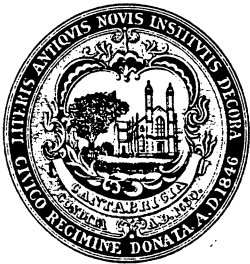

COMMERCIAL AREA REVITALIZATION DISTRICT

REPORT

JUNE 1985



**City of Cambridge, MA
C.A.R.D. Committee**

Cambridge CARD Committee

Residential Representatives

Dante Archangeli, 130 Elm Street
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Business Representatives

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Louis Franklin, Danehy Realty
Norman McIver, Cambridge Trust Company
George Metzger, HMFH Architects, Inc.
C. Brendan Noonan, Gallery Realty/Brendan Noonan Division
Irene O'Malley, Shawmut County Bank
Robert Rosati, The Alewife Company, Inc.
Wayne Sharpe, Cambridge Savings Bank
Jacques Sultan, Emerson Woods Management Corporation

City Representatives

Joseph Kellogg, Community Development Department
Industrial Development Financing Authority
Joseph Tulemieri, Cambridge Redevelopment Authority

CARD Committee Report

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Introduction

The Commercial Area Revitalization District (CARD) program was authorized by the Massachusetts Legislature in 1978, providing cities and towns in the Commonwealth with the ability to establish certain districts within their communities which were in need of revitalization. While the CARD program does not itself provide direct funding, it does provide a vehicle in which local officials can target financing assistance resources to areas of special concern. Specifically, by establishing a CARD district, a community can promote one area's revitalization over another since certain development projects located within the boundaries of that district become eligible for financial incentives provided through the issuance of industrial revenue bonds.

The City of Cambridge has participated in this program since its inception and has established six separate CARD's, including Alewife, North Massachusetts Avenue, Wellington-Harrington, Kendall Square, Central Square and East Cambridge. The program has not been used extensively over the years; however, it has been a critical component of the City's overall economic development effort and specifically has been instrumental in the success of several important projects.

As development activities in the city have substantially increased in recent years, a growing concern has surfaced among many as to the role local government should play in the process. Some think that government should maintain an

aggressive posture in attracting new development, offering whatever incentives are available to encourage businesses to locate and expand in the City, while at the same time, regulating such development so that it results in a minimum of negative impact on surrounding neighborhoods. Others think that this posture should be substantially tempered and that government should play only a regulatory role with incentives carefully offered only in certain circumstances.

In an effort to address these concerns, the Cambridge City Council in October, 1984, following a discussion about the effectiveness and appropriateness of incentives offered by the CARD program, authorized the establishment of a Committee to study the program and to prepare a report containing an analysis of its past performance with specific recommendations to be made regarding its future. Particularly, the Committee was charged to answer the following questions.

- Has the CARD program been a useful tool in the past and should its use be continued?
- Why were the six individual CARD areas established; what was the rationale for their particular boundaries; and should they continue to be maintained?
- What were the original goals and objectives of each CARD; have they been achieved; and what new goals objectives and/or conditions should be established?

The Committee was originally to be composed of sixteen persons, i.e. six representatives of the business community with one business person from each of the six CARD's; six representatives from the residential community with one resident from each of those neighborhoods surrounding the

CARD districts, i.e. East Cambridge, Cambridgeport, Riverside, Wellington-Harrington, North Cambridge and Area Four; one representative of the North Cambridge Stabilization Committee; one representative of the Cambridge Redevelopment Authority; one representative of the Cambridge Community Development Department; and one representative of the Cambridge Industrial Development Financing Authority. Initial solicitation efforts, however, failed to generate a response which would allow appointments to be made along the above guidelines. The majority of respondents were from the Riverside, North Cambridge, and Area Four neighborhoods with little response from East Cambridge, Wellington-Harrington or the overall business community. With little likelihood of obtaining the originally intended representation, the decision was made to appoint all those who showed an interest and had made formal application to serve on the Committee. Additionally, the Cambridge Chamber of Commerce later nominated several businessmen who were also appointed. The resultant membership list is included at the beginning of this report.

The Committee met a total of ten times with each meeting lasting an average of two hours. The first three meetings were utilized to discuss the past performance of the program overall and to decide whether, as a whole, it should be continued. If the determination had been that the program should be abolished, that decision would have been the sole substance of this report. The consensus, however, was that the program has not produced any serious negative impacts,

and, in fact, has been worthwhile in several circumstances and should be maintained, but that each CARD should be studied with attention given to actual boundaries and impacts on surrounding neighborhoods. Therefore, subsequent meetings were devoted to the individual CARD districts. This report contains the results of that examination with specific findings and recommendations for each CARD area.

Background on the CARD Program

As noted in the Introduction, the CARD program was created by the Massachusetts Legislature in 1978 as part of Chapters 40D and 23B of the Massachusetts General Laws. This legislation provided local cities and towns with authority to establish certain districts in their communities, with the approval of the Secretary of Communities and Development, which would allow certain commercial development projects to take advantage of financial incentives provided through the issuance of industrial revenue bonds (IRB's).

While the use of IRB's had been previously authorized by the United States Congress, they were restricted solely to industrial projects, i.e. companies involved in the manufacture or distribution of goods and materials. IRB financing is not a direct financing of a project with public funds, rather it is a method through which eligible businesses arrange for their banks to purchase tax-exempt IRB's issued by the Massachusetts Industrial Finance Agency (MIFA). The funds which the bank uses to purchase the IRB's become the actual monies which are loaned to the borrower. The interest earned on the loan by the bank therefore becomes tax-exempt, effectively providing a higher return on investment. The bank in turn passes these tax savings to the borrower in the form of a lower interest rate generally 65-85% of current prime rate. An eligible project is one which meets certain guidelines, thereby providing a "public purpose" through the creation

and/or retention of jobs and an increase in local tax revenues.

The CARD program allows commercial projects which would not normally be eligible for IRB financing, but which are located in CARD areas, to take advantage of these incentives. The program does not, however, fund projects which are marginal in their own right. It influences the location decisions of companies and businesses which might otherwise not locate in blighted areas which are in serious need of new investment and revitalization. Project components which may be financed by IRB's include acquisition and rehabilitation of real estate and improvements; purchase of capital equipment; and certain fees associated with project implementation such as legal, financial, etc. Items such as working capital and inventory may not be financed utilizing the proceeds of an IRB.

In order to establish a CARD district, a local community needs to first prepare a CARD Plan which describes the area's existing conditions, expected public improvements, and a rationale for the boundaries. The Plan also is required to detail the area's need for revitalization and contain specific goals and objectives for achieving that revitalization. A public hearing is held to obtain community input and comments, followed by a City Council vote. If this vote is affirmative, the Plan is submitted to the Massachusetts Executive Office of Communities and Development for approval. In order to approve the Plan, the Secretary of Communities and Development must find that:

1. The plan boundaries describe a predominantly commercial geographic area.
2. The proposed CARD area is suffering from commercial decay which may be described in terms of: the trend in market conditions over a period of years; the movement of commercial enterprises out of the proposed CARD area; loss of commercial sales; commercial buildings with a large vacancy rate; or physically deteriorating buildings.
3. The Plan describes specific strategies designed to reverse the commercial decay. The strategies should include:
 - a. Public actions required to reverse the commercial disinvestment;
 - b. The use of development incentives in the development and redevelopment of the CARD area.
4. The local governing body (defined as "in a city having a Plan D or Plan E Charter, the city manager and the city council and in any other city the mayor and city council, and in towns the board of selectmen") of the municipality has approved the plan.
5. The business community was involved in the planning of the CARD.
6. A strategy has been designed to publicize and educate the business community concerning the development incentives available under the CARD Plan.
7. The CARD Plan takes into account any operative municipal master plan, urban renewal plan, economic development plan, or other officially adopted local plan covering all or part of the CARD area.
8. A local agency has been identified with the capability to oversee implementation of the CARD plan, in addition to being responsible and accountable for the marketing of the CARD plan.
9. The local governing body has held a public hearing on the CARD plan prior to approving the plan and forwarding to EOCD for final review.

If the above findings are made by the Secretary, then a letter of approval is sent to the community. This approval is valid for a period of two years and is renewable upon request. Generally, the implementing agency is responsible

for initiating the renewal which consists of a letter of request supported by a status report of the particular CARD, including a list of projects utilizing the IRB incentives, a statement on the success of the community in achieving its stated goals and objectives, and a statement confirming that the area is still in need of the program.

If a community wishes to amend the CARD Plan at any time, it is required to follow essentially the same process involved in the original preparation of the Plan, namely a public hearing and affirmative vote of the City Council. The Secretary of Communities and Development then needs to determine that the Amendment will not substantially change the findings made in the original approval to assure the continuing eligibility of the CARD.

MIFA and IDFA Process

In order that the reader may better understand the process which an applicant for IRB financing needs to follow, a summary is herein provided.

- Step 1. Applicant first contacts either the Massachusetts Industrial Finance Agency (MIFA) or the Cambridge Industrial Financing Authority (IDFA) to learn about the program. If MIFA is the first contact, the applicant is referred to the IDFA. Once contact is made with the IDFA, either initially or on referral from MIFA, an information meeting is set up with IDFA staff.
- Step 2. Applicant meets with IDFA staff to determine whether a proposed project is eligible (if it is a commercial project, confirm that it is located in an approved CARD) and provide a preliminary review of the application. IDFA staff will consult with MIFA staff at this stage to help make the eligibility determination.
- Step 3. If the project appears to be eligible and meets goals and objectives of program, an IDFA meeting is set, usually within two to three weeks. A meeting notice is posted on City Clerk's bulletin board. (There is no legal requirement to advertise this meeting.)
- Step 4. Applicant appears before IDFA, makes presentation, and answers questions usually related to number of jobs, training opportunities for low and moderate income persons, number of jobs expected to be filled by Cambridge residents, amount of new taxes to be generated, viability of project, type of business applicant is involved in, etc. If IDFA feels project is appropriate for program, approval is given. (Although the IDFA has the legal authority to issue the bonds, it has historically waived this authority and instead requests MIFA to carry out the issuance.) A notice of IDFA approval and executed Waiver Certificate is then transmitted to MIFA.

- Step 5. Applicant's bond counsel schedules a public hearing on project which is advertised in newspaper of general local circulation. A hearing notice is also posted on the City Clerk's bulletin board.
- Step 6. MIFA holds public hearing which consists of presentation by project applicant with an opportunity provided for testimony by interested persons either for or against the project.
- Step 7. Project is then presented to MIFA Board of Directors at their regular monthly meeting. Comments made at the public hearing are included as part of the review. If project is approved by Board, the resultant vote is only preliminary and constitutes "Official Action". An allocation in amount of bond, good for 90 days, is also provided at this stage.
- Step 8. Construction or purchase of building or equipment may commence at this stage.
- Step 9. Final financing terms with the lender are completed and lawyers complete paperwork relating to all legal aspects of project.
- Step 10. Final papers are submitted to MIFA (must be within 90 days of "Official Action", or extension thereof). If project is approved, vote constitutes "Final Action".
- Step 11. Bond closing is held and proceeds released.

Committee Findings

As discussed in the Introduction, the early meetings of the Committee centered on the viability of the CARD program overall. Discussion was held on what impacts the program has had on development in the City; whether the program could be utilized as a substitute for zoning as a way of limiting development; whether the program has encouraged positive development in areas where it otherwise would not have occurred; and to what degree the program has speeded up the rate of development. Included in this discussion was a review of projects which have actually utilized the financing incentives and what impacts/benefits have resulted. (More detailed information on these particular projects is provided later in the report, under sections devoted to each individual CARD.)

With the membership of the Committee being so diverse, there were obviously many different opinions on the worth of the program and on the extent to which it should be utilized. Some members thought that since the program did not cost local taxpayers anything, that it might ideally be extended to include every business zoned area in the City. Their thought was that if there is a desire to limit development, zoning is the proper vehicle, not the CARD program. Others on the Committee countered that many areas existed in the City where zoning is inappropriate given the proximity of these zones to residential areas and that we should not

encourage development with programs such as CARD until there has been an opportunity to institute appropriate zoning.

There was a substantial discussion about the type of developer that utilizes IRB financing. Because of constraints placed on IRB users by MIFA, the Internal Revenue Service (IRS) and the legal costs of the program, it was discovered that the program is useful only for a distinct group of developers. In order to assure that an individual project is eligible for tax-exempt financing, the applicant needs to retain a special type of attorney, called a bond counsel, who issues a quite lengthy and complex opinion, certifying to MIFA, the bank and the IRS that the project is appropriate. Typical fees for this opinion usually cost from \$20,000 to \$30,000 regardless of the size of the project. It is clear that smaller projects in the \$50,000 to \$300,000 range cannot sustain this type of cost. The general "rule of thumb" is that a minimum project size needs to be in the range of \$400,000 to \$800,000 before it makes economic sense to utilize the program.

Further, the IRS has placed restrictions on IRB's such that any user may not make more than \$10,000,000 in capital expenditures in the same community over a six year period, three years before the project and three years after. (In certain circumstances, where the project is partially financed by an Urban Development Action Grant (UDAG), this capital expenditure limitation may be expanded to \$20,000,000

Therefore, only projects ranging in size from \$400,000

to \$10,000,000 may take advantage of IRB financing. This fact means that the program is not of much help to the very small business. On the otherhand, it provides no advantage to the large developer either. Generally speaking, the program is utilized in CARD districts by owner occupants or tenants such as small professional firms, service companies, or the medium sized developer involving construction/rehabilitation projects ranging in size from 15,000 square feet to 100,000 square feet.

Other points raised during these discussions included the desirability of utilizing the CARD program to provide opportunities for public input and comment on projects which might not normally require such actions. Specifically, the CARD program can include goals and objectives in each of the individual CARD Plans requiring that public meetings and hearings be held prior to the project being submitted to the IDFA and/or MIFA.

The program, therefore, could be used to inform affected citizens about the nature of the IRB incentive and provide an opportunity for adjacent residents and City officials to comment on the project and suggest certain changes. Components which would be subject to review could include, among others, such things as design, traffic, and the impact of the project on the retention and preservation of residential housing. In many cases, projects which can be built "as of right" go forward without anyone knowing about them until a building permit is requested. However, if the project requests

financial assistance, the CARD program provides the opportunity for early knowledge of what is happening and the chance to change certain elements which have the potential for creating negative impacts.

The Committee further noted, nonetheless, that while public input as herein described will be an improvement over the existing situation, it should be stressed that such a forum cannot be considered as a mechanism through which neighborhoods can actually control development. Although CARD regulations require consideration of adjacent neighborhood concerns in approving a project, residents generally lack the expertise, funding, and statutory authority to force actual changes. Neighborhoods also face the CARD project's presumption of public benefit. Related public benefits, such as the integrity of neighborhoods next to the blighted commercial areas in question, may conflict with those of the project. CARD is designed to be a significant incentive to development, and it has been an effective one. It is neither designed nor staffed, however, to function as a control whereby neighborhoods affect adjacent development.

The Committee, after considering the above noted discussions, made the following findings:

- The CARD program is one which has provided benefits to the City's development efforts, with minimum negative impacts and should be retained with the below noted conditions.
- The individual goals and objectives of each CARD Plan should be thoroughly studied and modified where necessary.

