Development Log

2026 Q3 (July - September)

City of Cambridge
Community Development Department

Contents

Development Log 1
Introduction 2
Project Map 5
Summary of Current Projects 6
Projects by Status 7
Phased Developments in Process 54

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Introduction

The Development Log provides an active record of large-scale new 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 about development progress, from permitting through construction to completion.

Criteria for inclusion in the Log include:

- Commercial projects totaling over 30,000 square feet;
- Any other commercial project that falls under the jurisdiction of the Incentive Zoning Ordinance;
- Any other commercial project that falls under the jurisdiction of the Parking and Transportation Demand Management Ordinance;
- Residential projects of eight or more units that are either new construction, convert from a non-residential use, or add to or subtract from the existing number of units or square footage;
- Any other residential project subject to the Inclusionary Zoning Ordinance;
- Any other residential projects that employ 100% Affordable Housing Overlay zoning;
- Municipal projects in which one or more City departments have an interest that is considered significant;
- Any other 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:

- *Pre-Permitting:* Projects that have scheduled a public meeting under the Affordable Housing Overlay provisions of the Zoning Ordinance or that have initiated a formal city permitting application other than with Community Development Department or the Board of Zoning Appeal. Pre-Permitting projects may not include details on number of units or floor areas of proposed uses.
- *Permitting*: Projects under review by Community Development and/or Board of Zoning Appeal.
- *Approved PUD/Master Plan Development Remaining*: These records represent the remaining, not fully specified, development from large projects with a master plan approved in the Planned Unit Development (PUD) process. As firm details of individual buildings are released and approved for permitting, they will be pulled out and created as separate records. Then the corresponding remaining development will be adjusted downward until all development under the PUD is specified and permitted. This is a newly introduced status as of 2024 Q4.
- *Design Review*: Projects that have either initiated an Affordable Housing Overlay consultation with the Planning Board or undergoing a Public Advisory Consultation conducted by the

Community Development Department, as well as buildings included in approved PUD projects undergoing Planning Board design review.

- *Zoning Permit Granted or As of Right*: Projects that have received a Special Permit from the Planning Board, received a Special Permit or Comprehensive Permit from the BZA, completed a Public Advisory Consultation conducted by the Community Development Department, or completed the Planning Board Advisory consultation process, or a project that is As of Right.
- *Building Permit Granted*: Project received Building Permit for structure (foundation and site mobilization permits do not meet standard).
- *Complete:* Project received Certificate of Occupancy (CO) or Temporary CO for the entire structure.

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 through the filing of a covenant, 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:
  - *Affordable Housing Overlay:* An all-affordable housing project proceeding under the terms of the Affordable Housing Overlay provisions 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.
  - *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.
  - *Public Advisory Consultation*: Projects subject to Public Advisory Consultation provisions in Article 19 of the Zoning Ordinance.
  - *Planning Board Advisory Consultation*: Projects subject to Planning Board Advisory Consultation provisions in Article 19 of the Zoning Ordinance.

- *Planning Board Special Permit*: Project required a special permit granted by the Planning Board.

- *Project Type:* Refers to the type of construction called for by the project. Project Types include
  - *New Construction:* A new building constructed from foundation on up.
  - *Alteration:* Includes the rehabilitation of an existing building.
  - *Addition:* Addition to an existing structure.
  - *Alteration/Addition:* Combines alteration of an existing building with an addition.
  - *Change of Use:* Used where 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: https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning

Open Data: Both current and historical data about projects found in the Development Log are 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?q=development log

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: https://www.cambridgema.gov/CDD/developmentlog

