



City of Cambridge

Consent Agenda # 45A.

IN CITY COUNCIL

June 27, 1994

PROPOSED ORDER FOR DIMINUTION OF DISPOSITION PROCESS FOR DISCONTINUANCE OF PILGRIM STREET

WHEREAS: Pilgrim Street is a public way running southeasterly from Brookline Street; and,

WHEREAS: Pilgrim Street connects only to Brookline Street being otherwise bounded entirely by land of Massachusetts Institute of Technology (that portion of Pilgrim Street connecting the present location of Pilgrim Street to Sidney Street having been previously discontinued); and

WHEREAS: Pilgrim Street is no longer needed as a public way; and

WHEREAS: In recent years, Pilgrim Street has been used as a site for illegal dumping of trash and debris to the detriment and expense of the public; and

WHEREAS: The Planning Board has reviewed the plans for the aforesaid housing development, including the designation of Pilgrim Street as a private way, and has expressed its approval of the project; and

WHEREAS: It will serve the public interest and convenience to discontinue Pilgrim Street as a public way in order to facilitate the construction of mixed income housing and free the City from the inconvenience and expense of maintaining Pilgrim Street and removing illegally dumped trash and debris therefrom, provided that such construction is actually commenced on the site in accordance with the plans approved by the Planning Board within a reasonable time for the date hereof; and

WHEREAS: Pilgrim Street is of such little significance to the public interest that, pursuant to section 2.110.010(G) of the Ordinance, the full disposition process will be unduly burdensome;

NOW THEREFORE BE IT:

ORDERED: That a diminution of the process for the disposition of city property as established in City Ordinance 1105 is hereby approved for the discontinuance of Pilgrim Street.

In City Council June 27, 1994.

Adopted by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

EXHIBIT 1

LEGAL DESCRIPTION OF SECTION OF PILGRIM STREET PROPOSED TO BE DISCONTINUED

A parcel of land bounded:

Northwesterly, by the southeasterly sideline of Brookline Street, 40 feet;

Northeasterly,
Southeasterly, and
Southwesterly, by land of Massachusetts Institute of Technology, 141.10 feet, 40 feet, and 137.92 feet respectively.

The northwest corner of said parcel is located 177.80 feet northeasterly of the southeasterly corner of the intersection of Brookline and Pacific Streets. Said parcel is known as Pilgrim Street, a public way.



City of Cambridge

Consent Agenda #45B

IN CITY COUNCIL

June 27, 1994

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NOW THEREFORE BE IT:

ORDERED: That Pilgrim Street, the location of which is described on Exhibit A to this Order, is hereby discontinued as a public way pursuant to M.G.L. c. 82, sec. 21, provided, however, that this Order shall become effective if, and only if, Homeowner's Rehab, Inc. or its affiliate, Brookline Street Limited Partnership, commences development of a mixed income housing development, which commencement of development shall be conclusively evidenced by the recording of a certification by the City Manager not later than October 31, 1994; and failing same, this Order shall thereupon be void and of no further force or effect.

In City Council June 27, 1994.

