

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Land Use and Zoning Recommendations | Progress and Status |
|-------------|------|---|---|
| 1995 Study | LU1 | <p>Regulate Potential Development in the Industrial B District.</p> <ul style="list-style-type: none"> The Committee recommended that the City in cooperation with the community and the property owners should work together to regulate potential development in the Industrial B district, and ensure that office buildings do not encroach on abutting residences. The Committee recommended that housing be allowed in the Industrial B district and that design guidelines should be created to ensure an appropriate transition from the industrial and office uses to the residential area. | <p>AREA REZONED IN 2001: As part of the 2001 Citywide Rezoning, the maximum floor area ratio (FAR) for commercial development in the Industry B District was reduced from 4.0 to 2.75. Housing was made an allowed use in the district at a maximum FAR of 4.0. The Eastern Cambridge Rezoning, also enacted in 2001, changed some of the base zoning districts in the area south of Hampshire Street, north of Harvard Street, east of Windsor Street and west of Portland Street.</p> <p>The Citywide Rezoning also established a project review process for large development (Article 19 of the Zoning Ordinance). This process requires proposed projects of 50,000 square feet or more to be permitted by the Planning Board based on a review of urban design criteria and transportation impacts. In its review of projects in the area east of Windsor Street and north of Main Street, it considers the Eastern Cambridge Design Guidelines established as part of the Eastern Cambridge Rezoning.</p> |
| 2004 Update | LU2 | <p>The City should work to effectively implement the zoning and design guidelines of the Eastern Cambridge Area Planning Study (ECaPS).</p> <p>The ECaPS zoning and design guidelines are intended to effectively regulate development in portions of the Area Four neighborhood, to guide critical design issues for this development, and to create effective buffer zones along the eastern edge of the neighborhood. It is important that the City government, administration, and citizen boards consistently enforce the design guidelines, as they reflect the overall consensus that came out of a comprehensive community process.</p> | <p>The Eastern Cambridge Planning Study led to the adoption of the Eastern Cambridge Rezoning and Eastern Cambridge Design Guidelines in 2001. These regulations have been applied by the city’s Inspectional Services Department, Community Development Department and Planning Board since that time to the few large projects that have been permitted in Area Four since the rezoning, including MIT’s Brain and Cognitive Science building on Main Street, multifamily housing at 130 Windsor Street, and a commercial building on MIT-owned property at 650 Main Street (not yet in construction).</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Land Use and Zoning Recommendations | Progress and Status |
|-------------|------|--|---|
| 2004 Update | LU3 | <p>The City should enter into a proactive dialogue with MIT to halt further expansion of lab, office, and business development into the Area Four neighborhood. The neighborhood has been alarmed by the scale and design of recent development, especially the redevelopment of Technology Square along Portland Street.</p> <p>While formal zoning and urban design guidelines play an important role in regulating development, so does the development of relationships between institutions, local residents, and community groups. The City of Cambridge, and especially the Community Development Department, should play an active role in ensuring that this communication takes place. For its part, MIT should take the initiative to engage more closely with the local community when developing properties to ensure that the work they do is compatible with surrounding neighborhoods.</p> | <p>Communication with MIT on planning and development issues occurs in a number of ways. Every year, each university is required to submit a Town-Gown Report and presentation to the Planning Board, which includes information and projections on enrollment and employment, land acquisitions, anticipated space needs and future projects. Also, the Town-Gown reports often highlight partnerships between universities and community members as well as benefits or services offered to the public.</p> <p>In addition, large university development projects that are within 100 feet of a public way, add at least 150 parking spaces, or relocate at least 250 parking spaces are required to undergo project review by the Planning Board. As with all development projects, city staff advises property owners to engage with neighborhood residents before submitting plans to be reviewed by the Planning Board.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Land Use and Zoning Recommendations | Progress and Status |
|-------------|------|---|--|
| 2004 Update | LU4 | A procedure should exist to notify local residents and community groups when a large property is sold in the neighborhood. This will enable the community to engage in a planning process early on. | Changes in the ownership of a property are recorded at the Middlesex Registry of Deeds, which periodically reports changes to the Cambridge Assessing Department. Assessing information for a property can be checked on the City’s website or at the Assessing Department office. Notifying residents of each transaction would be burdensome and not necessarily helpful, since a change in ownership does not guarantee that a parcel’s use will change (nor does retained ownership guarantee that a parcel’s use will not change). Planning processes typically consider land use changes that might occur regardless of who owns the property. As an exception, universities are required to report annually on new land acquisitions through the Town-Gown process. Public notification is required when a property owner seeks a special permit or variance for a development project. |
| 2004 Update | LU5 | The City should engage in conversations with the Area Four neighborhood early and often when it acquires new land, to ensure that decisions about land use and design reflect the needs of the community. | It is usually not feasible to conduct extensive public discussion before purchasing a specific parcel, because of the negotiations and short timeframe that are typical of real estate transactions. However, acquisitions are informed by planning studies and city goals that have been developed with public input. Also, after land is acquired by the City, the characteristics of how that land is developed and used are determined with public input and discussion. |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Land Use and Zoning Recommendations | Progress and Status |
|-------------|------|--|---|
| 2004 Update | LU6 | <p>Both private developers and institutions should be required to complete a housing impact study when doing large-scale development.</p> <p>This process could be analogous to the City Parking Transportation Demand Management process, which is now part of the special permit process, but would instead focus on the impact a development is likely to have on housing availability and price. This could build upon the existing inclusionary zoning requirements and impact fees that developers are currently subject to.</p> | <p>The City has conducted two “nexus studies” in order to estimate the impact of large-scale development on the local housing market and to justify mitigating action by developers. It was found to be more useful to investigate long-term, city-wide housing impacts and enact requirements for specific development projects. The Inclusionary and Incentive zoning requirements were adopted in 1998 as a result of these studies.</p> <p>Inclusionary Zoning requires that new housing projects of ten units or more set aside 15% of their base units as affordable to low-to-moderate income households, in exchange for a 30% increase in allowed floor area and dwelling units. This applies to private developers as well as universities developing multi-family housing (but not dormitories).</p> <p>Incentive Zoning requires developers of certain large non-residential projects to make a contribution to the Cambridge Affordable Housing Trust equal to \$4.38 per square foot of developed floor area.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Transportation Recommendations | Progress and Status |
