

# Wellington-Harrington Neighborhood Study

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*Summary, Recommendations and Action Plan*







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# Wellington-Harrington Neighborhood Study

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*Introduction: Neighborhood Planning in Cambridge*







### **Neighborhood Studies**

The Community Development Department (CDD), through its neighborhood planning program, has conducted comprehensive planning studies in each of the city’s neighborhoods. The Neighborhood Studies are an extension of the Growth Policy Document conducted at the neighborhood level. In producing each neighborhood study, CDD staff work collaboratively with a resident committee appointed by the City Manager to identify planning opportunities and make recommendations for a course of action. Recommendations address such issues as traffic and parking, housing affordability and homeownership, neighborhood commercial areas and employment, open space, and zoning. As part of each neighborhood study, CDD presents data on demographic changes, as well as changes in housing markets, land use and development potential in each neighborhood. Where appropriate, the recommendations resulting from the neighborhood studies are incorporated into the work programs of city departments for implementation. In some cases this implementation takes place over a short period of time; in other cases, it is part of long-term strategic planning.

### **Neighborhood Study Updates**

To ensure that the Neighborhood Studies remain current and useful, CDD updates each neighborhood study periodically. The update process involves a series of public meetings, where community members are invited to comment on the original study recommendations, suggest new items, and prioritize issues. City staff from various departments attend these meetings to give presentations and answer questions as needed.

The result of the update process is a “Summary, Recommendations and Action Plan” document that is made available to the public, City Council, and city staff. The update process is intended to ensure that neighborhood studies remain current documents that evolve with changing times.

### **Implementation**

The goal of these neighborhood studies is to create a strong link between community process and the everyday work done by the city’s many departments. It is important that these studies remain an integral part of the strategic management, budgeting, and daily operations of city departments. For this reason, CDD maintains outreach to other departments while developing studies and, once they are completed, regularly discusses recommendations with relevant departments as they may be incorporated into their work plans.

### **Growth Policy Document**

The city’s Growth Policy Document, “Towards a Sustainable Future,” outlines the city’s planning assumptions and policies in the areas of land use, housing, transportation, economic development, open space and urban design. The document was drafted in 1993, after a series of workshops with citizens, businesses, and institutional representatives. It is recognized that the city’s diversity of land uses, densities and population groups should be retained and strengthened. The Growth Policy Document also calls for careful development of the city’s evolving industrial districts, such as Alewife and North

Point. “Towards a Sustainable Future: Cambridge Growth Policy Update 2007” revises the original plan and continues to address the issues with which neighborhoods, elected officials, the Planning Board, and the Community Development Department are concerned, while taking into account the extensive planning analyses and efforts that have happened throughout the city since the original study was completed. While the Growth Policy Document is comprehensive, it is recognized that each of the city’s thirteen neighborhoods has distinctive concerns, needs, and resources that should be identified and addressed in the context of the city’s overall planning policies.

# Wellington-Harrington Neighborhood Study

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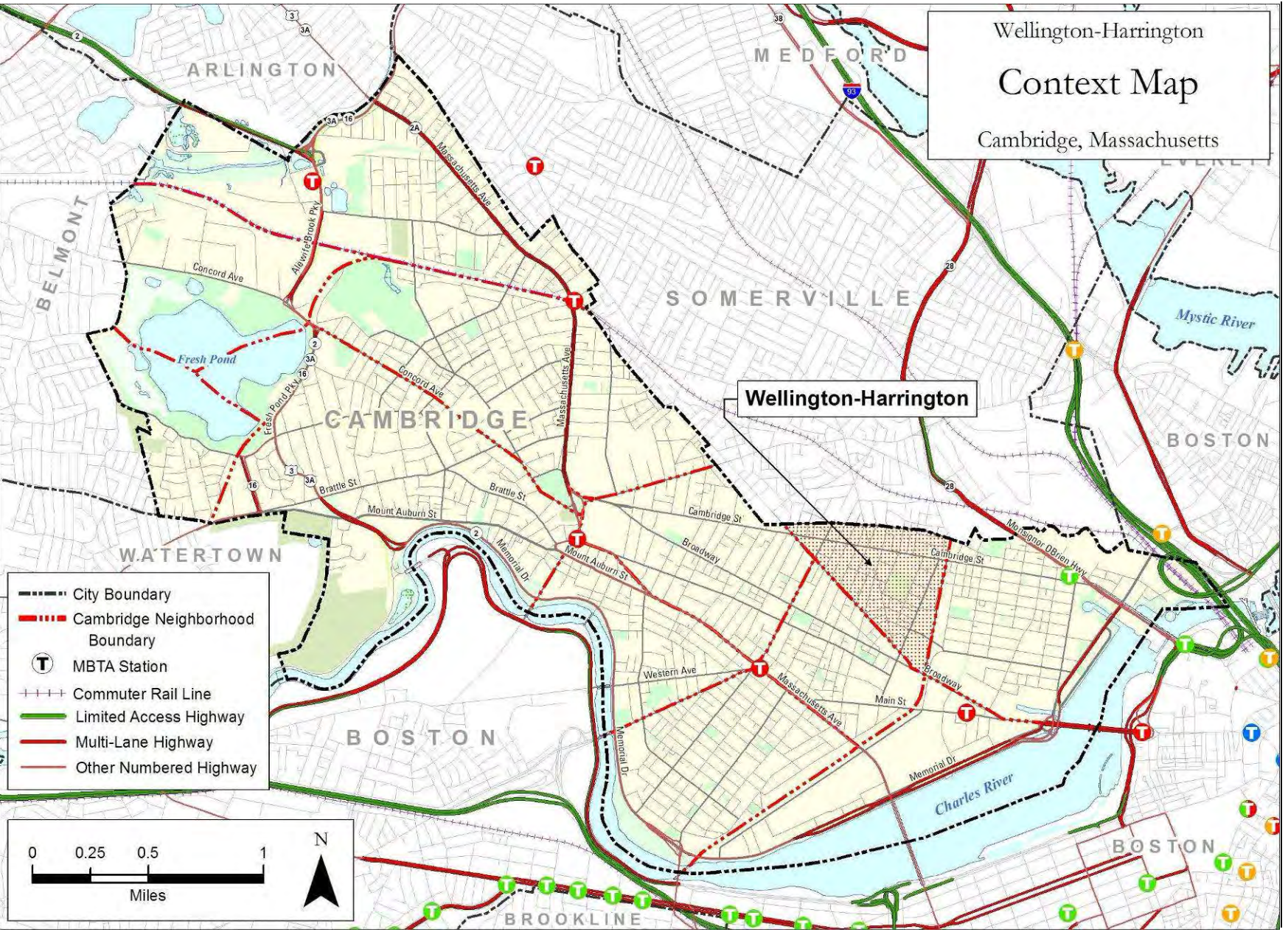
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## *Summary*

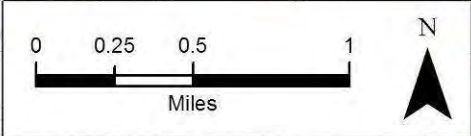




Wellington-Harrington  
**Context Map**  
 Cambridge, Massachusetts



- City Boundary
- - - Cambridge Neighborhood Boundary
- Ⓣ MBTA Station
- ++++ Commuter Rail Line
- Limited Access Highway
- Multi-Lane Highway
- Other Numbered Highway



### **Previous Wellington-Harrington Studies**

The original Wellington-Harrington Neighborhood Study was conducted by a committee of nine members of the Wellington-Harrington community, who met regularly between November 1992 and May 1993. During their meetings, this committee discussed a wide variety of neighborhood planning issues, heard presentations from Community Development Department staff, and received input from other community members. The topics discussed by this study committee included land use, transportation, housing, economic development and employment, and open space. Their effort resulted in the *Wellington- Harrington Neighborhood Study* (published in 1996), containing an analysis of each of these topics along with recommendations to help guide long-term planning within the neighborhood.

The first Wellington-Harrington Neighborhood Study Update process involved a series of three public meetings held in 2003, at which Community Development Department staff described efforts the City had undertaken since the original study to address land use, transportation, housing, economic development, and open space issues in the neighborhood. Members of the Wellington-Harrington community also discussed the recommendations of the original Wellington-Harrington Neighborhood Study and made some new recommendations to supplement the original set. The *Wellington-Harrington Neighborhood Study Update* report was published in 2005.

Recommendations from these prior neighborhood studies are listed in the “Recommendations and Action Plan” table in Appendix F of this document, with an implementation status and progress-to-date summary for each.

In addition to neighborhood studies, areas in the eastern part of Wellington-Harrington were included in the Eastern Cambridge Planning Study, conducted from 1999 to 2001. This planning study focused on commercial and redeveloping industrial districts, such as the One Kendall Square area and other commercial districts along Hampshire Street. The study led to zoning changes in some of these areas (see section on Land Use and Zoning for details).

### **2009 Study Update**

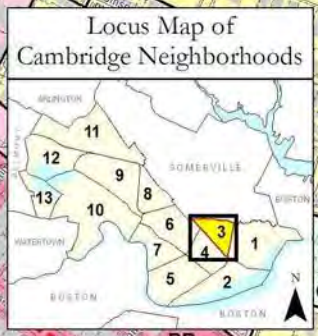
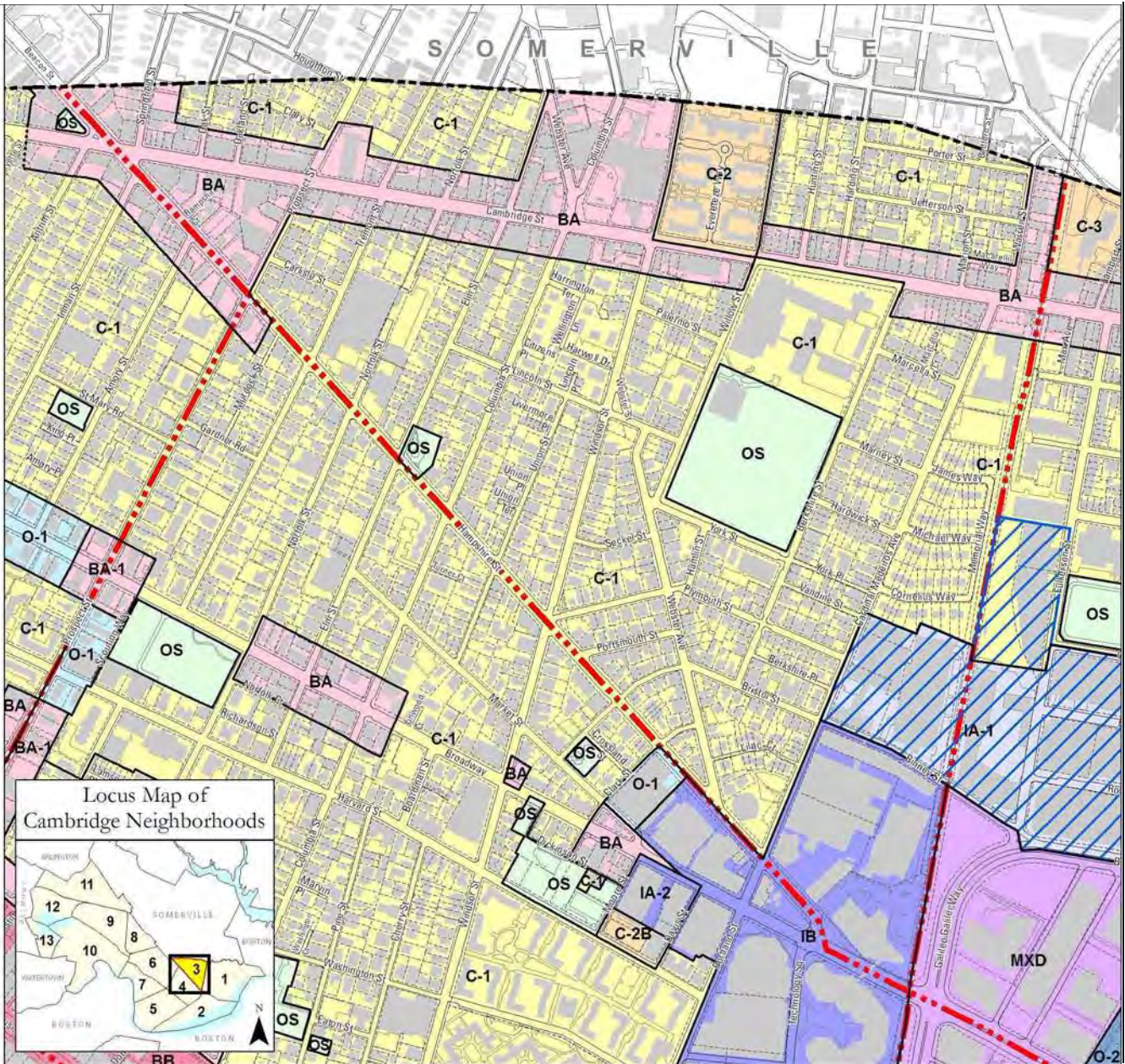
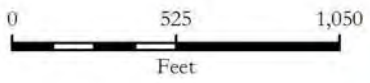
The 2009 Wellington-Harrington Neighborhood Study Update process was conducted through a series of three public meetings held in December, 2008 and March and June, 2009. CDD staff were present to discuss land use and zoning, transportation, housing, economic development, and open space issues with neighborhood residents and community members. A summary of information presented by staff and issues discussed by community members is included in the “Summary” section of this report and in Appendices found at the end of this report. A new set of planning recommendations was developed as a result of the community discussion at these meetings, which is detailed in the “Recommendations and Action Plan” section of this report, along with information on status and planned action prepared by City of Cambridge staff.



# Wellington-Harrington Zoning Districts

Cambridge, Massachusetts

- B Residence B
- C-1 Residence C-1
- C-2 Residence C-2
- C-2B Residence C-2B
- C-3 Residence C-3
- O-1 Office-1
- O-2 Office-2
- BA Business A
- BA-1 Business A-1
- BB Business B
- IA-1 Industry A-1
- IA-2 Industry A-2
- IB Industry B
- MXD Mixed Use Development
- PUD Planned Unit Development Overlay
- OS Open Space
- EH Eastern Cambridge Housing Overlay District



Zoning Districts as adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1327 of June 22, 2009. Not all Overlay Districts appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.



### **Demographics Update**

The most recent source of information on population and socioeconomic statistics in the neighborhood is the 2000 U.S. Census. A report on demographics was included in the 2005 Wellington-Harrington Neighborhood Study Update, and no new Census information for the neighborhood has been available since then. The next Census will be conducted in 2010.

Selected demographic information for Wellington-Harrington and the City, based on the 2000 Census, is provided in Appendix A of this document. Additional information can be obtained from the Community Development Department website at [www.cambridgema.gov/cdd/data](http://www.cambridgema.gov/cdd/data).

### **Land Use and Zoning Update**

Land use in Wellington-Harrington is primarily residential, with a mix of single- and two-family houses, triple-deckers, multifamily apartments and condominiums. In Inman Square and along the Cambridge Street corridor, there are areas with small-scale business, retail and mixed-use buildings. In the southeastern corner of the neighborhood there is a larger-scale commercial area, mostly occupied by the One Kendall Square complex of offices, commercial laboratories, retail, restaurants and a cinema. Other uses in the neighborhood include public parks, an elementary school, and the Cambridge Department of Public Works facility. Overall (not including public streets), about 60% of the land in Wellington-Harrington is residential use, about 10% is commercial use, about 10% is open space and public school use, and the rest is mixed-use, government, institutional or vacant land. Accordingly, most of Wellington-Harrington is zoned for residential use, with Inman Square and Cambridge Street zoned for retail or office use. The One Kendall Square area, which is zoned for commercial and industrial uses, was rezoned in the Eastern Cambridge Rezoning of 2001. The Eastern Cambridge rezoning reduced the overall amount of allowed commercial development in the area and instituted a 35-foot height limit within 100 feet of the residential zoning district, north of Binney Street. Appendix B of this document contains information and maps illustrating the zoning regulations in Wellington-Harrington as well as the existing scale of development compared to what is allowed by zoning. A map of zoning districts is on page 14.

