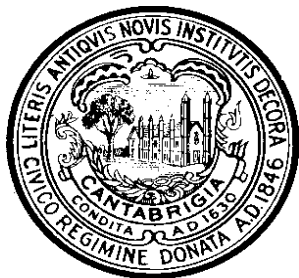


City of Cambridge
Community Development Department
Development Log
April - June 2017



City of Cambridge

Community Development Department

Development Log

April - June 2017

The Development Log provides an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a quarterly basis, is distributed to City departments and the public to keep them posted of development progress, from permitting through construction to completion.

Criteria for inclusion in the Log include:

- ◆ Commercial projects totaling over 50,000 square feet.
- ◆ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage and any other residential project subject to the Inclusionary Zoning Ordinance.
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant.
- ◆ Any project that has a significant impact on the neighborhood in which it is located.

Projects meeting the criteria are categorized by **Project Stage**, which include:

- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Permit Granted or As of Right*: Development received Special Permit from the Planning Board or BZA, Comprehensive Permit, Large Project Review conducted with Community Development, or is As of Right.
- ◆ *Building Permit Granted*: Development received Building Permit (construction must start within six months or an extension is required).
- ◆ *Complete*: Project received Certificate of Occupancy (CO) or Temporary CO.

Notes on other topics included in the Development Log:

- ◆ *Address / Name*: Includes the primary street address of the project and any name by which it is commonly known.
- ◆ *Affordable Units*: Number of affordable housing units included in the development. This value is not shown for developments with inclusionary housing units until the number of affordable units is determined, prior to issuance of a building permit. However the number of affordable units is included for city-financed developments both during the permitting process and while permitted and awaiting construction. “TBD” indicates that the number of affordable units is “to be determined”.
- ◆ *Gross Floor Area*: Includes only the gross floor area of the project under development. Other gross floor area may exist on the parcel, in either existing or prospective buildings, that affects the floor-to-area ratio (FAR) reported.
- ◆ *Neighborhood*: Cambridge is divided into thirteen neighborhoods for planning purposes. For more information see: <http://www.cambridgema.gov/CDD/planud/neighplan.aspx>.
- ◆ *Parking Spaces*: Includes both on-site and off-site spaces assigned to uses found in the project; to avoid double counting on-site spaces assigned to projects reported elsewhere are reported under those projects. Where on-site parking is shared with other developments or parking associated with the project is located off-site additional information about parking is stated in the Notes field.
- ◆ *Permit Type*: refers to the type of development approval required:
 - *Special Permit*: Project required a special permit granted by the Planning Board.
 - *Board of Zoning Appeals*: Project requires a special permit and/or variance granted by the Board of Zoning Appeals.
 - *Comprehensive Permit*: Project permitted under Chapter 40B provisions for development of affordable housing.
 - *Large Project Review*: Projects subject to Large Project Review provisions in Article 19 of the Zoning Ordinance.
 - *As of Right*: Projects that do not require a major development approval and that otherwise meet the criteria for inclusion in the development Log.

- ◆ *Project Type*: refers to the type of construction called for by the project. Project Types include
 - *New Construction*
 - *Alteration*: Includes the rehabilitation of an existing building.
 - *Addition*
 - *Alteration/Addition*: Combines alteration of an existing building with an addition.
 - *Change of Use*: Used where the a change of use requires a special permit, such as the repurposing of an existing building
 - *Master Plan*: Used for approved development that has not been allocated to a specific building.
- ◆ *Zoning*: Refers to the primary zoning under which the project is proceeding. For more information about zoning in Cambridge see: <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning.aspx>

Disclaimer: All information that is presented here is accurate to the best of our knowledge at the time of publication. All information stated is subject to revision or retraction at any time.

This document is found at: <http://www.cambridgema.gov/CDD/econdev/resources/developmentlog.aspx>

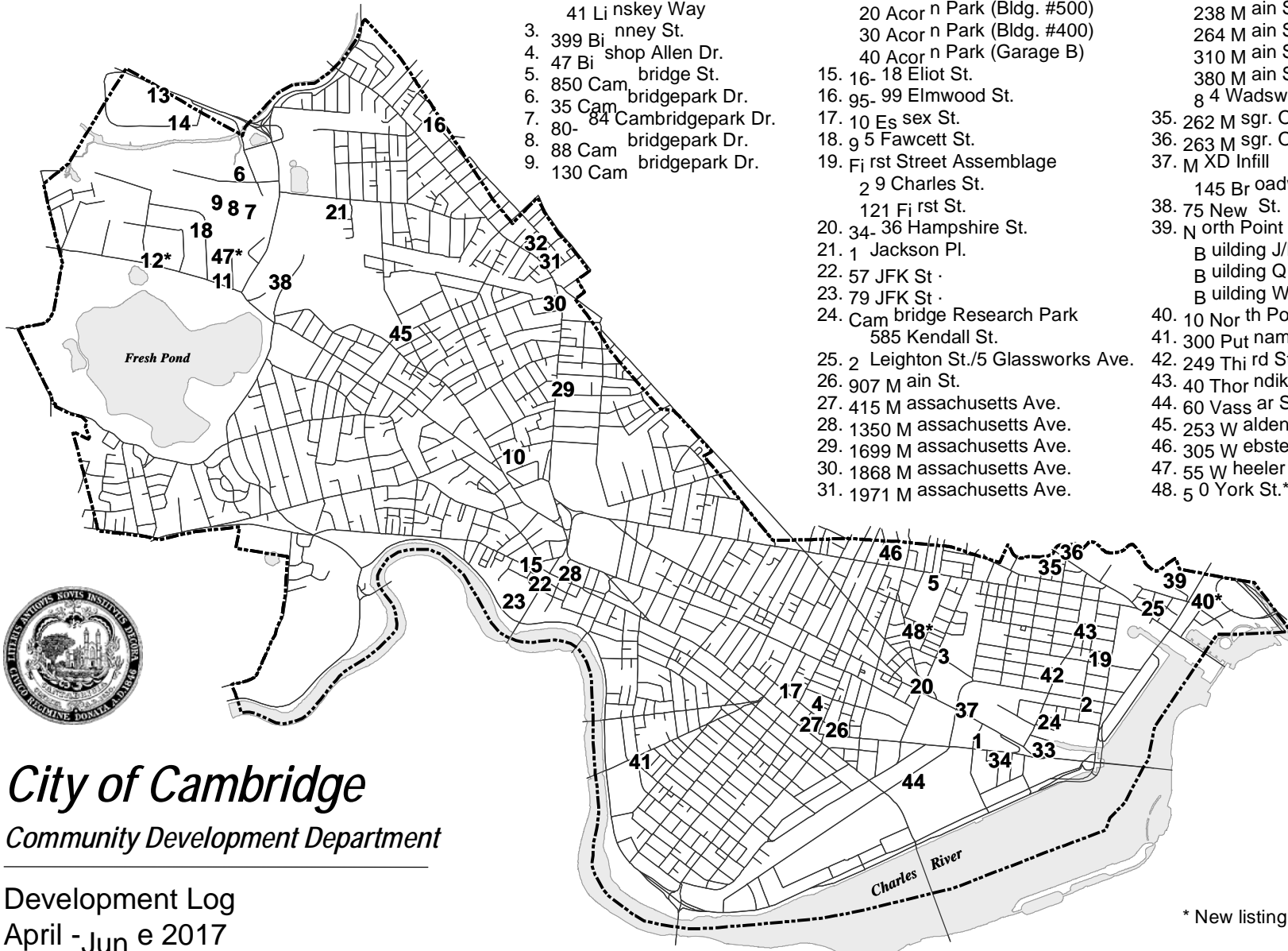
Both current and historical data about projects found in the Development Log are now available to the public in tabular format in the Planning section of the City's Open Data web site. You can view and search data without establishing an account. If you wish to save your work or make comments an account is required. With this edition of the Development Log there are five tables and two associated maps. "Current Edition" tables contain data from the projects listed in the most recent edition. The data in these tables will be changed each time the Log is updated. Note that there are two Current Edition tables, one with project level data and another enumerating individual uses by project. Each table has an associated map. To download a copy of the data found here visit the Planning Category of the City's Open Data Portal: <https://data.cambridgema.gov/browse?category=Planning>

