

# City of Cambridge

MASSACHUSETTS

In City Council 12-11, 2000

MS Library at Broadway, as amended

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
<del>MS</del>	✓			Mr. James Braude
	✓			Ms. Henrietta Davis
✓				Ms. Marjorie C. Decker
✓				Vice Mayor David P. Maher
✓				Mr. Kenneth E. Reeves
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Mayor Anthony D. Galluccio

MS 7 2 0 0  
 RE 0-9 6-0 9-0

# City of Cambridge

MASSACHUSETTS

In City Council 12-11, 2000

MD Amend main motion to add 1<sup>st</sup> amendment

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. James Braude
✓				Ms. Henrietta Davis
✓				Ms. Marjorie C. Decker
✓				Vice Mayor David P. Maher
✓				Mr. Kenneth E. Reeves
✓				Mr. Michael A. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
✓				Mayor Anthony D. Galluccio

8 1 0 0

# City of Cambridge

MASSACHUSETTS

In City Council 12-11, 2000

*KB Amend mass moti to include #3*

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born	✓			
Mr. James Braude	✓			
Ms. Henrietta Davis	✓			
Ms. Marjorie C. Decker	✓			
Vice Mayor David P. Maher	✓			
Mr. Kenneth E. Reeves	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.		✓		
Mayor Anthony D. Galluccio	✓			

8 1

# City of Cambridge

MASSACHUSETTS

In City Council 12-11, 2000

*KB Amend MAS's motion (library site at Broadway) by substituting library site at 65 Prospect*

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. James Braude
✓				Ms. Henrietta Davis
✓				Ms. Marjorie C. Decker
	✓			Vice Mayor David P. Maher
	✓			Mr. Kenneth E. Reeves
	✓			Mr. Michael A. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
	✓			Mayor Anthony D. Galluccio

4  
Failed

5



# CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4280 • FAX: (617) 349-4287

TTY/TDD (617) 349-4242 • Email: mdecker@ci.cambridge.ma.us

Marjorie C. Decker  
City Councillor

**To:** The Honorable, the City Council

**From:** Councillor Marjorie Decker

**Date:** December 11, 2000

**Re:** Proposed amendments

In the event that a motion to site the library in Central Square is defeated, I intend to offer the following amendments to any motion to site the new library at the present location of the Main Branch:

TF  
8-1-0

1. Ordered:

*shall be*  
It shall be the policy of the City Council to provide  
That the City Manager be and hereby is requested to  
~~develop a plan to provide~~ improved transportation options  
for residents to and from the Main Library and be it further *possibly asked*

Ordered:

That the City Manager report back on said plan *pin to* before any final vote by the City Council on the new library loan order.

*his final design approval.*

2. Ordered:

That the City Manager be and hereby is requested to develop a plan for renovating the Central Square Branch Library.

MD  
withdraw

*Ordered: It shall be the policy of me to provide improved*

Councillor Born

12-11-00

Submission to  
Clark if substituted  
Fails

Amendments to the motion to site the new Cambridge Public Library at Broadway. (These 4 amendments are offered together, not for separation.)

1. Ordered: That since the renovation of the War Memorial Facility has been previously reviewed and recommended by the City Manager and architectural services have been contracted and a community process begun, and since the City Manager has estimated that for the library project, 18 to 24 months will be necessary for design work and public hearings before construction can begin, the City Manager be and hereby is requested to prepare a bond authorization for renovations to the War Memorial facility for a City Council vote coincident with authorization of the Library bond, and to immediately complete design work on the War Memorial project with the goal of starting construction as soon as possible and completing the project before construction of the library begins.

2. Resolved: That the bond issue and budget for construction of a new library at the Broadway site not exceed the City Manager's current estimate of \$31.785 million, said figure to include all construction, related site improvements, consultants' fees, \$1.25 million for replacement of open space, temporary relocation of library during construction, and a construction contingency of 15% of the construction cost.

3. Ordered: That the City Manager be and hereby is requested to include ~~representative of the Cambridge Rindge and Latin School (CRLS) administration~~ on a Library Design Advisory and Construction Committee with the following ~~two~~ goals and that the following be considered:

- Fully integrating the existing CRLS buildings into the new site plan, including providing more direct access to the library building for students and staff of CRLS.
- Allowing and encouraging full access to the library during the school day for CRLS students and staff, as the school administration so requests.

4. Ordered: That, in recognition of the intention to create a unified site/campus plan, the City Manager be and hereby is requested to direct appropriate city departments to amend or replace the freestanding sign currently located on Broadway in front of the library and CRLS to read:

- Cambridge Rindge and Latin School
- Cambridge Public Library

and to provide similar signage on Cambridge Street.

the Supt of Design

added to main memo 8-1-0 TR

copies w/ the School Committee Supl H

w. Nelson

w. Nelson

K.B w/d

add Cambridge Street



# CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4280

Fax (617) 349-4287

Councillor Sullivan:

ORDERED: That the City Manager be and hereby is requested to bring forth a loan authorization and appropriation for the renovation and addition to the main library at the current site in the amount of \$ 31,785,495

KB in [amend] amend strike "at the current site" and replace w/ "at the 65 Prospect St. site" failed 4-5

KB to include but not be limited to all construction, related site improvements, consultants' fees, replacement of open space, temporary relocation of the library during construction and construction on amend w/ 9-0



# City of Cambridge

O-1

IN CITY COUNCIL

December 11, 2000

## COUNCILLOR SULLIVAN

- ORDERED: That the City Manager be and hereby is requested to bring forth a loan authorization and appropriation in the amount of \$31,785,495.00, for the renovation and addition to the main library at the current site, said amount to include, but not be limited to, all construction, related site improvements, consultant's fees, replacement of open space, temporary relocation of the library during construction and a construction contingency; and be it further
- ORDERED: That the City Manager be and hereby is requested to include the Superintendent of Schools or her designee on a Library Design Advisory and Construction Committee, and that said committee consider the following: Fully integrating the existing Cambridge Rindge and Latin School (CRLS) buildings into a new campus plan, including providing more direct access to the library building for students and staff of CRLS, and allowing and encouraging full access to the library during the school day for CRLS students and staff, as the school administration so requests; and be it further
- ORDERED: That it shall be the policy of the City Council to provide improved transportation options for residents to and from the Main Library, and, to this end, the City Manager hereby is requested to develop a plan for said improved transportation, possibly including a shuttle, and to report back on said plan prior to his final design approval of the new main library.