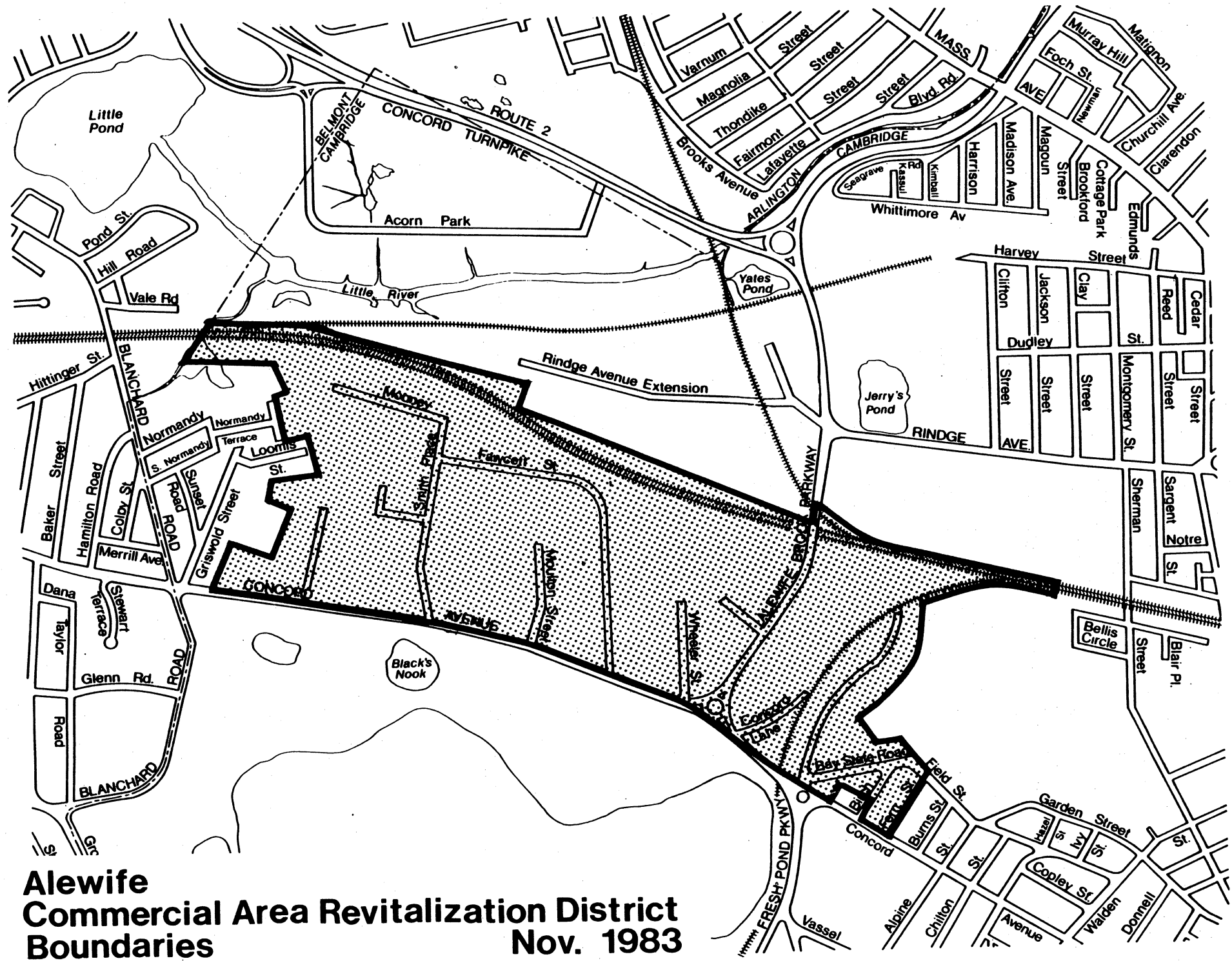
- The program should be utilized more to provide opportunities for public input, especially in those areas where projects could cause negative impacts on adjacent residential neighborhoods or on existing residences within the CARD.
- The program should be utilized wherever possible to assist low income housing development.
- Boundary lines of each CARD should be analyzed and changed to reflect current conditions.
- Quality of life issues should be a critical component in the review of each CARD Plan.

Based on these findings, the Committee then undertook a comprehensive study of each of the City's six CARD areas. The results of this study and specific recommendations are provided in the following pages.

Alewife CARD

The Alewife CARD Plan was submitted to EOCD and approved in June, 1981. It was renewed in June, 1983 for a period of two years until June 30, 1985. The implementing agency is the Cambridge Community Development Department and the present boundaries are as shown in Figure 1.

The goals and objectives of the CARD are basically the same as those stated in the City's Alewife Urban Design Study, Phase II ("fishbook"), namely to encourage appropriate office and commercial development including the renovation of existing buildings in combination with the construction of new structures. Such development should take advantage of the substantial public improvements expected in the area including the new MBTA Alewife Subway Station and new roadway systems. These physical improvements are expected to encourage a resurgence of interest among both the general public and business community in Alewife, resulting in a revitalized economy which will provide new job opportunities and tax revenue for the citizens of Cambridge. This development growth, however, should be adequately managed to protect both surrounding residential neighborhoods and residences in the CARD and should not infringe upon the sensitive environments of Fresh Pond, Little River and the MDC Alewife Reservation.



**Alewife
Commercial Area Revitalization District
Boundaries
Nov. 1983**

FIGURE 1.

Projects utilizing IRB financing in this CARD are as follows:

<u>Project</u>	<u>Date</u>	<u>Amount</u>	<u>Status</u>	<u>Jobs</u>
MAP Realty Trust	2/84	\$500,000	Final	26
Waltham Fruit, Inc. 52 New Street		(14,600 s.f.) Rehab.	Action 4/84	

Generally, the Committee was of the opinion that the goals and objectives of the CARD Plan are still appropriate, including the present boundaries. However, there was some concern expressed over the inclusion in the CARD of residential structures located along Concord Avenue and the proximity of the CARD to residences near the western boundary adjacent to Sancta Maria Hospital. Rather than adjust the boundaries to delete these areas, the suggestion was made that certain requirements could be placed on projects which might threaten these residences to assure a minimum impact.

To summarize, the findings and recommendations of the Committee are stated below.

1. The Alewife CARD should remain in its current configuration with present boundaries unchanged.
2. The CARD should be renewed when its present approval expires on June 30, 1985.
3. Conditions should be placed in the CARD Plan which require that all CARD projects requesting IRB financing in this district and which are located within one hundred (100) feet of a residential structure, zone, or property line will be subject to a Special Review Process. This Process will take the form of a required public meeting between affected residents and the project

proponent. Notice of said meeting shall be given by the Community Development Department, through a general mailing, made at least fourteen (14) days prior to the meeting date, to all persons owning and/or residing in buildings located within one hundred (100) feet of the proposed project. The Community Development Department shall provide the project proponent with a certification that it has made such mailing. Additionally, the project proponent shall place an advertisement of said meeting in a newspaper of general local circulation at least seven (7) days prior to the meeting date. Those persons affected by the project will be provided an opportunity to make comments and/or suggestions about the project, and such comments and/or suggestions will be submitted both to the IDFA and MIFA as part of the application.

4. In accordance with recent regulations promulgated by the Executive Office of Communities and Development, all CARD projects requesting IRB financing will be required to undergo a design review procedure as described in Appendix A of this report.
5. Conditions should be placed in the CARD Plan which prohibit the use of IRB's to finance any CARD project involving the purchase, rehabilitation, or demolition of a structure which contains now, or has contained within the past three years, a residential use, either in part, or in whole. This prohibition would not be applied, however, to those mixed use projects where existing residential uses would be retained and replaced.

North Massachusetts Avenue CARD

The North Massachusetts Avenue (NMA) CARD Plan was submitted to EOCD and approved in June, 1981. It was renewed in September, 1982 and again in September, 1984 with the current approval to expire in September, 1986. The implementing agency is the Cambridge Community Development Department and the present boundaries are as shown in Figure 2.

The goals and objectives of the NMA CARD Plan include the encouragement of a strong office development followed by additional retail development. Plans also call for mixed use development projects in an effort to foster the existing residential and commercial blend along the corridor.

Projects utilizing IRB financing in this CARD are as follows:

<u>Project</u>	<u>Date</u>	<u>Amount</u>	<u>Status</u>	<u>Jobs</u>
1972 Mass. Ave. Realty Trust Bandar et al	9/81	\$995,000 (15,000 s.f.) New Const.	Abandoned	n/a
Charles Laverty 2148 Mass. Ave.	6/82	\$250,000 (15,318 s.f.) Rehab.	Final Action 8/82	30
Henderson Carriage 2067 Mass. Ave.	7/82	\$5,200,000 (95,000 s.f.) Rehab.	Final Action 12/82	300

Discussion on the NMA CARD centered around a zoning petition presently being considered by the City Council which

CAMBRIDGE INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY
**NORTH MASSACHUSETTS AVENUE
COMMERICAL AREA REVITALIZATION DISTRICT**

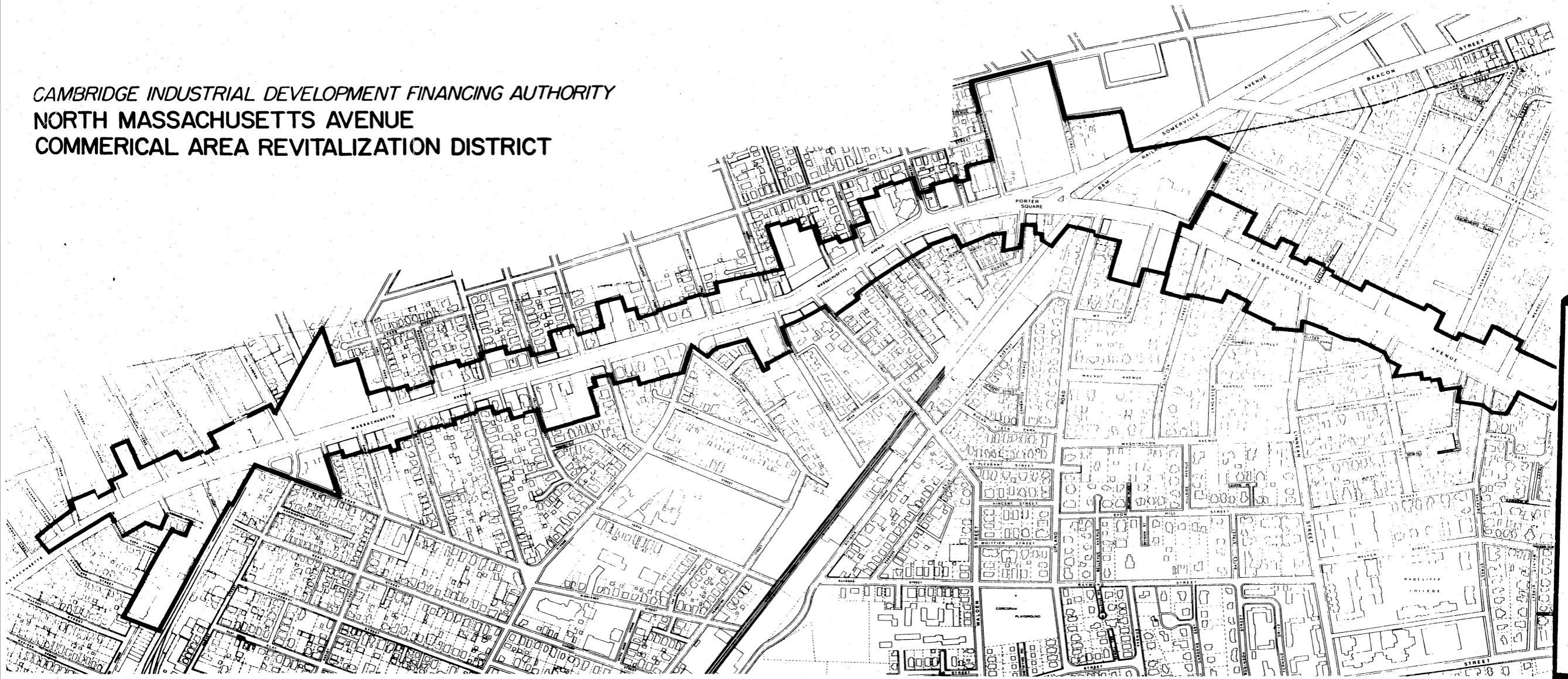


FIGURE 2.

would slightly downzone much of the area. The primary purpose of the petition is to prevent additional high rise residential development and to encourage the retention of the existing small scale, neighborhood oriented retail economy. Points raised during the discussion followed the sense that the CARD program would complement these purposes and would be beneficial in encouraging appropriate development along the corridor. This conclusion was supported by the fact that the only two projects in this CARD which have utilized IRB financing are of the type desired, namely rehabilitation of existing buildings which contain an appropriate mix of retail and office development.

There was some concern raised, however, that one project which had received initial IRB approval from the IDFA, the Bandar Building located at 1972 Mass. Avenue, was not the type of project which should be encouraged, due largely to its design. Although the application for this project was eventually abandoned by the developer, the Committee thought that eligibility of such a building provided a strong reason for placing a design review requirement on the program.

Regarding the CARD's existing boundaries, the Committee felt that they were generally acceptable. However, many expressed the opinion that the area along Massachusetts Avenue south of Roseland Street was no longer blighted and in need of any special incentives, therefore, that area should be deleted from the CARD. While others agreed that this strip now appeared to be coming back, they felt that since the CARD

was already in place, nothing would be gained by its deletion. The point was raised, however, that to continue the CARD designation requires the affected area to be still in need of revitalization. After some discussion, the Committee came to the consensus that although the CARD program would not have a negative impact here, this strip probably was not in need of the program.

To summarize, the findings and recommendations of the Committee are stated below.

1. The North Massachusetts Avenue CARD should be retained, with certain changes to its boundaries as outlined below.
2. That area along Massachusetts Avenue situated south of Roseland Street and Arlington Street and north of Mellen Street and as shown in Figure 3 should be deleted from the NMA CARD.
3. Where allowed by zoning, all CARD projects located in the NMA CARD which request IRB financing should be required to include ground floor retail development.
4. In accordance with regulations promulgated by the Executive Office of Communities and Development, all commercial projects will be required to undergo a design review process as described in Appendix A of this report.
5. Conditions should be placed in the CARD Plan which prohibit the use of IRB's to finance and CARD project involving the purchase, rehabilitation, or demolition of a structure which contains now, or has contained in the past three years, a residential use, either in part, or in whole. This prohibition would not be applied, however, to those mixed use projects where existing residential uses would be retained and replaced.
6. Conditions should be placed in the CARD Plan which require that all CARD projects requesting

IRB financing in this district and which are located within one hundred (100) feet of a residential structure, zone, or property line will be subject to a Special Review Process. This Process will take the form of a required public meeting between affected residents and the project proponent. Notice of said meeting shall be given by the Community Development Department, through a general mailing, made at least fourteen (14) days prior to the meeting date, to all persons owning and/or residing in buildings located within one hundred (100) feet of the proposed project. The Community Development Department shall provide the project proponent with a certification that it has made such mailing. Additionally, the project proponent shall place an advertisement of said meeting in a newspaper of general local circulation at least seven (7) days prior to the meeting date. Those persons affected by the project will be provided an opportunity to make comments and/or suggestions about the project, and such comments and/or suggestions will be submitted both to the IDFA and MIFA as part of the application.

CAMBRIDGE INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY
NORTH MASSACHUSETTS AVENUE
COMMERICAL AREA REVITALIZATION DISTRICT

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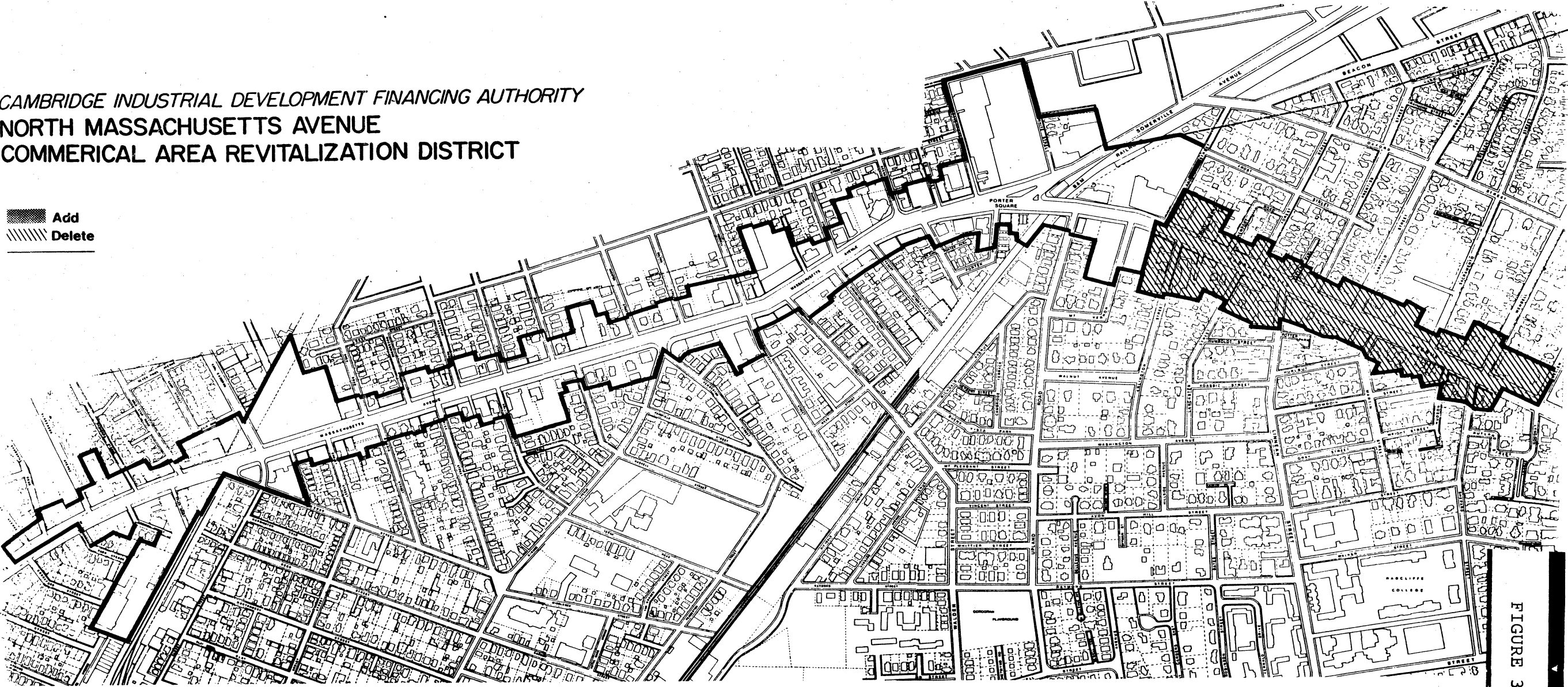


FIGURE 3.

Wellington-Harrington CARD

The Wellington-Harrington CARD was submitted to EOCB and approved by EOCB in February, 1979. It was renewed in September, 1982 and again in September, 1984 with the current approval to expire in September, 1986. The implementing agency is the Cambridge Redevelopment Authority and the present boundaries are as shown in Figure 4.