Forward any questions or comments about the Development Log to:

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E-mail: ccook@cambridgema.gov

Development Projects in Current Pipeline



1. 88 Ames St.
2. Binney St. Development
50/ 60 Binney St.
100 Binney St.
161 First St.
41 Linskey Way
3. 399 Binney St.
4. 47 Bridge Shop Allen Dr.
5. 850 Cambridge St.
6. 35 Cambridgepark Dr.
7. 80-84 Cambridgepark Dr.
8. 88 Cambridgepark Dr.
9. 130 Cambridgepark Dr.
10. 18 Chauncy St.
11. 579 Concord Ave.
12. 671-675 Concord Ave.*
13. 211 Concord Turnpike
14. Discovery Park
20 Acor n Park (Bldg. #500)
30 Acor n Park (Bldg. #400)
40 Acor n Park (Garage B)
15. 16- 18 Eliot St.
16. 95- 99 Elmwood St.
17. 10 Essex St.
18. 95 Fawcett St.
19. First Street Assemblage
29 Charles St.
121 First St.
20. 34- 36 Hampshire St.
21. 1 Jackson Pl.
22. 57 JFK St.
23. 79 JFK St.
24. Cambridge Research Park
585 Kendall St.
25. 2 Leighton St./5 Glassworks Ave.
26. 907 Main St.
27. 415 Massachusetts Ave.
28. 1350 Massachusetts Ave.
29. 1699 Massachusetts Ave.
30. 1868 Massachusetts Ave.
31. 1971 Massachusetts Ave.
32. 1991- 2013 Massachusetts Ave.
33. MIT Kendall Square: NoMa
1 Broadway
34. MIT Kendall Square: SoMa
25 Hayward St.
238 Main St.*
264 Main St.*
310 Main St.*
380 Main St.*
84 Wadsworth St.*
35. 262 McGr. O'Brien Highway
36. 263 McGr. O'Brien Highway
37. MXD Infill
145 Broadway
38. 75 New St.
39. North Point
Building J/K*
Building Q1*
Building W*
40. 10 North Point Blvd.*
41. 300 Putnam Ave.
42. 249 Third St.
43. 40 Thorndike St.
44. 60 Vassar St.
45. 253 Walden St.
46. 305 Webster Ave.
47. 55 Wheeler St.*
48. 50 York St.*

Development Log - Project Summary

Project Stage: Permitting

Address / Name:		10 North Point Boulevard / EF Building 3				Bldg. Permit:		N/A							
Neighborhood:		East Cambridge		Special Permit:		PB328		Lot Area (SF): 125,000		Gross Floor Area by Use (SF):					
Developer:		EFEKTRA Schools, Inc		All Housing Units:		140		Floor-Area Ratio:		2.40		Institutional:		228,354	
Permit Type:		Planning Board Special Permit		Affordable Units:		TBD		Parking:		110		Total GFA:		228,354	
Project Type:		New Construction		Zoning:											
Notes:		Current use is as DCR storage yard. 140 units and 138 dorm rooms are preliminary estimates.													
Address / Name:		55 Wheeler Street / Abt Associates Site				Bldg. Permit:		N/A							
Neighborhood:		Cambridge Highlands		Special Permit:		PB330		Lot Area (SF): 249,518		Gross Floor Area by Use (SF):					
Developer:				All Housing Units:		526		Floor-Area Ratio:		2.26		Residential:		563,609	
Permit Type:		Planning Board Special Permit		Affordable Units:		TBD		Parking:		448		Total GFA:		563,609	
Project Type:		New Construction		Zoning:		O1/AOD4									
Notes:		Project includes replacement of existing office complex.													
Subtotals:		All Units: 666		Parking Spaces: 558								Gross Floor Area by Use (SF):			
												Institutional:		228,354	
												Residential:		563,609	
												Total GFA:		791,963	

Project Stage: Permit Granted or As of Right

Address / Name:	40 Acorn Park / Garage B/Discovery Park Master Plan				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB198	Lot Area (SF):	1,154,420	Gross Floor Area by Use (SF):	
Developer:	Bulfinch Company	All Housing Units:	None	Floor-Area Ratio:	0.61	Parking Garage:	141,745
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	380	Total GFA:	141,745
Project Type:	New Construction	Zoning:	SD-4				
Notes:	Garage not counted toward Discovery Park FAR. Parking services multiple buildings at Discovery Park.						

Address / Name:	47 Bishop Allen Drive				Bldg. Permit:	N/A	
Neighborhood:	The Port/Area IV	Special Permit:	PB320	Lot Area (SF):	11,893	Gross Floor Area by Use (SF):	
Developer:	Watermark Central Venture	All Housing Units:	23	Floor-Area Ratio:	2.10	Residential:	24,509
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	12	Total GFA:	24,509
Project Type:	New Construction	Zoning:	BA/C-1				
Notes:	12 parking spaces will be located off-site at 65 Bishop Allen Dr.						

Address / Name:	1 Broadway / NoMa - New Building				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	41,536	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	295	Floor-Area Ratio:	5.55	Residential:	315,400
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	150	Retail:	9,600
Project Type:	New Construction	Zoning:	O-3A, PUD-3			Total GFA:	325,000
Notes:	FAR includes existing One Broadway and proposed new Building 1, including new residential garage. Project area south of Main Street permitted separately.						

Project Stage: Permit Granted or As of Right

Address / Name:	1 Broadway / NoMa - Original Building					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	74,736	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	5.55	Office/R&D:	305,074
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	293	Retail:	34,395
Project Type:	New Construction	Zoning:	O-3A, PUD-3			Total GFA:	339,469
Notes:	FAR includes existing One Broadway and proposed Building 1, including new residential garage. Net increase of 23,150 SF. Project area south of Main Street permitted separately.						

