



City of Cambridge

Calendar Item # 1A

~~Agenda # 10A~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and

WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and

WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and

WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, the City Council deferred action on the disposition and conveyance of the Second Blanche Parcel until the resolution of rent control issues affecting certain abutting parcels; and

WHEREAS: Said rent control issues have all been resolved; and

WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered

ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

~~Agenda # 10B~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, after a public hearing, the City Council determined that all the necessary processes were complete for the approval of the discontinuance and conveyance of the Second Blanche Parcel, but deferred action on the disposition and conveyance until the resolution of rent control issues affecting certain parcels abutting Blanche Street; and
- WHEREAS: The process completed in 1989 accomplished the procedural and substantive goals of the current land disposition ordinance; now therefore be it ordered
- ORDERED: That the full process required by Chapter 2.110 of the Municipal Code for the disposition of land would be unduly burdensome and is hereby diminished pursuant to §2.110.010G of the Municipal Code such that no further process is required.

In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1C

~~Agenda # 106~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
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- WHEREAS: The City Council expressly provided that if the rent control issues were resolved that no further payment should be required from MIT; now therefore be it
- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.

In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk

Exhibit A

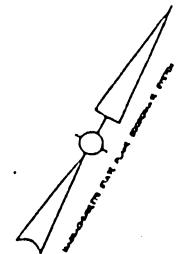
Legal Description of Second Blanche Parcel

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, shown on plan entitled "University Park Plan of Taking of a Portion of Blanche Street, Cambridge, Massachusetts, Scale 1"=20," dated April 4, 1939, prepared by Cullinan Engineering Co., Inc., bounded and described as follows:

Beginning at a point, said point being the intersection of the easterly street line of Blanche Street and the northerly street line of Franklin Street; thence running

- N. 51° 35' 25" W. by the northerly street line of Franklin Street (Public Way) thirty and 1/100 (30.01) feet; thence turning and running
- N. 37° 18' 54" E. by the westerly street line of Blanche Street (Public Way) two hundred and 42/100 (200.42) feet; thence turning and running
- S. 48° 29' 55" E. by the southerly street line of Green Street (Public Way) thirty and 8/100 (30.08) feet; thence turning and running
- S. 37° 18' 54" W. by the easterly street line of Blanche Street (Public Way) one hundred ninety eight and 79/100 (198.79) feet to the point at beginning.

Containing five thousand nine hundred eighty-eight (5,988) square feet, more or less, according to said plan.



FRANKLIN STREET (PUBLIC-40' WIDE)

GREEN STREET (PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B
209.42'

BLANCHE STREET

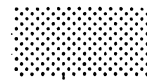
37.84' S

5.988 S

198.7'

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 10194^A



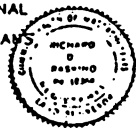
INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVEYED TO M.I.T. Note: Shading not on original drawing. added by Koetter, Kim & Associates 31 May 1989.

LAID OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

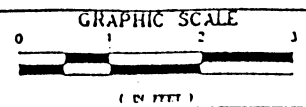
HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Richard D. Pasquino
DATE: Jan 2, 1989
PROFESSIONAL LAND SURVEYOR

CE CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS



SCALE: 1" = 20'	RES. OF	F.L.D. JAR	C.M.P. V.L.T.
	P.L.T. R.M.M.	D.W.N. R.M.M.	C.H.P. V.L.T.
DATE: JAN 2 1989	PLAN NUMBER: 882134 C16-89		SHEET OF



City of Cambridge

Calendar Item # 1A

~~Agenda # 10A~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

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- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, the City Council deferred action on the disposition and conveyance of the Second Blanche Parcel until the resolution of rent control issues affecting certain abutting parcels; and
- WHEREAS: Said rent control issues have all been resolved; and
- WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered
- ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

~~Agenda # 10B~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
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- WHEREAS: The process completed in 1989 accomplished the procedural and substantive goals of the current land disposition ordinance; now therefore be it ordered
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In City Council October 16, 1995.

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Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1C

~~Agenda # 106~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
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- WHEREAS: The City Council expressly provided that if the rent control issues were resolved that no further payment should be required from MIT; now therefore be it
- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.

In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk

Exhibit A

Legal Description of Second Blanche Parcel

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, shown on plan entitled "University Park Plan of Taking of a Portion of Blanche Street, Cambridge, Massachusetts, Scale 1"=20," dated April 4, 1989, prepared by Cullinan Engineering Co., Inc., bounded and described as follows:

Beginning at a point, said point being the intersection of the easterly street line of Blanche Street and the northerly street line of Franklin Street; thence running

- N. 51° 35' 25" W. by the northerly street line of Franklin Street (Public Way) thirty and 1/100 (30.01) feet; thence turning and running
- N. 37° 18' 54" E. by the westerly street line of Blanche Street (Public Way) two hundred and 42/100 (200.42) feet; thence turning and running
- S. 48° 29' 55" E. by the southerly street line of Green Street (Public Way) thirty and 8/100 (30.08) feet; thence turning and running
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Containing five thousand nine hundred eighty-eight (5,988) square feet, more or less, according to said plan.

FRANKLIN STREET (PUBLIC-40' WIDE)

GREEN STREET (PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B

203.42'

BLANCHE STREET

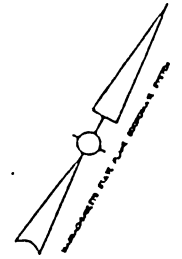
37.81' S

53.15' W

198.79'

L.C.C. 10194^A

MASSACHUSETTS INSTITUTE OF TECHNOLOGY



N 51°35'25" W

S 48°29'55" E

INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVEYED TO M.I.T. Note: Shading not on original drawing, added by Koetter, Kim & Associates 31 May 1989.

L.AID OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

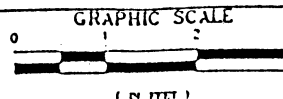


Richard S. Cullinan *Nov 2, 1989*
PROFESSIONAL LAND SURVEYOR DATE

CE

CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS



GRAPHIC SCALE	SCALE: 1" = 20'	RES. OF P.L.T. R.M.M.	FLD. J.A.K.	CMP. V.L.T.
	DATE: NOV 2 1989	PLAN NUMBER: 882-34	DWN. R.M.M.	SHEET OF
		016-89		



City of Cambridge

Calendar Item # 1A

~~Agenda # 10A~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

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- WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered
- ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

~~Agenda # 10B~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
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Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1C

~~Agenda # 106~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

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In City Council October 16, 1995.

Adopted by a yea and nay vote:-

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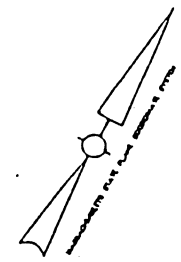
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FRANKLIN STREET
(PUBLIC-40' WIDE)

GREEN STREET
(PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B

200.42'

BLANCHE STREET
5.988 S.F.