|-------------|------|--|--|
| 1995 Study | T 1 | Designate the area on Main Street next to Newtowne Court as “Residents Only Parking” <ul style="list-style-type: none"> • The Committee felt this would be an improvement for the housing development and would coincide with the planned renovation of Newtowne Court. | REGULATIONS CHANGED: Main Street next to Newtowne Court was designated as resident permit parking in February, 1995. |
| 1995 Study | T 2 | Re-establish a Bus Line on Broadway <ul style="list-style-type: none"> • The Committee felt certain the reinstatement of the Broadway bus line would have a beneficial impact on economic development in the neighborhood. The Committee believes residents will have better access to jobs through such a bus line. | NEW BUS ROUTES ESTABLISHED: The Broadway bus from Harvard to Kendall (Route 68) was reinstated in 1998. Also, Route 64 peak-hour service (Oak Square to Kendall via Central Square) was rerouted to Prospect-Broadway-Kendall, thus adding service to Broadway through Area Four. |
| 2004 Update | T 3 | The City should develop a coordinated plan for traffic calming. This plan should address the impact that traffic calming on one street has on other streets in the vicinity. It was noted that the successful traffic calming project on Columbia Street appears to have had negative impacts on surrounding streets (especially Windsor Street). | <p>The City’s traffic calming program is coordinated with the schedule of street and sidewalk improvements. The 5-Year Street and Sidewalk Plan is available on the Department of Public Works website at www.cambridgema.gov/theworks.</p> <p>The traffic calming measures that are chosen for a particular street are based on studies of speeds in the area, the amount of traffic on that street as well as other area streets, uses in the area (residential, commercial, schools, parks), discussion with community members, and the technical advantages or disadvantages of different options.</p> <p>COMPLETED PROJECT: Traffic calming was included in the reconstruction of Windsor Street, completed in 2007. Traffic calming measures included curb bump-outs and raised intersections at Washington Street and School Street. A raised intersection was not installed at Windsor and Harvard Streets, because they are typically not effective where there is already a traffic signal.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Transportation Recommendations | Progress and Status |
|-------------|------|---|--|
| 2004 Update | T 4 | <p>Certain residential streets serve as major thoroughfares and should be investigated for potential Traffic Calming. The City should especially focus this effort on streets with parks, schools, and elderly housing. Harvard and Windsor Streets are of particular concern. The intersection of these two streets is also of particular concern, due to the presence of a school, park, and many residences in the area.</p> | <p>COMPLETED PROJECTS: Traffic calming features were installed on Windsor Street in 2007 (see above). The sidewalks along Harvard Street were reconstructed and widened alongside the new Greene • Rose Heritage Park, which was completed in 2008.</p> |
| 2004 Update | T 5 | <p>The City should continue to incorporate bike lanes wherever feasible and safe for both pedestrians and cyclists.</p> | <p>Cambridge’s approach is to make all roads as safe and comfortable as possible for bicycling, with facilities that vary based on street type. Bicycle lanes are usually created on arterial and major collector streets, but may be created on residential streets where appropriate. Sometimes a “contra-flow” bicycle lane is installed to allow travel in the opposite direction from automobiles. Where there is not adequate space, an “edge line” might be painted to improve bicycling safety along the road shoulder. Traffic calming devices also help to facilitate bicycling by lowering automobile speeds.</p> <p>COMPLETED BICYCLE FACILITIES: There are currently dedicated bicycle lanes on Massachusetts Avenue, Main Street and Harvard Street. Bicycle lanes were added to Hampshire Street in 2003. There is a contra-flow bicycle lane on Norfolk Street connecting Harvard Street to Broadway. Broadway has an “edge line” to facilitate bicycling on the road shoulder.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Transportation Recommendations | Progress and Status |
|-------------|------|---|--|
| 2004 Update | T 6 | <p>The following intersections should be improved to be safer for pedestrians, bicyclists, and those in automobiles:</p> <ul style="list-style-type: none"> • Dickinson and Clark Streets. • Broadway and Norfolk Street. • Harvard and Norfolk Streets. • Broadway and Moore Street. <p>One possible improvement would be to make Moore Street one-way, with traffic emptying onto Harvard Street.</p> <p>Of particular concern are the following intersections in Central Square:</p> <p>Massachusetts Avenue and Norfolk Street.</p> <ul style="list-style-type: none"> • This intersection is problematic for a variety of reasons, including: illegally parked cars, jaywalking, traffic back up at the nearby traffic lights, and the narrowing of streets by bicycle lanes. This makes left turns very difficult and dangerous. If this intersection cannot be made safer, one option might be to ban left-hand turns (at all times, or at least during rush hour). <p>Massachusetts Avenue and Pearl Street.</p> <ul style="list-style-type: none"> • Pedestrian crossing is in conflict with buses and other vehicles turning left. One option might be to install a signal that has a left turn arrow and a pedestrian signal that does not conflict. | <p>COMPLETED PROJECT: Dickinson and Clark Streets were improved as part of the conversion of the 238 Broadway parcel into the new Greene • Rose Heritage Park, completed in 2008.</p> <p>FUTURE PROJECTS: Norfolk Street between Broadway and Bishop Allen is planned to be improved in the short term, with new pedestrian crosswalks and ramps installed. Moore Street is also planned to be improved within the next two years.</p> <p>The Traffic, Parking, and Transportation Department has reviewed the intersections along Massachusetts Avenue at Norfolk Street and Pearl Street. No changes are recommended, since further restrictions might cause longer wait times for both vehicles and pedestrians, which could exacerbate problems with traffic congestion and/or jaywalking.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Transportation Recommendations | Progress and Status |
|-------------|------|---|--|
| 2004 Update | T 7 | <p>The Traffic Department should work to improve the timing of this traffic signal at Bishop Allen and Prospect Streets. While this signal has worked to prevent accidents at that intersection, it also causes overflow into neighborhood streets that should be addressed. One suggested response was installing a pedestrian-controlled walk signal, rather than having the walk signal automatically display during every cycle.</p> | <p>COMPLETED IMPROVEMENTS: The Traffic, Parking, and Transportation Department analyzed of all the Prospect Street traffic signals and implemented timing changes in 2005. The intersection at Bishop Allen and Prospect Streets now has “countdown” walk signals that are concurrent with the traffic signals in each direction.</p> |
| 2004 Update | T 8 | <p>The Traffic Department should enforce parking restrictions within a certain distance of the following intersections, which are made dangerous by illegal parking:</p> <ul style="list-style-type: none"> • Broadway and the Squirrel Brand driveway. • Windsor and Market Streets. • Broadway and Market Street (especially wrong-side of street parking on Market Street, which leads some drivers to believe this is a one-way street). | <p>Enforcement of illegal parking, especially at corners, is an ongoing priority addressed by parking enforcement agents on a daily basis.</p> |