Goals and objectives of the CARD are directed towards activities which will arrest further decay and blight of the area. Specifically, these include a preference for reinforcement of the existing retail uses within the area, i.e. small, specialized owner/operated shops supported both from within and outside the community. Further, the Plan seeks to encourage development of a new commercial/retail area which will attract new businesses into the area.

To date, there have been no projects which have utilized the financial incentives provided by the program. However, the area has experienced some new development through activities undertaken by the Cambridge Redevelopment Authority in the implementation of the Wellington-Harrington Urban Renewal Plan. In fact, the CARD Plan was originally prepared as a complement to the Urban Renewal Plan to assist in the revitalization of the area.

The Committee learned of two potential projects in the area which are currently planned which would benefit from a CARD designation. One project, located at 432 Columbia

Cambridge Industrial Development Financing Authority

**WELLINGTON-HARRINGTON
COMMERCIAL AREA
REVITALIZATION DISTRICT**

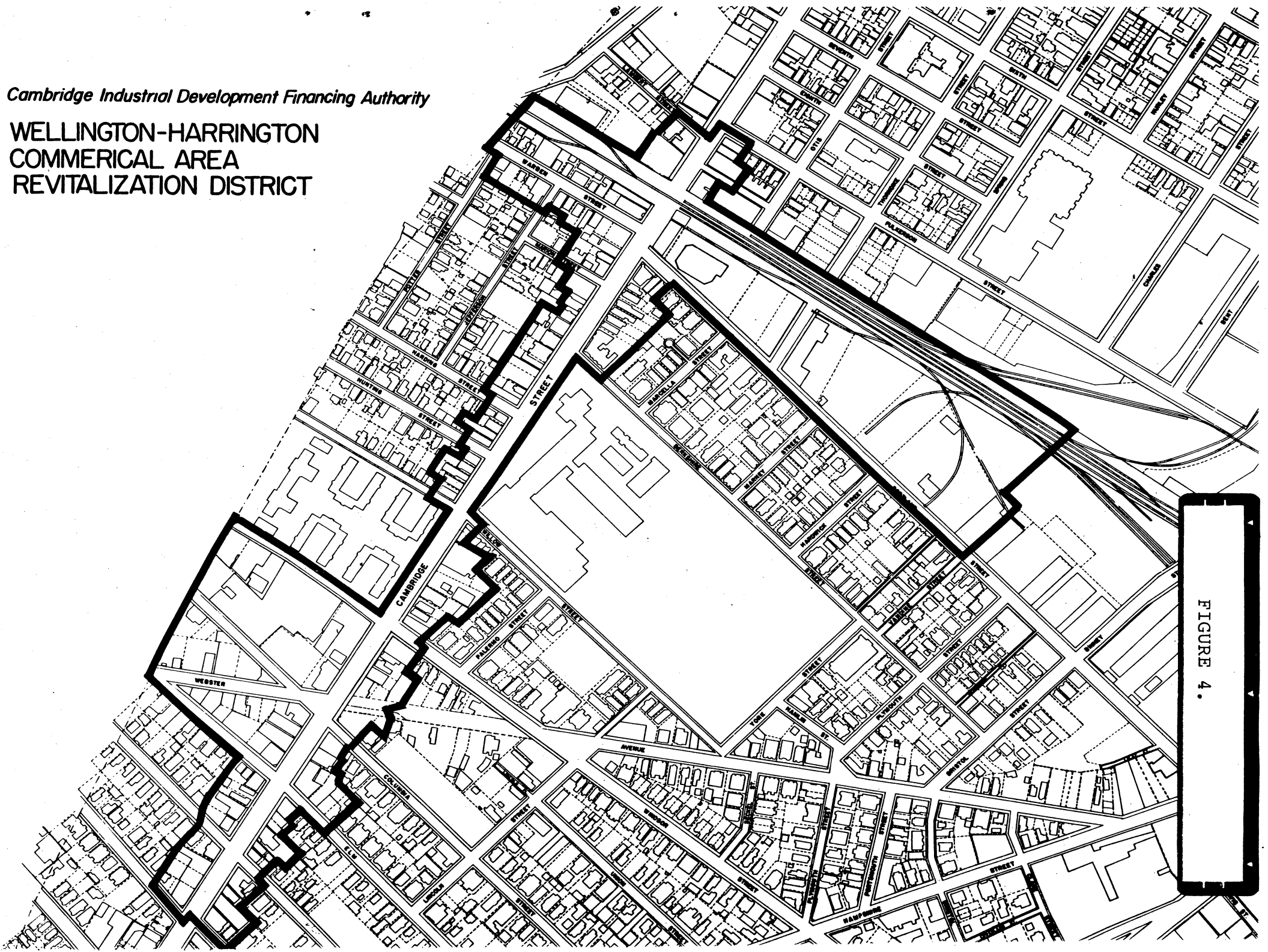


FIGURE 4.

Street is the Old Hyde Shoe factory about to be acquired by the Cambridge Enterprise Collaborative, Inc. This building will be rehabilitated for use by the Collaborative as an incubator business facility which will provide start-up companies with inexpensive rental space. While the project is not going to use IRB financing, the fact that the area is an approved CARD has assisted in obtaining conventional and other public funding.

The other referenced project is not located within existing CARD boundaries, but is within three blocks. Specifically, the architectural firm of Hammer, Kiefer and Todd (HKT) is planning on purchasing a building located at 497-503 Cambridge Street which is at present partially vacant, its only occupant being DiMedici's Restaurant. HKT, now located at 196 Broadway, near Kendall Square, is about to be evicted by their landlord, UST Corporation. UST is in the process of redeveloping the 196 Broadway site for their own use and will be demolishing the building HKT is located in, to make room for a new office building. HKT, therefore, wishes to purchase the Cambridge Street site for their own use in addition to leasing out a portion of the building to other firms. Mr. Reed Kiefer appeared before the Committee and requested that the Wellington-Harrington CARD be extended down Cambridge Street to include their building. He explained that he would most likely be unable to accomplish the project unless the special incentives offered by the CARD program were available.

The Committee, after some discussion, determined that the project was worthwhile and that extension of the CARD merited consideration. It was noted that all of Cambridge Street down to Third Street was in a dilapidated condition and contained many vacant storefronts. There was some concern expressed about whether there are any residential uses in the area which would be affected by commercial revitalization activities. It was concluded that Cambridge Street is primarily a mixture of commercial and industrial uses with residential uses mostly located on upper floors. The Committee determined that a residential input process would be the best method of mitigating any possible negative impacts on these residences, noting that Cambridge Street has historically been considered to be a neighborhood commercial area and that continuation of this character would be strengthened by an extension of the CARD.

The Committee also considered the possibility of extending the CARD in a westerly direction to include Inman Square, but determined that the Square appeared to be flourishing on its own and did not warrant inclusion in the CARD. However, to be consistent with its recommendation for an eastern extension to Third Street, the Committee thought that the CARD should be extended somewhat to the west. Based on the fact that conditions in this area were similar to those existing in the eastern extension, the Committee thought that businesses here should have the same incentives available to them. It was determined, therefore, that the CARD should be extended

down Cambridge Street to Oak Street.

A further suggestion was made by the Cambridge Redevelopment Authority that the area south of Cambridge Street, running along Cardinal Medeiros Drive, be deleted from the CARD. It was explained that this area was originally included in the CARD due to the expectation at the time that the area would be used for commercial development. However, these plans never materialized and the area now includes several new housing units. It would be inappropriate, therefore, for this area to remain within the CARD boundaries, since there would be no use for the available incentives.

To summarize, the findings and recommendations of the Committee are stated below.

1. The Wellington-Harrington CARD should be retained with certain changes made to its boundaries as outlined below.
2. That area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown in Figure 5 should be included in the Wellington-Harrington CARD.
3. That area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown in Figure 5 should be included in the Wellington-Harrington CARD.
4. That area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown in Figure 5 should be deleted from the Wellington-Harrington CARD.
5. Conditions should be placed in the CARD Plan which require that all CARD projects requesting IRB

financing in this district and which are located within one hundred (100) feet of a residential structure, zone, or property line will be subject to a Special Review Process. This process will take the form of a required public meeting between affected residents and the project proponent. Notice of said meeting shall be given by the Community Development Department, through a general mailing, made at least fourteen (14) days prior to the meeting date, to all persons owning and/or residing in buildings located within one hundred (100) feet of the proposed project. The Community Development Department shall provide the project proponent with a certification that it has made such mailing. Additionally, the project proponent shall place an advertisement of said meeting in a newspaper of general local circulation at least seven (7) days prior to the meeting date. Those persons affected by the project will be provided an opportunity to make comments and/or suggestions about the project, and such comments and/or suggestions will be submitted both to the IDFA and MIFA as part of the application.

6. In accordance with recent regulations promulgated by the Executive Office of Communities and Development, all CARD projects requesting IRB financing will be required to undergo a design review procedure as described in Appendix A of this report.
7. Conditions should be placed in the CARD Plan which prohibit the use of IRB's to finance any CARD project involving the purchase, rehabilitation, or demolition of a structure which contains now, or has contained within the past three years, a residential use, either in part or in whole. This prohibition would not be applied, however, to those mixed use projects where existing residential uses would be retained and replaced.

Kendall Square CARD

The Kendall Square CARD was submitted to EOCD and approved in February, 1979. It was renewed in March, 1982 and again in September, 1984 with the current approval to expire in September, 1986. The implementing agency is the Cambridge Redevelopment Authority and the present boundaries are as shown in Figure 6.

The Kendall Square CARD Plan calls for a reinforcement of the existing commercial and retail uses in the area and encourages the development of a new identity as a major center of commercial activity. Additionally, the Plan's stated goals and objectives include maximizing the full socio-economic potential of the area and the achievement of a visual and functional relationship with adjacent areas. The Plan promotes the retention of this activity within certain boundaries to prevent encroachment of commercial uses into non-commercial areas.

This CARD has been the most active in terms of projects utilizing IRB financing, primarily for tenants. These projects are as follows:

<u>Project</u>	<u>Date</u>	<u>Amount</u>	<u>Status</u>	<u>Jobs</u>
Stride Rite Corp. Cambridge Ctr.	3/81	\$1,000,000 (119,000 s.f.) Leasehold Imp.	Final Action 10/81	60
Legal Seafoods Cambridge Ctr.	7/81	\$750,000 (9,100 s.f.) Leasehold Imp.	Final Action 10/81	160



FIGURE 6 .

<u>Project</u>	<u>Date</u>	<u>Amount</u>	<u>Status</u>	<u>Jobs</u>
Computer Corp. of America Cambridge Ctr.	10/81	\$6000,000 (67,000 s.f.) Leasehold Imp.	Final Action 12/81	143
Data Packaging Corp. 205 Broadway	5/83	\$1,500,000 (37,000 s.f.) Rehabilitation	Final Action 9/83	121
UST Corporation 196 Broadway	2/85	\$10,000,000 (135,000 s.f.)	Official Action	531

The boundaries of this CARD roughly approximate those of the Kendall Square Urban Renewal Plan with the exception of the areas situated west of the railroad tracks and south of Main Street. It was explained that while it was understood that the IRB incentives could not be used by the CRA designated urban renewal developer, Boston Properties, the availability of such financing would assist in attracting potential tenants to the project. As previously noted, a number of the existing tenants did, in fact, utilize IRB financing to perform leasehold improvements which was an important factor in encouraging them to be located in what had been an untested area.

Since Kendall Square is an urban renewal area which has undergone extensive planning efforts and subsequent rezoning, the Committee felt that retention of the CARD would not have a negative impact on the surrounding residential neighborhoods. It was pointed out, however, by many members that there was a concern regarding the relatively limited amount of retail uses locating in the new buildings thus

far. Many on the Committee thought that the CARD program should, if possible, be promoted as an additional incentive to encourage retail uses to locate in the area, though without limiting the availability of the program to other eligible uses such as office, r&d, etc.

One other area of concern to Committee members involved the current downzoning petition being considered by the City Council affecting the Area Four neighborhood, including a portion of the CARD. This rezoning, if enacted, would change much of that area now commercial/industrial and located in the western part of the CARD to residential zoning categories. As such, the existence of the CARD would be contrary to such uses and would not be appropriate. It was agreed that if the rezoning is approved by City Council, that those areas changed to residential uses should be deleted from the CARD.

To summarize, the findings and recommendations of the Committee are stated below.

1. The Kendall Square CARD should remain in its current configuration with present boundaries unchanged except as noted in number 2 below.
2. If the Area Four rezoning plan (Truesdell Petition) presently before City Council is adopted, boundary changes should be made which will remove those areas changed to residential zoning from the CARD.
3. Conditions should be placed in the CARD Plan which require that all CARD projects requesting IRB financing in this district and which are located within one hundred (100) feet of a residential structure, zone, or property line will be subject to a Special Review Process. This Process will take the form of a required public meeting between affected residents and

the project proponent. Notice of said meeting shall be given by the Community Development Department, through a general mailing, made at least fourteen (14) days prior to the meeting date, to all persons owning and/or residing in buildings located within one hundred (100) feet of the proposed project. The Community Development Department shall provide the project proponent with a certification that it has made such mailing. Additionally, the project proponent shall place an advertisement of said meeting in a newspaper of general local circulation at least seven (7) days prior to the meeting date. Those persons affected by the project will be provided an opportunity to make comments and/or suggestions about the project, and such comments and/or suggestions will be submitted both to the IDFA and MIFA as part of the application.

4. Conditions should be placed in the CARD Plan which prohibit the use of IRB's to finance any CARD project involving the purchase, rehabilitation, or demolition of a structure which contains now or has contained within the past three years, a residential use, either in part or in whole. This prohibition would not be applied, however, to those mixed use projects where existing residential uses would be retained and replaced.
5. In accordance with recent regulations promulgated by the Executive Office of Communities and Development, all CARD projects requesting IRB financing in this CARD will be required to undergo a design review process as described in Appendix A of this report. This process, however, in this CARD, will be coordinated by the Cambridge Redevelopment Authority using their already established design review process with the exception of those areas in the district which are located outside the Kendall Square Urban Renewal Area.

Central Square CARD

The Central Square CARD Plan was submitted to EOCD and approved in May, 1980. It was renewed in September, 1982 and expired in September, 1984. The implementing agency is the Cambridge Community Development Department and the present boundaries are as shown in Figure 7.

Goals and objectives of the Plan center on accomplishing a revitalization of the area primarily through a program of rehabilitation with a minimum of new construction. Reinforcement of the existing commercial district is encouraged with an emphasis placed on improving the transition between this district and the surrounding residential neighborhoods. The Plan calls for special attention to be given to the issue of these adjacent residential areas, and that they be protected from commercial encroachment. The type of commercial development envisaged includes primarily office in the early stages of revitalization followed by stronger retail to accommodate local desires for family oriented shopping opportunities.

Projects utilizing IRB financing in this CARD are as follows:

<u>Project</u>	<u>Date</u>	<u>Amount</u>	<u>Status</u>	<u>Jobs</u>
ADD, Inc. 78 Prospect St.	6/80	\$684,000 (15,000 s.f.) Rehab.	Final Action 12/80	45

Cambridge Industrial Development Financing Authority
CENTRAL SQUARE
COMMERCIAL AREA REVITALIZATION DISTRICT

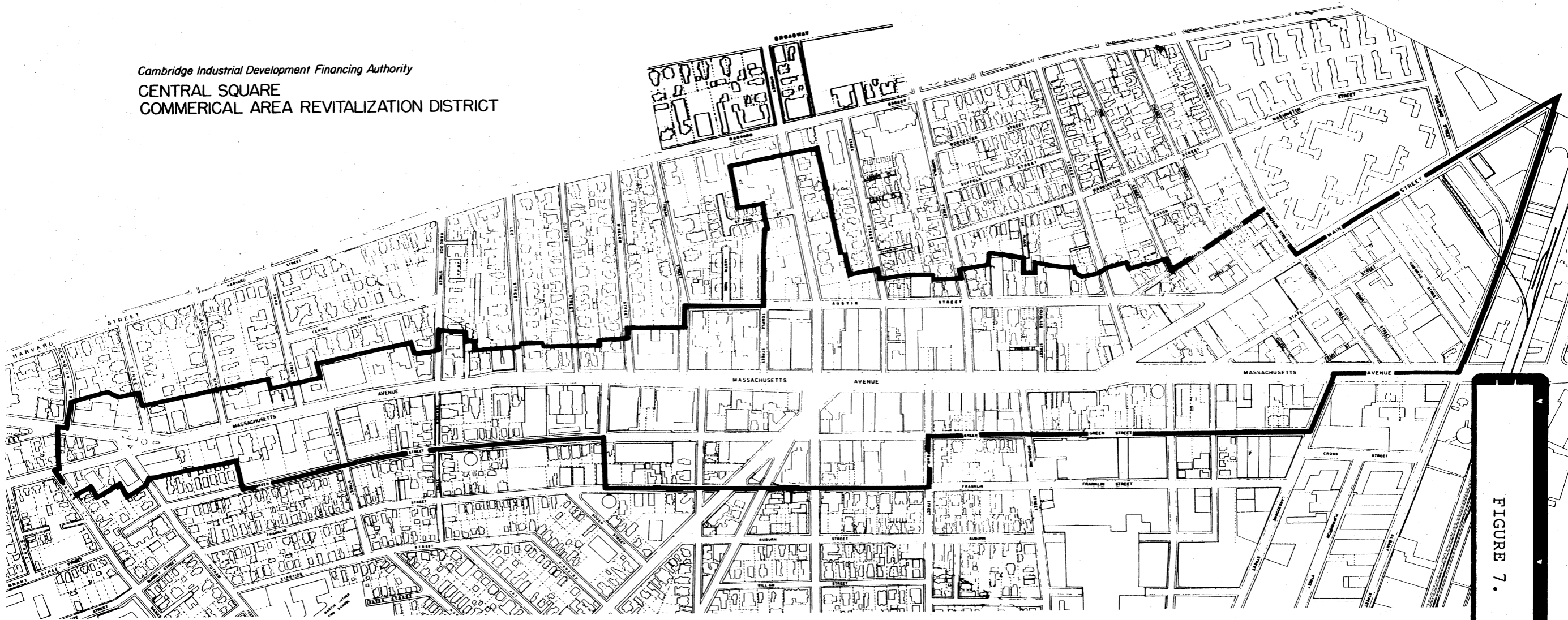


FIGURE 7.