In City Council December 11, 2000.

Adopted as amended by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury  
City Clerk



EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300  
FAX 349-4307

## CONSENT AGENDA



DECEMBER 11, 2000 DATA

NOTES

1. Transmitting communication from Robert W. Healy, City Manager, relative to the siting of the main library.

1. REFERRED TO THE SPECIAL CITY COUNCIL MEETING SCHEDULED FOR 5:30 P.M.



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

*Robert W. Healy, City Manager*      *Richard C. Rossi, Deputy City Manager*

December 7, 2000

To the Honorable, the City Council:

Enclosed please find several pieces of information relative to the siting of the library, requested by the City Council over the past few weeks.

- (1) A revised chart, dated 12/7/00, which outlines overall costs and program data for five library alternatives -- one at Broadway and four at 65 Prospect Street. As you will notice on this chart there are two new columns for LIB1A and LIB2A. These options were requested by the City Council at the November 20<sup>th</sup> meeting and describe the costs of building all of the additional parking (replacement parking for East West Enterprises) needed under the proposed new library instead of building/replacing parking in the lot at 111 Bishop Allen Drive. **LIB1A AND LIB2A have not been reviewed by geo-technical or structural engineers, or by East-West Enterprises; the costs do not include temporary relocation of the 173 parking spaces during construction.**
- (2) A chart titled "Cost Comparison" dated 12/6/00 which outlines total project costs for five library alternatives, and gives details on financial options the City Council may choose. Specifically, the City Council requested financial information on: the costs saved by closing the Central Square branch library and not replacing a branch library on Broadway if the 65 Prospect Street location is chosen; the costs saved by closing the Central Square branch library and placing a 5,000 square foot branch library at the Broadway site if the 65 Prospect Street location is chosen; and the cost of renovating the existing library building for an alternative municipal use without expansion.
- (3) A chart prepared by Pfeufer/Richardson P.C. Architects titled "Library Feasibility Study Parking Alternatives" which outlines estimated construction costs on four alternatives for building a library (or library and Community Learning Center) at 65 Prospect Street. It is important to note that while the data for LIB1A (LIB1 with three levels of parking) and LIB2A (LIB 2 with three levels of parking) was extrapolated from the Daedalus information provided for the previous feasibility

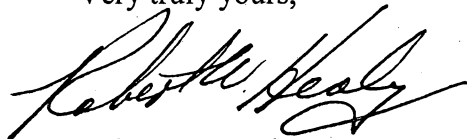


2000 Things 2 Do in 2000

study, the information on these options was not prepared by an independent cost estimator, nor were the concepts reviewed by a geo-technical or structural engineer.

- (4) Answers to additional questions raised in Council Orders #8, #17 and #19 of November 20, 2000.
- (5) The summary reports titled "Parking Data" and "Broadway Alternative, Area and Parking," originally submitted to the City Council on October 30, 2000.
- (6) November 15, 2000 letter from Dennis Carlone on the CRLS music room's impact on his conceptual design, originally submitted to the City Council on November 20, 2000.
- (7) Estimated timelines and regulatory requirements for expanding the library on Broadway and constructing a library at 65 Prospect Street.
- (8) Main Library zoning analysis, prepared by City Solicitor Russell Higley.
- (9) December 5, 2000 memo from the Cambridge Historical Commission on the review requirements by the Massachusetts Historical Commission and the Mid Cambridge Neighborhood Conservation District Commission.
- (10) A map displaying the number of households with children living within a ½ mile radius of each existing public library as well as the proposed location on Prospect Street.

Very truly yours,



Robert W. Healy  
City Manager

Attachments

**Broadway****65 Prospect/111 Bishop Allen Drive**

		LIB 1	LIB 1A	LIB 2	LIB 2A
Building	17,192,353	17,028,947	17,028,947	18,940,282	18,940,282
Library Parking	6,036,043	5,083,154	6,950,584	6,129,218	6,950,584
Commercial Parking	-	-	-	790,867	-
Replacement Parking	-	8,735,485	5,320,579	9,925,378	5,320,579
Commercial Building	-	-	-	2,252,217	-
Sub Total	23,228,396	30,847,586	29,300,110	38,037,962	31,211,445
Design Costs/Construction Contingency 25%	5,807,099	7,711,897	7,325,028	9,509,491	7,802,861
Temporary Relocation	1,500,000	-	-	-	-
Land Acquisition	1,250,000	3,000,000	3,000,000	3,000,000	3,000,000
<b>TOTAL</b>	<b>31,785,495</b>	<b>41,559,483</b>	<b>39,625,138</b>	<b>50,547,453</b>	<b>42,014,306</b>
		Best case scenario: East/West absorbs approx. \$2.7mil of cost	Does not include cost for temporary relocation of 173 spaces	Best case scenario: East/West absorbs approx. \$5.3 million of cost	Does not include cost for temporary relocation of 173 spaces

**BUILDING DATA**

Building size (square feet)	89,985	94,000	94,000	110,000	110,000
Building cost estimate	21,490,441	21,286,183	21,286,183	23,675,352	23,675,352
Cost per square foot	239	226	226	215	215

