



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Dick Bauer, Chair of the Community Preservation Committee
Community Preservation Committee Members

FROM: Michael Glavin, Director of OSPCD

CC: Thomas Galligani, Director of Economic Development, OSPCD
Eileen McGettigan, Special Counsel, OSPCD
Emily Hedeman, Urban Revitalization Specialist

DATE: September 21, 2017

SUBJECT: \$500,000 CPA Request: 5 Palmer Ave Acquisition

The family of Blanche Holland approached the City earlier this spring with the intention of offering the City the opportunity to purchase the property at 5 Palmer Avenue, Somerville, MA. The surrounding parcels had been acquired by the City of Somerville as part of the development of the Capuano Early Childhood Center in the late 1990's. While Ms. Holland's property was within the acquisition limits at the time of the initial acquisition, it was determined that Ms. Holland would retain ownership of her parcel and stay in her home. With Ms. Holland's passing in late 2013, the family is now interested in selling the property to the City.

The plans for the site include relocating the home to an alternate site; City staff will be investigating opportunities to reposition the structure off-site. With the relocation of the home, the land will be incorporated into the existing Capuano Early Childhood Center recreation area to create a larger, higher quality, and more dynamic recreation space. SomerVision has a goal of 125 new acres of publicly accessible open space. The City has an opportunity to add to the open space within Somerville with the purchase of 5 Palmer Avenue.

With Community Preservation Act funding, the City would be able to complete the acquisition of 5 Palmer Avenue. The creation of the recreation space would be supported by a separate process, which will require a private developer to relocate the existing single family home.



The City acknowledges that a perpetual conservation restriction will be placed on the property as a condition to the acceptance of CPA funds. The permanent preservation of 5 Palmer Avenue as open space in Somerville is a priority. The family of Ms. Holland is supportive of the City's plans to create recreation space with the land.

A third-party appraisal for the property has been completed, and the City and the owners have agreed on a purchase price of \$500,000.00. We are in the process of negotiating a purchase and sale agreement. We are seeking emergency CPA funding due to the interest of the seller to close the sale as soon as possible. The traditional CPA funding application would delay the sale until next year, placing a burden on the family of Ms. Holland to continue ownership and maintenance of the vacant property.