Since the previous neighborhood study update in 2005, the one significant development project that was completed in the neighborhood was the renovation and expansion of the Draper Laboratory building at One Hampshire Street, which also included the renovation of a small public seating area. Currently, there are two City-funded affordable housing projects that have been permitted, at the site of the former Immaculate Conception church on Windsor Street, and at the corner of Cambridge and Elm Streets. Construction on these projects has not begun. Additionally, during the period when the study update was conducted, the owner of the One Kendall Square complex had proposed a zoning change, which was later withdrawn.

Discussion at community meetings focused on the density of development in the neighborhood, what type of new development might be allowed by current zoning regulations, and what areas have the potential for significant new development. Residents were particularly concerned about the density of residential development in the neighborhood and its potential impacts on the availability of on-street

parking, issues with garbage, crime, and availability of open space. Discussion also focused on possible commercial development in the One Kendall Square area, its scale in relation to the surrounding neighborhood, and its potential impacts on traffic, parking, open space and public safety. Similar concerns were raised regarding zoning changes recently adopted in neighboring East Cambridge (the Alexandria Rezoning Petition) and near Union Square in Somerville. Residents also discussed the process for notifying neighbors of development proposals and zoning changes and how it might be improved to reach more interested individuals.

### ***Transportation Update***

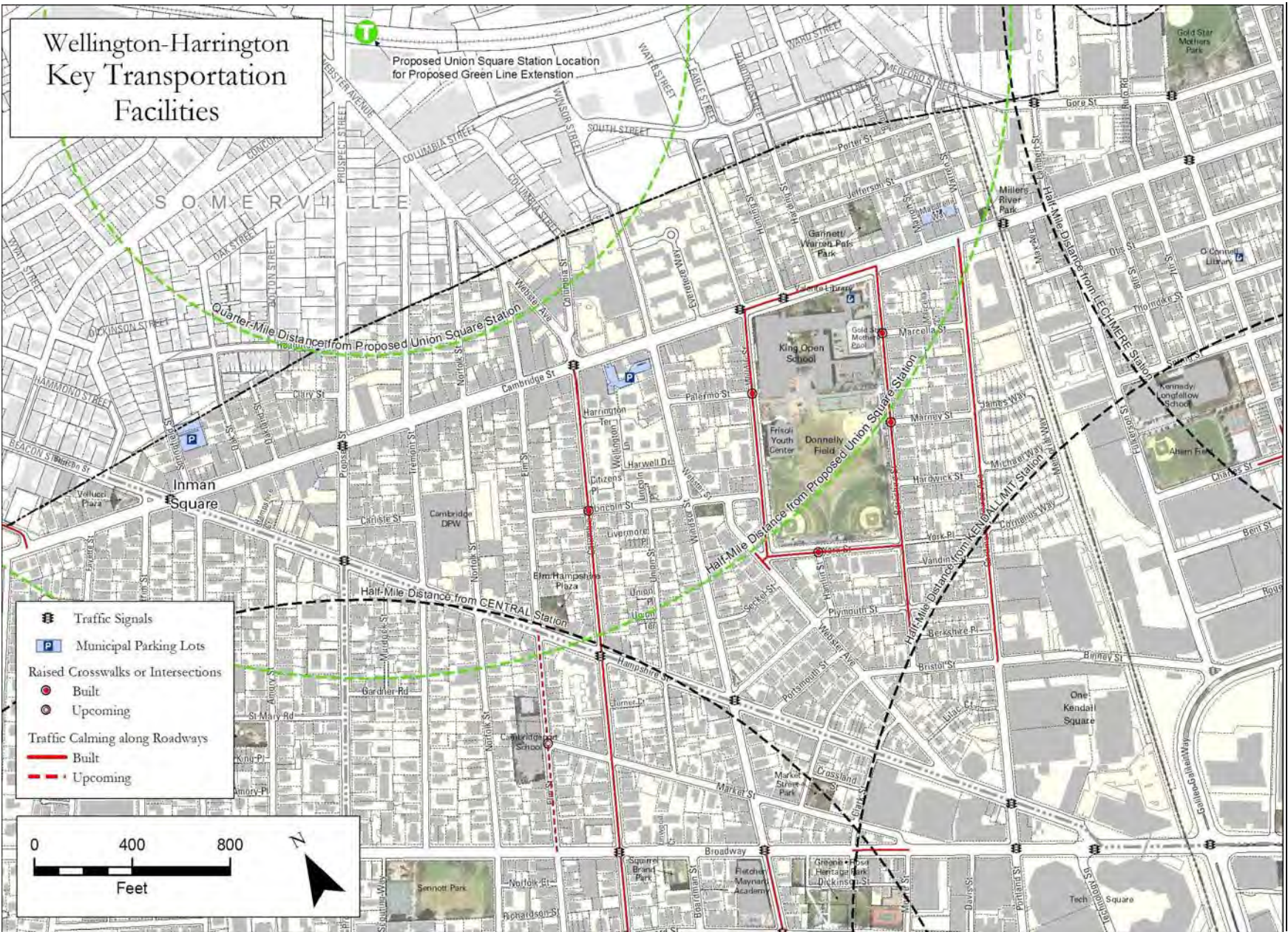
Transportation in Cambridge is multifaceted, with people employing a variety of ways to get around, including walking, driving, public transportation, bicycling and other modes. One of the City's major transportation goals is to reduce the overall number of drive-alone trips made in the city and to encourage alternative modes of transportation, in order to reduce traffic congestion, improve air quality, address climate change and promote personal health. Information about how people in Wellington-Harrington travel, along with information about car ownership and parking permits, is included in Appendix C of this document. Additional maps and information about how to get around in the city, along with information on what the City does to reduce car trips and improve the environment, are available on the Community Development Department website at [www.cambridgema.gov/cdd/et](http://www.cambridgema.gov/cdd/et).

One major transportation project completed since the previous Wellington-Harrington Neighborhood Study Update was the reconstruction of Cambridge Street, completed in 2005, which resulted in an improved roadway surface, widened sidewalks, new lighting, trees and street furniture. In addition, traffic calming features were completed on Cardinal Medeiros Avenue in 2005. Traffic calming and other transportation features in Wellington-Harrington are illustrated in the map on page 17.

Wellington-Harrington is served by several MBTA bus lines, with the nearest rapid transit stations (at Central and Kendall Squares) located more than a half-mile distant from most parts of the neighborhood. The proposed extension of the MBTA's Green Line to Union Square in Somerville, currently planned for 2014, has the potential to significantly improve transportation access in Wellington-Harrington because most of the neighborhood will then be within walking distance of a fixed-rail transit station.

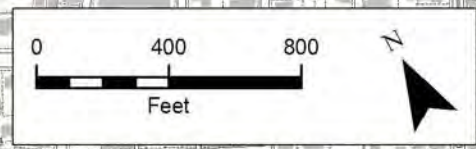
The main issues discussed at the community meetings included the availability of on-street parking for residents and visitors, the volume of traffic in the neighborhood, traffic speeds on streets including Windsor Street and Tremont Street, and traffic congestion on streets including Cambridge Street and Cardinal Medeiros Avenue – and particularly at the intersection of those two streets. Residents expressed a desire to be involved in future projects, such as traffic calming projects, that might occur in the neighborhood in the future. Other issues raised included the noise caused by traffic, especially trucks and buses, and enforcement of snow emergency parking regulations, jaywalking, and bicycling infractions.





**Wellington-Harrington  
Key Transportation  
Facilities**

- Traffic Signals
- Municipal Parking Lots
- Raised Crosswalks or Intersections**
  - Built
  - Upcoming
- Traffic Calming along Roadways**
  - Built
  - Upcoming





### **Housing Update**

Wellington-Harrington is one of the more predominantly residential neighborhoods in the city. According to information from the 2000 U.S. Census, the overall density of housing units is 20.6 units per acre.

The City offers a range of affordable housing programs, include first-time homebuyer classes and financial assistance for homebuyers, Home Improvement Programs for homeowners and rental property owners, and the marketing of affordable units to interested residents. Information about housing programs offered by the City is available on the Community Development Department website at [www.cambridgema.gov/cdd/hsg](http://www.cambridgema.gov/cdd/hsg).

Cambridge also funds the development or preservation of affordable housing units through the Cambridge Affordable Housing Trust, which has worked to create or preserve over 1,800 affordable rental and homeownership units throughout Cambridge. In the Wellington-Harrington neighborhood, 14 affordable homeownership units have been permitted to be developed within the building of the former Immaculate Conception church on Windsor Street, and 19 affordable rental units plus ground-floor retail space have been permitted at the corner of Cambridge Street and Elm Street. Construction on these projects has not begun. Residents, many of whom have raised concerns about these projects, expressed a desire to be closely involved in the planning of affordable housing projects in the future.

A major topic of discussion at community meetings was the amount of affordable housing in the Wellington-Harrington neighborhood compared to the rest of the city. (Information on affordable housing in different neighborhoods is included in Appendix D of this document.) Residents expressed concerns about increasing the number of affordable or market-rate housing units in the neighborhood and the impacts that additional units might have on traffic, parking, trash collection, crime, and availability of open space. Other topics of discussion included rehabilitation of existing housing units, affordable housing for seniors, the relative benefits of homeownership units over rental units, issues with the management of affordable rental properties, and the effects of condominium conversions on neighborhood character.

### **Economic Development Update**

As previously mentioned, Wellington-Harrington is a primarily residential neighborhood with little commercially used land. However, the One Kendall Square complex is home to a number of commercial life science and high technology businesses, which are a significant part of the Cambridge economy. The smaller businesses along Cambridge Street and in Inman Square are also an important part of the local economy as they provide area jobs as well as products and services that are convenient and accessible to neighborhood residents.

The Economic Development Division of the Community Development Department offers a range of services to small business owners or prospective business owners. These include workshops, training and one-on-one consulting for business owners, design assistance and grants to upgrade storefront business exteriors and interiors, and a free site-finder service to match small businesses with available

commercial spaces. Economic Development staff also promote Cambridge as a center of the life sciences industry. The City provides funding for residents to participate in the Cambridge Biomedical Careers Program, a program offered through Just-A-Start to prepare residents for entry-level jobs at local biotechnology companies, universities, research institutions, clinical laboratories and hospitals. More information about economic development programs offered by the City is available on the Community Development Department web page at [www.cambridgema.gov/cdd/ed](http://www.cambridgema.gov/cdd/ed).

Topics discussed at community meetings included education and job training for neighborhood residents, encouraging neighborhood-supporting businesses such as groceries and supermarkets, and supporting small local businesses, particularly home-based businesses. Some residents also raised concerns about the future outlook of these support programs, given the current economic climate.

### ***Open Space Update***

Parks and open space resources in Wellington-Harrington are illustrated in the map on page 21.

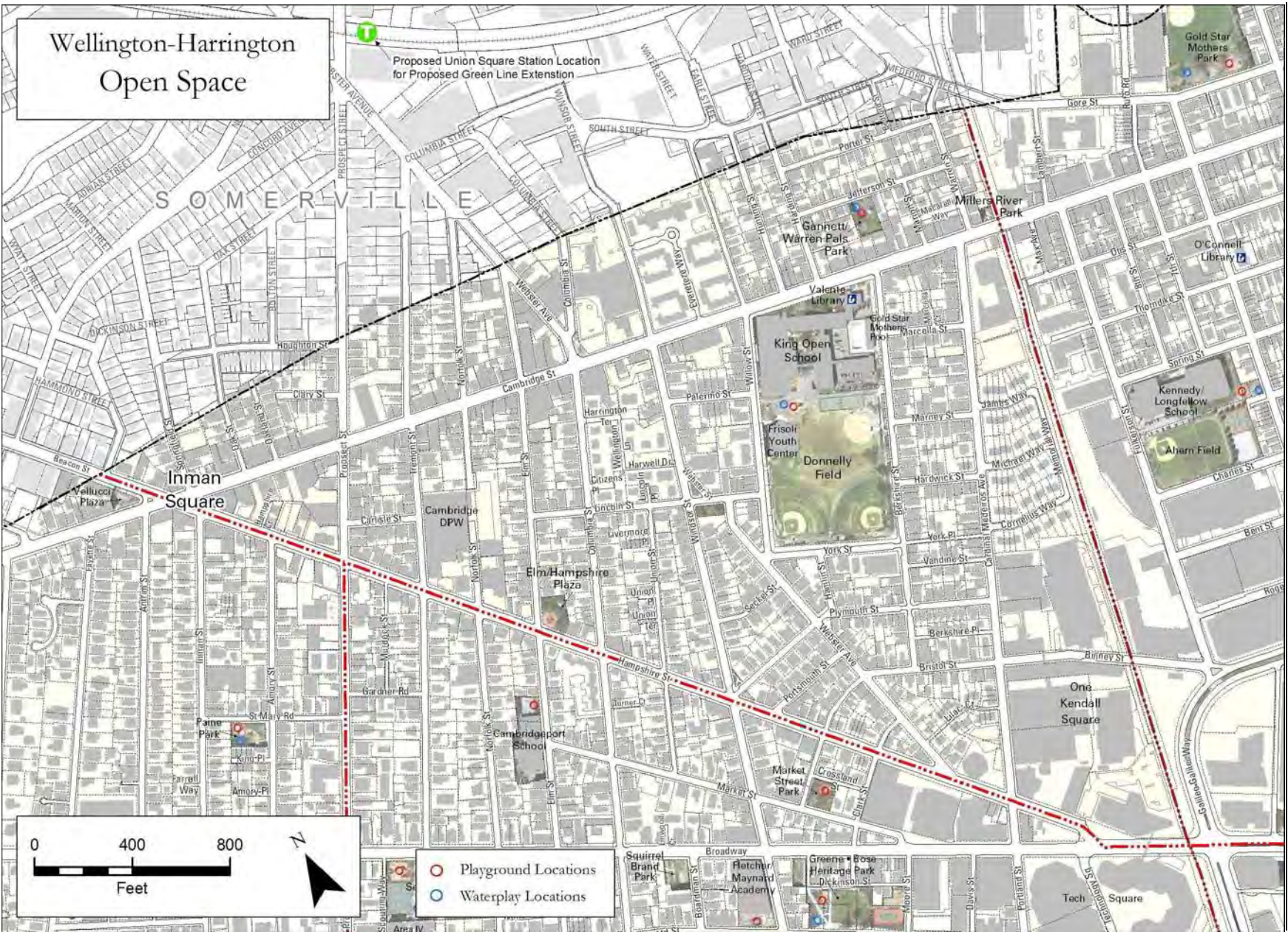
A city-wide planning study of parks and open space in the city was conducted by the Green Ribbon Open Space Committee in 2000. This group looked at the existing open spaces in the city along with demographic information, particularly regarding where children tend to reside, and determined what areas should be considered for open space expansion. Top priorities recommended by the Green Ribbon Committee for the area around Wellington-Harrington included a neighborhood park and playground in the western half of the neighborhood, near Inman Square, neighborhood and community parks just south of Hampshire Street in adjacent Area Four, and a park trail along the current right-of-way of the Grand Junction Railroad. Maps that were part of the Green Ribbon Committee's analysis are included in Appendix E of this document. The Green Ribbon Committee also recommended seeking ways to expand the size and variety of uses in existing parks, and creating small, passive-use "pocket parks" where opportunities arise. More information about parks and open space in Cambridge, including the Green Ribbon report, is available on the Community Development Department website at [www.cambridgema.gov/cdd/cp/parks](http://www.cambridgema.gov/cdd/cp/parks).

Open space initiatives that have taken place since the previous neighborhood study include the renovation of Donnelly Field in 2005, with a new playground, water play features, picnic seating, and benches, bleachers and fences for the youth baseball and softball fields. The reconstruction of Cambridge Street, also completed in 2005, resulted in the renovation of Vellucci Plaza in Inman Square, the creation of a "reading garden" outside the Valente Library, and the renovation of the Millers River sitting area next to the railroad tracks. In 2008, construction was completed on a new park in Area Four, Greene • Rose Heritage Park, which is within a quarter-mile walk of many homes in the southern part of Wellington-Harrington.

Discussion at community meetings indicated a strong desire among many neighborhood residents to expand the amount of open space in the neighborhood and improve the distribution of open space throughout the neighborhood. Residents observed that most of the neighborhood's open space is concentrated at Donnelly Field, which provides opportunities for organized youth recreation and school-

age children’s play but does not support informal or passive uses that would be suitable for seniors or families with younger children. Residents also expressed concerns about fears of crime and noisy activity taking place in parks, particularly around Donnelly Field at night. Other topics of discussion included dog use, garbage and litter management, community gardens, and open space uses that could help to build a sense of community in the neighborhood. Existing spaces that were noted for possible improvement include the sitting area at Elm and Hampshire Streets, the informal open spaces at Windsor and Lincoln Streets, the small plazas at the intersection of Windsor and Hampshire Streets, and areas around the edges of Donnelly Field.









