



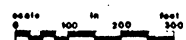
WELLINGTON-HARRINGTON COMMERCIAL
 AREA REVITALIZATION DISTRICT (WHCARD)

**WELLINGTON-HARRINGTON
 URBAN RENEWAL AREA**

CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE MIDDLESEX COUNTY, MASS.
 MASS. R-108

JANUARY, 1978

PROJECT BOUNDARY



C A M B R I D G E , M A S S A C H U S E T T S
C A M B R I D G E R E D E V E L O P M E N T A U T H O R I T Y

W E L L I N G T O N - H A R R I N G T O N
C O M M E R C I A L A R E A
R E V I T A L I Z A T I O N D I S T R I C T

F E B R U A R Y 1 9 7 9

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203 CARD DESCRIPTION

203.1 BOUNDARIES: The WHCARD perimeter is shown on the following map, attached as Attachment A. These boundary lines are delineated by existing property lines and include the entirety of boundary streets. Further clarification is available, if necessary.

203.2 LAND USE: The general land uses within WHCARD are shown on the map attached as Attachment B.

203.3 ZONING: An appropriate excerpt from the latest approved Zoning Districts Map is shown on the following map attached as Attachment C.

203.4 GENERAL PHYSICAL CONDITIONS: The WHCARD properties consisting primarily of older wood-frame structures are generally in need of physical upgrading. Facades, windows, signage as well as some of the capital improvements and equipment in these establishments require attention. The fact that the WHCARD falls within an approved Urban Renewal Area indicates that the blighted and deteriorating conditions that existed at the time the plan was approved have been worked on but additional resources are required to complete.

203.5 MARKETING CONDITIONS: In the past several years some of the area has undergone a strengthening as a result of

project area activity as well as being affected by improvements in the Inman Square area. This condition does not exist throughout the area and one of the goals of the WHCARD are to strengthen it. Vacancies exist primarily in buildings that are scheduled for demolition through public action. The retail uses tend to be supported by both the surrounding neighborhood as they are small ethnically oriented shops, as well as those from outside of the market area because of the specialized products they market. Portuguese bread, rolls, meats and imported food, clothing and gifts are available from these shops as well as Italian groceries, meats and bakery products. There is also a substantial retail/wholesale trade being carried on in used automobile parts.

The WHCARD boundaries were established because this is the primary commercial district within the Wellington-Harrington neighborhood. It is in need of reinforcement, some of which has occurred through the Cambridge Redevelopment Authority's programs. Businessmen within this WHCARD are in need of additional sources of financing and tax incentives in order to upgrade their businesses and to expand the variety of shops and services.

The other major component of the WHCARD is the identification of a 5.2 acre parcel of land on Portland Street which is in the process of being developed for retail uses. Financing resources and other incentives available to local businesses if the WHCARD plan is approved are required for successful development.

The WHCARD program establishes as its one of its goals the reinforcement of the existing retail uses within the area. These uses are generally small, specialized, owner/operated shops supported both from within and without the community. This sector is badly in need of alternative financing resources and tax incentives upgrade these enterprises physically and to make them economically competitive. Another goal is the development of a new commercial/retail area that will bring new business into the area.

The provisions of the existing Urban Renewal Plan together with the Cambridge Zoning Ordinance will prevent the encroachment of commercial uses into previously non-commercial areas.

All these activities will be targeted towards arresting further decay and blight.

In order to provide additional background on goals, it should be pointed out that to date, using Urban Renewal and private sector resources, a quarter of million dollar commercial/retail bakery has been built; a quarter million dollar addition to an existing retail jewelry and appliance store is under construction; and two more commercial developments totaling a quarter of a million dollars are on the drawing boards. All of the above has been done with businessmen in the area.

206.1 PUBLIC IMPROVEMENTS: Some of the major elements of the public improvements program and an approximate costs within the area have been completed, including:

1. Redesign and signalization of the Cambridge/Columbia Streets intersection [\$40,000].
2. Development of an off-street parking area between Columbia and Windsor Streets [\$]5,000].
3. Installation of new sidewalks along Cambridge Street and the re-setting of curbs [\$50,000].
4. Installation of new storm and sanitary sewage system along Portland Street [\$1,000,000].
5. Cleaning and lining of the water mains in Portland Street [\$110,000].
6. Landscaping, tree planting and lighting work has also been completed in some areas [\$50,000].

206.2 LAND USE AND DESIGN CONTROLS

Since the area is subject to the provisions of the approved urban renewal plan and zoning, it is not anticipated to further restrict land uses and design controls within the WHCARD. There is, however, an extensive, positive and realistic design review process in effect on those projects that occur on urban renewal sites. Appropriate cooperation with the Historic Commission and Community Development Department will continue.

With respect to design review procedures on those improvements constructed on non-urban renewal land, the Authority would anticipate a partnership arrangement with local businessmen so that benefits will inure to both the business and the public.

206.3 GENERAL CHARACTER OF DEVELOPMENT/REDEVELOPMENT

1. The construction of a new 60,000 square foot neighborhood shopping mall in addition to three other smaller developments probably place the new construction element ahead of the rehabilitated spaces. Most of the rehabilitated uses are generally located along Cambridge Street which gives them higher visibility.

Another area in which little activity has been done is the used auto parts businesses. With proper controls, these businesses could be improved and made a positive part of the commercial community.

2. The WHCARD will emphasize, up-grading existing businesses, expanding existing businesses, (these two policies have already been placed in effect in the Authority's existing development program) and the attraction of new types of commercial enterprises.
3. Using Title I and CDBG funds, the acquisition of land has been substantially completed in the proposed district.

Most disposition activities have been completed or have been identified.

206.4 FEDERAL/STATE FINANCIAL INCENTIVES: It is anticipated that the WHCARD will provide the opportunity for local businesses to apply for IDFA financing as well as a variety of incentives provided by the Commonwealth including Urban Job Incentive tax credits in addition to Small Business Administration loans. The Authority has a pilot facade easement improvement program which, if successful and if funds are available, will continue. It is anticipated that Title I and financial settlement grant (urban renewal) funds will be available to handle proposed public improvements.

206.5 LOCAL FINANCIAL COMMITMENT: The City's continued funding of the program and cooperation, as well as the Authority's program, represent the local commitment. The Department of Housing and Urban Development (HUD) has set aside \$7.9-million for financial settlement and project closeout activities. A part of this closeout activity is the undertaking of \$3,000,000 in public improvements some of which will be targeted to the WHCARD areas. Specifically the rebuilding of Portland Street, small passive green-space areas and other infrastructure improvements all of which will be completed by 1981.

207 FINDING OF CONFORMANCE WITH OTHER LOCAL PLANS

The WHCARD is not inconsistent with the Cambridge master plan and conforms with and reinforces the Wellington-Harrington Urban Renewal Plan, a copy of which follows.