Adopted by a yeas and nays vote:-

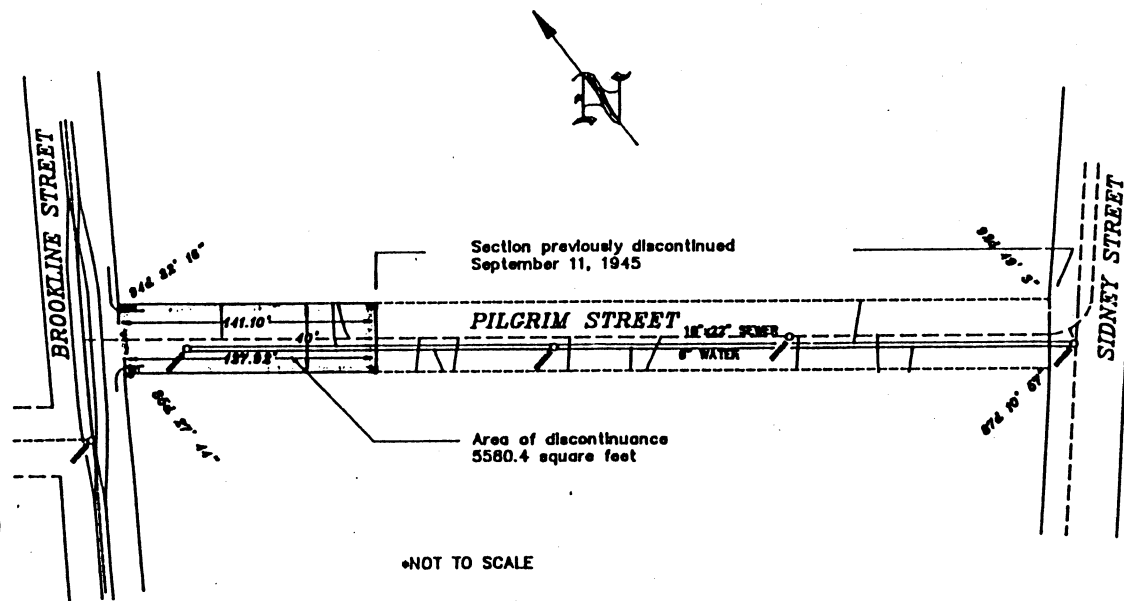
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D. Margaret Drury, City Clerk



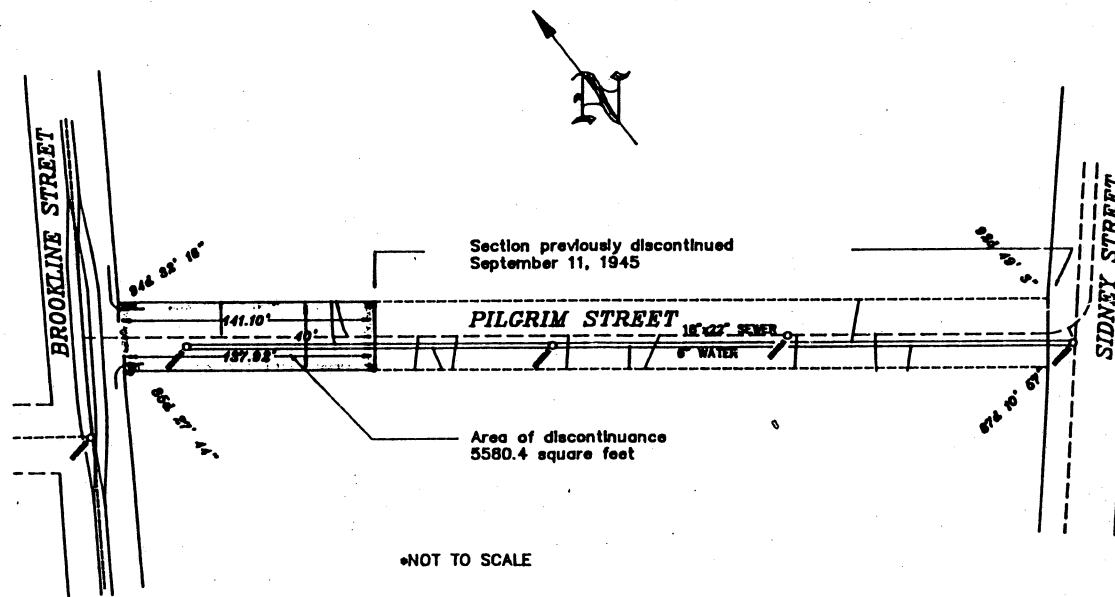
I CERTIFY THAT THE PREPARATION OF THIS PLAN
CONFORMS WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS, DATED 1989

CITY ENGINEER
DATE: SEPTEMBER 29, 1993

BEFORE PROPERTY CAN BE DEVELOPED ALL
UTILITIES SHOULD BE VERIFIED AS TO LOCATION
AND IF THEY ARE STILL ACTIVE.