37'-8 1/2" S

5'-3 1/2" S

198.73'

L.C.C. 10194^A

MASSACHUSETTS INSTITUTE OF TECHNOLOGY



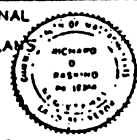
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LAI D OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

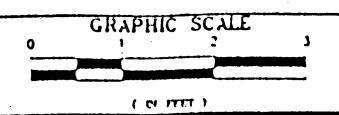
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Richard A. Cullinan Jan 2, 1989
PROFESSIONAL LAND SURVEYOR DATE

CE CULLINAN ENGINEERING CO., INC.
AJBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS



SCALE: 1" = 20'	RES. OF P.T. RMM	FLD. JAW	CMP. V&T
DATE: JAN. 2, 1989	PLAN NUMBER: 882.34	OWN. RMM	CMP. V&T
			SHEET OF



City of Cambridge

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~~October 2, 1995~~

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A true copy;

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D. Margaret Drury

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

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A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1C

~~Agenda # 106~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, after a public hearing, the City Council determined that all the necessary processes were complete for the approval of the discontinuance and conveyance of the Second Blanche Parcel, but deferred action on the disposition and conveyance until the resolution of rent control issues affecting certain parcels abutting Blanche Street; and
- WHEREAS: The City Council expressly provided that if the rent control issues were resolved that no further payment should be required from MIT; now therefore be it
- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk

Exhibit A

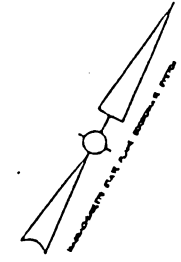
Legal Description of Second Blanche Parcel

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, shown on plan entitled "University Park Plan of Taking of a Portion of Blanche Street, Cambridge, Massachusetts, Scale 1"=20," dated April 4, 1989, prepared by Cullinan Engineering Co., Inc., bounded and described as follows:

Beginning at a point, said point being the intersection of the easterly street line of Blanche Street and the northerly street line of Franklin Street; thence running

- N. $51^{\circ} 35' 25''$ W. by the northerly street line of Franklin Street (Public Way) thirty and $1/100$ (30.01) feet; thence turning and running
- N. $37^{\circ} 18' 54''$ E. by the westerly street line of Blanche Street (Public Way) two hundred and $42/100$ (200.42) feet; thence turning and running
- S. $48^{\circ} 29' 55''$ E. by the southerly street line of Green Street (Public Way) thirty and $8/100$ (30.08) feet; thence turning and running
- S. $37^{\circ} 18' 54''$ W. by the easterly street line of Blanche Street (Public Way) one hundred ninety eight and $79/100$ (198.79) feet to the point at beginning.

Containing five thousand nine hundred eighty-eight (5,988) square feet, more or less, according to said plan.



FRANKLIN STREET (PUBLIC-40' WIDE)

GREEN STREET (PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B

200.42'

BLANCHE STREET

57.854' S

198.79'

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 10194^A

INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVEYED TO M.I.T. Note: Shading not on original drawing, added by Koetter, Kim & Associates 31 May 1989.

LAI D OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF - AT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

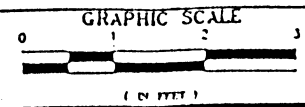


Richard O. Robinson Jan 2, 1989
PROFESSIONAL LAND SURVEYOR DATE

CE

CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS



SCALE:
1" = 20'
DATE:
JAN 2 1989

RES. OF	FLD. JAK	CMP. VET
P.T. RMM	DWN. RMM	CHK. VET
PLAN NUMBER: 882134	DATE: 016-89	SHEET OF



City of Cambridge

Calendar Item # 1A

~~Agenda # 10A~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, the City Council deferred action on the disposition and conveyance of the Second Blanche Parcel until the resolution of rent control issues affecting certain abutting parcels; and
- WHEREAS: Said rent control issues have all been resolved; and
- WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered
- ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

~~Agenda # 10B~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, after a public hearing, the City Council determined that all the necessary processes were complete for the approval of the discontinuance and conveyance of the Second Blanche Parcel, but deferred action on the disposition and conveyance until the resolution of rent control issues affecting certain parcels abutting Blanche Street; and
- WHEREAS: The process completed in 1989 accomplished the procedural and substantive goals of the current land disposition ordinance; now therefore be it ordered
- ORDERED: That the full process required by Chapter 2.110 of the Municipal Code for the disposition of land would be unduly burdensome and is hereby diminished pursuant to §2.110.010G of the Municipal Code such that no further process is required.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1C
~~Agenda # 10C~~
 IN CITY COUNCIL
~~October 2, 1995~~
 October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
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- WHEREAS: The City Council expressly provided that if the rent control issues were resolved that no further payment should be required from MIT; now therefore be it
- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.

In City Council October 16, 1995.
 Adopted by a yea and nay vote:-
 Yeas 7; Nays 2; Absent 0.
 Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
 City Clerk

Exhibit A

Legal Description of Second Blanche Parcel

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, shown on plan entitled "University Park Plan of Taking of a Portion of Blanche Street, Cambridge, Massachusetts, Scale 1"=20," dated April 4, 1989, prepared by Cullinan Engineering Co., Inc., bounded and described as follows:

Beginning at a point, said point being the intersection of the easterly street line of Blanche Street and the northerly street line of Franklin Street; thence running

- N. 51° 35' 25" W. by the northerly street line of Franklin Street (Public Way) thirty and 1/100 (30.01) feet; thence turning and running
- N. 37° 18' 54" E. by the westerly street line of Blanche Street (Public Way) two hundred and 42/100 (200.42) feet; thence turning and running
- S. 48° 29' 55" E. by the southerly street line of Green Street (Public Way) thirty and 8/100 (30.08) feet; thence turning and running
- S. 37° 18' 54" W. by the easterly street line of Blanche Street (Public Way) one hundred ninety eight and 79/100 (198.79) feet to the point at beginning.

Containing five thousand nine hundred eighty-eight (5,988) square feet, more or less, according to said plan.

FRANKLIN STREET (PUBLIC-40' WIDE)

GREEN STREET (PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B

203.42'

BLANCHE STREET

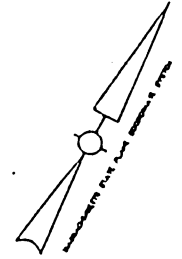
57.84' S

537.25' W

198.73'

L.C.C. 10194^A

MASSACHUSETTS INSTITUTE OF TECHNOLOGY



N 51°35'25" W

S 48°29'55" E



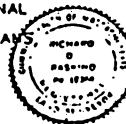
INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVEYED TO M.I.T. Note: Shading not on original drawing, added by Koetter, Kim & Associates 31 May 1989.

LAI D OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

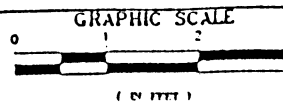


Richard S. Cullinan
PROFESSIONAL LAND SURVEYOR DATE

CE

CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS



SCALE: 1" = 20'	RES: DF	FLD: JAK	CMP: V2
DATE: JAN 11 1989	PL: RMM	DWN: RMM	CHK: V2
	PLAN NUMBER: 88234		SHEET OF 16-89



City of Cambridge

Calendar Item # 1A

~~Agenda # 10A~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, the City Council deferred action on the disposition and conveyance of the Second Blanche Parcel until the resolution of rent control issues affecting certain abutting parcels; and
- WHEREAS: Said rent control issues have all been resolved; and
- WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered
- ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

~~Agenda # 10B~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
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- ORDERED: That the full process required by Chapter 2.110 of the Municipal Code for the disposition of land would be unduly burdensome and is hereby diminished pursuant to §2.110.010G of the Municipal Code such that no further process is required.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury

City Clerk



City of Cambridge

Calendar Item # 1C

~~Agenda # 106~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
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- WHEREAS: The City Council expressly provided that if the rent control issues were resolved that no further payment should be required from MIT; now therefore be it
- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.

