

CAMBRIDGE REDEVELOPMENT AUTHORITY

Cambridge, Massachusetts

NEIGHBORHOOD RENEWAL PLAN

WELLINGTON-HARRINGTON PROJECT NO. MASS. R-108

April 22, 1965

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LIST OF FIVE EXHIBITS

Land Use Plan Map dated April 22, 1965

Areas for Acquisition Map dated April 22, 1965

Project Area Map dated April 22, 1965

Zoning Changes Map dated April 22, 1965

Minimum Property Standards Exhibit B Submitted in Code R-221
in Part I Binders

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-compulsory 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 school 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 thousand 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 five 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 give 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 purpose 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 judgment 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 judgment of the Authority, to the police and eminent domain powers, separatively 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 operation.
- (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 effect 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) no 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 therefor. 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, 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.

GENERAL CONTROLS FOR RESIDENTIAL REHABILITATION

The Minimum Property Standards referred to on Page 11 of this Neighborhood Renewal Plan for the Wellington-Harrington Neighborhood Project No. Mass. R-108 were approved by the Federal Housing Administration on April 14, 1965 and are incorporated in this Plan by reference. The Standards are included in Code 221, as "Exhibit B" and consists of 35 pages.

XII. RELOCATION PLAN

The Relocation Plan for the Neighborhood Renewal Plan, Wellington-Harrington Project (Mass. R-108) is incorporated in Code R-223 and consists of 32 pages; Form H-6122 for families, with 3 pages of explanation; Form H-6122 for individuals, with 3 pages of explanation, and 17 exhibits.

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."

NEIGHBORHOOD RENEWAL PLAN
AMENDMENT NO. 2

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;

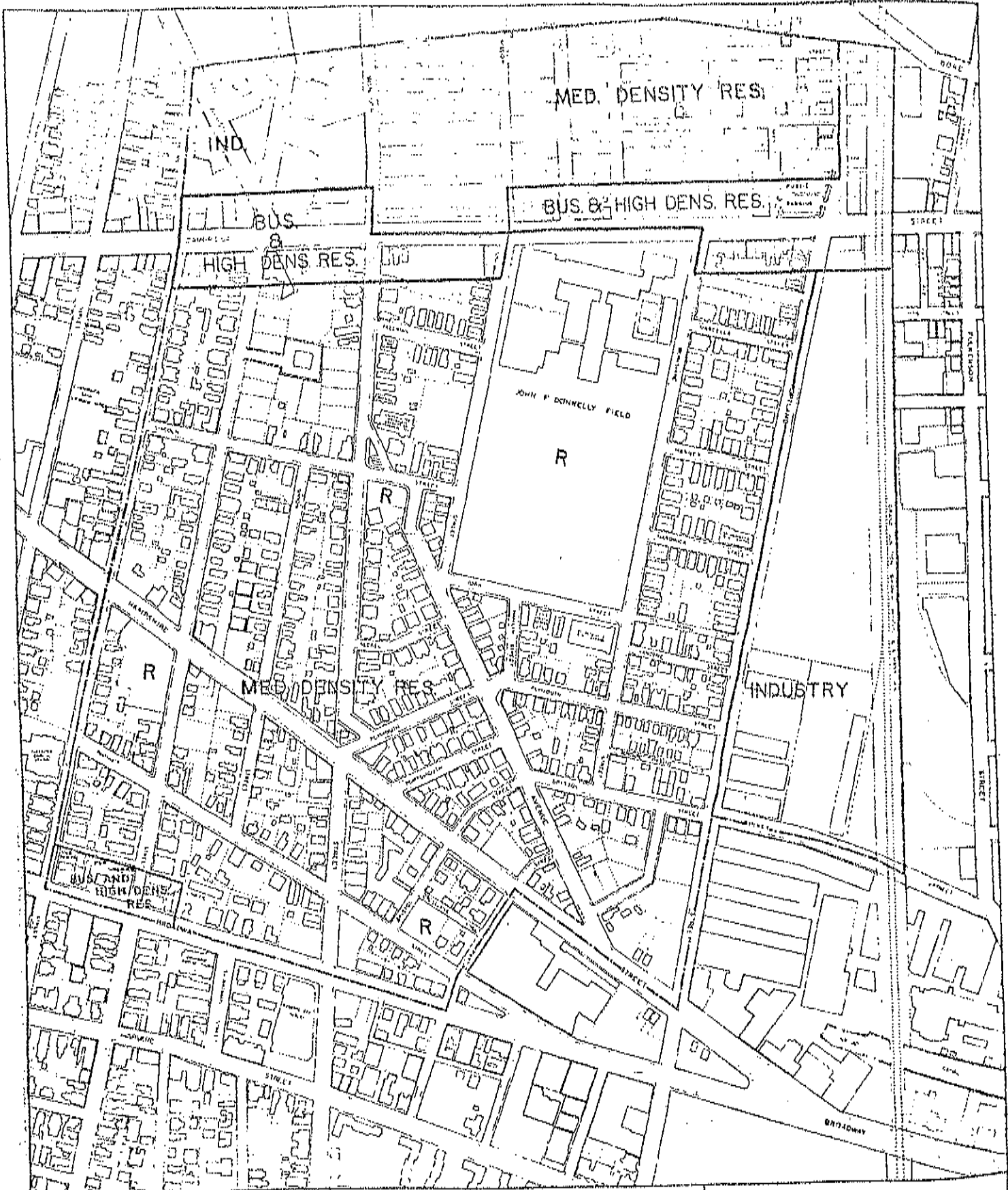
Thence, northeasterly along said center line of Clark Street and the extensions thereof four hundred (400) feet to a point of intersection with the center line of Hampshire Street;