Address / Name:	145 Broadway / MXD Infill					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB315	Lot Area (SF):	56,760	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	None	Floor-Area Ratio:	6.27	Office/R&D:	453,768
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	350	Total GFA:	453,768
Project Type:	New Construction	Zoning:	MXD				
Notes:	Also known as 11 Cambridge Center. Replacement of existing 78,636 SF office building. Site work underway as of July 2017. FAR for entire MXD Infill project.						

Address / Name:	Broadway/Binney St Remaining / MXD Infill					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB315	Lot Area (SF):	152,470	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	425	Floor-Area Ratio:	6.27	Office/R&D:	318,644
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	435	Residential:	420,000
Project Type:	New Construction	Zoning:	MXD			Retail:	19,366
Notes:	Includes 250 Binney Street and two residential structures on top of existing North Garage at 135 Broadway. 145 Broadway reported seperately. FAR for entire MXD Infill project.					Total GFA:	758,010

Project Stage: Permit Granted or As of Right

Address / Name:	850 Cambridge Street / King Open School Complex				Bldg. Permit:	N/A	
Neighborhood:	Wellington Harrington	Special Permit:	PB323	Lot Area (SF):	527,492	Gross Floor Area by Use (SF):	
Developer:	City of Cambridge	All Housing Units:	None	Floor-Area Ratio:	0.47	Educational:	233,862
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	105	Total GFA:	233,862
Project Type:	New Construction	Zoning:	C-1				
Notes:	Replacement of King Open School complex. FAR includes existing Frisoli Youth Center. Project includes two school buildings, library branch, pool replacement, and offices for School Department.						

Address / Name:	18-26 Chauncy Street / Basement Housing				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 9	Special Permit:	PB311	Lot Area (SF):	28,027	Gross Floor Area by Use (SF):	
Developer:	Chestnut Hill Realty	All Housing Units:	9	Floor-Area Ratio:	2.87	Residential:	11,152
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	11,152
Project Type:	Alteration	Zoning:	C-2/A-1/BAOD				
Notes:	Conversion of existing basement space to add residential units to existing 98 unit building.						

Address / Name:	579-605 Concord Avenue / Concord Wheeler Phase II				Bldg. Permit:	BLDC-051228-2016		
Neighborhood:	Cambridge Highlands	Special Permit:	PB319	Lot Area (SF):	21,666	Gross Floor Area by Use (SF):		
Developer:	Acorn Holdings	All Housing Units:	49	Floor-Area Ratio:	2.66	Residential:	53,551	
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	68	Retail:	4,128	
Project Type:	New Construction	Zoning:	BA, AOD-5	Total GFA:				57,679
Notes:	Includes demolition of existing bank branch building. Parking includes 49 residential and 19 commercial spaces.							

Project Stage: Permit Granted or As of Right

Address / Name:	671-675 Concord Avenue				Bldg. Permit:	N/A	
Neighborhood:	Cambridge Highlands	Special Permit:	N/A	Lot Area (SF):	48,186	Gross Floor Area by Use (SF):	
Developer:	HRI	All Housing Units:	98	Floor-Area Ratio:	2.89	Residential:	125,276
Permit Type:	Comprehensive Permit	Affordable Units:	98	Parking:	67	Total GFA:	125,276
Project Type:	New Construction	Zoning:					
Notes:	Includes replacement of commercial structures.						

Address / Name:	195-211 Concord Turnpike / Lanes & Games				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB326	Lot Area (SF):	166,468	Gross Floor Area by Use (SF):	
Developer:	Criterion Development Partners	All Housing Units:	320	Floor-Area Ratio:	1.95	Residential:	324,440
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	239	Total GFA:	324,440
Project Type:	New Construction	Zoning:	SP-4A				
Notes:	Includes demolition of existing motel and bowling alley.						

Address / Name:	16-18 Eliot Street				Bldg. Permit:	N/A	
Neighborhood:	West Cambridge	Special Permit:	PB300	Lot Area (SF):	6,964	Gross Floor Area by Use (SF):	
Developer:	16-18 Eliot LLC	All Housing Units:	15	Floor-Area Ratio:	3.47	Residential:	11,935
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	11,935
Project Type:	Addition	Zoning:	BB/HSOD				
Notes:	FAR includes 12,262 SF of existing retail space not included in project area.						

Project Stage: Permit Granted or As of Right

Address / Name:	95-99 Elmwood Street				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB308	Lot Area (SF):	17,535	Gross Floor Area by Use (SF):	
Developer:	95-99 Elmwood Street LLC	All Housing Units:	34	Floor-Area Ratio:	2.24	Residential:	35,294
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	34	Retail:	480
Project Type:	New Construction	Zoning:	BA-2/NMAOD		Total GFA:	35,774	
Notes:	Existing auto repair facility will be demolished.						

Address / Name:	161 First Street / Binney St. Alexandria Master Plan				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	40,000	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	129	Floor-Area Ratio:	3.75	Residential:	137,384
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	122	Retail:	28,557
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A		Total GFA:	165,941	
Notes:	80 parking spaces located on site, 25 in the 270 Third Street garage and 17 spaces in the garage at 50/60 Binney Street.						

Address / Name:	85-139 First Street / First Street Assemblage Remaining				Bldg. Permit:		
Neighborhood:	East Cambridge	Special Permit:	PB231A	Lot Area (SF):	76,227	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces LLC	All Housing Units:	136	Floor-Area Ratio:	2.35	Office/R&D:	22,550
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	202	Residential:	120,925
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B		Retail:	22,550	
Notes:	Major amendment to PB231A. FAR includes earlier phases at 150 First and 65 Bent Streets. 100 parking spaces allocated to residential use, 56 to retail, 42 to office and 4 to carshare.					Total GFA:	166,025

Project Stage: Permit Granted or As of Right

Address / Name:	34-36 Hampshire Street				Bldg. Permit:	N/A	
Neighborhood:	The Port/Area IV	Special Permit:	PB256	Lot Area (SF):	4,176	Gross Floor Area by Use (SF):	
Developer:	CJ Griffen Enterprises	All Housing Units:	20	Floor-Area Ratio:	5.10	Office/R&D:	360
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	10	Residential:	20,940
Project Type:	New Construction	Zoning:	IB			Total GFA:	21,300
Address / Name:	57 JFK Street				Bldg. Permit:	N/A	
Neighborhood:	West Cambridge	Special Permit:	PB296	Lot Area (SF):	17,357	Gross Floor Area by Use (SF):	
Developer:	Raj Dhanda	All Housing Units:	None	Floor-Area Ratio:	3.53	Office/R&D:	18,351
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	18,351
Project Type:	Addition	Zoning:	BB/HSOD				
Notes:	FAR includes existing building not included in project area.						
Address / Name:	585 Kendall Street / Constellation Theatre/Cambridge Research Park				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB141	Lot Area (SF):	35,865	Gross Floor Area by Use (SF):	
Developer:	Constellation	All Housing Units:	None	Floor-Area Ratio:	2.09	Theater:	75,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	75,000
Project Type:	New Construction	Zoning:	O-3/PUD-3				
Notes:	Parking provided in Cambridge Research Park pooled facility.						

