

M45

Order:

~~Move~~ That the City Manager be requested to draft and submit a proposed amendment to the Zoning Ordinance to ~~perm~~ allow for municipal library use in every zoning district, and to allow for any dimensional relief that would be required for such municipal library to be available by a special permit from the Planning Board.

24/8

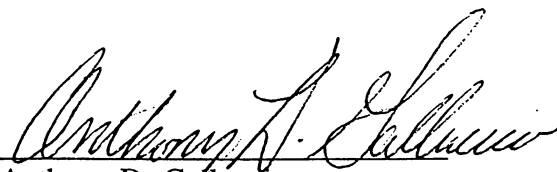
City of Cambridge

April 21, 2000

Dear Councillor:

You are hereby notified to attend a *Special Meeting* of the City Council for
Thursday, April 27, 2000 at 7:30 p.m. in the Sullivan Chamber.

By order of His Honor the Mayor.


Anthony D. Galluccio
Mayor

The purpose of this meeting is to have a working meeting to continue to discuss siting of a new public library. The meeting will be subject to the Rules of the City Council, as amended, except the public comment on this topic was taken at the April 5, 2000 meeting, and there will be no additional public comment at this meeting.

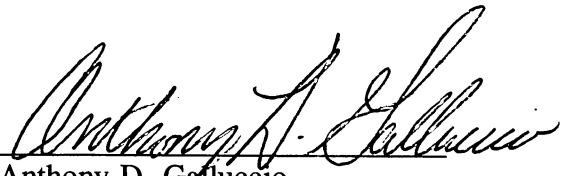
City of Cambridge

April 21, 2000

Dear Councillor:

You are hereby notified to attend a *Special Meeting* of the City Council for
Thursday, April 27, 2000 at 7:30 p.m. in the Sullivan Chamber.

By order of His Honor the Mayor.


Anthony D. Galluccio
Mayor

The purpose of this meeting is to have a working meeting to continue to discuss siting of a new public library. The meeting will be subject to the Rules of the City Council, as amended, except the public comment on this topic was taken at the April 5, 2000 meeting, and there will be no additional public comment at this meeting.

MEETING HELD.

City of Cambridge

ORDER LIST FOR SPECIAL CITY COUNCIL MEETING OF THURSDAY, APRIL 27, 2000

1. Draft and submit a proposed amendment to the Zoning Ordinance to allow for municipal library use in every zoning district.
Councillor Sullivan
1. ORDER ADOPTED.



City of Cambridge

0-1.

IN CITY COUNCIL

April 27, 2000

COUNCILLOR SULLIVAN

ORDERED: That the City Manager be and hereby is requested to draft and submit a proposed amendment to the Zoning Ordinance to allow for municipal library use in every zoning district, and to allow for any dimensional relief that would be required for such municipal library to be available by a special permit from the Planning Board.

In City Council April 27, 2000.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "D. Margaret Drury". The signature is written in a cursive style with a large, looped "D" and a long, sweeping tail.

D. Margaret Drury
City Clerk

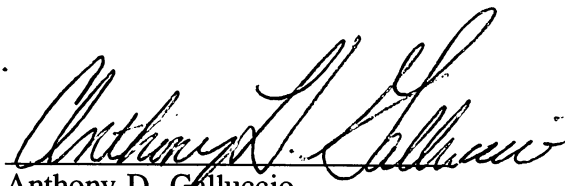
City of Cambridge

April 21, 2000

Dear Councillor:

You are hereby notified to attend a *Special Meeting* of the City Council for
Thursday, April 27, 2000 at 7:30 p.m. in the Sullivan Chamber.

By order of His Honor the Mayor.


Anthony D. Galluccio
Mayor

The purpose of this meeting is to have a working meeting to continue to discuss siting of a new public library. The meeting will be subject to the Rules of the City Council, as amended, except the public comment on this topic was taken at the April 5, 2000 meeting, and there will be no additional public comment at this meeting.

City of Cambridge

April 21, 2000

Dear Councillor:

You are hereby notified to attend a *Special Meeting* of the City Council for
Thursday, April 27, 2000 at 7:30 p.m. in the Sullivan Chamber.

By order of His Honor the Mayor.