| 2004 Update | T 9 | <p>The Planning Board and Board of Zoning Appeals (BZA) should increase its outreach efforts when new development that will increase on-street parking demands is proposed.</p> <p>The Planning Board and BZA should contact local community groups when a hearing is being held. All City departments should be proactive in publicizing and thoroughly explaining the implications of development on the neighborhood.</p> | <p>When a development is proposed that requires a special permit or variance from either the Planning Board or the Board of Zoning Appeal, notice must be provided on site by the developer and mailed to abutters within 300 feet of the property. State statute also requires a legal notice to be published in the local newspaper. Public hearings appear on the Planning Board and BZA agendas, which are available on the city’s website. Community members can request e-mailed agendas for all Planning Board meetings by contacting Liza Paden at lpaden@cambridgema.gov. Questions can be referred to the Community Development Department or the City Clerk’s office.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Transportation Recommendations | Progress and Status |
|-------------|------|---|--|
| 2004 Update | T 10 | The City should continue to investigate ways to limit the abuse of visitor parking permits. | Monitoring of visitor pass abuse is ongoing, with offenses resulting in voiding of misused passes and denial of visitor passes in the future. Reports of visitor pass misuse should be reported to the Traffic, Parking and Transportation Department at 617-349-4700. In 2009, the Traffic, Parking and Transportation Department piloted a system in which visitor passes would only be valid within two blocks of a residence in order to curb misuse; however, this system was discontinued due to complaints from residents. |
| 2004 Update | T 11 | The City should increase publicity for the EZ Ride shuttle. | The EZ Ride Shuttle runs on weekdays around 6:30am-10:30am and around 3:00pm-8:00pm, making stops at North Station, Lechmere, Kendall Square, Cambridgeport, and other locations along the route. The fare is \$1 for adults, 50 cents for children, students, seniors and persons with disabilities, and it is free to employees and affiliates of sponsoring organizations. The City is an EZRide partner and has worked to promote the service through focused advertising campaigns and the annual “Go Green Month” in May. EZRide information is also available on the <i>Getting Around in Cambridge</i> map, the MBTA System Map, and <i>Cambridge Life</i> magazine. The EZRide Shuttle now carries over 1,600 riders daily. |
| 2004 Update | T 12 | <p>The City should conduct better evening enforcement of parking restrictions.</p> <p>It is important to balance the needs of neighborhood residents with those of local businesses. Creating this balance is particularly challenging, and important, in Area Four along Hampshire Street heading into Inman Square.</p> | CHANGE IMPLEMENTED: A pilot program extending parking enforcement hours until 10 PM proved successful, and the extended hours were made permanent. |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|------------|------|--|---|
| 1995 Study | H 1 | <p>Inform neighborhood residents about the City’s housing programs.</p> <ul style="list-style-type: none"> The City is called upon to mount an informational campaign about its various housing programs in Area Four. Particular attention should be paid to the non-English speaking residents in the community. City documents and brochures describing its housing efforts should have Spanish and Creole supplements to be accessible to the Hispanic and Haitian residents of the neighborhood. | <p>NEW GUIDE AVAILABLE: In 2003, the City began issuing a new version of its informational brochure <i>A Guide to Affordable Housing Programs in Cambridge</i>, which is available in English, Spanish, and Haitian Creole. Information is also available on the city’s web page at www.cambridgema.gov/cdd/hsg or by calling the Housing Information Line at 617-349-4622. The City also provides information at public meetings and through the free First Time Homebuyers Classes. Interpretation services are available by request.</p> |
| 1995 Study | H 2 | <p>Increase Home Ownership Opportunities in Area Four.</p> <ul style="list-style-type: none"> The Study Committee supports all programs that are designed to offer home ownership opportunities to Area Four residents. Long-term residents, who are currently renters, should be particularly targeted for home ownership programs, through distribution of information that illustrates the range of ownership options available to them. Newly constructed housing in Area Four should offer as many affordable housing ownership opportunities to Area Four residents as possible. | <p>The City of Cambridge supports a wide variety of programs to help expand homeownership opportunities, particularly for low- and moderate-income households. In the past three years, the City has offered more than 50 affordable homeownership units to first-time buyers in Area Four.</p> <ul style="list-style-type: none"> The Inclusionary Zoning provision requires developers of large housing projects (including condos) to set aside affordable units to be marketed by the City to low-to-moderate income homebuyers. The Cambridge Affordable Housing Trust, with funding from various public and private sources, supports the development of new affordable housing (ownership and rental) and to apply restrictions to make existing units in the market permanently affordable. Free First-Time Homebuyer Classes, offered by the city, help income-eligible households qualify for special mortgage products or financial assistance in purchasing homes from the private market. |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|------------|------|---|--|
| 1995 Study | H 3 | <p>Upgrade Existing Rental Housing Stock.</p> <ul style="list-style-type: none"> The Committee recognizes the importance of the Home Improvement Program to low and moderate income homeowners in Area Four, and supports the City in its continued funding and implementation of the program in the community. The Committee recommends that the City enforce corrections of building code violations in a vigorous manner, particularly deteriorated, multi-family apartment buildings. The property of persistent violators should be targeted for non-profit acquisition, and as candidate buildings for the Resident Cooperative Ownership Program. Augment efforts that seek to rehabilitate rent controlled buildings such as Cambridge Neighborhood Apartment Housing Services (CNAHS). The Committee recommends that the Rent Control Board streamline its regulations governing rehabilitation of rent-controlled buildings and the reimbursement of owners for such efforts. | <p>Home Improvement Programs are offered by two non-profit organizations in Area Four, Homeowners Rehab, Inc. (HRI) and Just-A-Start, Inc. These programs offer low-interest rehabilitation loans for owner-occupied, 1-to-4-unit buildings. In Area Four, Home Improvement Programs supported 33 rehabilitation projects (52 units total) between 2004 and 2009. Separately, Just-A-Start offers a 3% Home Improvement Revolving Loan through Cambridge Savings bank.</p> <p>Cambridge Neighborhood Apartment Housing Services (CNAHS) continues to offer low-interest rehabilitation financing to private owners of multi-family residential buildings if a number of units are made affordable to low- and moderate-income tenants for up to 20 years.</p> <p>Massachusetts acted to discontinue rent control programs in 1995.</p> |
| 1995 Study | H 4 | <p>Accommodate Housing Requirements of Disabled Residents.</p> <ul style="list-style-type: none"> All newly constructed housing in Area Four should have a certain proportion of the units that are accessible to the disabled. | <p>COMPLETED PROJECTS: A number of new housing developments in Area Four include accessible units for residents with disabilities. All new City-assisted homeownership developments include fully accessible units. The Cambridge Housing Authority renovated 55 Essex Street to be a combination of 25 assisted-living and 44 independent-living apartments, all of which are affordable, and 13 units in Newtowne Court (5% of total) were made accessible in 1999. The building code requires that 5% of units be accessible in new multifamily housing.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|------------|------|--|---|