FOR REVIEW ONLY

PILGRIM STREET PLAN OF DISCONTINUANCE CAMBRIDGE PUBLIC WORKS DEPARTMENT	
DRAWN BY: ERIC HALSTEAD	
CHECKED BY: ROBERT PATTERSON	
DATE: SEPTEMBER 23, 1993	CITY ENGINEER: _____



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- WHEREAS: The Planning Board has reviewed the plans for the aforesaid housing development, including the designation of Pilgrim Street as a private way, and has expressed its approval of the project; and
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- WHEREAS: Pilgrim Street is of such little significance to the public interest that, pursuant to section 2.110.010(G) of the Ordinance, the full disposition process will be unduly burdensome;

NOW THEREFORE BE IT:

- ORDERED: That a diminution of the process for the disposition of city property as established in City Ordinance 1105 is hereby approved for the discontinuance of Pilgrim Street.

In City Council June 27, 1994.

Adopted by a yea and nay vote:-

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City of Cambridge

Consent Agenda #45B

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June 27, 1994

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NOW THEREFORE BE IT:

- ORDERED: That Pilgrim Street, the location of which is described on Exhibit A to this Order, is hereby discontinued as a public way pursuant to M.G.L. c. 82, sec. 21, provided, however, that this Order shall become effective if, and only if, Homeowner's Rehab, Inc. or its affiliate, Brookline Street Limited Partnership, commences development of a mixed income housing development, which commencement of development shall be conclusively evidenced by the recording of a certification by the City Manager not later than October 31, 1994; and failing same, this Order shall thereupon be void and of no further force or effect.

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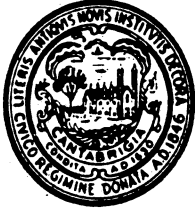
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NOW THEREFORE BE IT:

ORDERED: That Pilgrim Street, the location of which is described on Exhibit A to this Order, is hereby discontinued as a public way pursuant to M.G.L. c. 82, sec. 21, provided, however, that this Order shall become effective if, and only if, Homeowner's Rehab, Inc. or its affiliate, Brookline Street Limited Partnership, commences development of a mixed income housing development, which commencement of development shall be conclusively evidenced by the recording of a certification by the City Manager not later than October 31, 1994; and failing same, this Order shall thereupon be void and of no further force or effect.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

MEMORANDUM

TO: The Honorable City Council

FROM: Robert W. Healy, City Manager

DATE: June 23, 1994

RE: Report on the Proposed Discontinuance of Pilgrim Street as a Public Way

The purpose of this report is to provide relevant information to the Council as called for in City Ordinance 1105, Disposition of City Property, to allow for an informed decision on the proposed discontinuance of Pilgrim Street as a public way. If the Council votes to discontinue Pilgrim Street, the land will be leased by its owner, the Massachusetts Institute of Technology, to Homeowners Rehab, Inc. (HRI). This will enable HRI to continue to move forward on the construction of the first seventy-seven (77) units of housing this fall.

1. Location of Proposed Discontinuance of Pilgrim Street

As described more fully in Exhibit A to the Order, it is proposed to discontinue the remaining portion of Pilgrim Street that intersects Brookline Street and runs approximately 140 feet towards Sidney Street. This section of Pilgrim Street is currently paved, but terminates without providing access to any other roadways or services.

The major portion of Pilgrim Street between Brookline and Sidney Streets was discontinued by the City following a vote of the Council on November 19, 1945. This section was approximately 350 feet in length.

2. Current Use of Pilgrim Street

The section of Pilgrim Street proposed to be discontinued is not currently serving uses beneficial to the public interest. A portion of the section is paved, but provides no access to any roadways or services. In fact, this street has been the site of illegal

dumping of trash and other debris. Cambridgeport residents have organized clean-ups to remove the illegally dumped materials. This section of Pilgrim Street is of such little significance that the City will receive no benefit from its continued interest in the property.