# Wellington-Harrington Neighborhood Study

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## *Recommendations and Action Plan*







<b>Land Use And Zoning Recommendations</b>	<b>Current Status And Potential Action</b>
<p>LU1 Many residents are opposed to additional new development density in the neighborhood. Many feel that the neighborhood is already too densely developed, and support making zoning regulations more restrictive to prevent future development.</p> <p><b>(Priority Recommendation)</b></p>	<p><b>Ongoing:</b> Community Development Department staff are available to work with neighborhood residents in assessing current zoning regulations, identifying areas with potential for future development, and discussing regulatory alternatives. This assessment can include comparing existing development to what the current zoning allows. Cambridge residents can propose zoning changes by petitioning the City Council. The process for a zoning change is described in Appendix B.</p>
<p>LU2 Neighbors support greater involvement with developers proposing new development projects in the neighborhood and would like to be involved earlier in the planning process. Seek ways to broaden notification to community members of zoning and development proposals, because mailings to direct abutters do not necessarily reach all affected neighbors. Some residents suggest creating a neighborhood review board with approval authority over proposed projects.</p> <p><b>(Priority Recommendation)</b></p>	<p><b>Ongoing:</b> A proposed project that requires a special permit or variance is required to undergo a public hearing, and proposals to change the zoning ordinance require a minimum of two public hearings. City staff members encourage developers of larger projects to meet with residents and neighborhood groups prior to public hearings.</p> <p>Public hearings are advertised in the newspaper, by an on-site poster, and by mailings to direct abutters. Notifications are also sent to interested individuals who have signed up to receive Planning Board agendas by e-mail or mail. The City continues to seek ways to improve public notification through e-mail and other means of communication.</p>

<b>Land Use And Zoning Recommendations</b>	<b>Current Status And Potential Action</b>
LU3 Many neighbors are particularly concerned about possible future development in One Kendall Square, as the size and scale of such a project may have impacts on immediate neighbors as well as potential traffic impacts on the entire neighborhood.	A zoning petition for this area was submitted by a property owner in winter 2009 but was later withdrawn. There is currently no development proposal being considered by the City for this area; however, a rezoning petition has been filed by a group of residents to change the zoning in this area, which would reduce the currently allowed amount of residential development and lower the allowed heights and would count the existing parking garage as part of the total allowed FAR of the site. Public hearings on this petition will occur beginning in November 2009.
LU4 Neighbors are concerned about the environmental and traffic impacts of up-zoning initiatives, such as the recent Alexandria Rezoning. Neighbors expressed concern about traffic congestion, noise, trash, public health and safety related to life science lab uses, and cumulative impacts of proposed nearby uses. Neighbors support studies of the environmental impact of proposed zoning changes.	<p><b>Ongoing:</b> Article 19 of the zoning ordinance requires most large development projects, generally those of 50,000 square feet or more, to submit a traffic impact study. Environmental and traffic studies are not required for rezoning proposals. However, the City Council or Planning Board may request specific information pertinent to the proposal. For instance, a traffic analysis was requested and provided as part of the Alexandria Rezoning proposal.</p> <p>Life science research activities in the city are regulated and permitted by the Cambridge Biosafety Committee, which is comprised of Cambridge residents with no ties to the industry and is staffed by the Cambridge Public Health Department. Public health issues related to life science uses were discussed by the City Council during the Alexandria rezoning process.</p>

<b>Land Use And Zoning Recommendations</b>	<b>Current Status And Potential Action</b>
LU5 Some neighbors are concerned that the requirement of one off-street parking space per dwelling unit is not adequate, and should be increased in order to lessen impacts on the availability of on-street parking.	<b>Ongoing:</b> The parking requirement of one space per unit generally applies citywide, not just in the neighborhood. It is consistent with statistics about car ownership in the city as well as the neighborhood. This requirement balances the need for parking with the issue that creating more parking than necessary can encourage higher car ownership, more vehicle travel, and greater traffic impacts.
LU6 Many residents oppose the zoning regulations that apply to affordable housing projects. Many residents also oppose the zoning regulations that apply to the conversion of non-residential buildings to residential use.	<b>Ongoing:</b> Community Development Department staff are available to discuss the specifics of Section 5.28.2 of the zoning ordinance, which regulates the conversion of non-residential structures to residential use. Cambridge residents can propose zoning changes by petitioning the City Council. The process for a zoning change is described in Appendix B.
LU7 While many residents oppose any new development in the neighborhood, some residents suggest that if future development does occur, it should be planned and designed to have a positive impact on neighborhood character. This includes good aesthetic design, landscaped open space, and neighborhood-oriented retail.	This is an issue throughout the city, and requires balancing different views about desired neighborhood character along with issues of economic growth and community impacts.

<b>Transportation Recommendations</b>	<b>Current Status And Potential Action</b>
<p>T1 Neighbors support making more parking available to residents and visitors. Residents suggest creating new public parking lots for businesses in the daytime and residents overnight. Some residents suggest making existing metered parking lots available for residents to use. Some residents would like to compare information on resident parking permits with the overall supply of parking available to residents in the neighborhood.</p> <p><b>(Priority Recommendation)</b></p>	<p><b>Ongoing:</b> Currently, the metered lot on Windsor Street is available for residential permit holders to use on Sundays all day and 6:00 pm to 8:00 am all other days. The King Open School allows residents to use their parking lots on weekends and 6:00 pm to 7:00 am on weekdays. The City can explore better ways to use existing public parking resources; however the City’s policy is not to create additional parking for existing uses, so as not to encourage additional neighborhood traffic.</p>
<p>T2 Work to lower traffic speeds on residential streets, particularly Windsor Street and Tremont Street. Suggestions from residents include more stop signs, mobile speed signs, and police enforcement. The intersection of Windsor and Lincoln Streets was noted as a problematic location.</p>	<p><b>Ongoing:</b> Police enforcement and mobile speed signs are managed by the Traffic Enforcement Division of the Cambridge Police Department. The city’s goal is to increase voluntary compliance of the speed laws through education, engineering and enforcement. In the past, the police have not found a high incidence of speeding on Windsor or Tremont Streets, but will continue to monitor. Mobile speed-display signs are a temporary measure to educate motorists of a local speed limit. They have been stationed along Windsor Street at various times, including within the past year, and will continue to be stationed there periodically. Stop signs are not used as a means of speed control by the Traffic, Parking and Transportation Department.</p>

<b>Transportation Recommendations</b>	<b>Current Status And Potential Action</b>
T3 Address the impacts of commuter traffic on Wellington-Harrington, with regard to traffic congestion and non-residents parking in the neighborhood. Residents suggest creating satellite parking facilities and running shuttle services for commuters.	<b>Ongoing:</b> MBTA public transit service provides park-and-ride facilities (e.g., Alewife parking garage) that are more robust than services the City could provide. The City advocates for continued and improved MBTA service. A non-MBTA service that is supported financially by the City is the EZRide shuttle to North Station. The City’s Parking and Transportation Demand Management Ordinance has mechanisms to monitor and control vehicle trips into the city. Data from 2007 and 2008 show that less than half of all commuter trips into the Kendall Square area are by single-occupancy vehicle.
T4 Reconsider the new Visitor Permit Parking policy and its impacts in Wellington-Harrington. Residents feel that the policy of allowing visitors to park only within a two-block radius of the address is particularly burdensome in the neighborhood.	<b>FUTURE ACTION – SHORT RANGE:</b> The Traffic, Parking and Transportation Department plans to remove the 2-block requirement from visitor permits in 2010. The two-block requirement is not currently being enforced in Wellington-Harrington.
T5 Address traffic congestion along Cambridge Street. An intersection of particular concern is the corner of Cambridge Street and Cardinal Medeiros Avenue, which backs up and sends traffic into the neighborhood. Also address congestion at Binney Street and Cardinal Medeiros Avenue, near Kendall Cinema.	<b>FUTURE ACTION – SHORT RANGE:</b> The Traffic, Parking and Transportation department will analyze the coordination of traffic signals along Cambridge Street and make improvements where appropriate. Transportation engineering staff have analyzed the Cambridge Street/Cardinal Medeiros intersection and found that adding a traffic signal would likely worsen traffic congestion.
T6 Address the impacts of traffic noise in the neighborhood. It was noted that the rough condition of Windsor Street between Lincoln and Hampshire Streets results in noise and vibrations when buses or trucks travel down the road at high speeds. It was also suggested that noise limitations be enforced for motorcycles.	Issues with the condition of the Windsor Street roadway will be brought to the attention of the Department of Public Works. Aside from the Noise Ordinance, the City does not have options for directly regulating traffic noise.

<b>Transportation Recommendations</b>	<b>Current Status And Potential Action</b>
T7 Residents support community involvement in the planning of traffic calming projects.	<b>Ongoing:</b> Traffic calming projects may be considered when the Department of Public Works schedules a roadway and/or sidewalk reconstruction project. When traffic calming is being considered as part of a roadway project, announcements are sent to affected abutters and residents, community groups, and posted on the city’s website. Each street is slightly different and offers different opportunities and constraints, so the process may vary based on the street and community. Typically, a series of public meetings are held at which staff will describe the limits and scope of work, discuss residents’ concerns, introduce traffic calming concepts so residents become familiar with the range of possibilities, and discuss which options may be appropriate at different locations on the street. A conceptual design is developed and brought back to residents either through a mailing or an additional meeting if necessary to discuss. Individual property owners are consulted as specific issues arise adjacent to their property, and then final design plans are developed. Follow-up surveys are also conducted with residents to improve the process and get feedback on the completed project. Suggestions for improving outreach and participation are welcome.
T8 Enforce existing regulations, including: <ul style="list-style-type: none"><li>• Truck restrictions</li><li>• Parking restrictions during snow emergencies</li><li>• Bicycling on sidewalks in business districts (allowed elsewhere)</li><li>• Jaywalking</li><li>• Cars blocking driveways</li></ul>	<b>Ongoing:</b> Enforcement of these issues is within the jurisdiction of the Cambridge Police Department. In the winter of 2008-2009, Cambridge Street and Hampshire Street were completely towed and cleared during all snow emergencies.

<b>Housing Recommendations</b>	<b>Current Status And Potential Action</b>
H1 Encourage the distribution of affordable housing throughout the different neighborhoods of the city. Some residents feel that there is too much affordable housing in Wellington-Harrington and some feel that more affordable housing would negatively impact the neighborhood.	<b>Ongoing:</b> City policy is to pursue affordable housing opportunities citywide. Housing Division has provided information on distribution of units in different neighborhoods throughout the city.
H2 Many neighbors support focusing affordable housing efforts on the rehabilitation of existing units in other neighborhoods of the city, but do not support the creation of new housing units in Wellington-Harrington.	<b>Ongoing:</b> The City currently offers Home Improvement Programs citywide, providing low-interest loans for income-eligible homeowners to rehab units. The Lead-Safe Program offers no-interest forgivable loans for de-leading units.
H3 Residents support the involvement of community members in the planning of affordable housing projects. Some residents suggest creating a neighborhood review board with approval authority over proposed projects.	<b>Ongoing:</b> When City-funded housing is proposed, community meetings are held to review plans and obtain input from neighborhood residents.
H4 Many neighbors feel that the neighborhood should have housing units that support seniors, and encourage policies to facilitate “aging at home” so that seniors can remain in the community. However, many residents prefer that seniors be accommodated without the creation of new housing units in the neighborhood.	<b>PLANNING IN PROGRESS:</b> Community Development Department is conducting a study called “Aging in the Cambridge Community” looking at planning considerations to help seniors thrive in the community. Currently gathering feedback from community members through meetings and a questionnaire. Information at <a href="http://www.cambridgema.gov/cdd/cp/zng/aging">www.cambridgema.gov/cdd/cp/zng/aging</a> . Programs and assistance are also offered through the City’s Department of Human Service Programs and Council on Aging.
H5 Many neighbors feel that the neighborhood should have units that support families with children, including units that are appropriately sized and have safe play spaces for children. However, many residents prefer that families be accommodated without the creation of new housing units in the neighborhood.	<b>Ongoing:</b> City’s current policy with respect to affordable housing is to encourage two-to three-bedroom units to accommodate families, and the City is encouraging housing developers to include play space for children where possible.

<b>Housing Recommendations</b>	<b>Current Status And Potential Action</b>
H6 Work to improve public awareness of programs that help Cambridge residents purchase homes and benefit from affordable housing programs.	<b>Ongoing:</b> The City offers free first-time homebuyer classes as well as financial assistance for income-eligible first-time homebuyers, and has a mailing list to market affordable housing opportunities. Suggestions to increase outreach and awareness of these programs are welcome.
H7 Some neighbors have noted issues with the management of affordable rental properties. Some neighbors would prefer that units be owner-occupied instead of rental.	<b>Ongoing:</b> Property management issues should first be reported directly to the property owner or manager of a building. For City-funded affordable housing, concerns can also be directed to the Community Development Department’s Housing Division at 617-349-4622.  The City supports the acquisition or development of affordably priced owner-occupied units and affordable rental units throughout the city. A number of factors determine whether units might be owner-occupied or rental, including demand for units, available funding sources, and the particular characteristics of the site and the project.
H8 Work to improve energy efficiency for housing units, especially in affordable housing developments.	<b>PLANNING IN PROGRESS:</b> A Green Building and Zoning Task Force is developing policy proposals to promote energy efficiency and environmental sustainability in building design. Also, the Cambridge Energy Alliance provides services to help residents and property owners reduce their energy consumption and save money. City-funded housing developments incorporate principles of sustainable design and energy efficiency measures into new affordable housing.



<b>Economic Development Recommendations</b>	<b>Current Status And Potential Action</b>
ED1 Support education, training and job placement programs for neighborhood residents. Neighbors recommend involving colleges and trade schools and recommend providing scholarships and other public funding to support these efforts.	<p><b>Ongoing:</b> The City offers a range of employment and job training services through the Office of Workforce Development, which partners with schools, community-based organizations, and the business sector. A Bunker Hill Community College “Cambridge Satellite” facility provides a lower-cost, convenient option for residents seeking college credits. The Cambridge Employment Program provides free job-matching services and training referrals. City also provides scholarships each year to 25-40 Cambridge high school seniors to pursue higher education.</p>
ED2 Some neighbors favor the inclusion of more neighborhood-serving retail businesses in commercial areas such as One Kendall Square, particularly a grocery store or supermarket. Others feel that this would only benefit One Kendall Square businesses and not the neighborhood.	<p>The City, through the Community Development Department, funds 7-9 students to participate in the Just-A-Start Biomedical Careers Program, an 8-month program of training and placement for positions in the life sciences field. Program involves coursework at Bunker Hill Community College.</p>
ED2 Some neighbors favor the inclusion of more neighborhood-serving retail businesses in commercial areas such as One Kendall Square, particularly a grocery store or supermarket. Others feel that this would only benefit One Kendall Square businesses and not the neighborhood.	<p><b>Ongoing:</b> Neighbors are encouraged to tell Community Development Department staff what types of businesses would best serve the neighborhood. The City can inform developers and property owners of what types of businesses are desired by neighborhood residents.</p>

<b>Economic Development Recommendations</b>	<b>Current Status And Potential Action</b>
ED3 Neighbors are in favor of filling empty storefronts when a business closes or relocates. However, some residents caution against dedicating public funding to private businesses.	<b>Ongoing:</b> The Community Development Department’s Economic Development Division provides a SiteFinder service to assist landlords seeking tenants and businesses seeking commercial space. Neighbors are encouraged to provide information on what types of businesses they want to see in the neighborhood, so this can be discussed with property owners and developers looking to fill retail spaces.
ED4 Continue to provide support for home-based businesses. Residents expressed an interest in hearing about what support has been provided to businesses and what impact that support has had.	<b>Ongoing:</b> The Community Development Department’s Economic Development Division, along with partner organizations, provides small business development programs on an ongoing basis. These include workshops, classes on starting and managing a business, and individual business counseling. Many of the individuals participating in these programs are residents who are starting a home-based business. Information is available from the Economic Development Division, 617-349-4637.