<u>Project</u>	<u>Date</u>	<u>Amount</u>	<u>Status</u>	<u>Jobs</u>
871 Mass. Ave. Ltd. Partshp. 871 Mass. Ave.	9/84	\$3,000,000 \$27,000 s.f.) New Const.	Official Action 9/84	90

It was noted that eligibility of the CARD had expired in September, 1984 and that a renewal had not yet been requested. In fact, as noted in the Introduction, it was the renewal of this particular CARD that initiated discussion in City Council regarding the effectiveness of the overall program. Due to a variety of concerns about the program raised both by residents and City Councillors, a Council motion to renew the CARD was not acted upon. Instead, an Order was approved calling for the establishment of the CARD Committee to study the overall program and to provide specific recommendations on all six CARD's including the Central Square Plan, especially with regards to its renewal and actual boundaries.

The initial direction of the Committee, therefore, focussed on whether the CARD should be renewed in either the existing configuration or with some boundary changes. The consensus was that the CARD should be retained and, therefore, renewed; however, additional study should be undertaken to determine the actual boundaries.

The ensuing discussion first centered on a request which had been made by residents of the School Street area requesting a reduction of the CARD area in that vicinity. The

the subject petition requested that the portion of the CARD situated north of Bishop Allen Drive from Prospect Street to Main Street be deleted. The Committee, after looking at the affected location, agreed that, while the area was zoned for business, the character of the neighborhood was primarily residential and so should not be included in the CARD.

Additionally, some members of the Committee proposed that the Prospect Street extension also be deleted. These members thought that Prospect Street should be residential even though a number of existing commercial uses were located in this area. Others were of the opinion that the heavy traffic experienced on this street would not be conducive to a total conversion of the area to residential and that the CARD program would assist in revitalizing this deteriorating area primarily through the encouragement of small scale commercial development. This revitalization would, in turn, help stabilize the existing residential uses. Although not all were in total agreement, a compromise was reached which retained the Prospect Street extension, but excluded those properties occupied by residential structures in an effort to discourage their conversion into commercial uses.

The Committee then turned its attention to the western boundary presently delineated by Banks and Remington Streets, near Sullivan Square. A proposal was made by some members that this boundary be moved to Inman and Pleasant Streets. The proposal was based on their determination that the area

west of Inman Street was predominantly residential, not commercial, and, therefore, should be excluded. Additionally, they pointed out that the western end of the strip was neither blighted nor in need of a CARD designation. Others agreed that the boundary should be moved eastward from Sullivan Square, but not to the extent proposed. An alternate relocation of the boundary to Hancock Street was suggested with the provision that all residential properties in this area be deleted from the CARD. These members were of the opinion that the strip of Massachusetts Avenue in question was predominantly commercial even though a number of residential properties were located here. Further, they contended that the CARD program would help the small businesses (which are more desirable than large developers) compete in the revitalization of this area.

After substantial discussion, the Committee came to the general consensus that the western boundary should be moved to Inman and Pleasant Streets as originally proposed. Two members, however, requested that it be reported that they were strongly opposed to this recommendation and wished to go on record against the decision.

Finally, the Committee looked at the southern boundary presently made up of Green and Franklin Streets. After some discussion, members agreed that the boundary should be moved north to Green Street from Pleasant to Pearl Street. Since that area south of Green included only three major uses, i.e. the Police Station, the proposed City and Town

Commons project, and the Church Corners Apartment project, none of which could utilize the CARD incentives, the proposed change appeared an appropriate action. Additionally, the Committee agreed to move the boundary north from Green Street, in that strip from Pearl Street to Landsdowne Street, to the rear of the properties fronting on the south side of Massachusetts Avenue. This action, the Committee determined, would further protect the neighborhood from commercial encroachment.

In concluding the analysis of Central Square, the Committee learned of progress made by the Central Square Economic Development Subcommittee in developing an Action Plan for the revitalization of the Square. Specifically, the Subcommittee has come up with a list of objectives for the Plan involving commercial development, parking, retail mix, etc. The Committee agreed that the Subcommittee's objectives should also be included in the Central Square CARD Plan.

To summarize, the findings and recommendations of the Committee are stated below.

1. The Central Square CARD should be renewed, with certain changes made to the boundaries as noted below.
2. Conditions should be placed in the CARD Plan which require that all CARD projects requesting IRB financing in this district and which are located within one hundred (100) feet of a residential structure, zone, or property line will be subject to a Special Review Process. This process will take the form of a required public meeting between affected residents and the project proponent. Notice of said meeting

shall be given by the Community Development Department, through a general mailing, made at least fourteen (14) days prior to the meeting date, to all persons owning and/or residing in buildings located within one hundred (100) feet of the proposed project. The Community Development Department shall provide the project proponent with a certification that it has made such mailing. Additionally, the project proponent shall place an advertisement of said meeting in a newspaper of general local circulation at least seven (7) days prior to the meeting date. Those persons affected by the project will be provided an opportunity to make comments and/or suggestions about the project, and such comments and/or suggestions will be submitted both to the IDFA and MIFA as part of the application.

3. In accordance with recent regulations promulgated by the Executive Office of Communities and Development, all commercial projects requesting IRB financing in the CARD will be requested to undergo a design review process as described in Appendix A of this report.
4. That area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown in Figure 8 should be deleted from the Central Square CARD.
5. The area along Prospect Street in the vicinity of St. Paul Street, and as shown in Figure 8, should be deleted from the Central Square CARD.
6. That area situated south of Green Street from Pleasant Street to Pearl Street and as shown in Figure 8 should be deleted from the Central Square CARD.
7. That area along Massachusetts Avenue situated west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown in Figure 8 should be deleted from the Central Square CARD.
8. That area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown in Figure 8 should be deleted from the Central Square CARD.
9. A list of objectives prepared by the Central Square Economic Development Subcommittee regarding "What

Should Central Square Be" should be included in the goals and objectives of the CARD Plan. These are listed as follows: 1. There should exist in the Square an appropriate mix of both neighborhood and regional shopping opportunities. 2. The Square should have a better and more effective retail mix. 3. The Square should have better parking, whether in the form of actual new spaces or improved visibility and marketing of existing parking. 4. The Square should experience some new, appropriate office development, but not on the scale of Kendall Square. The Square needs a better image. 6. Any revitalization of the Square should include continued protection and preservation of historic resources. 7. The Square is in need of better merchant coordination and promotion.

10. Conditions should be placed in the CARD Plan which prohibit the use of IRB's to finance any CARD project involving the purchase, rehabilitation, or demolition of a structure which contains now, or has contained within the past three years, a residential use, either in part, or in whole. This prohibition would not be applied, however, to those mixed use projects where existing residential uses would be retained and replaced.

Cambridge Industrial Development Financing Authority

CENTRAL SQUARE
COMMERCIAL AREA REVITALIZATION DISTRICT

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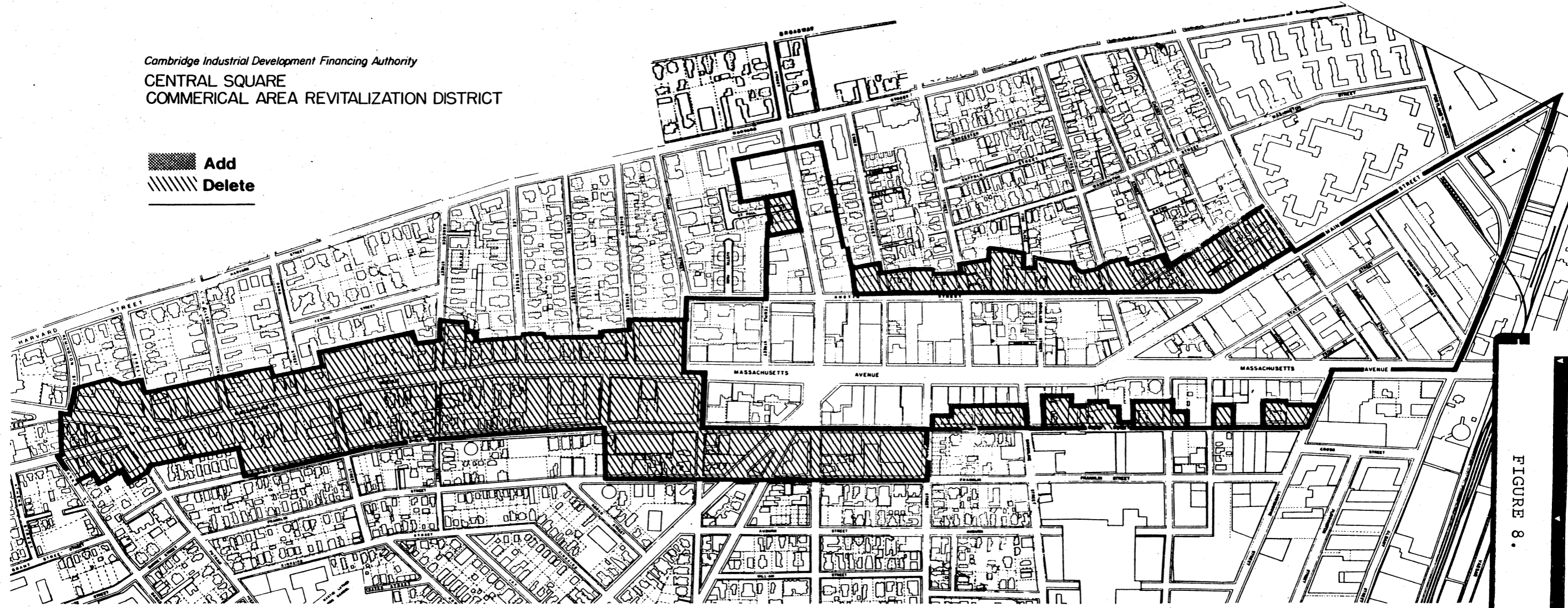


FIGURE 8.

East Cambridge CARD

The East Cambridge CARD was submitted to EOCD and approved in March, 1979. This approval included projects submitted to MIFA prior to this date. The CARD was renewed in March, 1981 and again in March, 1984 with the current approval to expire in March, 1986. The implementing agency is the Cambridge Community Development Department and the present boundaries are as shown in Figure 9.

The goals and objectives of the East Cambridge CARD Plan are the same as those stated in the East Cambridge Riverfront Plan, namely to encourage activities which will bring major benefits to the area, giving life to a declining industrial/commercial area while protecting a valuable and historic neighborhood. These objectives include a substantial number of private and public improvements which follow specific design principles including: the recognition of the area as an environmental and economic asset of city wide significance; creation of new opportunities for tax and job producing development; preservation of the physical and social characteristics of the East Cambridge residential community; creation of focussed centers for new commercial, residential, and industrial activities; creation of major new open spaces and greenway systems connecting them; and encouragement of the preservation and reuse of worthwhile, older buildings.

Projects utilizing IRB financing in this CARD are as follows:

<u>Project</u>	<u>Date</u>	<u>Amount</u>	<u>Status</u>	<u>Jobs</u>
M.L. Properties Carter Ink Bldg. 239 First St.	10/78	\$4,000,000 (170,000 s.f.) Rehab.	Application Abandoned	n/a
Graham Gund Bulfinch Cthse. 82 Third St.	9/82	\$6,700,000 (92,000 s.f.) Rehab.	Final Action 6/83	275
Webb Bldg. Dev. 1st,2nd,Otis, Thorndike Sts.	12/83	\$10,000,000 (200,000 s.f.) Rehab.	Application Abandoned	n/a

The Committee listened to two presentations made by property owners in East Cambridge who requested that the CARD district be expanded to include their properties. Robert Patterson, representing the Beal Companies appeared before the Committee and expressed a desire that the Committee consider a recommendation to expand the CARD to include that area west of Second Street, east of Third Street, south of Rogers Street, and north of Binney Street. He explained that his company owns a number of small structures in this area which together contain approximately 200,000 square feet, many of them presently vacant and deteriorated. The Beal Companies are attempting to rehabilitate and tenant these structures and feel that, to accomplish this in this location, will require the special financial incentives offered by the CARD program. Mr. Patterson contended that

this area was similar in nature to the rest of the East Cambridge CARD and so warranted the same CARD designation. He told the Committee that he wasn't sure whether his company or their potential tenants would be the actual users of the incentives, but, either way, their availability would greatly enhance their ability to implement the rehabilitation of these structures.

The Committee determined that the area in question was predominantly commercial in nature and that the Beal request was reasonable. It was agreed that development of this type in this location would not seriously affect any residential properties and so a recommendation for an extension would be in order.

Mr. Sal Ramasci also appeared before the Committee both to learn more about the East Cambridge CARD and to ask that the Committee consider recommending an extension of the northern boundary of the CARD across Msgr. O'Brien Highway. Mr. Ramasci explained that he was not a developer, but owned a building on the north side of Msgr. O'Brien Highway which was, at present, seriously dilapidated and vacant due to a fire which occurred several years ago. He told the Committee that he had operated his business, a custom cabinet shop, in the building for many years, but was forced to relocate to Malden after the fire made the building uninhabitable. In addition, the building had housed some commercial tenants who were also forced out by the fire. Due to recent revitalization activities in the area, and in anticipation of the

proposed Lechmere MBTA Station reconstruction, he was exploring what should be done with the property, whether it should be rehabilitated for commercial uses or should it be demolished and replaced with a new building. He said that he had not yet made definite plans, but thought that inclusion of both his property and adjacent commercial structures in the CARD would greatly assist in the revitalization of this strip.

The Committee agreed that the subject area was commercial in nature and that it was in need of revitalization. Further, the Committee determined that such an extension continuing down to Third Street would not affect any residential properties if it was limited to the north side of Msgr. O'Brien Highway west of Gore Street.

Regarding the rest of the CARD boundaries, the Committee concluded that, since the area had undergone extensive planning efforts in the development of the East Cambridge Riverfront Plan, retention of the CARD was still important to the area's revitalization. There was a concern expressed, however, regarding the existence of a row of residential structures located on Second Street between Otis and Thorndike, within the confines of the CARD boundaries. This concern centered on the issue that the CARD designation might encourage the conversion of these structures to non-residential uses. The Committee agreed, therefore, that this strip should be deleted from the CARD with the exception of the commercial building located at the corner of Thorndike and Second Streets.

To summarize, the findings and recommendations of the Committee are stated below.

1. The East Cambridge CARD should be retained, however certain changes should be made to its boundaries as outlined below.
2. That area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on the south side of Binney Street, and east of Third Street and as shown in Figure 10 should be included in the East Cambridge CARD.
3. That area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue to Third Street and as shown in Figure 10 should be included in the East Cambridge CARD.
4. That area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property at the north-east corner of Otis and Second Streets and as shown in Figure 10 should be deleted from the East Cambridge CARD.
5. Conditions should be placed in the CARD Plan which require that all CARD projects requesting IRB financing in this district and which are located within one hundred (100) feet of a residential structure, zone, or property line will be subject to a Special Review Process. This Process will take the form of a required public meeting between affected residents and the project proponent. Notice of said meeting shall be given by the Community Development Department, through a general mailing, made at least fourteen (14) days prior to the meeting date, to all persons owning and/or residing in buildings located within one hundred (100) feet of the proposed project. The Community Development Department shall provide the project proponent with a certification that it has made such mailing. Additionally, the project proponent shall place an advertisement of said meeting in a newspaper of general local circulation at least seven (7) days prior to the meeting date.

Those persons affected by the project will be provided an opportunity to make comments and/or suggestions about the project, and such comments and/or suggestions will be submitted both to the IDFA and MIFA as part of the application.

6. In accordance with recent regulations promulgated by the Executive Office of Communities and Development, all CARD projects requesting IRB financing in the CARD will be required to undergo a design review process as described in Appendix A of this report.
7. Conditions should be placed in the CARD Plan which prohibit the use of IRB's to finance any CARD project involving the purchase, rehabilitation, or demolition of a structure which contains now, or has contained within the past three years, a residential use, either in part or in whole. This prohibition would not be applied, however, to those mixed use projects where existing residential uses would be retained and replaced.