**PARKING DATA**

# of parking spaces	131	385	399	426	399
# of replacement spaces	0	251	173	251	173
# of city spaces	131	134	226	155	226

## COST COMPARISON

	..... 65 PROSPECT STREET .....				
	Broadway	LIB1	LIB1A	LIB2	LIB2A
1. Project cost (A) (B)	\$31,785,495	\$41,559,483	\$39,625,137	\$50,547,53	\$42,014,306
2. Total principal and interest (C)	\$48,900,761	\$63,937,666	\$60,961,749	\$77,765,312	\$64,637,393
3. Savings from closing Central Square and no branch at Broadway (D)	N/A	-\$12,101,660	-\$12,101,660	-\$12,101,660	-\$12,101,660
4. Savings from Community Learning Center rent (E)	N/A	N/A	N/A	-\$ 2,362,865	-\$ 2,362,865
5. Total 20 year cost	\$48,900,761	\$51,836,006	\$48,860,089	\$63,300,787	\$50,172,868
<b>6. Additional cost</b>	N/A	<b>\$ 2,935,245</b>	<b>-\$ 40,672</b>	<b>\$14,400,026</b>	<b>\$ 1,272,107</b>
7. Open Broadway branch (F)	N/A	\$ 5,394,208	\$ 5,934,208	\$ 5,394,208	\$ 5,394,208
8. Total 20 year cost	\$48,900,761	\$57,230,214	\$54,794,297	\$68,694,995	\$55,567,076
<b>9. Additional cost</b>	N/A	<b>\$ 8,329,453</b>	<b>\$ 5,893,536</b>	<b>\$19,794,234</b>	<b>\$ 6,666,315</b>
10. Renovate main library for reuse (G)	N/A	\$11,538,461	\$11,538,461	\$11,538,461	\$11,538,461
11. Total 20 year cost	\$48,900,761	\$68,768,675	\$66,332,758	\$80,233,456	\$67,105,537
<b>12. Additional cost</b>	N/A	<b>\$19,867,914</b>	<b>\$17,431,997</b>	<b>\$31,332,695</b>	<b>\$18,204,776</b>

### NOTES

- A. Broadway site includes costs of replacement open space (\$1,250,000), and temporary location of staff (\$1,500,000).
- B. LIB1A and LIB2A do not include costs for temporary relocation of 173 spaces.
- C. Principal and interest represents 20 years of payments at 5% interest.
- D. Savings for Central Square branch closing represents current budget of \$450,000 saved annually at 3% inflation rate for 20 years.
- E. Savings from Community Learning Center rent represents current lease value for 20 years at 3% inflation rate for 20 years.
- F. Cost for a Broadway branch represents 5,000 square foot branch operating budget of \$200,000 annually with 3% inflation factor for 20 years.
- G. Renovations for Main Library calls for a \$7,500,000 bond for 20 years at 5% to renovate existing building for reuse.

### Library Feasibility Study Parking Alternatives

65 Prospect Street and 111 Bishop Allen Drive

<i>Prospect Street Parking</i>	LIB 1 - one level cars <i>floor plate: 46,500 SF</i>		LIB 1 - three levels cars <i>floor plate: 46,500 SF</i>		LIB 2 - two levels cars <i>floor plate: 46,500 SF</i>		LIB 2 - three levels cars <i>floor plate: 46,500 SF</i>		<i>Broadway</i>
Level A	\$ 5,083,154	134	\$ 4,599,277	128	\$ 6,319,175	128	\$ 4,599,277	128	
Level B	\$ -	0	\$ 3,835,943	128	\$ 3,835,943	143	\$ 3,835,943	128	
Level C	\$ -	0	\$ 3,835,943	143	\$ -	0	\$ 3,835,943	143	
<b>TOTAL</b>	<b>\$ 5,083,154</b>	<b>134</b>	<b>\$ 12,271,163</b>	<b>399</b>	<b>\$ 10,155,118</b>	<b>271</b>	<b>\$ 12,271,163</b>	<b>399</b>	<b>\$ 6,036,043</b>
<i>Bishop Allen Drive Parking</i>									
Level A	\$ 4,124,984	77	\$ -	0	\$ 4,124,984	75	\$ -	0	
Level B	\$ 2,565,361	78	\$ -	0	\$ 2,565,361	80	\$ -	0	
Level C	\$ 1,783,288	39	\$ -	0	\$ -	0	\$ -	0	
Surface Parking	\$ 261,852	57	\$ -	0	\$ -	0	\$ -	0	
<b>SUBTOTAL</b>	<b>\$ 8,735,485</b>	<b>251</b>	<b>\$ -</b>	<b>0</b>	<b>\$ 6,690,345</b>	<b>155</b>	<b>\$ -</b>	<b>0</b>	
<b>TOTAL</b>	<b>\$ 13,818,639</b>	<b>385</b>	<b>\$ 12,271,163</b>	<b>399</b>	<b>\$ 16,845,463</b>	<b>426</b>	<b>\$ 12,271,163</b>	<b>399</b>	
<i>Building Estimates</i>									
Library Estimate	\$ 17,028,947		\$ 17,028,947		\$ 18,940,282		\$ 18,940,282		\$ 17,192,353
Commercial Building					\$ 2,252,217				
<b>TOTAL COST</b>	<b>\$ 30,847,586</b>		<b>\$ 29,300,110</b>		<b>\$ 38,037,962</b>		<b>\$ 31,211,445</b>		<b>\$ 23,228,396</b>

December 7, 2000

Requests for additional information on the main library including a response to Council Orders #8, #17 and #19 and of November 20, 2000

- **The rent absorbed by the Community Learning Center if it were housed in the new expanded library.**

Cost of leasing space at 19 Brookline Street for the Community Learning Center (CLC) is \$87,450 per year. If the CLC moves into a city-owned facility, the rent savings would total \$2,362,865 over 20 years (assuming a 3% rate of inflation).

