



City of Cambridge

IN CITY COUNCIL

July 24, 1974

WHEREAS:

Section 14 of Chapter 40 and Section 30 of Chapter 43 of the General Laws, as amended, provide that the City Council may, at the request of any department and with the approval of the City Manager, purchase, in the name of the City, a fee simple interest in land for any municipal purpose, provided that the land is within the boundaries of the city and is not already appropriated to a public use; and

WHEREAS:

The Department of Community Development has requested that the City purchase a parcel of land at the corner of Hampshire and Elm Streets, for use as a municipal recreational open space, which parcel is described in more detail as follows:

Starting at the intersection of northerly right of way line of Hampshire Street with the easterly right of way line of Elm Streets thence, northerly 110.0± feet along the easterly right of way line of Elm Street; thence, easterly 100.0± feet along the southerly property line of the property identified as 166 and 168 Elm Street; thence, southerly 103.8± feet along the westerly property lines of the properties identified as 299.301 and 303 Columbia Street; thence, southerly 53.0± feet along the westerly property line of the property identified as 125 Hampshire Street; thence, westerly 99.19± feet along the northerly right of way line of Hampshire Street until the point of beginning.

WHEREAS:

The City Manager has approved the purchase of this parcel for use as municipal recreational open space;

WHEREAS:

This parcel is located within the boundaries of the City of Cambridge and is not already appropriated to a public use; and

WHEREAS:

The current owner is willing and able to sell said parcel to the City for \$6,000.00 (six thousand dollars), which price is within the limitations set forth in Section 14 of Chapter 40 and Section 30 of Chapter 43 of the General Laws, as amended;

NOW THEREFORE:

The Cambridge City Council does hereby appropriate \$6,000.00 (six thousand dollars) from the account entitled "Sale of City Land" for the purpose of purchasing fee simple interest in the parcel as described above for use as municipal recreational open space; and

FURTHER:

The Cambridge City Council does hereby resolve to purchase fee simple



City of Cambridge

IN CITY COUNCIL

July 24, 1974

interest in the parcel as described above, including all easements, privileges and appurtenances, for use as municipal recreational open space, the maximum amount to be paid for such parcel being \$6,000.00 (six thousand dollars); and

FURTHER:

The Cambridge City Council does hereby order the City Manager to perform whatever acts are necessary to effectuate the appropriation and the resolution as set forth above.

In City Council July 24, 1974

Adopted by you and may Vote

Yea 9 Nays 0 Absent 0

Paul E. Leahy
CITY CLERK City Clerk

City of Cambridge

WHEREAS Section 14 of Chapter 40 and Section 30 of Chapter 43 of the General Laws, as amended, provide that the City Council may, at the request of any department and with the approval of the City Manager, purchase, in the name of the City, a fee simple interest in land for any municipal purpose, provided that the land is within the boundaries of the city and is not already appropriated to a public use; and

WHEREAS the Department of Community Development has requested that the City purchase a parcel of land at the corner of Hampshire and Elm Streets, for use as a municipal recreational open space, which parcel is described in more detail as follows:

Starting at the intersection of northerly right of way line of Hampshire Street with the easterly right of way line of Elm Street; thence, northerly 110.0[±]feet along the easterly right of way line of Elm Street; thence, easterly 100.0[±]feet along the southerly property line of the property identified as 166 and 168 Elm Street; thence, southerly 103.81[±]feet along the westerly property lines of the properties identified as 299, 301 and 303 Columbia Street; thence, southerly 53.0[±] feet along the westerly property line of the property identified as 125 Hampshire Street; thence, westerly 99.19[±] feet along the northerly right of way line of Hampshire Street until the point of beginning.

WHEREAS the City Manager has approved the purchase of this parcel for use as municipal recreational open space;

WHEREAS this parcel is located within the boundaries of the city of Cambridge and is not already appropriated to a public use; and

WHEREAS the current owner is willing and able to sell said parcel to the City for \$6,000.00 (six thousand dollars), which price is within the limitations set forth in Section 14 of Chapter 40 and Section 30 of Chapter 43 of the General Laws, as amended;

NOW THEREFORE, the Cambridge City Council does hereby appropriate \$6,000.00 (six thousand dollars) from the account entitled "Sale of City Land" for the purpose of purchasing fee simple interest in the parcel as described above for use as municipal recreational open space; and

FURTHER, the Cambridge City Council does hereby resolve to purchase fee simple interest in the parcel as described above, including all easements, privileges and appurtenances, for use as municipal recreational open space, the maximum amount to be paid for such parcel being \$6,000.00 (six thousand dollars); and

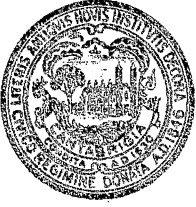
FURTHER, the Cambridge City Council does hereby order the City Manager to perform whatever acts are necessary to effectuate the appropriation and the resolution as set forth above.

City of Cambridge

Agenda # 8 selling to the City of MASSACHUSETTS
Cambridge land that is located at the
corner of Elm and Hampshire Street by the
Mobil Oil Company for \$6,000.00.

In City Council July 24, 1974 19

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duhay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	9	0	0	



CITY OF CAMBRIDGE
PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex Inman & Broadway EXTENSION 344

To James L. Sullivan, City Manager

From James L. Farrell, Administrator of
Community Development

MLF
Date 7/16/74

Subject Purchase of Mobil Oil Company Site

I recommend that we seek City Council authorization to purchase the 14,000 square foot vacant site at the northeast corner of Elm and Hampshire Streets. The owner, Mobil Oil Company, has offered the property to the City of Cambridge for \$6,000, less than \$0.44 per square foot. Prevailing land prices in Cambridge for property in prominent locations such as this range from \$4 per square foot on up.