Anthony D. Galluccio
Mayor

The purpose of this meeting is to have a working meeting to continue to discuss siting of a new public library. The meeting will be subject to the Rules of the City Council, as amended, except the public comment on this topic was taken at the April 5, 2000 meeting, and there will be no additional public comment at this meeting.

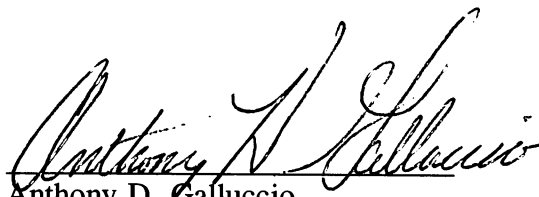
City of Cambridge

April 21, 2000

Dear Councillor:

You are hereby notified to attend a *Special Meeting* of the City Council for
Thursday, April 27, 2000 at 7:30 p.m. in the Sullivan Chamber.

By order of His Honor the Mayor.


Anthony D. Galluccio
Mayor

The purpose of this meeting is to have a working meeting to continue to discuss siting of a new public library. The meeting will be subject to the Rules of the City Council, as amended, except the public comment on this topic was taken at the April 5, 2000 meeting, and there will be no additional public comment at this meeting.

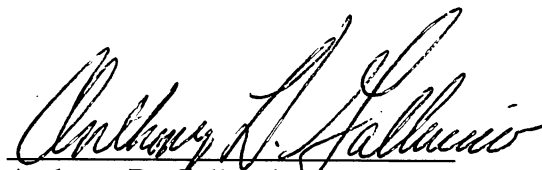
City of Cambridge

April 21, 2000

Dear Councillor:

You are hereby notified to attend a *Special Meeting* of the City Council for
Thursday, April 27, 2000 at 7:30 p.m. in the Sullivan Chamber.

By order of His Honor the Mayor.


Anthony D. Galluccio
Mayor

The purpose of this meeting is to have a working meeting to continue to discuss siting of a new public library. The meeting will be subject to the Rules of the City Council, as amended, except the public comment on this topic was taken at the April 5, 2000 meeting, and there will be no additional public comment at this meeting.

**Special Meeting Notice
for April 27, 2000 at
7:30 p.m. to continue
to discuss siting of a
new public library.**

In City Council April 27, 2000

**SPECIAL MEETING OF THE CITY COUNCIL
ON THE LIBRARY**

APRIL 27, 2000

AGENDA

- (1) Update on 4 sites**
- (2) Executive Session on matters of threatened litigation and values of real estate as they relate to potential eminent domain proceedings**
- (3) Zoning Analysis**
- (4) Questions/Answers**

