



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To James L. Sullivan, City Manager

Date June 29, 1981

From Board of Assessors

Reference

Subject Council Order No. 31

Dear Mr. Sullivan:

In response to the above named council order dealing with the use of the city dump and Russell Field by the MBTA construction contractors, the following answers to the four listed items are offered:

1. City dump area 1,500,000 sq. ft.
Russell Field 286,000 sq. ft.

A map is attached hereto, and the area in question, the city dump and Russell Field are outlined in red.

It is our understanding that St. Peter's Field is not being used for this purpose (MBTA).

2. In our opinion, a fair rental fee for the developable area, Russell Field, would be \$.48 per square foot (see Exhibit "A").

Minimum rental \$.25 per square foot
Maximum rental \$.48 per square foot

It is our opinion that the city dump is not developable due to the condition of the soil presently and prior to the execution of the agreement. However, it is urged that a professional soil engineer be engaged to validate this opinion.

We understand that in other communities, dump sites have been conveyed to developers who would then expend certain amounts of money to make the land developable thereby providing substantial additions to the tax base.

The dump site may have some rental value for a portion of the area to a non-developer on a temporary basis similar to the current use or for the storage of vehicles or some other ground use purpose.

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OFFICE OF THE
CITY MANAGER

It is difficult, however, to imagine anyone having need for 1,500,000 square feet (34.4+ acres) of undevelopable land on a temporary basis.

When they do occur, these kinds of temporary rentals are for negotiated, flat fees.

It is our opinion that a token, negotiated fee may approximate \$6,880. per year (\$200.00 per acre).

3. According to an agreement dated and executed June 2, 1978, the MBTA construction contractors will use the sites (Russell Field and the city dump) for a period of five (5) years with an option to extend for one (1) year, if necessary.

We have been unable to ascertain if any extensions beyond the time set forth in this agreement will be necessary.

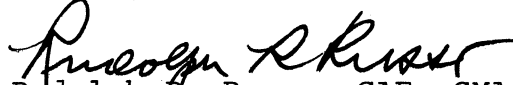
4. If the city had collected rent at the rate suggested in item 2, the five year period would have realized an amount, as of this date, of \$411,840 (see Exhibit "A") for Russell Field.

The city dump site would have realized \$20,640. for the three year period.

It should be noted here, however, that included in the agreement previously mentioned is a provision that the MBTA expend \$3,900,000 for interim and permanent high school athletic facilities which is in addition to other costs related to the use of these sites.

Very truly yours,

BOARD of ASSESSORS


Rudolph E. Russo, CAE, CMA
Chairman


Abigail A. Burns, SRA, MRA

Kevin T. McDevitt, MAA

attachments

RRR:kw

cc: Robert W. Healy, Acting City Manager
Council Members

EXHIBIT "A"

Value of the land of the Russell Field Site

Land value for similar developable land having streets, drainage systems, sewer and water systems, and gas and power lines installed to the sub-divided lots\$7.50 PSF

Less amount necessary to complete utility installations\$4.00 PSF

Total Area: 286,000 sq. ft. X \$4.00 PSF = \$1,144,000 Total Value

Total Value X 12% (capitalization rate) = 137,280 Total Rental

$$\frac{\text{Total Rental: } \$137,280}{286,000 \text{ Square Feet}} = \$0.48 \text{ Fair Rental Fee PSF}$$

Fair Rental: \$137,280 X 3 Years = \$411,840

194

Dump Area
350 x 1400
400 x 800
600 x 700
1/2 (600) 500
150 x 500
1,500,000 sq. ft.

CITY OF CAMBRIDGE
Scale 1" = 100'
November, 1935

Dimensions from Deed, Land Court, or
Layout plans are in Brackets ().
All other Dimensions shown are
measured. Areas filled by Land Court
are in blue.

265

270

271

203

Occupation
include M.D.C. Prop.
Does not include
1,500,000 sq. ft.±
No 100
2,177,594.

M.D.C.