In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk

Exhibit A

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- S. 37° 18' 54" W. by the easterly street line of Blanche Street (Public Way) one hundred ninety eight and 79/100 (198.79) feet to the point at beginning.

Containing five thousand nine hundred eighty-eight (5,988) square feet, more or less, according to said plan.

FRANKLIN STREET
(PUBLIC-40' WIDE)

GREEN STREET
(PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B

203.42'

BLANCHE STREET

37.814' S

5.3725' W

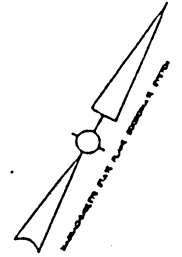
MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 10194^A

198.73'

N 51°35'25" W

S 49°29'55" E



INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVEYED TO M.I.T. Note: Shading not on original drawing, added by Koetter, Kim & Associates 31 May 1989.

L.AID OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF - AT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



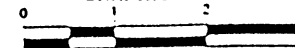
William J. Cullinan Jan 2, 1989
PROFESSIONAL LAND SURVEYOR DATE

CE

CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS

GRAPHIC SCALE



(IN FEET)

SCALE: 1" = 20'	RES. OF P.L.T. RMM	FLD. JAK OWN. RMM	CMP. V.L.T. CHK. V.L.T.
DATE: JAN 2, 1989	PLAN NUMBER: 882134	DATE: 5/16-89	SHEET OF



City of Cambridge

Calendar Item # 1A

~~Agenda # 10A~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
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- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, the City Council deferred action on the disposition and conveyance of the Second Blanche Parcel until the resolution of rent control issues affecting certain abutting parcels; and
- WHEREAS: Said rent control issues have all been resolved; and
- WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered
- ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

~~Agenda # 10B~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
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In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1C

~~Agenda # 106~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
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- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.

In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy; *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk

Exhibit A

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FRANKLIN STREET
(PUBLIC-40' WIDE)

GREEN STREET
(PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B

203.42'

BLANCHE STREET
5.988 S.F.

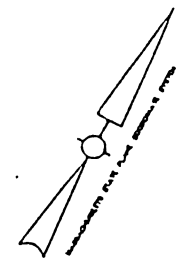
37.584' S

33.754' N

198.73'

L.C.C. 10194^A

MASSACHUSETTS INSTITUTE OF TECHNOLOGY



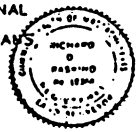
INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVBED TO M.I.T. Note: Shading not on original drawing, added by Koetter, Kim & Associates 31 May 1989.

LAI D OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

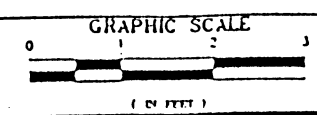
HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Richard A. Cullinan
PROFESSIONAL LAND SURVEYOR DATE *Jan 2, 1989*

CE CULLINAN ENGINEERING CO., INC.
AJBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS



SCALE: 1" = 20'	RES. OF P.L.T. RMM	FLO. JAN OWN: RMM	CMP. V.C.T. CMP. V.C.T.
DATE: JAN 2 1989	PLAN NUMBER: 882134	SHEET OF 216-89	



City of Cambridge

Calendar Item # 1A

~~Agenda # 10A~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, the City Council deferred action on the disposition and conveyance of the Second Blanche Parcel until the resolution of rent control issues affecting certain abutting parcels; and
- WHEREAS: Said rent control issues have all been resolved; and
- WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered
- ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

In City Council October 16, 1995.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

Calendar Item # 1B

~~Agenda # 10B~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, after a public hearing, the City Council determined that all the necessary processes were complete for the approval of the discontinuance and conveyance of the Second Blanche Parcel, but deferred action on the disposition and conveyance until the resolution of rent control issues affecting certain parcels abutting Blanche Street; and
- WHEREAS: The process completed in 1989 accomplished the procedural and substantive goals of the current land disposition ordinance; now therefore be it ordered
- ORDERED: That the full process required by Chapter 2.110 of the Municipal Code for the disposition of land would be unduly burdensome and is hereby diminished pursuant to §2.110.010G of the Municipal Code such that no further process is required.

In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

**D. Margaret Drury
City Clerk**



City of Cambridge

Calendar Item # 1C

~~Agenda # 106~~

IN CITY COUNCIL

~~October 2, 1995~~

October 16, 1995

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, after a public hearing, the City Council determined that all the necessary processes were complete for the approval of the discontinuance and conveyance of the Second Blanche Parcel, but deferred action on the disposition and conveyance until the resolution of rent control issues affecting certain parcels abutting Blanche Street; and
- WHEREAS: The City Council expressly provided that if the rent control issues were resolved that no further payment should be required from MIT; now therefore be it
- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.

In City Council October 16, 1995.

Adopted by a ye and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

**D. Margaret Drury
City Clerk**

Exhibit A

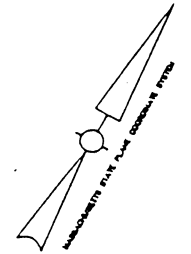
Legal Description of Second Blanche Parcel

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, shown on plan entitled "University Park Plan of Taking of a Portion of Blanche Street, Cambridge, Massachusetts, Scale 1"=20," dated April 4, 1989, prepared by Cullinan Engineering Co., Inc., bounded and described as follows:

Beginning at a point, said point being the intersection of the easterly street line of Blanche Street and the northerly street line of Franklin Street; thence running

- N. 51° 35' 25" W. by the northerly street line of Franklin Street (Public Way) thirty and 1/100 (30.01) feet; thence turning and running
- N. 37° 18' 54" E. by the westerly street line of Blanche Street (Public Way) two hundred and 42/100 (200.42) feet; thence turning and running
- S. 48° 29' 55" E. by the southerly street line of Green Street (Public Way) thirty and 8/100 (30.08) feet; thence turning and running
- S. 37° 18' 54" W. by the easterly street line of Blanche Street (Public Way) one hundred ninety eight and 79/100 (198.79) feet to the point at beginning.

Containing five thousand nine hundred eighty-eight (5,988) square feet, more or less, according to said plan.



FRANKLIN STREET (PUBLIC-40' WIDE)

GREEN STREET (PUBLIC-40' WIDE)

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

L.C.C. 4085^B

200.42'

BLANCHE STREET 3.988 S.F.

57°58' S

196.79'

L.C.C. 10194^A

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

N 51°35'25" W

S 48°29'55" E

INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVEYED TO M.I.T. Note: Shading not on original drawing, added by Koetter, Kim & Associates 31 May 1989.