CAMBRIDGE REDEVELOPMENT AUTHORITY

Cambridge, Massachusetts

NEIGHBORHOOD RENEWAL PLAN

WELLINGTON-HARRINGTON PROJECT NO. MASS. R-108

April 22, 1965

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I. INTRODUCTION

The Urban Renewal Plan, Wellington-Harrington Project No. Mass. R-108 consists of the following text, being Articles I through XI, both inclusive, the Relocation Plan referred to in Article IX hereof, and the following maps, prepared by the Cambridge Planning Board, annexed as exhibits hereto:

Land Use Plan dated April 22, 1965
Areas for Acquisition dated April 22, 1965
Project Area Map A dated April 22, 1965
Zoning Changes dated April 22, 1965

The need for an urban renewal program in the City of Cambridge has been determined. It is the purpose of that program to promote the general welfare and sound growth of the community by eliminating existing substandard conditions and by preventing the recurrence and spread of blight and deterioration within the City. Among its objectives in accomplishing this purpose, the program seeks to provide decent, safe and sanitary housing, the strengthening of the economic stability of the community and the tax base from which the City derives most of its revenue, and to the extent reasonably feasible, the preservation of existing neighborhoods and structures which are in essentially sound conditions.

In carrying out its public responsibilities for this program, the Cambridge Redevelopment Authority has determined that the area in the City of Cambridge, known as the Wellington-Harrington Project Area, is a qualified urban renewal area, as defined in the applicable Massachusetts statute, and that an urban renewal project should be undertaken in accordance with this plan. The Plan seeks to eliminate and prevent the recurrence of factors which have blighted, and continue to blight, the area, and also to improve structural and environmental conditions in the area by the application and enforcement of standards and controls designed to rehabilitate and conserve other properties, consistent with the long-range aim and objectives of the program. In addition, further public improvements and facilities are to be provided to enhance the physical environment as well as both residential and non-residential conditions in the area.

Actions proposed in the execution of this renewal project include:

- a. Encouragement of voluntary repair and rehabilitation to meet sound property conservation standards, including the moving of sound structures to preferred locations.

- b. Demonstration rehabilitation by the Authority of a limited number of buildings.
- c. Enforcement of minimum code standards where non-cumpulsory approaches are insufficient.
- d. Installation, construction or reconstruction of streets, utilities, parks, playgrounds and other public improvements. A modern educational plant (Charles G. Harrington School) has already been constructed in this area to replace three older elementary shcool buildings as a part of the City's intention to rehabilitate this neighborhood.
- e. Land assembly and redevelopment, including acquisition and clearance of seriously blighted structures and uses.
- f. Disposition of sites for new housing, peripheral industrial uses and improved traffic patterns.

II. REHABILITATION AND CONSERVATION AREA

The Wellington-Harrington Neighborhood is the area bordered by the line identified as "Project Area Boundary" on the map entitled "Land Use Plan, Wellington-Harrington Urban Renewal Area, Cambridge Redevelopment Authority", prepared by the Cambridge Planning Board and dated April 22, 1965, and is described as follows:

Beginning at a point at the intersection of the Cambridge - Somerville City Line and the Northeasterly side of the Boston and Albany Railroad (Grand Junction Branch) right of way;

Thence, northwesterly along said City Line one thousdand one hundred and fifty-five (1,155) feet to a point of intersection with the center line of Willow Street;

Thence, southwesterly along said center line of Willow Street and the extension thereof five hundred sixty (560) feet to a point of intersection with the center line of Cambridge Street;

Thence, northwesterly along said center line of Cambridge Street four hundred (400) feet to a point of intersection with the center line of Windsor Street;

Thence northeasterly along said center line of Windsor Street firve hundred forty (540) feet to a point of intersection with the Cambridge - Somerville City Line;

Thence northwesterly along said City Line five hundred fifteen (515) feet to a point of intersection with the extended center line of Elm Street;

Thence, southwesterly along said extended center line of Elm Street two thousand four hundred (2,400) feet to a point of intersection with the center line of Broadway;

Thence, southeasterly along said center line of Broadway one thousand one hundred ninety (1,190) feet to a point of intersection with the center line of Clark Street extended. Thence, northeasterly along said center line of Clark Street and the extensions thereof four hundred (400) feet to a point of intersection with the center line of Hampshire Street.

Thence, southeasterly along the center line of Hampshire Street five hundred and seventy (570) feet to a point of intersection with the center line of Portland Street extended.

Thence, northeasterly along the center line of Portland Street five hundred and sixty (560) feet to a point of intersection with the center line of Binney Street extended.

Thence, southeasterly along said center line of Binney Street five hundred and eighty (580) feet to a point of intersection with the northeasterly side of the Boston and Albany Railroad (Grand Junction Branch) right of way;

Thence, northeasterly along the northeasterly property line of said railroad right-of-way two thousand three hundred thirty-five (2,335) feet, to the point of beginning. All of the above dimensions are more or less as shown on the Map.

III. PROPERTIES TO BE ACQUIRED

The Authority will acquire and clear land and buildings as shown on the Map entitled "Areas for Acquisition, Wellington-Harrington Renewal Area Mass. R-108, Cambridge Redevelopment Authority", prepared by the Cambridge Planning Board and dated April 22, 1965.

The Authority may, in its discretion, acquire, clear, rehabilitate and/or dispose for redevelopment or rehabilitation such properties not shown for acquisition on said Map as are not made to comply with the standards set forth in this Plan, including the Minimum Property Standards for the Wellington-Harrington Renewal Area and the Cambridge Housing and Building Codes hereinafter referred

to, within a reasonable time after notice to the owner and such as are deemed to be detrimental to the health, safety, and general welfare of the community or are not deemed to provide a service or benefit primarily for the residents of the renewal area and neighborhood. Notwithstanding the above, the Authority shall give special consideration to all hardship cases before enforcing the provision of this section.

The Authority may also acquire such other interests in real property, including but not limited to permanent and temporary easements and substandard properties for demonstration rehabilitation, as are necessary or advisable to carry out the objectives, standards, and controls of this Plan.

IV. LAND USE PLAN

The use of land in the project area shall conform to the Map entitled "Land Use Plan, Wellington-Harrington Urban Renewal Area Mass. R-108, Cambridge Redevelopment Authority", prepared by the Cambridge Planning Board and dated April 22, 1965, which also identifies the street system, other public uses and certain institutional and special purpose uses. Land uses permitted in the project area generally west of Portland Street and Warren Street consist of residence (which may include public housing, particularly for elderly persons) and business uses, with industry in the northwest corner near the Somerville line. The area east of Portland Street will be used for residence and/or industry under appropriate controls.

Notwithstanding any provisions (if any) to the contrary, the Authority may in its discretion and from time to time devote or permit any portion or portions of the Project Area to be used temporarily for off-street parking, relocation or other uses deemed appropriate by the Authority in carrying out the purposes of the Plan.

The permitted uses indicated on the above-mentioned Map represent the uses permitted under the Zoning Ordinance of the City of Cambridge as presently in effect or as proposed to be modified pursuant to this Plan.

In addition to the further provisions set forth in this Plan, the provisions of the Cambridge Zoning Ordinance (as amended to April 22, 1965), as well as the standards of the Cambridge Housing Code (adopted May 1, 1962), and the Building Code (adopted

December 23, 1943), as from time to time amended and in effect shall be applicable. In any case of conflict, the more restrictive control or standard shall govern. No variance from the provisions of the Zoning Ordinance and no waiver or variance from the provisions of any applicable Code, shall be effective to modify the uses permitted under this Plan unless consented to by the Authority in consultation with the Wellington-Harrington Citizens Committee.