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<b>Open Space Recommendations</b>	<b>Current Status And Potential Action</b>
<p>OS1 Address crime and security issues in parks and open spaces throughout the neighborhood. In particular, neighbors noted that noisy activity taking place around Donnelly Field late at night makes the area feel unsafe. Some neighbors suggested adding community policing officers to monitor the area during the period after the Frisoli Youth Center closes. Also work to provide appropriate lighting and enforce park hours of operation in areas such as the edges of Donnelly Field, the Valente Library Reading Garden, and the Millers River Pocket Park. Also address problems with graffiti. <b>(Priority Recommendation)</b></p>	<p><b>Ongoing:</b> Police enforcement is the most direct way to address crime and security issues. All types of illegal activity, including noisy activity occurring after parks close, should be reported to the Cambridge Police Department for enforcement (911 for emergencies, 617-349-3300 for non-emergencies). Graffiti on public property should be reported to the Department of Public Works through the City’s graffiti hotline, 617-349-6955.</p> <p>Community Development Department staff will work with the Electrical Department to assess lighting levels in park areas.</p>
<p>OS2 Increase the amount of open space in the neighborhood and improve the distribution of open space throughout the neighborhood. Open space is especially needed in the area near Inman Square. One recommended site for future open space is the present Department of Public Works site. Some residents suggest looking for other sites that could be converted to open space more immediately, and dedicating city funds for land acquisition. <b>(Priority Recommendation)</b></p>	<p>The Green Ribbon Study (2000) identifies the western part of the neighborhood, mainly the area west of Columbia Street, as a Top Priority for a neighborhood park and playground. The study recognizes that the process of identifying, acquiring, designing and developing new land for open space is long-range, and challenges include a competitive real estate market, high land prices, and environmental clean-up needs. The City evaluates opportunities to acquire new land for open space based on availability, location, size and shape of parcels as well as the impact of adjacent uses.</p> <p><b>UNDER CONSIDERATION – LONG RANGE:</b> It is part of the City’s long-term strategy to identify a new site for the Department of Public Works facility. If it is relocated, the future use of the present site will be determined through a public process.</p>

<b>Open Space Recommendations</b>	<b>Current Status And Potential Action</b>
OS3 Address issues related to increasing dog use in parks, such as the prevalence of dog waste in some spaces. Consider improved enforcement of existing regulations or creating dedicated dog areas.	<b>PLANNING IN PROGRESS:</b> A committee of City Councilors, residents and staff have been discussing off-leash dog use in city parks. A pilot program began in summer 2009 to introduce shared off-leash dog use at Gold Star Mothers Park and Raymond Park from 6am to 9am daily. Dedicated off-leash dog areas are also available at Pacific Street Park and Danehy Park, and shared off-leash use is allowed at Fort Washington Park and Fresh Pond Reservation.
OS4 Address garbage and litter issues in parks as well as along streets and sidewalks, especially on Cambridge Street.	Garbage collection and litter management issues will be brought to the attention of the Department of Public Works.
OS5 Along with space for organized youth recreation, residents would like to have space for informal use by neighborhood residents, including families with young children and seniors. A number of residents emphasize that creating new open space is preferable to improving existing open space.	Generally, the City’s goal in creating new neighborhood parks is to provide a broad range of active and passive uses, including play areas, recreational opportunities for children and adults, quiet sitting areas, and pleasant and attractive pathways for walking.  In addition, by improving existing open spaces, the City makes better use of the limited open space resources in Cambridge. This generally does not conflict with the goal of creating new open space and can occur within a shorter timeframe. Adding features such as sitting areas, small play areas, or community gardens to existing parks, where appropriate, tends not to interfere with the existing use of a space, but makes the park better for all users and allows use by a broader range of community members.

<b>Open Space Recommendations</b>	<b>Current Status And Potential Action</b>
OS6 Some residents encourage the use of open space to support a sense of community in the neighborhood. For example, include bulletin boards for community news postings, and provide information about activities and events happening in the parks. A number of residents emphasize that creating new open space is preferable to improving existing open space. Some residents suggest encouraging more active community use of parks such as Elm/Hampshire Plaza and the playground on Jefferson Street (Gannett/Warren Pals Park).	<b>Ongoing:</b> It is typically the practice of the City when improving parks or developing new parks to include bulletin boards for community news postings. The City also programs a range of activities in parks including “Screen on the Green,” “Arts in the Park” and programs offered by area community school groups. Community members can work with the City to schedule park parties, “block parties” in the street, or other neighborhood events. The Cambridge Police Dept. offers grants for block parties and other community-building events.
OS7 Consider residents’ concerns regarding plans for the future use of the Grand Junction Railroad right-of-way for a multi-use path. Residents question the appropriateness of a proposal by developers to build a portion of the path with a cantilevered structure above it, feeling that it would have limited open space benefit. Other issues that were raised include the safety and cleanliness of this area, noting that adequate lighting, trash pick-up and maintenance of plant growth will be necessary. Some residents feel that a path might not benefit neighborhood residents who do not bicycle and do not feel comfortable leaving the neighborhood.	<b>UNDER CONSIDERATION – LONG RANGE:</b> The Green Ribbon Study (2000) and Eastern Cambridge Planning Study (2001) both recommend the creation of a multi-use pathway along the Grand Junction Railroad. The City completed a feasibility study for “Rail-With-Trail” path in 2006. The recommended strategy is to work with property owners to establish the future use of this corridor as an open space path.

<b>Open Space Recommendations</b>	<b>Current Status And Potential Action</b>
OS8 Some residents suggest improving the attractiveness and feeling of safety along routes to desirable locations, including the Charles River and the planned new Green Line station at Union Square. Some residents caution that some residents do not feel comfortable leaving the neighborhood.	<b>Ongoing:</b> In order to improve the attractiveness of streetscapes for pedestrians, the Department of Public Works pursues a citywide street tree planting program, planting about 200-300 trees each year, as well as a program to create and maintain small planting areas. Large-scale streetscape improvements tend to occur following major roadway reconstruction work along major routes, such as the Cambridge Street reconstruction project completed in 2005.

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# Wellington-Harrington Neighborhood Study

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## *Appendices*

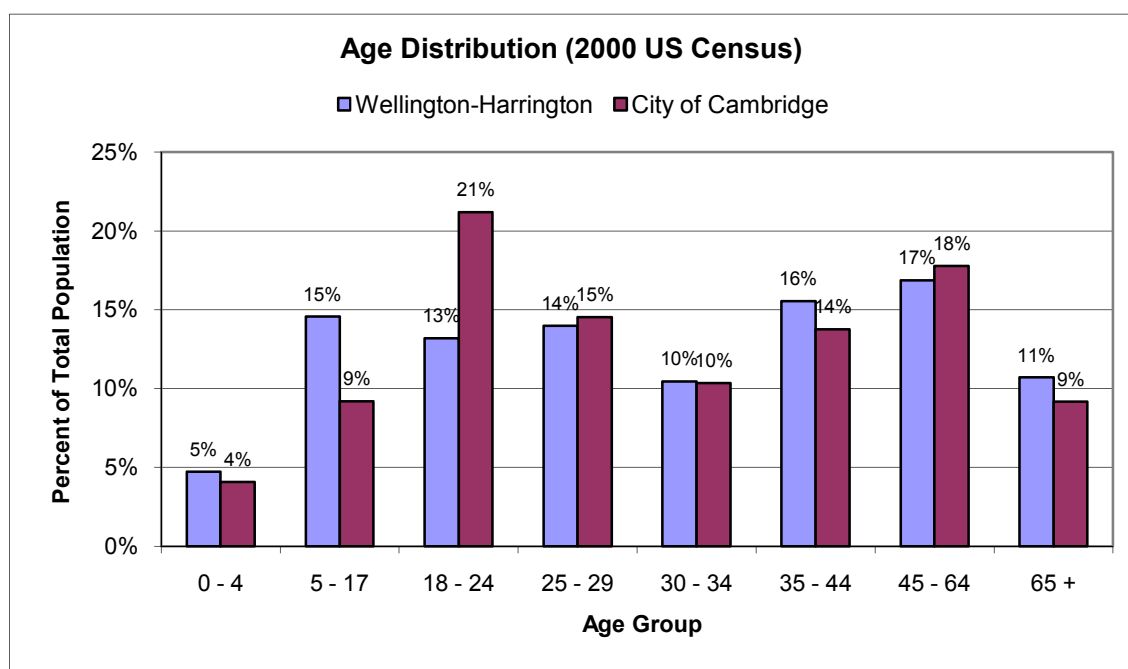






**Appendix A: Selected Demographic Information**

Population	Wellington-Harrington		City of Cambridge	
	1990	2000	1990	2000
Total Population	7,105	7,345	95,802	101,355
As percentage of citywide population	7.4 %	7.2 %	100 %	100 %



Distribution by Race and Ethnicity (as percentage of total population)	Wellington-Harrington		City of Cambridge	
	1990	2000	1990	2000
White	80%	65%	75%	68%
Black	13%	12%	14%	12%
Asian / Pacific Islander	3%	6%	8%	12%
Other	4%	17%	3%	8%
Hispanic Origin (any race)	10 %	13 %	6 %	7 %

Note: Hispanic status is considered independently of race in the U.S. Census, and reflects whether a respondent has origins in either Spain or a Spanish-speaking country of the Western Hemisphere. The latter include Mexico, Cuba and the Dominican Republic, as well as all Spanish-speaking countries located in Central America and South America.

<b>Households and Families</b>	Wellington-Harrington		City of Cambridge	
	1990	2000	1990	2000
Total number of households	2,734	3,021	39,405	42,615
As percentage of all households:				
Non-family households	37 %	47 %	55 %	59 %
Family households	63 %	53 %	45 %	41 %
Families with children (as percentage of all family households)	47%	46%	43%	43%

Note: A “Household” as defined in the U.S. Census is a group of people who occupy a housing unit as their usual place of residence. A “Family Household” as defined in the U.S. Census is a household containing at least two people related by birth, marriage, or adoption.

<b>Income</b>	Wellington-Harrington		City of Cambridge	
	1989	1999	1989	1999
Median Household Income	\$40,523	\$39,899	\$44,422	\$47,979
Median Family Income	\$43,719	\$40,675	\$53,604	\$59,423

<b>Educational Attainment</b> (as percentage of persons 25 and older)	Wellington-Harrington		City of Cambridge	
	1990	2000	1990	2000
Less than 9 <sup>th</sup> Grade	24 %	18 %	7 %	5 %
9 <sup>th</sup> – 12 <sup>th</sup> Grade, No Diploma	19 %	12 %	9 %	5 %
High School Graduate/Equivalent	22 %	23 %	16 %	12 %
College, No Degree/Associates	14 %	13 %	14 %	12 %
Bachelor/Graduate/Professional Degree	21 %	34 %	54 %	65 %

SOURCE: U.S Census Bureau, 2000.

## **Appendix B: Zoning Information for Wellington-Harrington**

The Zoning Ordinance regulates the allowed uses of private land in the city, the allowed size and scale of development, and required amounts of off-street parking, among other land use and development characteristics. Zoning regulations apply only to new development or use changes on individual land parcels. If a property, as it is currently used, does not abide by the zoning regulations, it is considered “non-conforming.” Non-conforming properties can legally remain in their current use, but a zoning variance might be required if the owner wanted to make any substantial alterations to the property.

In most of the city, such as residential neighborhoods, the purpose of the zoning regulations is to allow new development that is of a comparable use, size and scale to the existing development in the district. In some districts, where older and more obsolete uses (such as factories and warehouses) are being redeveloped into newer uses, the zoning is intended to allow new development that supports reasonable residential or commercial growth while preserving historic character, mitigating negative impacts on residents, and providing quality-of-life benefits for community members.

### ***Zoning Districts in Wellington-Harrington (refer to zoning map on page 14):***

#### **Residence C-1**

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This designation covers most of the neighborhood, and is the most common zoning designation in Cambridge with almost 20% of the city zoned C-1. It allows residential development at a Floor Area Ratio (FAR) of 0.75 and a maximum height of 35 feet, with a minimum 1,500 square feet of lot area required for each dwelling unit. There are required setbacks of at least 10 feet in the front yard, 20 feet in the rear yard, and side yards that vary based on the size of the building. On a 5,000 square-foot lot, which is a typical size in Cambridge, a typical development might be a three-story building containing three dwelling units. Larger lots could have more units, for instance a lot that is 9,000 square feet could have up to six units. Only nineteen parcels (2% of the parcels in the C-1 district) are larger than 9,000 square feet.

Currently, more than half of the lots in the Wellington-Harrington C-1 district are built above what is allowed by current zoning. The vast majority of these buildings were built before the current zoning regulations were enacted. Some of the larger areas that are not developed to the maximum allowances of the C-1 district include the Linden Court and Harwell Homes areas, the site of the Cambridge Department of Public Works, the St. Anthony Church parking lot, and the Dante Alighieri Society site. The Linden Court and Harwell Homes areas are already developed for housing, and would be very unlikely to be developed further. The St. Anthony Church and Dante Alighieri Society are not expected to relocate or to change the use of their sites at the present time and are also unlikely to add development to their sites. It is the City’s long-term goal to relocate the Department of Public Works, and if that were to happen, the use of the current site would be subject to public discussion.

### **Residence C-2**

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This is a higher-density residential district that encompasses the Cambridge Housing Authority's Roosevelt Towers development. It allows a maximum FAR of 1.75, height of 85 feet, and requires 600 square feet of lot area per dwelling unit. The current development in this district has less floor area and fewer units than what the zoning would allow, but the site would probably not support substantial new development and such new development is unlikely.

### **Business A (BA)**

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This is a business district that encompasses the Cambridge Street corridor and Inman Square. It allows retail, restaurant and office uses as well as housing. The maximum allowed FAR is 1.0 for commercial uses and 1.75 for residential uses, while the maximum height is 35 feet for commercial uses and 45 feet for residential uses.

Current uses in the Business A district vary, with about one quarter of the parcels purely commercial, another quarter purely residential, about 40% mixed-use (commercial and residential), and the rest parking lots or undeveloped spaces. The typical building on Cambridge Street has business uses on the ground floor and two or three stories of housing or offices above. Most lots do not have significant potential for additional development. Some individual lots could potentially be redeveloped for different uses, such as conversion from low-scale commercial to residential or mixed-use, but this would in most cases require demolishing existing buildings.

### **Industry A-1 (IA-1) and Industry B (IB)**

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These districts cover areas near the Grand Junction Railroad that were once industrial areas but are transitioning to other uses such as offices and commercial laboratories. The One Kendall Square development occupies most of the IA-1 and IB districts in Wellington-Harrington, with office, laboratory, retail, restaurant and entertainment uses within a complex that combines renovated factories and new construction. The IB district allows a maximum FAR of 2.75 for commercial uses and 4.0 for residential uses with a 120-foot maximum height, and the current development (which is all commercial) largely meets or exceeds these limitations.

The IA-1 base district allows a maximum FAR of 1.25 for commercial uses and a 45-foot maximum height. Through the additional regulations of the **Eastern Cambridge Housing Overlay**, which applies in this IA-1 district, residential development is allowed at an FAR double the allowed non-residential FAR, and residential buildings are allowed at a height of 85 feet, except that all building heights are limited to 35 feet within 100 feet of the adjacent residential district. Aside from the large parking garage, which, at the time it was built, did not count as part of the site's FAR, current development in this IA-1 district is slightly lower than the maximum allowed by zoning.

## **Open Space (OS)**

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This district is meant to designate and protect public open space, and only allows civic, religious or institutional buildings at a very low FAR. Donnelly Field (including the Frisoli Youth Center) and the park at Elm and Hampshire Streets are zoned as open space.

## **Special Citywide Zoning Provisions**

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There are a number of special zoning provisions that apply citywide. Neighbors expressed interest in a few of these special provisions because they have been applied to recently proposed projects in the neighborhood.