LAI D OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Richard D. Rasmussen
PROFESSIONAL LAND SURVEYOR DATE APRIL 2, 1989

CE CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

DATE	ISSUE	REVISION	DESCRIPTION	APP
UNIVERSITY PARK PLAN OF DISCONTINUANCE OF A PORTION OF BLANCHE STREET CAMBRIDGE, MASSACHUSETTS				
GRAPHIC SCALE (IN FEET)			SCALE: 1" = 20'	RES: DF P.L.T. RMM DATE: APRIL 2, 1989
FLD: JAK DWN: RMM		PLAN NUMBER: 882134	CMP: MAT CHK: MAT SHEET OF 216-89	

City of Cambridge

HEARING SCHEDULE

Monday, October 16, 1995	5:30 P. M.	Regular City Council Meeting. (Sullivan Chamber)
Monday, October 23, 1995	5:30 P. M.	Regular City Council Meeting. (Sullivan Chamber)
	7:00 P. M.	The City Council will conduct a public hearing on truck traffic. (Sullivan Chamber)
Monday, November 13, 1995	5:30 P. M.	Regular City Council Meeting. (Sullivan Chamber)
	7:00 P. M.	The City Council will conduct a public hearing on Community Oriented Policing Initiative. (Sullivan Chamber)

City of Cambridge

MASSACHUSETTS

In City Council

Oct 16

1995

*Suspension of the rules to Allow Quorum
From City Council to Forest Cities Reparatative*

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Anthony Galluccio
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
	✓			Ms. Katherine Triantafillou
✓				Mayor Kenneth E. Reeves

7

2

0 0



101 Walnut Street
Post Office Box 9151
Watertown
Massachusetts 02272
617 924 1770
FAX 617 924 2286

October 13, 1995

Ref: 04128.26

Mr. Robert Healy
City Manager
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Forest City Development

Dear Mr. Healy:

We have recently completed an updated analysis for Forest City's proposed Phase II development plan for University Park. In that analysis we evaluated trip generation and truck volumes associated with the land uses proposed for Phase II, which include a smaller hotel than originally proposed (250 vs. 350 rooms), a Star Market as a component of the 150,000 SF of total permitted retail square footage and the balance of office and R&D space which add up to the 1,900,000 SF of non-residential uses permitted within University Park.

Some of the results of our work are summarized below:

- **Trip Generation**

The trip generation analysis shows that the modified program for University Park will not exceed the PM peak hour standard of 1700 trips established in the 1988 Agreement for Traffic Mitigation executed between Forest City Development, the City of Cambridge and MIT.

- **Truck Trips**

Even with the inclusion of Star Market, the number of truck trips in and out of University Park is lower than that projected in the Final Environmental Impact Report of 1987.

Star Market will direct its own vehicles to use City of Cambridge designated truck routes and times of day restrictions. While Star Market does not control its vendors, Star will try to influence vendor truck routing by informing them of routes and restrictions and encouraging them to observe them.

- **Weekday vs. Saturday Traffic**

We investigated whether Saturday would emerge as a higher traffic day than weekdays by virtue of introducing the supermarket. Our calculations show that the Saturday peak hour trips amount to about half the trips calculated to occur at weekday peak hour.

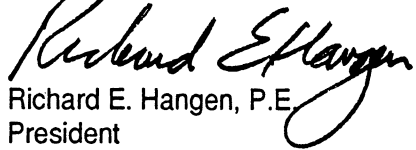


Mr. Robert Healy
Project No.: 04128.26
October 13, 1995
Page 2

I hope this information is useful to you. It shows that the plan for University park, modified to incorporate the proposed Phase II land uses, conforms with the standards imposed by the City and the environmental review process.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.

A handwritten signature in black ink, appearing to read 'Richard E. Hangen'. The signature is written in a cursive, flowing style.

Richard E. Hangen, P.E.
President

REH/pal

Need
SIX
VOLS

City of Cambridge

MASSACHUSETTS

In City Council October 2 1995

10B - Diminution of Process Pursuant to Sec 2.110.010(G)
of the Cambridge Municipal Code

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born	✓			
Mr. Francis H. Duehay	✓			
Mr. Anthony Galluccio	✓			
Mr. Jonathan S. Myers	✓		✗	
Mrs. Sheila T. Russell	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Ms. Katherine Triantafillou		✓		
Mayor Kenneth E. Reeves		✓		

7 2 0 1

TT MS 1-8
KR
RF 0-9

City of Cambridge

MASSACHUSETTS

In City Council October 2 1995

10A - Discontinuance of portion of Blanche St.

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born	✓			
Mr. Francis H. Duehay	✓			
Mr. Anthony Galluccio	✓			
Mr. Jonathan S. Myers	✓			
Mrs. Sheila T. Russell	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Ms. Katherine Triantafillou		✓		
Mayor Kenneth E. Reeves		✓		

TT ms W/1-8
KR
RF 0-9
7 2 0 0

City of Cambridge

*Need
6 votes*

MASSACHUSETTS

In City Council October 2 1995

10C ~~Comp~~ Conveyance to MD 9 Blauvelt St.

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born	✓			
Mr. Francis H. Duehay	✓			
Mr. Anthony Galluccio	✓			
Mr. Jonathan S. Myers	✓			
Mrs. Sheila T. Russell	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Ms. Katherine Triantafillou		✓		
Mayor Kenneth E. Reeves		✓		

7 2 0 0

*TT m s uv/a 8-1 KR
RF 0-9*



101 Walnut Street
Post Office Box 9151
Watertown
Massachusetts 02272
617 924 1770
FAX 617 924 2286

October 13, 1995

Ref: 04128.26

Mr. Robert Healy
City Manager
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Forest City Development

Dear Mr. Healy:

We have recently completed an updated analysis for Forest City's proposed Phase II development plan for University Park. In that analysis we evaluated trip generation and truck volumes associated with the land uses proposed for Phase II, which include a smaller hotel than originally proposed (250 vs. 350 rooms), a Star Market as a component of the 150,000 SF of total permitted retail square footage and the balance of office and R&D space which add up to the 1,900,000 SF of non-residential uses permitted within University Park.

Some of the results of our work are summarized below:

- **Trip Generation**

The trip generation analysis shows that the modified program for University Park will not exceed the PM peak hour standard of 1700 trips established in the 1988 Agreement for Traffic Mitigation executed between Forest City Development, the City of Cambridge and MIT.

- **Truck Trips**

Even with the inclusion of Star Market, the number of truck trips in and out of University Park is lower than that projected in the Final Environmental Impact Report of 1987.

Star Market will direct its own vehicles to use City of Cambridge designated truck routes and times of day restrictions. While Star Market does not control its vendors, Star will try to influence vendor truck routing by informing them of routes and restrictions and encouraging them to observe them.

- **Weekday vs. Saturday Traffic**

We investigated whether Saturday would emerge as a higher traffic day than weekdays by virtue of introducing the supermarket. Our calculations show that the Saturday peak hour trips amount to about half the trips calculated to occur at weekday peak hour.



Mr. Robert Healy
Project No.: 04128.26
October 13, 1995
Page 2

I hope this information is useful to you. It shows that the plan for University park, modified to incorporate the proposed Phase II land uses, conforms with the standards imposed by the City and the environmental review process.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.

A handwritten signature in cursive script that reads "Richard E. Hangen".

