



City of Cambridge

Consent Agenda #9A

IN CITY COUNCIL

April 28, 2003

ORDERED: Pursuant to Sec. 2.110.010G of the Cambridge Municipal Code, the City Council hereby approves a diminished process for the execution of an easement by the City Manager to the Davenport building Limited Partnership, for the installation of a 73 square foot metal canopy structure on the building located at 25 First Street, Cambridge, Massachusetts and known as the Davenport Building.

In City Council April 28, 2003.

Adopted by a ye and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive style with a large, stylized "D" and "M".

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

Consent Agenda #9B

IN CITY COUNCIL

April 28, 2003

- WHEREAS: The City of Cambridge is the owner of a certain parcel of land known as the public way, First Street, which is adjacent to a building owned by the Davenport Building Limited Partnership and such building is located at 25 First Street, Cambridge, Massachusetts; and
- WHEREAS: The Davenport Building Limited Partnership desires to install and maintain a metal canopy structure on its building which will extend over the public way; and
- WHEREAS: Pursuant to the Municipal Code of the City of Cambridge, Section 2.110.010 which regulates the disposition of City property, a request has been made to grant an easement and a request under Section 2.110.010G has been made to diminish that process; and; now therefore be it:
- ORDERED: That the City Council hereby approves and authorizes the City Manager to enter into an easement with the Davenport Building Limited Partnership on such conditions and terms the City Manager deems necessary and appropriate.

In City Council April 28, 2003.

Adopted by a ye and nay vote:-

Yeas 9; Nays 0; Absent 0.

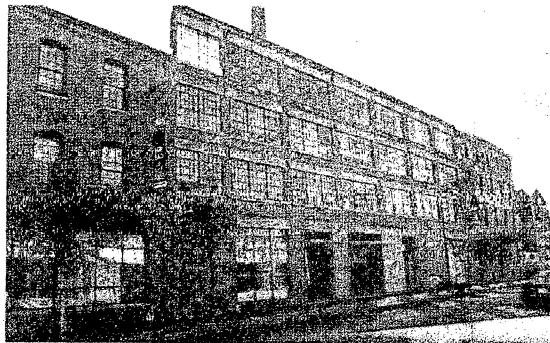
Attest:- D. Margaret Drury, City Clerk.

A true copy;

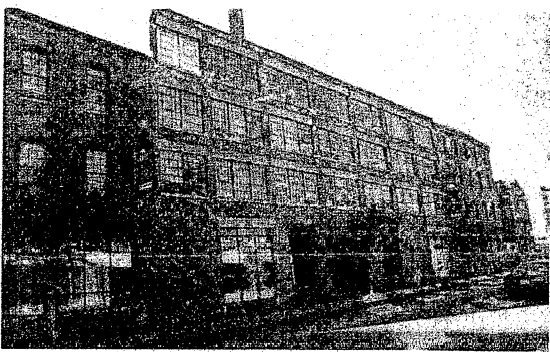
A handwritten signature in black ink, reading "D. Margaret Drury", is written over a horizontal line.

ATTEST:-

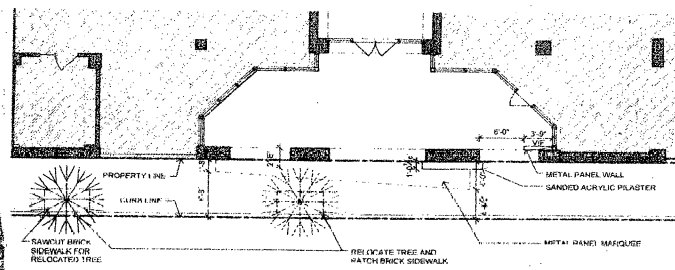
D. Margaret Drury
City Clerk



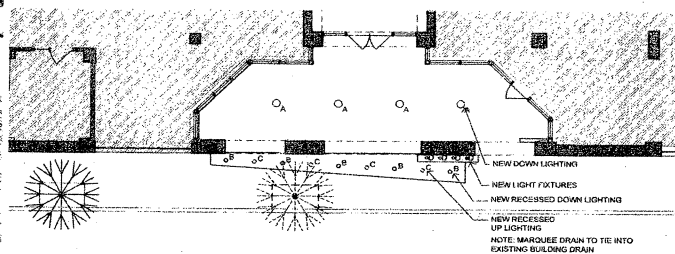
5 PROPOSED MARQUEE & SIGNAGE
SCALE: 1/8" = 1'-0"



