



City of Cambridge

IN CITY COUNCIL

February 11, 1974

ORDERED:

That the City Manager be and hereby is authorized to sell for a sum not less than Three Hundred Dollars (\$300.00) to the Bioran Medical Laboratory a strip of land in the Municipal Parking Lot on Columbia Street at Main Street said parcel being 10 1/2 feet by 39 feet as shown on attached plan and located in the rear of premises known as 15 Columbia Street and comprising 406 square feet, more or less.

In City Council February 11, 1974
Adopted by a yeas and nays vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-

Paul E. Healy
CITY CLERK



City of Cambridge

IN CITY COUNCIL

February 11, 1974

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City of Cambridge

Agenda # 1 Selling parcel of land

MASSACHUSETTS

In City Council February 11, 1974 19

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



CITY OF CAMBRIDGE, MASSACHUSETTS
P L A N N I N G B O A R D

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

February 8, 1974

The Honorable, the City Council
City Hall
Cambridge, Massachusetts 02139

Dear Councillors:

In accordance with the requirements of City Ordinance 733, the Planning Board has reviewed the request by Mr. J. R. Fennel, President of Bioran Medical Laboratory, 9 Columbia Street, Cambridge, Massachusetts to purchase a piece of property owned by the City in the Austin Street Municipal Parking Lot. The Planning Board recommends APPROVAL of the request.

Background

Bioran Medical Laboratory has purchased the property located at 15 Columbia Street, which is adjacent to their property at 9 Columbia Street. All parcels are located in the Central Square Business B district. In nine years Bioran has increased its business from two employees and an annual gross volume of \$30,000 to 115 employees and a volume of \$2,000,000.

Bioran desires to purchase a strip of land which measures 10-1/2' x 39' in length and which is part of the Municipal Austin Street Parking Lot. (see attached map) Bioran also requests access through the parking lot to its property at 15 Austin for loading purposes.

The Planning Board has studied the issues and notes the following:

1. Bioran Medical Laboratory is an obvious asset to the City in tax contributions and employment. Every effort to encourage such firms to expand and remain in the city should be pursued.
2. The small strip of land which was to be a planting area in a revised parking plan for the municipal lot and the removal of four spaces for purposes of access will alleviate congestion that is presently created by Bioran's vehicles loading and unloading on Columbia Street. (see attached correspondence from George Teso, Traffic Director.)

Based on the above findings and the favorable recommendation of the Director of Parking and Traffic, the Planning Board recommends favorable action on the request of Bioran Medical Laboratory.