Richard E. Hangen, P.E.
President

REH/pal



City of Cambridge

Agenda Item No. 3

IN CITY COUNCIL

June 26, 1989

- WHEREAS: The City Manager and his staff have negotiated a Land Transfer Agreement with MIT and Forest City Rental Properties Corporation to implement the widening and improvement of Sidney Street and other discontinuances and conveyances; and
- WHEREAS: Public convenience and necessity requires that Sidney Street be widened, improved, and laid out between Massachusetts Avenue and Pacific and that parcels of land on Franklin, Green, and Auburn Streets be discontinued as parts of those streets and accepted and laid out as part of widened Sidney Street; and
- WHEREAS: The City Manager has requested that the City Council take by eminent domain certain parcels of land adjoining Sidney Street which are owned by MIT and which are necessary for the widening of that public way and that the City Council discontinue parcels of land in Franklin, Green and Auburn Streets in order to accept and lay out such discontinued parcels as part of the widened Sidney Street, for the municipal purpose of a widened public way; and
- WHEREAS: Public convenience and necessity will be served by the implementation of the agreements contained in the Land Transfer Agreement; and
- WHEREAS: The City Council has received a report from the Planning Board with respect to the discontinuances, acceptances, and conveyances referred to in the Land Transfer Agreement; and
- WHEREAS: It was originally contemplated in the Land Transfer agreement that the portion of Blanche Street extending from Green Street to Franklin Street would be included in the discontinuances and conveyances hereby made; however, it is the intention of the Council not to discontinue or authorize the conveyance of that portion of Blanche Street while legal problems involving rent controlled dwellings located thereon are outstanding. In view of the fact that the appraised values of the land involved are such that the City is receiving land with a value in excess of the aggregate value of all land originally contemplated for transfer to MIT, including the aforesaid portion of Blanche Street, it is the sense of the Council that if the aforesaid legal problems are resolved and such portion of Blanche Street is discontinued and conveyed to MIT in the future (or, in the alternative, if another parcel of similar value is so conveyed) that no further consideration shall be required of MIT; now therefore be it

- ORDERED: That the Land Transfer Agreement shall be modified to reflect that the portion of Blanche Street extending from Green Street to Franklin Street is not being discontinued by this Order and to reflect the sense of the Council as set forth above; and further it is
- ORDERED: That the parcels of land along Sidney Street described in Exhibit A hereto, with all trees and buildings located thereon, and as shown on the plan referred to therein, are hereby taken in fee by power of eminent domain, and are laid out as a public way in accordance with such plan; and further it is
- ORDERED: That the portion of Blanche Street described in Exhibit B hereto, and as shown on the plan referred to therein, is hereby taken in fee by power of eminent domain, for the purpose of conveying title thereto as described above, which taking is subject, however, to the encumbrances set forth in Exhibit B; and further it is
- ORDERED: That the portion of Blanche Street, extending from Auburn Street to Franklin Street, and the portion of Auburn Street, extending from Blanche Street to Sidney Street (with the exception of a small parcel in Auburn Street adjoining Sidney Street which is to be included within the widened Sidney Street), both as described in Exhibit C hereto and as shown on the plan referred to therein, are discontinued as public ways, which discontinuances are subject, however, to the encumbrances set forth in Exhibit C; and further it is
- ORDERED: That the parcels of land described on Exhibit E attached hereto and shown on the plan referred to therein, are discontinued as parts of the rights of way of Auburn Street, Green Street and Franklin Street and accepted and laid out as part of the right of way of Sidney Street; and further it is
- ORDERED: That nominal damages of two dollars (\$2.00) are awarded to, and appropriated from general City funds for, the Massachusetts Institute of Technology for the aforesaid takings and no betterments are to be assessed in connection therewith; and further it is

ORDERED: That the Land Transfer Agreement, modified as provided above, is approved and the City Manager is hereby authorized to make a conveyance of the portions of Auburn Street and Blanche Street described in Exhibit C hereto, to Massachusetts Institute of Technology and to make all other conveyances and carry out all other obligations required of the City under the Land Transfer Agreement as so modified.

In City Council June 26, 1989.
Adopted by a yeas and nays vote:-
Yeas 6; Nays 2; Absent 1.
Attest:- John E. Flynn, Deputy City Clerk.

A true copy;

ATTEST:-

John E. Flynn
John E. Flynn
Deputy City Clerk

Approved:

Robert W. Healy
Robert W. Healy, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

August 14 1989

Personally appeared before me the above-named
Robert W. Healy

and made oath that the foregoing statement is true.

Russell B. Higley
Notary Public

Notary Public

My Commission EXPIRES 12/11

City of Cambridge

MASSACHUSETTS

In City Council

October 2

199 5

Consent Agenda #10b. - Vote on Diminution of the price in conveyance of
Blanche St pursuant to 32-110-0106

YEA	NAY	ABSENT	PRESENT	
				Ms. Kathleen L. Born
				Mr. Francis H. Duehay
				Mr. Anthony Galluccio
				Mr. Jonathan S. Myers
				Mrs. Sheila T. Russell
				Mr. Michael A. Sullivan
				Mr. Timothy J. Toomey, Jr.
				Ms. Katherine Triantafillou
				Mayor Kenneth E. Reeves



City of Cambridge

IN CITY COUNCIL

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, after a public hearing, the City Council determined that all the necessary processes were complete for the approval of the discontinuance and conveyance of the Second Blanche Parcel, but deferred action on the disposition and conveyance until the resolution of rent control issues affecting certain parcels abutting Blanche Street; and
- WHEREAS: The process completed in 1989 accomplished the procedural and substantive goals of the current land disposition ordinance; now therefore be it ordered
- ORDERED: That the full process required by Chapter 2.110 of the Municipal Code for the disposition of land would be unduly burdensome and is hereby diminished pursuant to §2.110.010G of the Municipal Code such that no further process is required.

City of Cambridge

MASSACHUSETTS

In City Council October 2 1995

Consent Agenda #10a - Vote on Discontinuance of

YEA	NAY	ABSENT	PRESENT	
				Ms. Kathleen L. Born
				Mr. Francis H. Duehay
				Mr. Anthony Galluccio
				Mr. Jonathan S. Myers
				Mrs. Sheila T. Russell
				Mr. Michael A. Sullivan
				Mr. Timothy J. Toomey, Jr.
				Ms. Katherine Triantafillou
				Mayor Kenneth E. Reeves



City of Cambridge

IN CITY COUNCIL

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, the City Council deferred action on the disposition and conveyance of the Second Blanche Parcel until the resolution of rent control issues affecting certain abutting parcels; and
- WHEREAS: Said rent control issues have all been resolved; and
- WHEREAS: The Traffic Director has determined that said portion of Blanche Street is no longer needed as a public way; now therefore be it ordered
- ORDERED: That the portion of Blanche Street described in Exhibit A attached hereto, and as shown on the plan referred to therein, is hereby discontinued as a public way.

City of Cambridge

MASSACHUSETTS

In City Council October 2 1995

Consent Agenda #10c. - Vote to Authorize the Conveyance

YEA	NAY	ABSENT	PRESENT	
				Ms. Kathleen L. Born
				Mr. Francis H. Duehay
				Mr. Anthony Galluccio
				Mr. Jonathan S. Myers
				Mrs. Sheila T. Russell
				Mr. Michael A. Sullivan
				Mr. Timothy J. Toomey, Jr.
				Ms. Katherine Triantafillou
				Mayor Kenneth E. Reeves



City of Cambridge

IN CITY COUNCIL

- WHEREAS: The City Council approved and the City Manager executed a Land Transfer Agreement with MIT and Forest City Rental Properties, dated August 14, 1989; and
- WHEREAS: In accordance with said agreement MIT and the City swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan ("Roadway Improvement Plan") adopted by the City Council on January 11, 1988; and
- WHEREAS: All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City except for the transfer of the Second Blanche Parcel (as defined by the legal description attached hereto as Exhibit "A"); and
- WHEREAS: By City Council Agenda Item No. 3, June 26, 1989, after a public hearing, the City Council determined that all the necessary processes were complete for the approval of the discontinuance and conveyance of the Second Blanche Parcel, but deferred action on the disposition and conveyance until the resolution of rent control issues affecting certain parcels abutting Blanche Street; and
- WHEREAS: The City Council expressly provided that if the rent control issues were resolved that no further payment should be required from MIT; now therefore be it
- ORDERED: That the City Manager is hereby authorized to convey to MIT without further consideration the portion of Blanche Street described in Exhibit A attached hereto.