6 EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



3 PARTIAL PLAN AT ENTRANCE
SCALE: 1/8" = 1'-0"



4 PARTIAL RCP AT ENTRANCE
SCALE: 1/8" = 1'-0"

Note: All new work complies with:
• 4th Edition of the Massachusetts State Building Code 780 CMR
• Zoning Ordinance, City of Cambridge, Feb 15, 2002

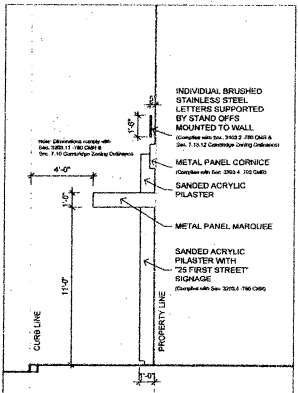
1. Massachusetts State Building Code Analysis 780 CMR, 6th Edition

Chapter 18. General Provisions	Approved	Unchanged
Section 18.01. Definitions	Approved	Unchanged
Section 18.02. General Requirements	Approved	Unchanged
Section 18.03. Construction Methods	Approved	Unchanged
Section 18.04. Materials	Approved	Unchanged
Section 18.05. Fire Protection	Approved	Unchanged
Section 18.06. Mechanical	Approved	Unchanged
Section 18.07. Electrical	Approved	Unchanged
Section 18.08. Plumbing	Approved	Unchanged
Section 18.09. Gas	Approved	Unchanged
Section 18.10. Elevators and Escalators	Approved	Unchanged
Section 18.11. Access	Approved	Unchanged
Section 18.12. Signs	Approved	Unchanged
Section 18.13. Other	Approved	Unchanged

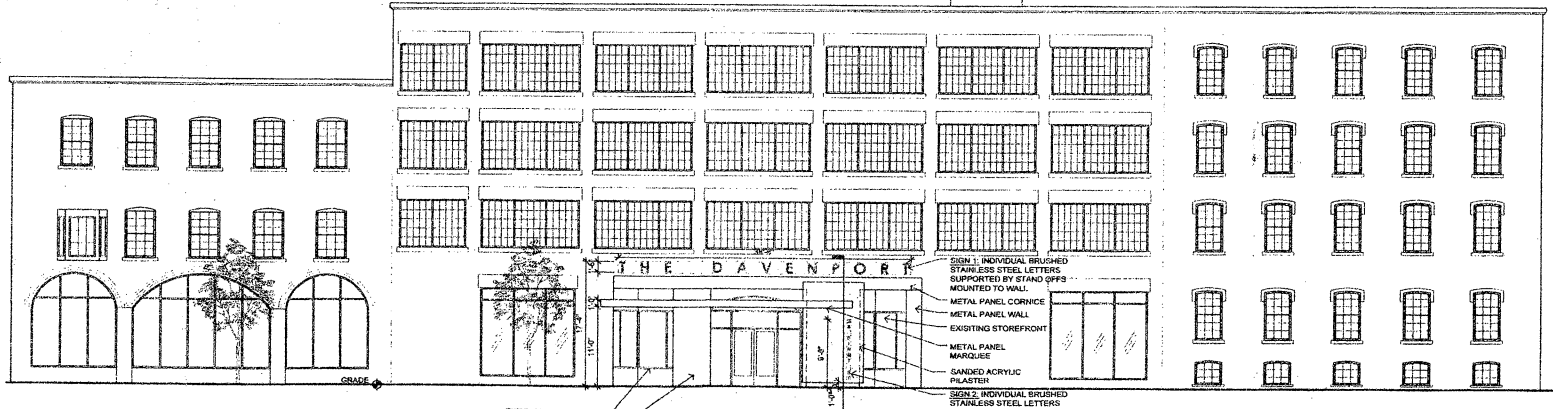
2. City of Cambridge Zoning Ordinance Summary

Section 12.01. General	Approved	Unchanged
Section 12.02. Districts	Approved	Unchanged
Section 12.03. Signs	Approved	Unchanged
Section 12.04. Other	Approved	Unchanged

1. BUILDING CODE & ZONING SUMMARY
SCALE: 1/8" = 1'-0"



7 SECTION THRU CANOPY
SCALE: 1/4" = 1'-0"



2 MAIN ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT
bh+a
Bergmann Henzler + Archetype, Inc.
318 Summer Street
Boston, MA 02210
617.350.0450 Fax
617.350.0215 Fax
www.bhplus.com

PROJECT NAME
The Davenport
25 First Street
Cambridge, MA 02142

CLIENT
Paradigm Properties
31 Milk Street
Boston, MA 02109
617.451.9800 Fax
617.451.1144 Fax
www.paradigmp.com

PROJECT TEAM

REVISIONS
1. January 8, 2003
2.
3.
4.
5.