| 1995 Study | H 5 | <p>Encourage the Development of New Mixed-Income Housing on the Blouin site (245 Columbia Street).</p> <ul style="list-style-type: none"> The Committee strongly supports construction of housing on the Blouin site. The new housing should be ownership oriented, and designed to accommodate a range of incomes. The City can use the funds from sale of market rate units to cross subsidize affordable housing | <p>COMPLETED PROJECT: Sixteen affordable homeownership units, the Columbia/Hampshire Condominiums, were developed on the Blouin Site in 1996.</p> |
| 1995 Study | H 6 | <p>Rehabilitate the Building on 290 Broadway and Build Mixed-Income Housing on the Rest of the Site.</p> <ul style="list-style-type: none"> The Committee urges the renovation of the building at 290 Broadway. In addition to bringing the apartments into conformity with the building code, the Committee recommends that the retail uses on Broadway be maintained. The Committee further recommends that mixed-income housing be constructed on the rest of the site. | <p>290 Broadway remains in private ownership. However, the building was rehabilitated to include housing on the upper floor and neighborhood retail on the first floor, and the remainder of the site was developed as mixed-income owner-occupied housing.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|------------|------|---|---|
| 1995 Study | H 7 | <p>Target Empty Lots and Abandoned Buildings for Development of Affordable Housing.</p> <ul style="list-style-type: none"> • The Committee recommends that the Community Development Department conduct an inventory of privately owned, vacant parcels and abandoned buildings in the neighborhood and approach the owners with the intent of developing housing. <p>Specific Sites to be targeted:</p> <ul style="list-style-type: none"> • Burned house on 155 Washington Street (at the corner of Washington and Windsor) • Empty lot at the corner of Columbia and Harvard Streets. • Empty lot at 135-137 Cherry Street | <p>The Housing Division of the Community Development Department, working with local non-profit organizations, actively pursues opportunities to develop affordable housing units throughout the city on an ongoing basis. Staff collect information from real estate brokers, community members and others in order to identify opportunities.</p> <ul style="list-style-type: none"> • The property at the corner of Washington and Windsor is currently a residential use. One condominium unit within the building is owned by the Cambridge Housing Authority. • The lots at the corner of Columbia and Harvard and at 135-137 Cherry Street remain privately owned. |
| 1995 Study | H 8 | <p>Enhance The Integration of Public Housing Developments into the Area Four community.</p> <ul style="list-style-type: none"> • The Committee recommends starting a dialogue with the CHA and the Pisani Center Tenant Council to explore all possible avenues of cooperation in addressing neighborhood issues. | <p>The Cambridge Housing Authority renovated Newtowne Court between 1993 and 1999. The renovations aimed to improve the physical compatibility of Newtowne Court with the rest of the neighborhood. Interior improvements included reconfigurations to better match typical household sizes, the use of high-quality, durable materials, and the creation of 13 fully accessible units. Exterior improvements included more parking and open space, reconfiguration of lighting and trees, the addition of porches, and a reduction in hardtop and chain link fence.</p> <p>The tenant council for Washington Elms and Newtowne Court has typically been involved in neighborhood activities, in some cases applying for grants and working with neighborhood groups.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|-------------|------|--|---|
| 2004 Update | H 9 | The City should continue to act through its Inclusionary Zoning ordinance to encourage developers and institutions to create affordable housing units within residential developments. | The Inclusionary Zoning provision of the Cambridge Zoning Ordinance requires developers of any new or converted housing development with 10 or more units to set aside 15% of the units built under base zoning regulations as affordable housing for low- or moderate-income households. To compensate, developers receive a 30% increase in the number of units and allowed floor area for the project. Affordable units must be comparable to the other units in the project, so if the project is rental apartments then the affordable units will have affordable rents, and if the project is condos then the affordable units are sold to income-eligible first-time homebuyers at an affordable price, with restrictions on re-sale price. Inclusionary units are marketed by the Cambridge Community Development Department. |
| 2004 Update | H 10 | Developers and institutions creating commercial developments should continue to contribute money to the City’s Affordable Housing Trust through the Incentive Zoning ordinance. | The Incentive Zoning provision of the Cambridge Zoning Ordinance requires that if a non-residential project seeks a special permit for an increase in the permissible density or intensity of a particular use, the developer must mitigate the impact of that development on the city’s housing supply by making a contribution of \$4.38 per square foot towards affordable housing. This payment is made to the Cambridge Affordable Housing Trust, which funds the creation and preservation of affordable housing units throughout the city. |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|-------------|------|---|--|
| 2004 Update | H 11 | <p>As recommended in the original study, the City should aggressively pursue opportunities to purchase housing units on vacant land in Area Four to increase the number of affordable units in the neighborhood.</p> <p>One potential opportunity could be the parking lots that belong to the candy factories that have left or are leaving Cambridge. A high priority for acquisition and conversion to affordable housing should be the Cambridge Brands parking lot on School Street.</p> | <p>The Housing Division of the Community Development Department, working with local non-profit organizations, actively pursues opportunities to develop affordable housing units throughout the city and to preserve federally assisted rental housing in danger of being converted to market-rate housing. Funding is provided by the Cambridge Affordable Housing Trust and other sources. Some recent affordable housing projects in Area Four include:</p> <ul style="list-style-type: none"> • The former Squirrel Brand factory was converted to 20 units in 2004. • Scouting Way, a 13-unit project combining historic preservation and new construction, was built in 2005. • 13 units were completed on Columbia Street in 2007. • 10 apartments were built at 821-823 Main Street (the former “Nightstage” property) in 2009. • 24 units were completed at Harvard and Davis Streets in 2009. <p>The Cambridge Brands Company remains in operation.</p> |
| 2004 Update | H 12 | <p>The Community Development Department should immediately provide information to community groups and residents about the existing state of affordable housing in the City to enable local residents to make informed decisions and effectively advocate for more affordable housing.</p> <p>This information should be in text and map format and should include numbers, types, general location, and any potential for the expiration of affordability restrictions. CDD should provide guidance on the most effective ways in which local residents can advocate for the creation of long-term affordability restrictions.</p> | <p>Since 1995, the City’s efforts have helped to create or preserve over 2,900 affordable housing units. Information about projects with City funding assistance is available in the Cambridge Affordable Housing Trust’s report. Information on the overall affordability of market-rate housing in Cambridge can be found in the <i>Housing Market Information</i> publication. All of these publications, along with other information on housing-related topics, is available on the Community Development Department website at www.cambridgema.gov/cdd, and questions can be addressed by contacting the Housing Information Line at 617-349-4622.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|-------------|------|--|--|
| 2004 Update | H 13 | The City should develop affordable artist lofts with studio space and galleries on the first floor. | There are currently no projects involving artist lofts or studios in Area Four. |
