

MEMORANDUM

To: Mayor Joseph A. Curtatone
City of Somerville

From: Edward C. O'Donnell
Director, Economic Development
Office of Strategic Planning and Community Development

Date: August 22, 2014

RE: Relocation of Police and Fire Departments

1. Introduction and Background

The current Public Safety Building in Union Square is inadequate to meet the programmatic needs of the City of Somerville's Fire and Police Departments. The City has undertaken repairs and maintenance work to keep the existing building safely in use and has had the building's problems studied by state agencies and independent consultants. Despite the City's best efforts to maintain and improve the Public Safety Building as a functioning facility, the building suffers from a deteriorating overall structure, leaks throughout the building envelope and episodic flooding of its lower levels. The inescapable conclusion is that the existing Public Safety Building is in poor condition. Review has also shown that remedying the building's problems would be very difficult and expensive. As the enhancement of Union Square proceeds in a manner consistent with that envisioned in SomerVision, the City's thirty year master planning document, the need to relocate the City's public safety departments to adequate facilities has come to the fore.

In considering possible sites for the Somerville Fire Department and Somerville Police Department, the presumption was that service coverage requirements would dictate that the Fire Department should remain proximate to Union Square. The Police Department's dispatch policy and use of substations, on the other hand, mean that a new headquarters building could be located almost anywhere in the City.

2. Union Square Revitalization Plan

In October of 2012, the Union Square Revitalization Plan ("the Plan") was adopted by the City of Somerville and the Commonwealth of Massachusetts. The Plan identified seven "Disposition Blocks" intended to serve as future development sites. One of those blocks, identified as the D-1 "Civic Center Block" is the site of the current Public Safety Building, along with other privately owned properties. The Plan describes the D-1 Block and preferred future uses by stating the following:

"...the Civic Center Block includes the existing Public Safety Building as well as properties east of Prospect Street between Washington Street and Somerville Avenue. This is anticipated to be

an area in which a public/private partnership allows for the development of a new civic node in the historic core of the Square. A new central library is anticipated in this area. The preliminary plans for the library facility filed with the Massachusetts Board of Library Commissioners show a free-standing library building using a portion of this block at the corner of Prospect Street, Washington Street and Somerville Avenue, with an entrance on Somerville Avenue. The City is also exploring options to consolidate city offices into a new City Hall on this Block, potentially as a part of a mixed-use project that also includes private commercial development. The City anticipates that there will be structured below-ground parking to serve public and private uses on the Civic Center Block and in the adjacent area.”

In December of 2013, the Somerville Redevelopment Authority (“the SRA”) issued a Request for Qualifications, seeking a Master Developer partner for the development of these seven Disposition Blocks. On June 26, 2014, the SRA selected US2, a partnership between Magellan Development and Mesirow Financial of Chicago, as the Master Developer for Union Square. With the SRA’s selection and with the continuing progress of the Green Line Extension project, the construction of a new MBTA station and other Transit Oriented Development on the adjacent D-2 Block, the need to find suitable relocation sites for the Fire and Police Departments becomes imperative.

3. Sites Considered for Relocation

Somerville Fire Department

Somerville is commonly referred to as the most densely populated city in the Commonwealth, encompassing a mere 4.1 square miles. That fact alone makes finding suitable sites for public safety operations very difficult. Adding to the complexity of the situation is the need for fire operations to be proximate to Union Square. With this requirement, a number of sites were quickly rejected including the vacant Star Market site on Broadway, the vacant Powderhouse School in West Somerville and the current Public Works Yard. Sites in the Inner Belt area remain infeasible until a means of addressing the “Tubes” access issue is identified. Similarly, a site in Boynton Yards might conceivably work, but questions of access to and from that area will not be resolved in the near term.

The site that was examined and found to be acceptable is the now vacant property at 515 Somerville Avenue. Attached hereto is correspondence from Chief Kevin Kelleher of the Somerville Fire Department, attesting to the property’s suitability for relocation from the current Union Square site. Among the factors cited by Chief Kelleher are:

- a. Proximity to Union Square;
- b. Reduced wear and tear on equipment;
- c. Potential to utilize space for training purposes;

- d. Relocation of certain uses now stationed at 266 Broadway, thus providing for more efficient use of space at that location;
- e. Potential to relocate present operations at Lowell Street station to the 515 Somerville Avenue site, thus making that property available for re-use and to offset the price of acquisition and construction.