Land proposed to be acquired by the Authority shall be subject to the further provisions set forth in the Article entitled "Controls and Standards for Land to be Acquired". Properties to be rehabilitated, including properties acquired for that purpose, shall be subject to the further provisions set forth in the Article entitled "General Controls, Objectives and Standards for Rehabilitation".

V. CONTROLS AND STANDARDS FOR LAND TO BE ACQUIRED

- (a) There shall be provided on each lot disposed of for residential use one car space for every dwelling unit, unless due to the special occupancy or other circumstances the Authority shall make the recommendation contained in (b) below. All parking areas in business or industrial areas shall be attractively landscaped with at least one tree for every 10' car spaces or such other landscaping as may be approved by the Authority.
- (b) The Authority, at its discretion, where zoning compliance cannot be achieved, may recommend to the Zoning Board of Appeal that variances from the minimum lot size and/or off-street parking requirements contained in the Cambridge Zoning Ordinance be granted in those cases where, through Authority action, open land is or has been made available and the granting of such a variance will be in the public interest by providing additional sound housing.
- (c) All building designs shall reflect good architecture, shall be in keeping with the intended use of the land and provide for integrated developments within the area. Building plans shall be reviewed and approved by the Authority prior to the commencement of construction.
- (d) The site designated 2 on the Project Area Map "A", Wellington-Harrington Renewal Area (Mass. R-108), Cambridge Redevelopment Authority", prepared by the Cambridge Planning Board and dated April 22, 1965 shall be further restricted as follows:

1. Any non-residential structure constructed upon this site shall be located not less than 60 feet from the property line of Portland Street. This front yard area may be used by private passenger car movements and parking but not truck movements except in and out from the street to the area behind the 60 foot line and shall be landscaped in a manner to enhance the attractiveness of the site and to provide a visual separation between the non-residential buildings on the east side of Portland Street and the residence buildings on the west.
2. Each structure constructed upon this site shall be located no closer to the center line of Portland Street than results from the computation of adding the length of the structure to the height of the structure (as defined in applicable Codes) and dividing the sum by 5.
3. Where two structures are constructed on the same or separate parcels, they shall be separated by a distance of at least 40 feet, unless the Authority shall find that the relationship in the use and design of the structure justifies otherwise.
4. Floor Area Ratio as defined in the Zoning Ordinance of the City of Cambridge, with respect to any lot in this site shall not exceed (2).
5. All parking areas shall be attractively landscaped with at least one tree for every 10 car spaces or such other landscaping as may be approved by the Authority.
6. Land Uses in this area shall be limited to those authorized by the Cambridge Zoning Ordinance as of May 1, 1965 in Industry A districts except where the Redevelopment Authority determines that use which is being displaced should be relocated within this area.
7. Off-Street Parking and Loading requirements shall be no less restrictive than provided for in the Cambridge Zoning Ordinance but may be more restrictive if the Redevelopment Authority so determines in the light of specific re-use proposals.

VI. GENERAL CONTROLS, OBJECTIVES AND STANDARDS
FOR REHABILITATION

a. General Controls for Residential Property Rehabilitation

- (1) All properties devoted in whole or in part to residential uses are to be maintained or restored to a level which achieves a decent standard of safe and sanitary housing for the people residing in the area, and which is in accordance with the provisions of the Cambridge Housing Code, the Minimum Property Standards for the Wellington-Harrington neighborhood and all other applicable Codes.
- (2) All properties shall be inspected within two years of the date of the Loan and Grant Contract and at such time thereafter as the Authority shall deem reasonable. Within 30 days after such inspections, each property owner shall be notified in writing of the work necessary to bring the property into compliance. Within six months after such notification all required work must be completed, or satisfactory progress thereon demonstrated to the satisfaction of the Authority and thereafter diligently prosecuted to completion. However the Authority shall give special consideration to all hardship cases.
- (3) Any such property which is not so maintained or restored will be subject to the enforcement provision of applicable Codes and, if necessary in the judgement of the Authority, to the police and eminent domain powers, separately or collectively, to achieve the objectives of this Plan.

b. General Objectives of Residential Rehabilitation

(1) Planning and Design

- (a) The area for residential rehabilitation, as shown on the Land Use Map, shall be predominantly residential in character.
- (b) Land uses within such area shall be complementary, and shall not adversely influence each other.
- (c) Non-residential traffic generators within such area shall not create traffic congestion or other adverse effects.

- (d) Non-conforming uses which remain within the residential area shall not produce noise, odors, air pollution, glare, heat, vibration, dirt, etc., and shall not be detrimental to the health, safety and general welfare of the community, but shall provide a service or benefit primarily for the residents of the renewal neighborhood.
- (e) Buildings must be structurally sound.
- (f) Adequate off-street parking on residential lots shall be provided, where feasible.

(2) Health Objectives

Sanitary objectives must be attained which eliminate conditions causing disease or which are otherwise detrimental to the public health, safety and the general welfare of the community. To achieve this:

- (a) All facilities necessary for adequate heat, lighting, plumbing, and general sanitation must be properly installed and maintained in good working condition.
- (b) Structural and Environmental conditions necessary for the provision of adequate space for occupants and healthy living conditions must be maintained.

(3) Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions causing injury to persons or damage to adjacent buildings. To achieve this:

- (a) Potential fire hazards must be eliminated.
- (b) Unsafe yard conditions must be eliminated.
- (c) The exterior and interior of structures and buildings and all facilities must provide maximum safety.

c. General Controls for Non-Residential Property Rehabilitation

- (1) All properties and buildings devoted in whole or in part to non-residential use are to be maintained or restored to a level which achieves a satisfactory standard as specified in this Plan for the rehabilitation of non-residential property.

- (2) All properties shall be inspected within one year of the date of the Loan and Grant Contract and at such times thereafter as the Authority shall deem reasonable. Within 30 days after such inspections, each property owner shall be notified in writing of the work necessary to bring the property into compliance. Within 6 months after such notification, all required work must be completed, or satisfactory progress thereon demonstrated to the satisfaction of the Authority and thereafter diligently prosecuted to completion. Upon completion of the rehabilitation work to the satisfaction of the Authority, the Authority shall issue a certificate of satisfactory completion.
- (3) Any non-residential use allowed to remain which does not conform to either the zoning or the proposed land uses, and which is abandoned, goes out of use, or is terminated for any reason for a period of at least one year or is destroyed to an extent of more than 50% of the fair market value of the premises being so used, will not be allowed to be re-established. In addition, a non-conforming use will not be allowed to extend its use, expand its use, or change from its present use to another non-conforming use. All new uses will comply with the applicable Zoning Ordinance.
- (4) Any such property which is not so maintained or restored will be subject to the enforcement provisions of applicable Codes and, if necessary in the judgement of the Authority, to the police and eminent domain powers, separately or collectively, to achieve the objectives of this Plan.
- (5) Acquisition of properties under the second and third paragraphs of Section III shall be initiated within four years on the effective date of this Plan.

d. General Objectives of Non-Residential Rehabilitation

- (1) Planning and Design Objectives
 - (a) Commercial or industrial buildings shall provide adequate off-street parking and loading, subject to the standards hereinafter stated.
 - (b) Users shall provide for the control of noxious by-products of their operations.