Very truly yours,



Arthur C. Parris
Chairman

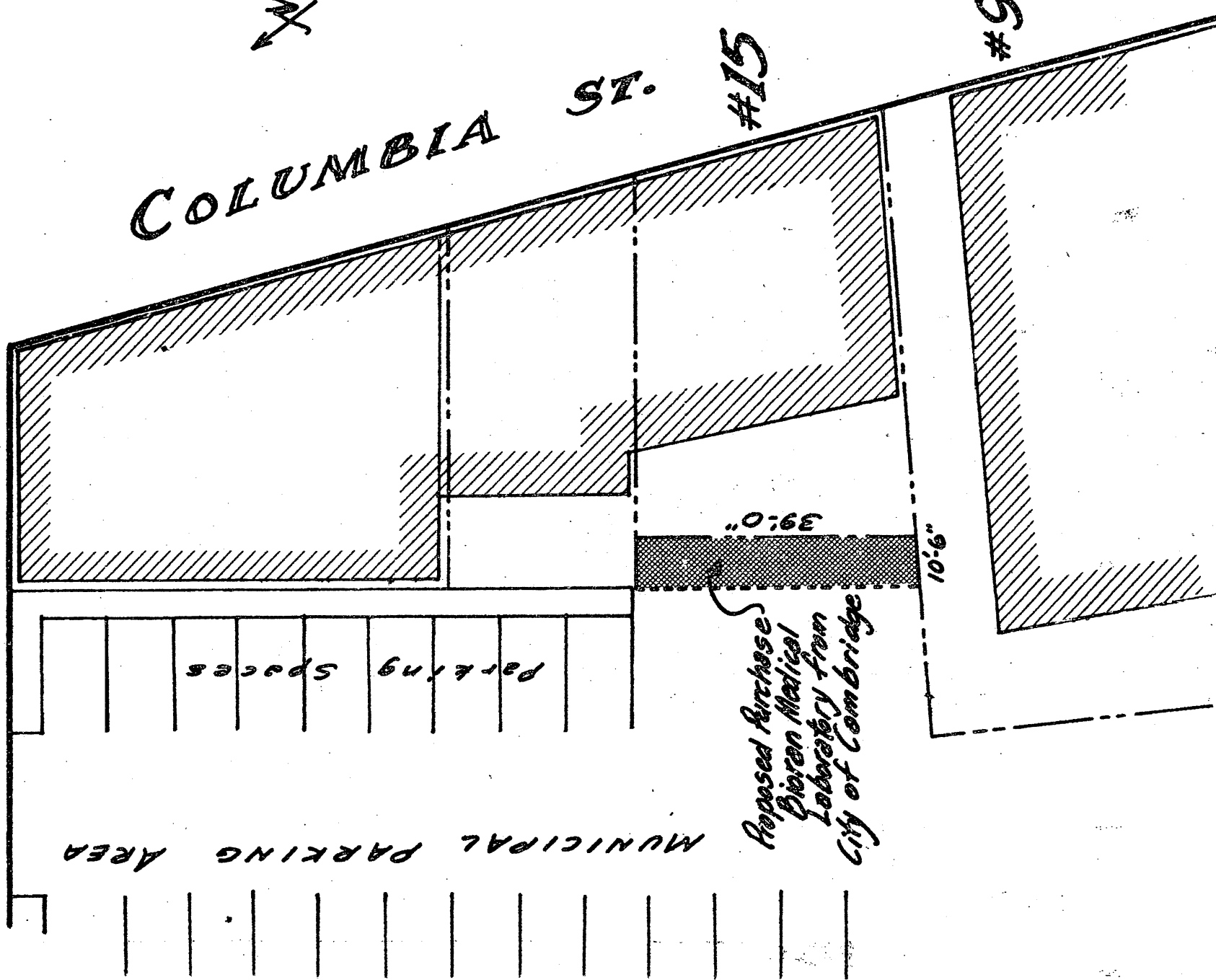
ACP:jw

AUSTIN ST.

COLUMBIA ST.

#15

#9



MUNICIPAL PARKING AREA

Parking Spaces

Proposed Purchase
Bioren Medical
Laboratory from
City of Cambridge

39'0"

10'6"

10'6"

Bioran Medical Laboratory

9 Columbia Street, Cambridge, Massachusetts 02139

Tel. 617-547-8900

December 13, 1973

Mr. John Corcoran
City Manager
City Hall
Cambridge, Massachusetts 02139

Dear Mr. Corcoran:

To review our meeting of December 11, 1973 in your office, Bioran has purchased property located at 15 Columbia Street, Cambridge which is adjacent to our property at 9 Columbia Street.

We wish to expand our facilities and this would require us to invest between \$300,000 and \$400,000. In order to make this expansion feasible we would like to purchase from the City of Cambridge a strip of land in the rear of 15 Columbia Street and adjacent to the Austin Street parking lot (183) which measures approximately 10.5 feet by 39 feet (406 sq. ft.).

This strip of land blocks our access to 15 Columbia Street so that we are unable to load and unload our vehicles or use the space in the rear of 15 Columbia Street for employee parking.

We have been in business at 9 Columbia Street for nine years and our business has grown from an annual gross volume of \$30,000 and two employees to an annual gross volume of \$2,000,000 and 115 employees during this period. We are definitely committing our company to future expansion in Cambridge and feel that the type of work we are engaged in is an asset to the City of Cambridge. We further feel that the expansion of our present facilities would significantly increase our tax contribution in the future.

Also, our employees do spend money in the retail stores in Central Square and we do hope to employ more Cambridge people as our business continues to grow.