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.



LAND USE PLAN






WELLINGTON-HARRINGTON URBAN RENEWAL AREA
 MASS. R-100
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.
 Drawn by the
 CAMBRIDGE PLANNING BOARD


R PUBLIC OPEN SPACE
 --- PROJECT AREA BOUNDARY


SCALE 1" = 100' DATE APRIL 1968
 CODE NO. 007
 APRIL 28, 1968



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-100
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.
 Prepared by the
 CAMBRIDGE PLANNING BOARD


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DATE: 11/15/68




CODE NO. W-272



CONDITION OF BUILDINGS

- | | | | |
|---|--|---|---|
|  | Standard structures |  | Standard structures requiring clearance to remove existing structure |
|  | Standard structures, retaining structure to correct planning influence |  | Structures subject to a height restriction |
|  | Deficient structures |  | Substandard structures requiring clearance for restructuring of land, structure, building and general improvement of existing |

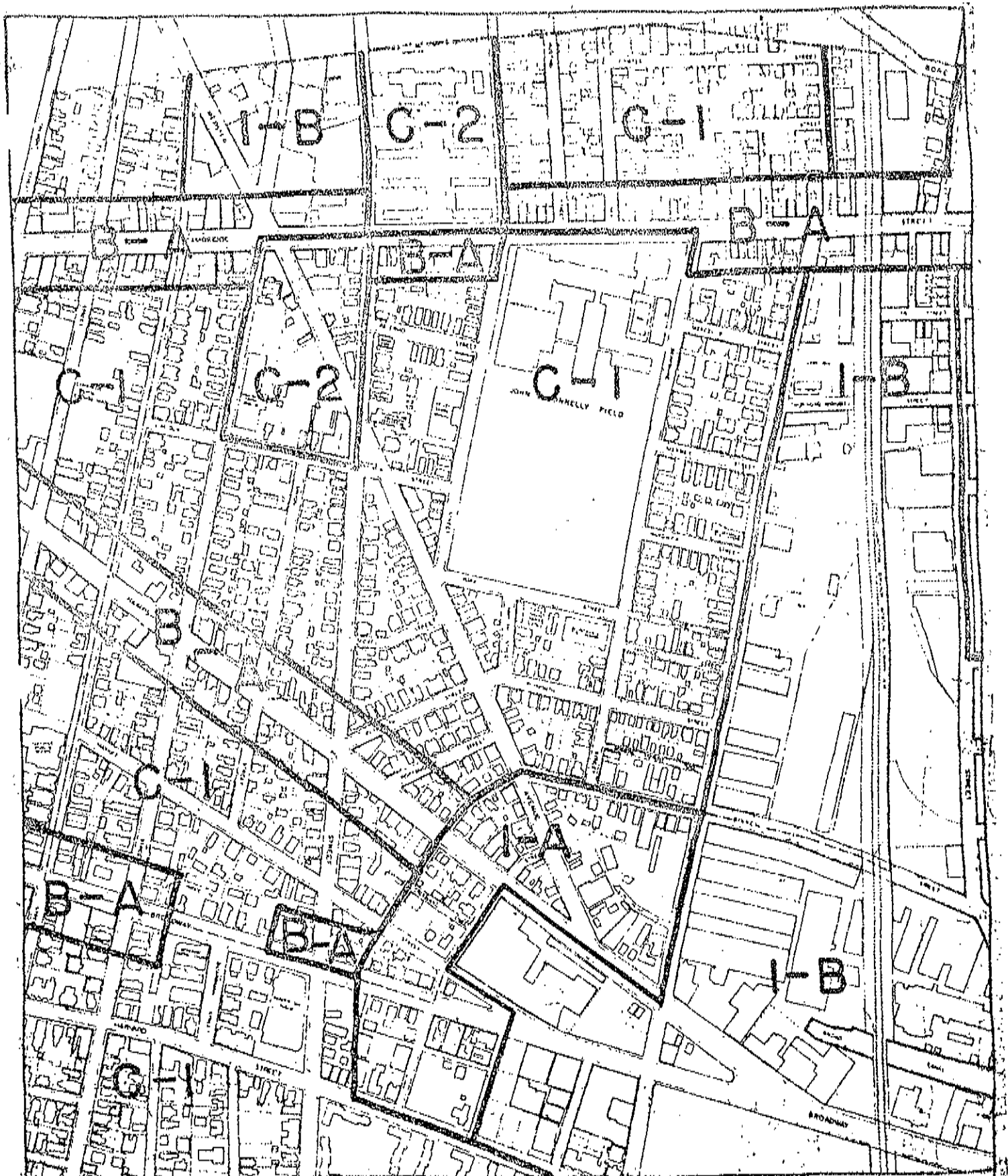
PROJECT BOUNDARY —

CLEARANCE BOUNDARIES: AREA 1  AREA 2  AREA 3 

PROJECT AREA MAP
 WELLINGTON-HARRINGTON URBAN RENEWAL AREA

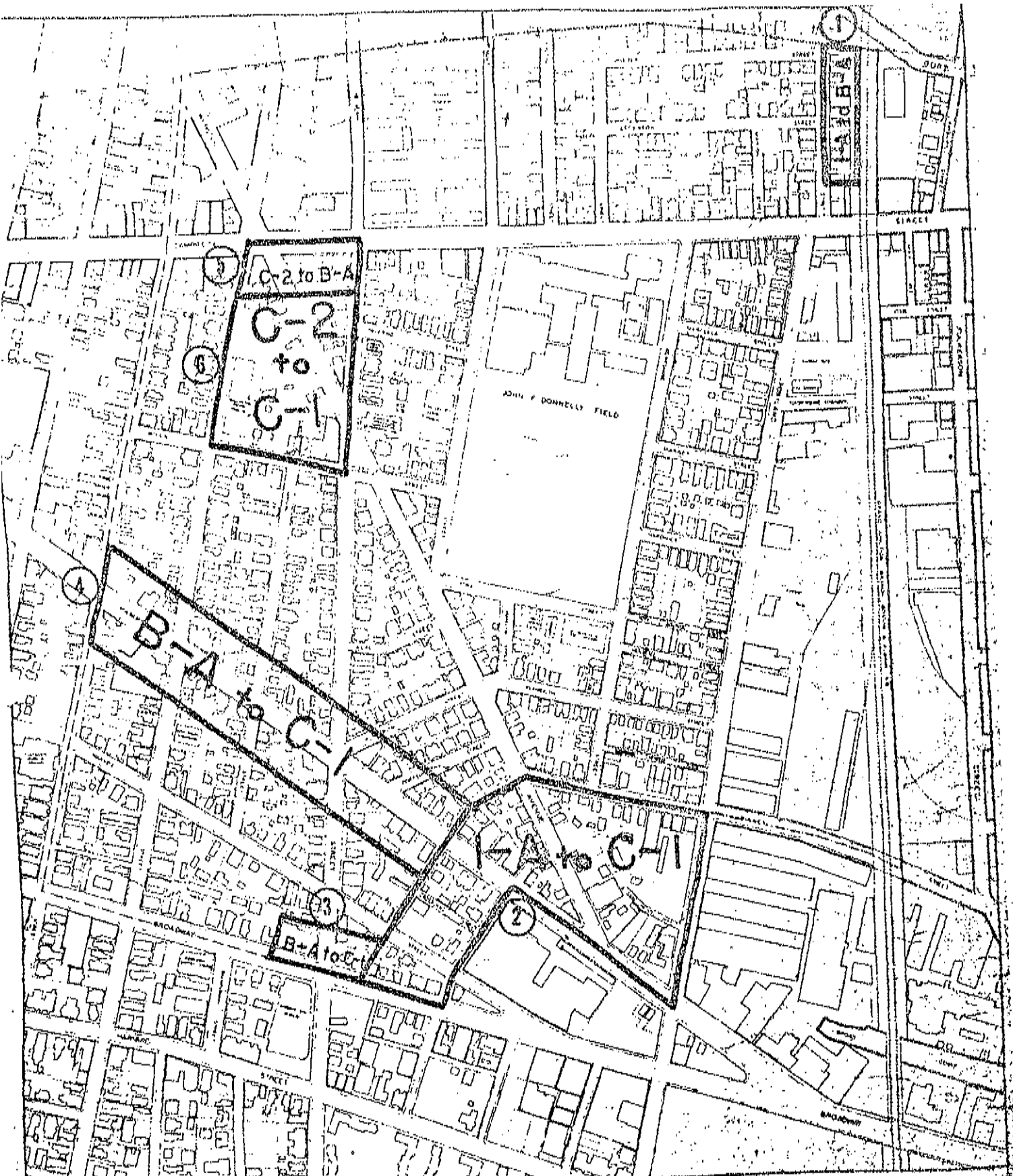
MASS. R-100
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.
 Prepared by the
 CAMBRIDGE PLANNING BOARD

Scale 1" = 100'
 CODE NO. 715
 APRIL 24, 1965
 (Seal of the Cambridge Planning Board)