It should also be noted that the possibility of relocating from Union Square to the Lowell Street Station site was also looked at and eventually rejected in favor of 515 Somerville Avenue, largely for reasons pertaining to the configuration of both properties. The Lowell Street property is narrower than the alternative site at 515 Somerville Avenue. The Lowell Street site has greater depth, but the rear area appears to have substantial ledge thereon, which will add to the cost of construction. The width of the 515 Somerville Avenue property is sufficient to accommodate a six bay design. A copy of both Chief Kelleher's reasoning behind the 515 Somerville Avenue site and the six bay layout design are attached hereto.

Somerville Police Department

As was the case with the Fire Department, Somerville's density makes the identification of a site suitable for the Police Department—identified in the Report as requiring at least two acres---very difficult. We looked at many of the same sites examined for the Fire Department before rejecting each of them. The long vacant Star Market site on Broadway is viewed by OSPCD staff as one of the key's to Winter Hill's economic revitalization, and Economic Development and Planning staff have determined that commercial, retail or mixed use is essential for this parcel to maximize economic benefit for the area. The Powderhouse School was rejected for its location in a largely residential community. There has also been substantial community dialogue over preferred uses for the former school and adjoining open space. The Public Works/Inspectional Services property on Franey Road was also considered and rejected.

After a year's search, no suitable two-acre site could be located. From there, it was decided that alternative strategies should be considered. For some time now, a vacant piece of land at 845 McGrath Highway ("845 McGrath") has been advertised for sale as a development opportunity. The land is just over a half-acre of land and backs up to Route 93. From a zoning perspective, the property is located in the Assembly Square Mixed-Use District ("ASMD"). Further, 845 McGrath is located within the Assembly Square Urban Renewal Area, with an available height of up to one hundred and twenty-five feet (125') and a Floor Area Ratio ("FAR") of 10.0.

As a stand-alone project, 845 McGrath lacks sufficient area to accommodate the Police Department's needs. However, 845 McGrath's location within an urban renewal area and its

height and density potential provides an opportunity to assemble that property and adjacent properties into a parcel that would meet public safety building needs. Here, the concept would be to assemble adjacent properties at 74 Middlesex (Dunkin' Donuts), 20 Cummings Street (99 Restaurant and vacant offices) and the discontinuance of a portion of an underutilized public right of way labeled "McGrath Highway" into a site that encompasses approximately 2.2 acres. The value of existing leases on these adjoining parcels needs to be determined, and it is recognized that the lease will be a factor in determining the value of these properties.

With the allowed height and density within the ASMD zoning district, one could hypothetically design a building with approximately ten (10) stories with a density of over 900,000 square feet. In such a scenario, the City of Somerville might consolidate municipal departments now housed in satellite buildings that do not adequately meet City needs. To offset the cost of developing the new Public Safety Building, the City might partner with a private concern to assemble the land and develop a building. This approach would fulfill all of the stated municipal needs while also maximizing the potential of the site by building additional office or retail space. A sufficient building envelope could be created to house off street parking within the confines of the structure. In addition, a site of more than two acres could also be sufficient to house a substation for the Somerville Fire Department. The property at 845 McGrath and the surrounding parcels represent an underutilized area caught between Route 93 and the loading areas of the Assembly Square marketplace. There is currently MBTA bus service to the site and the soon to be opened Assembly Square Orange Line station will improve public access. As correspondence from Acting Chief Charles Femino points out, 845 McGrath and the assembled adjacent properties can not only accommodate the needs of the Somerville Police Department, but also holds the possibility of a true public-private partnership that might create additional opportunities for the City.

Cc: Alderman Maryann Heuston
Alderman Jack Connolly
Acting Chief Charles Femino
Deputy Chief David Fallon
Captain James Donovan
Chief Kevin Kelleher
Deputy Chief Patrick Sullivan
Mr. Phil Ercolini
Mr. Ken Kelly
Mr. Michael Glavin, OSPCD