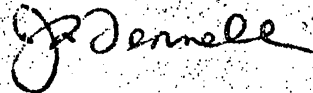
Mr. John Corcoran
City Manager
December 13, 1973
Page 2

Because of our growth, if Bioran can not expand its facilities we will be forced to leave Cambridge. We are prepared to pay a premium price for this property because of its importance to our expansion.

Therefore, I would greatly appreciate favorable consideration by the City of Cambridge to the end that we be permitted to purchase this additional strip of land adjacent to our property from the City of Cambridge.

Very truly yours,

BIORAN MEDICAL LABORATORY



J. R. Fennell, Ph.D.
President

JRF:ds



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Mr. John H. Corcoran, City Manager

Date May 24, 1973

From Mr. George Teso, Traffic Director

Reference

Subject

Dear Mr. Corcoran:

I have reviewed the proposal of Mr. J.R. Fennell, President of Bioran Medical Laboratory, 9 Columbia Street, Cambridge, Massachusetts to purchase a piece of property owned by the City in our Austin Street and Columbia Street Municipal Parking Lot, for the purpose of expanding his company.

The piece of land mentioned and shown on the enclosed plan was scheduled to become a planting area under the plans to revise this parking lot, thereby making this land useless, as far as parking was concerned. Therefore, I see no reason why this land should not be sold to Mr. Fennell.

After talking to Mr. Fennell, he was also interested in the City allowing him to use this piece of property for the purpose of loading and unloading of his motor vehicles that are always going in and out of his property. The loading and unloading is now done on Columbia Street which does create a traffic problem. To allow him to use this area for this purpose would mean that we would have to remove four (4) parking meters from this area.

After discussing this with Mr. Fennell, he agreed that if I were to remove these four meters and allow his motor vehicles the right to enter his property through the parking lot, he would be willing to pay a fee for this use. I would like to make this clear that the removal of the meters does not mean that the parking lot would be used for loading and unloading, it would only allow him access to his property from the parking lot.

It is my suggestion that a lump sum of \$5,000.00 be charged for the use of this property for as long as Mr. Fennell is operating at this location.

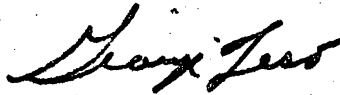
Mr. John H. Corcoran

-2-

May 24, 1973.

It is also my opinion that this proposal be approved, as it would assist us in removing a traffic hazard on Columbia Street as well as assisting a taxpayer in staying in the City.

Very truly yours,



George Teso
Traffic Director

Enc.

GT:rd



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To John H. Corcoran, City Manager

Date January 18, 1974

From Board of Assessors
Rudolph R. Russo, Chairman

Reference

Subject

Dear Mr. Corcoran:

In regard to your correspondence dated January 15, 1974 concerning 15 Reed Columbia Street (Bioran Medical Laboratory), please be advised that the Board has reviewed the property, the area, and recent sales and appraisals, and it is our opinion that the parcel has a real value to the abutter only and at the same time would be adding property to the tax roll.

Therefore, it is the opinion of the Board that the parcel as indicated in your correspondence (10½' x 39') has a value of \$300.00.

Very truly yours

Rudolph R. Russo
Rudolph R. Russo, CAE, CMA
Chairman

RRR:os



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

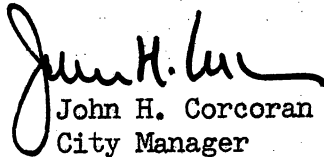
February 11, 1974

To the Honorable, the City Council:

Appended hereto please find communication from Arthur C. Parris, Chairman of the Planning Board, addressed to the City Council, dated February 8, 1974.

This communication recommends that the City sell to the Bioran Medical Laboratory of 9 Columbia Street, Cambridge, a parcel of land which measures approximately 10'6" by 39'0", as described on the attached plan. A previous value has been placed on this property by the Board of Assessors of \$300.00 and favorable vote to sell this parcel in accordance with the Planning Board's recommendations is solicited at this time.

Very truly yours,


John H. Corcoran
City Manager

JHC/b

Selling of parcel of land at the rear of
9 Columbia Street to the Bioran Medical
Laboratory.

In City Council,
February 11, 1974

- 2/11/74 -
- Order Adopted -
- Order Enclosed -