Cambridge Industrial Development Financing Authority

EAST CAMBRIDGE
COMMERCIAL AREA
REVITALIZATION DISTRICT



 Add
 Delete

FIGURE 10.

APPENDIX A

Design Review Procedure

Purpose

This procedure has been adopted for all Commercial Area Revitalization Districts (CARD'S) to establish City professional staff review of and comment on all commercial development proposals that request approval of industrial revenue bond financing from the Cambridge Industrial Development Financing Authority (IDFA) prior to the implementation of final plans. This design review procedure is intended to enable discussion of potential changes in these CARD areas which could alter the physical environment of the area. It will provide an informal mechanism for reviewing potential projects and, when appropriate, for suggesting ways in which such projects might better comply with the goals and objectives of the specific CARD Plan. Each application for industrial revenue bond financing in CARD areas which is submitted to the IDFA shall be accompanied by a written certification from the Cambridge Community Development Department (in conjunction with the Cambridge Redevelopment Authority where appropriate) indicating that the applicant has, within the previous six month period, participated in the design review procedure specified herein for the proposals for which IRB financing is being sought. At the design review session, members of the staff of the Cambridge Community Development Department

will review the proposal and discuss the opportunities and problems it presents.

Procedure

Prior to formal application to the IDFA, the applicant shall contact the Community Development Department and request a Design Review session. Upon making such a request, the applicant shall present for review any written or graphic materials necessary to give a reasonably complete, though not necessarily detailed indication of the nature, scope, and appearance of the development proposal. Within five (5) business days of the Special Review Process meeting, the Department will schedule and hold a review session with the applicant or his designee and any parties listed under the Review Participants section noted below. Within ten (10) days of the review session, the Community Development Department shall issue to the applicant written comments on the development proposal and a design compliance certificate.

Review Participants

Abutters and representatives of various agencies and interest groups shall be invited to participate in the design review session for all projects submitted for review. The

Community Development Department shall give notification of any scheduled design review to each abutting property owner, including tenants of such properties and to any individual or organization, who each year (January to March), files with the Community Development Department a written request for such notification. Additionally, notice of said meeting will be posted on the City Clerk's bulletin board and every attempt will be made to contact other interested citizens and/or groups who may have an interest in said project.

Community Development Authority

In reviewing each development application, the Community Development Department shall have the following powers and duties:

1. The Department shall review the proposal's zoning requirements (although final approval will remain the responsibility of the City Building Inspector); its consistency with CARD Plan goals and objectives, its consistency with City development guidelines prepared for the proposal area, and its appropriateness in terms of other planned or programmed public or private development activities in the vicinity. The Department shall consider the proposal in terms of the specific and general impact on the use and/or dimensions proposed therein on the area of special planning concerns and on adjacent neighborhoods and shall also consider scale, bulk, density, aesthetic qualities, land use, traffic impacts, and other functional characteristics, parking, loading and impact on public services and facilities.
2. In its written report, the Department shall make recommendations to the applicant, including general approval and disapproval of the proposal, and, in

connection therewith, may suggest specific project adjustments and alterations to further the purposes of this procedure. The report will also include the comments made by all Review Participants.

The Community Development Department may seek the advice and assistance of other City departments and of the organizations and persons participating in the design and review procedure.



City of Cambridge

(Original Agenda Item No. 22 A)

IN CITY COUNCIL

June 24, 1985

NORTH MASSACHUSETTS AVENUE CARD RESOLUTION

- WHEREAS:** In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS:** Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS:** On June 10, 1981, the North Massachusetts Avenue CARD Plan which is bounded and described in the attached plan dated June, 1981, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on June 22, 1981, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS:** The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the North Massachusetts Avenue CARD; and
- WHEREAS:** The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the North Massachusetts Avenue CARD Plan be amended to include those boundary changes as described below:
 "All that area along Massachusetts Avenue situated south of Roseland Street and Arlington Street and north of Mellen Street and as shown in the attached map is hereby deleted from the North Massachusetts Ave. CARD"
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22^A)

IN CITY COUNCIL

June 24, 1985

NORTH MASSACHUSETTS AVENUE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On June 10, 1981, the North Massachusetts Avenue CARD Plan which is bounded and described in the attached plan dated June, 1981, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on June 22, 1981, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the North Massachusetts Avenue CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the North Massachusetts Avenue CARD Plan be amended to include those boundary changes as described below:
 "All that area along Massachusetts Avenue situated south of Roseland Street and Arlington Street and north of Mellen Street and as shown in the attached map is hereby deleted from the North Massachusetts Ave. CARD"
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.

; and be it further

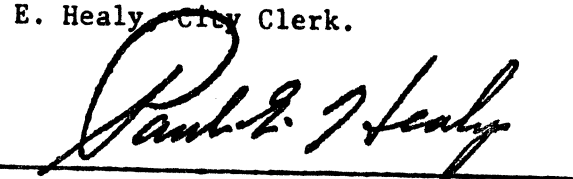
RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the North Massachusetts Avenue CARD District.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote of
8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

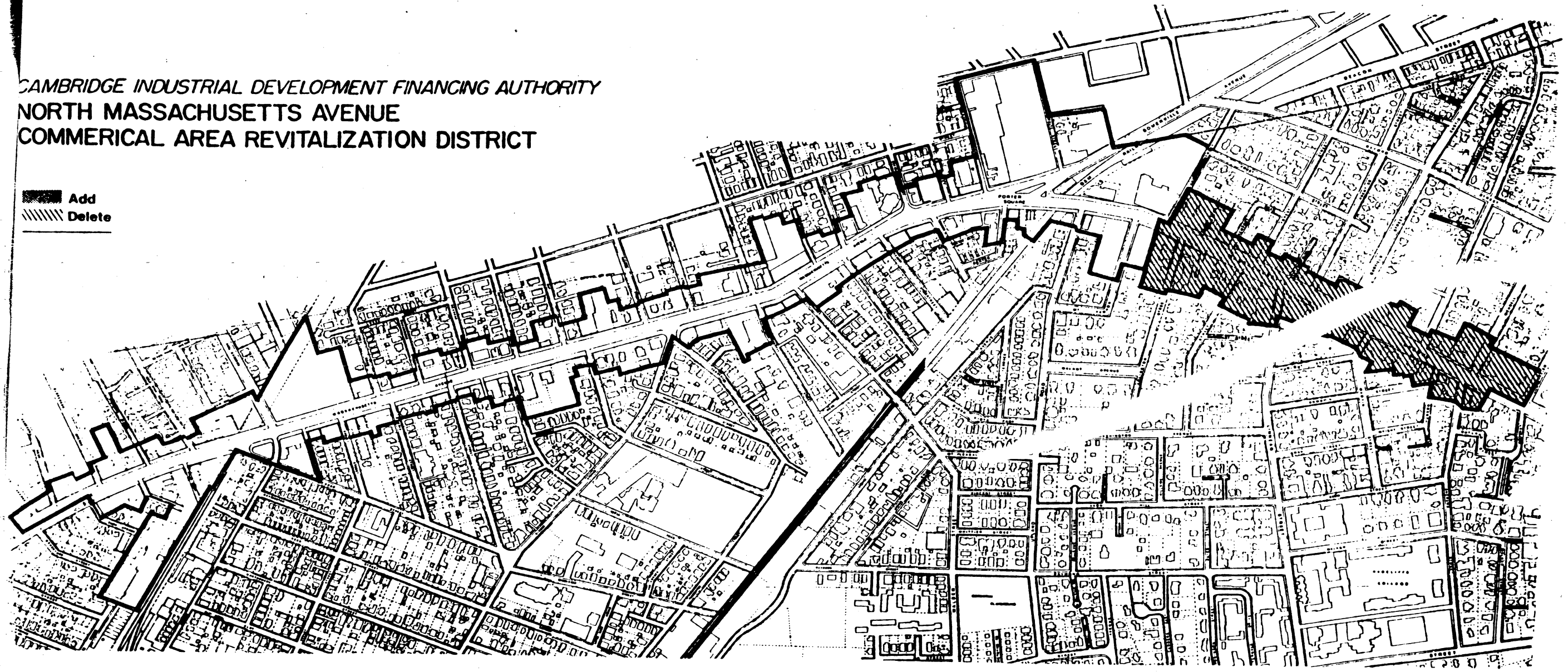
ATTEST:-

A handwritten signature in cursive script that reads "Paul E. Healy". The signature is written in dark ink and is positioned above a horizontal line.

Paul E. Healy, City Clerk.

CAMBRIDGE INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY
NORTH MASSACHUSETTS AVENUE
COMMERICAL AREA REVITALIZATION DISTRICT

■ Add
▨ Delete





City of Cambridge

(Original Agenda Item No. 22B)

IN CITY COUNCIL

June 24, 1985

CENTRAL SQUARE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On March 31, 1980, the Central Square CARD Plan which is bounded and described in the attached Plan dated February, 1980, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on May 2, 1980, and renewed by the Secretary of Communities and Development on September 27, 1982; and
- WHEREAS: The Central Square CARD Plan expired on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding renewal of the Plan and regarding boundary changes in the Central Square CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Central Square CARD be renewed for a period of two years from September 27, 1984 to September 27, 1986.

2. That the Central Square CARD Plan be amended to include those boundary changes as described below:

" All that area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated along Prospect Street in the vicinity of St. Paul Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated south of Green Street from Pleasant Street to Pearl Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown on the attached map is hereby deleted from the Central Square CARD."

3. That the above described amendment is hereby approved and said amendment along with a request for renewal of the CARD shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22B)

IN CITY COUNCIL

June 24, 1985

CENTRAL SQUARE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On March 31, 1980, the Central Square CARD Plan which is bounded and described in the attached Plan dated February, 1980, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on May 2, 1980, and renewed by the Secretary of Communities and Development on September 27, 1982; and
- WHEREAS: The Central Square CARD Plan expired on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding renewal of the Plan and regarding boundary changes in the Central Square CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Central Square CARD be renewed for a period to be determined by the City Manager and that the City Manager be empowered to insert the appropriate dates of the period of renewal.

2. That the Central Square CARD Plan be amended to include those boundary changes as described below:

" All that area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated along Prospect Street in the vicinity of St. Paul Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated south of Green Street from Pleasant Street to Pearl Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown on the attached map is hereby deleted from the Central Square CARD "

; and be it further

RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the Central Square CARD District; and be it further

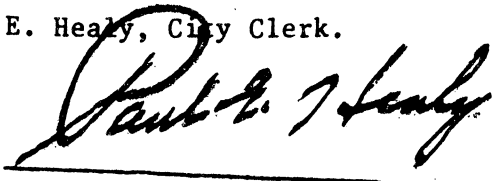
RESOLVED: 3. That the above described amendment is hereby approved and said amendment along with a request for renewal of the CARD shall be submitted to the Secretary of Communities and Development for approval.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote of
8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk



City of Cambridge

(Original Agenda Item No. 22C)

IN CITY COUNCIL

June 24, 1985

EAST CAMBRIDGE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On February 5, 1979, the East Cambridge CARD Plan which is bounded and described in the attached Plan dated January, 1979, was approved by the Cambridge City Council and subsequently approved by Secretary of Communities and Development on March 7, 1979; and
- WHEREAS: The East Cambridge CARD Plan was renewed by the Secretary of Communities and Development on March 22, 1982 and again on March 22, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the East Cambridge CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the East Cambridge CARD Plan be amended to include those boundary changes as described below:

" All that area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on south side of Binney Street, and east of Third Street and as shown on the attached map is hereby added to the East Cambridge CARD."

" All that area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue on the east to Third Street on the west and as shown on the attached map is hereby included in the East Cambridge CARD."

" All that area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property at the northeast corner of Otis and Second Streets and as shown on the attached map is hereby deleted from the East Cambridge CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22C)

IN CITY COUNCIL

June 24, 1985

EAST CAMBRIDGE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On February 5, 1979, the East Cambridge CARD Plan which is bounded and described in the attached Plan dated January, 1979, was approved by the Cambridge City Council and subsequently approved by Secretary of Communities and Development on March 7, 1979; and
- WHEREAS: The East Cambridge CARD Plan was renewed by the Secretary of Communities and Development on March 22, 1982 and again on March 22, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the East Cambridge CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the East Cambridge CARD Plan be amended to include those boundary changes as described below:

" All that area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on south side of Binney Street, and east of Third Street and as shown on the attached map is hereby added to the East Cambridge CARD."

" All that area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue on the east to Third Street on the west and as shown on the attached map is hereby included in the East Cambridge CARD."

" All that area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property at the northeast corner of Otis and Second Streets and as shown on the attached map is hereby deleted from the East Cambridge CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval;

and be it further

RESOLVED:

That any areas that are presently zoned residential be and hereby are excluded from the East Cambridge CARD District.

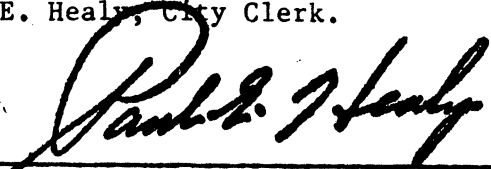
In City Council June 24, 1985.

Adopted as amended by the affirmative vote of
8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

Cambridge Industrial Development Financing Authority
EAST CAMBRIDGE
COMMERCIAL AREA
REVITALIZATION DISTRICT

CHARLES RIVER BASIN

 Add
 Delete





City of Cambridge

(Original Agenda Item No. 22D)

IN CITY COUNCIL

June 24, 1985

WELLINGTON-HARRINGTON CARD RESOLUTION

- WHEREAS:** In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS:** Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS:** In February, 1979, the Wellington-Harrington CARD Plan which is bounded and described in the attached Plan dated February, 1979, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development in February, 1979, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS:** The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the Wellington-Harrington CARD; and
- WHEREAS:** The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes;

NOW THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Wellington-Harrington CARD Plan be amended to include those boundary changes as described below:

" All that area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown on the attached map is hereby deleted from the Wellington-Harrington CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22D)

IN CITY COUNCIL

June 24, 1985

WELLINGTON-HARRINGTON CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: In February, 1979, the Wellington-Harrington CARD Plan which is bounded and described in the attached Plan dated February, 1979, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development in February, 1979, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the Wellington-Harrington CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes;

NOW THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Wellington-Harrington CARD Plan be amended to include those boundary changes as described below:

" All that area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown on the attached map is hereby deleted from the Wellington-Harrington CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval;

and be it further

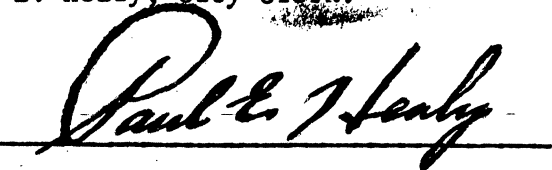
RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the Wellington-Harrington CARD District.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote
of 8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

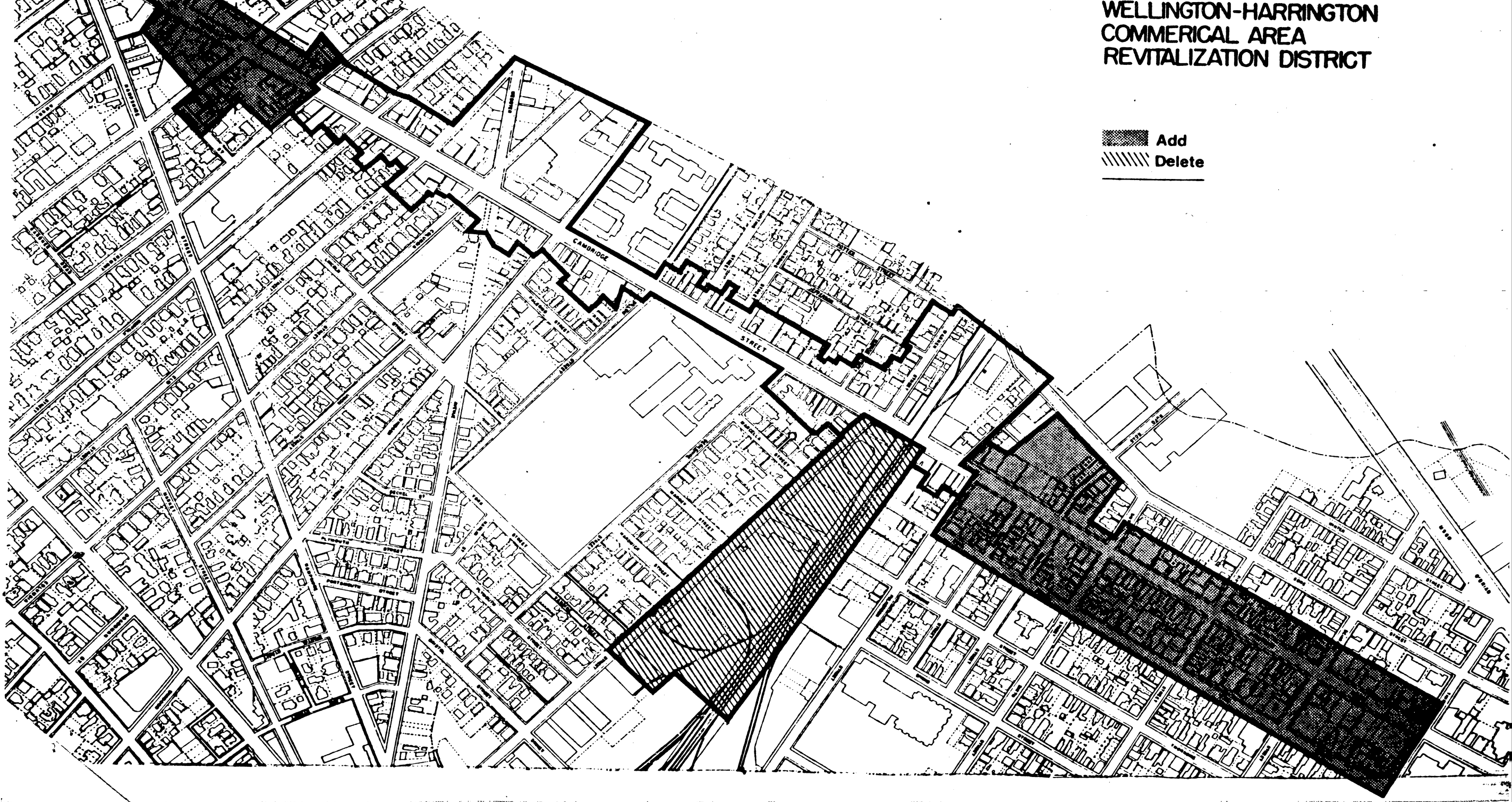
ATTEST:-



Paul E. Healy, City Clerk.