Project Stage: Permit Granted or As of Right

Address / Name:	41 Linskey Way / Binney St. Alexandria Master Plan					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	9,625	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	1.68	Office/R&D:	10,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	15	Retail:	6,189
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A			Total GFA:	16,189
Notes:	Also known as 219 Second St. Parking provided at 50/60 Binney St. Garage.						
Address / Name:	238 Main Street / MIT Kendall Square Building 3					Bldg. Permit:	N/A
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	60,594	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Office/R&D:	346,673
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	33,528
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5			Total GFA:	380,201
Notes:	Permanent street address to be assigned by DPW. Site incorporates existing building at 238 Main Street. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.						
Address / Name:	264 Main Street / MIT Kendall Square Building 4					Bldg. Permit:	N/A
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	89,129	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Institutional:	405,538
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	20,608
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5			Total GFA:	426,146
Notes:	Includes 450 dormitory beds. Project includes existing buildings at 290-292 Main St. Permanent street address to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire SoMa project.						

Project Stage: Permit Granted or As of Right

Address / Name:	310 Main Street / MIT Kendall Square Building 5				Bldg. Permit:	N/A	
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	36,002	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Office/R&D:	359,252
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	12,858
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5			Total GFA:	372,110
Notes:	Permanent street address to be assigned by DPW. Includes demolition of existing low-rise retail building. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.						

Address / Name:	380 Main Street / MIT Kendall Square Building 6				Bldg. Permit:	N/A	
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	4,971	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Retail:	13,200
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	13,200
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5				
Notes:	Permanent street address yet to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.						

Address / Name:	1991-2013 Massachusetts Avenue / St. James Development				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB241	Lot Area (SF):	58,194	Gross Floor Area by Use (SF):	
Developer:	Oaktree Development	All Housing Units:	46	Floor-Area Ratio:	1.75	Residential:	72,287
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	46	Retail:	1,241
Project Type:	Addition	Zoning:	BA-2/NMAOD			Total GFA:	73,528
Notes:	64 total spaces on-site include 46 spaces for 1991-2013 Mass Ave and 18 spaces for adjacent St. James Church. FAR includes existing 22,560 SF church.						

Project Stage: Permit Granted or As of Right

Address / Name:	415 Massachusetts Avenue / Mass & Main				Bldg. Permit:	N/A	
Neighborhood:	The Port/Area IV	Special Permit:	PB321	Lot Area (SF):	38,773	Gross Floor Area by Use (SF):	
Developer:	Watermark Central Venture	All Housing Units:	285	Floor-Area Ratio:	6.50	Residential:	249,255
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	134	Retail:	17,279
Project Type:	New Construction	Zoning:	BB/BA/C-1		Total GFA:	266,534	
Notes:	95 parking spaces below grade on-site. 39 parking spaces off-site at 65 Bishop Allen Dr. 14,479 GFA retail exempt from FAR.						

Address / Name:	263 Msgr. O'Brien Highway / Somerbridge Hotel				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	15,490	Gross Floor Area by Use (SF):	
Developer:	Somerbridge Hotel LLC	All Housing Units:	None	Floor-Area Ratio:	1.50	Hotel:	23,221
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	23	Total GFA:	23,221
Project Type:	New Construction	Zoning:	SD-1	Hotel Rooms:	120		
Notes:	Project partially located in Somerville. Includes demolition of existing structure.						

Address / Name:	North Point Bldg Q1 / North Point Master Plan				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	11,584	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	9,567
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Retail:	8,108
Project Type:	New Construction	Zoning:	NP/PUD-6		Total GFA:	17,675	
Notes:	FAR for overall North Point development. Street address to be determined by DPW.						

Project Stage: Permit Granted or As of Right

Address / Name:	North Point Bldg W / North Point Master Plan					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	20,743	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Retail:	12,700
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	12,700
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall North Point development. Street address to be determined by DPW.						
Address / Name:	North Point Remaining Master Plan					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	1,690,876	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	1796	Floor-Area Ratio:	2.52	Office/R&D:	992,315
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Residential:	2,104,238
Project Type:	Change of Use	Zoning:	NP/PUD-6/PUD-4A			Retail:	36,268
Notes:	FAR for Cambridge portion of development only. Includes portions of Somerville and Boston. Affordable housing contribution, parking spaces, and retail GFA to be determined.					Total GFA:	3,132,821
Address / Name:	300 Putnam Avenue					Bldg. Permit:	N/A
Neighborhood:	Cambridgeport	Special Permit:	PB317	Lot Area (SF):	23,851	Gross Floor Area by Use (SF):	
Developer:	Biotech Realty Investors	All Housing Units:	16	Floor-Area Ratio:	0.98	Residential:	23,254
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	16	Total GFA:	23,254
Project Type:	New Construction	Zoning:	BA-3/C-1				
Notes:	Includes demolition of existing building. Also known as 357-363 Allston Street.						

Project Stage: Permit Granted or As of Right

Address / Name:	249 Third Street				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB301	Lot Area (SF):	26,918	Gross Floor Area by Use (SF):	
Developer:	Equity Residential	All Housing Units:	84	Floor-Area Ratio:	2.67	Residential:	70,377
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	59	Retail:	1,540
Project Type:	New Construction	Zoning:	IA-1 ECHO		Total GFA:	71,917	
Notes:	2 parking spaces on site and 57 accomodated at existing parking facility at 195 Binney Street.						
Address / Name:	40 Thorndike Street / Courthouse Redevelopment				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB288	Lot Area (SF):	59,788	Gross Floor Area by Use (SF):	
Developer:	Leggat McCall	All Housing Units:	24	Floor-Area Ratio:	7.97	Office/R&D:	452,237
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	512	Residential:	24,066
Project Type:	Addition/Alteration	Zoning:	BB		Total GFA:	476,303	
Notes:	Redevelopment of former Middlesex County Courthouse. Parking includes 92 spaces on-site and 420 spaces located off-site.						
Address / Name:	84 Wadsworth Street / MIT Kendall Square Building 2				Bldg. Permit:	N/A	
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	69,711	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Office/R&D:	300,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	278	Retail:	18,000
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5		Total GFA:	318,000	
Notes:	Permanent street address to be assigned by DPW. FAR for entire SoMa project including retained buildings.						

Project Stage: Permit Granted or As of Right

Address / Name:	305 Webster Avenue					Bldg. Permit:	N/A
Neighborhood:	Wellington Harrington	Special Permit:	PB316	Lot Area (SF):	18,140	Gross Floor Area by Use (SF):	
Developer:	M & H Realty Trust	All Housing Units:	35	Floor-Area Ratio:	2.10	Residential:	35,964
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	35	Retail:	1,546
Project Type:	New Construction	Zoning:	BA			Total GFA:	37,510
Notes:	Project includes demolition of existing auto parts supply building.						