- (c) All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.
- (d) Buildings shall be structurally sound.
- (e) Signs shall be integrated with the overall structural appearance to be achieved through rehabilitation, and must not adversely affect the general appearance of the area. Signs hereafter constructed or replaced shall not project over any public way or sidewalk.

e. Standards for Non-Residential Rehabilitation

(1) Applicability of Standards

All structures and buildings in the Project Area, devoted in whole or in part to non-residential use shall be rehabilitated by their owners; and shall conform to the standards of the applicable Codes in effects and as amended from time to time and the standards hereinafter set forth.

(2) Fire and Structural Safety

Every Structure shall comply with the applicable provisions of the Cambridge Codes.

(3) Off-Street Loading and Parking

- (a) Off-Street Loading: One off-street loading berth shall be provided for each 25,000 square feet of floor area or part thereof. Each of the berths should be of sufficient size to accommodate all vehicles between the building and the street right-of-way line. The Authority may waive or vary this requirement as it applies to existing buildings if a physical limitation makes it impossible or unreasonable to provide such a facility, pursuant to Zoning.
- (b) Parking: Off-street parking shall be provided at a ratio of (1) not less than one space for every three employees or (2) one space for every 1200 square feet of floor area, whichever provides more off-street parking spaces. The Authority may waive or vary this requirement upon a showing that sufficient parking spaces, either public or private,

are available within 400 feet of the individual structure, pursuant to Zoning.

(4) Structural Standards

Every structure shall comply with the applicable provision of the Cambridge Codes.

(5) Noxious Uses

No industrial or commercial property within the Project Area shall be used in a noxious manner. The criteria for determining noxious uses shall be generally as follows:

- (a) The emission of smoke, fumes, odors, or other objectionable by-products.
- (b) Excessive noise.
- (c) Generation of excessive truck traffic.
- (d) Adverse location of the particular use with respect to the general character of the area and its impact on immediately adjacent uses.

(6) Enforcement of Standards

Whenever it is determined that there are reasonable grounds to believe that a non-residential property or structure does not meet the objectives, standards, and controls of this Plan, the Authority shall give notice of such non-conformance to the person or persons responsible therefore. Such notice shall be in writing, include a statement of the reason why it is being issued, allow a reasonable time for the performance of any act it requires, be served upon the owner or his agent, or the occupant, as the case may require, and contain an outline of the necessary remedial action, which, if taken, will effect compliance with the provisions of this Plan.

VII. ZONING

The bulk of the Wellington-Harrington area will remain in its present C-1, C-2, and Business-A and Industrial-B zoning classifications. The areas indicated on the Map entitled "Zoning Changes, Wellington-Harrington Urban Renewal Area (Mass. R-108), Cambridge Redevelopment Authority", prepared by the Cambridge

Planning Board and dated April 22, 1965 are suggested for change as follows:

- Area 1. An area on the easterly side of Warren Street from Industry-A to Business-A.
- Area 2. An area bounded by Bristol Street and its extension to Broadway, Broadway, Clark Street, Hampshire Street, and Portland Street from Industry-A to Residence C-1.
- Area 3. An area fronting on Broadway from west of Windsor Street extending to the existing Industrial-A District east of Windsor Street from Business-A to Residence C-1.
- Area 4. The area fronting on both sides of Hampshire Street to a depth of 100 feet from Elm Street to Bristol Street from Business-A to Residence C-1.
- Area 5. The area fronting on Cambridge Street southerly 100 feet deep from Columbia to Windsor Street from Residence C-2 to Business-A.
- Area 6. The area bounded by the area in Item 5, Windsor Street, Lincoln Street, and Columbia Street from Residence C-2 to Residence C-1.

VIII. RELATIONSHIP OF THE PLAN TO LOCAL OBJECTIVES

The Plan is consistent with and conforms to the general plan for the City of Cambridge and bears a clear and consistent relationship to, and promotes, the following local objectives as defined by the Cambridge Planning Board:

a. Appropriate Land Use.

The Plan undertakes to preserve and strengthen the present character of the area as a predominantly residential area.

b. Improved Traffic and Public Transportation.

The Plan contains provisions for widening, closing and extension of streets, as well as provisions for off-street parking and loading facilities. The fundamental intent of the proposed changes is to modify the existing street system so that local and through traffic will be separated wherever possible, thus preventing the encroachment of

through traffic, particularly commercial, on the residential area.

c. Recreational and Community Facilities.

The Plan will preserve, and provides for major improvements in, Donnelly Field, a local park serving the entire Project Area, and the only major open space in the neighborhood, and provides another area of 32,000 feet between Columbia and Elm Streets. A small park will be provided between Webster Avenue and Windsor Street at Lincoln Street.

d. Public Utilities and Services.

In addition to street widenings and other street improvements, the Plan calls for further public services, such as new sewers, modernized fire alarm systems and additional tree plantings.

IX. OTHER OBLIGATIONS OF REDEVELOPERS

Each redeveloper shall be obligated to begin the building of improvements within a reasonable time as determined by the Authority, to comply with such terms and conditions as shall be specified by the Authority to prevent holding of land for speculative purposes and to comply with such other provisions as the Authority shall deem appropriate to carry out the objectives of this Plan and the Massachusetts Housing Authority law.

X. OTHER PROVISIONS NECESSARY TO MEET
STATE AND LOCAL REQUIREMENTS

In accordance with the provisions of Chapter 121 of the General Laws of Massachusetts (Ter. Ed.) as amended, there is incorporated herein and made a part hereof the Relocation Plan for the Wellington-Harrington Project Area, which indicates the method for the relocation of persons living in the Project Area.

XI. TERMINATION, MODIFICATION AND VARIATIONS
OF URBAN RENEWAL PLAN

This Plan, and, unless otherwise specified, any and all modifications or variations thereof, shall be in full force and effect

for a period of thirty (30) years from and after the date of approval of this Plan by the City Manager, with the approval of the City Council, of the City of Cambridge.

This Plan may be modified at any time or times by the Authority with the advice and counsel of the Wellington-Harrington Citizens Committee and with the approval of the City Council of the City of Cambridge and provided that, if any of the provisions of the Plan applicable to any part of the Project Area shall be modified after the disposition of such part, such modification shall be consented to by the owner or owners of such part.

The Authority may, in specific cases, vary the application of any provision of the Plan to minor extent, provided that the decision of the Authority shall not be in conflict with the spirit of this Plan and provided further that any such variance with respect to any part of the Project Area shall be subject to the consent of the owner or owners of such part.

NEIGHBORHOOD RENEWAL PLAN
AMENDMENT NO. 1

Wellington-Harrington Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge • Massachusetts

1. The first sentence of the first paragraph of Article IV of the Plan is amended to read as follows:

"The use of land in the project area shall conform to the Map entitled, "Land Use Plan, Wellington-Harrington Urban Renewal Area Mass. R-108, Cambridge Redevelopment Authority", prepared by the Cambridge Planning Board and dated April 22, 1965, which also identifies the street system, other public uses and certain institutional and special purpose uses, except that new construction of hotels or other housing for transient use shall not be permitted in the project area."