- **Conversion of Non-Residential Structures to Residential Use (Section 5.28.2):** This provision in the zoning ordinance, which applies citywide, provides some zoning relief to a developer for rehab of an existing non-residential building into housing units, taking into account that the existing structure may not conform to current zoning. Section 5.28.2 provides a mechanism by which the Planning Board may grant a special permit for relief, such as reduced setbacks, based on the existing conditions of the site. Criteria for granting a 5.28.2 special permit include potential impacts on nearby residents, among other considerations.
- **Inclusionary Zoning:** This citywide provision requires that housing projects of 10 or more units set aside 15% of the units to be affordable to residents who earn less than 80% of the area median income (as defined by HUD, currently \$66,150/year for a family of four). Inclusionary projects may receive a density bonus in the form of a 30% increase in FAR and an additional market unit for each required affordable unit. For example, a project of 20 units would be required to provide three affordable units and could build up to three additional market-rate units.

Another regulation pertaining to affordable housing that was of interest to neighborhood residents is Chapter 40B, which is not a part of the Cambridge Zoning Ordinance but rather a Massachusetts General Law that supersedes local zoning. It provides a comprehensive permit process by which an affordable housing developer can seek zoning relief through the local Board of Zoning Appeal.

## **Changing the Zoning Regulations**

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A change to the zoning ordinance can only be enacted by a vote of the City Council. However, the zoning ordinance must also abide by applicable state laws, particularly Chapter 40 of the Massachusetts General Laws, which governs zoning regulations.

Zoning changes begin with a rezoning petition, which describes the proposed change and the area that would be affected by it. Rezoning petitions can come from one of four sources: the City Council, the Planning Board, a group of at least ten Cambridge residents, or an owner of the land to be affected by


the petition. Rezoning petitions are submitted to the City Clerk, who refers the petition to the City Council for its formal consideration.

After a rezoning petition has been submitted and accepted into the official record by the City Council, public hearings are scheduled to discuss the petition. One public hearing must be held at the Planning Board, which makes an advisory recommendation to the City Council, and one hearing must be held at the City Council's Ordinance Committee. Public hearings are held within 65 days of the petition being received by the City Council. Members of the public are allowed to testify for or against the petition at the public hearings. City staff may be requested to provide information and technical assistance to the Planning Board, City Council, or petitioners during the hearing process.


Within 90 days of the date of the first Ordinance Committee public hearing, the City Council may call a vote on the rezoning petition. A rezoning petition requires a two-thirds affirmative vote to be enacted. The City Council may also decide not to take a vote on a rezoning petition. If a rezoning petition has not been voted on when the 90-day period has expired, it may be re-filed, meaning that it would have another set of public hearings before being reconsidered by the City Council. Overall, the process of enacting a zoning change could last between two and five months, or longer if it is re-filed.

Additional information is available in the *Zoning Guide* produced by the Community Development Department and on the CDD website at [www.cambridgema.gov/cdd/cp/zng/zguide](http://www.cambridgema.gov/cdd/cp/zng/zguide).

Zoning District Regulations: Residential

<b>Residence C-1</b>	<b>Zoning Regulations</b>	
Allowed uses	Single family houses Two family houses Townhouse residential Multifamily residential Limited institutional uses	
Floor Area Ratio (FAR) (Floor Area / Lot Area)	0.75 maximum	
Lot Area per Dwelling Unit (Unit Density)	1,500 square feet minimum	
Height Limit	35 feet maximum	
Open Space (Yard)	Min. 30% of lot area	

*Example parcel in C-1 District (approx. 0.75 FAR)*

<b>Residence C-2</b>	<b>Zoning Regulations</b>	
Allowed uses	Single family houses Two family houses Townhouse residential Multifamily residential Some institutional uses	
Floor Area Ratio (FAR) (Floor Area / Lot Area)	1.75 maximum	
Lot Area per Dwelling Unit (Unit Density)	600 square feet minimum	
Height Limit	85 feet maximum	
Open Space (Yard)	Min. 15% of lot area	

*Existing buildings in C-2 District*

Zoning District Regulations: Commercial

<b>Business A</b>	<b>Zoning Regulations</b>
Allowed uses (and existing uses by parcel)	Residential Institutional Office Retail
Floor Area Ratio (FAR)	Max. 1.00 commercial; 1.75 residential
Lot Area per Dwelling Unit	Min. 600 square feet
Height Limit	Max. 35 ft commercial 45 ft residential



Example parcels in BA District at approx. 1.0 commercial FAR (above) and 1.5 mixed-use FAR (below)



<b>Industry A-1 / ECHO</b>	<b>Zoning Regulations</b>
Allowed uses	Residential Institutional Office Retail
Floor Area Ratio (FAR)	Max. 1.25 commercial; 2.50 residential (ECHO)
Lot Area per Dwelling Unit	Min. 700 square feet (300 sqft. under ECHO)
Height Limit	Max. 45 feet commercial; 85 feet residential; 35 feet within 100' of C-1



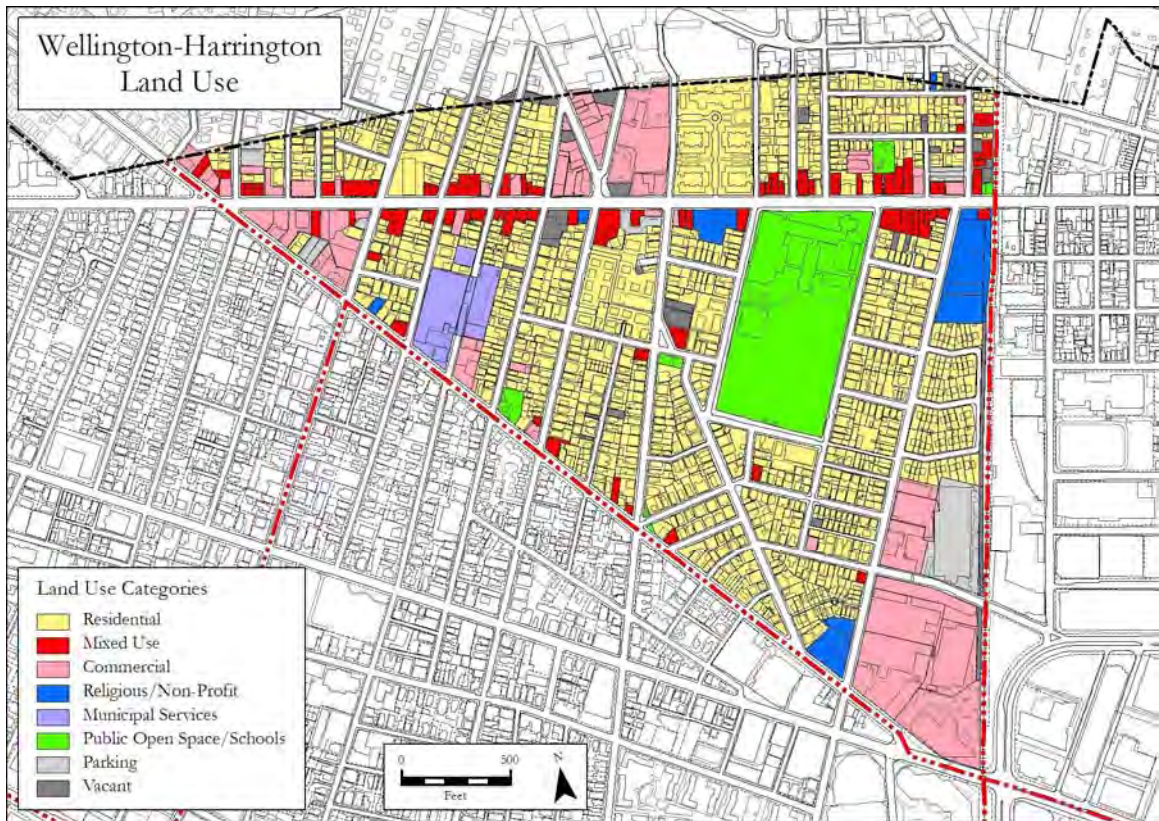
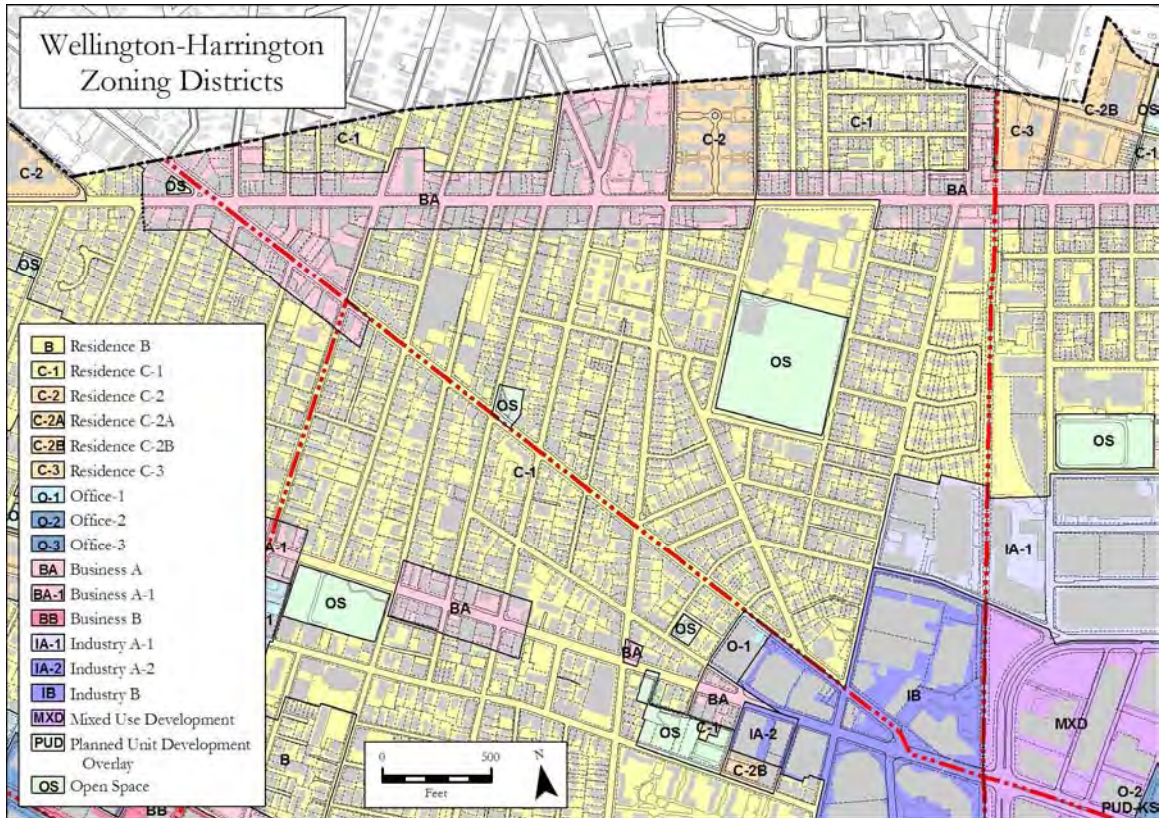
Existing buildings in IA-1 / ECHO District

<b>Industry B</b>	<b>Zoning Regulations</b>
Allowed uses	Residential Institutional Office Retail
Floor Area Ratio (FAR)	Max. 2.75 commercial Max. 4.00 residential
Lot Area per Dwelling Unit	No minimum
Height Limit	Max. 120 feet



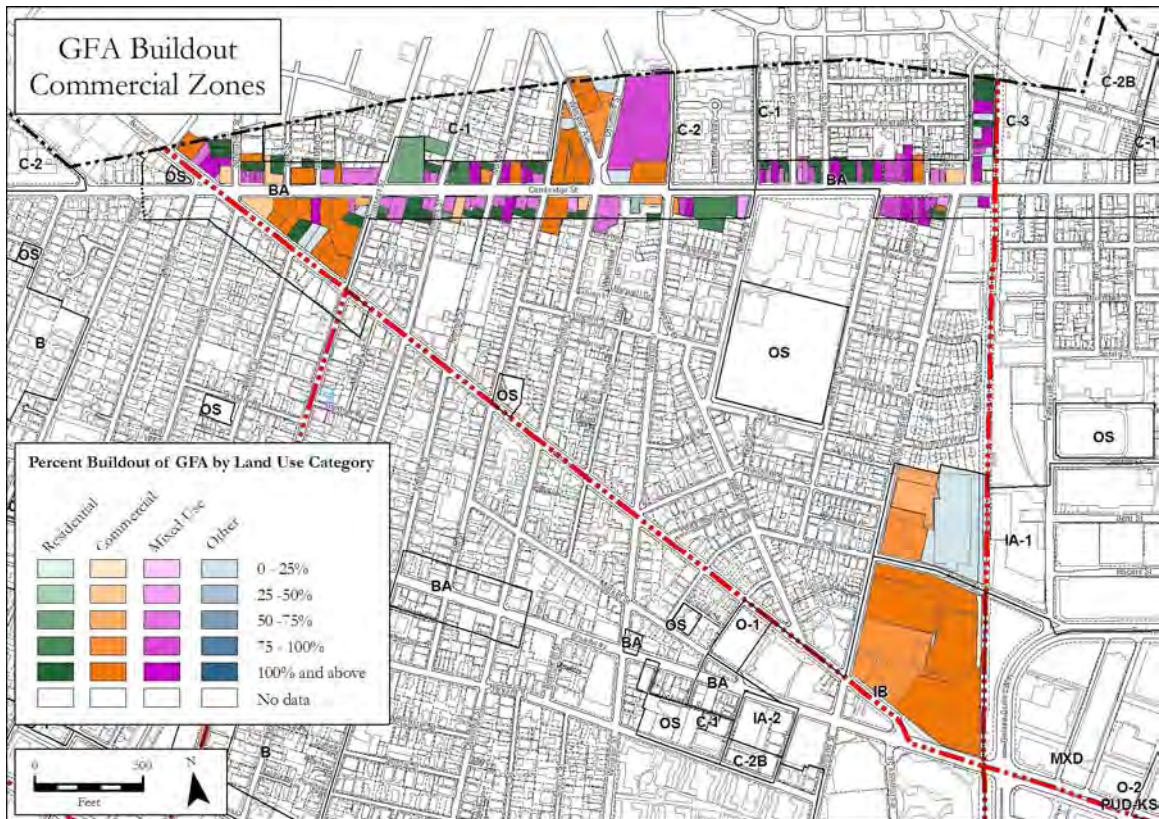
Existing buildings in IB District





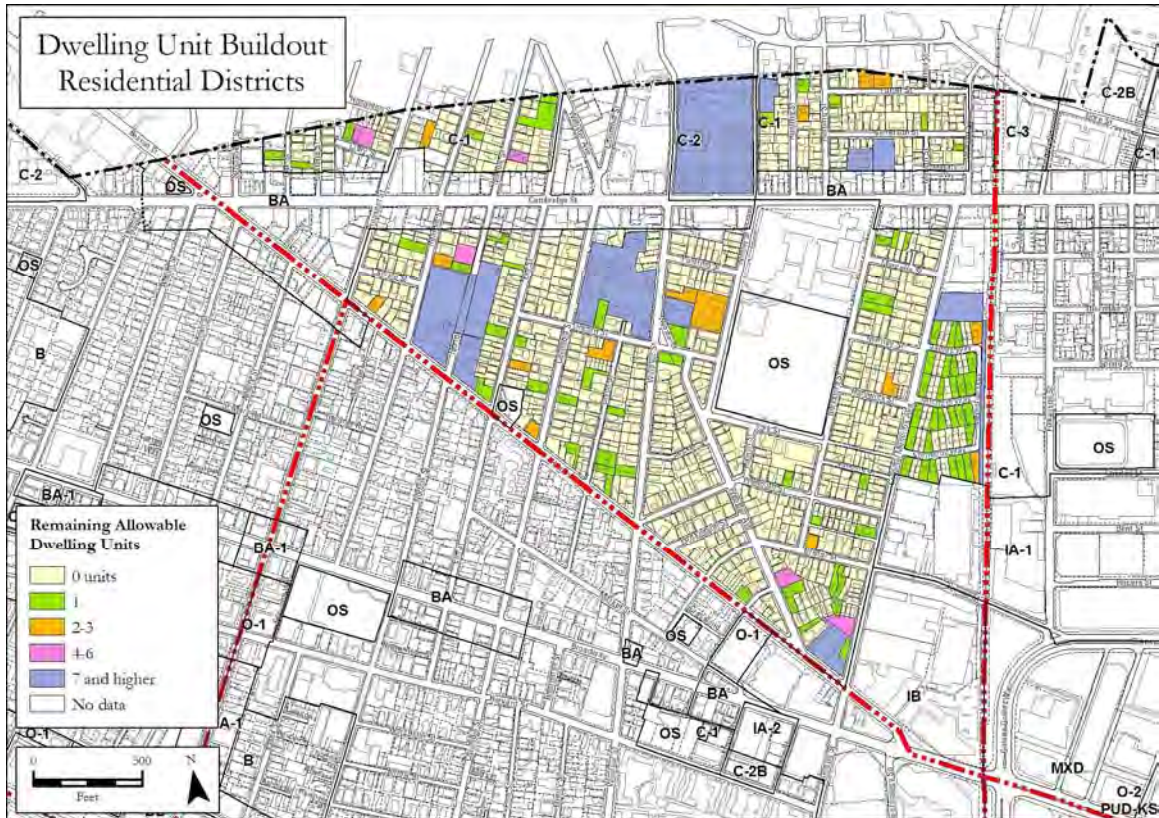
SOURCES: Cambridge Assessing Department; Cambridge Community Development Department





