



# City of Cambridge

IN CITY COUNCIL

March 4, 1974

**ORDERED:-**

It is ordered that in accordance with the provisions of General Laws, Chapter 40, Section 15, upon notification from the City Manager that the land described as a strip of land in the Municipal Parking Lot on Columbia Street at Austin Street said parcel being 10 1/2 feet by 39 feet as shown on attached plan and located in the rear of premises known as 15 Columbia Street and comprising 406 square feet, more or less, is no longer required for public purposes of the City of Cambridge, the conveyance of said land by the City Manager to Bioran Medical Laboratory, Inc., is hereby authorized and the minimum amount to be paid for said conveyance by Bioran Medical Laboratory, Inc., shall be \$300.00.

In City Council March 4, 1974  
 Adopted by yea and nay Vote  
 Yeas 7 Nays 1 Absent 0  
Paul E. Leahy  
 CITY CLERK

*Agenda #7*

# City of Cambridge

MASSACHUSETTS

In City Council March 4 1974

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham		✓		
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan			✓	
	7	1	1	



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

LAW DEPARTMENT

EDWARD D. MCCARTHY  
ACTING CITY SOLICITOR

ROWENA E. TAYLOR  
ASSISTANT CITY SOLICITOR

CHARLES WATSON  
LEGISLATIVE AGENT

March 1, 1974

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

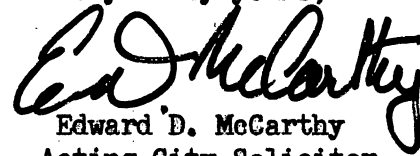
Re: Bioran Medical Laboratory

Dear Mr. Corcoran:

In order to validate the Council Order of February 11, 1974 authorizing the sale of a strip of land in the Municipal Parking Lot on Columbia Street at Austin Street, it is necessary for you to notify the City Council that in your opinion, the land referred to is no longer necessary for public purposes.

I am enclosing the necessary two forms to accomplish the intent of the Council Order.

Very truly yours,

  
Edward D. McCarthy  
Acting City Solicitor

EDMcC: jm

Encs.



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

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

February 8, 1974

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

Dear Councillors:

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

Background

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

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

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

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

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

Very truly yours,



Arthur C. Parris  
Chairman

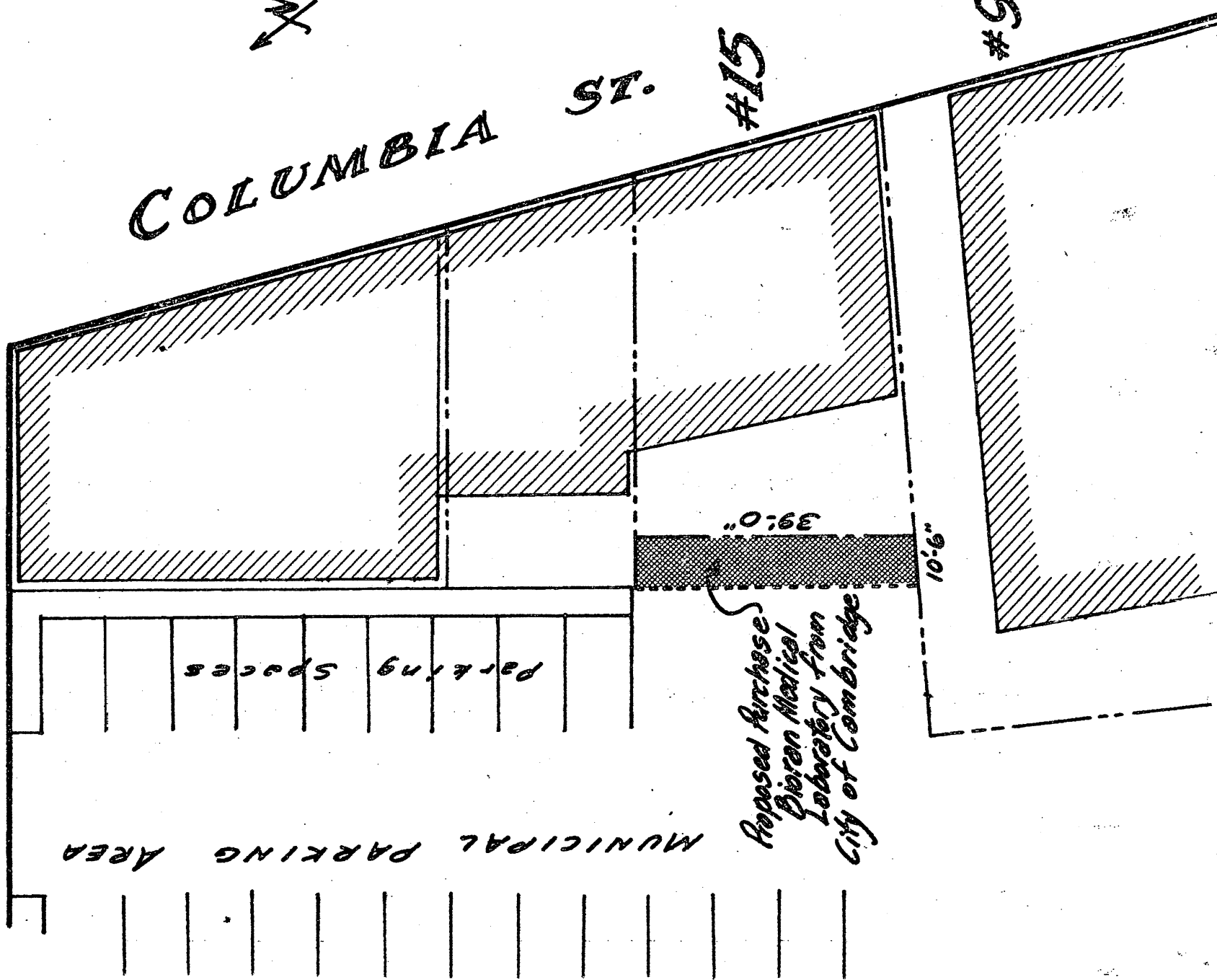
ACP:jw

AUSTIN ST.

COLUMBIA ST.

#15

#9



MUNICIPAL PARKING AREA

Parking Spaces

Proposed Purchase  
Bioren Medical  
Laboratory from  
City of Cambridge

39'0"

10'6"



# Bioran Medical Laboratory

9 Columbia Street, Cambridge, Massachusetts 02139 Tel. 617-547-8900

December 13, 1973

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

Dear Mr. Corcoran:

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

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

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

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

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

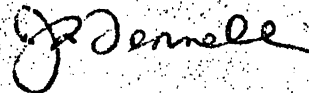
Mr. John Corcoran  
City Manager  
December 13, 1973  
Page 2

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

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

Very truly yours,

BIORAN MEDICAL LABORATORY



J. R. Fennell, Ph.D.  
President

JRF:ds



**CITY OF CAMBRIDGE**  
**INTEROFFICE CORRESPONDENCE**

**To** Mr. John H. Corcoran, City Manager

**Date** May 24, 1973

**From** Mr. George Teso, Traffic Director

**Reference**

**Subject**

Dear Mr. Corcoran:

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

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

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

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

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

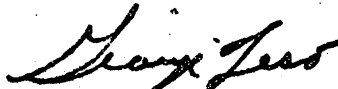
Mr. John H. Corcoran

-2-

May 24, 1973.

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

Very truly yours,



George Teso  
Traffic Director

Enc.

GT:rd



CITY OF CAMBRIDGE  
INTEROFFICE CORRESPONDENCE

To John H. Corcoran, City Manager

Date January 18, 1974

From Board of Assessors  
Rudolph R. Russo, Chairman

Reference

Subject

Dear Mr. Corcoran:

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

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

Very truly yours

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

RRR:os



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 876-6800

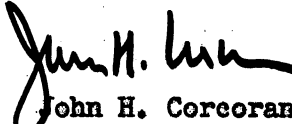
EXECUTIVE DEPARTMENT  
JOHN H. CORCORAN  
City Manager  
JAMES L. FARRELL  
Assistant City Manager

March 1, 1974

To The Honorable The City Council:

In accordance with the provisions of General Laws, Chapter 40, Section 15, this is to notify you that in my opinion the land described as a strip of land in the Municipal Parking Lot on Columbia Street at Austin Street said parcel being 10 1/2 feet by 39 feet as shown on attached plan and located in the rear of premises known as 15 Columbia Street and comprising 406 square feet, more or less, is no longer required for public purposes of the City of Cambridge and request that you authorize the sale at a minimum price of \$300.00 to Bioran Medical Laboratory, Inc.

Very truly yours,

  
John H. Corcoran  
City Manager

7. Communication from John H. Corcoran, City Manager, notifying City Council that strip of land in Parking Lot on Columbia Street at Austin is no longer required by City for public purpose and requesting authorization to sell same to Bioran Medical Lab for not less than \$300.00

To the Honorable City Council:

Reference is made to the communication of the City Manager, dated 3/1/74, regarding the sale of the strip of land in the parking lot on Columbia Street at Austin, Texas.

The strip of land in question is located in the parking lot on Columbia Street at Austin, Texas, and is approximately 100 feet long and 10 feet wide.

The City Council has previously authorized the City Manager to sell this strip of land to Bioran Medical Lab for a minimum price of \$300.00.

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3/4/74

Order Adopted

F-14

Copy sent to Bioran Medical Lab, Inc. Law Dept. 3/6/74 dl

Matter entered on file

Referred to Legal Dept

Amount for Negotiation -

March 1, 1974

John H. Corcoran

City Manager