WELLINGTON-HARRINGTON
COMMERCIAL AREA
REVITALIZATION DISTRICT

■ Add
▨ Delete





City of Cambridge

(Original Agenda Item No. 22 A)

IN CITY COUNCIL

June 24, 1985

NORTH MASSACHUSETTS AVENUE CARD RESOLUTION

- WHEREAS:** In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS:** Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS:** On June 10, 1981, the North Massachusetts Avenue CARD Plan which is bounded and described in the attached plan dated June, 1981, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on June 22, 1981, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS:** The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the North Massachusetts Avenue CARD; and
- WHEREAS:** The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the North Massachusetts Avenue CARD Plan be amended to include those boundary changes as described below:
 "All that area along Massachusetts Avenue situated south of Roseland Street and Arlington Street and north of Mellen Street and as shown in the attached map is hereby deleted from the North Massachusetts Ave. CARD"
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22^A)

IN CITY COUNCIL

June 24, 1985

NORTH MASSACHUSETTS AVENUE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On June 10, 1981, the North Massachusetts Avenue CARD Plan which is bounded and described in the attached plan dated June, 1981, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on June 22, 1981, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the North Massachusetts Avenue CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the North Massachusetts Avenue CARD Plan be amended to include those boundary changes as described below:

"All that area along Massachusetts Avenue situated south of Roseland Street and Arlington Street and north of Mellen Street and as shown in the attached map is hereby deleted from the North Massachusetts Ave. CARD"
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.

; and be it further

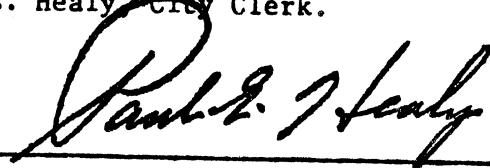
RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the North Massachusetts Avenue CARD District.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote of
8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

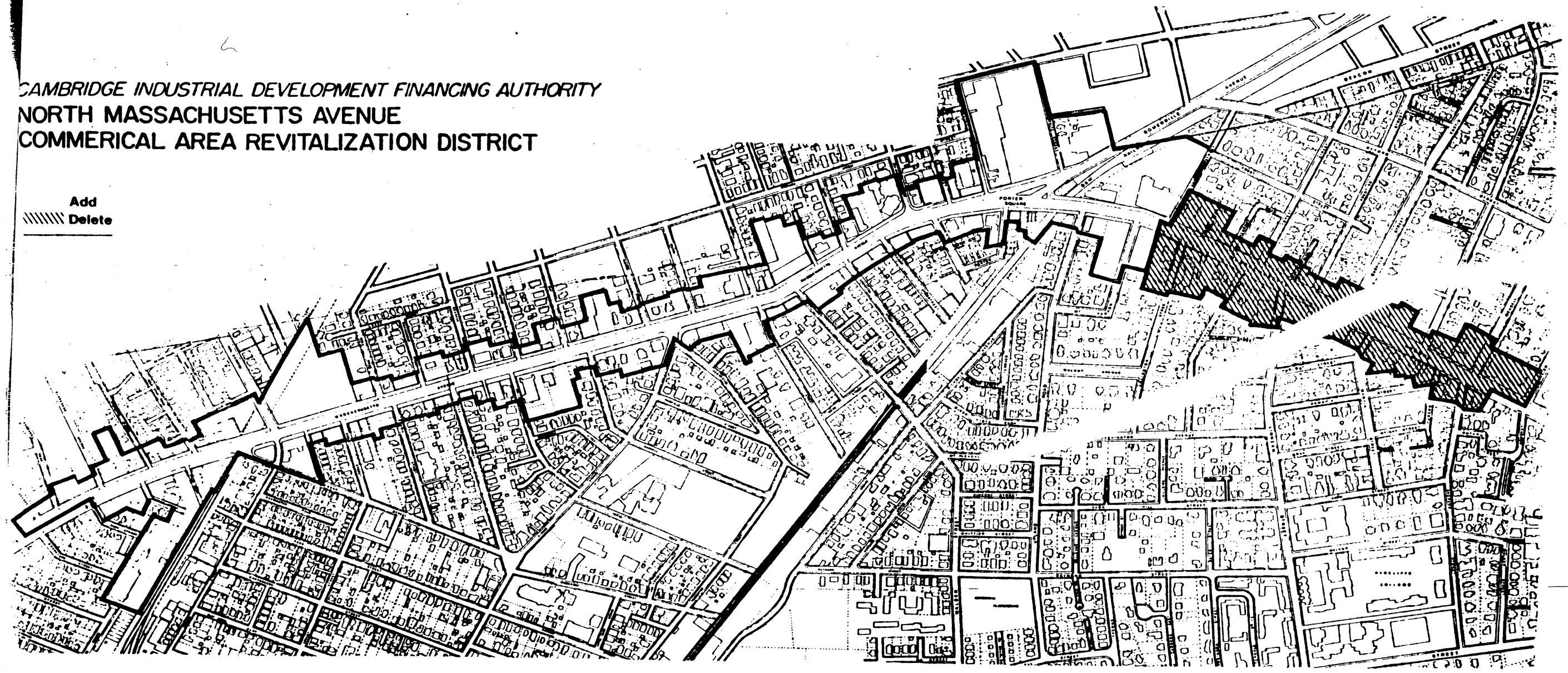


A handwritten signature in cursive script, reading "Paul E. Healy", is written over a horizontal line.

Paul E. Healy, City Clerk.

CAMBRIDGE INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY
NORTH MASSACHUSETTS AVENUE
COMMERICAL AREA REVITALIZATION DISTRICT

Add
Delete





City of Cambridge

(Original Agenda Item No. 22B)

IN CITY COUNCIL

June 24, 1985

CENTRAL SQUARE CARD RESOLUTION

- WHEREAS:** In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS:** Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS:** On March 31, 1980, the Central Square CARD Plan which is bounded and described in the attached Plan dated February, 1980, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on May 2, 1980, and renewed by the Secretary of Communities and Development on September 27, 1982; and
- WHEREAS:** The Central Square CARD Plan expired on September 27, 1984; and
- WHEREAS:** The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding renewal of the Plan and regarding boundary changes in the Central Square CARD; and
- WHEREAS:** The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Central Square CARD be renewed for a period of two years from September 27, 1984 to September 27, 1986.

2. That the Central Square CARD Plan be amended to include those boundary changes as described below:

" All that area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated along Prospect Street in the vicinity of St. Paul Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated south of Green Street from Pleasant Street to Pearl Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown on the attached map is hereby deleted from the Central Square CARD."

3. That the above described amendment is hereby approved and said amendment along with a request for renewal of the CARD shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22B)

IN CITY COUNCIL

June 24, 1985

CENTRAL SQUARE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On March 31, 1980, the Central Square CARD Plan which is bounded and described in the attached Plan dated February, 1980, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on May 2, 1980, and renewed by the Secretary of Communities and Development on September 27, 1982; and
- WHEREAS: The Central Square CARD Plan expired on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding renewal of the Plan and regarding boundary changes in the Central Square CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Central Square CARD be renewed for a period to be determined by the City Manager and that the City Manager be empowered to insert the appropriate dates of the period of renewal.

2. That the Central Square CARD Plan be amended to include those boundary changes as described below:

" All that area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated along Prospect Street in the vicinity of St. Paul Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated south of Green Street from Pleasant Street to Pearl Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown on the attached map is hereby deleted from the Central Square CARD "

; and be it further

- RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the Central Square CARD District; and be it further

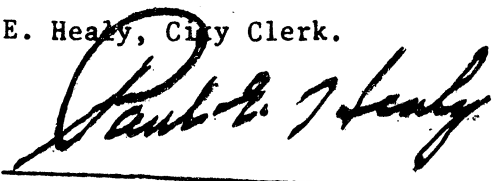
RESOLVED: 3. That the above described amendment is hereby approved and said amendment along with a request for renewal of the CARD shall be submitted to the Secretary of Communities and Development for approval.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote of
8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

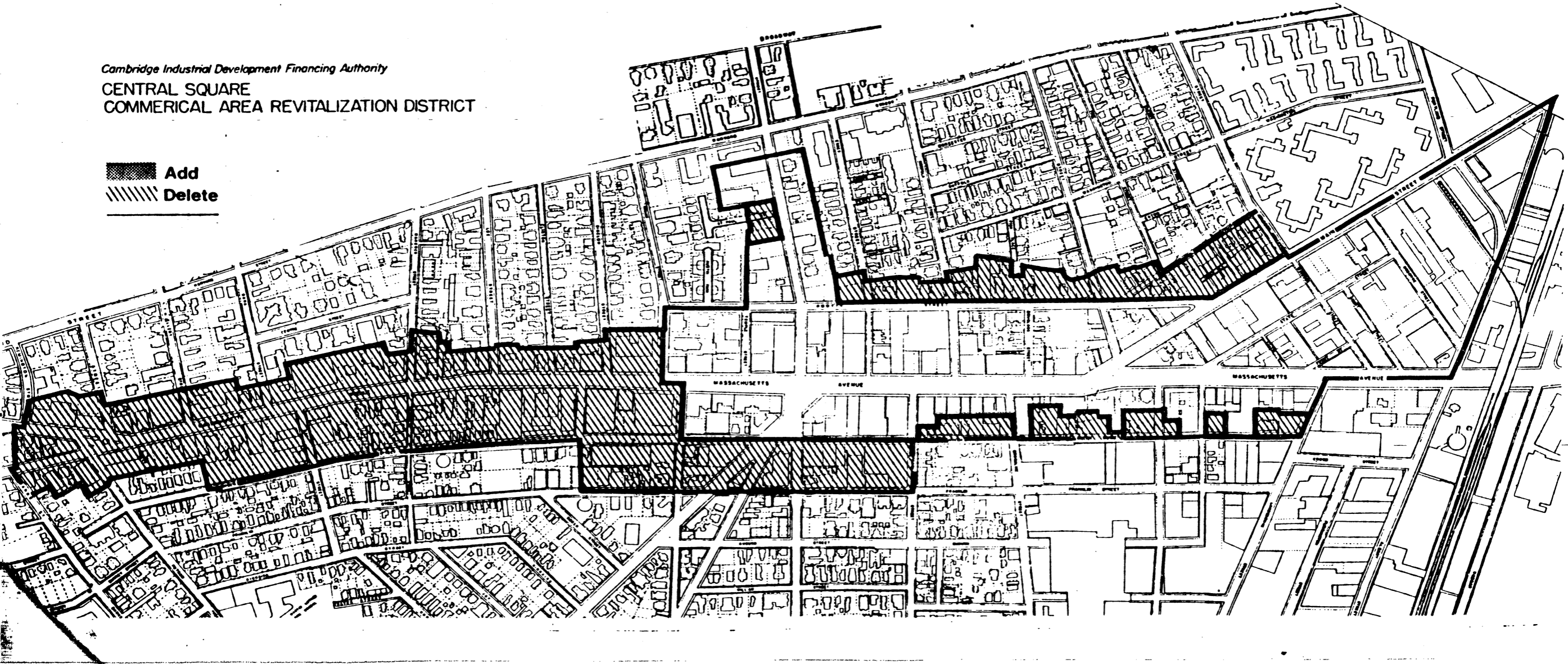
ATTEST:-


Paul E. Healy, City Clerk

Cambridge Industrial Development Financing Authority

CENTRAL SQUARE
COMMERICAL AREA REVITALIZATION DISTRICT

 Add
 Delete





City of Cambridge

(Original Agenda Item No. 22C)

IN CITY COUNCIL

June 24, 1985

EAST CAMBRIDGE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On February 5, 1979, the East Cambridge CARD Plan which is bounded and described in the attached Plan dated January, 1979, was approved by the Cambridge City Council and subsequently approved by Secretary of Communities and Development on March 7, 1979; and
- WHEREAS: The East Cambridge CARD Plan was renewed by the Secretary of Communities and Development on March 22, 1982 and again on March 22, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the East Cambridge CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the East Cambridge CARD Plan be amended to include those boundary changes as described below:

" All that area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on south side of Binney Street, and east of Third Street and as shown on the attached map is hereby added to the East Cambridge CARD."

" All that area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue on the east to Third Street on the west and as shown on the attached map is hereby included in the East Cambridge CARD."

" All that area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property at the northeast corner of Otis and Second Streets and as shown on the attached map is hereby deleted from the East Cambridge CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22C)

IN CITY COUNCIL

June 24, 1985

EAST CAMBRIDGE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On February 5, 1979, the East Cambridge CARD Plan which is bounded and described in the attached Plan dated January, 1979, was approved by the Cambridge City Council and subsequently approved by Secretary of Communities and Development on March 7, 1979; and
- WHEREAS: The East Cambridge CARD Plan was renewed by the Secretary of Communities and Development on March 22, 1982 and again on March 22, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the East Cambridge CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the East Cambridge CARD Plan be amended to include those boundary changes as described below:

" All that area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on south side of Binney Street, and east of Third Street and as shown on the attached map is hereby added to the East Cambridge CARD."

" All that area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue on the east to Third Street on the west and as shown on the attached map is hereby included in the East Cambridge CARD."

" All that area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property at the northeast corner of Otis and Second Streets and as shown on the attached map is hereby deleted from the East Cambridge CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval;

and be it further

RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the East Cambridge CARD District.

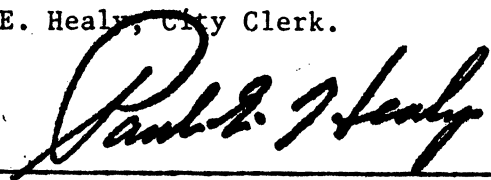
In City Council June 24, 1985.

