

City of Waltham

Jeannette A. McCarthy
Mayor

CITY OF WALTHAM
CITY CLERK'S OFFICE

2017 APR 20 A 11: 01

RECORDED

April 20, 2017

TO: The City Council

RE: ROWs - Rt. 117/Main Street Bridge/Stow Street/Third Avenue Signal

Dear Councillors:

Historically, the State Department of Transportation (DOT) requires local communities to be responsible for any Rights of Way (ROW) acquisitions for traffic, bridge, road, and sidewalk improvements.

In relationship to two traffic improvements: a new Rt. 117/Main Street Bridge and traffic signals for Third Avenue (allowing traffic to proceed to Totten Pond Road without having vehicles go down to Wyman Street and then back up to Totten Pond Road), there are 8 potential acquisitions:

1362 Main Street	132 SF	1352 Main Street	230 SF
1273 Main Street	2,215 SF	1344 Main Street	360 SF
22 Bear Hill Road	30 SF	75 Third Avenue	1,040 SF
1335 Main Street	1,170 SF	1,290 Main Street	70 SF

Please see the attached drawings.

The operative questions are:

1. Do you want me to obtain appraisals for the above to obtain a value for any gift or taking? If so, I will get a cost estimate for each parcel.
2. After attaining the value, do you want me to send letters to each owner seeing if he/she/it will gift the acreage to the City for the specific purpose of traffic improvements?
3. After obtaining value and no gift, see if I can achieve a friendly acquisition?
4. If no gift or friendly acquisition, the next step would be whether to proceed with eminent domain takings?

At this point, I am seeking authority from the Waltham City Council on numbers 1, 2 and 3 above. Please advise.

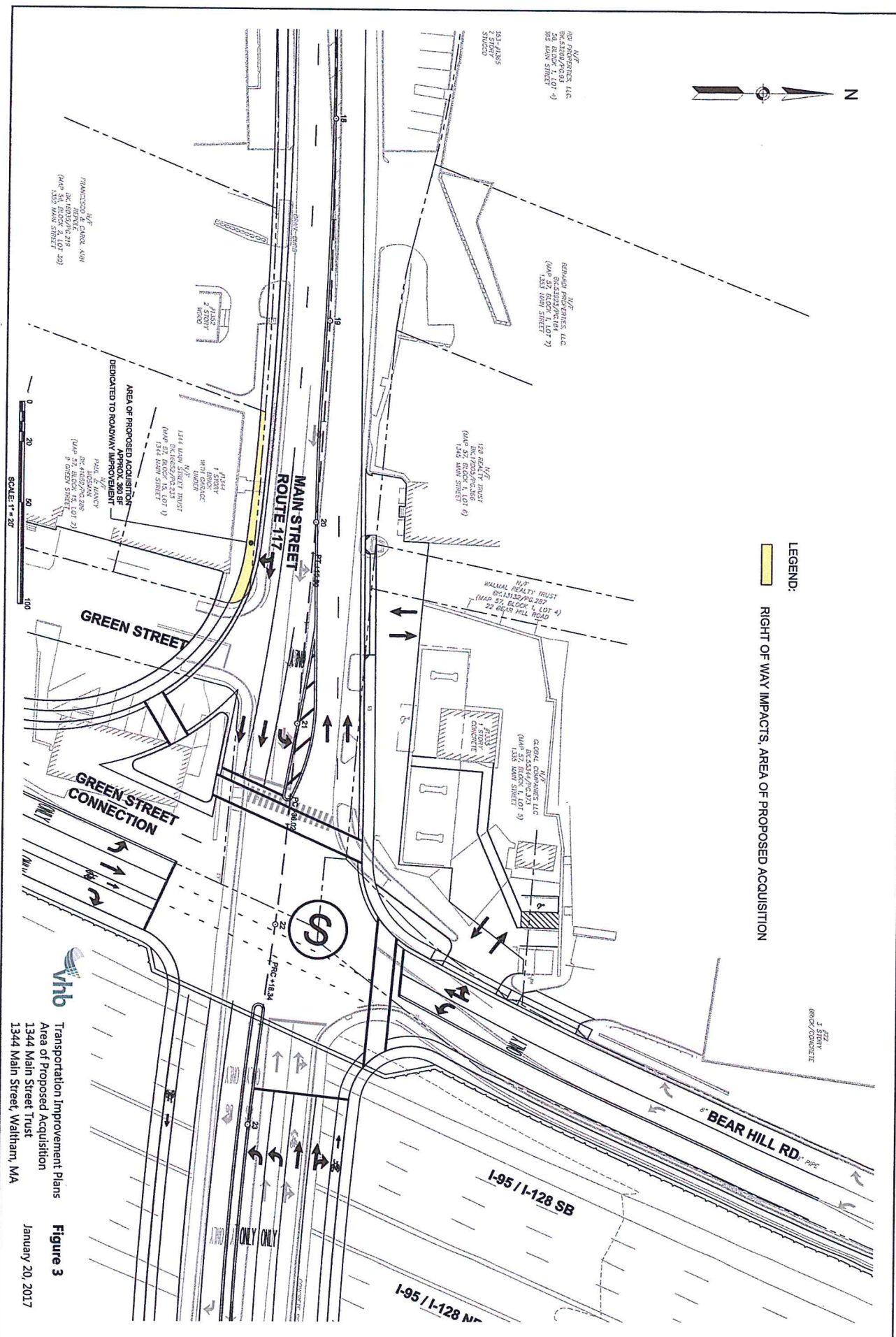
Thank you.