EXISTING ZONING

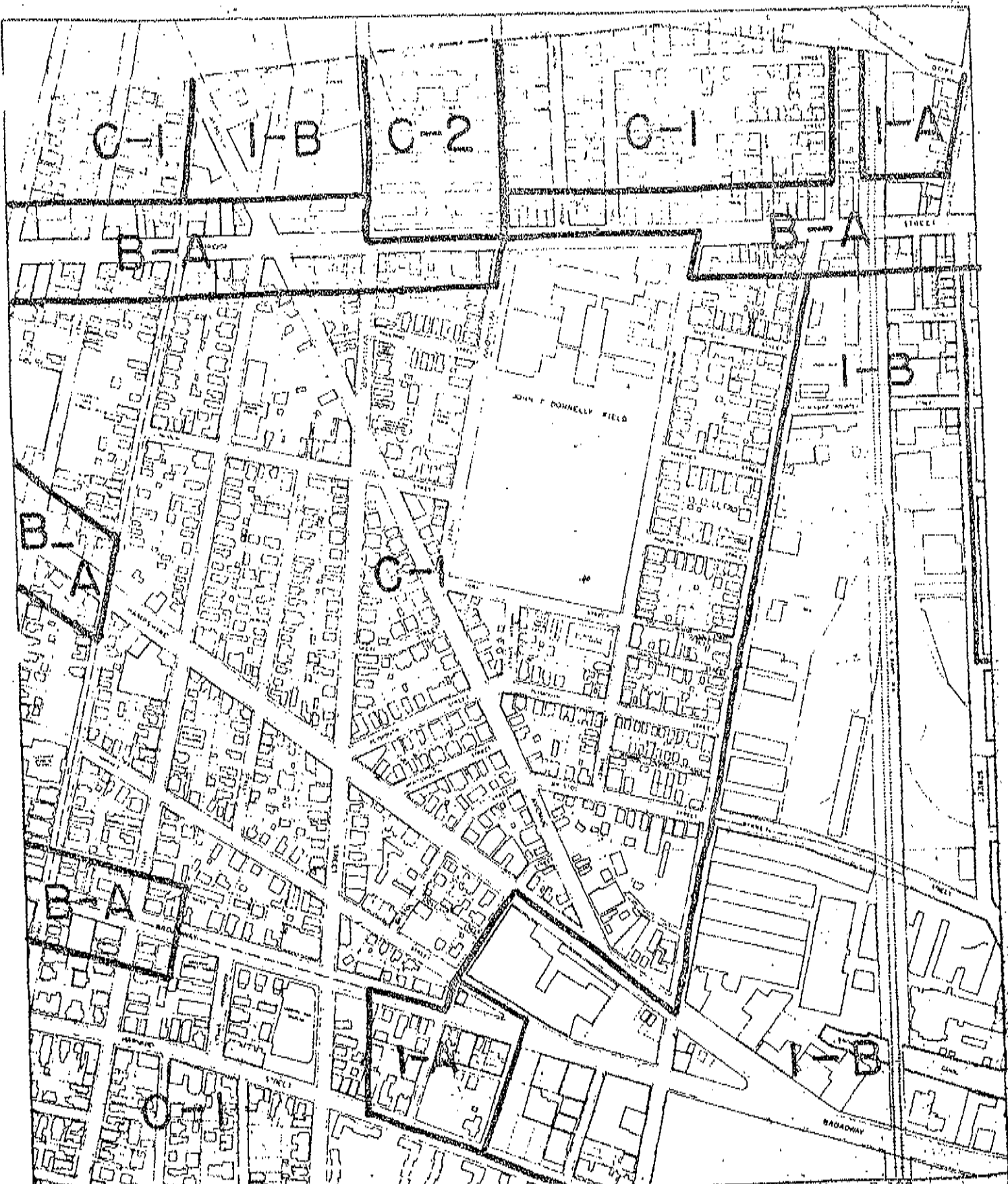
Mass. R-108
 Wellington-Harrington
 Urban Renewal Area
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.
 Prepared by the
 CAMBRIDGE PLANNING BOARD
 BOARD NO. 214
 1965



ZONING CHANGES

REVISION	NO.	DATE
1	1965	NRPA #2

Mass. E-100
 Wellington-Harrington
 Urban Renewal Area
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MASSACHUSETTS
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 1965



PROPOSED ZONING

Mass. R-108
 Wellington-Harrington
 Urban Renewal Area

CAMBRIDGE REDEVELOPMENT AUTHORITY
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.
 PREPARED BY THE
 CAMBRIDGE PLANNING BOARD

APRIL 22, 1968

Use, D. Revision
 1 1968
 1 1968
 1 1968

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