| 2004 Update | H 14 | <p>The City should continue to provide opportunities for members of the community to participate in the ongoing discussion about the future of the 238 Broadway site.</p> <p>While the future of the 238 Broadway parcel remains to be decided, the Community Development Department should be proactive in providing information and assistance in helping the City Council make an informed decision about whether to convert this parcel to housing, open space, some other use, or a mix of uses. Since the acquisition of this parcel and its designation for open space, many things have changes in the neighborhood: housing has become more expensive, other sources of funding to create housing (most importantly, the Community Preservation Act) have become available, and the Neighbors for a Better Community parcel on the corner of Harvard and Moore Streets could potentially increase the size of the site.</p> | PROJECT COMPLETED: The 238 Broadway site was developed into Greene • Rose Heritage Park according to the plan developed through a community design process. The park was completed in 2008. |
| 2004 Update | H 15 | The City should acquire the Neighbors for a Better Community parcel on the corner of Harvard and Moore Street and develop affordable housing on this site. This site should be integrated into the 238 Broadway planning process. | Neighbors for a Better Community, Inc., acquired the parcel at Harvard and Moore as part of an agreement with the developer of 205 Broadway, with the restriction that the site would be developed for “community uses” such as parks, affordable housing, or a gymnasium. The City and the Cambridge Affordable Housing Trust have been active in trying to facilitate a sale of this parcel to a non-profit housing developer. There have been discussions with the seller, but we have been unable to reach an agreement on terms. While there are no active discussions taking place currently, the City remains very interested in ensuring that this site, when developed, provides the community uses that have long been envisioned there. |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|-------------|------|---|---|
| 2004 Update | H 16 | While the current funding climate makes the creation of limited-equity coops challenging, the City should continue to investigate the feasibility of this form of housing. As another way to enable homeownership among low and moderate-income persons, the creation of limited-equity condominiums should continue and be increased. | The Community Development Department, in collaboration with local non-profit organizations, investigates opportunities to create limited-equity homeownership units where appropriate. Some limited-equity homeownership units are created through the Inclusionary Zoning provision, requiring that developers of condominium projects of ten units or more set aside some units to be sold at a cost affordable to low- to moderate-income homebuyers, with restrictions on resale price to keep those units affordable in the future. In the past three years, the City has offered more than 50 affordable homeownership units to low- and moderate-income families in Area Four. |
| 2004 Update | H 17 | If the Department of Public Works goes through the planning process to move to a new, non-residential location, the Department’s current site on Hampshire Street should be explored as a potential location for affordable housing. | UNDER CONSIDERATION – LONG RANGE: 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. |
| 2004 Update | H 18 | The City should create a comprehensive plan to control rent increases and limit evictions, especially by absentee landlords. This type of affordable housing preservation is important because the current housing market makes the development of new units challenging. The creation of new affordable units has failed to keep up with the number of affordably priced units on the private market that are being lost. | Massachusetts acted to discontinue rent control programs in 1995, and a home-rule petition to reinstate rent control did not pass a Cambridge ballot vote in 2003. Since 1995, the City has focused its efforts on the creation of more affordable housing units and the preservation of existing affordable units that are in danger of being converted to market-rate units. |

Area Four Neighborhood Study Update – 2010
Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Housing Recommendations | Progress and Status |
|---------------|-------------|---|---|
| 2004 Update | H 19 | MIT should be encouraged to house all students and as many of its affiliates as possible on campus, in order to reduce the housing crunch in surrounding neighborhoods. | According to MIT's 2009 Town-Gown Report, about 77 undergraduates (2% of all undergraduates) and 1,652 graduate students (28% of all graduate students) live in private, non-MIT-owned housing in Cambridge. MIT's policy is to guarantee four years of housing to all undergraduates, and currently provides housing to 41% of its graduate students. MIT currently provides housing only to a small number of faculty and staff who serve as resources within the student residential system. |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Economic Development Recommendations | Progress and Status |
|------------|------|--|---|
| 1995 Study | ED 1 | <p>Create a Partnership between the City, Businesses, and the Schools to provide Job Training for Promising Students. The Committee recommends the creation of a cooperative apprenticeship program between the School Department and emerging biotech industries. Students would be introduced to the field of study through on-the-job training. The City should provide the initial start up costs with the School Department and businesses absorbing the students training costs.</p> | <p>The Office of Workforce Development (OWD) provides career assistance to Cambridge residents and partners with organizations to create job training and placement resources. An example is the Just-A-Start Biomedical Careers Program, which provides classroom preparation, training, and placement for entry-level positions in the biotechnology industry. The Community Development Department supports a number of Cambridge residents who participate each year. In Fiscal Year 2010, 18 residents will be funded for this training.</p> |
| 1995 Study | ED 2 | <p>Build an “Environmental Center” in Area Four in cooperation with MIT. The Committee recommends the City establish a public/private partnership with MIT for the creation of an Environmental Center in Area Four. The center would offer training in environmentally related occupations, such as recycling, and would raise awareness about environmental issues in the neighborhood and the City as a whole</p> | <p>MIT cooperates with the City of Cambridge and the local community at large on a range of environmental initiatives. These include research and teaching projects in which MIT faculty and students work with teachers and students in Cambridge Public Schools, as well as projects to support the Cambridge Climate Action Plan. Information on MIT’s environmental initiatives can be found online at web.mit.edu/environment.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Economic Development Recommendations | Progress and Status |
|------------|------|---|--|
| 1995 Study | ED 3 | <p>Create a Job Training Center in the Public Housing Developments.</p> <p>The Committee recommends utilizing the vacant units in the Newtowne Court housing development for on-site job training. The Department of Employment and Training should establish a satellite office at Newtowne Court with one staff person and equipment. Low cost day care should be made available to participants in the job-training program.</p> | <p>There are no longer any long-term vacancies in Newtowne Court. However, since 1998, the Cambridge Housing Authority has funded a staff member specifically focused on helping public housing tenants find employment.</p> <p>There are also a number of opportunities nearby that offer job assistance and educational programs to Cambridge residents. The Windsor Street Community and Healthcare Center across the street from Newtowne Court has a learning computer lab where English as a Second or Other Language (ESOL), literacy, and basic computer education classes are offered. The center also houses a youth workforce development program, a community arts program, and a Head Start program. The Cambridge Employment Program, located at 51 Inman Street, works to help Cambridge residents find employment through one-on-one consultations and referrals to employers and job training programs.</p> |