This gives the City an excellent opportunity for open space development, using funds already committed for such development in this neighborhood. One of the projects to be undertaken under the Federally-assisted 1973 Open Space Land Program was a park/playground on a portion of land on Norfolk Street currently used by the Public Works Department for parking and storage of materials. As it has turned out, the Public Works Department will continue to need this land for as long as the PWD garage stays in its present location.

The only other site available for open space development in the immediate neighborhood is the Mobil site. Happily, this site is a particularly good one for the purpose. Located on the corner of two prominent streets serving the neighborhood, and across the street from the planned Neighborhood Center at the corner of Columbia and Hampshire Streets, the Mobil Site is highly visible and accessible; and community use of the site in conjunction with the Neighborhood Center, can make a significant impact on the neighborhood.

The Model Cities Board has endorsed the purchase of this site for open space use. Enclosed is a report of the vote. In view of the asking price on this site, the neighborhood need for the open space use to which it can be put, the availability of the funds for development of this use, and the particular location of the site, I believe it is imperative for the City to acquire it without delay. I recommend submission of the appropriate resolution, which is being prepared by staff, to the City Council at its next meeting.

I suggest that the Sale of City Land account is the most appropriate source of funds for this land purchase. I understand that there are more than enough funds remaining in this account for the purpose.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Richard Lockhart Date June 28, 1974
From Francis X. Hayes Reference
Subject Open Space Area 3

A quorum being present, the Model Cities Board, meeting in regular session on Thursday, June 27, 1974, adopted the following in response to your report; this communication is addressed to you by way of confirmation:

MOVED That the Open Space monies approved by prior vote of the Model Cities Board for utilization in developing the Norfolk Street D. P. W. site, which monies have already been reduced to allow for completion of Phase III of Donnelly Field, and also for the Open Space needs of the Blouin Neighborhood Facility, be further reallocated to the "Mobil Site" at the corner of Elm and Hampshire Streets to facilitate the location's being developed as a neighborhood park; and

FURTHERMORE, that the Model Cities Board, being apprised that the proposal of Mr. Francis Hayes to Mobil for donation of said site to the City of Cambridge has been responded to by way of an offer from the Mobil Corporation to write down the cost to \$6,000, hereby recommends that the City Manager take appropriate steps to purchase the property for Open Space Development, and that planning for this park be undertaken in concert with area residents.

c J. L. Sullivan
R. Healy
D. Sheahan

Mobil

RECEIVED

JUN 19 1974

June 17, 1974

Mr. James L. Sullivan, City Manager
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

Dear Mr. Sullivan,

Please be advised that Mobil is interested in commencing negotiations to sell our property at Elm and Hampshire Streets to the City of Cambridge for six thousand (\$6,000) dollars.

The above is subject to management approval.

Please advise of your interest as soon as possible.

Very truly yours,



Stanleigh S. Cole
Real Estate Representative

SSC:kk

cc: Francis X. Hayes, Director
Model Cities Administration
City Hall
Cambridge, Ma. 02139

PROPOSED ACQUISITION FOR OPEN SPACE

Proposed Acquisition
MOBIL SITE

NEIGHBORHOOD
(MULTI-SERVICE)
CENTER
To be developed
on this site

Existing
FLETCHER SCHOOL

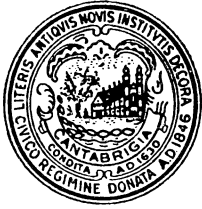
BROADWAY

CENNOTT PARK

NORTH

0 100 200 300
SCALE IN FEET





CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

July 16, 1974

The Honorable City Council
City Hall
Cambridge, Massachusetts 02139

Dear Councillors:

The Mobil Oil Company has offered to sell a 13,769 square foot parcel of vacant land at the corner of Elm and Hampshire Streets to the City for \$6,000.00.

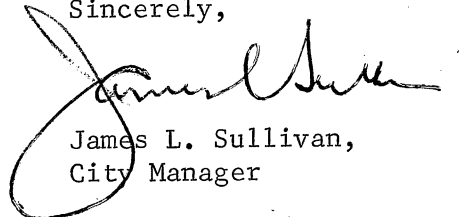
The price that Mobil Oil is asking for this parcel is extremely low. The parcel is assessed by the Cambridge Assessors for about \$0.57 per square foot, but Mobil Oil is asking less than \$0.44 per square foot.

This parcel is of interest to the City because of its location in an area that is in need of additional public open space. This particular site is ideally suited for the development of public open space or other community use because of its visibility, ease of access, and its proximity to the Blouin neighborhood facility site across Hampshire Street. The use of both sites for related community uses can have an important impact on the neighborhood.

The City has funds available for both the purchase and the development of the site. There are sufficient uncommitted funds in the Sale of City Land account for the purchase, and funds under the Federal Open Space Land Program are available for development as a park and playground. These Open Space funds were originally to be used for recreational development of a portion of the land used by the Public Works Department on Norfolk Street; but, as it has turned out, this land cannot be made available in the foreseeable future.

The purchase of this parcel of land was requested by the Community Development Department in the attached memorandum addressed to me from James Farrell. I hereby approve the purchase of this parcel and am enclosing a draft resolution, reviewed and approved by the City Solicitor's office, which, if adopted by a two thirds vote of your membership, would enable me to proceed to complete the transaction with Mobil Oil.

Sincerely,



James L. Sullivan,
City Manager

JLS/jfl

Agenda # 8 422.

Selling to the City of Cambridge land that is
located at the corner of Elm and Hampshire
Street by the Mobil Oil Company for \$6,000.00.

In City Council,

July 24, 1974

Order adopted
9-0-0