CITY OF SOMERVILLE, MASSACHUSETTS
FIRE DEPARTMENT
JOSEPH A. CURTATONE
MAYOR

KEVIN W. KELLEHER
CHIEF ENGINEER

May 15, 20134

Mayor Joseph Curtatone
93 Highland Avenue
Somerville, MA 02143

Dear Mayor Curtatone

I was asked to review the possibility of locating a fire station at 515 Somerville Avenue. After reviewing the lot size, 46,852 sq. ft., I believe that a fire station at that location can adequately meet the needs of the Somerville Fire Department now and into the future. The lot is flat and 100% usable. The current stations locations were mainly chosen when apparatus was much smaller in size or horse drawn. The proximity of the current station at 651 Somerville Avenue and the Highland Avenue station limits their response capability to some areas of the City. If we had the ability to choose where in the City fire stations were to be located no one would recommend that these two stations be located as close as they currently are. The only new station for which land was obtained in the past 40 years is the current fire headquarters located at 266 Broadway. This lot at 19184 sq. ft. did not provide a sufficient foot print to build a fire station. Aerial apparatus cannot be moved out for daily performance checks due to the narrow depth of the lot. Even washing the fire pumps conflicts with public passing by. There is not sufficient depth in the headquarters station bays to tandem park two fire pumps today. When the headquarters station was built engine companies were two piece companies with a pumper and a hose wagon that were parked tandem in each bay. However because of the increasing size of fire apparatus we cannot park two vehicles tandem at headquarters except a car and a pumper. We purchase some of the shortest wheelbase apparatus on the market due to our narrow streets and they still cannot park tandem.

The lot at 515 Somerville Avenue would accommodate the necessary space for all the first line apparatus as well as the spare apparatus stored at the Union Square Station. There is no other place in any of our fire stations to store any spare apparatus. Based upon normal operations for a department of our size we maintain two spare pumpers, one spare ladder company and 1 spare incident commander's vehicle. Looking at the foot print of the lot there would be sufficient room for each apparatus bay to tandem park pumpers. Also enough room would be in front of the



building to allow apparatus to be pulled out onto the apron for testing and washing etc. without interfering with pedestrians or traffic.

Response from this location would reduce wear and tear for the 70,000 lb. Tower ladder and pumper currently assigned to the Lowell Street station. Currently the Tower when going cross town goes up Lowell Street from Somerville Avenue which is very steep. It must come to a complete stop at the intersection of Summer Street and Lowell Street. This is a 4-way stop intersection. That large vehicle then must proceed to the top of Lowell Street. This is very hard on the vehicle and slows response time. Responding from 515 Somerville Avenue the response route would be up Central Street which is a much more gradual and manageable incline. The intersections at Central and Summer Streets and Highland Ave and Summer Streets have Opticom preemption systems. Opticom preemption allows the emergency vehicle to "capture" the traffic light so that it turns green for the emergency vehicle. This would be less damaging to the vehicle and decrease response time.

Response into the Beacon Street/ Washington Street area normally from the Lowell Street Station would be improved due to quicker access to Park Street and Dane Street. The response into Union Square proper from this location is ½ mile.