DRAWING TITLE
Exterior Elevation & Partial Plan

DRAWING INFORMATION



December 15, 2002
DATE OF ISSUE
Drawing Set
SCALE
as noted
DATE
PROJECT
FILE

DRAWING NUMBER

A200

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The City Assessor's office has reviewed the request for an easement and as part of that review considered the value of this particular use for the surrounding neighborhood, and based upon their review has concluded that a fair market value for an easement of this sort is in the amount of \$2900.00.

I am recommending that the City grant an easement and that in consideration for doing so, there shall be a one-time fee of \$2,900.00.

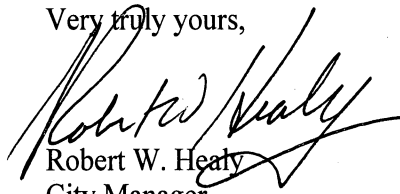
Request for Diminution of Process Stipulated in Chapter 2.110

Chapter 2.110 of the Cambridge Municipal Code on the disposition of city property allows for a diminution of the full process otherwise required by the ordinance if that process would be unduly burdensome. I believe that subsection (G) is appropriate for review of the property owner's request for this easement, and I thus request that a limited review process be approved.

Limiting the scope of review for the requested disposition would be consistent with the expressed objective of the procedure required by the Chapter: to render "a fair analysis of how the greatest public benefit can be obtained from the City property in question." I believe that the information furnished in this letter is sufficient to enable the City Council to make a determination on this matter. Carrying out a more detailed review would require a significant amount of money and staff time and expense. Since the procedure set forth in the Chapter would be costly and the use of this property is one that is consistent with City Council policy and has already been successfully in place for some time, I believe this to be the type of disposition anticipated by subsection (G) which allows for a simpler process; and I therefore request that you approve a diminution of the full disposition review process.

I appreciate your consideration of this matter, and welcome any questions you may have.

Very truly yours,



Robert W. Healy
City Manager

RWH/mec



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

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

795 Massachusetts Avenue, Cambridge, Massachusetts 02139

Voice: 617.349.4300 Fax: 617.349.4307 TTY: 617.349.4242 Web: www.cambridgema.gov

April 28, 2003

To the Honorable, the City Council:

Paradigm Properties, property manager for the Davenport Building Limited Partnership, the owners of the Davenport Building, is requesting an easement to install a metal canopy structure over the front entrance of the Davenport Building, which is located at 25 First Street. The metal canopy structure will be 73 square feet in area and will extend over the public way with dimensions as shown on the attached plan. The owners of the building will pay the City \$2900.00 for the right to install and maintain the canopy structure. This proposal requires action by the City Council.

First, the proposal must be considered by the Council pursuant to Chapter 2.110 of the Cambridge Municipal Code which governs the disposition of city-owned property. I believe this disposition may properly be subject to Section 2.110.010 (G) of that ordinance. Section G provides for the disposition of city-owned property where the full process of the ordinance would be unduly burdensome. Under this section, the City Manager may request of the City Council a diminution of the process in the ordinance; approval of this request requires a two-thirds vote of the City Council. I recommend such approval at this time.

Secondly, Section 2.110.010 also requires a two-thirds vote of the City Council to authorize the City Manager to grant the easement to the Davenport Building Limited Partnership. I also recommend that the City Council vote to authorize me to grant the easement to the Davenport Building Limited Partnership and to execute and deliver such easement in form and substance as I determine is necessary or advisable.

Description of the Property

The property managers of the Davenport Building are in the process of constructing improvements to the exterior of the building and have started the process of applying for a permit to erect new signs to be attached to the building, if approved and otherwise meeting all other requirements such as zoning compliance. The Davenport Building is in East Cambridge across from the Galleria Mall and the City's East Cambridge Parking Facility. The site is located in a Business A/PUD 4 District.

Description of Easement and Financial Arrangements

The Easement Agreement will permit the installation and maintenance of the metal canopy structure to enter the air space above First Street. In addition, the property owners will be responsible for all fees relating to the installation, maintenance and repairs to the canopy. The City will be indemnified by the property owner for any damages that may relate to the granting of the easement.

11-49

Consent Agenda #9

Request for an easement to install a metal canopy structure over the front entrance of the Davenport Building, 25 First Street.

In City Council April 28, 2003

**TWO ORDERS ADOPTED.
9-0-0.**