

3) *What would the development of affordable housing at 238 Broadway cost?*

The following is based on a very preliminary assessment of redeveloping 238 Broadway as housing. A more detailed analysis would require consultation with a structural engineer and design work with an architect to consider design and site layout, setback requirements, parking, etc. The architectural and structural analysis would also inform us further about the possibility of reuse of the buildings versus demolition and new construction.

*Designated Use / Zoning:* In order to redevelop this site as housing, several significant steps would need to be accomplished. First, authorization from the State Legislature would be needed to change the use of the site from open space to residential (Article 97). Second, the site would need to be rezoned to residential. Currently the site is zoned as open space.

Assuming that the site was rezoned to C1, consistent with surrounding neighborhood zoning designations:

FAR	.75
Height	35 Feet
Open Space	30% of site
Parking	1 space per unit
Number of units	18 (up to 24 units with the Inclusionary Zoning bonus).

This is based on allowable development and is **not** based on an architect's site design.

**Redevelopment Option**

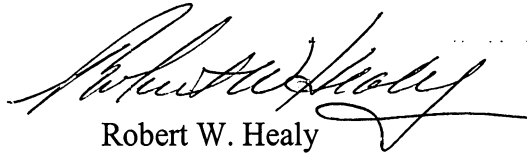
As noted above, the decision to either reuse or demolish the buildings and undertake new construction will depend on feedback from the structural and architectural teams. However, assuming development of up to 24 units on the site, our preliminary analysis estimates that development of the site as housing would range between \$5.7 million and \$6.1 million (approximately \$240,000-250,000 per unit).

4) *How much has the City spent on open space planning, development, etc. that will not be usable if the park plan is changed to housing or housing and a smaller park?*

To date, the City has been billed approximately \$70,000 for work done by Wallace Floyd Design Group pertaining to open space planning at the 238 Broadway site. This includes design fees for the park, survey work, civil engineering, public meetings, and overall Area IV master planning (looking at all of the new parks as a whole and figuring out what park should get what program elements, etc). According to Kaki Martin of Wallace Floyd Design Group, if the site plan were to change to housing or housing and a smaller park, only the survey work (about \$8,000) would not have to be repeated. Currently, the project construction documents (CDs) are approximately 50% complete, and while some of the details might remain in an altered site plan, the

schematic design phase, design development phase and 1/3-1/2 of the CD phase would need to be repeated in order to rework all of the plans. In addition, the City would initiate another public process to solicit input on all aspects of the site design. Thus, it appears that approximately \$62,000 of what has been spent so far on park planning at 238 Broadway would not be usable if the plan is changed to housing or housing and a smaller park.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", with a stylized flourish at the end.

Robert W. Healy  
City Manager



14.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

---

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

---

October 28, 2002

To the Honorable, the City Council:

In response to your request for information about the options for redeveloping 238 Broadway for housing, please be advised of the following:

- 1) *What is the timetable for demolition of the building?*

The timetable for demolition of the building at 238 Broadway is tied to the schedule for reconstruction of the City Hall Annex at 57 Inman Street. When renovations to the City Hall Annex have been completed and the building is ready for occupancy, then the building at 238 Broadway may be demolished. In order to complete this in a timely manner, bids for demolition should be received approximately 30 to 60 days in advance of expected completion of the City Hall Annex.

The contract for renovation of the City Hall Annex was awarded on October 15, 2002 to Consigli Construction. Consigli has received Notice to Proceed and construction is expected to be complete in approximately 14 months.

- 2) *What impact would the prior rehab expenditure of \$300,000 have on the cost of converting the building to housing?*

Approximately \$300,000 was expended on 238 Broadway to retrofit the building as office space for CDD and Traffic and Parking, including new carpet, upgrading the heating/air conditioning systems, testing for mold and asbestos, and new office systems such as cubicles and phone systems. Based on a preliminary assessment of the requirements for developing housing on this site, we would expect that most of the changes to the building that were made to temporarily accommodate CDD and Traffic and Parking would not reduce the cost of redeveloping the site. Additionally, rental costs to relocate the Traffic, Parking & Transportation and Community Development Departments to another site would have exceeded the \$300,000 expended to upgrade 238 Broadway.

**Consent Agenda #14**

Information requested on the  
options for redeveloping 238  
Broadway for housing.

**In City Council October 28, 2002**

**REFERRED TO CALENDAR  
ITEM #2.**



# City of Cambridge

0-17  
Calendar Item #2  
**IN CITY COUNCIL**

October 7, 2002  
~~October 28, 2002~~

COUNCILLOR DECKER  
COUNCILLOR SIMMONS  
COUNCILLOR REEVES

ORDERED: That the City Manager be and hereby is requested to appoint someone to speak with Neighbors for a Better Community to explore possible collaboration and be it further

ORDERED: That the City Council continue exploring alternative options for 238 Broadway.

**PLACED ON THE TABLE ON MOTION OF COUNCILLOR SIMMONS.**

Cal 4  
342cm

**Calendar Item #2**

Charter Right exercised by  
Councillor Toomey on Order #17  
of October 7, 2002 requesting the  
City Manager to appoint someone  
to speak with Neighbors for a  
Better Community to explore  
possible collaboration.

**In City Council October 28, 2002**

**PLACED ON THE TABLE ON  
MOTION OF COUNCILLOR  
SIMMONS.**

**In City Council December 22, 2003**

**PLACED ON FILE  
PURSUANT TO ORDER #1  
OF DECEMBER 22, 2003**