The costs of incorporating the CLC into a main library at 65 Prospect Street is approximately as follows: LIB2 -- \$3,427,178 (\$2,389,169 building construction; \$1,038,009 for 21 underground parking spaces); and LIB2A -- \$3,219,548 (\$2,389,169 building constructions, 830,379 for 27 underground parking spaces).

The first-year annual debt service will range from \$322,000 to \$343,000 per year (on a 20-year bond).

- **The cost to the city for the open space replacement if the library is expanded on the current site.**

The conceptual design for the building developed by Dennis Carlone encroaches between 9,200 - 11,200 square feet of open space. The cost of acquiring land to replace this open space is hard to estimate without understanding all the factors (e.g. area of the City, zoning, existing use); however based on land values of \$90 - \$150 per square foot, costs may be as follows:

9,200 square feet	11,200 square feet
\$828,000 - 1,380,000	\$1,008,000 - 1,680,000

- **The cost absorbed/saved with the closing of the Central Square library branch. The cost absorbed/saved with the closing of the existing main library. If Broadway and Central Square branch were both closed, how much money would be save annually? Over 20 years? If the Broadway library was cut down to a 5,000 square foot branch, what would be the operating expense for this portion?**

The annual operating budget for the ~~Central Square Branch Library~~ is \$450,000. Projected over 20 years (assuming a 3% rate of inflation) ~~the savings to the City would be \$12,101,660.~~ It is important to note that ~~this savings is accrued only if the Central Square branch library is closed AND no branch is substituted at Broadway.~~

If a 5,000 square foot branch is located at Broadway, the operating expense for this portion is estimated at \$200,000 per year or \$5,394,208 over 20 years (assuming an inflation rate of 3%).

- **Value of the existing main library for other municipal purposes, if this was not maintained as a branch library.**

If the Community Learning Center was moved to Broadway, approximately \$87,450 would be saved annually from no longer leasing space at 19 Brookline Street. Similarly if the School Administration uses currently located on Thorndike Street were moved to Broadway, this would save the City \$111,492 per year or \$2,995,815 over 20 years (assuming 3% inflation).

These values, of course, do not take into account the cost of renovating the existing building at Broadway as is, which could be a substantial cost. Using an estimated \$200 per square foot, the 35,000 square foot building would cost \$7,500,000 to renovate (or \$11,538,461 over 20 years, principal and interest).

- **If we sold the Pearl Street branch, what is it worth?**

The Cambridge Assessor's Office values this 15,000 square foot parcel at \$1,005,000.

- **Savings in construction and parking if the additional parking needed on the Prospect Street site were all built under the proposed new library instead of building/replacing parking in the lot across from the potential site.**

See attached chart prepared by Pfeufer/Richardson P.C. Architects. It is important to note that, while the data was extrapolated from the Daedalus information provided for the previous feasibility study, the chart was not prepared by an independent cost estimator, nor was the concept reviewed by a geo-technical or structural engineer.

- **Commercial retail/underground parking: are there additional revenues that we will get that may offset some of these costs.**

The Assessor's office estimates a value of roughly \$6,000 increase for structural vs. surface parking. East-West's 251 parking spaces at \$6,000 equals \$1,506,000 in value and \$35,225 in annual tax payment. It is important to note, however, that because 65 Prospect Street is currently taxable property which brings in \$42,000 per year, the underground parking spaces will have little impact on tax revenue once the City acquires the property.

## PARKING DATA

	Broadway	LIB 1	LIB 2	POL 1	POL 2
Total Number of Parking Spaces:	131	385	426	430	473
Number of Replacement Spaces: (East-West Parking)	-	251	251	251	251
Number of Commercial Spaces	-	-	20	-	20
Number of City Spaces - Underground: * Police underground parking must be a secure facility	131	134	155	167*	156*
Number of City Spaces - Surface	-	-	-	12	46
Building size (GSF)	89,985 sf	94,000 sf	110,000 sf	77,500 sf	75,000 sf
Zoning Requirement for Library/Police Use:	1/800 sf 112 spaces	1/600 sf 157 spaces	1/600 sf 183 spaces	1/300 sf 258 spaces	1/300 sf 250 spaces
Average cost per space:	\$57,596	\$47,417++	\$49,429+	\$58,587++	\$49,845+
Total Parking Cost:	7,545,053	17,273,298	21,056,828	21,430,808	23,576,556
Replacement Parking Cost:	-	10,919,356	12,406,679	10,943,628	12,511,095
Commercial Parking Lot	-	-	988,580	-	996,900
Library/Police Parking Cost	7,545,053	6,353,942	7,661,522	10,487,180	10,068,690

+ average of all parking spaces (due to shared facility)

++ average of parking spaces under 65 Prospect Street only

### Broadway Alternative, Area and Parking

<u>Location/Element</u>	<u>GSF</u>	<u>COST</u>	
Renovation of existing building	25,000	\$4,221,368	
New Library Addition	58,285	11,163,007	
New Auditorium Addition	6,700	1,807,978	
Sub-Total (excluding parking)	89,985 sf	\$17,192,353	
Design Costs & Construction Contingency 25%		4,298,088	
Cost per Square Foot/existing building			\$211/sf
Cost per Square Foot/new construction			\$249/sf
<b>BUILDING TOTAL</b> (excluding parking)		<b>\$21,490,441</b>	<b>\$239/sf</b>
<b><u>Parking:</u></b>			<b><u>#/ spaces</u></b>
New Sub-Basement Level	25,390	3,836,354	73
New Basement Level	20,390	2,199,689	58
Sub-Total		\$6,036,043	131
Design Costs & Construction Contingency 25%		1,509,010	
<b>PARKING TOTAL</b>		<b>\$7,545,053</b>	<b>\$57,596/space</b>
Temporary Relocation Costs		\$1,500,000	
<b><u>TOTAL PROJECT COST</u></b>			<b>\$30,535,494</b>

