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CAMBRIDGE MA.

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April 2, 1998
Cambridge City Council
City Clerk (council communication)

RE: 210 Broadway/Bullfinch Company Development – COMMUNITY CONTROL

I am urging the Cambridge City Council and the Cambridge Development Department to take a proactive approach to the current development plans regarding 210 Broadway.

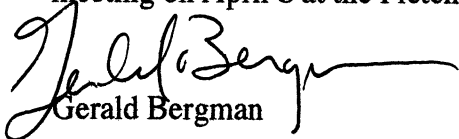
In June 1997 the Area Four Coalition set aside \$200,000 for the purchase/development of the approximately 46,000 square feet of undeveloped land at 210 Broadway for open space or affordable housing, the final use to be determined by the neighborhood. Since that time, Just-A-Start prepared a competitive bid for the open space as an affordable housing initiative. Unfortunately, the Bullfinch Company acquired the site prior to this bid being fully negotiated with previous owners.

At the Community meeting of April 1 at the Fletcher School, Bullfinch Company representatives expressed willingness to immediately open up negotiations with the Area Four community, the Cambridge Development Department and non-profit affordable housing developers in regard to purchase of the 210 Broadway site. Is community control of this site for affordable housing and/or open space possible? YES!

The Bullfinch Company paid approximately \$2,000,000 for the 210 Broadway parcel. They already agreed to give the Area Four community 6,500 square feet of land (approximately 15% of the 210 Broadway site) valued at \$275,000, for community controlled development and/or open space. In addition, some or all of an additional \$360,000 in cash payments promised as part of a community reinvestment fund could be used for development of the parcel.

Bullfinch community "givebacks" plus the Area Four Coalition contribution make this one of the most affordable and attractive sites in Cambridge for affordable housing and/or open space development. Community control of this site would eliminate the use of this site for a proposed 95,000 square foot office and retail structure, a potential use which is now being opposed by the vast majority of community residents!

We must be proactive! We must take the initiative. Representatives of the city, Just -A-Start and neighborhood resident representatives should meet with the Bullfinch Company **NOW** to make community control of this site a reality. Preliminary negotiations could be completed in time to allow for preliminary comment and review by neighborhood residents at a currently scheduled meeting on April 8 at the Fletcher School. Thank you for your immediate consideration.


Gerald Bergman

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A communicaiton was received
from Gerald Bergman, transmitting
a letter regarding 210 Broadway
Bullfinch Company Development -
Community Control.

In City Council April 6, 1998

Referred to the City Manager

210 Broadway

Letter of Mr. Bergman dated 3/10/98 regarding the proposed development at 210 Broadway. The letter states that the proposed development is a 10-story office building with a total area of 100,000 square feet. The building is to be located on the corner of Broadway and 10th Street. The letter also states that the proposed development is being developed by the Bullfinch Company. The letter requests that the City Council approve the proposed development.

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