3. Proposed Use of Pilgrim Street

Pilgrim Street is located within the parcel of land designated to be redeveloped into mixed-income housing by HRI. The first phase of the Brookline Street Housing development, consisting of 77 units, is scheduled to begin construction this fall. Pilgrim Street will be used for an internal private way for the new housing development, which will provide access to another new interior private road - Brookline Place.

The new Pilgrim Street will meet two critical needs of the Brookline Street Housing development: designated residential parking for residents of the new development; and a service road for the housing development. Both improvements to and maintenance of the road will become the responsibility of the owner of the housing development.

The proposed use is consistent with the approved Master Plan for University Park, as well as the Cambridgeport Revitalization Development District Roadway Improvement Plan. The designated parking on the new Pilgrim Street is an essential component upon which zoning and other public approvals were granted to HRI.

4. Financial Impacts of the Discontinuance

The discontinuance of Pilgrim Street as a public way will save the City the potential expenses of improvements and maintenance, including the costs of removal of trash, abandoned cars, and other debris.

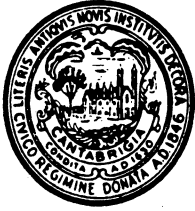
5. Community Process

HRI has undertaken a community process to build community support for its Brookline Street project. This process has included at least six community meetings held between June, 1990 and June, 1994. Participants in these meetings included abutters, the Simplex Steering Committee, the Ward 5 Democratic Committee, members of the Riverside-Cambridgeport Community Corporation, and city councilors. HRI conducted outreach for these meetings including public advertisements in the Cambridge Chronicle and Cambridge Tab, direct mailings to over 200 neighborhood residents, and flyers posted in the neighborhood.

The purpose of these meetings was to review the proposed design of the new development, and to incorporate community concerns into the planning and design of the project. Throughout this process, the designs showed the proposed discontinuance of Pilgrim Street as a public way.

HRI has also appeared at three meetings of the Planning Board, most recently on August 10, 1993, to present the plans for Brookline Street Housing. At each stage of the design process, the Planning Board has approved the housing plans, including the designation of Pilgrim Street as a private way.

Overall, there is broad public support for the new housing development on Brookline Street. This public support extends to the proposed action by the City to discontinue Pilgrim Street.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300

FAX 349-4307

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

June 23, 1994

To the Honorable, the City Council:

I am recommending that, pursuant to City Ordinance 1105 related to the Disposition of City Property, the City Council vote 1) a diminution of the disposition process for the discontinuance of Pilgrim Street; and 2) to discontinue Pilgrim Street as a public way for the benefit of the new seventy-seven (77) unit mixed-income housing development project in University Park being undertaken by Homeowners Rehab, Inc. (HRI). The City currently holds an easement for a public way on the 140-foot long portion of Pilgrim Street running off of Brookline Street. The major portion of Pilgrim Street between Brookline Street and Sidney Street (350 feet in length) was discontinued by the City Council in 1945. The remnant of this street is not used for public access, and has been the site of dumping of trash and other debris. The attached information includes the proposed Orders on the diminution of the disposition process and discontinuance of Pilgrim Street, and a memo on the need for the discontinuance.

Section 2.110.010(G) of the Ordinance provides that the City Council may approve a diminution of the disposition process for "city property that is of such little significance that the full process would be unduly burdensome". The proposal to discontinue the section of Pilgrim Street off of Brookline Street meets this test for a diminution of the disposition process.

I therefore request that the Council vote a diminution of the process for disposition and, then, act to discontinue the remaining portion of Pilgrim Street as a public way. As described in the attached memo, there has been significant opportunities for public participation in the planning of the new housing development at University Park and HRI has demonstrated strong community support. Discontinuance of this street will allow HRI to move toward the construction of 77 units of mixed-income housing.

Very Truly Yours,

Robert W. Healy
City Manager

Vote on the Diminution of the disposition
process for the discontinuance of Pilgrim
Street, together with an order to dis-
continue Pilgrim Street.

In City Council,

June 27, 1994

*Diminution of process -
Order adopted 9-0-0.*

*Discontinuance of
Pilgrim Street - Order
adopted 9-0-0.*