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

September 27, 1995

Mr. Robert W. Healy
Cambridge City Manager
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Bob:

We respectfully request that you submit to the City Council for its consideration MIT's petition for the discontinuance and conveyance of the remaining portion of Blanche Street in University Park.

Taking these actions will complete the outstanding commitments of the 1989 Land Transfer Agreement between the City and MIT. As we had agreed at the time with both the City Manager and the City Council, the completion of the conveyance was delayed pending the resolution of rent control issues related to Blanche Street housing. Those issues have all been resolved.

Specifically, MIT is asking the City Council for three favorable votes:

- to discontinue the outstanding portion of Blanche Street (5,988 square feet between Franklin and Green Streets);
- to convey this land area to MIT, and as a result, enable Forest City Development to pursue the Phase II development of University Park;
- if the City Solicitor believes that the City's Disposition Ordinance is applicable to this action, to diminish the Ordinance's requirements because these considerations were subject to full public review and were approved in 1989.

Attached for your information is a detailed legal review, prepared by MIT counsel, of the actions that have taken place up to this time regarding this request. Also attached is an update from Gayle Friedland, Vice President of Forest City Development, on plans for Phase Two of the University Park development. Thank you for your assistance with this matter. As always we will be happy to answer any questions that you or the City Council may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah E. Gallop".

Sarah E. Gallop
Assistant for Government Relations

cc: Gayle Friedland, Vice President, Forest City Development
Ronald P. Suduiko, Assistant to the President, MIT

To the Honorable, the City Council
City of Cambridge

INTRODUCTION:

Massachusetts Institute of Technology ("MIT"), the fee owner of the property known as University Park, requests the City of Cambridge (the "City") to convey to it a parcel of land known as Blanche Street extending from Green Street to Franklin Street (the "Second Blanche Parcel") containing 5,988 square feet more or less.

This request is pursuant to an agreement between MIT, the City and Forest City Rental Properties Corporation, the developer of University Park, dated August 14, 1989 (the Land Transfer Agreement"). In accordance with the Land Transfer Agreement MIT and the city swapped a number of parcels of land in 1989 in order to implement the Cambridgeport Revitalization District Roadway Improvement Plan (the "Roadway Improvement Plan") adopted by the City Council on January 11, 1988. All of the transactions necessary to complete the Roadway Improvement Plan and the Land Transfer Agreement were completed in 1989 by MIT and the City with the exception of the transfer of the Second Blanche Parcel by the City which the City Council deferred because of rent control issues relating to residences abutting the Second Blanche Parcel. These rent control issues have since been resolved.

City Ordinance Section 2.110.010 (the "New Disposition Ordinance") applies to the disposition of City-owned land under agreements entered into by the City after the adoption of the New Disposition Ordinance in 1990. As MIT, in full compliance with the Land Transfer Agreement, transferred to the City parcels of land appraised at \$3,440,000 in order to improve the public streets within University Park in exchange for City parcels of land which were appraised at only \$1,798,000, the 1989 City Council Order stated that it was "the sense of the Council that no further consideration shall be required of MIT" for the discontinuance and conveyance of the Second Blanche Parcel (which was appraised at \$808,000) after the rent control proceedings were resolved. Accordingly, under the Disposition Ordinance (as defined below) in effect in 1989, which MIT believes to be controlling under applicable Massachusetts law, the City Council may now authorize the completion of its obligations under the Land Transfer Agreement, namely the transfer of the Second Blanche Parcel, by a 2/3 vote. If, however, the New Disposition Ordinance, is deemed applicable to a contract entered into by the City in 1989, the City Council may, upon a 2/3 vote and following a request from the City Manager, vote a diminution of the process required under the Disposition Ordinance.

SPECIFIC REQUESTS:

- (1) Discontinue that portion of Blanche Street extending from Green Street to Franklin Street as more particularly described in Exhibit A attached hereto. The discontinuance may be accomplished by majority vote of the City Council pursuant to MGL Chapter 43 Section 99.
- (2) If deemed necessary by the City Solicitor, diminish the process required under the Disposition Ordinance because of the outstanding understandings and agreements between MIT and the City and because of the historical background set forth herein. The diminution requires a two-thirds vote of the City Council pursuant to Section 2.110.010G of the City Code.
- (3) Authorize the conveyance to MIT of 5,988 square feet of land known as Blanche Street extending from Green Street to Franklin Street (the legal description of which is attached as Exhibit A) for no further consideration in accordance with the Land Transfer Agreement and the Order of the City Council dated June 26, 1989. The transfer requires a two-thirds vote of the City Council pursuant to MGL Chapter 40 Section 15.

BACKGROUND

Concurrently with its adoption of Article 15.000 of the Cambridge Zoning Ordinance on January 11, 1988, the Cambridge City Council, by Order endorsed the Roadway Improvement Plan and "instruct[ed] the City Manager to set in motion a process to implement this plan...." On that same date, the City entered into an Agreement for Design Review Guidelines with MIT and Forest City adopting design guidelines for the University Park project. The design guidelines contain proposed plans of University Park which contemplated the widening of Sidney Street to accommodate the roadway improvement plan. The discontinuance of Blanche and Auburn Streets were included as part of the approved master plan to permit building of a hotel. The Roadway Improvement Plan stated that "street widenings within University Park will be coordinated with anticipated street closings so that exchanges of land and easements will be done in a cooperative manner."

The City proceeded to implement the Roadway Improvement Plan, including the contemplated exchanges of land, in 1989. The City, Forest City, and MIT negotiated a form of the Land Transfer Agreement which, among other things, provided for the exchange of 31,295 square feet of MIT-owned land along Sidney Street for 19,308 square feet of City streets consisting of portions of Blanche and Auburn Streets. Prior to conveyance of the Blanche and Auburn Street parcels, the City would discontinue those streets.

The procedures of Cambridge Ordinance No. 733 (the "Disposition Ordinance") with respect to the sale of City-owned property were followed and the Planning Board submitted a report on the land exchange to the City Council. Prior to action by the City Council, however, it

was determined that the City would not immediately discontinue and convey to MIT the 5,988 square foot portion of Blanche Street between Franklin and Green Streets (the "Second Blanche Parcel") because rent control proceedings involving dwellings then located on that street had not been concluded.

Accordingly, when the City Council held its public hearing and took action on the land exchange on June 26, 1989, it adopted an order by a two-thirds vote which implemented all of the components of the originally intended land exchange except the discontinuance and conveyance of the Second Blanche Parcel, which was deferred until the rent control proceedings were resolved (see copy of City Council Order dated June 26, 1989 attached as Exhibit B). Specifically, the City Council authorized the Land Transfer Agreement, took the MIT-owned parcels by eminent domain, and discontinued and authorized the conveyance to MIT of the Blanche and Auburn Street parcels other than the Second Blanche Parcel. The City Council also took the Blanche Street parcels, including the Second Blanche Parcel, by eminent domain in order to clear title prior to conveyance.

