



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager

Date

From Board of Assessors

Reference

Subject Council Order NO. 15 - 3/11/85 re: re-examine policy
on bridges over public ways

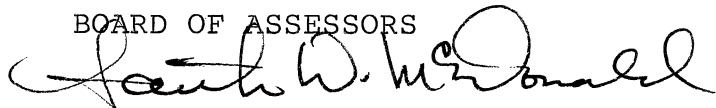
The present policy for an annual fee for pedestrian bridges over public ways was developed from a national study prepared for the City of Boston in 1977.

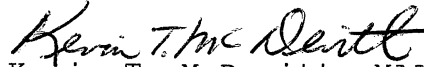
This study reviewed market value indicators for bridges used to connect various buildings in Boston, Atlanta, and Toronto, Canada and recommended cubic footage over square footage as the basis for the fee. Boston had a range of 10¢ per cubic foot to 36¢ per cubic foot for their three categories of bridges. The Assessors recommended a simpler but more favorable policy for Cambridge of 27¢ per cubic foot of bridge with a minimum fee of \$500 per pedestrian bridge. The present fees collected by the Building Department range from \$500 to \$4017. In addition to the annual fee, the pedestrian bridge will be assessed as real property multiplied times the commercial tax rate.

Our recommendation for the future is to increase the fees a minimum of 3% per year to keep abreast of inflation. The present contract agreements prepared by the Law Department limit any increase to 10% over 2 years, and proposed changes should be reviewed by them. The current fees range from \$2.50 to \$3.23 on a sq. ft. basis which is generous to the city or higher than the normal land leasing arrangements. A typical land lease would run around 11% of the value per year. The city's fees are higher than this average and reflect the city's high land values and the City Council negative policy toward granting future air rights over public ways.

Very truly yours,

BOARD OF ASSESSORS


Faith D. McDonald, CMA, MAA, CA-S


Kevin T. McDevitt, MAA, CRA


Robert P. Reardon

cc: Law Dept.
Bldg. Dept.
Fina. Dept.
KTMCD:cw



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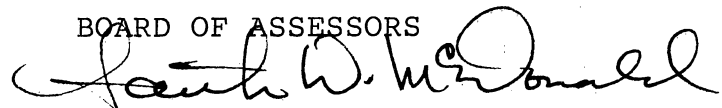
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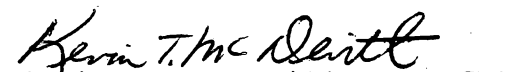
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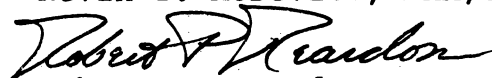
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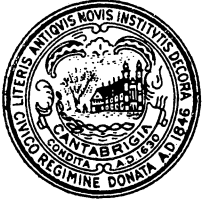
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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

May 6, 1984

To the Honorable, the City Council:

With reference to Awaiting Report Item No. 23, City Council Order No. 15 of March 11, 1985, relative to the formula used to determine assessments for bridges connecting buildings over public ways, I transmit herewith communication from the Board of Assessors outlining the present policy.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 1

P'172

Re: response to Awaiting Report Item No. 23 on
the formula used to determine assessments for
bridges connecting buildings over public ways.

In City Council,

May 6, 1985

5/6/1985

COMMUNICATION

- Placed on File