Address / Name:	50 York Street / St. Patricks					Bldg. Permit:	N/A
Neighborhood:	Wellington Harrington	Special Permit:	N/A	Lot Area (SF):	32,535	Gross Floor Area by Use (SF):	
Developer:	Just-A-Start	All Housing Units:	16	Floor-Area Ratio:	0.71	Residential:	22,962
Permit Type:	Comprehensive Permit	Affordable Units:	16	Parking:	28	Total GFA:	22,962
Project Type:	New Construction	Zoning:	C-1				
Notes:	Replacement of 16 unit affordable residential building destroyed by fire in 2016 under amendment to 1991 comprehensive permit. GFA may differ from that stated.						

Project Stage: Permit Granted or As of Right

Subtotals: All Units: **3,855** Parking Spaces: **3,613** Hotel Rooms: **120**

Gross Floor Area by Use (SF):

Educational: **233,862**

Hotel: **23,221**

Institutional: **405,538**

Office/R&D: **3,588,791**

Parking Garage: **141,745**

Residential: **4,203,209**

Retail: **302,141**

Theater: **75,000**

Total GFA: **8,973,507**

Project Stage: Building Permit Granted

Address / Name:	20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan				Bldg. Permit:	BLDC-057679-2017	
Neighborhood:	North Cambridge	Special Permit:	PB198	Lot Area (SF):	1,154,420	Gross Floor Area by Use (SF):	
Developer:	Bulfinch Company	All Housing Units:	None	Floor-Area Ratio:	0.61	Office/R&D:	132,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	132,000
Project Type:	New Construction	Zoning:	SD-4				
Notes:	FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.						

Address / Name:	30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan				Bldg. Permit:	BLDC-057678-2017	
Neighborhood:	North Cambridge	Special Permit:	PB198	Lot Area (SF):	1,154,420	Gross Floor Area by Use (SF):	
Developer:	Bulfinch Company	All Housing Units:	None	Floor-Area Ratio:	0.61	Office/R&D:	126,618
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	126,618
Project Type:	New Construction	Zoning:	SD-4				
Notes:	FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.						

Address / Name:	88 Ames Street / Cambridge Center				Bldg. Permit:	BLDC-038200-2016		
Neighborhood:	MIT / Area 2	Special Permit:	PB294	Lot Area (SF):	16,542	Gross Floor Area by Use (SF):		
Developer:	Boston Properties	All Housing Units:	280	Floor-Area Ratio:	13.06	Residential:	200,000	
Permit Type:	Planning Board Special Permit	Affordable Units:	36	Parking:	140	Retail:	16,000	
Project Type:	New Construction	Zoning:	MXD				Total GFA:	216,000
Notes:	Parking accommodated in existing Cambridge Center East Garage.							

Project Stage: Building Permit Granted

Address / Name:	100 Binney Street / Binney St. Alexandria Master Plan					Bldg. Permit: BLDC-029720-2015	
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	54,433	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	7.12	Office/R&D:	355,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	321	Retail:	1,941
Project Type:	New Construction	Zoning:	IA-1/PUD-3A			Total GFA:	356,941
Notes:	185 spaces in on-site underground garage and 136 allocated from 50/60 Binney Street garage.						
Address / Name:	399 Binney Street / 1 Kendall Square Addition					Bldg. Permit: BLDC-057636-2017	
Neighborhood:	Wellington Harrington	Special Permit:	PB310	Lot Area (SF):	152,868	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	1.13	Office/R&D:	169,950
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	225	Retail:	2,550
Project Type:	New Construction	Zoning:	IA-1 ECHO			Total GFA:	172,500
Notes:	Addition to One Kendall Square development. FAR includes parking garage parcel. All parking provided in existing garage. Demolition of existing 29,200 SF building.						
Address / Name:	35 Cambridgepark Drive					Bldg. Permit: BLDC-058169-2017	
Neighborhood:	North Cambridge	Special Permit:	PB314	Lot Area (SF):	106,095	Gross Floor Area by Use (SF):	
Developer:	Davis Companies/TDC Development	All Housing Units:	None	Floor-Area Ratio:	1.75	Office/R&D:	177,274
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	331	Retail:	7,500
Project Type:	Alteration/Enlargement	Zoning:	AOD6			Total GFA:	184,774
Notes:	Addition to existing office building. FAR includes existing structure. Development will reduce parking from 351 to 331 spaces. Existing building is 137,635 SF.						

Project Stage: Building Permit Granted

Address / Name:	80-84 Cambridgepark Drive / Residential Units				Bldg. Permit:	BLDM-051623-2016	
Neighborhood:	North Cambridge	Special Permit:	PB292	Lot Area (SF):	174,496	Gross Floor Area by Use (SF):	
Developer:	Hanover	All Housing Units:	254	Floor-Area Ratio:	1.70	Residential:	290,600
Permit Type:	Planning Board Special Permit	Affordable Units:	30	Parking:	185	Retail:	1,800
Project Type:	New Construction	Zoning:	O-2A/AOD-6			Total GFA:	292,400
Notes:	Parking includes 94 spaces shared with nearby office buildings. 121 spaces sited underneath residential structure. Remainder included in separate phase 541 space garage. Formerly 88 Cambridgepark Dr.						

Address / Name:	24 East Street / North Point Master Plan Bldg J/K				Bldg. Permit:	BLDC-057377-2017	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	65,502	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	357,378
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	334	Retail:	14,055
Project Type:	New Construction	Zoning:	NP/PUD-6			Total GFA:	371,433
Notes:	FAR for overall North Point development. Permanent street address to be assigned by DPW.						

Address / Name:	10 Essex Street				Bldg. Permit:	BLDC-054470-2017	
Neighborhood:	The Port/Area IV	Special Permit:	PB285	Lot Area (SF):	34,744	Gross Floor Area by Use (SF):	
Developer:	3 MJ Associates LLC	All Housing Units:	46	Floor-Area Ratio:	3.27	Residential:	48,319
Permit Type:	Planning Board Special Permit	Affordable Units:	5	Parking:	24	Retail:	4,014
Project Type:	New Construction	Zoning:	BB/CSOD			Total GFA:	52,333
Notes:	FAR includes existing building on parcel.						

Project Stage: Building Permit Granted

Address / Name:	95 Fawcett Street				Bldg. Permit:	BLDM-054801-2017	
Neighborhood:	Cambridge Highlands	Special Permit:	PB309	Lot Area (SF):	20,522	Gross Floor Area by Use (SF):	
Developer:	95 Fawcett LLC	All Housing Units:	44	Floor-Area Ratio:	2.58	Residential:	52,852
Permit Type:	Planning Board Special Permit	Affordable Units:	5	Parking:	44	Total GFA:	52,852
Project Type:	New Construction	Zoning:	O-1/AOD-4				
Notes:	Existing warehouse to be demolished.						

Address / Name:	121 First Street / 29 Charles St/14-26 Hurley St/First St Assemblage				Bldg. Permit:	BLDC-052710-2017	
Neighborhood:	East Cambridge	Special Permit:	PB231A	Lot Area (SF):	16,500	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces LLC	All Housing Units:	None	Floor-Area Ratio:	2.35	Office/R&D:	43,161
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	26	Retail:	9,800
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B	Total GFA: 52,961			
Notes:	FAR for entire PUD. Parking includes 10 spaces on site and 16 at 29 Charles Street.						