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Project Map

1. 15 Fairmont St
2. 15 Forest St
3. 307 Columbia St
4. 322 Prospect St
5. 34 Wendell St
6. 350 Rindge Ave
7. 4 Mellen Street/1627 Massachusetts Ave
8. 54 Hayes St
9. 847 Massachusetts Avenue
10. 86 Ellery St
11. 87-101 Blanchard Road
12. 96 Jackson St
13. Alewife Park
14. Alexandria PUD
15. 309 Broadway
16. Broadway Park
17. 37 Brookline Street
18. Cambridge Crossing (North Point)
19. Cambridge Fire Department Headquarters
20. Cambridge Research Park
21. 723-731 Cambridge Street
22. 125 Cambridgepark Drive
23. 150 Cambridgepark Drive
24. Cambridgeside Redevelopment
25. 35 Cherry Street
26. Corcoran Park Redevelopment
27. 5 Craigie Circle
28. 37 Essex St
29. First Street PUD
30. 2 Garden Street
31. Gaslight Building
32. Harvard - Pritzker Hall
33. Healthpeak PUD
34. 11 Ivy St
35. Jefferson Park Federal Revitalization
36. Kendall Common
37. 12-14 Laurel Street
38. MIT Kendall Square
39. MXD Infill
40. 1740 Massachusetts Ave
41. 1826 and 1840 Massachusetts Ave
42. 350 Massachusetts Ave
43. 955 Massachusetts Ave
44. 2072 Massachusetts Avenue
45. 2161 Massachusetts Avenue
46. 544-550 Massachusetts Avenue
47. Metropolitan Storage Warehouse
48. 55 Murray Hill Rd
49. 52 New Street
50. New Tobin School
51. 42 Pine Street
52. 51 Porter St
53. Rindge Commons Phase 2
54. 109 School St
55. 49 Sheridan St
56. 270 Sidney St
57. 49 Sixth Street
58. Somerbridge Hotel
59. 815 Somerville Avenue
60. The Galleria Residential
61. The Garage/36 JFK Street/33 Dunster Street
62. 33 Thingvalla Ave
63. 235 Third Street
64. University Monument Site
65. Walden Square Apartments II
66. 70 Walden Street
67. 28-30 Wendell Street
68. 122-134 Western Ave
69. 8 Winter Street
70. 16 Worcester St
71. 9 Wyman Rd



Summary of Current Projects

Use	Gross Floor Area (sq. ft.)
Educational	299,954
Fire Department	33,325
Hotel	47,963
Institutional	302,545
Lab/R&D	1,297,151
Office/R&D	6,595,017
Residential	3,908,770
Retail	328,200
Total	**12,812,925**

Item	Count
Projects	83
Residential Units	7,613
Parking Spaces	11,753
Hotel Rooms	235

Status	Count
Pre-Permitting	4
Approved PUD/Master Plan Development Remaining	4
Design Review	1
Zoning Permit Granted or As of Right	31
Building Permit Granted	36
Complete	7
Total	**83**

Projects by Status

Pre-Permitting

Project Name	**350 Rindge Ave**	*Address*	**336-350 Rindge Avenue**	92-unit AHO project with ground-floor retail and community space. Requires Special Permit for the retail space.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential		*Parking Spaces*	**17**	*Lot Area (sq. ft.)*	**21740**
Retail		*Housing Units*	**92**	*Floor-Area Ratio*	
Community Center		*Affordable Units*	**92**	*Special Permit*	**PB413**
				Building Permit	
Total GFA	**TBD**				

Developer	**Boston Communities**
Neighborhood	**11 - North Cambridge**
Zoning	**C-1A**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Ferro's Foodtown, 3 small residential buildings**



Notes:	Community meetings 4/15/2026, 6/3/2026. Planning Board hearing 11/10/2026.
Parking Notes:	17 spaces are in a parking garage



Pre-Permitting

Project Name	**12-14 Laurel Street**	*Address*	**12-14 Laurel Street**	Proposed AHO 4-unit home ownership development, details TBD.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential		*Parking Spaces*		*Lot Area (sq. ft.)*	**4573**
		Housing Units	**4**	*Floor-Area Ratio*	
		Affordable Units	**4**	*Special Permit*	
				Building Permit	
Total GFA	**TBD**				

Developer	**Just A Start**
Neighborhood	**5 - Cambridgeport**
Zoning	**BA-3**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Two attached single-family homes**



Notes:	First AHO Community Meeting 9/11/2025
Parking Notes:	



Project Name	**1826 and 1840 Massachusetts Ave**	*Address*	**1826 and 1840 Massachusetts Ave**	Affordable housing development replacing two surface parking lots formerly owned by Lesley College.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential		*Parking Spaces*		*Lot Area (sq. ft.)*	**25270**
				Floor-Area Ratio	
				Special Permit	
				Building Permit	
Total GFA	**TBD**				