2. The third paragraph of Article IV of the Plan is amended to read as follows:

"The permitted uses indicated on the above-mentioned Map represent the uses permitted under the Zoning Ordinance of the City of Cambridge as presently in effect or as proposed to be modified pursuant to this Plan, except that new construction of hotels or other housing for transient use shall not be permitted in the project area."

Wellington-Harrington Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge • Massachusetts

The Plan is modified as follows:

1. The maps identified in Article I and referred to elsewhere in the Plan and annexed as exhibits thereto are revised to reflect changes in the Project Area Boundary in accordance with paragraph 2 hereof, and the following revised maps are substituted in lieu thereof, respectively, so that any and all reference to any map identified in Article I shall hereafter mean the revised map hereby substituted in lieu thereof:

Land Use Plan, dated April 22, 1965, and revised May 31, 1967.

Areas for Acquisition, dated April 22, 1965, and revised May 31, 1967.

Project Area Map A, dated April 22, 1965, and revised May 31, 1967.

Zoning Changes, dated April 22, 1965, and revised May 31, 1967.

2. Article II of the Plan is amended so as to read as follows:

The Wellington-Harrington Neighborhood is the area bordered by the line identified as "Project Area Boundary" on the map entitled "Land Use Plan, Wellington-Harrington Urban Renewal Area, Cambridge Redevelopment Authority", prepared by the Cambridge Planning Board and dated April 22, 1965, and revised May 31, 1967, and is described as follows:

Beginning at a point at the intersection of the Cambridge-Somerville City Line and the northeasterly side of the Boston and Albany (Grand Junction Branch)

Railroad right-of-way;

Thence, northwesterly along said City Line two thousand forty-three (2,043) feet to a point of intersection with the extended center line of Elm Street;

Thence, southwesterly along said extended center line of Elm Street two thousand four hundred (2,400) feet to a point of intersection with the center line of Broadway;

Thence, southeasterly along said center line of Broadway one thousand one hundred ninety (1,190) feet to a point of intersection with the center line of Clark Street extended;

Thence, northeasterly along said center line of Clark Street and the extensions thereof four hundred (400) feet to a point of intersection with the center line of Hampshire Street;

Thence, southeasterly along the center line of Hampshire Street five hundred and seventy (570) feet to a point of intersection with the center line of Portland Street extended;

Thence, northeasterly along the center line of Portland Street five hundred and sixty (560) feet to a point of intersection with the center line of Binney Street extended;

Thence, southeasterly along said center line of Binney Street five hundred and eighty (580) feet to a point of intersection with the northeasterly side of the Boston and Albany (Grand Junction Branch) Railroad right-of-way;

Thence, northeasterly along the northeasterly property line of said railroad right-of-way, two thousand three hundred thirty-five (2,335) feet, to the point of beginning. All of the above dimensions are more or less as shown on the map.

AMENDMENT NO. 3

WHEREAS, Cambridge Redevelopment Authority desires, after obtaining the advice and counsel of the Wellington-Harrington Citizens Committee, to modify further as hereinafter set forth certain provisions of the urban renewal plan known as the "Neighborhood Renewal Plan, Wellington-Harrington Project, No. Mass. R-108", dated April 22, 1965;

NOW, THEREFORE, said Plan is hereby further modified as follows:

Article V is hereby amended by re-lettering paragraph "(d)" thereof as paragraph "(e)", and by inserting after paragraph (c) the following new paragraph (d):

- "(d) All utility lines and related facilities to be installed, constructed, reconstructed or used on each lot disposed of by the Authority for redevelopment shall be placed and maintained underground. All lines, equipment and related facilities required or used outside of such lot in connection with such utility lines shall be placed and maintained so as not to detract from the physical attractiveness of the lot or surrounding areas or the improvements developed thereon."



CAMBRIDGE CITY LINE

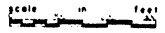
JOHN F. DONNELLY FIELD

BOSTON & ALBANY R. R.

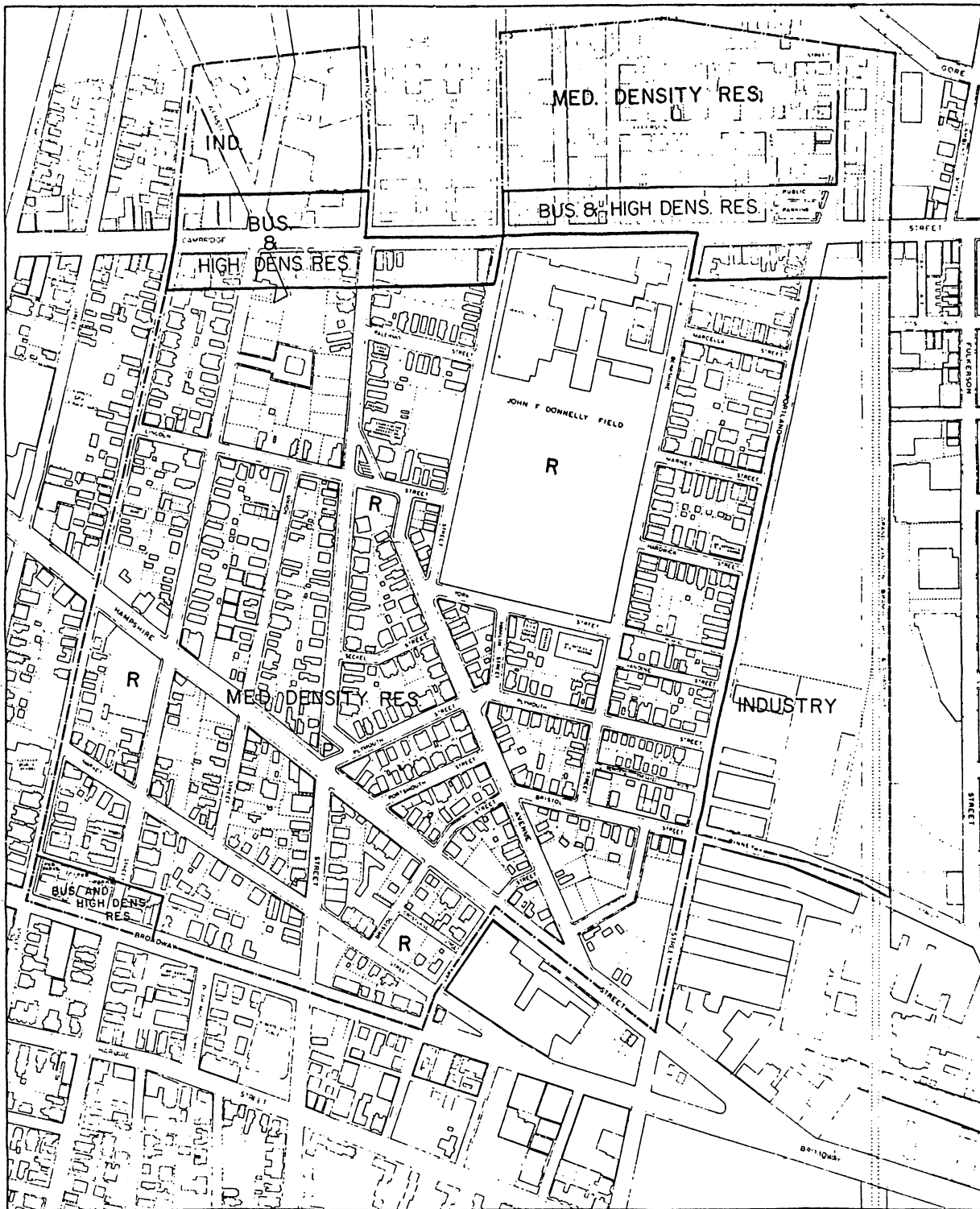
----- Project Area Boundaries

WELLINGTON-HARRINGTON
URBAN RENEWAL AREA

CAMBRIDGE REDEVELOPMENT AUTHORITY
CAMBRIDGE, MIDDLESEX COUNTY, MASS.
Prepared by the
CAMBRIDGE PLANNING BOARD



CODE NO.