Address / Name:	25 Hayward Street / SoMa Garage - MIT Kendall Square				Bldg. Permit:	BLDC-053887-2017	
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	0	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Parking Garage:	0
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	0
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5				
Notes:	Includes 1,121 space subsurface garage. Will serve four SoMa buildings at 238-380 Main Street. Includes replacement of existing surfaces lots and academic spaces. FAR includes entire SoMa project.						

Project Stage: Building Permit Granted

Address / Name: **1-6 Jefferson Park / Jefferson Park** Bldg. Permit: **BLDM-034930-2015**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **457,992** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **104** Floor-Area Ratio: **0.32** Residential: **143,072**

Permit Type: **Comprehensive Permit** Affordable Units: **104** Parking: **74** Total GFA: **143,072**

Project Type: **Alteration** Zoning: **B**

Notes: **Demolition and replacement of state-assisted public housing units at Jefferson Park, a Cambridge Housing Authority development.**

Address / Name: **79 JFK Street / Harvard JFK School Expansion** Bldg. Permit: **BLDC-026899-2015**

Neighborhood: **West Cambridge** Special Permit: **PB293** Lot Area (SF): **126,655** Gross Floor Area by Use (SF):

Developer: **Harvard University** All Housing Units: **None** Floor-Area Ratio: **2.51** Educational: **76,862**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **76,862**

Project Type: **Addition** Zoning: **C-3**

Notes: **FAR includes existing building on-site. 129 spaces to be allocated from campus pool.**

Address / Name: **2 Leighton Street / Avalon Bay Housing Phase 2** Bldg. Permit: **BLDM-042391-2016**

Neighborhood: **East Cambridge** Special Permit: **PB175** Lot Area (SF): **247,431** Gross Floor Area by Use (SF):

Developer: **Avalon Bay** All Housing Units: **265** Floor-Area Ratio: **3.77** Residential: **351,779**

Permit Type: **Planning Board Special Permit** Affordable Units: **31** Parking: **212** Total GFA: **351,779**

Project Type: **New Construction** Zoning: **NP/PUD-6**

Notes: **FAR includes Phase I buildings and 10 Glassworks Avenue. This project includes building at 5 Glassworks Avenue. Unknown amount of retail space will included in new building.**

Project Stage: Building Permit Granted

Address / Name:	907 Main Street					Bldg. Permit:	BLDC-053436-2017
Neighborhood:	The Port/Area IV	Special Permit:	PB324	Lot Area (SF):	9,436	Gross Floor Area by Use (SF):	
Developer:	Patrick Barrett III	All Housing Units:	None	Floor-Area Ratio:	2.83	Hotel:	20,515
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Retail:	5,623
Project Type:	Alteration/Change of Use	Zoning:	BB	Hotel Rooms:	58	Total GFA:	26,138
Notes:	Conversion/rehab of existing building. Retail and Hotel floor area split estimated. Central Square Advisory Committee provided Large Project Review. Received parking waiver from Planning Board.						

Address / Name:	1336-1362 Massachusetts Avenue / Smith Campus Center/formerly Holyoke Center					Bldg. Permit:	BLDC-043682-2016
Neighborhood:	Riverside	Special Permit:	N/A	Lot Area (SF):	74,913	Gross Floor Area by Use (SF):	
Developer:	Harvard University	All Housing Units:	None	Floor-Area Ratio:	1.27	Institutional:	95,000
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	130	Total GFA:	95,000
Project Type:	Alteration	Zoning:	BB				
Notes:	Project consists of significant updates to building formerly known as Holyoke Center and adjacent publicly-accessible privately-owned open space. 130 existing parking spaces retained.						

Address / Name:	1699 Massachusetts Avenue / Changsho Parking Lot					Bldg. Permit:	BLDM-055098-2017
Neighborhood:	Agassiz	Special Permit:	N/A	Lot Area (SF):	13,044	Gross Floor Area by Use (SF):	
Developer:	Lotus Harvard Enterprise	All Housing Units:	20	Floor-Area Ratio:	2.26	Residential:	21,251
Permit Type:	Board of Zoning Appeals	Affordable Units:	2	Parking:	20	Retail:	7,000
Project Type:	New Construction	Zoning:	BA-2/B/NMAOD				
Notes:	GFA assigned to residential and retail use is an estimate based on assumption that first floor of structure will be retail.						

Project Stage: Building Permit Granted

Address / Name:	1868 Massachusetts Avenue / Gourmet Express Redevelopment				Bldg. Permit:	BLDC-021553-2014	
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	13,325	Gross Floor Area by Use (SF):	
Developer:	1868 Mass Ave LLC	All Housing Units:	None	Floor-Area Ratio:	1.24	Hotel:	25,546
Permit Type:	Large Project Review	Affordable Units:	None	Parking:	27	Retail:	2,363
Project Type:	New Construction	Zoning:	BC/C-1	Hotel Rooms:	50	Total GFA:	27,909
Notes:	Existing retail building demolished. 42 total on-site spaces include 15 spaces to be used by Lesley University. Was planned for housing. GFA figure, bldg permit, cost from housing plan.						

Address / Name:	262 Msgr. O'Brien Highway / The Ivy Residents				Bldg. Permit:	BLDM-030215-2015	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	19,078	Gross Floor Area by Use (SF):	
Developer:	YIHE Group	All Housing Units:	55	Floor-Area Ratio:	3.37	Residential:	64,222
Permit Type:	Large Project Review	Affordable Units:	6	Parking:	56	Total GFA:	64,222
Project Type:	New Construction	Zoning:	SD-1				

Address / Name:	75-77 New Street				Bldg. Permit:	BLDM-058523-2017	
Neighborhood:	Neighborhood 9	Special Permit:	PB286	Lot Area (SF):	49,256	Gross Floor Area by Use (SF):	
Developer:	AbodeZ Acorn LLC	All Housing Units:	94	Floor-Area Ratio:	1.95	Residential:	92,800
Permit Type:	Planning Board Special Permit	Affordable Units:	11	Parking:	94	Total GFA:	92,800
Project Type:	New Construction	Zoning:	IA-1				
Notes:	Includes demolition of existing warehouse.						