Developer	**Just-A-Start**
Neighborhood	**9 - Neighborhood 9**
Zoning	**MAS-12**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Parking for Lesley College**

No Image Available

Notes:	Community meetings 10/14/2025, 6/30/2026, 11/18/2026
Parking Notes:	



Pre-Permitting

Project Name	**42 Pine Street**	*Address*	**42 Pine Street**	Affordable homeownership development on a portion of the Margaret Fuller Neighborhood House lot. Formerly referred to as 71 Cherry St.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential		*Parking Spaces*		*Lot Area (sq. ft.)*	**17139**
				Floor-Area Ratio	
				Special Permit	
				Building Permit	
Total GFA	**TBD**				

Developer	**Cambridge Redevelopment Authority**
Neighborhood	**4 - The Port/Area IV**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Part of Margaret Fuller Neighborhood House lot**

No Image Available

Notes:	First community meeting 2/19/2025
Parking Notes:	



Summary - Pre-Permitting

Item	Count
Projects	4
Residential Units	96
Parking Spaces	17

Use	Gross Floor Area (sq. ft.)
Total	0

Approved PUD/Master Plan Development Remaining

Project Name	**Cambridge Crossing (North Point) - Remaining Master Plan**	*Address*		Remaining unspecified development for Cambridge Crossing master plan. Once specific building proposals are received, they will be subject to design review.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**1242255**	*Parking Spaces*		*Lot Area (sq. ft.)*	**1690876**
Retail	**25000**	*Housing Units*	**1000**	*Floor-Area Ratio*	**2.52**
Mixed Use	**688340**			*Special Permit*	**PB179**
				Building Permit	
Total GFA	**1955595**				

Developer	**DivcoWest**
Neighborhood	**1 - East Cambridge**
Zoning	**NP/PUD-6/PUD-4A**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	FAR for entire Cambridge site. Includes GFA for buildings yet to enter design review. Portions of some buildings partially in Somerville and Boston. Total units, affordable housing contribution, parking spaces, and retail GFA to be determined.
Parking Notes:	



Approved PUD/Master Plan Development Remaining

Project Name	**Healthpeak PUD**	*Address*		Large multi-phase PUD development in Alewife Quadrangle with office/lab, residential, and retail/neighborhood use components. All details are approximate. As individual projects are permitted, they will receive separate entries in the Development Log and this entry will represent the unspecified remaining development.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**2680000**	*Parking Spaces*	**4578**	*Lot Area (sq. ft.)*	**1877359**
Residential	**1985000**	*Housing Units*	**2300**	*Floor-Area Ratio*	**2.46**
Retail	**160140**			*Special Permit*	**PB410**
				Building Permit	
Total GFA	**4825140**				

Developer	**Healthpeak**
Neighborhood	**10 - West Cambridge**
Zoning	**AOD-Q**
Project Type	**Master Plan**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	Next Planning Board meeting on this project 9/1/2026. Coordinates represent approximate center of development area.
Parking Notes:	



Approved PUD/Master Plan Development Remaining

Project Name	**Kendall Common - Development Remaining**	*Address*		Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment. Once specific building proposals are received, they will be subject to design review.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**914711**	*Parking Spaces*	**1084**	*Lot Area (sq. ft.)*	**455750**
Residential	**1128000**	*Housing Units*	**1400**	*Floor-Area Ratio*	**6.19**
Retail	**83818**			*Special Permit*	**PB368**
Other	**25000**			*Building Permit*	
Total GFA	**2151529**				

Developer	**MITIMCO**
Neighborhood	**1 - East Cambridge**
Zoning	**PUD-7**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**US DOT Volpe Transportation Research Center**



Notes:	Name updated to “Kendall Common” from “MIT Volpe Development”. US DOT Volpe Transportation Research Center redevelopment to follow completion of new federal building. 189,913 SF of development exempt from FAR calculation. Excludes buildings C1 and C3.
Parking Notes:	Parking will not replace existing Volpe parking.



