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June 3, 1998

Members of the Cambridge City Council
City Clerk – Council Communication

I am one of the Area Four residents who has publicly sought a compromise with the Bullfinch Company which would have supported the development of the 205 parcel with previously agreed to deed restrictions, set backs, construction/noise mitigation, retail space etc. only if the entire 210 Broadway site was sold to the City of Cambridge or a developer for affordable housing and/or open space at a "reasonable" price.

One year ago the Area Four Coalition put aside \$200,000 for the purchase of the 210 site for affordable housing and/or open space from formerly UDAG funds. It now appears that one year too late Just-A-Start made a "reasonable" offer for the site, \$2.1M, which was more than Bullfinch paid for the land less than one year ago. In addition, the \$200,000 from the Area Four Coalition could have potentially been added to that offer!

I, and others, have asked for a meeting with Bullfinch and other interested parties, to try to negotiate this compromise. This meeting was rejected. (see attachments)

In conversations with the Bullfinch Company there were two reasons given for the rejection of this meeting:

- 1) Most significantly, those neighborhood "leaders/representatives" that have been negotiating a settlement package with the developer adamantly refuse to give up any portion of the benefit package (the development part of the package valued at nearly \$500,000 is central to this issue), even if it would mean that the entire 46,000 square foot 210 Broadway site would be available to the community for affordable housing and/or open space! The neighborhood "leaders/representatives" cancelled the final scheduled April public meeting and have rejected every request made in the past six weeks that they appear in public to discuss their negotiation and a possible compromise;
- 2) Those "leaders/representatives" seeking the downzoning have refused to budge on their position even if it would mean the entire 210 Broadway site could become affordable housing and/or open space.

I am asking the members of the City Council to make every effort to broker a compromise with the Bullfinch Company, a compromise which would result in the entire 210 Broadway site being made available for affordable housing and/or open space, prior to any final vote on the downzoning now before the Council.

Thank you,


Gerald Bergman

THE BULFINCH
COMPANIES, INC.
SINCE 1936

Investment Real Estate

May 26, 1998

VIA US MAIL

Mr. Gerald Bergman
82 Elm Street
Cambridge, MA 02139

RE: 210 Broadway, Cambridge, MA

Dear Mr. Bergman:

We are in receipt of your letter dated May 20, 1998 with respect to the above referenced property and we thank you for your continuing interest. We are unable to consider a sale of the property as we are proceeding with our plans to develop the 210 Broadway property consistent with the Development Controls and Community Benefits Program that has been negotiated with members of the Community.

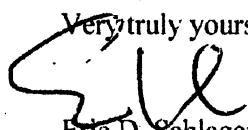
Enclosed please find a copy of our May 18, 1998 letter to Ms. Barbara Shaw of Just A Start Corporation responding to the recent offer to purchase the 210 Broadway property which we received from Just A Start Corporation. Also enclosed are copies of the May 4, 1998 letter to Susan Schlesinger and the April 24, 1998 letter to Susan Schlesinger advising that the sale of 210 Broadway "is not in the cards".

We are awaiting response to our inquiry to Just A Start Corporation in the May 18 letter whether that firm has any interest in developing the proposed community land portion of 210 Broadway into affordable housing. If Just A Start Corporation has an interest in developing the Community Land as affordable housing, we are prepared to meet with representatives of Just A Start for that purpose. However, a meeting to discuss the sale of 210 Broadway to Just A Start Corporation (or anyone else) for development of the entire parcel for affordable housing will not be productive.

Once the Development Controls and Community Benefits Program is in place and our proposed office development permitted, there will be an exceptional opportunity for a significant affordable housing development to proceed on the portion of 210 Broadway which fronts on Harvard Street. As you know, we are prepared to donate and allow the use of more than 27% of the 210 Broadway property by the Community for use as affordable housing, a park or recreational facility.

In light of your interest in the development of affordable housing in the area, we encourage you to support the Development Controls and Community Benefits Program since, we believe, this approach represents the best opportunity for the development of affordable housing on the site.

Very truly yours,



Eric D. Schlager
Chief Executive Officer

Enclosures

cc: Richard McKinnon (w/ enclosures)
Jacqueline Carroll (w/ enclosures)
Cambridge City Council (w/ enclosures)
Susan Schlesinger (w/ enclosures)

Executive Offices:

First Needham Place, 250 First Avenue, Suite 200, Needham, MA 02194-281
Tel: (781) 707-4000 Fax: (781) 707-4001 E-Mail: eds@bulfinch.com

Regional Offices:

3295 River Exchange Drive, Suite 150, Norcross, GA 30092-4220
Tel: (770) 368-4105 Fax: (770) 368-4107

Eric D. Schlager – Chief Executive Officer

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OFFER TO PURCHASE REAL ESTATEBetween The Bulfinch Companies, Inc., as Sellerand Just-A-Start Corporation as Buyer

for 210 Broadway, Cambridge, MA

submitted May 11, 1998

1. Purchase Price

Buyer offers to purchase the 46,674 square feet of land bordered by Broadway, Harvard Street and Moore Street in Cambridge, Massachusetts and known as 210 Broadway, Cambridge, MA for \$2,100,000.00 (Two Million One Hundred Thousand Dollars).

2. Date of Transfer of Title

Transfer of title by September 1, 1998.