Sincerely,

Jeannette A. McCarthy
JAM/ccb



LEGEND:
[Yellow shaded area] RIGHT OF WAY IMPACTS, AREA OF PROPOSED ACQUISITION




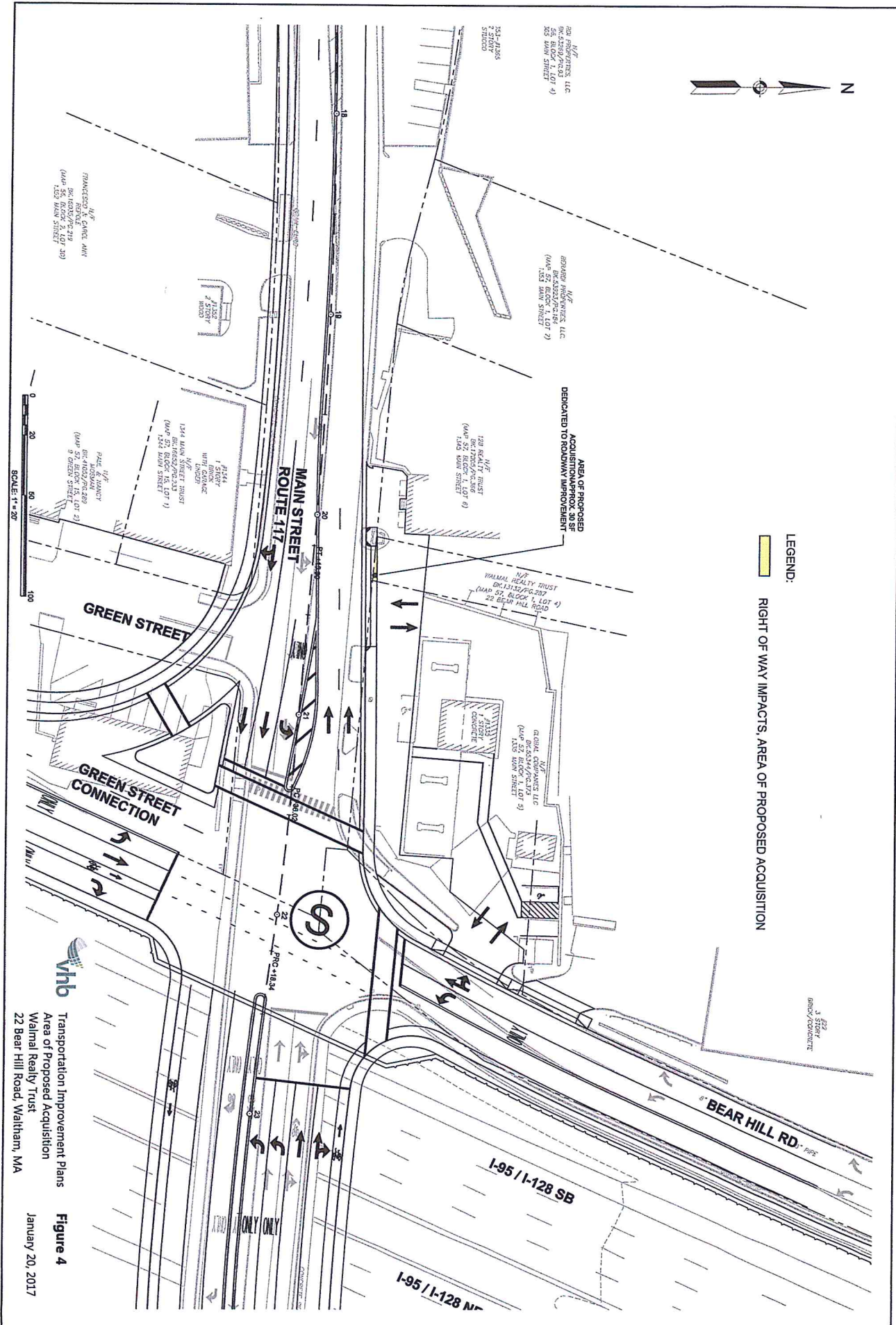

 Transportation Improvement Plans
 Area of Proposed Acquisition