Adopted as amended by the affirmative vote of
8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

Cambridge Industrial Development Financing Authority

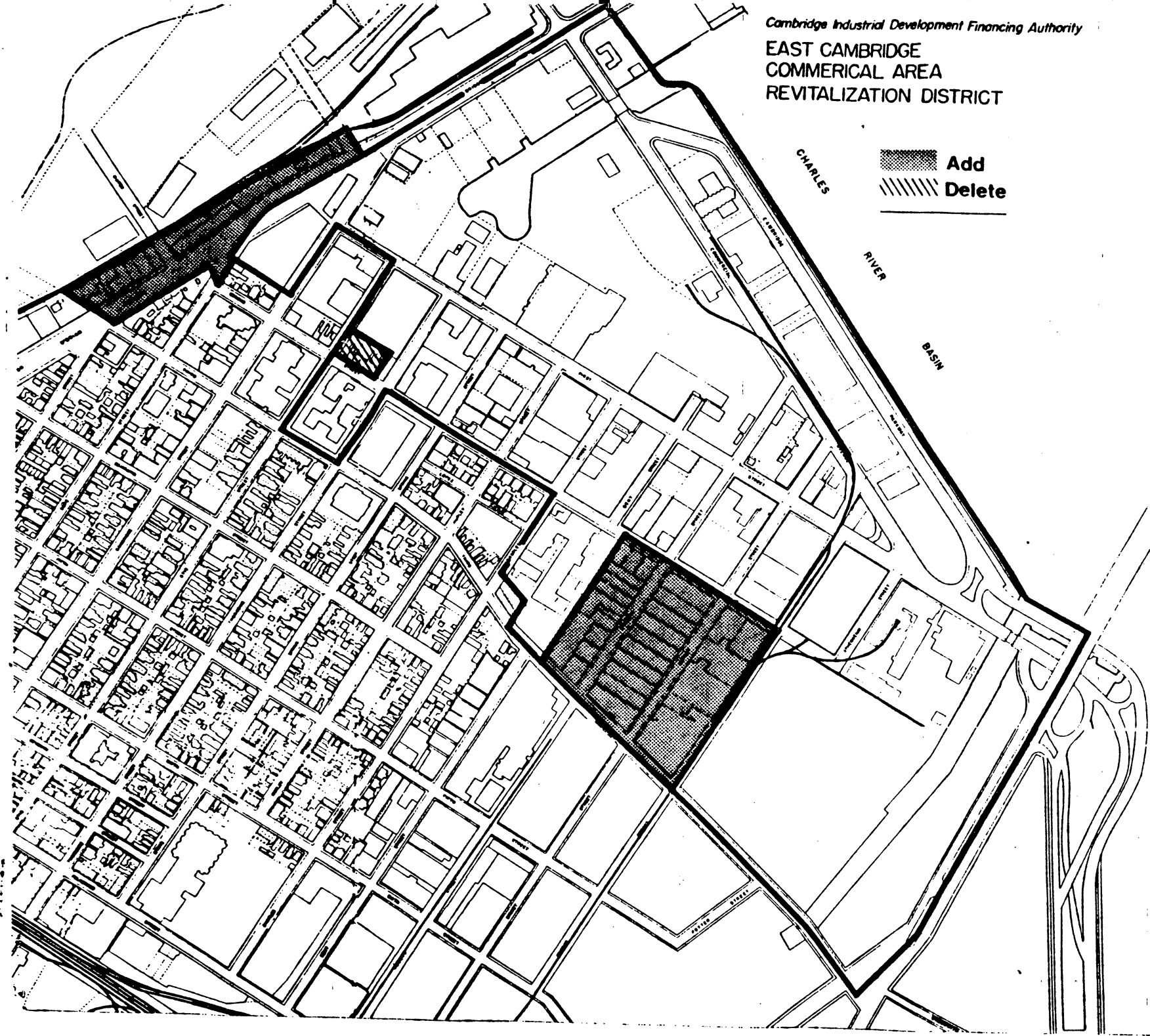
EAST CAMBRIDGE
COMMERCIAL AREA
REVITALIZATION DISTRICT

 Add
 Delete

CHARLES

RIVER

BASIN





City of Cambridge

(Original Agenda Item No. 22D)

IN CITY COUNCIL

June 24, 1985

WELLINGTON-HARRINGTON CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: In February, 1979, the Wellington-Harrington CARD Plan which is bounded and described in the attached Plan dated February, 1979, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development in February, 1979, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the Wellington-Harrington CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes;

NOW THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Wellington-Harrington CARD Plan be amended to include those boundary changes as described below:

" All that area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown on the attached map is hereby deleted from the Wellington-Harrington CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Amended Agenda Item No. 22D)

IN CITY COUNCIL

June 24, 1985

WELLINGTON-HARRINGTON CARD RESOLUTION

WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and

WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and

WHEREAS: In February, 1979, the Wellington-Harrington CARD Plan which is bounded and described in the attached Plan dated February, 1979, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development in February, 1979, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and

WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the Wellington-Harrington CARD; and

WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes;

NOW THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Wellington-Harrington CARD Plan be amended to include those boundary changes as described below:

" All that area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown on the attached map is hereby deleted from the Wellington-Harrington CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval;

and be it further

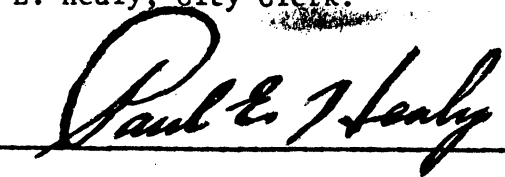
RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the Wellington-Harrington CARD District.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote
of 8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

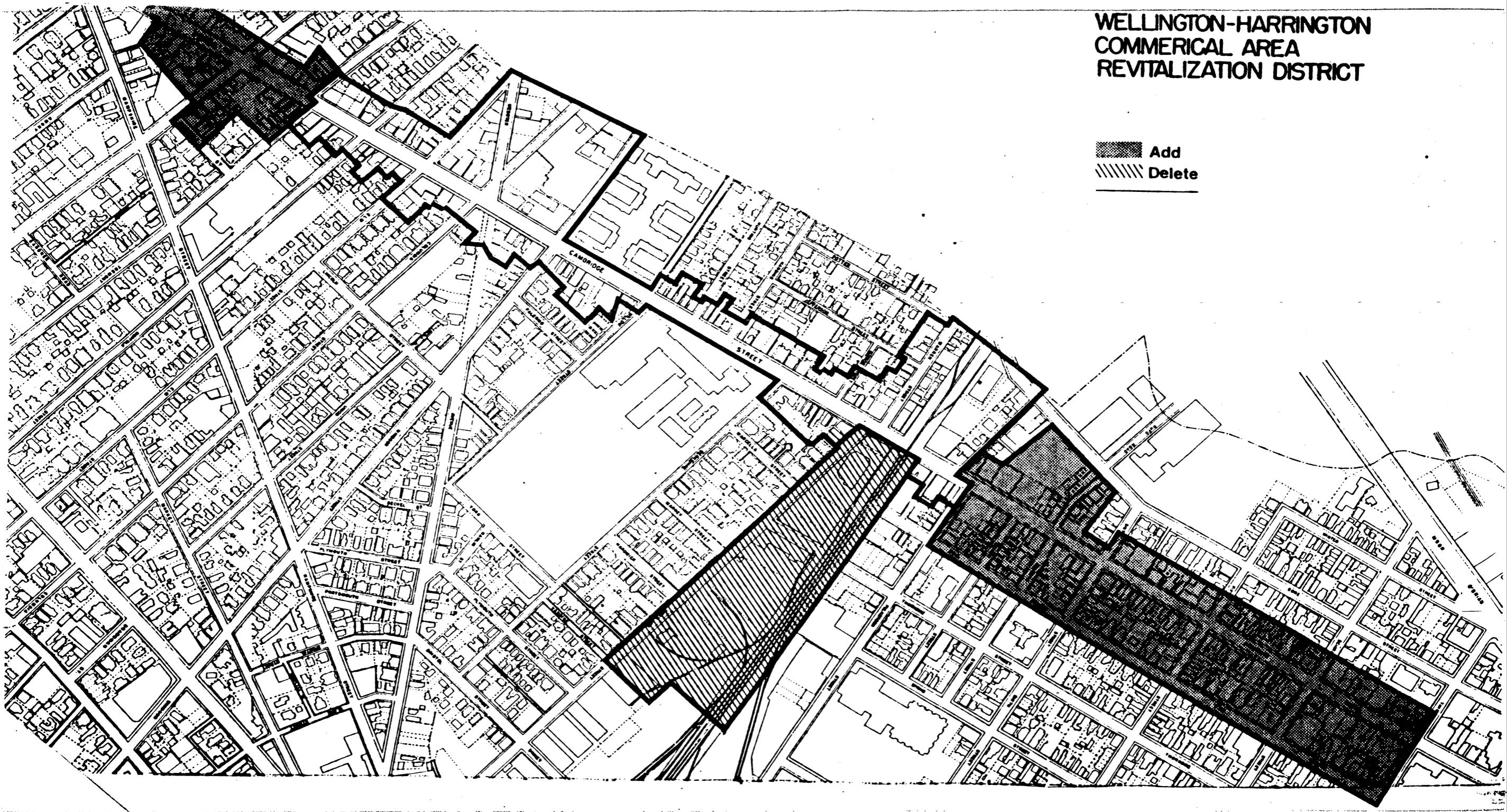
ATTEST:-



Paul E. Healy, City Clerk.

WELLINGTON-HARRINGTON
COMMERCIAL AREA
REVITALIZATION DISTRICT

■ Add
▨ Delete





City of Cambridge

(Amended Agenda Item No. 22A)

IN CITY COUNCIL

June 24, 1985

NORTH MASSACHUSETTS AVENUE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On June 10, 1981, the North Massachusetts Avenue CARD Plan which is bounded and described in the attached plan dated June, 1981, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on June 22, 1981, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the North Massachusetts Avenue CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the North Massachusetts Avenue CARD Plan be amended to include those boundary changes as described below:

"All that area along Massachusetts Avenue situated south of Roseland Street and Arlington Street and north of Mellen Street and as shown in the attached map is hereby deleted from the North Massachusetts Ave. CARD"
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.

; and be it further

RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the North Massachusetts Avenue CARD District.

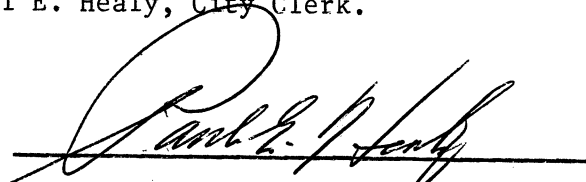
In City Council June 24, 1985.

Adopted as amended by the affirmative vote of
8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, appearing to read "Paul E. Healy", is written over a horizontal line.

Paul E. Healy, City Clerk.



City of Cambridge

(Amended Agenda Item No. 22C)

IN CITY COUNCIL

June 24, 1985

EAST CAMBRIDGE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On February 5, 1979, the East Cambridge CARD Plan which is bounded and described in the attached Plan dated January, 1979, was approved by the Cambridge City Council and subsequently approved by Secretary of Communities and Development on March 7, 1979; and
- WHEREAS: The East Cambridge CARD Plan was renewed by the Secretary of Communities and Development on March 22, 1982 and again on March 22, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the East Cambridge CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the East Cambridge CARD Plan be amended to include those boundary changes as described below:

" All that area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on south side of Binney Street, and east of Third Street and as shown on the attached map is hereby added to the East Cambridge CARD."

" All that area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue on the east to Third Street on the west and as shown on the attached map is hereby included in the East Cambridge CARD."

" All that area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property at the northeast corner of Otis and Second Streets and as shown on the attached map is hereby deleted from the East Cambridge CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval;

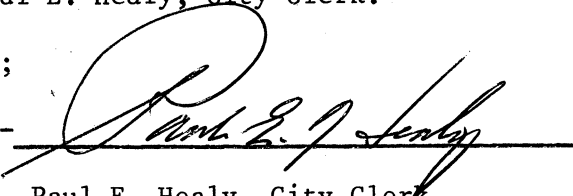
and be it further

RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the East Cambridge CARD District.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote of
8 members.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.



City of Cambridge

(Amended Agenda Item No. 22D)

IN CITY COUNCIL

June 24, 1985

WELLINGTON-HARRINGTON CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: In February, 1979, the Wellington-Harrington CARD Plan which is bounded and described in the attached Plan dated February, 1979, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development in February, 1979, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the Wellington-Harrington CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes;

NOW THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Wellington-Harrington CARD Plan be amended to include those boundary changes as described below:

" All that area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown on the attached map is hereby deleted from the Wellington-Harrington CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval;

and be it further

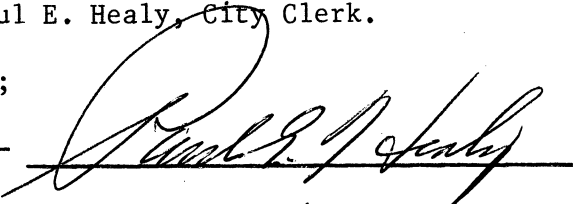
RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the Wellington-Harrington CARD District.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote
of 8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.



City of Cambridge

(Amended Agenda Item No. 22B)

IN CITY COUNCIL

June 24, 1985

CENTRAL SQUARE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On March 31, 1980, the Central Square CARD Plan which is bounded and described in the attached Plan dated February, 1980, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on May 2, 1980, and renewed by the Secretary of Communities and Development on September 27, 1982; and
- WHEREAS: The Central Square CARD Plan expired on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding renewal of the Plan and regarding boundary changes in the Central Square CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Central Square CARD be renewed for a period to be determined by the City Manager and that the City Manager be empowered to insert the appropriate dates of the period of renewal.

2. That the Central Square CARD Plan be amended to include those boundary changes as described below:

" All that area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated along Prospect Street in the vicinity of St. Paul Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated south of Green Street from Pleasant Street to Pearl Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown on the attached map is hereby deleted from the Central Square CARD "

; and be it further

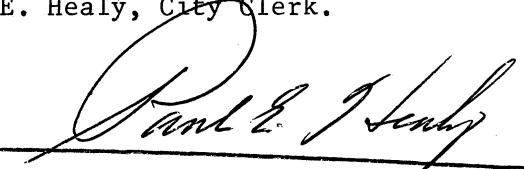
RESOLVED: That any areas that are presently zoned residential be and hereby are excluded from the Central Square CARD District; and be it further

RESOLVED: 3. That the above described amendment is hereby approved and said amendment along with a request for renewal of the CARD shall be submitted to the Secretary of Communities and Development for approval.

In City Council June 24, 1985.
Adopted as amended by the affirmative vote of
8 members.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.

Land Resolutions

All Land Resolutions

Amended by C. Wolf

RE REVISION OF RESIDENTIAL
ZONING

E. Clinton Furman Amended
General Ord. - Justice Center
To set dates



City of Cambridge

(Original Agenda Item No. 22A)

IN CITY COUNCIL

June 24, 1985

NORTH MASSACHUSETTS AVENUE CARD RESOLUTION

- WHEREAS:** In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS:** Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS:** On June 10, 1981, the North Massachusetts Avenue CARD Plan which is bounded and described in the attached plan dated June, 1981, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on June 22, 1981, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS:** The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the North Massachusetts Avenue CARD; and
- WHEREAS:** The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the North Massachusetts Avenue CARD Plan be amended to include those boundary changes as described below:
 - "All that area along Massachusetts Avenue situated south of Roseland Street and Arlington Street and north of Mellen Street and as shown in the attached map is hereby deleted from the North Massachusetts Ave. CARD"
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Original Agenda Item No. 22C)

IN CITY COUNCIL

June 24, 1985

EAST CAMBRIDGE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On February 5, 1979, the East Cambridge CARD Plan which is bounded and described in the attached Plan dated January, 1979, was approved by the Cambridge City Council and subsequently approved by Secretary of Communities and Development on March 7, 1979; and
- WHEREAS: The East Cambridge CARD Plan was renewed by the Secretary of Communities and Development on March 22, 1982 and again on March 22, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the East Cambridge CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the East Cambridge CARD Plan be amended to include those boundary changes as described below:

" All that area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on south side of Binney Street, and east of Third Street and as shown on the attached map is hereby added to the East Cambridge CARD."

" All that area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue on the east to Third Street on the west and as shown on the attached map is hereby included in the East Cambridge CARD."

" All that area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property at the northeast corner of Otis and Second Streets and as shown on the attached map is hereby deleted from the East Cambridge CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Original Agenda Item No. 22D)

IN CITY COUNCIL

June 24, 1985

WELLINGTON-HARRINGTON CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: In February, 1979, the Wellington-Harrington CARD Plan which is bounded and described in the attached Plan dated February, 1979, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development in February, 1979, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the Wellington-Harrington CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes;

NOW THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Wellington-Harrington CARD Plan be amended to include those boundary changes as described below:

" All that area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."

" All that area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown on the attached map is hereby deleted from the Wellington-Harrington CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



City of Cambridge

(Original Agenda Item No. 22B)

IN CITY COUNCIL

June 24, 1985

CENTRAL SQUARE CARD RESOLUTION

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments to said Plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and
- WHEREAS: On March 31, 1980, the Central Square CARD Plan which is bounded and described in the attached Plan dated February, 1980, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on May 2, 1980, and renewed by the Secretary of Communities and Development on September 27, 1982; and
- WHEREAS: The Central Square CARD Plan expired on September 27, 1984; and
- WHEREAS: The Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding renewal of the Plan and regarding boundary changes in the Central Square CARD; and
- WHEREAS: The Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Central Square CARD be renewed for a period of two years from September 27, 1984 to September 27, 1986.

2. That the Central Square CARD Plan be amended to include those boundary changes as described below:

" All that area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown on the attached map is hereby deleted from the Central Square CARD."

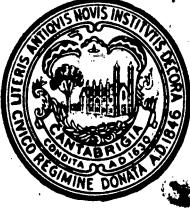
" All that area situated along Prospect Street in the vicinity of St. Paul Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated south of Green Street from Pleasant Street to Pearl Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown on the attached map is hereby deleted from the Central Square CARD."

3. That the above described amendment is hereby approved and said amendment along with a request for renewal of the CARD shall be submitted to the Secretary of Communities and Development for approval.



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

20 June 1985

MEMORANDUM

TO: Robert W. Healy
City Manager

FROM: Joseph A. Kellogg *JK*
Economic Development Director

RE: CARD Committee Report

On behalf of the Cambridge CARD Committee, I am pleased to submit herewith a Report on the City's Commercial Area Revitalization District (CARD) Program.

The Committee, composed of a quite diverse membership including residents, businessmen, developers, and City officials worked diligently over the past two months to produce this Report. A wide range of perspectives existed on the Committee from residents concerned with the preservation of neighborhoods to commercial developers involved in new construction for nonresidential uses. However, the meetings were characterized by a mutual respect among all concerned which led to a candid give and take over issues, and in each case, the development of a consensus perceived as fair, practical, and generally an improvement over existing conditions. The manner in which these issues were discussed was one of the most encouraging parts of the Committee's experience.

As can be seen from the Report, the CARD program has been utilized in probably less than two percent of the City's overall development in the past five years. It has, however, been instrumental in assisting the City's revitalization efforts, encouraging specifically, the re-use and rehabilitation of existing structures. To assure a continued wise and effective use of the program, the Committee has made several recommendations for each

Robert W. Healy
20 June 1985
Page 2

of the CARD areas which involve boundaries, goals and objectives of the plans, and increased community input.

