

CHAPTER 1: DESCRIPTION OF PROJECT

This document, prepared by the Cambridge Redevelopment Authority, sets forth a plan for urban renewal action in the so-called Kendall Square Area of Cambridge, in accordance with the terms of Section 26ZZ and other applicable provisions of Chapter 121 of the Massachusetts General Laws, and with the provisions of the U.S. Housing Act of 1949 as amended.

Section 101: Boundaries of the Project Area

The project is situated in an area bounded generally by Main Street, the land or right of way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad, Binney Street, and Third Street.

A description of the perimeter boundary of the project area is attached hereto as Exhibit A of the Urban Renewal Plan and is made a part hereof as if fully set forth herein.

The perimeter boundary of the project area is shown on Map 1: Proposed Land Use Plan, which is attached hereto as Exhibit B of the Urban Renewal Plan and made a part hereof as if fully set forth herein.

As shown on Map 1 (Exhibit B), that portion of the project area which has not been conveyed to the United States of America (and which is bounded generally by Binney Street on the North, the Boston and Albany (Grand Junction) Branch Railroad on the west, Main Street on the South and discontinued Sixth Street and Broadway on the East) is hereinafter described as the “MXD District” or “MXD District portion” and the remaining portion of the project area is hereinafter described as the “remainder of the project area”.

Section 102: Urban Renewal Plan Objectives

The Urban Renewal Plan objectives of the project are as follows:

- (a) To secure the elimination and prevent the recurrence of blighted, deteriorated, deteriorating, or decadent conditions in the project area;
- (b) To insure the replacement of such conditions by well-planned, well-designed improvements which provide for the most appropriate reuse of the land in conformity with the general plan for the City of Cambridge as a whole and with definite local objectives, which objectives are:
 - (1) The provision of land uses which maximize job opportunities at a variety of skill levels, ~~including blue-collar and non-professional white-collar employment~~ within Kendall Square’s knowledge and innovation based economy for present and future Cambridge residents, upgrade Cambridge workers' skills and wages in a manner ~~-commensurate with the cost of living in Cambridge, and help stabilize~~

- the City's ~~industrial-economic~~ base and ~~minimize-maximize~~ the ~~provision-less~~ of local jobs;
- (2) The improvement of land ~~development and design to facilitate multi-modal use and traffic~~ circulation;
 - (3) The improvement of public transportation ~~facilities~~, public ~~infrastructure and~~ utilities, and other public ~~realm~~ improvements;
 - (4) The improvement of ~~truck access to and through~~ ~~material handling and access to and within~~ the project area; and
 - (5) The provision of a decent, pleasant, and humane environment involving a mixture of those land uses needed to produce balanced development;
- (c) ~~To capitalize on the location of rapid transit facilities t~~To maximize the full socio-economic potential of the project area with the most appropriate land uses and densities, and consistent with the other objectives stated herein;
 - (d) To promote economic development which strengthens the City's tax base without unacceptably impacting upon the physical, social, and cultural environment;
 - ~~(e) —~~ To establish the minimum necessary land use controls which promote development, yet protect the public interest;
 - ~~(e) —~~ ~~To establish with~~ a flexible set of controls which are adaptable to both current and future market conditions;
 - (f) ~~To create an urban environment that encourages innovation, entrepreneurship, and creative interaction;~~
 - (g) To secure development in the shortest possible time period ~~to be responsive to economic conditions and housing demand;~~
 - (h) To relate to development controls in the surrounding area;
 - (i) To help stabilize the existing surrounding neighborhoods, including East Cambridge, ~~Area Four and Wellington Harrington;~~
 - (j) To help alleviate problems of ~~vehicular movement~~ ~~mobility~~ through East Cambridge ~~for all modes of travel and goods movement;~~
 - (k) To ~~achieve-~~ harmonious visual and functional relationships with adjacent areas;
 - (l) To establish a sense of identity and place for Kendall Square ~~and integrate it into the built environment;~~
 - (m) To ~~encourage~~ the development of Kendall Square as an activity center ~~to live, work, play, and learn;~~ and

~~(n)~~ To capitalize on the location of rapid transit facilities. To promote neighborhood safety, public health, and wellness through universal access and active environmental design.

~~(n)(o)~~ To promote both environmental sustainability and climate change resiliency through resource efficient development and district level infrastructure planning.

Section 103: Execution of the Urban Renewal Plan

The -Cambridge Redevelopment Authority will undertake and carry out an urban renewal project within the perimeter boundary of the project area in accordance with the Urban Renewal Plan:

- (a) After -approval of the Urban Renewal Plan, and a Cooperation Agreement by and between the City of Cambridge and the Cambridge Redevelopment Authority, by the Cambridge City Council and the City Manager;
- (b) After approval of the Urban Renewal Plan by the Massachusetts Department of Community Affairs;
- (c) After execution of a Loan and Grant Contract by and between the Cambridge Redevelopment Authority and the United States of America; and
- (d) After execution of a Cooperation Agreement by and between the City of Cambridge and the -Cambridge Redevelopment Authority.

Section 104: Proposed Urban Renewal Actions

Proposed urban renewal actions will be essentially land assembly, and clearance and redevelopment, and may include as essential, appropriate or necessary for the carrying out of urban renewal objectives, but not by way of limitation:

- (a) The acquisition, in whole or in part, of land, buildings, structures and other improvements, appurtenances, rights-of-way, easements, and other- rights and interests in real property within the project area;
- (b) The management of acquired property;
- (c) The relocation of facilities, individuals, and business concerns displaced by the project;
- (d) The demolition and removal of existing structures and improvements, and the undertaking of site clearance;
- (e) The making of project or site improvements;
- (f) The making of right-of-way, street, and utility adjustments;
- (g) The provision of public improvements and public facilities;
- (h) The making of zoning adjustments; and

- (i) The disposition of land for reuse and development in accordance with the land use provisions and building requirements set forth in the Urban Renewal Plan.

Section 105: Land Acquisition

The Cambridge Redevelopment Authority will acquire by donation, purchase, eminent domain, or otherwise, in whole or in part, land, buildings, structures and other improvements, appurtenances, rights-of-way, easements, and other rights and interests in real property within the project area.

Section 106: Relocation

The Cambridge Redevelopment Authority will assist families, individuals, and business concerns who occupy property in the urban renewal area and who are to be displaced by the project to find standard dwelling or business accommodations to meet their rehousing and business relocation needs, within their financial means, in reasonably convenient locations.^[1]

A relocation assistance program will be established for this purpose at the earliest practicable time. The basic objectives of the relocation assistance program will be:

- (a) To provide such measures, facilities, and services as are necessary to determine the needs of displaced site occupants for relocation assistance; and
- (b) To make information and assistance available to them in such a way as to minimize the hardships of displacement.

Assistance will include the making of such relocation payments as may be provided for under the provisions of Federal, State, or local laws and regulations.

The Cambridge Redevelopment Authority will administer the relocation assistance program. It will be the only agency responsible for the relocation of site occupants displaced from the project area.

There are some 10 families and individuals who occupy property, which is to be cleared within the project area.^[2]

The method for the relocation of these persons now living in the project area, and the availability of and the means by which there will be provided dwelling units for such persons substantially equal in number to the number of dwelling units to be cleared from the project area are as follows:

- (a) Method for Relocation:

Each dwelling unit vacancy found by or referred to the Authority will be inspected for the Authority by a trained housing inspector in order to determine (1) that it is decent, safe, and sanitary; (2) that it complies with the provisions of the Cambridge Housing Code; (3) that it contains adequate heating, lighting, cooking, and sanitary facilities; and (4) that it is structurally sound.