 1344 Main Street Trust
 1344 Main Street, Waltham, MA

Figure 3
 January 20, 2017

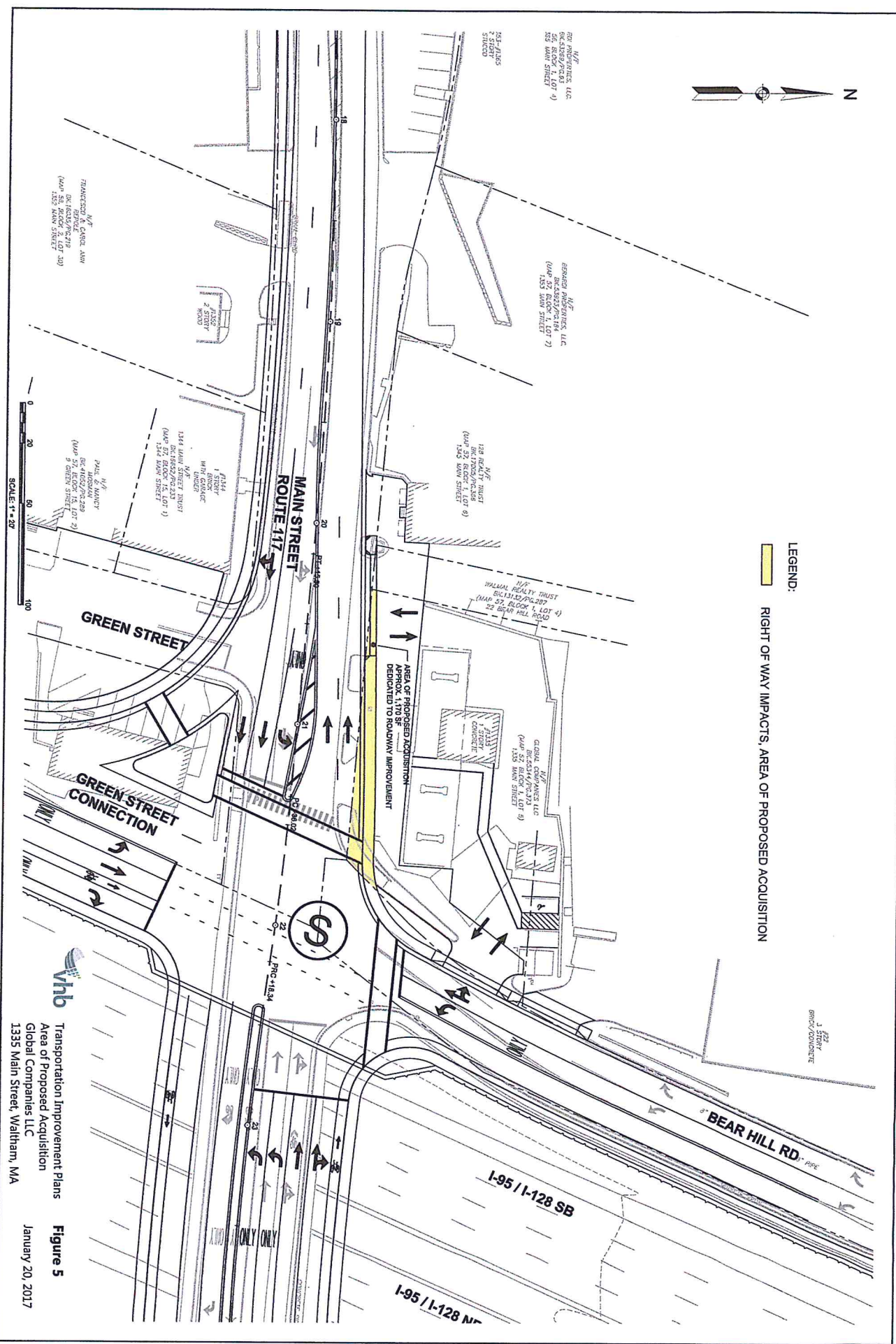


vhb Transportation Improvement Plans
 Area of Proposed Acquisition
 Walnut Realty Trust
 22 Bear Hill Road, Waltham, MA