The Committee respectfully requests that the City Council vote to accept the Report and to direct that the recommendations contained therein be implemented. It is further requested that, following the public hearing, the Council approve the attached resolutions which will allow submission of official amendments involving the North Massachusetts Avenue, Wellington-Harrington, Central Square and East Cambridge CARD's to the Massachusetts Executive Office of Communities and Development (EOCD). These amendments are needed to implement those recommendations involving boundary changes in accordance with EOCD regulations.

In closing, the Committee wishes to express its hope that the Report is informative and helpful both to you and City Council in making future decisions regarding the CARD program. It has been an enlightening experience for us and we would encourage the continued growth of a constructive dialogue between the residential and development communities of Cambridge.

JAK/jk

Enclosures

cc: CARD Committee Members

NORTH MASSACHUSETTS AVENUE CARD RESOLUTION

WHEREAS, in accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and

WHEREAS, on June 10, 1981, the North Massachusetts Avenue CARD Plan which is bounded and described in the attached plan dated June, 1981, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on June 22, 1981, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and

WHEREAS, the Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the North Massachusetts Avenue CARD; and

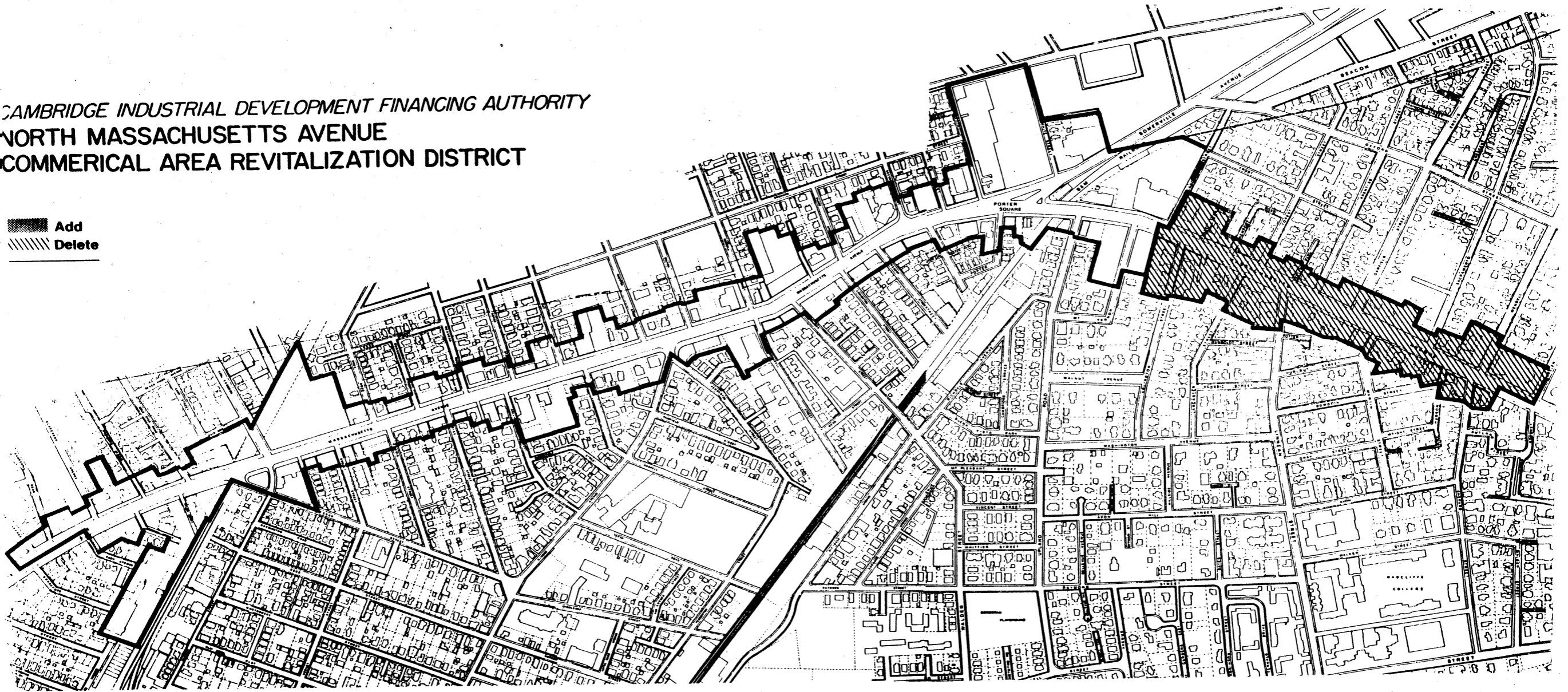
WHEREAS, the Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the North Massachusetts Avenue CARD Plan be amended to include those boundary changes as described below:
"All that area along Massachusetts Avenue situated south of Reseland Street and Arlington Street and north of Mellen Street and as shown in the attached map is hereby deleted from the North Massachusetts Ave. CARD"
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.

CAMBRIDGE INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY
NORTH MASSACHUSETTS AVENUE
COMMERCIAL AREA REVITALIZATION DISTRICT

■ Add
▨ Delete



WELLINGTON-HARRINGTON CARD RESOLUTION

WHEREAS, in accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and

WHEREAS, in February, 1979, the Wellington-Harrington CARD Plan which is bounded and described in the attached Plan dated February, 1979, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development in February, 1979, and renewed by the Secretary of Communities and Development on September 27, 1982 and on September 27, 1984; and

WHEREAS, the Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the Wellington-Harrington CARD; and

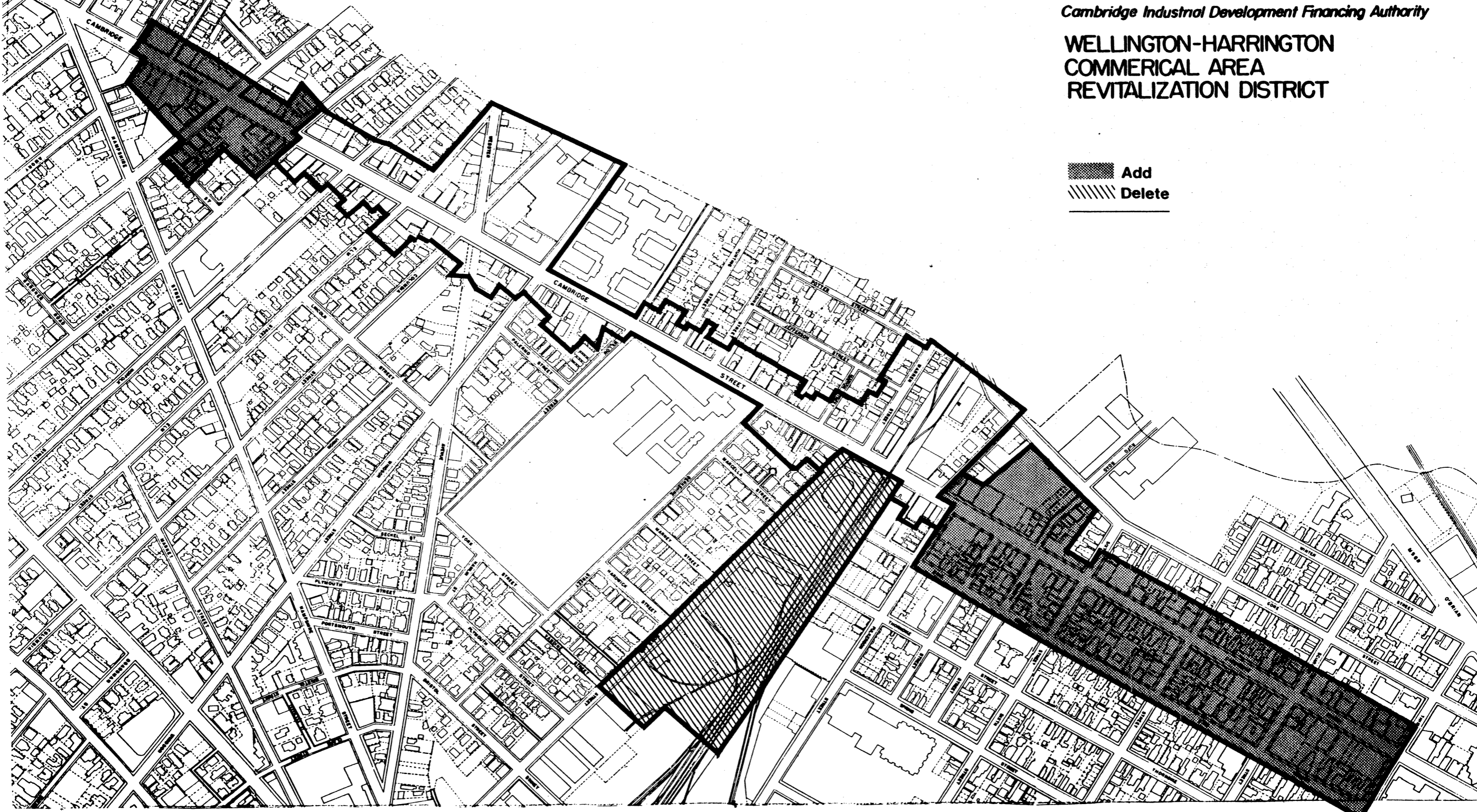
WHEREAS, the Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Wellington-Harrington CARD Plan be amended to include those boundary changes as described below:
 - " All that area along Cambridge Street extending from Fulkerson Street on the west to Third Street on the east following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."
 - " All that area along Cambridge Street extending from Tremont Street on the east to Oak Street on the west following the boundaries of the present Business A Zone and as shown on the attached map is hereby added to the Wellington-Harrington CARD."
 - " All that area along Cardinal Medeiros Drive extending from Cambridge Street on the north to Vandine Street on the south and as shown on the attached map is hereby deleted from the Wellington-Harrington CARD."
2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.

WELLINGTON-HARRINGTON COMMERICAL AREA REVITALIZATION DISTRICT

 Add
 Delete



CENTRAL SQUARE CARD RESOLUTION

WHEREAS, in accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and

WHEREAS, on March 31, 1980, the Central Square CARD Plan which is bounded and described in the attached Plan dated February, 1980, was approved by the Cambridge City Council and subsequently approved by the Secretary of Communities and Development on May 2, 1980, and renewed by the Secretary of Communities and Development on September 27, 1982; and

WHEREAS, the Central Square CARD Plan expired on September 27, 1984; and

WHEREAS, the Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding renewal of the Plan and regarding boundary changes in the Central Square CARD; and

WHEREAS, the Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the Central Square CARD be renewed for a period of two years from September 27, 1984 to September 27, 1986.

2. That the Central Square CARD Plan be amended to include those boundary changes as described below:

" All that area situated north of Bishop Allen Drive from Prospect Street to Main Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated along Prospect Street in the vicinity of St. Paul Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated south of Green Street from Pleasant Street to Pearl Street and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated ~~along Massachusetts Avenue~~ west of Inman and Pleasant Streets and east of Banks and Remington Streets and as shown on the attached map is hereby deleted from the Central Square CARD."

" All that area situated north of Green Street from Pearl Street to Landsdowne Street and south of the rear property lines of properties fronting on the south side of Massachusetts Avenue and as shown on the attached map is hereby deleted from the Central Square CARD."

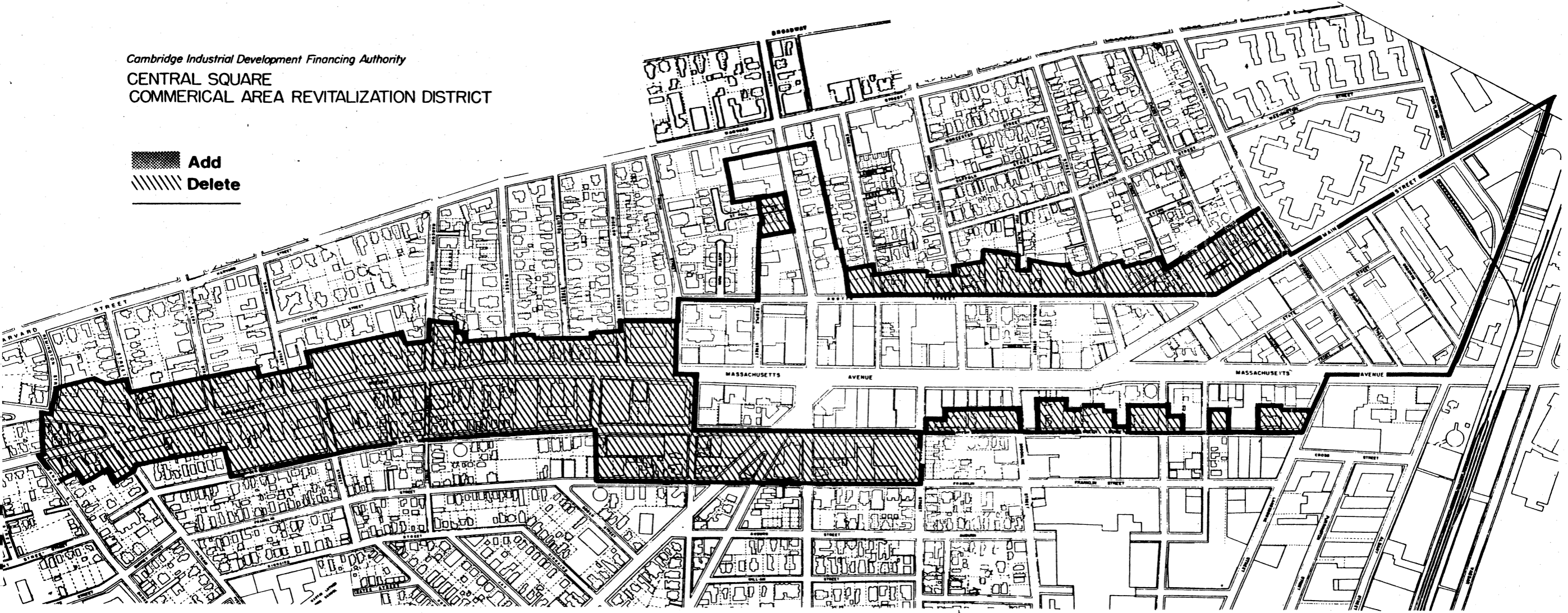
→ wslb Amendment →

3. That the above described amendment is hereby approved and said amendment along with a request for renewal of the CARD shall be submitted to the Secretary of Communities and Development for approval.

Cambridge Industrial Development Financing Authority

CENTRAL SQUARE
COMMERCIAL AREA REVITALIZATION DISTRICT

 Add
 Delete



EAST CAMBRIDGE CARD RESOLUTION

WHEREAS, in accordance with Chapters 40D and 23B, Massachusetts General Laws, the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (hereinafter referred to as CARD Plans) and amendments of said Plans; and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of the City of Cambridge; and

WHEREAS, on February 5, 1979, the East Cambridge CARD Plan which is bounded and described in the attached Plan dated January, 1979, was approved by the Cambridge City Council and subsequently approved by Secretary of Communities and Development on March 7, 1979; and

WHEREAS, the East Cambridge CARD Plan was renewed by the Secretary of Communities and Development on March 22, 1982 and again on March 22, 1984; and

WHEREAS, the Cambridge CARD Committee has studied the CARD program in Cambridge and has prepared a report detailing certain recommendations regarding boundary changes in the East Cambridge CARD; and

WHEREAS, the Cambridge City Council has approved said recommendations and is desirous of making such boundary changes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL:

1. That the East Cambridge CARD Plan be amended to include those boundary changes as described below:

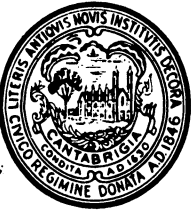
" All that area situated south of the rear property lines of those properties fronting on the north side of Rogers Street, east of Second Street, north of the rear property lines of those properties fronting on south side of Binney Street, and east of Third Street and as shown on the attached map is hereby added to the East Cambridge CARD."

" All that area situated north of Msgr. O'Brien Highway and south of the rear property lines of those properties fronting on the north side of Msgr. O'Brien Highway running from Charlestown Avenue on the east to Third Street on the west and as shown on the attached map is hereby included in the East Cambridge CARD."

" All that area situated on the east side of Second Street and west of the rear property lines of properties fronting on the east side of Second Street running from Otis Street south to the northern boundary of the property

at the northeast corner of Otis and Second Streets and as shown on the attached map is hereby deleted from the East Cambridge CARD."

2. That the above described amendment is hereby approved and said amendment shall be submitted to the Secretary of Communities and Development for approval.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

June 24, 1985

RICHARD C. ROSSI
DEPUTY CITY MANAGER

To the Honorable, the City Council:

I transmit herewith communication received from the Community Development Department with a report on the City's Commercial Area Revitalization District (CARD) Program.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

5-76

Re: enclosed report from the Community Development Dept. on the CARD Program.

6/24/85

Report Accepted

- Need order -

2/4 Resolutions

Approved as amended

By E. Wolf (Call Floor)

and one (#3) amended

portion by E. Clinton

In City Council;

June 24, 1985

6/24/85

Approved

6PM Hearing

- Hearing Held:

7/2/84

Copies to Comm. Comm Dev
Council Office -