



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

January 18, 1982

TO: Robert W. Healy, City Manager
FROM: Richard C. Rossi, Deputy City Manager *RCR*

Please accept this report, as requested, which is in response to City Council Order No. 11 of January 11, 1982.

On Tuesday, January 12, 1982, I met with Dr. J. R. Fennell of Bioran Medical Laboratory and representatives from Neighborhood IV, Janet Rose and Pat McCarthy, to discuss his expansion plans. A map is attached which shows Dr. Fennell's currently-owned properties. Bioran's expansion can be described in three stages with additional comments concerning Dr. Fennell's long-range goals.

Stage I - In 1980, the main Bioran building, which is situated on approximately 20,000 square feet of land bordered by Massachusetts Avenue, Bishop Richard Allen Drive and Columbia Street, was renovated. Until 1980 approximately 17,000 square feet was occupied as a single-story structure.

Stage II - In 1981, 8,000 square feet of second floor space was added, giving the main building a partial second floor. As of today, the main Bioran building consists of approximately 25,000 square feet.

Stage III - Over the next two to five years a total of 15,000 square feet of space will be added to the existing Bioran main building - 12,000 square feet will finish the second floor work and 3,000 square feet will be added to complete the first floor. This construction will give them a total of 40,000 square feet of space and will complete the Massachusetts Avenue - Columbia Street site. Dr. Fennell states that no other development plans exist for this main site.

Bioran's Future in Neighborhood IV

1. Dr. Fennell stated clearly what his policy on future expansion would be. In the event that already-zoned commercial property becomes available for sale in the area on Main Street and Massachusetts Avenue between Bishop Richard Allen Drive, then Bioran may be interested in future development.
2. Dr. Fennell further stated that it has not been, nor will it be in the future, Bioran's goal to purchase property that is currently zoned residential and attempt to seek variances for change to commercial use.

3. Bioran's operation is heavily computerized and therefore limits exist on the distance between the main computers located at the Columbia Street site and any other locations in the area.
4. The old Liberty Electric building located between Main Street and Bishop Richard Allen Drive is being remodeled and will house Bioran's automated billing department.
5. The issue of parking lots was discussed and Dr. Fennell stated that any existing parking lots which he owns will remain as parking lots for Bioran employees. If he purchases additional existing lots in the future, they will be used for parking only.
6. The neighborhood representatives raised their concern over the issue of safety in the new Columbia Street lot if vehicles are forced to back out onto Columbia Street. Dr. Fennell stated that the lot is designed with a turn-around so that backing out is not at all necessary, that the lot will be limited to small-size automobiles, and that only nine vehicles will be permitted to park in this lot.
7. The neighborhood representatives inquired as to any desire Bioran may have in purchasing land or buildings on School Street for commercial use. Dr. Fennell firmly stated that Bioran is not interested in making any acquisitions on School Street.
8. Dr. Fennell was asked by Janet Rose as to what his intentions were in purchasing the land below Bishop Richard Allen Drive on Columbia Street across from the APA Transmission Company. His response was that he bought the land, approximately 11,000 square feet, at auction for \$15,800.00, and he considers it a wise personal investment whereas he has spent \$135,000.00 for 11,000 square feet on Douglass Street and \$130,000.00 for 8,000 square feet between Main Street and Bishop Richard Allen Drive.

Dr. Fennell stated that he will not attempt commercial development by expanding Bioran to this site and would agree to sit down with neighborhood representatives and talk reasonably about the site's future as he currently has no plans for this area.

Should Bioran Relocate to Another Area

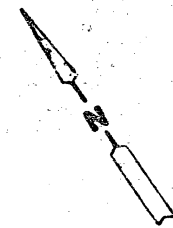
Dr. Fennell pointed out that a major relocation of his entire operation would be economically unfeasible. As an example, he was approached about purchasing approximately 46,000 square feet of land near Kendall Square for about \$17.00 per square foot. This would represent a land investment alone of \$782,000.00 where he now owns more square footage, debt free. He further states that he is committed to and is happy with his present location.

It should be noted that my observation was that his current operation represents a well-developed plan and that the building is well-maintained, resulting in an aesthetic plus for Central Square. Dr. Fennell did express a willingness to talk and work with Neighborhood IV

representatives providing the discussions were concerning issues relative to Bioran and did not result in demands which he felt were unreasonable.

• DRAWN BY F. WILBUR 5/75 •

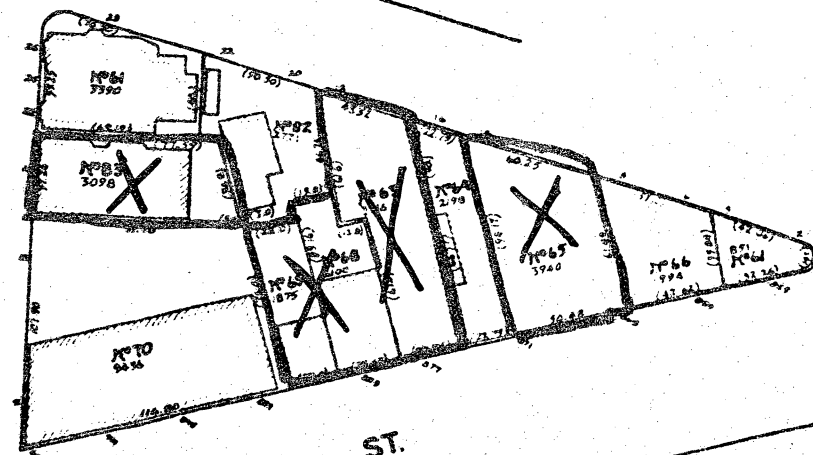
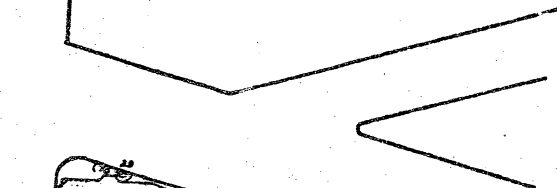
X = Property owned by BIORAN



75

ST.

COLUMBIA



MAIN

ST.

90

NORFOLK

AUSTIN

ST.

FISK

DOUGLASS

ST.

DOUGLASS PL.

MASSACHUSETTS

AVE.

93

91

92



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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

January 18, 1982

To the Honorable, the City Council:

With respect to City Council Order No. 11 of January 11, 1982 relative to expansion plans of Bioran Laboratory, enclosed please find copy of a report from Richard C. Rossi, Deputy City Manager.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item Number Eleven *529*

Re: City Council Order No. 11 of January 11,
1982 regarding Bioran Laboratory.

In City Council,

January 18, 1982

RV 1/8/1982

-Placed on File