

City of Cambridge

MASSACHUSETTS

In City Council

1/31

1994

City Mgr's Agenda # 7

YEA	NAY	ABSENT	PRESENT	
	✓			Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
	✓			Ms. Katherine Triantafillou
✓				Mr. William H. Walsh
✓				Mayor Kenneth E. Reeves

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Russell

C. Toomey m. n.

RF/1-8

WW



City of Cambridge

Agenda Item No. 7

IN CITY COUNCIL
January 31, 1994

RESOLVED: The City Council hereby declares, pursuant to the provisions of Chapter 30B, S16 of Massachusetts General Laws, that title to the following specifically identified areas be available for disposition, subject to the following restrictions:

1. 350 Main Street

Location:

Bounded northerly by Main Street, easterly by Dock Street, southerly and westerly by property of MIT.

Length:

135'-0"

Width:

70' -0"

Area:

9,400 sf

2. Dock Street

Location:

Bounded northerly by Main Street, easterly by property of MIT, Deacon Court (a private way), property of MIT and Deacon Street, southerly by property of MIT, and westerly by property of MIT and the city of Cambridge.

Length:

198'-0"

Width:

30'-0"

Area:

5,910 sf

3. Deacon Street

Location:

Bounded northerly by property of MIT, easterly by Carlton Street, southerly by property of MIT, and westerly by Dock Street.

Length:

220'-0"

Width:

30'-0"

Area:

6,600

As shown on Assessor's Map No. 48.

Restrictions:

- Disposition of all properties shall be subject to any restrictions that may be deemed reasonable by the City Council and which may be identified during the public processes for the disposition of the properties.

In City Council January 31, 1994.

Adopted by a yea and nay vote:-

Yeas 7; Nays 2; Absent 0.

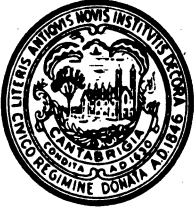
Attest:- D. Margaret Drury, City Clerk.

A true copy

D. Margaret Drury

ATTEST:-

D. Margaret Drury
City Clerk



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

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EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

January 31, 1994

To the Honorable, the City Council:

Recommendation:

That the City Council adopt the attached order, declaring 350 Main Street, Deacon and Dock Streets available for disposition. This will allow the City to move forward with the procurement process for real estate disposition required under Massachusetts General Law chapter 30B.

Throughout the process of disposition, as required by City Ordinance and State Law, there are numerous opportunities for the City Council and the public to comment and make recommendations. At the conclusion of the process, the City Council is required to vote on the actual disposition. At this time, I am only asking the Council to allow the process to begin.

The revenues from this sale will offset the costs of two identified priority projects: a public safety computer aided dispatch system, and a youth center to serve the East Cambridge and Wellington-Harrington neighborhoods.

Background:

(1) Public Safety Computer Aided Dispatch System

In August, 1992 the City began a process to evaluate mechanisms to increase the effectiveness and efficiency of our fire response. Recommendations that came from this analysis include the closing of Engine Seven and the implementation of a computer-aided dispatch system (CAD). Based on this analysis and the imminent change from 9-1-1 to Enhanced 9-1-1, a decision was made to combine the Fire and Police emergency communications into one, computerized communications center.

Implementation of CAD is a far-reaching and equitable improvement to our fire protection

service in that it reduces the response times to almost all citizens by the same amount. The time spent passing information, or transferring a caller requesting service, from the 9-1-1 Center at the Police Department to the Electrical Department's Communications Center should be eliminated by establishing one communications center to service all emergency response organizations in the City. It also should be noted that the communications equipment currently used by the Police Department is quickly becoming inadequate to serve a growing number of emergency calls for service.

The cost of this center is estimated at \$3M to \$3.5M. As stated to the City Council over the last 12 months, it has always been the intention to leverage the sale of the former fire station to finance this critical public safety system. To maximize the revenue for this project, it is recommended that the sale of Deacon and Docks Streets be included as well.

(2) Eastern Cambridge Youth Center

Over the past year, City staff have been extensively involved in discussions with East Cambridge and Wellington-Harrington residents and a Youth Center Selection Committee about the need for a youth center and an appropriate location. A site has been identified on Donnelly Field, in an area that now contains tennis courts which are in poor condition and are generally unused. A community meeting to discuss this site was held on January 25, 1994. The process to hire an architect to conduct a feasibility study has also begun.

Almost simultaneous with the fire study and the youth center needs assessment, the entire Kendall Square area was the subject of a series of forums sponsored by the Mayor in an attempt to clarify the community's vision for future work, building upon the experiences of the last decade of development in the area. The urban design recommendations that resulted from these forums, now before the Planning Board, are important considerations in disposing of this property.

My goals are twofold: to maximize the City's profit in order to adequately finance CAD and a Eastern Cambridge Youth Center, and to enhance the Kendall Square area.

Procurement Process:

Massachusetts General Law Chapter 30B governs procurement by local governments. M.G.L. 30B stipulates that in order to dispose of real property, the governing body must first declare the land to be surplus. Once this takes place, the City will solicit proposals. In order to select a proposal among competing proposals, evaluation criteria by which each proposer will be weighed, must be established. The goal, of course, is to encourage open and fair competition which keeps proposers on common footing, and results in manageable and meaningful comparisons.

The notice of proposal availability will be published in the Cambridge Chronicle and Tab, and in the Central Register published by the Secretary of State.

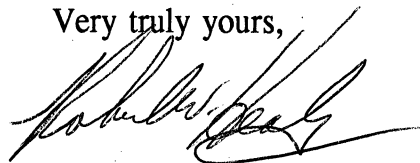
Disposition Process:

In additional to the procurement process outlined above, Section 2.110.010 of the City of Cambridge Municipal Code, Disposition of City Property, outlines a process for the City Manager to conduct which will result in "fair analysis of how the greatest public benefit can be obtained from the property in question." The ordinance stipulates that the City Manager prepare a report to carefully consider a series of issues enumerated in the ordinance, including: a description of alternative uses for the property, analyzing the public benefits, drawbacks and financial impact of each; the zoning status and previous attempts to rezone the property; the development potential of the property; and a description of development plans including traffic and parking studies, and other appropriate analysis of the impact on the neighboring area and the City as a whole.

Throughout the disposition process, there are numerous opportunities for public input on this disposition. As required by the ordinance, a community meeting will be held by the City Manager to discuss issues and community concerns. After the City Manager's report, which will analyze the above mentioned issues and incorporate the feedback from the community meeting, is forwarded to the City Council and Planning Board, the Planning Board will hold a hearing(s) and forward its recommendations to the City Manager for final submission to the Council. The City Council will then hold a public hearing, and take action based on final recommendations. The disposition of City property requires 6 votes of the City Council.

I encourage you to adopt the attached order, allowing the City to proceed with the disposition process.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert W. Healy', written over a horizontal line.

Robert W. Healy
City Manager

Attachment

Agenda # 7

S-27

Declaration of availability of 350
Main Street, Deacon and Dock Streets.

In City Council,

January 31, 1994

Order adopted
7-2-0