



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

To: Robert W. Healy, City Manager

From: Michael Rosenberg, Assistant City Manager for
Community Development *MR*

Subject: Council Order #5, 6/25/90 Re: Portland Stone Ware

Date: 7/27/90

In response to City Council Order #5 of June 25, 1990 concerning Portland Stone Ware, I report the following.

We have consulted with the owners of Portland Stone Ware. They informed us that they have been interested in relocating for several years now, and have found suitable sites in Tewksbury, Salem and New Hampshire. The issue for them has been finding a buyer for the site at 177 Pemberton Street. The property is listed with a broker; the asking price is \$1.2 million, which is consistent with the city-assessed value of \$1,355,000.

The site is zoned Residential B, which would allow 18 units of housing. Under Residential B zoning, the only other viable use on the site would be open space; considering the proximity of Rindge Field, Bergin Playground and the new Danehy Park, open space would not seem to be a priority at this location.

Community Development would like to see housing on the site consistent with the zoning, and with a preference given to affordable housing, and would be prepared to work with a future buyer in developing the site. In the present market for housing development, however, the site would only be developed at a land cost of \$200,000 - \$300,000. The current asking price of \$1.2 million is in excess of land values for the most costly market-rate housing in the City.

In addition, given the history of industrial uses on the site, an environmental assessment would need to be done to determine whether any contaminated soils exist on the site.

We are prepared to assist Portland Stone Ware with any technical assistance we can provide, or with helping them in further negotiations with the neighborhood residents to come to a mutually satisfactory understanding.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

FAX. 868-8159

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

July 30, 1990

To the Honorable, the City Council:

In response to Awaiting Report #44 of June 25, 1990 regarding Portland Stoneware, attached is a report from Michael Rosenberg, Assistant City Manager for Community Development.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", is written over the typed name.

Robert W. Healy
City Manager

Agenda # 25 S-719

Awaiting Report Item # 44, regarding
Portland Stone Ware.

In City Council,

July 30, 1990

Placed on file