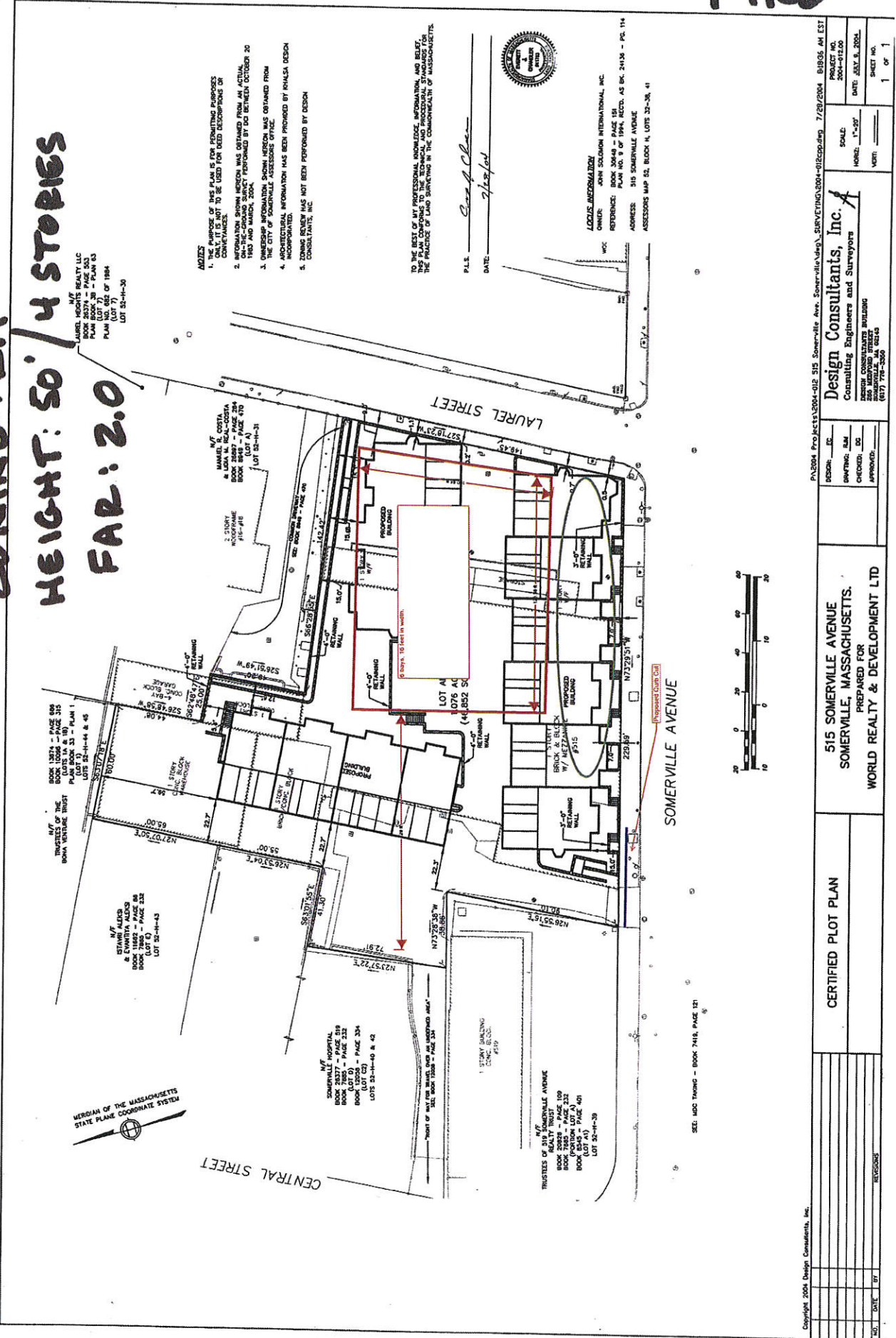
The lot itself would allow the fire department to include several training features. One that was lost over 50 years ago, a training tower. The previous Lowell Street Station torn down in the 1960's had this feature but due to the limitations of the lot when the replacement station was built the training tower was lost. This would be a feature that may be part of the architectural design so that it would look like normal part of a building but would be used for ladder and rope training. There could also be an underground confined space training prop included because of the level lot. The department currently lacks an adequate training facility that a lot of this size could provide.

Moving fire headquarters to this location would free up vital space needed at the station at 266 Broadway. Also the fire investigation unit and auxiliary fire unit must be relocated from Union Square and this location would contain sufficient space. The training division would also be relocated to this facility.

In long range planning for the fire department and the need to replace the Union Square station and to meet our future needs I have looked at many properties and locations over the past years. None has presented the potential that this location has for the fire department. The level lot, the lot size and location make this desirable for a fire department facility.

FIRE

ZONING: BA
HEIGHT: 50' / 4 STORIES
FAR: 2.0



- NOTES**
1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY. IT IS NOT TO BE USED FOR FIELD DESCRIPTION OR CONVEYANCES.
 2. INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY BY THE SURVEYOR ON 10/20/04 AND 10/21/04.
 3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE CITY OF SOMERVILLE ASSESSORS OFFICE.
 4. ARCHITECTURAL INFORMATION HAS BEEN PROVIDED BY KHALSA DESIGN CONSULTANTS, INC.
 5. CONING REVIEW HAS NOT BEEN PERFORMED BY DESIGN CONSULTANTS, INC.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN CONFORMS TO THE REQUIREMENTS AND REGULATIONS OF THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. _____
DATE: 7/25/04



LOTUS INTERNATIONAL
OWNER: JOHN SOLOMON INTERNATIONAL, INC.
REFERENCE: BOOK 30449 - PAGE 151
PLAN NO. 9 OF 1994, RECS. AS BK. 24134 - PG. 114
ADDRESS: 515 SOMERVILLE AVENUE
ASSESSORS MAP 52, BLOCK 4, LOTS 32-38, 41