| 1995 Study | ED 4 | <p>Make Improvements in the Quality and Distribution of Employment and Training Literature.</p> <p>The Committee recommends the distribution of employment and job training information through a centralized location. The current material describing jobs and training opportunities was criticized as too bureaucratic in language, as well as being hard to obtain.</p> | <p>The Office of Workforce Development publishes a directory, <i>Cambridge Works and Learns</i>, which is available at their office at 51 Inman Street. The Cambridge Employment Program, also at 51 Inman Street, is a “one-stop” location for job advising and information on employment training and placement resources. Information about job programs is also available on the web at www.cambridgema.gov/DHSP/owd.cfm.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Economic Development Recommendations | Progress and Status |
|-------------|------|---|---|
| 1995 Study | ED 5 | Increase recent immigrants’ access to “English as a Second Language” classes. Particular attention should be paid to the Haitian population in the neighborhood. | English as a Second or Other Language (ESOL) programs are offered at a variety of locations, including the Cambridge Learning Center at 19 Brookline Street, Concilio Hispano at 105 Windsor Street, and the Windsor Street Community and Healthcare Center at 119 Windsor Street. Programs are offered to speakers of a variety of native languages, including Haitian Creole. |
| 2004 Update | ED 6 | The City should encourage future economic development to be compatible with the neighborhood (i.e. small businesses on the first floor of buildings with residences above, rather than “big box” chain development). | The Cambridge Zoning Ordinance typically allows and usually encourages mixed-use development with small, ground-floor retail along major streets like Massachusetts Avenue and Main Street. Zoning regulations, along with the relatively small sizes of lots, would make it difficult to develop “big box” chain stores in the neighborhood. |
| 2004 Update | ED 7 | The City should help those who have been displaced through the loss of traditional manufacturing jobs to find new means of employment, by providing job training and by encouraging a diverse range of employers to locate within the city. | The Office of Workforce Development (OWD) provides career assistance to Cambridge residents and partners with organizations to provide job training and placement resources. The Cambridge Employment Program (51 Inman Street) is a “one-stop” location for information on job training and placement. Programs include the Just-A-Start Biomedical Careers Program, which provides classroom preparation, training, and placement for entry-level positions in the biotechnology industry. The City will begin offering a Green Jobs program in 2010 to train Cambridge residents for jobs in green building maintenance and energy efficiency. |
| 2004 Update | ED 8 | The City should support small retail by maintaining an inventory of vacant retail spaces and their lease rates. | ONGOING SERVICE: The Economic Development Division of the Community Development Department currently maintains a “SiteFinder” dabatase of small, available retail spaces throughout the city. Prospective small business owners can consult with Economic Development staff to learn about opportunities that suit their needs. |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Economic Development Recommendations | Progress and Status |
|-------------|-------|---|--|
| 2004 Update | ED 9 | Conduct a needs analysis of small businesses in Area Four. This may show the need for an organization similar to Just-A-Start, but that develops affordable retail space instead of housing. | ONGOING PROGRAMS: The Economic Development Division routinely surveys businesses citywide to assess needs in particular areas and to market programs that provide assistance. These surveys have been conducted in Area Four, with a particular focus on Central Square. |
| 2004 Update | ED 10 | The City should evaluate the impact the loss of 238 Broadway as a municipal building will have on the local job market. | The municipal offices that were temporarily located at 238 Broadway are now located roughly one half mile away at 344 Broadway. |
| 2004 Update | ED 11 | The City should develop methods to encourage large businesses to hire Cambridge residents, in order to increase employment among Cambridge residents and to reduce commuting. | The City has ongoing programs serving Cambridge businesses as well as Cambridge residents seeking jobs, providing opportunities to match potential employees with businesses looking to hire. The Cambridge Biomedical Careers Program is intended to train and guide residents to jobs at local life science companies, and the Green Jobs training program is intended to train residents in jobs that promote energy efficiency and sustainability in the City. |
| 2004 Update | ED 12 | The neighborhood should be kept informed about the redevelopment of the Nightstage property (823 Main Street). This parcel has been approved for a mixed-use development, but has not moved forward into the construction process. | COMPLETED PROJECT: The mixed-use development that had been permitted for that site was not developed. The site was acquired by the city and Just-A-Start developed 10 affordable housing units (including fully accessible ground-floor units) in 2008. |
| 2004 Update | ED 13 | When a retail building goes under new ownership and/ or is renovated, long-time tenants should not only be given the right of first refusal, but the City should ensure that the tenants are realistically able to afford the renovated space. In the past, the right of first refusal has not helped to retain small businesses because new rent and lease rates are unaffordable to these businesses. | The City is limited in its ability to influence commercial tenure and rents. However, the City is committed to maintaining a diversity of retail in Cambridge and providing support in the form of grants, advising and other assistance to small businesses and to property owners leasing commercial space to local tenants. Programs include the Façade Improvement Program, Best Retail Practices Program, financial literacy classes and others. Information is available at www.cambridgema.gov/cdd/ed . |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Open Space Recommendations | Progress and Status |
|------------|------|---|---|
| 1995 Study | OS 1 | <p>Allocate more funds towards Park Maintenance.</p> <ul style="list-style-type: none"> The committee supports the allocation of more City resources towards park maintenance. The community also recommends that a service contract be attached to all park renovation projects in the neighborhood. | <p>The Parks and Urban Forestry Division of the Department of Public Works (DPW) has included new specialized staff positions, increased training, and established sector maintenance crews responsible for different districts of the city. Some parks are maintained through a private maintenance contract.</p> |
| 1995 Study | OS 2 | <p>Renovate Harvard Street Park.</p> <ul style="list-style-type: none"> The Committee strongly recommends that Harvard Street Park be renovated as a primary priority of the open space recommendations. | <p>COMPLETED PROJECT: Harvard Street Park was expanded with the acquisition of the 238 Broadway site, resulting in the new 1.6-acre Greene • Rose Heritage Park, completed in 2008. The park contains a new playground, water play features, seating, a lawn area, ornamental plantings and public art. The existing tennis court and community gardens were renovated as well.</p> |
| 1995 Study | OS 3 | <p>Upgrade Area Four Community Garden on Broadway.</p> <ul style="list-style-type: none"> The Committee would like to see the garden on Broadway upgraded. The improvements should include attractive fencing around the garden, better design for the individual plots, and sidewalk improvements to Boardman Street, next to the garden. | <p>COMPLETED PROJECT: When the former Squirrel Brand factory was acquired and developed into affordable housing units, the front area was developed as a public park. The park includes a passive sitting area at the Broadway and Boardman Street corner and a public community garden area to the west, which has been upgraded with new soil, water spigots and accessible pathways. The project was completed in 2005.</p> |