204

273

272

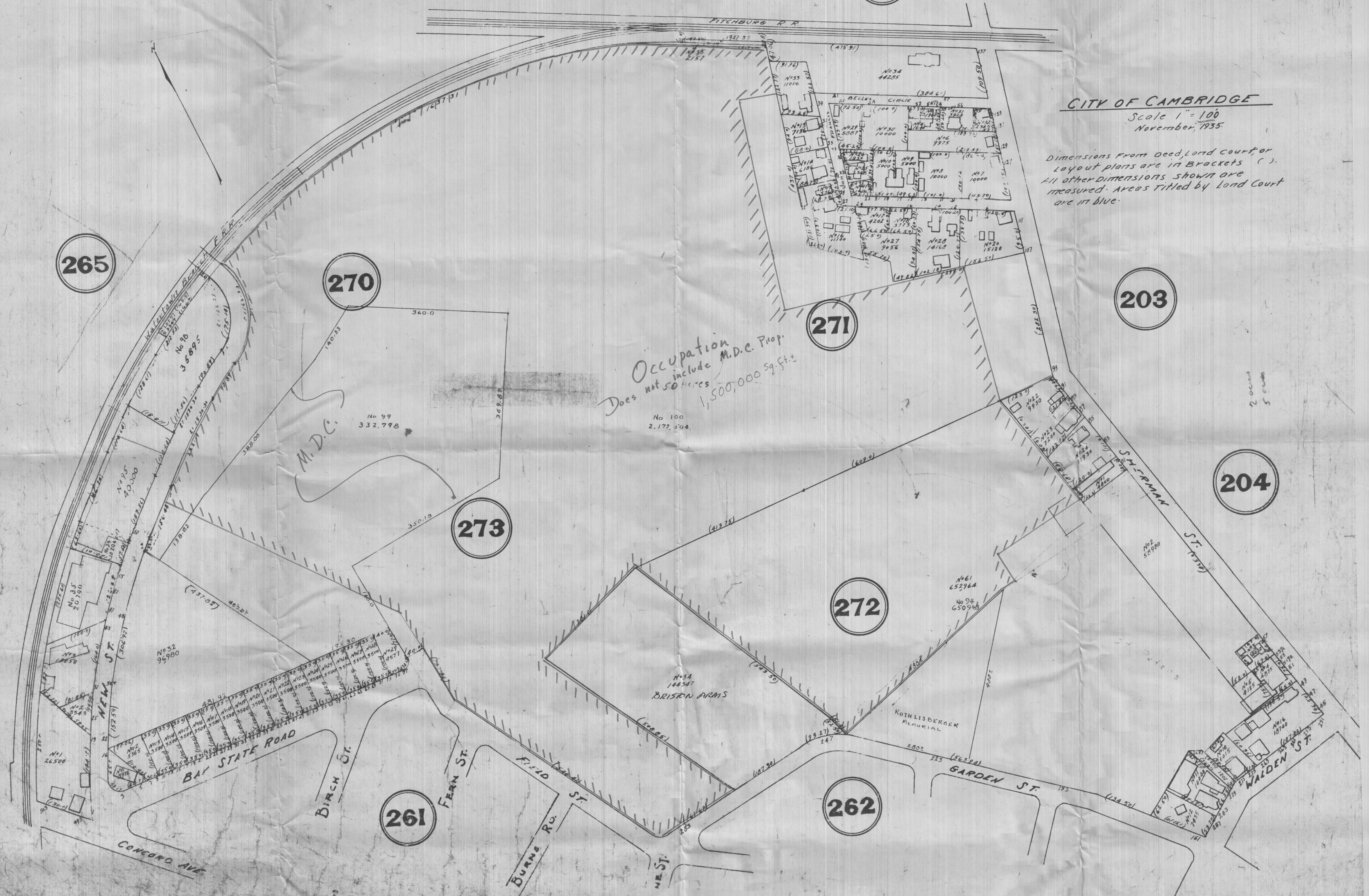
BRISTON ARMS

KOHLISBERGER
MEMORIAL

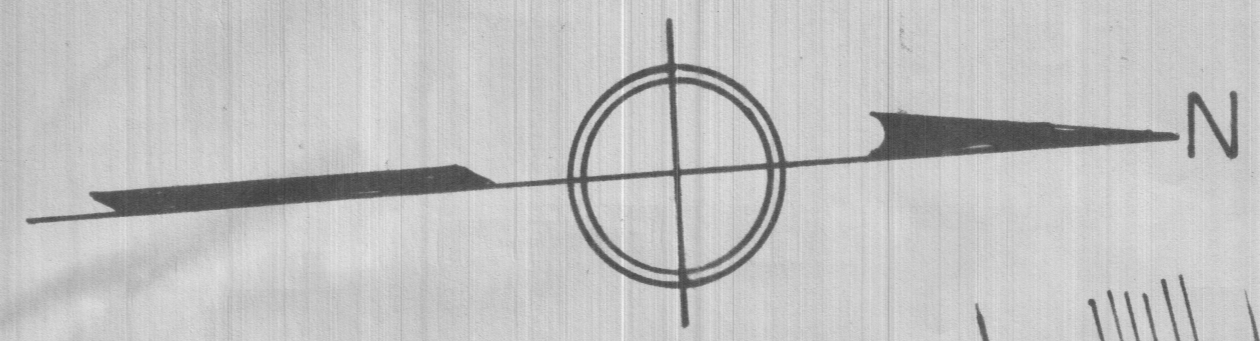
261

262

Perimeter of Dump 3,384 Lin. Ft.