Project Stage: Building Permit Granted

Address / Name: 60 Vassar Street / Nano Building					Bldg. Permit:BLDC-027113-2015	
Neighborhood:	MIT / Area 2		Special Permit:	N/A	Lot Area (SF):	Gross Floor Area by Use (SF):
Developer:	MIT		All Housing Units:	None	Floor-Area Ratio:	Educational: 216,500
Permit Type:	Planning Board Special Permit		Affordable Units:	None	Parking: 0	Total GFA: 216,500
Project Type:	New Construction		Zoning:	C-3B		
Notes:	Parking allocated from MIT pool. Infill project located on site of MIT main building complex.					
Address / Name: 253 Walden Street					Bldg. Permit:BLDC-046326-2016	
Neighborhood:	Neighborhood 9		Special Permit:	N/A	Lot Area (SF): 14,102	Gross Floor Area by Use (SF):
Developer:	Eric Hoagland		All Housing Units:	27	Floor-Area Ratio: 2.43	Residential: 34,265
Permit Type:	As of Right		Affordable Units:	3	Parking: 27	Total GFA: 34,265
Project Type:	New Construction		Zoning:	BA-4		
Notes:	Includes retail on first floor, square feet TBD.					
Subtotals:	All Units: 1,189	Parking Spaces: 3,520	Hotel Rooms: 108	Gross Floor Area by Use (SF):		
					Educational:	293,362
					Hotel:	46,061
					Institutional:	95,000
					Office/R&D:	1,361,381
					Parking Garage:	0
					Residential:	1,299,160
					Retail:	72,646
					Total GFA:	3,167,610

Project Stage: Complete

Address / Name:	50/60 Binney Street / Binney St. Alexandria Master Plan					Bldg. Permit:	BLDC-018436-2014
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	63,844	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	7.59	Office/R&D:	462,512
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	421	Retail:	5,000
Project Type:	New Construction	Zoning:	IA-1/PUD-3A			Total GFA:	467,512
Notes:	Garage totals 899 spaces with 421 allocated to 50/60 Binney Street, 302 to 215 First Street, 136 to 100 Binney Street, 15 to 41 Linsky Way, and 25 to 161 First Street.						
Address / Name:	130 Cambridgepark Drive					Bldg. Permit:	BLDM-031440-2015
Neighborhood:	North Cambridge	Special Permit:	PB279	Lot Area (SF):	102,013	Gross Floor Area by Use (SF):	
Developer:	The Hanover Company	All Housing Units:	213	Floor-Area Ratio:	2.10	Residential:	213,321
Permit Type:	Planning Board Special Permit	Affordable Units:	25	Parking:	217	Total GFA:	213,321
Project Type:	New Construction	Zoning:	O-2A/AOD-6				
Notes:	120 spaces located on-site, 28 dedicated and 68 shared spaces located in 140 Cambridgepark Drive garage.						
Address / Name:	88 Cambridgepark Drive / Parking Garage					Bldg. Permit:	BLDC-041235-2016
Neighborhood:	North Cambridge	Special Permit:	PB292	Lot Area (SF):	174,496	Gross Floor Area by Use (SF):	
Developer:	McKinnon Company	All Housing Units:	None	Floor-Area Ratio:	1.70	Office/R&D:	26,800
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	541	Parking Garage:	0
Project Type:	New Construction	Zoning:	O-2A/AOD-6			Total GFA:	26,800
Notes:	541 parking spaces for 100, 125, & 150 Cambridgepark Drive, including 94 spaces shared with on-site residences. Residences in separate phase.						

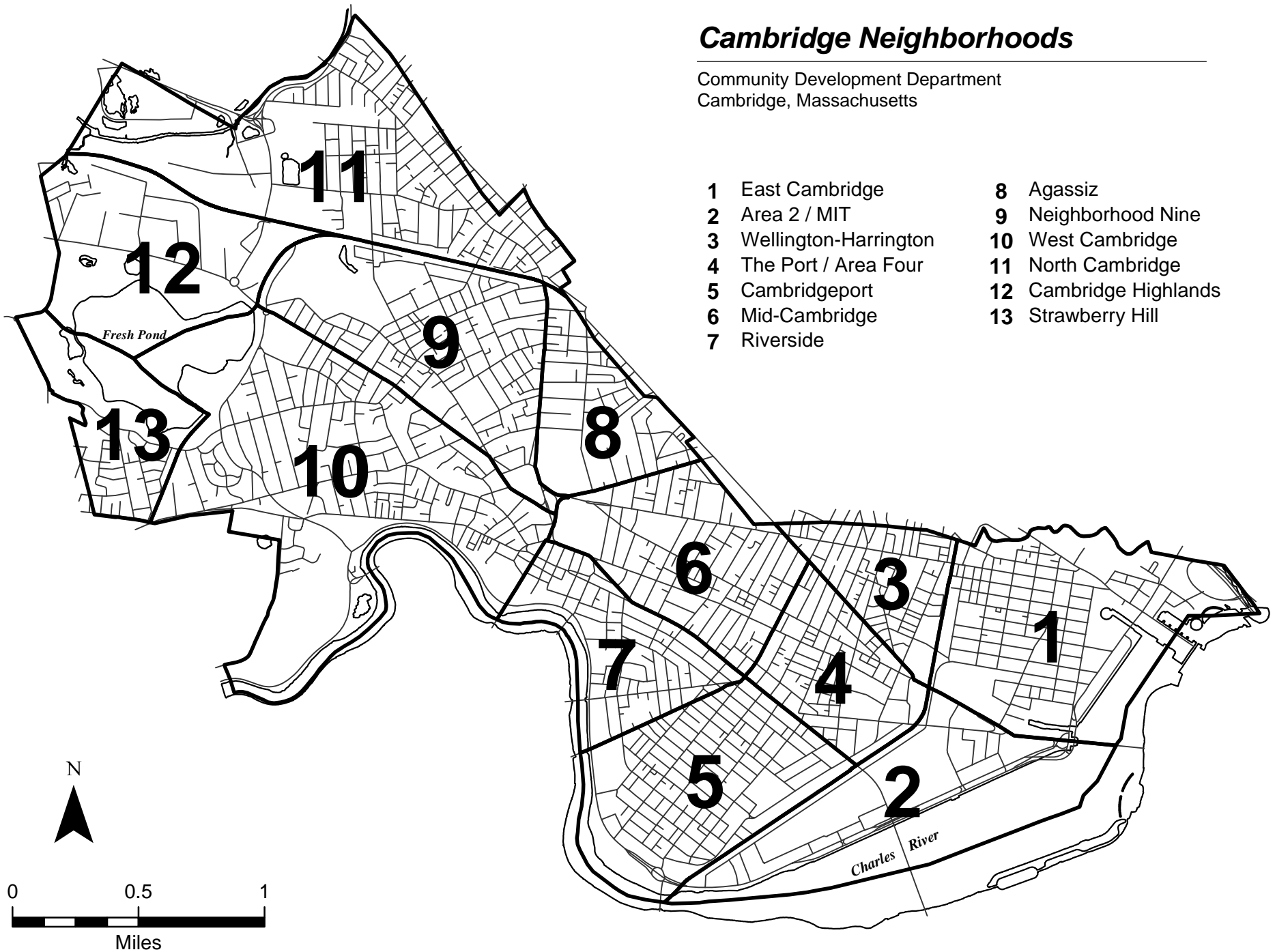
Project Stage: Complete

Address / Name: 1971 Massachusetts Avenue / Miso Block Redevelopment					Bldg. Permit:BLDM-022573-2015	
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	14,044	Gross Floor Area by Use (SF):
Developer:	Urban Spaces	All Housing Units:	20	Floor-Area Ratio:	1.81	Residential: 22,426
Permit Type:	Large Project Review	Affordable Units:	2	Parking:	20	Retail: 3,925
Project Type:	New Construction	Zoning:	BC			Total GFA: 26,351
Notes:	Includes demolition of existing retail building.					
<hr/>						
Subtotals:	All Units: 233	Parking Spaces: 1,199				Gross Floor Area by Use (SF):
						Office/R&D: 489,312
						Parking Garage: 0
						Residential: 235,747
						Retail: 8,925
						Total GFA: 733,984