Cambridge Library Site Selection Study: Site Evaluation Matrix

04/027/00

	Broadway	7-Eleven Block	Prospect Street Lot	Post Office / YMCA Block	Notes
'Civic Heart'	Possesses qualities appropriate to civic heart: only site with significant open space amenity	Potential to be part of civic district; potential for interior open space amenity	Potential to be part of civic district; 1 block removed from Mass Ave. complicates	Possesses qualities appropriate to civic heart: distinctive architecture, proximity to City	Source: Sasaki Associates
Program Suitability	Existing building, proximity to high school & protection of open space, complicated	3 exposures are good, underground parking, potential for roof garden, interior open	4 exposure, underground parking, interior open space	Mass Ave. facade must be preserved, underground parking in rear	Source: Sasaki Associates
Parcel Size	4 acres including building and park	36,501 square feet	53,300 square feet	39,350 square feet (Post Office only)	Source: Assessor's Office
Centrality	Located in geographic heart of the city	Located in demographic center of the city	Located in demographic center of the city	Located in demographic center of the city	Source: Sasaki Associates
Accessibility	Within 10 min. of Harvard Square T-stop, accessed by 2 direct bus routes, 7 routes from Harvard Square	Within 2 min from Central Square T-stop, accessed by 8 bus routes	Within 2 min from Central Square T-stop, accessed by 8 bus routes	Within 2 min from Central Square T-stop, accessed by 8 bus routes	Source: Sasaki Associates
Availability	City-owned	Multiple owners (3): two with written opposition. Eminent domain required.	Eminent domain probable.	Post Office is owned by Federal Government; contingent upon re-location of post office	Source: City Manager's Office
Utilities	Water, sewer, electric, storm sewers are good	No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	Extraordinary premiums if underground structure on Green Street.	Existing Library source is TMP report; other sites per City Engineer
Environmental/Soils	Existing structure is in sound condition. No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	Existing Library source is LeMessurier report; other sites per City Engineer
Regulatory	Base zoning = C3 Open Space district; special permit required	Central Sq. Overlay District allowed FAR - 3.0, max. ht. - 80', ground floor devoted to public uses	2/3 of lot zoned BA, which lies partially in CSOD, base zoning FAR - 1.0, max. ht. - 35'	Central Sq. Overlay District allowed FAR - 3.0, max. ht. - 80', ground floor devoted to public uses	
Traffic	No additional traffic measures foreseen; access from Broadway	No additional traffic measures foreseen	No additional traffic measures foreseen	Traffic impacts need to be studied.	Source: City of Cambridge Traffic & Transportation Dept.
Existing Parking	32 existing library spaces; 200 additional spaces in school garage	14 existing spaces; 676 public spaces within 1,200 ft	173 existing spaces, 676 public spaces within 1,200 ft	676 public spaces within 1,200 ft	Source: GIS data with field verification by Sasaki
Proposed Parking	63 library plus 200 existing school spaces. One level below grade.	77 spaces on one level below grade. (Can go 2nd level below and add 73 spaces)	153 spaces (+173 replacement spaces). Two levels below grade.	100 spaces, one or two levels below grade	Source: Carbone & Associates; HMFH Architects; Pfeuffer Richardson
Cost of Acquisition	City-owned	\$8,000,000 (does not include costs that may result from litigation/damages)	\$8,200,000 (includes replacement parking costs)	Cost of acquiring/relocating PO, + cost of city-owned land, + possible \$\$ for YMCA. Need to further study	Source: Current real estate values (per RE Appraiser)
Cost of Construction (library & parking)	\$23,450,000	\$24,810,000	\$27,090,000	\$24,500,000	Source: Sasaki Associates, updated.

LIBRARY ALTERNATIVES: PRELIMINARY COST ESTIMATES

	<u>Broadway</u> 141,000 sf	<u>7-11 Block</u> 36,501 sf	<u>65 Prospect St.</u> 53,300 sf
Building Costs	\$21,500,000	\$22,500,000	\$22,500,000
Parking Costs	\$1,950,000	\$2,310,000	\$4,590,000
Land Acquisition/ Relocation Costs	\$1,500,000	\$8,000,000	\$8,200,000
Total	<u>\$24,950,000</u>	<u>\$32,810,000</u>	<u>\$35,290,000</u>

20,000 sf
renovation
(\$175/sf)

80,000 sf new
construction
(\$225/sf)

65 cars
underground

77 cars
underground

100,000 sf new
construction
(\$225/sf)

Does not include
additional
costs/damages
that may result
from litigation.

Acquisition costs include
\$3M cash, plus \$5.2M for
the replacement of 173
parking spaces
underground.

153 cars underground for
library parking.

100,000 sf of new
construction (\$225/sf)

**SPECIAL MEETING OF THE CITY COUNCIL
ON THE LIBRARY**

APRIL 27, 2000

AGENDA

- (1) Update on 4 sites**
- (2) Executive Session on matters of threatened litigation and values of real estate as they relate to potential eminent domain proceedings**
- (3) Zoning Analysis**
- (4) Questions/Answers**