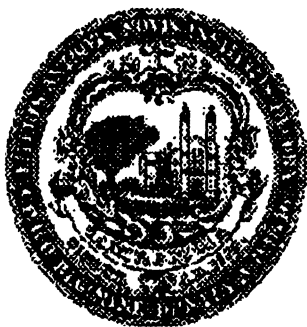
3. Environmental and Geotechnical Due Diligence

Offer is contingent upon receipt by buyer of all seller's documents and information relative to the geotechnical and environmental conditions of the property within a week of Purchase and Sales Agreement. Additionally, sale is contingent upon buyer's satisfaction with the geotechnical and environmental conditions of the property. Satisfaction is at sole discretion of buyer. Additional data collection from site during this time period may be necessary. Any additional soil or water sampling to be done at expense and liability of buyer. This contingency applies for five weeks from date of Purchase and Sales Agreement.

4. Purchase and Sales Agreement

Purchase and Sales Agreement to be signed by all parties detailing additional standard conditions of sales and earnest money deposit requirements to be met by buyer. No financing or zoning contingencies will be included as conditions of sale by buyer.

Seller	Social Security Number	date
<i>Barbara Shaw</i>		5-11-98
Just-A-Start Corporation		date
by Barbara Shaw it's Housing Development Director		



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City of Cambridge Assessor's Database

Search Results for "206-210 Broadway"



[Prev] [Search] [Next]

206-210 BROADWAY					
Owner	STARBARE IV CORP, TR.				
Address	OF BROADWAY CAMBRIDGE REALTY TRUST				
	140 EAGLE ROCK AVE				
City	ROSELAND	State	NJ	Zipcode	07068

Class	390	Description	Developable commercial land
Sq Ft	46,461	Block	42
Book	1141	Lot	96
Page	175	Unit	

Current Assessed Value	
Bldg	0
Land	1,161,500
Value	1,161,500

☒ Sally Powers - Director, Assessing Department (spowers@ci.cambridge.ma.us)



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CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER
Assistant City Manager for
Community Development

ELIZABETH EISEN
Deputy Director for
Community Development

June 11, 1997

To: Gerald Bergman

From: Venita Mathias, Neighborhood Planner

Re: Questions re: property located at 206-210 Broadway

The following are responses to your questions about 210 Broadway.

1. Assessed value of property: \$1,161,500
2. Asking price: \$3.5 million
3. The property is located in the Industry A-2 district. Allowed uses are residential, institutional, office/lab, retail, and light industry. *(Uses prohibited are open air retail, fast order food establishments and heavy industry.)* The Floor Area Ratio (FAR) is 4.0; height limit is 70 feet; 1,200 square feet of lot area per dwelling unit is required, the maximum number of units is 38.7 dwelling units.

This week, The owners of the property (through their attorney) have inquired about the zoning regulations for the property. The City does not know of any recent attempts to purchase and develop the property.

4. According to the City's 5-year Recovery Action plan published in 1992, Area 4 has 6.7 acres of open space and is "one of the areas with the most severe shortage of public recreational open space". *(Area Four has nine open space facilities: seven are small tot lots, one small passive park and one is a 2.7 acre field and play facility.)*
5. There have been no recent attempts to develop vacant parcels into maintained open space in Area Four.
6. CDBG funds can be used for open space. *(CDBG funds are fully committed for this fiscal year).* Moneys available for open space use vary each year. A request for open space funds through the CDBG program would be made to Susan Schlesinger at the

Community Development Department. City Manager, Robert Healy, makes the final decision on request for funds.

7. The Longfellow School was chosen for renovation over the Maynard because of safety issues with the present equipment at the Longfellow site. The equipment is deteriorated and potentially dangerous to the children who play on it. The Longfellow play area is heavily used and the children have little alternative space to play.

At the present time, the Maynard is not a priority for renovation by the School Department. The play area is a flat, blacktop space with no play equipment, so there are no safety concerns at the present time. The Maynard School also has access to the Harvard Playground. The play area on the roof is under the jurisdiction of the School Department.

September 17, 1998

1998 SEP 17 P 1:43

Members of the Cambridge City Council
City Clerk, Council Communication

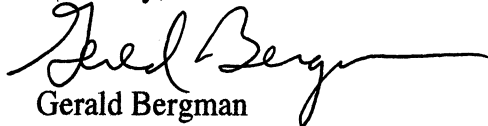
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

In light of recent discussions held by the City Council regarding the severe lack of open space in neighborhoods such as Area IV, and due to the recent defeat of planning board endorsed downzoning efforts regarding 205/210 Broadway, I am requesting that the City Council support an eminent domain land taking of 210 Broadway.

I am also asking that the City Manager and Community Development Department prepare a report to the Council regarding an eminent domain land taking of 210 Broadway. The report should summarize the history of that parcel and should make recommendations regarding an eminent domain land taking of that parcel. I suggest that the report include relevant studies and reports which are currently on file such as the March 1992 City of Cambridge 5-Year Recovery Action Plan for the Urban Parks and Recreation Recovery Program 1992-1997, the 1992 Neighborhood IV Study Recommendations and any other studies and plans which are relevant to this decision-making process.

I urge that such a report be prepared and distributed to neighborhood organizations within 30 days for study and review.

Sincerely,



Gerald Bergman
82 Elm Street
354-2648

Attached are five communications/documents for background/context review:

1. 6/3/98 letter to the Cambridge City Council
2. 5/26/98 Bullfinch Company reply to neighborhood requests to purchase 210 Broadway
3. 5/11/98 Just-A-Start bid to purchase 210 Broadway
4. 6/11/97 Assessor's database for 210 Broadway
5. 6/11/97 Community Development letter regarding 210 Broadway

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A communication was received from Gerald Bergman, requesting support of an eminent domain land taking of 210 Broadway.

In City Council September 28, 1998

PLACED ON FILE