CARLONE & ASSOCIATES

URBAN DESIGNERS, ARCHITECTS & DEVELOPMENT ADVISORS  
130 Prospect Street  
Cambridge, Massachusetts 02139

Voice 617/868.7887 Facsimile 617/876.4002  
E-mail dcarlone@CarloneAssociates.com  
Website www.CarloneAssociates.com

November 15, 2000

Robert W. Healy, City Manager  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, Massachusetts 02139

RE: Library Expansion - Impact of Below Grade Facilities at High School

Dear Mr. City Manager:

As your office requested, I reviewed the High School's existing music rooms which we were advised are directly under the at grade concrete amphitheater, located between the school field house and the Library. Our preliminary design for the expansion of the library had assumed no such space was below the ground (for technical reasons especially water penetration concerns). As it turns out, the amphitheater actually forms the ceiling of the band room below.

As originally proposed, a new building footprint of approximately 3,000 square feet would overlap the music rooms below. Four alternative approaches will avoid this conflict:

1. Move the addition 20 to 25 feet closer to Broadway and further away from the Arts wing's windows (which a number of people had separately requested);
2. Expand third floor areas, and surround the auditorium with the relocated 6,000 square feet, and put relocated parking below the entry courtyard and entry road;
3. Reduce the program space and parking - perhaps the TV studio/office might relocate elsewhere; or,
4. Blend all three above alternatives.

I hope my comments are helpful.

Sincerely yours,

  
Dennis Carlone AIA  
dc:hs

## TIMELINES/PERMITTING REQUIREMENTS

### **BROADWAY**

### **Zoning Districts Res. C-3; Open Space**

Permitting Requirements:

Special Permit - Traffic Review	Planning Board
Special Permit - Zoning (FAR)	Planning Board
Mid-Cambridge Neighborhood Conservation District Certificate of Appropriateness	MCNCD Commission
Massachusetts Historical Commission review	MA Historical Commission
Storage of Flammables permit	License Commission
Building permit	Inspectional Services

Timeline:

Select Design Team	3.5 months
Request for Design Services	
Interviews and contract negotiation	
Appoint Design Advisory Committee	
Design Development	18 months
Community Process	
Public Review and Permitting	
Planning Board	
Massachusetts Historical Commission	
MCNCDC	
Selection of construction contractor	3 months
Advertise	
Bidding	
Award contract/contract negotiation	
Construct library	18-24 months
 <b>TOTAL ESTIMATED TIMEFRAME</b>	 <b>42.5 - 48.5 months or</b>
<b>BROADWAY</b>	<b>3.5 - 4 years</b>

*We have used conservative time estimates. Timeframes may vary based on the complexity of the process.*

**65 PROSPECT STREET (LIBRARY USE)**

**Zoning Districts Bus. A & Res. C-1**

Permitting/Review Requirements:

Central Square Advisory Committee review  
Special Permit - Traffic Review  
Special Permit - Zoning (FAR, setback, parking)  
Storage of Flammables permit  
Building Permit

CS Advisory Committee  
Planning Board  
Planning Board  
License Commission  
Inspectional Services

Timeline:

Negotiations with East-West Enterprises	6 months
Price	
Plan	
Construction process & Temporary relocation of parking spaces	
Zoning/development issues for 111 Bishop Allen Drive	
Acquire Land	
Develop relocation plan	
Eminent domain/legal processes	
Select Design Team	3.5 months
Request for Design Services	
Interviews and contract negotiation	
Design Development	12-15 months
Community Process	
Public Review and Permitting	
Central Square Advisory Committee	
Planning Board	
Selection of construction contractor	3 months
Advertise	
Bidding	
Award contract/contract negotiation	
Project Construction:	
LIB1 & LIB2	
Construct parking garage at 111 Bishop Allen Drive (65 Prospect to be used for temporary parking)	12-15 months
Construct Library	18-20 months
<b>TOTAL ESTIMATED TIMEFRAME</b>	<b>54.5 - 62.5 months</b>
<b>LIB1 &amp; LIB2</b>	<b>4.5 - 5.2 years</b>

**LIB1A & LIB2A**

Develop plan for temporary relocation of parking spaces

Construct library

24 months

**TOTAL ESTIMATED TIMEFRAME**

**48.5 - 51.5 months**

**LIB1A or LIB2A**

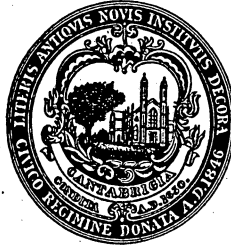
**4 - 4.3 years**

*We have used conservative time estimates. Timeframes may vary based on the complexity of the process.*

Russell B. Higley  
City Solicitor

Donald A. Drisdell  
Deputy City Solicitor

Nancy E. Glowa  
First Assistant  
City Solicitor



Arthur J. Goldberg  
Supervising Legal Counsel

Legal Counsel  
Birge Albright  
Gail S. Gabriel  
Vali Buland  
Cheryl Anne Watson  
Nancy B. Schlacter

## CITY OF CAMBRIDGE

Office of the City Solicitor  
795 Massachusetts Avenue  
Cambridge, Massachusetts 02139

December 7, 2000

Robert W. Healy  
City Manager  
City Hall  
Cambridge, MA 02139

Re: *Main Library Zoning Analysis*

Dear Mr. Healy:

Lisa Petersen asked that we provide a zoning analysis for the proposed main library projects at the two sites remaining in contention for site selection. We are providing the following analysis in response to her request. It is very important to stress that a zoning analysis at this stage of the project is difficult to perform due to the fact that, since site selection has not been finalized, project design at the sites has not progressed beyond a conceptual stage. As has been noted at various hearings before the City Council, the final building design will likely vary in some degree from the conceptual plans currently available. The current status of these proposed projects, therefore, limits our ability to provide more than a rough analysis of the zoning requirements.