Figure 4
 January 20, 2017

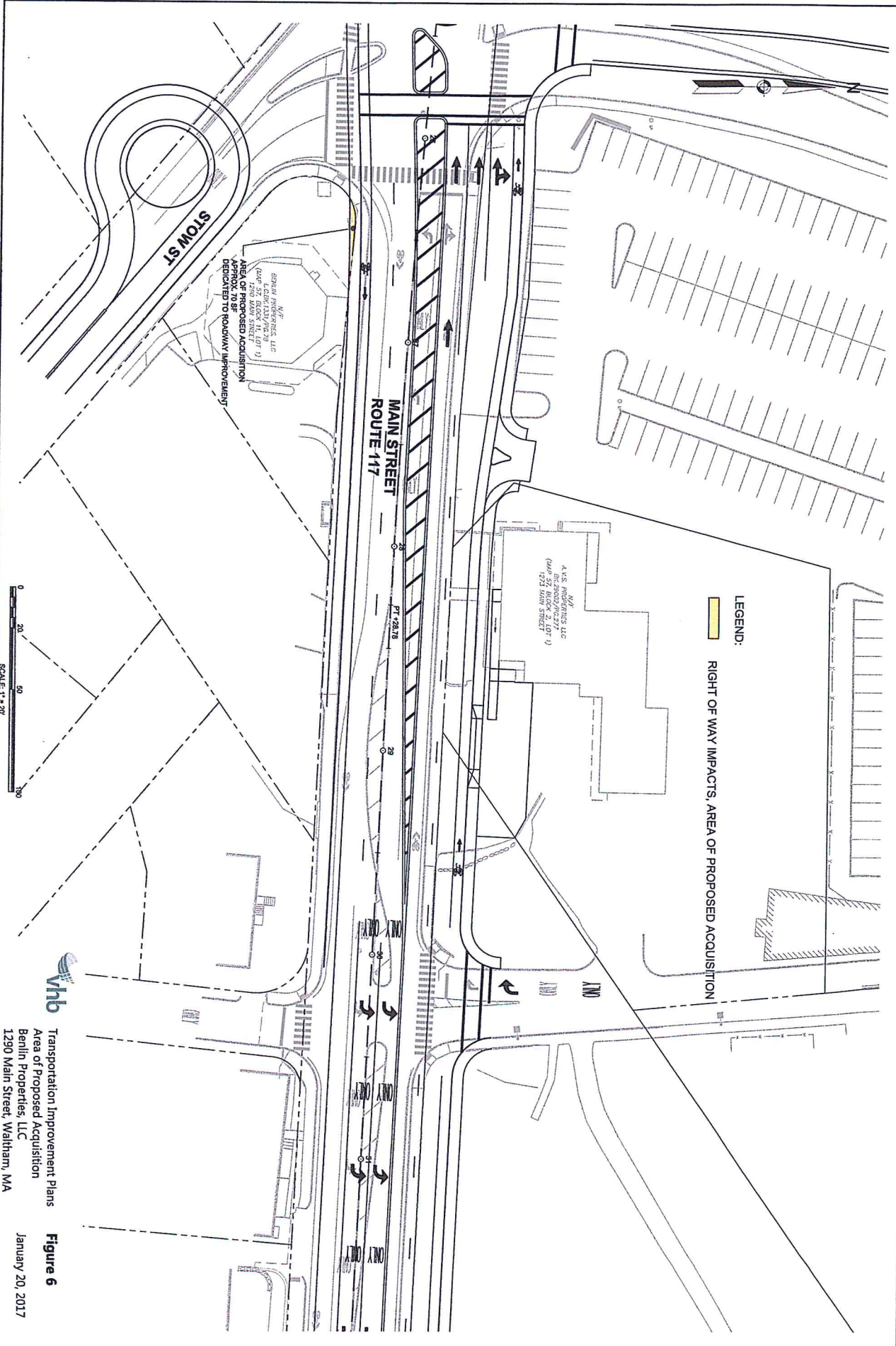


LEGEND:
RIGHT OF WAY IMPACTS, AREA OF PROPOSED ACQUISITION