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

- | | | | |
|---|-----------------------|----|---------------------|
| 1 | East Cambridge | 8 | Agassiz |
| 2 | Area 2 / MIT | 9 | Neighborhood Nine |
| 3 | Wellington-Harrington | 10 | West Cambridge |
| 4 | The Port / Area Four | 11 | North Cambridge |
| 5 | Cambridgeport | 12 | Cambridge Highlands |
| 6 | Mid-Cambridge | 13 | Strawberry Hill |
| 7 | Riverside | | |



Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
100 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
50/60 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Complete
1 Broadway / NoMa - New Building	Residential	MIT	Permit Granted/AOR
1 Broadway / NoMa - Original Building	Office/R&D	MIT	Permit Granted/AOR
145 Broadway / MXD Infill	Office/R&D	Boston Properties	Permit Granted/AOR
Broadway/Binney St Remaining	Office/R&D	Boston Properties	Permit Granted/AOR
24 East Street / North Point Master Plan Bldg J/K	Office/R&D	DivcoWest	Bldg. Permit Granted
121 First Street / 29 Charles St/14-26 Hurley St/First St Assemblage	Office/R&D	Urban Spaces LLc	Bldg. Permit Granted
161 First Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Permit Granted/AOR
85-139 First Street / First Street Assemblage Remaining	Residential	Urban Spaces LLc	Permit Granted/AOR
585 Kendall Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Permit Granted/AOR
2 Leighton Street / Avalon Bay Housing Phase 2	Residential	Avalon Bay	Bldg. Permit Granted
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
262 Msgr. O'Brien Highway / The Ivy Residents	Residential	YIHE Group	Bldg. Permit Granted
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Permit Granted/AOR
North Point Bldg Q1	Retail	DivcoWest	Permit Granted/AOR
North Point Bldg W	Retail	DivcoWest	Permit Granted/AOR

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
10 North Point Boulevard / EF Building 3	Institutional	EFEKTRA Schools, Inc	Permitting
North Point Remaining Master Plan	Residential	DivcoWest	Permit Granted/AOR
249 Third Street	Residential	Equity Residential	Permit Granted/AOR
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
88 Ames Street / Cambridge Center	Residential	Boston Properties	Bldg. Permit Granted
25 Hayward Street / SoMa Garage - MIT Kendall Square	Parking Garage	MIT	Bldg. Permit Granted
238 Main Street / MIT Kendall Square Building 3	Office/R&D	MIT	Permit Granted/AOR
264 Main Street / MIT Kendall Square Building 4	Institutional	MIT	Permit Granted/AOR
310 Main Street / MIT Kendall Square Building 5	Office/R&D	MIT	Permit Granted/AOR
380 Main Street / MIT Kendall Square Building 6	Retail	MIT	Permit Granted/AOR
60 Vassar Street / Nano Building	Educational	MIT	Bldg. Permit Granted
84 Wadsworth Street / MIT Kendall Square Building 2	Office/R&D	MIT	Permit Granted/AOR
Neighborhood 3 - Wellington Harrington	Primary Use	Developer	Project Stage
399 Binney Street / 1 Kendall Square Addition	Office/R&D	DivcoWest	Bldg. Permit Granted
850 Cambridge Street / King Open School Complex	Educational	City of Cambridge	Permit Granted/AOR
305 Webster Avenue	Residential	M & H Realty Trust	Permit Granted/AOR
50 York Street / St. Patricks	Residential	Just-A-Start	Permit Granted/AOR

Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
47 Bishop Allen Drive	Residential	Watermark Central Venture	Permit Granted/AOR
10 Essex Street	Residential	3 MJ Associates LLC	Bldg. Permit Granted
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Permit Granted/AOR
907 Main Street	Hotel	Patrick Barrett III	Bldg. Permit Granted
415 Massachusetts Avenue / Mass & Main	Residential	Watermark Central Venture	Permit Granted/AOR
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
300 Putnam Avenue	Residential	Biotech Realty Investors	Permit Granted/AOR
Neighborhood 7 - Riverside	Primary Use	Developer	Project Stage
1336-1362 Massachusetts Avenue / Smith Campus Center/formerly Holyoke Center	Institutional	Harvard University	Bldg. Permit Granted
Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
1699 Massachusetts Avenue / Changsho Parking Lot	Residential	Lotus Harvard Enterprise	Bldg. Permit Granted
Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
18-26 Chauncy Street / Basement Housing	Residential	Chestnut Hill Realty	Permit Granted/AOR
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Hotel	1868 Mass Ave LLC	Bldg. Permit Granted
75-77 New Street	Residential	AbodeZ Acorn LLC	Bldg. Permit Granted
253 Walden Street	Residential	Eric Hoagland	Bldg. Permit Granted
Neighborhood 10 - West Cambridge	Primary Use	Developer	Project Stage
16-18 Eliot Street	Residential	16-18 Eliot LLC	Permit Granted/AOR
57 JFK Street	Office/R&D	Raj Dhanda	Permit Granted/AOR

Neighborhood 10 - West Cambridge	Primary Use	Developer	Project Stage
79 JFK Street / Harvard JFK School Expansion	Educational	Harvard University	Bldg. Permit Granted
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted
30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted
40 Acorn Park / Garage B/Discovery Park Master Plan	Parking Garage	Bulfinch Company	Permit Granted/AOR
130 Cambridgepark Drive	Residential	The Hanover Company	Complete
35 Cambridgepark Drive	Office/R&D	Davis Companies/TDC Development	Bldg. Permit Granted
80-84 Cambridgepark Drive / Residential Units	Residential	Hanover	Bldg. Permit Granted
88 Cambridgepark Drive / Parking Garage	Parking Garage	McKinnon Company	Complete
195-211 Concord Turnpike / Lanes & Games	Residential	Criterion Development Partners	Permit Granted/AOR
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Permit Granted/AOR
1-6 Jefferson Park / Jefferson Park	Residential	Cambridge Housing Authority	Bldg. Permit Granted
1971 Massachusetts Avenue / Miso Block Redevelopment	Residential	Urban Spaces	Complete
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Permit Granted/AOR
Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
579-605 Concord Avenue / Concord Wheeler Phase II	Residential	Acorn Holdings	Permit Granted/AOR
671-675 Concord Avenue	Residential	HRI	Permit Granted/AOR

Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
95 Fawcett Street	Residential	95 Fawcett LLC	Bldg. Permit Granted
55 Wheeler Street / Abt Associates Site	Residential		Permitting