| 1995 Study | OS 4 | <p>Design and Construct a Small Sitting Area in Sennott Park. The Committee recommends the design of a sitting area within Sennott Park. The sitting area is to be located on the part of the park next to Broadway and Norfolk Street, away from abutting houses. The Committee envisions such an area to be surrounded by small hedges for a sense of enclosure, and to include sitting benches and chess tables.</p> | <p>PROCESS UNDERWAY: A Community Development Block Grant-funded project is underway to improve the Broadway edge of Sennott Park on the side near Norfolk Street with benches, a picnic table, new trees and plantings, a low fence along Broadway, and by extending the existing curved walkway. The design was completed in 2009 and construction is expected to being in spring 2010.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Open Space Recommendations | Progress and Status |
|------------|------|---|--|
| 1995 Study | OS 5 | <p>Plant a Shade Tree in the Hampshire/Elm Sitting Area.</p> <p>The sitting area is not in Area Four proper, but is located in the Wellington-Harrington neighborhood. The Committee suggests the Wellington-Harrington Study Committee consider recommending planting a shade tree in the sitting area.</p> | <p>UNDER CONSIDERATION - Medium Range: A shade tree was not planted because it might interfere with existing trees. However, the Department of Public Works has improved the sitting area periodically over time with new plantings. In the future, staff will evaluate the potential cost and scope of renovating the site, possibly including new uses that could better activate the space. Any future changes to the space would be determined through discussion with neighbors and community members.</p> |
| 1995 Study | OS 6 | <p>Explore the possibility of adding the following sites to the neighborhood’s open space system.</p> <ul style="list-style-type: none"> • 206-210 Broadway • 165 Harvard Street • 197 Harvard Street <p>All the sites are privately owned. The Committee felt that the vacant parcel at 165 Harvard Street was too small to be considered appropriate for housing. The Committee felt that 206-210 Broadway would be appropriate as open space. The Committee recommends that the Department of Public Works (DPW) should notify the owners about cleaning their property. If the owners fail to comply, DPW should clean the lots at the owners’ expense</p> | <ul style="list-style-type: none"> • COMPLETED PROJECT: 165 Harvard Street was incorporated into the development of the 238 Broadway site, and is now part of Greene • Rose Heritage Park. • The 206-210 Broadway site was developed for office use in 1999. • 197 Harvard Street remains in private ownership as a parking lot. |
| 1995 Study | OS 7 | <p>Schedule Street Trees for Periodic Trimming so that Tree Branches do not Obstruct Street Lights.</p> | <p>City trees are pruned regularly on about a 6-year cycle, with contractors working in a different section of the city each year. Pruning was done throughout much of Area Four in 2009, with additional work expected to take place in 2010. The City Arborist will also evaluate potentially hazardous situations on an ongoing basis. Issues or questions can be reported to the City Arborist at 617-349-6433 or cambridgetree@cambridgema.gov.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Open Space Recommendations | Progress and Status |
|-------------|-------|---|---|
| 2004 Update | OS 8 | <p>The City should continue the ongoing community process surrounding the Squirrel Brand open space.</p> <p>This space should continue to have a large community garden component, while at the same time including space for members of the public (especially youth) to interact and enjoy the site.</p> | <p>PROJECT COMPLETED: When the Squirrel Brand factory was converted to affordable housing units, it was determined that the space in front of the building would become a public park. The space was designed through a community process in 2002-2003, and the new park was completed in 2005. Roughly half of the space contains community gardening plots, while the other half includes a lawn, plantings and furniture for passive use.</p> |
| 2004 Update | OS 9 | <p>While the final status of the 238 Broadway site has yet to be determined, any open space on the site should reflect the plan developed through the community process.</p> | <p>PROJECT COMPLETED: The 238 Broadway site was developed into Greene • Rose Heritage Park according to the plan developed through a community design process. The park was completed in 2008.</p> |
| 2004 Update | OS 10 | <p>Parks should be designed to encourage safety and discourage illicit activity. Existing parks should be continually monitored to ensure that they are clean, well-maintained, safe, and being used for appropriate activities. The parks can and should serve an important role in providing positive activities for youth.</p> | <p>Safety and security are important considerations in the design of new parks. Park features and equipment are arranged to provide a high degree of visibility, and projects often include additional lighting where necessary and emergency phones. Department of Public Works staff conduct regular park maintenance, with a crew dedicated to each sector of the city, and work to prevent graffiti and litter from accumulating. Park maintenance issues can be reported to the Parks and Urban Forestry division at 617-349-4880, and graffiti on public property can be reported to the City’s “Graffiti Hotline” at 617-349-6955.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Open Space Recommendations | Progress and Status |
|-------------|-------|--|---|
| 2004 Update | OS 11 | <p>The City should work to more effectively link youth educational and recreational organizations to existing park and recreation facilities.</p> <p>In order to do this, City departments concerned with these issues (including Community Development, Human Services, and Recreation) should conduct a comprehensive recreational needs analysis of local youth. Increased activity should be balanced with concerns about increased noise (especially amplified) by local residents.</p> | <p>Many parks are near Cambridge schools and youth centers, which often use parks for their programs, and parks are also used by youth sports groups and other community-based organizations. The Recreation division of the Department of Human Service Programs works to coordinate use of city parks for formal recreation programs where necessary.</p> <p>Recreation and school programs were considered in the work of the Green Ribbon Open Space Committee, which reported on citywide park facility needs in 2000. In addition, needs for open space that supports unstructured play activities for children and adults of all ages and abilities were explored by the Healthy Parks and Playgrounds Task Force.</p> |
| 2004 Update | OS 12 | <p>The City should work to improve the quality of lawns and fields throughout the park system.</p> | <p>The Parks and Urban Forestry division of the Department of Public Works has a specialized position focused on turf management. Park renovations often include complete field and drainage work, as well as irrigation.</p> |
| 2004 Update | OS 13 | <p>The City should establish a process for informing the public about changes in use to athletic facilities. Residents expressed concern with the lack of notice about the change at Sennott Park from baseball to soccer.</p> | <p>When a change in use occurs as part of a park renovation or redesign, the Community Development Department, the Recreation Division of the Department of Human Service Programs, and the Department of Public Works work collaboratively with community members to plan the use changes through a public process.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Public Safety Recommendations | Progress and Status |
|------------|------|--|---|