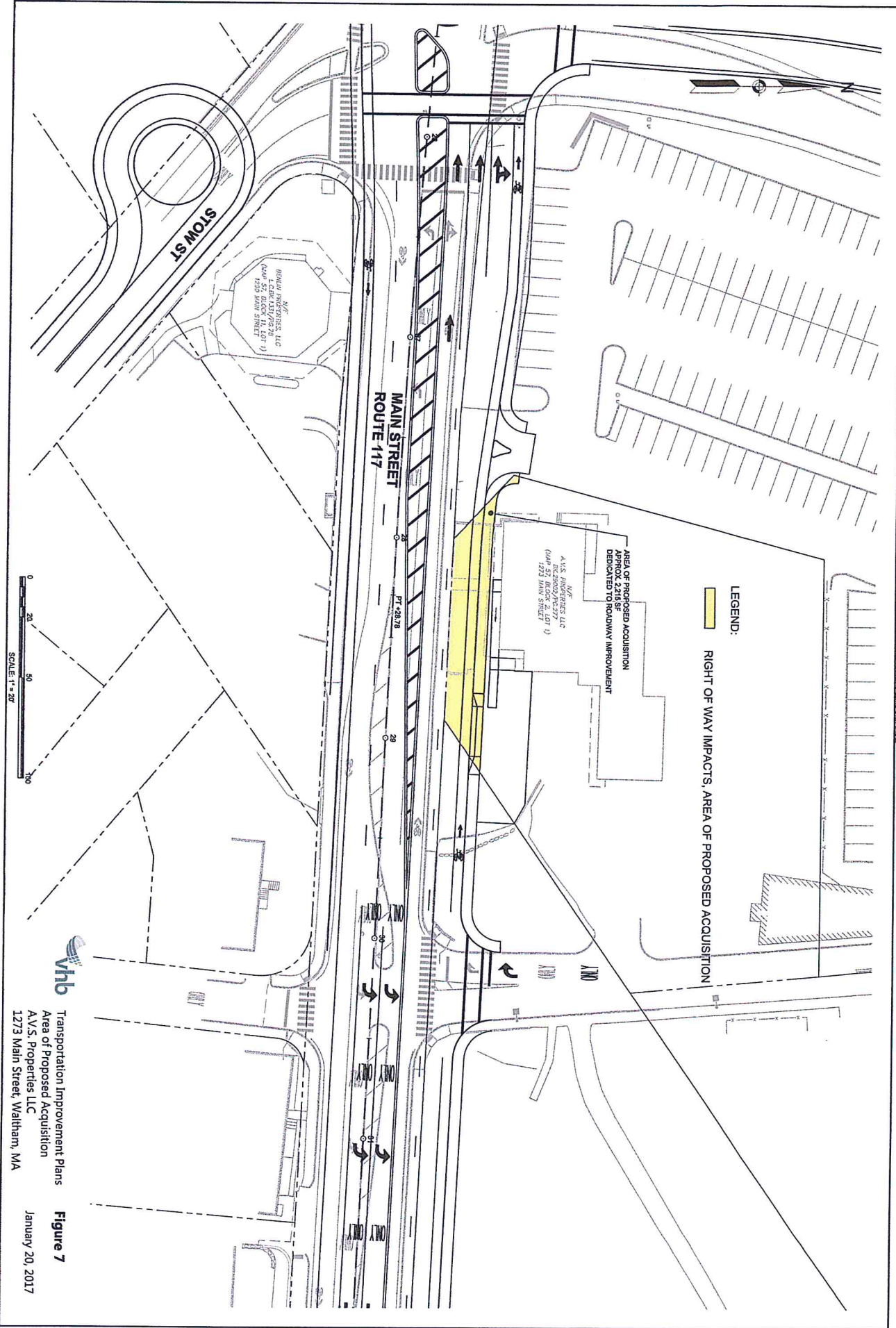
vhb
Transportation Improvement Plans
Area of Proposed Acquisition
Global Companies, LLC
1335 Main Street, Waltham, MA