Recognizing that the Second Blanche Parcel was not being discontinued and conveyed at that time because of the rent control issues, and that according to the appraisals obtained by the City, the \$3,440,000 appraised value of the parcels acquired by the City from MIT greatly exceeded the \$2,606,000 appraised value of all of the Blanche and Auburn Street parcels (including the Second Blanche Parcel, which was appraised at \$808,000), the City Council Order stated that it was "the sense of the Council that no further consideration shall be required of MIT" for the conveyance (and discontinuance) of the Second Blanche Parcel after the rent control proceedings were resolved. The City Council also ordered that the Land Transfer Agreement be modified to reflect the foregoing, which was done prior to execution of the Land Transfer Agreement on August 14, 1989.

Thereafter, the rent control issues involving the Second Blanche Parcel were satisfactorily resolved.

LEGAL REQUIREMENTS

Although MIT believes that the Disposition Ordinance, and not the New Disposition Ordinance, should apply to a contract (in this case the Land Disposition Agreement) entered into in 1989 because Massachusetts law states that new ordinances apply prospectively only, absent a clearly expressed contrary legislative intent, the City solicitor has concluded to the contrary that the New Disposition Ordinance is applicable absent a provision that expressly exempts the performance of the City's obligations, consistent with the Master Plan, under the Land Disposition Agreement. However, because of (1) the City Council Order dated June 26, 1989, (2) the provisions of the Land Transfer Agreement which reflect the City Council's Order, (3) the full performance by MIT of its obligations under the Land Transfer Agreement, (4) the full compliance with the Disposition Ordinance in effect in 1989 and (5) the provisions of the New Disposition Ordinance that allow the City Council to diminish the process required thereunder, it is within the City Council's power to waive the process and procedures of the New Disposition Ordinance. The process that lead up to

the adoption of the Cambridgeport Revitalization Development District, the rezoning of University Park, the Agreements for Traffic Mitigation, Design Review Guidelines, Housing Plan, Roadway Improvement Plan and Land Transfer Agreement, satisfies the objectives and purposes of the New Disposition Ordinance. The rezoning of University Park and the negotiations of the related land use agreements involved (1) extensive community meetings and public hearings before the Planning Board and City Council, (2) full review of alternative development plans for the property, (3) traffic, environmental and community impact reports and (4) appraisals of all City owned land, all of which satisfy each of the requirements of the New Disposition Ordinance. The rezoning of University Park represented one of the most extensive public review processes of land development in the City's history. The rezoning and related agreements constitute a comprehensive scheme of public and private cooperation involving public improvements and economic and housing development; the public policy determinations made by the City in 1989 should not now be put at risk by the failure to complete the transfer of less than 6,000 square feet.

Normally the Uniform Procurement Act, MGL c.30B is applicable when transferring City owned real estate. However, the enabling legislation of the Uniform Procurement Act contains language which makes clear that contracts "solicited or entered into before the effective date of this Act" (May 1, 1990) shall not be subject to the provisions of the Uniform Procurement Act. Section 23 of c.687 of the Acts of 1990.

We urge your acceptance of these requests.

Attachments

FORESTCITY

DEVELOPMENT



September 27, 1995

Cambridge City Councillors
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Request for Favorable City Council Action and Update on University Park
Proposed Phase II Hotel/Retail Development

Dear Honorable Councillors:

Under separate cover, the Massachusetts Institute of Technology is submitting a request for Council consideration and votes to approve the discontinuance and transfer of Blanche Street between Franklin and Green Streets within the University Park area being developed by Forest City at your upcoming October 2, 1995 meeting.

The purpose of this letter is to respectfully request that the Council take favorable action on this request in order to finalize the land assembly contemplated both in the University Park Master Plan incorporated in the Cambridgeport Revitalization District Zoning approved by the Council in 1988 and in the Land Transfer Agreement approved by the Council in 1989. This step is very important in our ability to market the project successfully in the currently very competitive environment for hotel and for retail tenants. With favorable Council action, Forest City will be able to move forward with the leasing efforts and the design, while seeking the MIT and the Planning Board design review approvals, all of which are necessary to move forward with the development of Phase II of University Park.

The development of Phase II will result in additional public benefits for Cambridge including an estimated \$1 million in annual real estate taxes and some \$350,000 in annual hotel rooms' taxes. Most importantly, it will also provide some 500 permanent jobs at a range of skills levels. We share the desire on the part of Council, City Staff, and the neighborhoods that as many of these economic opportunities as possible go to Cambridge residents.

As I have discussed with each of you, Phase II is planned to include up to 100,000 square feet of retail space complimentary to Central Square including a new Star Market; a first class hotel and conference center; 75,000-100,000 square feet of office space; and a parking garage. Over the past several months, in addition to meeting with the City Manager and his staff, the Central Square Business Association, the Central Square Neighborhood Coalition, the Area 4 Neighborhood Coalition and our Cambridgeport and Area 4 neighbors to give them an update on University Park and to share our plans for Phase II and to gain feedback on neighborhood concerns.

(cont'd)

Forest City Development, 64 Sidney Street, Cambridge, MA 02139-4136, 617/225-0310, FAX: 617/225-0311

Cambridge City Councillors
Page Two
September 27, 1995

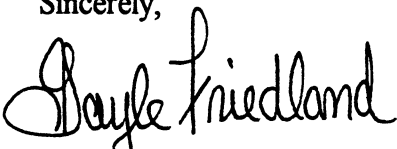
We have solicited feedback on how our Phase II development can be helpful in fulfilling the neighborhoods' un-met shopping needs, provide a gateway into Central Square, and reinforce the City's public investment in the Urban Design Plan and Mass Avenue/Lafayette Square improvements. As part of our ongoing efforts to keep our neighbors informed of our plans and progress to date, we held a community meeting on August 16, 1995. In addition, this week we are issuing a community newsletter as an update for those who attended and to provide information for those who were unable to attend. We will continue to meet with the community as issues arise.

Out of discussions and meetings to date, I have learned of the broad support for Star Market as a needed replacement supermarket for the neighborhoods. This is tempered by concerns about truck traffic and the anticipated cost of the garage parking. In response, we are committed to continuing the implementation of the ongoing Park Traffic Mitigation Plan in Phase II. As part of that Plan, we will work with Star Market and our other retail tenants to encourage use of a City recommended delivery schedule and truck routes to both minimize and manage truck traffic through the neighborhoods and Central Square. As to the cost of parking, we will establish parking rates for retail patrons in the garage similar to those in the Cambridgeside Galleria. In addition, we anticipate that Star Market and other retailers will consider a parking validation program for their patrons.

We believe that the Park offers the opportunity to be a model for implementing an innovative, ongoing job training program and are committed to seeing that opportunity is not lost. It is in all of our mutual interest that both existing and prospective University Park tenants look upon the availability of a well trained neighborhood work force as an advantage to locating their business in the Park. We have initiated a process with the City and together are exploring State and Federal jobs training programs, funding sources and employer resources. We commit ourselves to working with the City and with the hotel, Star Market, and our other retail and office tenants to encourage them to maximize the number of Cambridge residents benefitting directly from the new jobs which will be created by Phase II.

In closing, I would like to thank the Council, the City Manager and his executive staff, for the assistance, time and effort you have made over many years working both with us and MIT on University Park. Without that support, the Phase I office and R&D space, the 142 new mixed income residences which are in place, nor the additional 77 units of affordable housing under construction by Homeowner's Rehab would not have been possible. Forest City has a long term commitment to University Park, to MIT and to Cambridge. With your and the City's continued assistance, we will work diligently to also make Phase II and the balance of approved master plan for University Park a reality as a vibrant part of Cambridge and as a revitalized district once again integral with the surrounding neighborhoods.

