

Source	Rec#	Land Use and Zoning Recommendations	Progress and Status
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>

Source	Rec#	Land Use and Zoning Recommendations	Progress and Status
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>

Source	Rec#	Housing Recommendations	Progress and Status
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 www.cambridgema.gov/cdd/hsg.</p>

Source	Rec#	Housing Recommendations	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 www.cambridgema.gov/cdd/hsg.</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 www.cambridgema.gov/cdd/hsg.</p>

Source	Rec#	Housing Recommendations	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 Recommendations	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 City's <i>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 www.cambridgema.gov/cdd/hsg.</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 Recommendations	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 www.cambridgema.gov/leadsafe.</p>

Source	Rec#	Economic Development Recommendations	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 smintz@cambridgema.gov, or visit the web at www.cambridgema.gov/dhsp/owd.cfm or www.cambridgema.gov/dhsp/cep.cfm.</p>

Wellington-Harrington Neighborhood Study Recommendations

Source	Rec#	Economic Development Recommendations	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 www.cambridgema.gov/dhsp/owddir.cfm.</p>

Wellington-Harrington Neighborhood Study Recommendations

Source	Rec#	Economic Development Recommendations	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 TeenJobs@cambridgema.gov or ghinds@cambridgema.gov. Information is available on the web at www.cambridgema.gov/dhsp/youth.cfm.</p>

Wellington-Harrington Neighborhood Study Recommendations

Source	Rec#	Economic Development Recommendations	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 (www.inmansquare.com) 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 www.cambridgema.gov/cdd/data 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>

Wellington-Harrington Neighborhood Study Recommendations

Source	Rec#	Economic Development Recommendations	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 www.cambridgema.gov/cdd/ed.</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 Recommendations	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>UNDER CONSIDERATION – MEDIUM RANGE: 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>

Wellington-Harrington Neighborhood Study Recommendations

Source	Rec#	Open Space Recommendations	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	COMPLETED: 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.	COMPLETED: 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 Recommendations	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 www.cambridgema.gov/TheWorks/services/forestry.html.</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>PLANNING IN PROGRESS – SHORT RANGE: 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>FUTURE ACTION – SHORT RANGE: A design has been completed for a new skate park at Danehy Park, and construction is expected to begin in the short term.</p> <p>Over a longer timeframe, 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 Recommendations	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>FUTURE ACTION – LONG RANGE: 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 Vassar 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"> • The corner of Windsor and Lincoln Streets • The corner of Windsor and Hampshire Streets • The corner of Webster Avenue and Hampshire Streets (across from the CDM building) • The old trucking company site on Binney Street • Site on Winter Street (in East Cambridge) 	<p>UNDER CONSIDERATION – MEDIUM RANGE: 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>

Wellington-Harrington Neighborhood Study Recommendations

Source	Rec#	Open Space Recommendations	Progress and Status
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.
2005 Update	OS12	The City should acquire land across the street from the Kennedy School's Ahern Field. While not located in the Wellington-Harrington neighborhood but in nearby East Cambridge, this is an important open space for a large number of students and local residents.	This area, adjacent to the Grand Junction Railroad corridor and across from Ahern Field, was identified in the Eastern Cambridge Planning Study (2001) as a desired location for future public open space. The zoning that was adopted as a result of this study allows development rights on land north of Binney Street to be transferred to parcels south of Binney Street, in exchange for reserving the land north of Binney Street as open space or community housing, providing a possible incentive to create open space in this area.