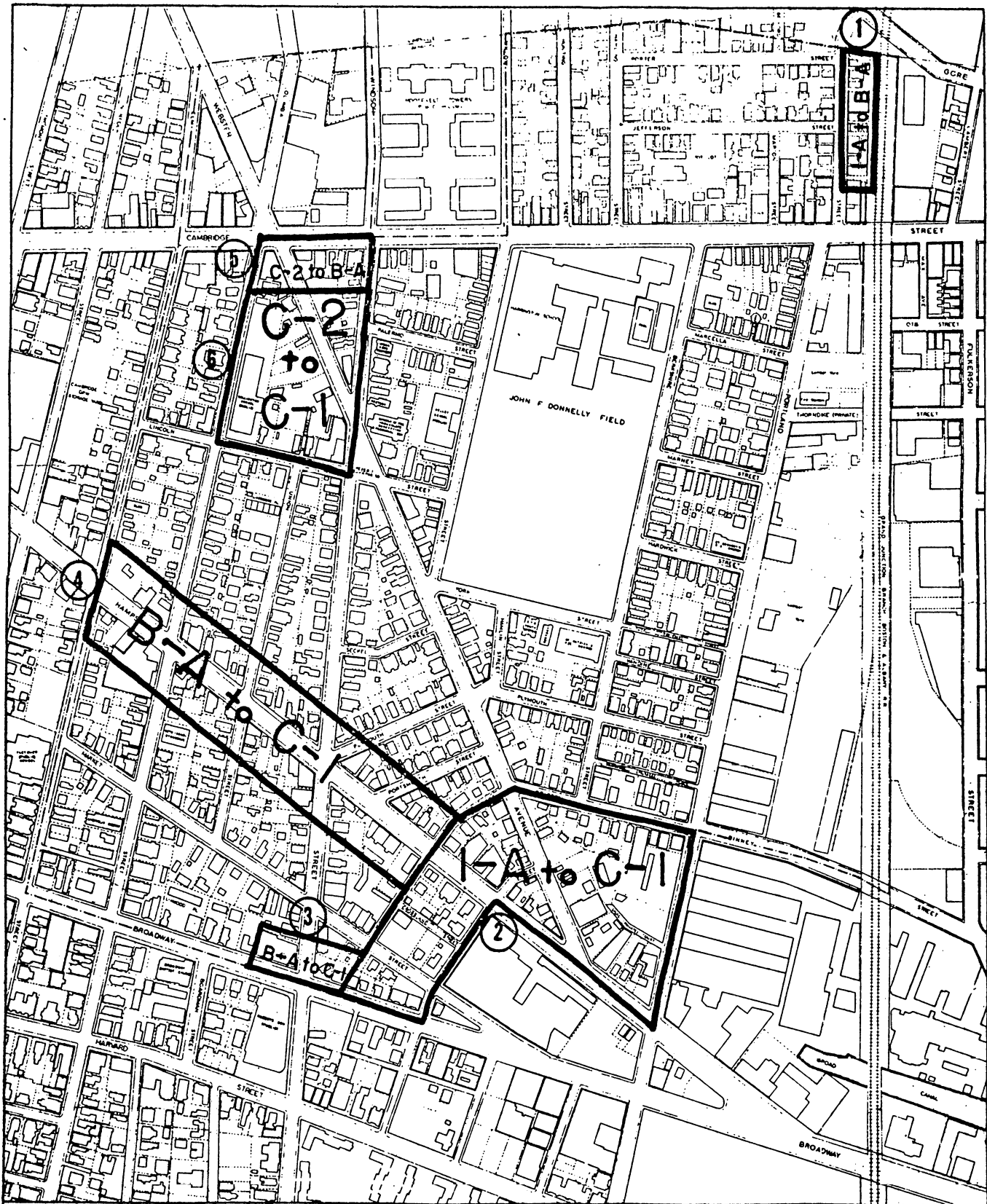


R PUBLIC OPEN SPACE
 - - - - - PROJECT AREA BOUNDARY

LAND USE PLAN

WELLINGTON-HARRINGTON URBAN RENEWAL AREA
 MASS. R-10B
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.
 Prepared by the
 CAMBRIDGE PLANNING BOARD