Cambridge Library Site Selection Study: Site Evaluation Matrix

04/027/00

	Broadway	7-Eleven Block	Prospect Street Lot	Post Office / YMCA Block	Notes
'Civic Heart'	Possesses qualities appropriate to civic heart: only site with significant open space amenity	Potential to be part of civic district; potential for interior open space amenity	Potential to be part of civic district; 1 block removed from Mass Ave. complicates	Possesses qualities appropriate to civic heart: distinctive architecture, proximity to City	Source: Sasaki Associates
Program Suitability	Existing building, proximity to high school & protection of open space, complicated	3 exposures are good, underground parking, potential for roof garden, interior open	4 exposure, underground parking, interior open space	Mass Ave. facade must be preserved, underground parking in rear	Source: Sasaki Associates
Parcel Size	4 acres including building and park	36,501 square feet	53,300 square feet	39,350 square feet (Post Office only)	Source: Assessor's Office
Centrality	Located in geographic heart of the city	Located in demographic center of the city	Located in demographic center of the city	Located in demographic center of the city	Source: Sasaki Associates
Accessibility	Within 10 min. of Harvard Square T-stop, accessed by 2 direct bus routes, 7 routes from Harvard Square	Within 2 min from Central Square T-stop, accessed by 8 bus routes	Within 2 min from Central Square T-stop, accessed by 8 bus routes	Within 2 min from Central Square T-stop, accessed by 8 bus routes	Source: Sasaki Associates
Availability	City-owned	Multiple owners (3): two with written opposition. Eminent domain required.	Eminent domain probable.	Post Office is owned by Federal Government; contingent upon re-location of post office	Source: City Manager's Office
Utilities	Water, sewer, electric, storm sewers are good	No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	Extraordinary premiums if underground structure on Green Street.	Existing Library source is TMP report; other sites per City Engineer
Environmental/Soils	Existing structure is in sound condition. No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	No extraordinary premiums are foreseen	Existing Library source is LeMessurier report; other sites per City Engineer
Regulatory	Base zoning = C3 Open Space district; special permit required	Central Sq. Overlay District allowed FAR - 3.0, max. ht. - 80', ground floor devoted to public uses	2/3 of lot zoned BA, which lies partially in CSOD, base zoning FAR - 1.0, max. ht. - 35'	Central Sq. Overlay District allowed FAR - 3.0, max. ht. - 80', ground floor devoted to public uses	
Traffic	No additional traffic measures foreseen; access from Broadway	No additional traffic measures foreseen	No additional traffic measures foreseen	Traffic impacts need to be studied.	Source: City of Cambridge Traffic & Transportation Dept.
Existing Parking	32 existing library spaces; 200 additional spaces in school garage	14 existing spaces; 676 public spaces within 1,200 ft	173 existing spaces, 676 public spaces within 1,200 ft	676 public spaces within 1,200 ft	Source: GIS data with field verification by Sasaki
Proposed Parking	63 library plus 200 existing school spaces. One level below grade.	77 spaces on one level below grade. (Can go 2 nd level below and add 73 spaces)	153 spaces (+173 replacement spaces). Two levels below grade.	100 spaces, one or two levels below grade	Source: Carlone & Associates; HMFH Architects; Pfeufer Richardson
Cost of Acquisition	City-owned	\$8,000,000 (does not include costs that may result from litigation/damages)	\$8,200,000 (includes replacement parking costs)	Cost of acquiring/relocating PO, + cost of city-owned land, + possible \$\$ for YMCA. Need to further study	Source: Current real estate values (per RE Appraiser)
Cost of Construction (library & parking)	\$23,450,000	\$24,810,000	\$27,090,000	\$24,500,000	Source: Sasaki Associates, updated.

LIBRARY ALTERNATIVES: PRELIMINARY COST ESTIMATES

	Broadway 141,000 sf	7-11 Block 36,501 sf	65 Prospect St. 53,300 sf
Building Costs	\$21,500,000	\$22,500,000	\$22,500,000
Parking Costs	\$1,950,000	\$2,310,000	\$4,590,000
Land Acquisition/ Relocation Costs	\$1,500,000	\$8,000,000	\$8,200,000
Total	<u>\$24,950,000</u>	<u>\$32,810,000</u>	<u>\$35,290,000</u>

20,000 sf
renovation
(\$175/sf)

80,000 sf new
construction
(\$225/sf)

65 cars
underground

77 cars
underground

100,000 sf new
construction
(\$225/sf)

Does not include
additional
costs/damages
that may result
from litigation.

Acquisition costs include
\$3M cash, plus \$5.2M for
the replacement of 173
parking spaces
underground.

153 cars underground for
library parking.

100,000 sf of new
construction (\$225/sf)

106 J
Agenda for Special Meeting on the siting
of a new public library.

S-106

In City Council April 27, 2000