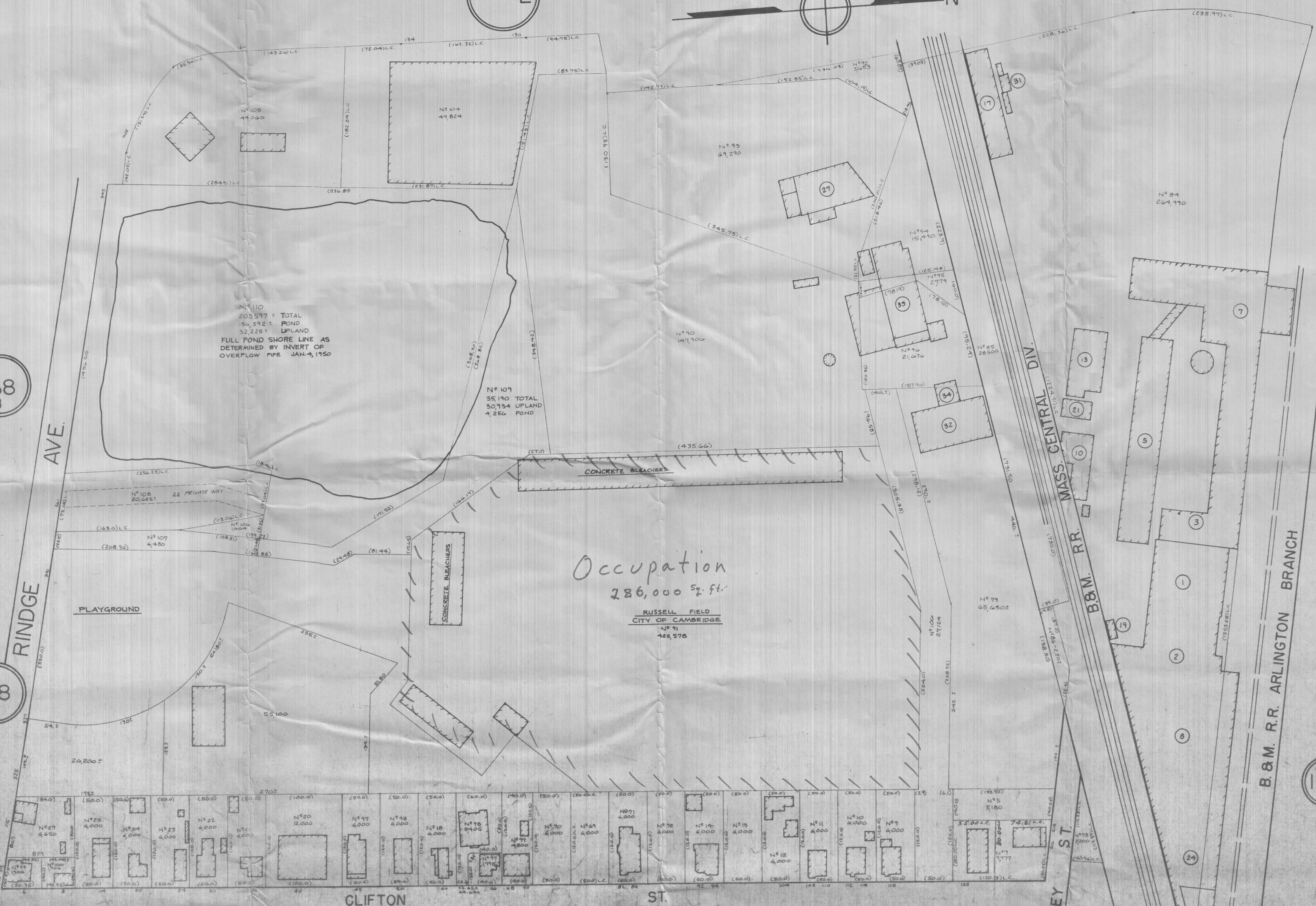
269 1/2



268 B

268 A

188



N#110
203,577 ± TOTAL
156,392 ± POND
52,225 ± UPLAND
FULL POND SHORE LINE AS
DETERMINED BY INVERT OF
OVERFLOW PIPE JAN. 4, 1950

N#109
35,190 TOTAL
30,734 UPLAND
4,256 POND

Occupation
286,000 sq. ft.
RUSSELL FIELD
CITY OF CAMBRIDGE
N#91
426,578

RINDGE AVE.

CLIFTON ST.

HARVEY ST.

CENTRAL DIV.

MASS. R.R.

B.&M. R.R. ARLINGTON BRANCH

CITY OF CAMBRIDGE
SCALE: 1" = 60' JANUARY-1978
DIMENSIONS FROM DEED, LAND COURT
OR LAYOUT PLANS ARE IN BRACKETS ()
LAND COURT MARKED L.C. ALL OTHER
DIMENSIONS ARE MEASURED.
DRAWN BY: AL THOMPSON

193

190



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel, 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

December 7, 1981

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 4 relative to the use of the City dump and Russell Field by the MBTA construction contractors, enclosed please find copy of a report from the Board of Assessors.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item Number Eleven S-627

Re: response to Awaiting Report Item No. 4
regarding the use of the City Dump & Russell
Field by the MBTA construction contractors.

In City Council,

December 7, 1981

12/9/81

Placed on File -