SOURCES: Cambridge Assessing Department; Cambridge Community Development Department

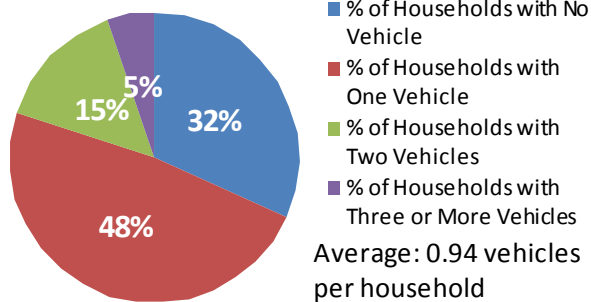




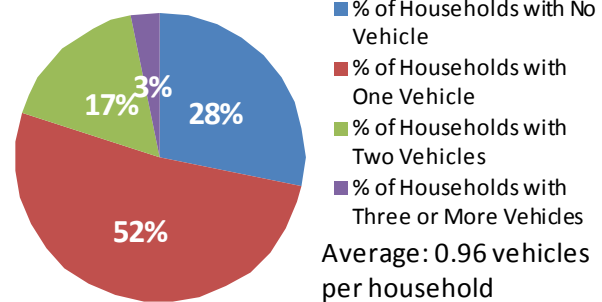
SOURCES: Cambridge Assessing Department; Cambridge Community Development Department

**Appendix C: Vehicle Ownership and Parking Information**

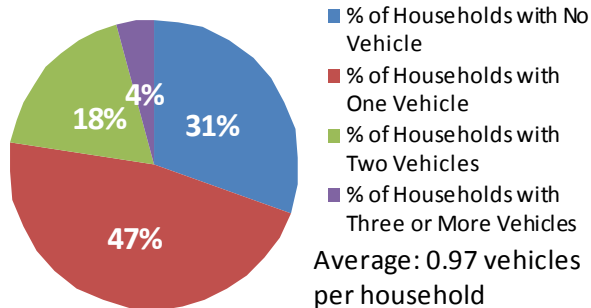
**Wellington-Harrington 1990**



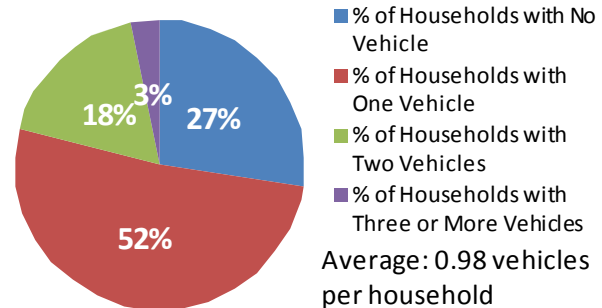
**City of Cambridge 1990**



**Wellington-Harrington 2000**

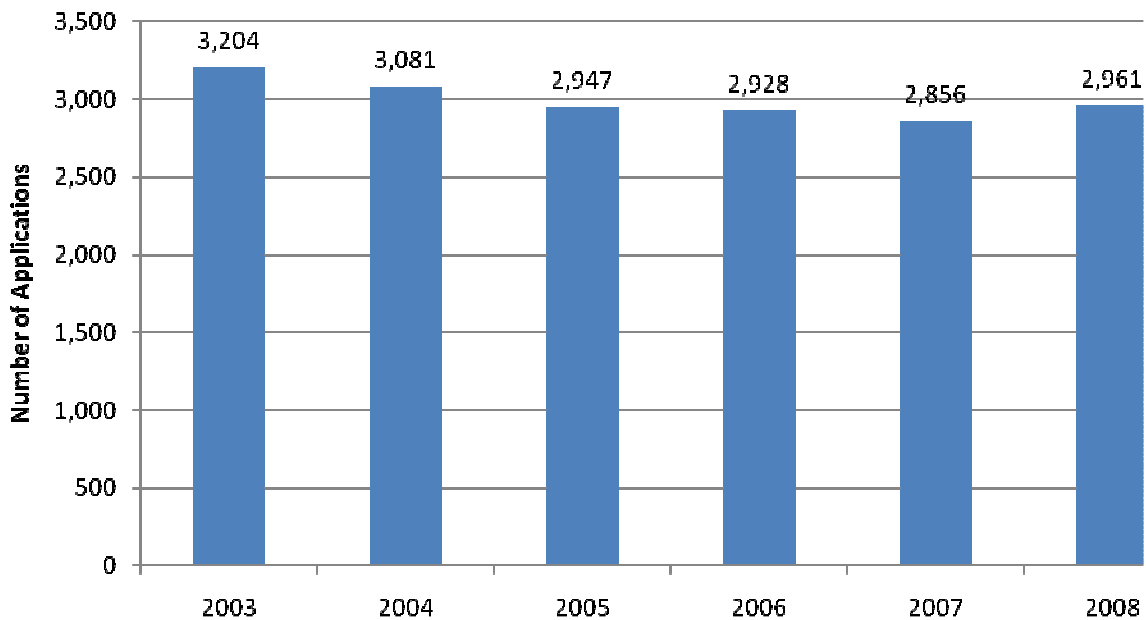


**City of Cambridge 2000**



SOURCE: U.S. Census Bureau, 2000

**Wellington-Harrington Resident Parking Permit Applications 2003-2008**



SOURCE: Cambridge Department of Traffic, Parking and Transportation, 2009

# Affordable Housing Distribution by Neighborhood

6/19/2008

	Non Profit	Public Housing	Inclusionary Zoning	Private Units	Total	% of Total	All Units*	% of neigh.
1 - East Cambridge	83	394	251	0	728	10.3%	4062	17.9%
2 - MIT	0	0	0	0	0	0.0%	811	0.0%
3 - Wellington/Harrington	193	214	0	179	586	8.3%	3125	18.8%
4 - Area 4	311	553	3	118	985	13.9%	2720	36.2%
5 - Cambridgeport	573	474	49	165	1,261	17.8%	4760	26.5%
6 - Mid Cambridge	307	59	4	32	402	5.7%	6722	6.0%
7 - Riverside	226	179	43	192	640	9.0%	3877	16.5%
8 - Agassiz	58	8	1	0	67	0.9%	2060	3.3%
9 - Neigh 9	105	86	5	345	541	7.6%	5799	9.3%
10 - Neigh 10	7	8	6	29	50	0.7%	4258	1.2%
11 - North Camb	434	582	77	504	1,597	22.6%	5107	31.3%
12 - Camb Highlands	58	0	11	0	69	1.0%	278	24.8%
13 - Strawberry Hill	3	153	0	0	156	2.2%	1146	13.6%
	2,358	2,710	450	1,564	7,082	100.0%	44,725	15.8%

## NON-PROFIT UNITS

1 - East Cambridge	83	3.5%
2 - MIT	0	0.0%
3 - Wellington/Harrington	193	8.2%
4 - Area 4	311	13.2%
5 - Cambridgeport	573	24.3%
6 - Mid Cambridge	307	13.0%
7 - Riverside	226	9.6%
8 - Agassiz	58	2.5%
9 - Neigh 9	105	4.5%
10 - Neigh 10	7	0.3%
11 - North Camb	434	18.4%
12 - Camb Highlands	58	2.5%
13 - Strawberry Hill	3	0.1%
	2,358	100.0%

## PUBLIC HOUSING UNITS

1 - East Cambridge	394	14.5%
2 - MIT	0	0.0%
3 - Wellington/Harrington	214	7.9%
4 - Area 4	553	20.4%
5 - Cambridgeport	474	17.5%
6 - Mid Cambridge	59	2.2%
7 - Riverside	179	6.6%
8 - Agassiz	8	0.3%
9 - Neigh 9	86	3.2%
10 - Neigh 10	8	0.3%
11 - North Camb	582	21.5%
12 - Camb Highlands	0	0.0%
13 - Strawberry Hill	153	5.6%
	2,710	100.0%

## INCLUSIONARY ZONING UNITS

1 - East Cambridge	251	55.8%
2 - MIT	0	0.0%
3 - Wellington/Harrington	0	0.0%
4 - Area 4	3	0.7%
5 - Cambridgeport	49	10.9%
6 - Mid Cambridge	4	0.9%
7 - Riverside	43	9.6%
8 - Agassiz	1	0.2%
9 - Neigh 9	5	1.1%
10 - Neigh 10	6	1.3%
11 - North Camb	77	17.1%
12 - Camb Highlands	11	2.4%
13 - Strawberry Hill	0	0.0%
	450	100.0%

## PRIVATE HOUSING UNITS

1 - East Cambridge	0	0.0%
2 - MIT	0	0.0%
3 - Wellington/Harrington	179	11.4%
4 - Area 4	118	7.5%
5 - Cambridgeport	165	10.5%
6 - Mid Cambridge	32	2.0%
7 - Riverside	192	12.3%
8 - Agassiz	0	0.0%
9 - Neigh 9	345	22.1%
10 - Neigh 10	29	1.9%
11 - North Camb	504	32.2%
12 - Camb Highlands	0	0.0%
13 - Strawberry Hill	0	0.0%
	1,564	100.0%

City/Trust Affordable: includes all Trust funded units, as well as affordable units funded w/other City funds; includes units that are under construction or permitted

Public Housing: includes all state and federal public housing units in Cambridge

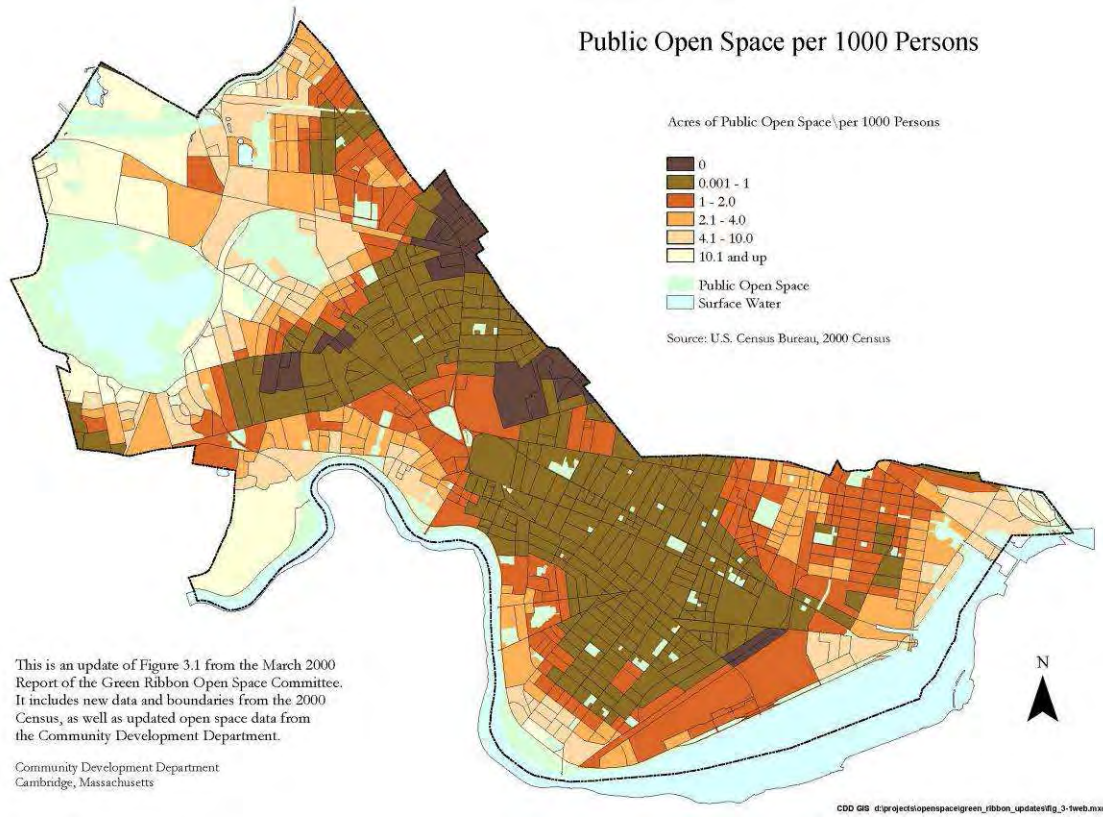
Inclusionary Zoning: includes all affordable IZ units; includes units under construction or permitted.

Private Units: includes units subject to affordability restrictions located in privately-owned buildings, including limited equity cooperatives

All Units: from CDD Neighborhood Demographic Profile, based on Census 2000 data



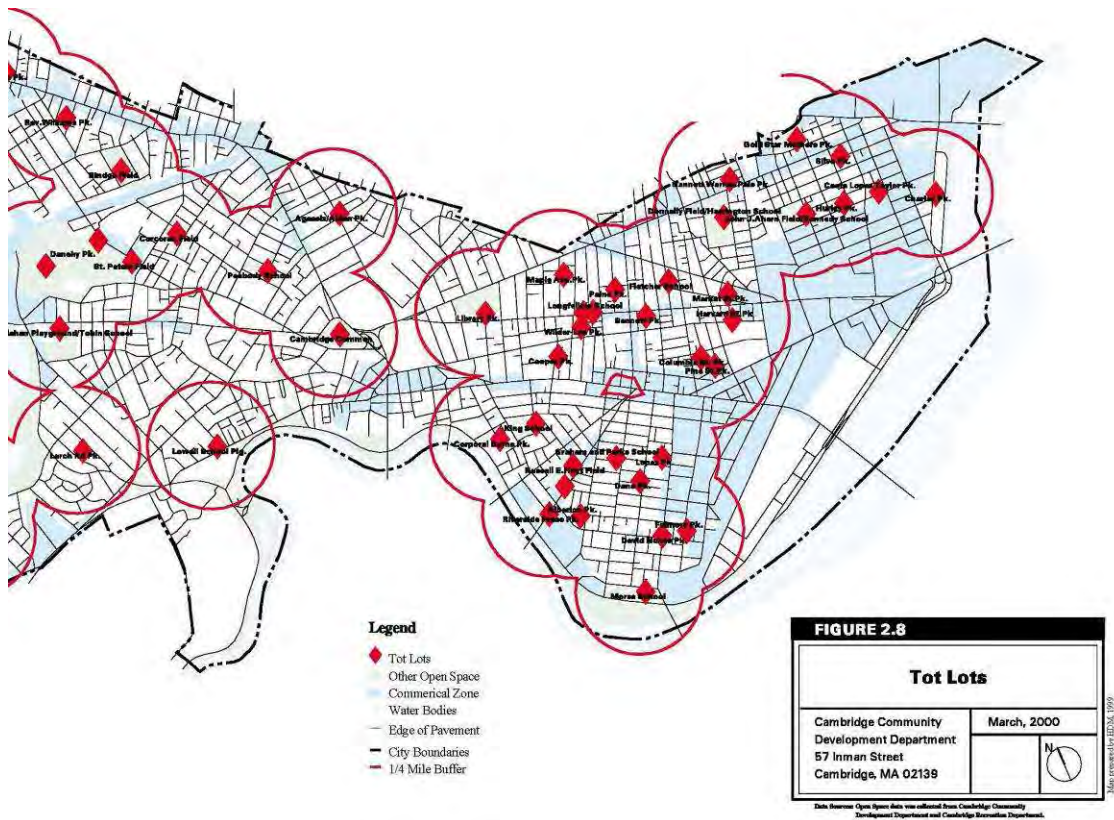
**Appendix E: Maps from Green Ribbon Open Space Study (2000)**