Copyright 2004 Design Consultants, Inc.		PROJECT NO. 2004-012.00		DATE: JULY 8, 2004		SHEET NO. 1 OF 1	
DESIGNER: _____		SCALE: _____		HORIZ: 1"=50'		VERT: _____	
CHECKED: _____		DRAWN: _____		DATE: _____		BY: _____	
APPROVED: _____		DESIGN CONSULTANTS, INC.		DESIGN CONSULTANTS BUILDING		SOMERVILLE, MA 01914	
515 SOMERVILLE AVENUE		SOMERVILLE, MASSACHUSETTS.		WORLD REALTY & DEVELOPMENT LTD		PREPARED FOR	
CERTIFIED PLOT PLAN		DESIGN CONSULTANTS, INC.		7/28/2004		8:00:00 AM EST	
PROJECT NO. 2004-012.00		DATE: JULY 8, 2004		SCALE: _____		HORIZ: 1"=50'	
VERT: _____		BY: _____		DATE: _____		SHEET NO. 1 OF 1	

515 SOMERVILLE AVE

Location 515 SOMERVILLE AVE **Assessment** \$1,160,400
Mblu 52/ H/ 38/ / **PID** 771
Acct# 89000230 **Building Count** 1
Owner COPPOLA MARK D TRUSTEE

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$417,800	\$742,600	\$1,160,400

Owner of Record

Owner COPPOLA MARK D TRUSTEE **Sale Price** \$3,209,375
Co-Owner WORLD 115 NOMINEE TRUST **Book & Page** 49428/ 564
Address PO BOX 95025 **Sale Date** 05/10/2007
 NEWTON, MA 02495

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
JOHN SOLOMON INTERNATIONAL INC	\$100	30648/ 151	09/10/1999
JOHN SOLOMON INC	\$100	24136/ 106	01/05/1994
SIMKO FAM. REAL. TRS	\$0		

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 9080
Replacement Cost: \$549,703
Building Percent 76
Good:
Replacement Cost
Less Depreciation: \$417,800

Building Attributes	
Field	Description
STYLE	Light Indust
MODEL	Industrial
Grade	Average
Stories:	1
Occupancy	1

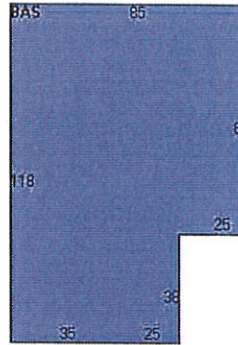
Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//\01\01\82\57.jpg>)

Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	FACTORY MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
Extra Kitch'	
1st Floor Use:	4000
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Celling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	0

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9080	9080
		9080	9080

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 4000
 Description FACTORY MDL-96
 Zone BA
 Neighborhood 8004
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.08
 Frontage 0
 Depth 0
 Assessed Value \$742,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$417,800	\$742,600	\$1,160,400
2013	\$290,500	\$730,900	\$1,021,400
2012	\$290,500	\$730,900	\$1,021,400

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City of Somerville

Police Department

220 Washington Street
Somerville, MA 02143
(617) 625-1600



Charles J. Femino
Chief of Police

To: Edward C. O'Donnell, Director Economic Development
Omar Boukili, Aide to Mayor Joseph A. Curtatone
Fr: Charles J. Femino, Chief of Police
Date: July 8, 2014
Re: Proposed Public Safety Site

Ed and Omar:

I have reviewed and discussed with Deputy Chief Fallon and Captain Donovan the minutes of the recent meeting in connection with the proposed new public safety building site located on Middlesex Avenue. Pursuant to your request, and based on our conversation, I am listing the following points for consideration:

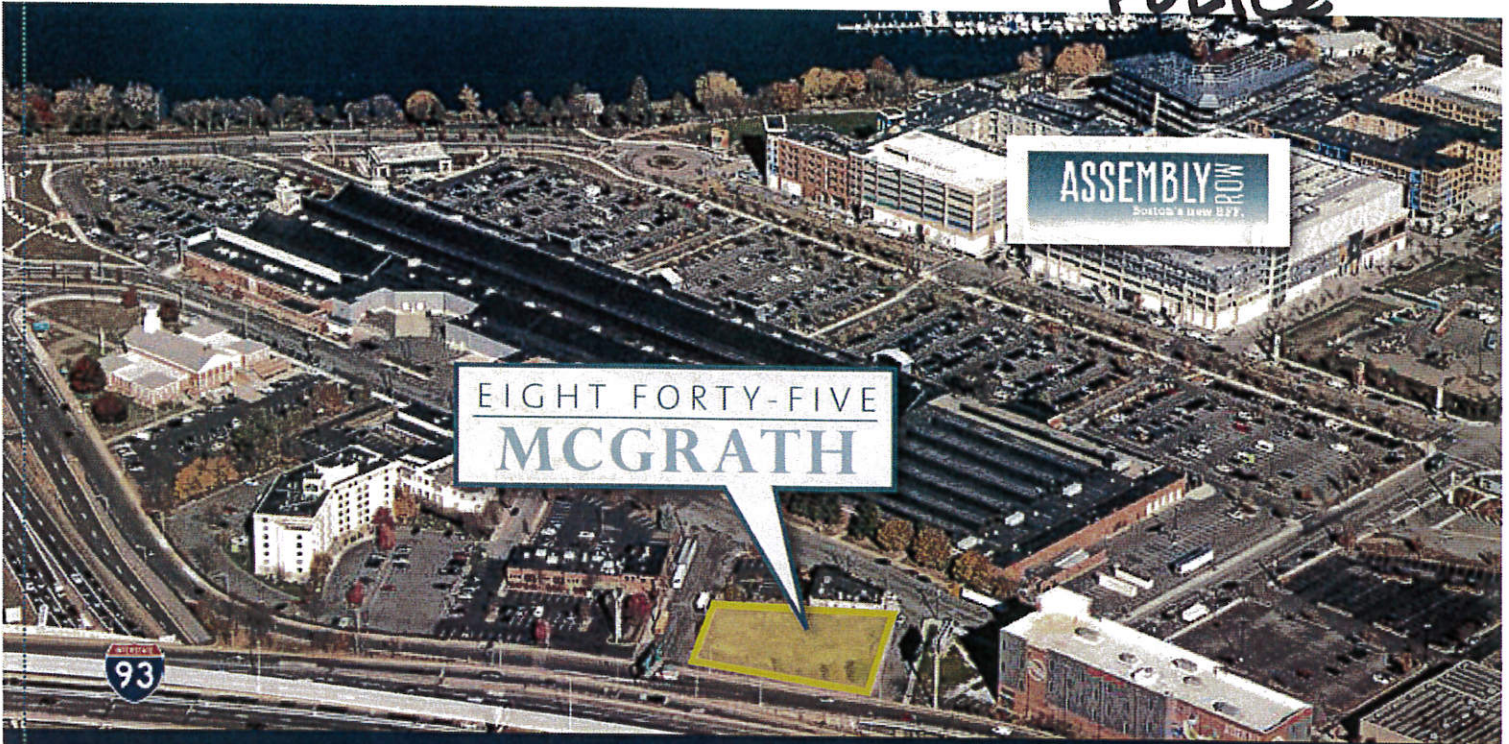
1. This location, if chosen, will result in our needing to reassess the current Sub Station locations and utilization.
2. There are currently 213 sworn and civilian employed with the Somerville Police Department. proposed site appears large enough to house all of our current employees and any potential future increase in personnel. Due to changes in technology and policing strategies we have expanded our employee base and have outgrown our current facility which is not conducive to the technology that modern day policing requires.
3. The site would accommodate all of the department's parking requirements that currently occupy three different parking areas. We would now have one central parking area. We would also be able to have a secure parking area for seized and evidentiary vehicles.
4. Department vehicles for surveillance and covert activity would no longer be required to be kept off site. Currently, because all our vehicles are open to public inspection, we felt it necessary to keep these vehicles in an undisclosed location. A new building at this site would allow for enclosed/underground, secure parking.
5. The site is sufficiently secluded so as to not interfere with the peace and tranquility of a residential area.
6. The site is currently accessible to not only pedestrians, but it is also located on a bus line and soon to be located near the MBTA Orange line.
7. The site's zoning would allow for a multiple level structure which would allow the department to separate the many police functions (i.e. administration, investigations, patrol operations, prisoner housing facilities, etc.)

8. The close proximity to the Somerville District Court would allow for easy transport of all adult prisoners.
9. Our current firearm range has been closed for over 15 years due to ineffective ventilation. Therefore, in order to comply with the mandatory annual firearms training department personnel must travel to Harvard, Massachusetts. Based on its location away from residential areas, the new site offers the potential to build a state of the art firing range. Allowing officers to train on location at the new public safety building would reduce overtime annually by approximately \$15,000. These funds could be better utilized by having additional specialized training for all officers.

I would recommend that we further discuss with the City the size of the overall footprint we will have within this location and any mixed use considerations they have for the building.

Please contact me with any questions or concerns.