Sincerely,



Gayle Friedland
Vice President and Managing Director

GF:mjc
l-4ccc.ltr

Exhibit A

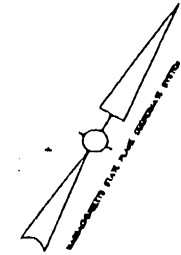
Legal Description of Second Blanche Parcel

A certain parcel of land situated in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, shown on plan entitled "University Park Plan of Taking of a Portion of Blanche Street, Cambridge, Massachusetts, Scale 1'=20," dated April 4, 1989, prepared by Cullinan Engineering Co., Inc., bounded and described as follows:

Beginning at a point, said point being the intersection of the easterly street line of Blanche Street and the northerly street line of Franklin Street; thence running

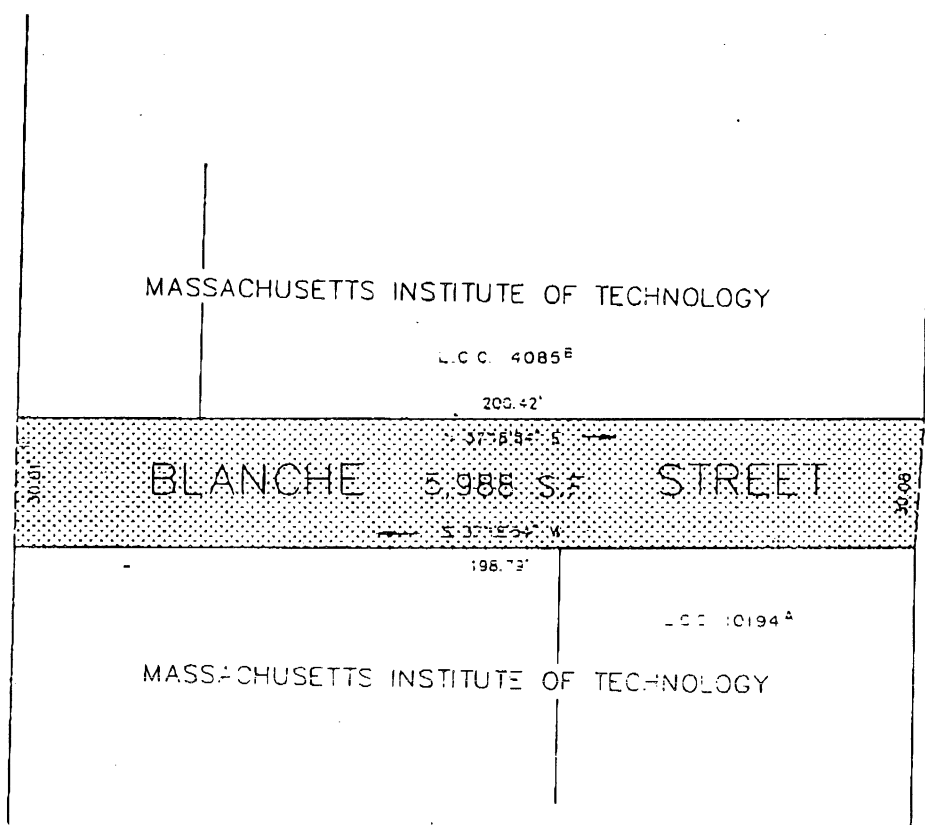
- N. 51° 35' 25" W. by the northerly street line of Franklin Street (Public Way) thirty and 1/100 (30.01) feet; thence turning and running
- N. 37° 18' 54" E. by the westerly street line of Blanche Street (Public Way) two hundred and 42/100 (200.42) feet; thence turning and running
- S. 48° 29' 55" E. by the southerly street line of Green Street (Public Way) thirty and 8/100 (30.08) feet; thence turning and running
- S. 37° 18' 54" W. by the easterly street line of Blanche Street (Public Way) one hundred ninety eight and 79/100 (198.79) feet to the point at beginning.

Containing five thousand nine hundred eighty-eight (5,988) square feet, more or less, according to said plan.



FRANKLIN STREET (PUBLIC-40' WIDE)

GREEN STREET (PUBLIC-40' WIDE)



INDICATES CURRENT CITY OF CAMBRIDGE LAND TO BE CONVEYED TO M.I.T. Note: Shading not on original drawing, added by Koetter, Kim & Associates 31 May 1989.

LAI D OUT AS PUBLIC WAY JULY 1, 1902
SEE MIDDLESEX REGISTRY OF DEEDS
BOOK 3014 PAGE 57

SECOND BLANCHE PARCEL

DATE	ISSUE	REVISION	DESCRIPTION	APP

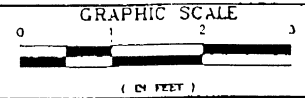
HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



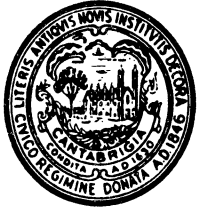
Richard O. Perkins
PROFESSIONAL LAND SURVEYOR DATE

CE CULLINAN ENGINEERING CO., INC.
AUBURN - BOSTON, MASSACHUSETTS
CIVIL ENGINEERS - LAND SURVEYORS

UNIVERSITY PARK
PLAN OF DISCONTINUANCE
OF A PORTION OF BLANCHE STREET
CAMBRIDGE, MASSACHUSETTS



SCALE: 1" = 20'	RES: DF	FLD: JAK	CMP: MAT
DATE: APRIL 4, 1989	PLT: RMM	OWN: RMM	CHK: MAT
PLAN NUMBER: 882134	SHEET OF 16-89		



10.

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

October 2, 1995

To The Honorable, The City Council:

I am transmitting the attached letters from the Massachusetts Institute of Technology and Forest City Rental Properties Corporation regarding a request for the discontinuance and conveyance of a portion of Blanche Street between Franklin and Green Streets.

As detailed in the attached documents, the request comports with the conditions of the prior City Council order on disposition of the Second Blanche Street Parcel pending resolution of rent control issues. These issues have been long resolved. This disposition is also consistent with the Land Transfer Agreement between MIT, the City of Cambridge, and Forest City Rental Properties Corporation. This step will accomplish the intent and commitment of the Land Transfer Agreement and enable the project to proceed to the next level of public review regarding design and construction.

I have reviewed these attached submissions and I find that the circumstances relating to the referenced portion of Blanche Street support a request that the City Council diminish the process otherwise required by Chapter 2.110 for the disposition of city-owned land. Accordingly, I request that the City Council approve a diminution of the process pursuant to Section 2.110.010(G) of the Cambridge Municipal Code, and if a diminution of the process is approved, I recommend action on the votes described in the attached correspondence from MIT.

Very truly yours,

Robert W. Healy
City Manager

Consent Agenda #10

EM-463

Request from the MIT
and Forest City Rental
Properties Corporation for
the discontinuance and
conveyance of a portion of
Blanche Street between Franklin
and Green Street,

10B. Diminution of the
disposition process for the
discontinuance of and conveyance
of a portion of Blanche St.

10C. To authorize the conveyance
to MIT of a portion of Blanche
Street.

10/16/95

Discontinuance 7-2-0

Diminution of process 7-2-0

Conveyance of Blanche Street
7-2-0.

In City Council October 2, 1995

Charles Right
exercised by
Councillor Guantafellon