Scale 1" = 100'  CODE NO. 215
 APRIL 22, 1965



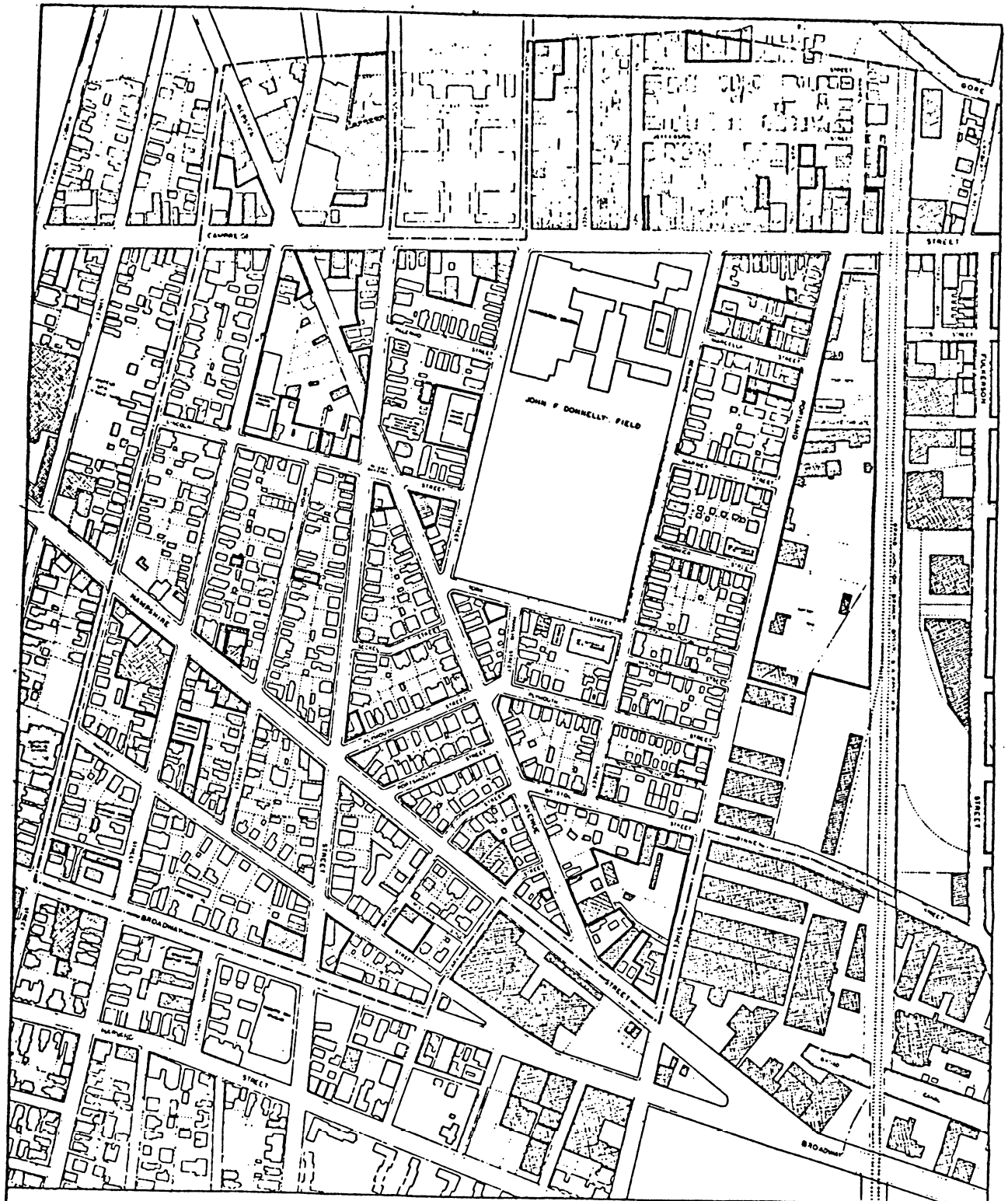
ZONING CHANGES

Mass. R-108
Wellington-Harrington
Urban Renewal Area

CAMBRIDGE REDEVELOPMENT AUTHORITY
CAMBRIDGE, MIDDLESEX COUNTY, MASS.



Prepared by the
CAMBRIDGE PLANNING BOARD

Scale 1" = 100' CODE NO. R
APRIL 22, 1965



EXISTING LAND USE

-  RESIDENTIAL
-  PUBLIC or SEMI-PUBLIC
-  COMMERCIAL
-  INDUSTRIAL
-  PROJECT BOUNDARY

-  LAND AND BUILDINGS TO BE ACQUIRED
-  BUILDINGS TO BE ACQUIRED

AREAS FOR ACQUISITION

WELLINGTON-HARRINGTON URBAN RENEWAL AREA
 MASS R-108
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.
 Prepared by the
 CAMBRIDGE PLANNING BOARD



CODE NO. R-222
 APR. 22, 1963

The Wellington-Harrington Citizens Committee serves as the project area committee and advises the Authority and the City with respect to activities within the area. They have been consulted concerning the WHCARD. In addition, it is anticipated that a small business advisory council will be formed as a part of the Wellington-Harrington Citizens Committee activities.

The Cambridge Redevelopment Authority will implement the approved WHCARD plan as well as handle the coordination of all of the various elements required to make the program a success. As a local public agency, the Authority has all the powers contained in Chapter 121B. The Authority has been in existence since 1957, and has professional staff abilities in property acquisition, property management, business and residential relocation, site operations, engineering, design, site development and disposition. At the present time, the Authority is working with private developers for the construction of \$100-million in new commercial and non-commercial development. The Authority has had experience in an overall program involving the acquisition of real estate, the relocation of businesses and families, the construction of public improvements and the private development of new and rehabilitated housing and commercial construction.

210 EVIDENCE OF PUBLIC HEARING

210.1 A copy of the public hearing notice, published in the Boston Herald American on January 26, 1979, follows.

210.2 An affidavit from the office of the City Clerk follows.

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC HEARING NOTICE

Commercial Area Revitalization Districts for East Cambridge Riverfront Development Project, Kendall Square Urban Renewal Area, Wellington-Harrington Area and Central Square

A public hearing will be held on Monday, February 5, 1979 at 8 P.M. in the City Hall Council Chambers, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts to discuss the plans for creation of four Commercial Area Revitalization Districts. District plans will be presented for the East Cambridge Riverfront Development Project, the Kendall Square Urban Renewal Area, the Wellington-Harrington area and Central Square.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978, Chapter 495) authorizes the use of industrial revenue financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization Plan has been approved by the Secretary for Communities and Development. A similar amendment to Chapter 23D makes approval of such a plan by the Secretary, a precondition for the use of Urban Job Incentive Program tax credits by commercial facilities. (St. 1978, Chapter 499, S2, 3, 5).

The use of industrial revenue financing bonds has two major advantages.

1. 100% Financing — 100% of the funds required for the acquisition of land, buildings, machinery and equipment, plus the cost of issuing the bonds can be financed.
2. Lower Interest Rates — The purchaser of the bond issue receives interest which is tax-exempt from federal and Massachusetts income taxes. As a result of this tax exemption, the interest rate on the loan is considerably lower than comparable conventional loan rates.

By order of the City Council, Paul E. Healy, City Clerk.

Times Observer Monitor Journal CR FR Crimson Globe Herald Chronicle

Other heading

issue section page date 1/26/79 am pm sun

sheet

Sections 210.2, 211, 212 and 213 are to be supplied by the
City of Cambridge.

211 RESOLUTION OF LOCAL GOVERNING BODY

A resolution of the Cambridge City Council approving the WHCARD follows.

CITY OF CAMBRIDGE

IN CITY COUNCIL

February 5, 1979

WHEREAS:

In accordance with Chapters 40D and 23D, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization Districts Plans (herein referred to as CARD 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 Cambridge; and

WHEREAS:

The development/redevelopment of the Wellington-Harrington CARD is situated in the City of Cambridge and which is bounded as shown on the attached map, and made a part hereof, would forward the community development objectives of the City and would result in physical development and redevelopment of said District and the creation of employment opportunities of a character consistent with that contemplated by the above-cited statutes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL

1. That the Wellington-Harrington Commercial Area Revitalization District described above is a predominantly commercial geographic area;
2. That implementation of the proposed WHCARD Plan will serve to avert the decay of the area covered by the plan and will help deter the movement of commercial enterprises into previously non-commercial areas; and
3. That the WHCARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

The Cambridge City Clerk's Certificate attesting to the resolution of the Cambridge City Council in connection with the approval of the WHCARD follows.

CITY OF CAMBRIDGE

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting City Clerk of the City of Cambridge, herein called the "Municipality" and the keeper of the records of the Municipality, including the journal of proceedings of the City Council, herein called the "Governing Boay";

2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 5th day of February, 1979, and duly recorded in his office;

3. That said meeting was duly convened and held in all respects in accordance with law; that to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and that all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been fulfilled, carried out and otherwise observed;

4. That if an impression of the seal has been affixed below, it constitutes the official seal of the Municipality and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Municipality does not have and is not legally required to have an official seal;

5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this day of February, 1979.