Figure 5
January 20, 2017

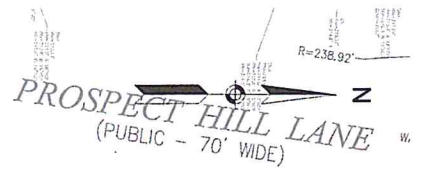


vhb Transportation Improvement Plans
 Area of Proposed Acquisition
 Benlin Properties, LLC
 1290 Main Street, Waltham, MA

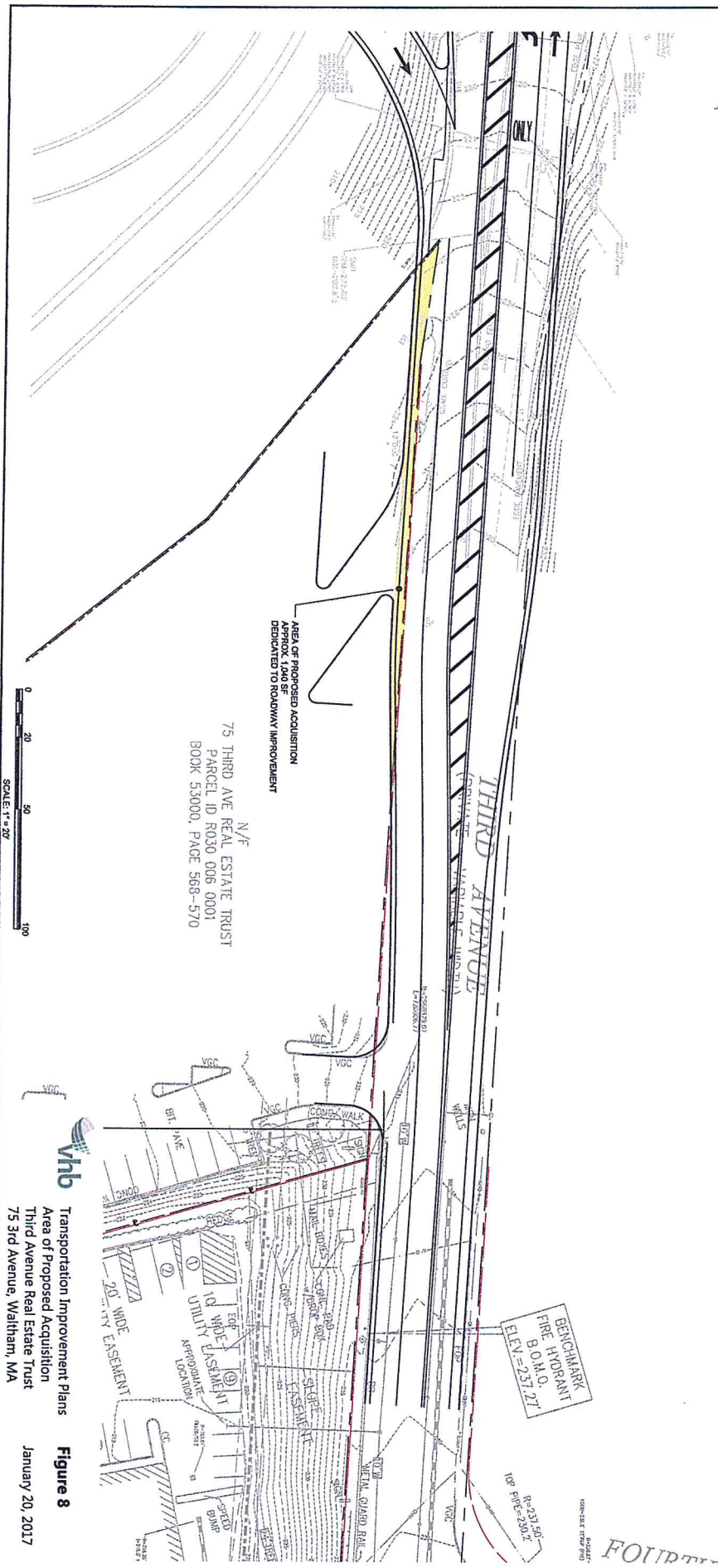
Figure 6
 January 20, 2017




Figure 7
 Transportation Improvement Plans
 Area of Proposed Acquisition
 A.V.S. Properties LLC
 1273 Main Street, Waltham, MA
 January 20, 2017



LEGEND:
 RIGHT OF WAY IMPACTS, AREA OF PROPOSED ACQUISITION



whb Transportation Improvement Plans
 Area of Proposed Acquisition
 Third Avenue Real Estate Trust
 75 3rd Avenue, Waltham, MA

Figure 8
 January 20, 2017