POLICE



EIGHT FORTY-FIVE
MCGRATH

ASSEMBLY ROW
Boston's new H.F.F.



FOR SALE

Prime Development Opportunity
845 MCGRATH HIGHWAY · SOMERVILLE, MA
WWW.845MCGRATH.COM

EIGHT FORTY-FIVE
MCGRATH

Boston Realty Advisors has been exclusively retained to solicit offers for the sale of 845 McGrath Highway in Somerville, Massachusetts.

This 24,038 square foot development parcel is strategically positioned in one of Somerville's fastest growing areas. The property benefits from very strong demographics with 1.7 million people within a ten mile radius and over 44,000 employers within a five mile radius.

DEVELOPMENT DRIVERS

Prime Development Parcel | 845 McGrath Highway offers investors and developers a 24,038 square foot development site strategically situated in Somerville's Assembly Square neighborhood. The site offers developers numerous benefits such as visibility from heavily trafficked I-93, multiple development options, and countless area retailers and amenities at centers such as Assembly Square Market Place, Assembly Row (under construction), Gateway Center and Station Landing in the immediate area.

On the Row | 845 McGrath Highway is located directly adjacent to the on-going \$1.6 billion Assembly Row development. When completed Assembly Row is set to include a new MBTA Orange Line T station, six-acre waterfront park, 500,000 square feet of retail, 1.75 million square feet of office/lab, 2,100 residential units, 200-room boutique hotel, and over 4,000 parking spaces, totaling 5 million square feet of new development.

Multiple Development Scenarios | Owing to the area's high demand for all product types, 845 McGrath Highway provides a wide spectrum of development opportunities including residential, hotel, retail, office, and many other uses.

Additional FAR | The parcel is within the Assembly Square Mixed-Use District (ASMD) allowing a by-right F.A.R. of 1.0 and the potential for developers to build up to an F.A.R. of 10.0 if permitted as part of a Priority Development Process.



CHRISTOPHER D. SOWER
617.850.9633
csower@bradvisors.com

JASON S. WEISSMAN
617.850.9608
jweissman@bradvisors.com

ANDREW B. HERALD
617.850.9693
aherald@bradvisors.com



Est. on
 McGrath
 240' long x 40' wide =
 9,600 sq ft

32,925
14,940
6,285
6,909
24,038
85,097
9,604
94,701

94,701 sq ft = +/- 2.2 acres



845 McGrath Hwy, Somerville, MA 02145, USA

Google earth

Google earth

feet
meters



845 MCGRATH HWY

Location 845 MCGRATH HWY **Assessment** \$1,609,200
Mblu 87/ B/ 3/ / **PID** 1390
Acct# 21683195 **Building Count** 1
Owner MCGRATH 845 INVESTMENTS LLC

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$3,500	\$1,605,700	\$1,609,200

Owner of Record

Owner MCGRATH 845 INVESTMENTS LLC **Sale Price** \$1
Co-Owner **Book & Page** 1125691
Address 647 SANCTUARY DR **Sale Date** 12/06/1999
 BOCA RATON, FL 33431

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
TRUST 845 MCGRATH REALTY	\$570,000		10/21/1993
FEDERAL CORP	\$0		

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	

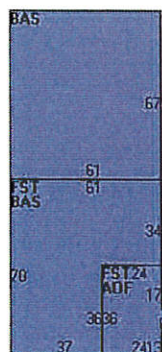
Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos/\01\02\21\33.jpg>)

Building Layout

Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Kitch'	



Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3900
Description DEVEL LAND
Zone ASMD
Neighborhood 3003
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.55
Frontage 0
Depth 0
Assessed Value \$1,605,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN2	FENCE-5' CHAIN			475 L.F.	\$3,500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$3,500	\$1,605,700	\$1,609,200

2013	\$108,000	\$717,500	\$825,500
2012	\$108,000	\$717,300	\$825,300

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74 MIDDLESEX AVE

Location 74 MIDDLESEX AVE **Assessment** \$1,692,200
Mblu 87/ B/ 2/ / **PID** 1389
Acct# 18576027 **Building Count** 1
Owner RITTENBERG JORDAN L

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$452,600	\$1,239,600	\$1,692,200

Owner of Record

Owner RITTENBERG JORDAN L **Sale Price** \$75,000
Co-Owner TUCK JEROME M **Book & Page** 14793/ 496
Address 25 BOUNDBROOK ROAD **Sale Date** 11/19/1982
 NEWTON HIGHLANDS, MA 02461