### I. Broadway Site.

This site is comprised of a parcel of land owned by the City of Cambridge extending between Felton and Ellery Streets and Broadway and Cambridge Street. The proposal to expand the existing main library on this Broadway site, as drawn, we calculate would require the following relief:

(1) The proposed gross floor area in the Open Space portion of the lot may trigger the need for a special permit. As drawn, and as described by the architect, the project appears to be within the permitted gross floor area, however it would be very close to the maximum allowed as of right and the final plans might well trigger the need for a special permit as to gross floor area. There is ample remaining gross floor area in the Residence C-3 portion of the parcel where most of the new project would be constructed.

(2) A small portion of the new structure that lies within the Open Space district will trigger the need for a special permit as to height because the structure would be approximately 60 feet tall and there is a 35 foot height limit in the Open Space district.

(3) As drawn the new structure would be closer to the existing Field House and parking garage buildings than would be permitted as of right, so a special permit would be required to allow that proximity.

## II. Prospect Street.

There are currently two different proposals for a library to be constructed on a parcel at 65 Prospect Street comprised of 32,550 square feet in the Business A district and 24,050 square feet in the Residence C-1 district, which would allow a maximum total permitted gross floor area of 50,587 square feet. The proposals, as drawn, we calculate would require the following relief:

### A. Library 1.

(1) This proposal would require a special permit for gross floor area ("GFA"). The maximum allowable GFA is 50,587 square feet, and this proposal calls for a total GFA of 94,000 square feet.

(2) This proposal would also require a special permit for side yard set back relief.

(3) A special permit would be required for a reduction in the required parking. One hundred and fifty seven (157) spaces are required and one hundred and thirty-four (134) are proposed to be provided.

### B. Library 2.

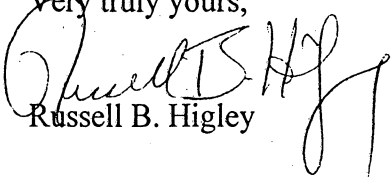
(1) This proposal would require a special permit for GFA. The maximum allowable GFA is 50,587 square feet, and this proposal calls for a total GFA of 110,000 square feet.

(2) This proposal would also require a special permit for side yard set back relief.

(3) A special permit would be required for a proposed height of 50 feet, where 35 feet is the maximum allowed height.

(4) A special permit would be required for a reduction in the required parking. One hundred and eighty-three (183) spaces are required and one hundred and fifty-five (155) are proposed to be provided.

Very truly yours,

  
Russell B. Higley



## Cambridge Historical Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139. Telephone: 617/349-4683  
Fax: 617/349-3116 TTY: 617/349-6112 E-mail: histcomm@ci.cambridge.ma.us  
URL: <http://www.ci.cambridge.ma.us/~Historic>



William B. King, *Chair*, Allison M. Crump, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
M. Wyllis Bibbins, Suzanne R. Green, Helen F. Moulton, Robert G. Neiley, Jo M. Solet, *Members*  
Bruce A. Irving, Jennifer Jones, Frank Shirley, *Alternates*

December 5, 2000

To: Robert W. Healy, City Manager

From: Charles Sullivan, Historical Commission

Re: Cambridge Public Library Site Selection: Historic Preservation  
Reviews

The Cambridge Public Library site at 449 Broadway is currently subject to several levels of historic preservation review that are intended to protect the historic structure and its setting. These reviews, while far-reaching, do not inherently preclude the possibility of library expansion on the Broadway site. In addition, the National Register status of the building makes it eligible for restoration grants from the state. There would be no historic preservation reviews at the Prospect Street site.

The Library's National Register status establishes a consultation process intended to minimize any adverse effects from a project with state or Federal involvement. A Preservation Restriction held by the Massachusetts Historical Commission establishes their jurisdiction over both interior and exterior changes to the building. Finally, the Mid Cambridge Neighborhood Conservation District Commission has binding review over projects affecting the library.

### National and State Registers of Historic Places

The Cambridge Public Library has been individually listed on the National Register of Historic Places since 1982. State law also provides for parallel listing of all National Register-listed properties on the Massachusetts Register of Historic Places.<sup>1</sup> National Register listing enables the Massachusetts Historical Commission to initiate a review process that is intended to mitigate the adverse effects of state or federally funded, licensed or permitted projects on a listed property.

In making determinations as to the impact of a project on a listed property, the Massachusetts Historical Commission is guided by the terms of the Secretary of the

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<sup>1</sup> See MGL Ch. 9, ss. 26-27C, amended; Ch. 152 of the Acts of 1982; Ch. 254 of the Acts of 1988; and regulations promulgated August 4, 1989, 950 CMR 71.00.

Interior's Standards for the Treatment of Historic Properties.<sup>2</sup> These standards are "a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations." It is the responsibility of the agency initiating funding, licensing or permitting (presumably the Massachusetts Board of Library Commissioners) to notify the Massachusetts Historical Commission and undertake this determination.

The Secretary's Standards would apply to the treatment of the existing building as well as to the construction of an addition. The standards pertaining to additions include the following:

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### Preservation Restriction

The Massachusetts Historical Commission holds a Preservation Restriction on the library as a result of a federal grant that funded restoration activities in 1984.<sup>3</sup>

The restriction, which runs in perpetuity, calls for review of all alterations to the premises unless they are "(a) clearly of minor nature and not affecting architectural and historical values, (b) the [Massachusetts Historical] Commission has previously determined that it will not seriously impair architectural and historical values after reviewing plans and specifications submitted by [the City of Cambridge], or (c) required by casualty or other emergence promptly reported to the Commission." The restriction also protects significant interior features of the existing building.