Attest:

(SEAL)

(Signature of Attesting Officer)

(Signature of Recording Officer)

(Title of Attesting Officer)

An opinion of the Cambridge City Solicitor with respect to the WHCARD follows.

Sections 210.2, 211, 212 and 213 are to be supplied by the
City of Cambridge.



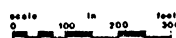
WELLINGTON-HARRINGTON COMMERCIAL
 AREA REVITALIZATION DISTRICT (WHCARD)

**WELLINGTON-HARRINGTON
 URBAN RENEWAL AREA**

CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE MIDDLESEX COUNTY, MASS.
 MASS. R-108

JANUARY, 1978

PROJECT BOUNDARY





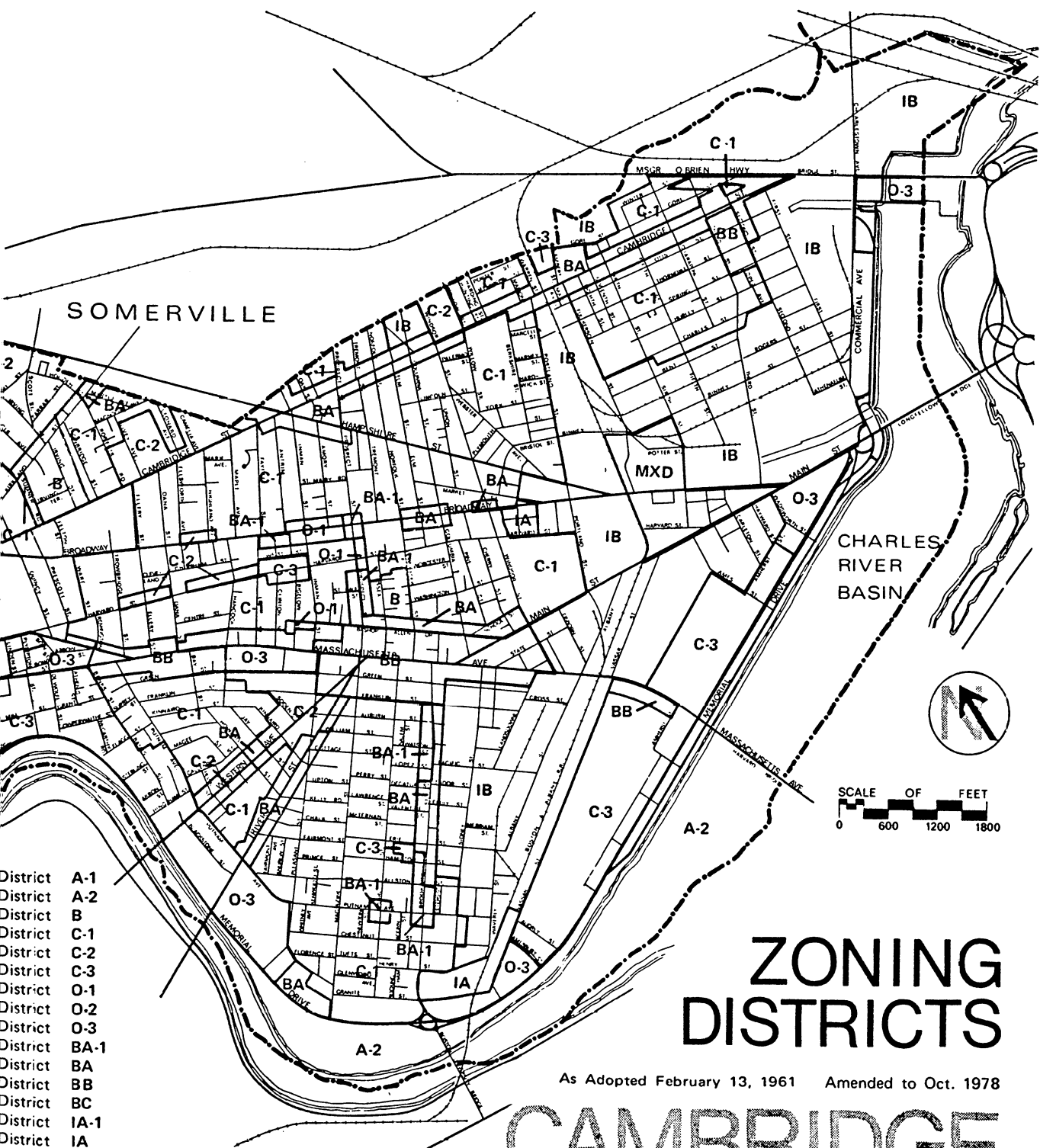
LAND USES
 WELLINGTON-HARRINGTON COMMERCIAL
 AREA REVITALIZATION DISTRICT (WHCARD)

**WELLINGTON-HARRINGTON
 URBAN RENEWAL AREA**
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE MIDDLESEX COUNTY, MASS.
 MASS. R-108

JANUARY, 1978

PROJECT BOUNDARY





- District A-1
- District A-2
- District B
- District C-1
- District C-2
- District C-3
- District O-1
- District O-2
- District O-3
- District BA-1
- District BA
- District BB
- District BC
- District IA-1
- District IA
- District IB
- District IC
- District MXD
- District OS
- District PUD-1

ZONING DISTRICTS

As Adopted February 13, 1961 Amended to Oct. 1978

CAMBRIDGE

Community Development Department 1976

City of Cambridge

MASSACHUSETTS

In City Council

February 5, 1979

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duehay	✓			
Mr. Frisoli	✓			
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danahy	✓			

9 0 0

Vote of the City Council on
 the Approval of Wellington - Framingham
 Privatization District (MISCAD)

CVSD
 RF
 A

CITY OF CAMBRIDGE

17.

IN CITY COUNCIL

CCUNCILLOR FRISOLI

February 5, 1979

WHEREAS:

In accordance with Chapters 40D and 23D, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization Districts Plans (herein referred to as CARD 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 Cambridge; and

WHEREAS:

The development/redevelopment of the Wellington-Harrington CARD is situated in the City of Cambridge and which is bounded as shown on the attached map, and made a part hereof, would forward the community development objectives of the City and would result in physical development and redevelopment of said District and the creation of employment opportunities of a character consistent with that contemplated by the above-cited statutes.

NOW, THEREFORE BE IT RESOLVED BY THE CAMBRIDGE CITY COUNCIL

1. That the Wellington-Harrington Commercial Area Revitalization District described above is a predominantly commercial geographic area;
2. That implementation of the proposed WHCARD Plan will serve to avert the decay of the area covered by the plan and will help deter the movement of commercial enterprises into previously non-commercial areas; and
3. That the WHCARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

In City Council February 5, 1979

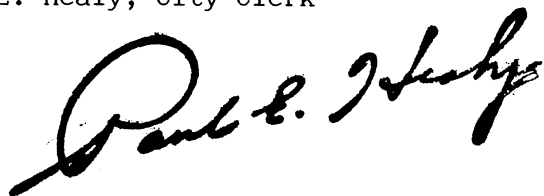
Adopted by a yea and nay vote:

Yeas 9; Nays 0; Absent 0.

Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:



S-61

C. Frisoli resolutions on the Wellington-
Harrington Commercial Area Revitalization
District (WHCARD).

In City Council,
February 5, 1979