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 4006
Replacement Cost: \$708,671
Building Percent 58
Good:
Replacement Cost
Less Depreciation: \$411,000

Building Attributes	
Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	2
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	

Building Photo

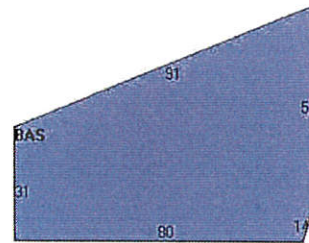


(<http://images.vgsi.com/photos/SomervilleMAPotos//\01\02\23\14.jpg>)

Building Layout

Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	REST/CLUBS
Total Rooms	
Total Bedrms	00
Total Baths	0
Extra Kitch'	
1st Floor Use:	3260
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Celling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0

UBM(1500)



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4006	4006
UBM	Basement, Unfinished	1500	0
		5506	4006

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
CLR2	WALK-IN FREEZER	1 UNITS	\$7,000	1

Land

Land Use

Use Code 3260
 Description REST/CLUBS
 Zone ASMD
 Neighborhood 3003
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.30
 Frontage 0
 Depth 0
 Assessed Value \$1,239,600

Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			9000 S.F.	\$13,500	1
SGN3	SING W/INT LIGHT			36 S.F.&HGT	\$4,500	1
LT1	LIGHTS-IN W/PL			2 UNITS	\$2,700	1

SGN4	DBLE W/INT LIGHTS		77 S.F.&HGT	\$13,900	1
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Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$452,600	\$1,239,600	\$1,692,200
2013	\$212,900	\$738,600	\$951,500
2012	\$212,900	\$737,700	\$950,600

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20 CUMMINGS ST

Location 20 CUMMINGS ST **Assessment** \$2,588,400
Mblu 87/ A/ 1/ / **PID** 1388
Acct# 04185127 **Building Count** 1
Owner TAGE RESTAURANT REALTY

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$934,600	\$1,653,800	\$2,588,400

Owner of Record

Owner TAGE RESTAURANT REALTY **Sale Price** \$960,000
Co-Owner **Book & Page** 31981/ 143
Address PO BOX 386 **Sale Date** 10/31/2000
 WESTON, MA 02493

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
TRUST DESIMONE REALTY	\$155,000	12530/ 282	01/19/1974

Building Information

Building 1 : Section 1

Year Built: 1860
Living Area: 11382
Replacement Cost: \$1,424,913
Building Percent 58
Good:
Replacement Cost
Less Depreciation: \$826,400

Building Attributes	
Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	

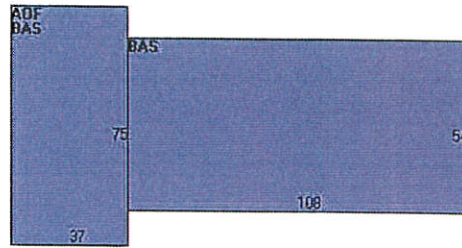
Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPPhotos/\01\00\58\14.jpg>)

Building Layout

Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	Wall Brd/Wood
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	REST/CLUBS
Total Rooms	
Total Bedrms	00
Total Baths	0
Extra Kitch'	
1st Floor Use:	3260
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	8607	8607
AOF	Office, (Average)	2775	2775
		11382	11382

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
CLR1	WALK-IN COOLER	3 UNITS	\$24,400	1
CLR2	WALK-IN FREEZER	1 UNITS	\$7,000	1
SPR1	WET/OPEN	11382 S.F.	\$15,800	1

Land

Land Use

Use Code 3260
 Description REST/CLUBS
 Zone ASMD
 Neighborhood 3003
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.76
 Frontage 0
 Depth 0
 Assessed Value \$1,653,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			20000 S.F.	\$30,000	1

SGN1	SIGN 1 SIDE NO LIGHTS			288 S.F.&HGT	\$11,500	1
LT1	LIGHTS-IN W/PL			5 UNITS	\$6,700	1
LT2	W/DOUBLE LIGHT			2 UNITS	\$5,400	1
SGN2	DOUBLE SIDED			52 S.F.&HGT	\$2,800	1
SGN2	DOUBLE SIDED			86 S.F.&HGT	\$4,600	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$934,600	\$1,653,800	\$2,588,400
2013	\$541,300	\$985,400	\$1,526,700
2012	\$541,300	\$983,500	\$1,524,800

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