In making its determinations, the Massachusetts Historical Commission is guided by the terms of the Secretary of the Interior's "Standards for the Treatment of Historic Properties," as described above. In addition, the terms of the restriction grant the Massachusetts Historical Commission the right to inspect the premises on reasonable notice to determine that the City is in compliance with the restriction.

#### Mid Cambridge Neighborhood Conservation District

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<sup>2</sup> See attachment.

<sup>3</sup> Recorded in Middlesex County Registry of Deeds, book 16587, page 466; see attached copy, titled Section II. See also M.G.L. Ch. 184, ss 31-33.

The Cambridge Public Library is located in the Mid Cambridge Neighborhood Conservation District (NCD).<sup>4</sup> The purpose of the NCD is to protect and conserve neighborhood character by providing for review of new construction, demolition and publicly-visible exterior alterations proposed for properties in the district. The current provisions of the Mid Cambridge NCD order date from June 8, 1992 when the original order was amended; the NCD is administered by the Mid Cambridge NCD Commission (MCNDC).

The Mid Cambridge NCD order authorizes two forms of review depending on the nature of the proposal and the significance of the affected property. Advisory, or non-binding, review is provided for projects of lesser impact, while larger projects with a more substantive impact are subject to binding review, meaning that the determinations of the Mid Cambridge NCD Commission are binding on the applicant. Publicly-owned structures and structures listed on the National Register of Historic Places, such as the library, are automatically subject to the MCNDC's review and binding approval.

The MCNDC is charged with determining the appropriateness of a proposal to construct, demolish or alter the publicly-visible exterior aspects of properties in the NCD. The general objectives of the NCD are to:

- 1) avoid excessive infill;
- 2) encourage new construction which complements existing buildings;
- 3) encourage preservation of neighborhood buildings;
- 4) protect National Register structures; and
- 5) enhance the economic vitality of the neighborhood.

The Commission's determinations may contain conditions "necessary to fulfill the objectives of the District." These conditions "may impose limitations stricter than the applicable zoning regulations" but "only to the extent of a one-third reduction in (1) the additional floor area . . . permitted on the site, or a one-third reduction or one-half increase in the number of parking spaces required by zoning . . ." In imposing binding conditions with the issuance of a certificate, a concurring vote of at least four of the Commission's five members is required.

All binding determinations of the Commission are made at a public hearing held within 45 days of an application for a certificate. Hearings may be continued with the consent of the applicant. For new construction projects, hearings may be continued over a period of 1-3 months; no project review undertaken by the MCNDC has taken longer than six months. Certificates issued following the Commission's determination are valid for six months and may be renewed at the discretion of the Chair for one or more periods of six months each.

attachments: Secretary of the Interior's Standards for the Treatment of Historic Properties  
Preservation Restriction held by the Massachusetts Historical Commission

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<sup>4</sup> Established in 1985 by City Council order under Ch. 2.78, Article III of the City Code.

The Secretary of the Interior's Standards for  
the Treatment of Historic Properties, 1995

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved.

The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

#### Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining

historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

11/21/85 09127 TR 188 RE. 11

PRESERVATION RESTRICTION

The parties to this agreement are the COMMONWEALTH OF MASSACHUSETTS, by and through the MASSACHUSETTS HISTORICAL COMMISSION, which has an office at 80 Boylston Street, Boston, Massachusetts, 02116, hereinafter referred to as the Commission, and \_\_\_\_\_ the City of Cambridge \_\_\_\_\_, hereinafter referred to as the Grantor.

For good and valuable consideration the Commission imposes and the Grantor accepts the following preservation restrictions which shall be recorded with and affect those premises described in a certain deed dated \_\_\_\_\_ 1889 \_\_\_\_\_ from \_\_\_\_\_ Frederick H. Rindge \_\_\_\_\_ to the Grantor, recorded with the Middlesex South Registry of Deeds at Book 1914 \_\_\_\_\_, Page 291 \_\_\_\_\_.

These preservation restrictions are set forth so as to ensure the preservation of the architectural and historical integrity of \_\_\_\_\_ Cambridge Public Library \_\_\_\_\_, so called, located at 449 Broadway, Cambridge, Massachusetts \_\_\_\_\_, which premises have been listed on the National Register of Historic Places under the provisions of the National Historic Preservation Act of 1966 (80 Stat. 915) and/or the State Register of Historic Places. Architectural and historical integrity shall be defined as those significant characteristics which originally qualified the building for entry in the National Register of Historic Places and/or State Register of Historic Places.

PRESERVATION RESTRICTIONS

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair, and administration of the premises so as to preserve the architectural and historical integrity of the features, materials, appearance, workmanship, and environment for a period in perpetuity from the date of execution of this instrument in a manner satisfactory to the Commission. Nothing herein shall prohibit the Grantor from seeking financial assistance from any sources available to him.

2. Maintenance of Grounds: The Grantor agrees that the grounds around said building be maintained in a landscaped environment consistent with the historical character of the building. Nothing herein shall prohibit the parking on part of the premises of registered operating motor vehicles in use by the owner or occupants or visitors to the premises.

3. Inspection: The Grantor agrees that the Commission may inspect the premises from time to time during the length of the restrictions to ensure that the Grantor is in compliance with reasonable standards of maintenance and administration.

4. Alteration: The Grantor agrees that no alteration shall be made unless (a) clearly of minor nature and not affecting architectural and historical values, (b) the Commission has previously determined that it will not seriously impair architectural and historical values after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission.