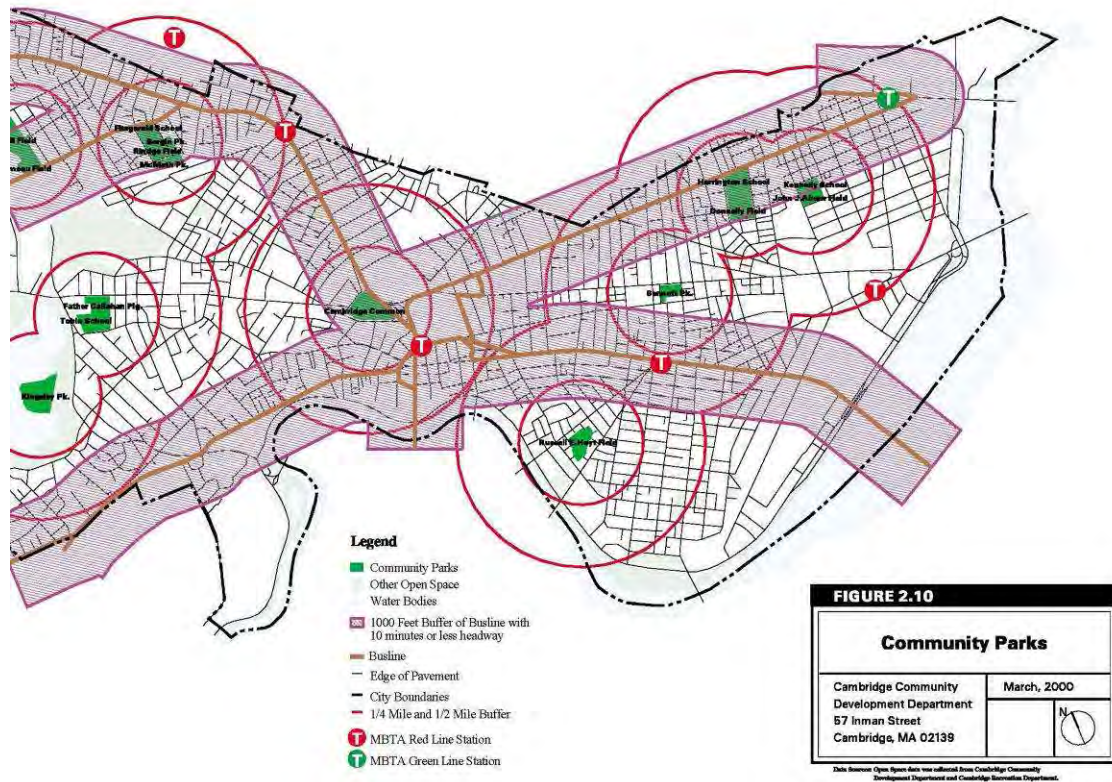
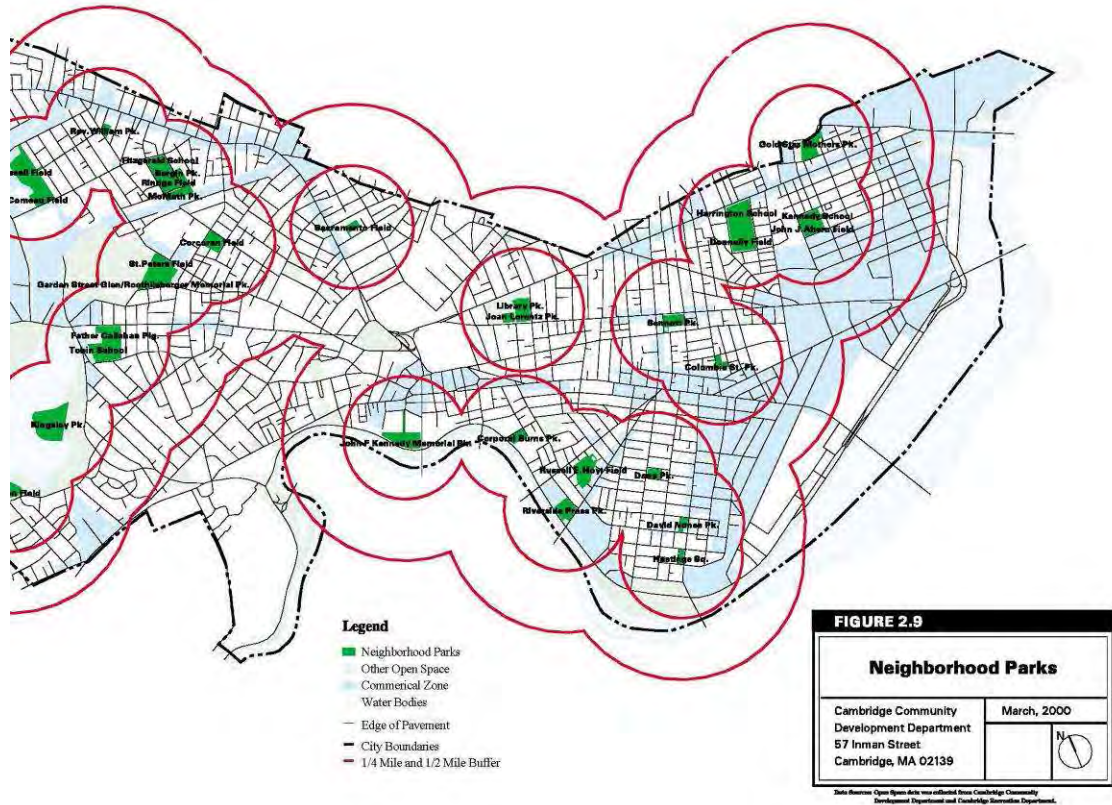
This is an update of Figure 3.1 from the March 2000 Report of the Green Ribbon Open Space Committee. It includes new data and boundaries from the 2000 Census, as well as updated open space data from the Community Development Department.

Community Development Department  
Cambridge, Massachusetts

CDD GIS d:\projects\openspace\green\_ribbon\_update\fig\_3-twrb.mxd







SOURCE: City of Cambridge, Report of the Green Ribbon Open Space Committee, 2000.

[www.cambridgema.gov/cdd/cp/parks/grrib](http://www.cambridgema.gov/cdd/cp/parks/grrib)

**Appendix F: Recommendations from Previous Neighborhood Studies**

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<b>Source</b>	<b>Rec#</b>	<b>Land Use Recommendation</b>	<b>Progress and Status</b>
1996 Study	LU1	<p>Zoning should be modified to allow for the preservation of the neighborhood density.</p> <p>The Committee would like to see the dense, urban character of the neighborhood preserved particularly as the aging housing stock is replaced with new structures. The Committee recommends that a study be done to look at the possibility of rezoning Cambridge Street – from Inman Square to Cardinal Medeiros Avenue – to limit building heights to three - five stories and encourage smaller storefronts on the ground floors and housing on the upper floors.</p>	<p>Most residential parts of Wellington-Harrington have a Residence C-1 zoning designation, which allows moderate-density, multi-family housing similar to the housing that currently exists in the neighborhood.</p> <p>Cambridge Street is zoned Business A (BA), which allows commercial and residential uses. The allowed density for residential development in the BA district is higher than the allowed density for commercial, which provides an incentive for housing. Also, under Cambridge’s Inclusionary Zoning provision, large housing developers receive a density bonus in exchange for a requirement to set aside a percentage of housing units to be made affordable to low- and moderate-income households.</p> <p>As part of a citizen-led rezoning petition in 1997, the maximum building height in the BA district was reduced from 85 feet to 45 feet for residential buildings, to 35 feet for commercial buildings, and to 65 feet for buildings along Hampshire Street in Inman Square. This change has made the allowed building heights more consistent with the existing building heights along Cambridge Street.</p>

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<b>Source</b>	<b>Rec#</b>	<b>Land Use Recommendation</b>	<b>Progress and Status</b>
1996 Study	LU2	<p>Amend the City’s zoning code to require new large developments on Cambridge Street to construct a neighborhood park as part of the project or at another location.</p> <p>The Committee was concerned about the lack of available land in the neighborhood and recommends that the city make Wellington-Harrington an open space priority neighborhood and acquire land parcels as they become available.</p>	<p>In 2000, the City completed a “Green Ribbon” study to establish priorities for open space expansion across Cambridge, based on demographic information and availability of existing open space. Areas in the western part of Wellington-Harrington were identified as top priorities for “tot lot” playgrounds and neighborhood parks. The City seeks opportunities to acquire and expand open spaces on an ongoing basis. However, land acquisition is challenging because opportunities to purchase usable land are rare, and the cost of purchasing land along with the clean-up costs for previously developed sites can be prohibitively high.</p> <p>In some areas of Cambridge, the City has adopted zoning that requires large private developers to provide public open space as part of large projects. These requirements have been applied in the North Point area and near Kendall Square, where large multi-building development projects are likely to occur. Land parcels along Cambridge Street are relatively small, and it is unlikely that a developer would propose a single development that is large enough to allow for a substantial neighborhood park to be built as part of the project.</p>

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<b>Source</b>	<b>Rec#</b>	<b>Housing Recommendation</b>	<b>Progress and Status</b>
1996 Study	H1	<p>Establish city-wide housing “hot-line”</p> <p>The Committee recommends that the city establish a housing telephone service modeled after the 666-Movie line that would inform residents of all the housing agencies in the city and the services they provide.</p>	<p>Residents are encouraged to call the City’s Housing Information Line at 617-349-4622 for information about affordable housing programs in the city.</p> <p>Residents can also call the Cambridge Housing Authority at 617-497-4040 for information about public housing. Staff will refer callers to other agencies and non-profit organizations where appropriate.</p> <p>The City publishes a booklet, <i>A Guide to Affordable Housing Programs in Cambridge</i>, which contains descriptions and contact information for the different housing agencies and programs operating in Cambridge. Versions of the booklet are available in Spanish and Haitian Creole.</p> <p>Information is also available on the Housing Division webpage at <a href="http://www.cambridgema.gov/cdd/hsg">www.cambridgema.gov/cdd/hsg</a>.</p>

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Source	Rec#	Housing Recommendation	Progress and Status
1996 Study	H2	<p>Establish a clearinghouse of affordable housing opportunities in the city.</p> <p>The Committee suggests that the clearinghouse be placed in a non-intimidating, accessible place, and should be staffed by individuals who are able to deal with residents from a wide range of cultures.</p>	<p>The City’s Housing Division maintains a mailing list for residents who want to be notified of affordable apartments and homeownership opportunities. Information is sent to these individuals when units are available. Information about joining this list is available by calling 617-349-4622. The Housing Division also advertises affordable housing opportunities to community organizations and service providers, sends flyers to elementary schools for schoolchildren to bring home, and places notices in newspapers including the Cambridge Chronicle and Tab. Opportunities are also promoted through e-mail and on the web at <a href="http://www.cambridgema.gov/cdd/hsg">www.cambridgema.gov/cdd/hsg</a>.</p> <p>The Housing Division is located in the Community Development Department offices at 344 Broadway, third floor. The office is open until 8pm on Mondays, until 5pm Tuesdays-Thursdays, and until noon on Fridays.</p> <p>The Cambridge Housing Authority also maintains a list of residents interested in public housing opportunities. Contact 617-497-4040 for information.</p>
1996 Study	H3	<p>Offer city-sponsored classes to inform residents on how to prepare for home ownership.</p> <p>The Committee recommends the city sponsor classes to educate renters on how to prepare to buy a house. The Committee suggests the classes inform residents of the criteria for eligibility (income levels, number of persons per household, etc.) for city-sponsored home ownership programs. The classes would also serve to create a pool of prospective homebuyers in the city.</p>	<p>Since 1990, the City has offered a free First Time Homebuyer Class open to all Cambridge residents. Upon completion of this class, income-eligible homebuyers may qualify for financial assistance from the City. Special classes such as “How to Buy a Multi-Family Property” are also offered, as well as classes for non-English speakers. For more information or to enroll in these classes, call 617-349-4622 or visit <a href="http://www.cambridgema.gov/cdd/hsg">www.cambridgema.gov/cdd/hsg</a>.</p>

Source	Rec#	Housing Recommendation	Progress and Status
1996 Study	H4	<p>Expand and augment both the Home Improvement Program (HIP) and the Small Property Owners Rehab and Loan Program.</p> <p>The Committee recommends that the capabilities of both the HIP and the Small Property Owners Program be increased. Both programs should offer more technical assistance to housing developers on reducing construction costs, thereby, making more housing affordable to low-income residents.</p>	<p>In Wellington-Harrington, a Home Improvement Program is offered by Just-A-Start, Inc. This program offers up to \$50,000 low-interest rehabilitation loans for 1-to-4-unit buildings occupied by low- or moderate-income homeowners. Upon making improvements, the owner must keep rents affordable to low- and moderate-income households. This program is supported by Community Development Block Grant funds. Over about the past five years, 18 HIP projects have been implemented in Wellington-Harrington, resulting in 28 renovated units.</p> <p>In addition to HIP, Cambridge Neighborhood Apartment Housing Services (CNAHS) offers low-interest rehabilitation financing to private owners of multi-family apartment buildings if the units are kept affordable to low- and moderate-income tenants. This program is supported by Community Development Block Grant funding and the Cambridge Affordable Housing Trust. Just-A-Start also offers a 3%-interest Home Improvement Revolving Loan through Cambridge Savings Bank for 1-to-4-unit properties.</p>
1996 Study	H5	<p>DPW site on Norfolk Street.</p> <p>The Committee recommends that the DPW site on Norfolk Street be developed into a mix of affordable housing and open space should DPW ever decide to relocate.</p>	<p>There is no immediate plan to move the Department of Public Works (DPW) from its present location. In the future, if a new site for DPW is identified, then the City will work with neighborhood residents to consider new uses for the current site. Possible uses include affordable housing and public open space.</p>

Source	Rec#	Housing Recommendation	Progress and Status
1996 Study	H6	<p>Create a program that would advise non-English speaking tenants of their rights and obligations.</p> <p>The Committee recommends that the city offer counseling to tenants on their rights in languages other than English (Spanish and Creole).</p>	<p>A number of agencies and organizations provide legal assistance and mediation services to assist tenants and landlords. These include Cambridge and Somerville Legal Services (617-494-1800), Just-A-Start (617-494-0444), and the City of Cambridge Consumers' Council (617-349-6150). Information on all of these groups is listed in the <i>City's Guide to Affordable Housing Programs in Cambridge</i> brochure, which is available in English, Spanish and Haitian Creole. Call the Housing Information Line (617-349-4622) for more information, or go to the web page at <a href="http://www.cambridgema.gov/cdd/hsg">www.cambridgema.gov/cdd/hsg</a>.</p>
1996 Study	H7	<p>Stabilize the neighborhood and preserve its character.</p> <p>The Committee recommends that the dense, urban character of the neighborhood be preserved. In view of the aging housing stock, identical types of houses should be allowed to be constructed when old structures collapse or are condemned.</p>	<p>Most residential parts of Wellington-Harrington have a Residence C-1 zoning designation, which allows moderate-density, multi-family housing similar to the housing that currently exists in the neighborhood. New housing can be built to a maximum floor area ratio of 0.75 and maximum height of 35 feet. One dwelling unit is allowed for every 1,500 square feet of lot area on a property.</p> <p>In 1999, Cambridge adopted a citizen-led rezoning petition that decreased the allowed density of housing units in C-1 districts, from one dwelling unit per 1,200 square feet of lot area to one unit per 1,500 square feet of lot area. This rezoning also raised the required amount of open space on a residential lot from 15% of the lot area to 30% of the lot area. This means that when a new house is built, almost one third of its lot must be left as yard space (which does not include parking). Most houses in the neighborhood would meet this requirement as they currently exist.</p>