| 1995 Study | PS 1 | <p>Monitor Streetlights in Area Four on a Regular Basis and Replace Damaged Lights Promptly.</p> <p>The committee recommends the Electrical Department conduct regular monitoring of the street lighting situation in Area Four.</p> | <p>Most streetlights in Cambridge are now maintained by the city Electrical Department. Residents can report damaged or burnt out lights to the Electrical Department at 617-349-4925 or streetlightrepair@cambridgema.gov.</p> |
| 1995 Study | PS 2 | <p>Improve Sidewalk Conditions on the Streets Listed Below:</p> <ul style="list-style-type: none"> • Boardman Street (next to community garden) • Cherry Street • Main Street (next to Newtowne Court public housing development) • Pine Street • Washington Street (next to Windsor Street) <p>The Committee felt the physical environment in Area Four needed to be cleaned up. The Committee recommended a manual be developed for property owners on how to remove graffiti and that the Department of Public Works pay more attention to the neighborhood.</p> | <p>All of the recommended sidewalks from the study have been improved. Ongoing sidewalk reconstruction is conducted according to the Department of Public Works’ 5-Year Street and Sidewalk Plan, available on the city website at www.cambridgema.gov/theworks.</p> <p>Requests for street or sidewalk repair can be reported to the Department of Public Works at 617-349-4800 or theworks@cambridgema.gov. To report potholes, call 617-349-4854.</p> <p>The Department of Public Works also engages with community members to do coordinated clean-ups in parks, streets and squares, and to tend planted areas on sidewalk edges, traffic islands and small plazas.</p> <p>The City has produced a “Fighting Graffiti” brochure, also available at www.cambridgema.gov/theworks.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Public Safety Recommendations | Progress and Status |
|------------|------|--|---|
| 1995 Study | PS 3 | Enhance Police Visibility on Bishop Allen Drive. | <p>The Cambridge Police Department (CPD) has worked to increase its overall presence within the entire community. CPD’s Community Policing Program focuses on an overall strategy of partnerships and problem-solving. This program includes:</p> <ul style="list-style-type: none"> • Designated neighborhood sergeants (available to meet with community groups) • A leadership council of community leaders, police and public officials • Regular meetings with the Cambridge Housing Authority (which includes Washington Elms and Newtowne Court) • Community-Based Justice Meetings (law enforcement, school department, DA, probation) • Meetings with Concilio Hispano to discuss issues unique to the Latino community • \$500 grants for community events • Neighborhood walks on request • School Resource Officer Program, in which an officer is assigned to every school |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Public Safety Recommendations | Progress and Status |
|-------------|------|---|--|
| 2004 Update | PS 4 | <p>The City should work to ensure that parks and other public spaces are safe in the evening. Neighbors are particularly concerned about the need for greater police presence at Columbia/ Pine Street, Market Street, and Sennott Parks in the evening.</p> <p>Creating safe parks requires thoughtful design, proper maintenance, and consistent police enforcement. Specific ideas presented by neighbors include: increasing uniformed foot patrols, increasing the number of parked police cars, having designated youth activity coordinators in parks (both during school vacation and after school), and fully funding a youth summer jobs program.</p> | <p>Safety and security are important considerations in the design of new parks. Park features and equipment are arranged to provide a high degree of visibility, and projects often include additional lighting where necessary and emergency phones.</p> <p>The Cambridge Police Department’s Community Policing Program, described above, also addresses this issue by working with community members to identify and respond to issues that may arise in neighborhood parks.</p> <p>A variety of activity coordinators may be available at any given time, including staff at youth centers, youth recreation workers in parks during the summer, and staff for community school and after-school programs. Youth employment programs are coordinated through the Office of Workforce Development, and include the Mayor’s Summer Youth Employment Program as well as the Youth Employment Center at Cambridge Rindge and Latin School.</p> |
| 2004 Update | PS 5 | <p>Overall, the number of police patrols in the neighborhood in the evening should be increased.</p> | <p>Issues that may be addressed through additional patrols can be discussed directly with the neighborhood sergeant, to provide immediate and direct feedback on patrolling activities. The neighborhood sergeant can be contacted at 617-349-3382 or area4@cambridgepolice.org.</p> |
| 2004 Update | PS 6 | <p>The City should sponsor community events in the parks at night. This will create more positive activity in the park while discouraging negative activity.</p> | <p>The Department of Human Service Programs occasionally sponsors evening events, such as movies and family concerts at Sennott Park in the summer. The Cambridge Police Department also offers grants for community-organized events like block parties.</p> |
| 2004 Update | PS 7 | <p>The City should support the ongoing efforts of the Area Four Safety Group that has been meeting since summer 2002. The City should seriously consider this group’s recommendations and work to implement them whenever possible.</p> | <p>The Community Policing Program includes a neighborhood sergeant who works closely with neighborhood groups through meetings and events, as well as a leadership council of community leaders, police and public officials. This collaboration produces ongoing recommendations for improvement.</p> |

Area Four Neighborhood Study Update – 2010
 Past Neighborhood Study Recommendations with Progress and Status

| Source | Rec# | Public Safety Recommendations | Progress and Status |
|-------------|-------|--|---|
| 2004 Update | PS 8 | The City should continue to address concerns about graffiti and litter within the neighborhood. The Department of Public Works should continue to work on developing a plan to effectively address these issues both on public and private property. It is particularly important for the City to quickly clean graffiti on public property, such as parks, youth centers, schools, and other municipal buildings. It was suggested that the schools be encouraged to educate children about the importance of keeping streets and public places free from litter and graffiti. It was also suggested that youth who are known to be graffiti artists be mentored and encouraged to create other forms of art, especially public art, in order to discourage them from “tagging” and help them develop a greater sense of respect for public spaces. | <p>The City offers a “Fighting Graffiti” brochure, also available at www.cambridgema.gov/theworks, and graffiti on public property can be reported to the City’s “Graffiti Hotline” at 617-349-6955. Litter clean-up is managed by Department of Public Works staff, who also work with community members to do coordinated clean-up events.</p> <p>Art programs are offered through various organizations around the city. For instance, the Cambridge Arts Council coordinates the Public Art Youth Council, which employs public high school students to create public art projects for their peers.</p> |
| 2004 Update | PS 9 | The City should install additional street lights at the Area Four Youth Center. | Any issues related to street lighting in the city should be reported directly to the Electrical Department at 617-349-4925 or streetlightrepair@cambridgema.gov . |
| 2004 Update | PS 10 | The City should evaluate the placement of street lights, paying specific attention to those lights blocked by tree branches. | Any issues related to street lighting in the city should be reported directly to the Electrical Department at 617-349-4925 or streetlightrepair@cambridgema.gov . |
| 2004 Update | PS 11 | The City should look for ways to increase safety for youth in Area Four and in Central Square. Rather than relying only on the police, the City should hire trained youth workers to conduct outreach on streets and in parks. | The City supports trained youth outreach workers for Area Four, based in the Margaret Fuller House. |