5. Other Provisions:

The burden of these preservation restrictions, enumerated in paragraphs 1 through 5 inclusive, shall run with the land in perpetuity and be binding upon future owners of an interest therein. The right of enforcement of these restrictions shall be as provided in General Laws, Chapter 184, Section 32 as enacted by ACTS 1969, Chapter 666, Section 5, as it may be amended from time to time.

It is further agreed that the Commission in no way assumes any obligation for maintaining, repairing, or administering said property.

IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal this

\_\_\_\_\_ day of \_\_\_\_\_, 19

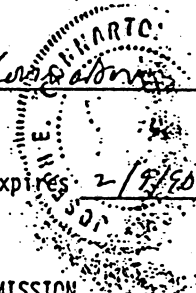
by *Robert W. Healy*  
Robert Healy, City Manager

COMMONWEALTH OF MASSACHUSETTS

*Walden* SS *November 17*, 19*85*

Then personally appeared the above named *Robert W. Healy*  
and acknowledged the foregoing instrument to be the free act and deed of  
*His*, before me,

*Joseph E. Conroy*  
Notary Public  
My commission expires *2/19/90*



APPROVAL BY MASSACHUSETTS HISTORICAL COMMISSION

The undersigned Executive Director of the Massachusetts Historical Commission hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, Section 32.

*Valerie A. Talmage*  
Valerie A. Talmage  
Executive Director  
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

*Suffolk* SS *October 7*, 19*85*

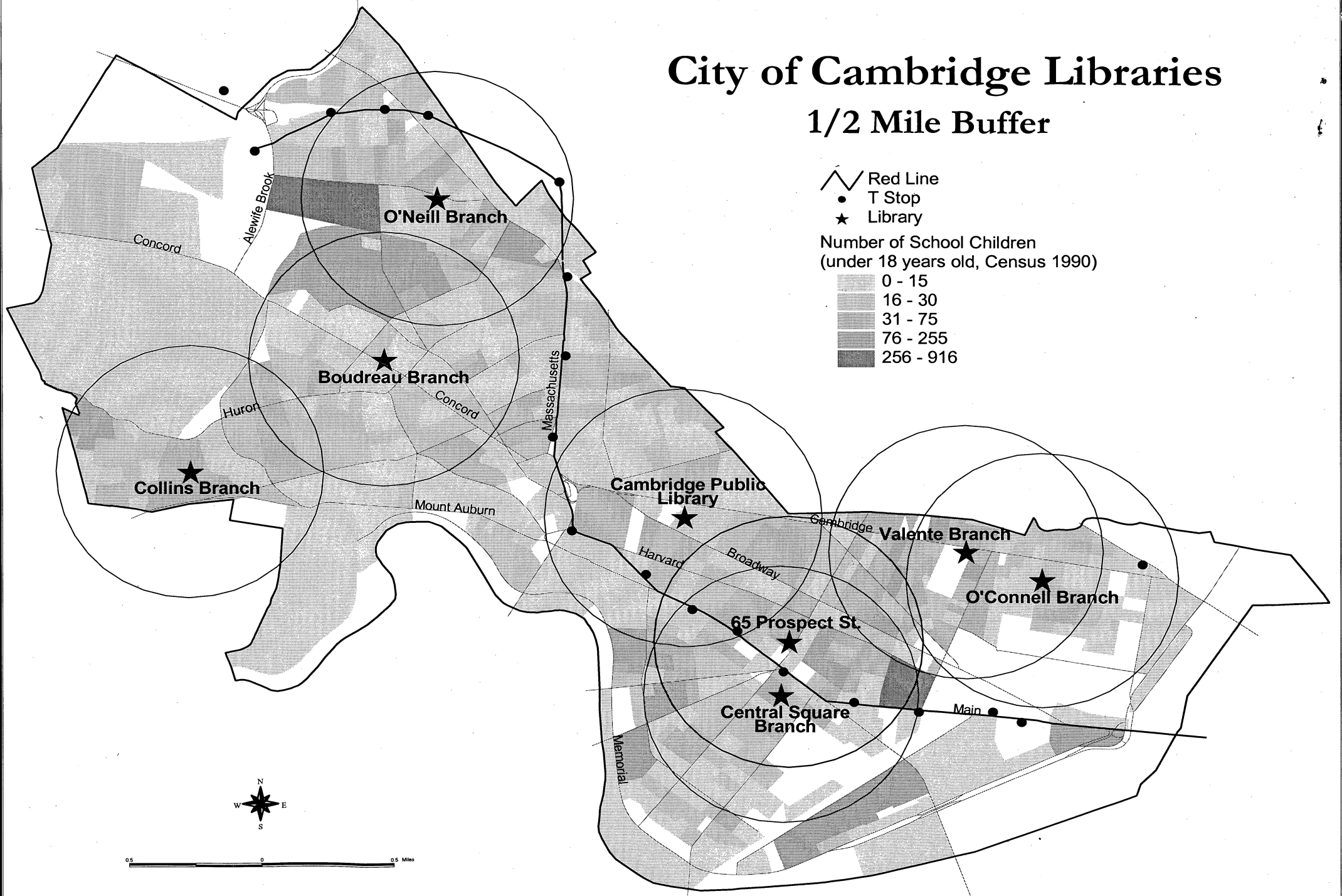
Then personally appeared the above named Valerie A. Talmage, Executive Director and Secretary, and acknowledged the foregoing approval to be the free act and deed of the Massachusetts Historical Commission, before me,

*Elsa N. Fitzgerald*  
Notary Public  
My Commission expires  
*November 3, 1989*



# City of Cambridge Libraries

## 1/2 Mile Buffer



S-448~~8~~

**Consent Agenda #1**

Communication from Robert W.  
Healy, City Manager, relative  
to the siting of the main library.

**In City Council December 11, 2000**

**ORDER ADOPTED AS  
AMENDED.  
7-2-0.**