Source	Rec#	Housing Recommendation	Progress and Status
1996 Study	H8	<p>Encourage, through incentives and regulations, the construction of housing appropriate for families with children.</p> <p>The Committee strongly recommends that incentives be made available for landlords to delead the units they own.</p>	<p>In 1995, the City established the Cambridge Affordable Housing Trust, which directs funding from a variety of public and private sources to acquire, protect, or create new permanently affordable housing units. Since 1995, over 2,800 units of affordable housing have been created or preserved throughout the city due to these efforts.</p> <p>It is a priority of the City Council and the Cambridge Affordable Housing Trust to provide affordable units across the city that are designed and sized appropriately for families with children. Some recent examples of projects in the city include Columbia Court in Area Four, which contains thirteen affordable two-bedroom and three-bedroom condos, and 2495 Massachusetts Avenue in North Cambridge, which contains fourteen affordable condos, thirteen of which are three-bedroom units.</p> <p>The Cambridge Zoning Ordinance has an Inclusionary Housing provision, which requires new private housing projects of 10 units or more to set-aside 15% of the units to be affordable to low- and moderate-income residents in exchange for a density bonus. The City encourages inclusionary units to be of a size and configuration suitable for families with children.</p> <p>In addition, Cambridge’s Lead-Safe program provides five-year forgivable loans for lead paint removal and other lead abatement services in housing that is occupied by low- or moderate-income households. Landlords can receive these loans if they keep their rents affordable. For information, call 617-349-5323 or visit <a href="http://www.cambridgema.gov/leadsafe">www.cambridgema.gov/leadsafe</a>.</p>

Source	Rec#	Economic Development/Employment Recommendation	Progress and Status
1996 Study	EDE1	<p>Create a “Cambridge employment hot line” for the city’s residents.</p> <p>The Committee recommended the creation of a city sponsored toll-free telephone line that would offer Cambridge residents a variety of employment-related information, ranging from actual employment opportunities, to the location of training and apprenticeship programs. The Committee agreed that a telephone line is a good tool for addressing the needs of linguistic minorities on a 24 hours a day basis.</p>	<p>The Cambridge Employment Program (CEP), part of the City’s Office of Workforce Development, is a free resource offering a variety of employment-related services. Services include individualized career counseling and job search assistance, resume development, help identifying job leads and researching employers, and free internet access. CEP staff can help clients access employment-related services such as English language classes or tutoring, basic computer training, Veteran's benefits, and state-funded vocational rehabilitation services. CEP also provides job-matching services to local businesses free of charge.</p> <p>The Office of Workforce Development (OWD) builds partnerships between schools, community-based organizations, and the business sector to expand employment and training opportunities for Cambridge residents. Information and placement for a variety of different programs are available through this office.</p> <p>For information about the Cambridge Employment Program and the Office of Workforce Development, call 617-349-6166 (CEP) or 617-349-6234 (OWD), e-mail <a href="mailto:smintz@cambridgema.gov">smintz@cambridgema.gov</a>, or visit the web at <a href="http://www.cambridgema.gov/dhsp/owd.cfm">www.cambridgema.gov/dhsp/owd.cfm</a> or <a href="http://www.cambridgema.gov/dhsp/cep.cfm">www.cambridgema.gov/dhsp/cep.cfm</a>.</p>



Source	Rec#	Economic Development/Employment Recommendation	Progress and Status
1996 Study	EDE2	<p>Concentrate information about all the city’s employment-related services in one location.</p> <p>The Committee recommends that all the information about employment-related services should be located in one well-publicized central location. The Committee agreed that this recommendation is complementary to the “employment hot line.” The Committee also recommends that a facilitator be appointed to coordinate the activities of all employment and training program in the City.</p>	<p>The Cambridge Employment Program and Office of Workforce Development, described above, are both located in the Department Human Service Programs offices at 51 Inman Street, near Central Square. A range of different resident services are located in this building. This office is open until 8pm on Mondays, until 5pm Tuesdays-Thursdays, and until noon on Fridays.</p>
1996 Study	EDE3	<p>Rewrite the brochures on employment and training programs to make them friendlier to readers in the neighborhood.</p> <p>The Committee recommends that Employment Resources, Inc. (ERI) rewrite and vividly illustrate their brochures to make them more user-friendly to neighborhood residents</p>	<p>Since 2000, the City’s Office of Workforce Development has published a directory, <i>Cambridge Works and Learns</i>, with information about a number of employment programs for adults and teenagers as well as job training and placement programs. The information in this brochure is regularly updated. The brochure is available at 51 Inman Street as well as at libraries and other locations throughout the city, by request at 617-349-6234 and on the web at <a href="http://www.cambridgema.gov/dhsp/owddir.cfm">www.cambridgema.gov/dhsp/owddir.cfm</a>.</p>

Source	Rec#	Economic Development/Employment Recommendation	Progress and Status
1996 Study	EDE4	Explore alternative options for structuring summer programs for pre-teenage neighborhood children (12 to 13 years old).	Since about 2000, the City has offered two summer programs focused towards youth age 9 to 13. The Summer Sports Leadership Academy uses athletics to promote leadership development and community involvement, and the Summer Arts Program helps youth develop creative abilities through collaboration with artists and performers, field trips, and projects. These programs are located at the Frisoli Youth Center in Wellington-Harrington and the Area Four Youth Center, and they are open to all Cambridge youth. In addition, the City continues to organize summer youth basketball leagues for pre-teens and teenagers. For more information about youth programs, contact the Department of Human Service Programs at 617-349-6200.
1996 Study	EDE5	<p>Form a partnership between the city and Cambridge Street merchants to employ neighborhood children in the summer.</p> <p>The Committee recommends that the city create a program to address the summer employment needs of children ineligible for the Mayor’s Summer Program. The Committee recommends the city provide incentives for Wellington-Harrington merchants to employ neighborhood children.</p>	<p>The City’s Office of Workforce Development collaborates with schools, institutions, businesses, and non-profit organizations such as Just-A-Start to provide a range of career exploration, community service, and employment opportunities for Cambridge youth. These include the Youth Employment Center at Cambridge Rindge and Latin School, the Mayor’s Summer Youth Employment Program and Fall Youth Employment Program, and the Summer Jobs Campaign. Businesses that are interested in hiring teenagers may participate in these programs as well. For information about these and other programs, call 617-349-6234, or email <a href="mailto:TeenJobs@cambridgema.gov">TeenJobs@cambridgema.gov</a> or <a href="mailto:ghinds@cambridgema.gov">ghinds@cambridgema.gov</a>. Information is available on the web at <a href="http://www.cambridgema.gov/dhsp/youth.cfm">www.cambridgema.gov/dhsp/youth.cfm</a>.</p>

Source	Rec#	Economic Development/Employment Recommendation	Progress and Status
1996 Study	EDE6	Establish a forum where neighborhood residents and business owners can meet and exchange views and ideas.	The City supports the formation of business associations to discuss issues that are of neighborhood-wide concern, as well as to promote area-wide improvements and community events. For instance, there is an Inman Square Business Association ( <a href="http://www.inmansquare.com">www.inmansquare.com</a> ) that includes many businesses in Wellington-Harrington. Community Development Department staff can provide information concerning City programs and policies, as well as technical assistance for organizational development and special event planning.
1996 Study	EDE7	<p>CDD should make its presentations of Wellington-Harrington’s demographic composition and employment profile to all neighborhood schools and parent associations.</p> <p>The Committee strongly recommends that the Community Development Department make its demographic and employment presentations to the teachers and students of the Harrington School and its parent association.</p>	<p>The Community Development Department regularly receives, analyzes, and reports demographic and socioeconomic information made available by state and federal agencies such as the US Census Bureau. A wide range of information, both citywide and neighborhood-specific, is available on the web at <a href="http://www.cambridgema.gov/cdd/data">www.cambridgema.gov/cdd/data</a> or can be requested by contacting the Planning Information Manager at 617-349-4656.</p> <p>A summary of demographic information was presented as part of the Wellington-Harrington Neighborhood Study Update in 2003, and is published in the report for that study. Community Development Department staff are available to present or discuss demographic information by request. Contact the Community Planning Division at 617-349-4639 for more information.</p>

Source	Rec#	Economic Development/Employment Recommendation	Progress and Status
1996 Study	EDE8	<p>Encourage cottage industries within Wellington-Harrington households.</p> <p>The Committee recommends the creation of a neighborhood revolving loan fund to assist lower income households to buy materials.</p>	<p>The City and its partners offer a range of business development programs to small business owners in Cambridge. In the 1990s, the City helped to establish a small business loan fund administered by local Cambridge banks. Since that collaboration was started, many of these banks have developed loan funds specifically designed to meet the needs of small businesses. The Economic Development Division of the Community Development Department will provide a list of these banks upon request, along with information about other grant and loan programs. The Economic Development staff also provides workshops and classes on a variety of business topics, and one-on-one counseling for prospective business owners. For information, contact the Economic Development Division at 617-349-4637 or visit the web at <a href="http://www.cambridgema.gov/cdd/ed">www.cambridgema.gov/cdd/ed</a>.</p>
1996 Study	EDE9	<p>Increase the funding for the Harrington School Computer Learning Center.</p> <p>The Committee recommends that additional funding be made available to enable the Harrington School to hire an instructor and buy more software.</p>	<p>The Harrington School was closed in 2003, and the former Harrington School building is now occupied by the King Open School. However, computer classes are available to members of the Frisoli Youth Center at 61 Willow Street (617-349-6312), and are available free to all Cambridge residents at the Community Learning Center at 19 Brookline Street (617-349-6363) and at the Cambridge Public Library Central Square Branch at 45 Pearl Street (617-349-4010).</p>

Source	Rec#	Open Space Recommendation	Progress and Status
1996 Study	OS1	<p>The City should commit itself to increasing open space in Wellington-Harrington through purchasing land and developing parks and playgrounds whenever opportunities exist.</p> <p>The Committee felt that the need for open space is more acute between Prospect and Columbia Streets and from Hampshire Street to the Somerville line.</p>	<p>In 2000, the City completed a “Green Ribbon” study to establish priorities for open space expansion across Cambridge, based on demographic information and availability of existing open space. Areas in the western part of Wellington-Harrington were identified as top priorities for “tot lot” playgrounds and neighborhood parks. The City seeks opportunities to acquire and expand open spaces on an ongoing basis. However, land acquisition is challenging because opportunities to purchase usable land are rare, and the cost of purchasing land along with the clean-up costs for previously developed sites can be prohibitively high.</p> <p>In addition to creating new parks, the City seeks opportunities to improve open space in the neighborhood by constructing small sitting areas, or “pocket parks,” in areas along sidewalks, in plazas, or near public facilities. For example, the Cambridge Street Corridor Improvements project (completed in 2005) included the construction of sitting areas next to the Valente Library, near the Millers River housing complex, and in Inman Square.</p>
1996 Study	OS2	<p>The Elm Street Park/Hampshire Street sitting area should be redesigned to incorporate an active playground for children.</p> <p>The Committee recommends that the new sitting area include fencing and benches to make the space more inviting. A new shade tree and water fountain should be added. The Committee suggests that a neighborhood workshop be conducted around the redesign of the space.</p>	<p><b>UNDER CONSIDERATION – MEDIUM RANGE:</b> The Department of Public Works has begun working to enhance the attractiveness of this park by adding new plantings and improving overall maintenance. In the future, city staff will evaluate the potential cost and scope of redesigning this park to include new equipment, furniture, and possibly more active uses.</p>

Source	Rec#	Open Space Recommendation	Progress and Status
1996 Study	OS3	The City should allocate more funds towards park maintenance and attach a service contract to all newly constructed parks.	The organizational structure of the Parks and Urban Forestry Division of the Department of Public Works (DPW) includes sector maintenance crews responsible for different districts in the city. In recent years, DPW has added specialized staff positions and increased training for park maintenance staff. Some parks are maintained through a private maintenance contract.
1996 Study	OS4	Redesign Donnelly Field for better definition of play spaces	<b>COMPLETED:</b> The Frisoli Youth Center and new playground at Donnelly Field were completed in 1997. In 2003, plans for the renovation of the playing fields were developed with participation from the public and the renovations were completed in 2004. Renovations included improved lighting, better turf and drainage in the outfield, new bleachers, seating and picnic areas, improved baseball, softball and basketball amenities, improved plantings, pathways and entrances, and seasonal portable toilets.
1996 Study	OS5	Upgrade and improve maintenance of Gold Star Mother’s Pool.  The Committee recommends that the pool should be enclosed to allow use throughout the year.	<b>COMPLETED:</b> Renovations to Gold Star Mothers Pool were completed in 2006, including replacement of all pool systems and the pool surface, renovations to the bathhouse facility and entrance, upgraded plumbing and electrical systems, design changes to comply with the Americans with Disabilities Act (ADA), and the addition of a spray pad. The renovations did not include enclosure of the pool for year-round use.



Source	Rec#	Open Space Recommendation	Progress and Status
1996 Study	OS6	Street trees should be planted on Cambridge Street, Columbia Street, and on Norfolk Street in the area abutting the DPW site.	<p>About 140 trees were planted along Cambridge Street as part of the improvements completed in 2005. The City plants street trees on an ongoing basis through a program in which residents can request tree plantings and provide funding for a portion of the cost of planting the tree. About 300 new trees are planted across the city each year.</p> <p>For information about requesting tree plantings, contact the City Arborist at 617-349-6433 or visit the Urban Forestry webpage at <a href="http://www.cambridgema.gov/TheWorks/services/forestry.html">www.cambridgema.gov/TheWorks/services/forestry.html</a>.</p>
1996 Study	OS7	Street cleaning on Cambridge Street should be done more frequently, particularly around bars and restaurants.	The Department of Public Works' street cleaning program includes monthly sweeping of all streets from April to December. Also, daily hand-vacuuming and litter collection are done in major squares.
2005 Update	OS8	Create play spaces for older children, rather than focusing exclusively on tot lots. One recreation resource that is needed is a skateboard park.	<p><b>PLANNING IN PROGRESS – SHORT RANGE:</b> A City-appointed Healthy Parks and Playgrounds Initiative Task Force is currently meeting to discuss strategies for improving open space planning to better serve the health, learning, and developmental needs of all age groups, including older children and teenagers. A final report is expected to be complete in 2009, to be followed by a public outreach campaign.</p> <p><b>FUTURE ACTION – LONG RANGE:</b> The Charles River Conservancy is raising funds to develop a large skate park on state land in the North Point riverfront area in East Cambridge.</p>

Source	Rec#	Open Space Recommendation	Progress and Status
2005 Update	OS9	Create good pathways to existing and future open spaces that border Wellington-Harrington, like North Point’s parks and Grand Junction Railway linear park.	<p>The Cambridge Street Corridor Improvements project, completed in 2005, enhanced the sidewalks along a major neighborhood transportation route through the addition of trees, sidewalk furniture, crosswalks, and improved lighting fixtures. In the approved master plan for the North Point area, significant attention is given to pedestrian access to future parks from adjoining neighborhoods.</p> <p><b>FUTURE ACTION – LONG RANGE:</b> In 2006, the Community Development Department completed a feasibility study for creating a “Rail-with-Trail” multi-use pathway along the edge of the Grand Junction Railroad. The plan will be to pursue development of this pathway in sections as opportunities become available to acquire rights-of-way and to fund pathway construction. A private developer is currently proposing to develop a section of the trail between Main Street and Broadway.</p>
2005 Update	OS10	<p>Look for opportunities to renovate small pocket parks whenever possible. Some sites that might be renovated include:</p> <ul style="list-style-type: none"> <li>• The corner of Windsor and Lincoln Streets</li> <li>• The corner of Windsor and Hampshire Streets</li> <li>• The corner of Webster Avenue and Hampshire Streets (across from the CDM building)</li> <li>• The old trucking company site on Binney Street</li> <li>• Site on Winter Street (in East Cambridge)</li> </ul>	<p><b>UNDER CONSIDERATION – MEDIUM RANGE:</b> The City explores opportunities to develop small pocket parks across Cambridge. Often these projects are undertaken as part of other large public improvement projects, such as the Cambridge Street Corridor Improvements project, which included new sitting areas at the Valente Library, the open space near the railroad tracks and the Millers River complex, and Velucci Plaza at Inman Square. The corner of Windsor and Lincoln Streets is currently planned for improved plantings and other decorative features by the Department of Public Works. The remaining sites (some of which are not City-owned) will be considered for future improvements.</p>

<b>Source</b>	<b>Rec#</b>	<b>Open Space Recommendation</b>	<b>Progress and Status</b>
2005 Update	OS11	The Department of Transportation Building site in East Cambridge could provide an opportunity to create new open space.	The Department of Transportation site was identified in the Eastern Cambridge Planning Study (2001) as a desired location for future public open space along with future residential, commercial or institutional development. The zoning that was adopted as a result of this study would require a future large development on this site to include about a seven-acre publicly-accessible open space. There is currently no known plan to redevelop this block in the near future.

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