

| Actual Floor Area                            | 205 Broadway<br>(CDM) | 210 Broadway | 205 Broadway +<br>210 Broadway |
|----------------------------------------------|-----------------------|--------------|--------------------------------|
| office                                       | 218,000               | 95,000       | 313,000                        |
| lobby                                        | 2,200                 | 1,500        | 3,700                          |
| retail                                       | 2,100                 | 2,600        | 4,700                          |
| mechanical penthouse                         | 7,300                 | 500          | 7,800                          |
| parking and loading dock                     | 123,500               | 50,700       | 174,200                        |
| total area of floors at or above grade       | 353,100               | 150,300      | 503,400                        |
| lot area                                     | 87,470                | 46,647       |                                |
| ratio of total actual floor area to lot area | 4.0                   | 3.2          |                                |

## Sources:

- Office space: *Development Controls and Community Outreach Program for Cambridge Place* (Bulfinch, 04/22/98).
- Other uses: Scaled from drawings by ADD, Inc. dated 04/08/98. Below-grade parking is not included.
- Lot area: The Survey section of *Report to the Neighborhood* (Bulfinch, 03/17/98)

The percentages of space devoted to parking/loading and to retail uses are as follows:

|                                                 | 205 Broadway<br>(CDM) | 210 Broadway | 205 Broadway +<br>210 Broadway |
|-------------------------------------------------|-----------------------|--------------|--------------------------------|
| % total above-grade area in parking and loading | 35%                   | 34%          | 35%                            |
| % total above-grade area in retail              | 1%                    | 2%           | 1%                             |

The total number of parking spaces (above and below grade) is:

|                       | 205 Broadway | 210 Broadway | 205 Broadway +<br>210 Broadway | Holmes Project<br>(for comparison) |
|-----------------------|--------------|--------------|--------------------------------|------------------------------------|
| number of cars parked | 250          | 125          | 375                            | 80                                 |

## Sources:

- The Traffic Study section of *Report to the Neighborhood* (Bulfinch, 03/17/98). The design is not complete, so the number of cars has not been firmly set. Higher numbers have been mentioned at community meetings. Draft #20 of *Development Controls and Community Outreach Program for Cambridge Place* (Bulfinch, 04/22/98) does not address the number of parking spaces.
- Holmes project: Cambridge Community Development Department.

The heights of the buildings, less mechanical equipment penthouses, are:

|                             | 205 Broadway | 210 Broadway | Holmes Project<br>(for comparison) |
|-----------------------------|--------------|--------------|------------------------------------|
| approximate height, in feet | 119          | 68           | 67                                 |

## Sources:

- For 205 Broadway: *Development Controls and Community Outreach Program for Cambridge Place* (Bulfinch, 04/22/98). The drawings by ADD, Inc. dated 04/08/98, show the height as about 114 feet, excluding the penthouse.
- For 210 Broadway: Scaled from drawings by ADD, Inc. dated 04/08/98.
- Holmes project: Cambridge Community Development Department.

Thanks for your consideration,



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CAMBRIDGE MA.

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27 April 1998

The Honorable Cambridge City Council  
City Hall  
Cambridge, MA 02139

re: The Bulfinch Companies' development proposal for 205 and 210 Broadway

Draft #20 of the *Development Controls and Community Outreach Program for Cambridge Place* (Bulfinch Companies, Inc., 04/22/98) states that the planned development is "expected to include renovation of the existing single story approximately 38,000 square foot building at 205 Broadway, development of a new 180,000 square foot building, together with retail use along Broadway and accessory parking, on the current parking area at 205 Broadway, and development of a new 95,000 square foot building, together with retail use along Broadway and accessory parking, on the vacant parcel known as 210 Broadway . . . ." These widely publicized numbers do not tell the whole story. Here is a more complete summary of statistics:

As defined by the Cambridge Zoning Ordinance, "Gross Floor Area" does not include parking, loading docks, or mechanical equipment penthouses. Thus defined, the Gross Floor Areas, in square feet, are as follows:

| Gross Floor Area                                | 205 Broadway | 210 Broadway | 205 Broadway +<br>210 Broadway | Holmes Project<br>(for comparison) |
|-------------------------------------------------|--------------|--------------|--------------------------------|------------------------------------|
| office                                          | 218,000      | 95,000       | 313,000                        |                                    |
| lobby                                           | 2,200        | 1,500        | 3,700                          |                                    |
| retail                                          | 2,100        | 2,600        | 4,700                          | 47,000                             |
| Gross Floor Area as defined by Zoning Ordinance | 222,300      | 99,100       | 321,400                        | 128,000                            |
| lot area                                        | 87,470       | 46,647       | 134,117                        |                                    |
| Floor Area Ratio as defined by Zoning Ordinance | 2.5          | 2.1          | 2.4                            | 3.8                                |

Sources:

- Office space: *Development Controls and Community Outreach Program for Cambridge Place* (Bulfinch, 04/22/98). The office space at 205 Broadway comprises 38,000 sq. ft. in the existing building + 180,000 sq. ft. of new building.
- Lobby and retail: Scaled from drawings by ADD, Inc. dated 04/08/98.
- Lot area: The Survey section of *Report to the Neighborhood* (Bulfinch, 03/17/98).
- Holmes project: Cambridge Community Development Department.

For a building in which all parking is below grade (as in the Holmes project), the Zoning Ordinance definition of Gross Floor Area provides a reasonably accurate picture of the amount of actual structure that will be built. However, for buildings with substantial amounts of above-grade parking, it seriously understates the size of the actual structure. The two Bulfinch buildings include more than 174,000 square feet of parking and loading dock at or above grade. (This amounts to about one and a third times the Gross Floor Area of the entire Holmes building. Including parking, the two Bulfinch buildings together are almost four times the size of the Holmes project.) The following table accounts for all of the floor area, listed by use, in square feet:

Consent Communicaiton #4 310-S

A communication was received  
from Barry Zevin, transmitting a  
letter regarding the Bulfinch  
Companies' development  
proposal for 205 and 210 Broadway.

In Ctiy Concil May 4, 1998

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