Approved PUD/Master Plan Development Remaining

Project Name	**MXD Infill - 105 Broadway (Building E)**	*Address*	[105 Broadway]	Office/R&D building to replace existing building if developer does not pursue original plans (see notes).

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**302400**	*Parking Spaces*		*Lot Area (sq. ft.)*	**34487**
				Floor-Area Ratio	**8.77**
				Special Permit	**PB315 MA3**
				Building Permit	
Total GFA	**302400**				

Developer	**Boston Properties**
Neighborhood	**1 - East Cambridge**
Zoning	**MXD**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	Under PB315 MA3, the building at 105 Broadway would be replaced with a new, larger building, transferring 145,603 SF of the GFA approved under PB315 MA2 for 250 Binney St to this site and reducing the size of that project by the same amount, thus maintaining the same net increase in GFA under the entire MXD PUD. The developer has until 2028 to choose between these plans. If the developer pursues the original plan of PB315 MA2, then 105 Broadway will remain as is.
Parking Notes:	



Summary - Approved PUD/Master Plan Development Remaining

Item	Count
Projects	4
Residential Units	4,700
Parking Spaces	5,662

Use	Gross Floor Area (sq. ft.)
Residential	4,355,255
Office/R&D	3,897,111
Mixed Use	688,340
Retail	268,958
Other	25,000
Total	9,234,664

Design Review

Project Name	**MIT Kendall Square - Building 6**	*Address*	**380 Main Street**	New retail building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Retail	**13200**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**4971**
				Floor-Area Ratio	**4.48**
				Special Permit	**PB303**
				Building Permit	
Total GFA	**13200**				

Developer	**MIT**
Neighborhood	**2 - MIT / Area 2**
Zoning	**C-3B MXD/PUD 5**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	Permanent street address yet to be assigned by DPW. FAR for entire MIT Kendall Square SoMa project area including retained buildings.
Parking Notes:	Parking at 25 Hayward Street garage.



Summary - Design Review

Item	Count
Projects	1

Use	Gross Floor Area (sq. ft.)
Retail	13,200
Total	13,200

Zoning Permit Granted or As of Right

Project Name	**322 Prospect St**	*Address*	**322 Prospect Street**	Proposed 9-unit residential building to replace existing two-family

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**9020**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**3358**
				Floor-Area Ratio	**2.69**
				Special Permit	
				Building Permit	**1193485**
Total GFA	**9020**				

Developer	**Efron Property Group**
Neighborhood	**3 - Wellington Harrington**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Two-family dwelling**



Notes:	Public Advisory Consultation 1/28/2026. Building permit application under review.
Parking Notes:	



Project Name	**86 Ellery St**	*Address*	**89 Ellery St**	Build addition at rear of existing residential building occupying neighboring lots to create 82-unit dwelling

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**33000**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**10685**
		Housing Units	**82**	*Floor-Area Ratio*	**3.09**
				Special Permit	
				Building Permit	**1216289**
Total GFA	**33000**				

Developer	**DND Homes, Inc**
Neighborhood	**6 - Mid-Cambridge**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Residential/Assisted living**

No Image Available

Notes:	Permit application under review
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	**Broadway Park**	*Address*	**240 Broadway**	Proposed AHO 16-unit affordable rental development, details TBD.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**24278**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**4675**
		Housing Units	**16**	*Floor-Area Ratio*	**5.19**
		Affordable Units	**16**	*Special Permit*	
				Building Permit	
Total GFA	**24278**				

Developer	**Just A Start**
Neighborhood	**4 - The Port/Area IV**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Parking lot**



Notes:	AHO process complete
Parking Notes:	



Project Name	**37 Brookline Street**	*Address*	**37 Brookline Street**	14 units of affordable rental housing

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential		*Parking Spaces*		*Lot Area (sq. ft.)*	**6582**
		Housing Units	**14**	*Floor-Area Ratio*	
		Affordable Units	**14**	*Special Permit*	
				Building Permit	
Total GFA	**TBD**				

Developer	**Just A Start**
Neighborhood	**5 - Cambridgeport**
Zoning	**C-1/AHO**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Former home of artist Peter Valentine**



Notes:	AHO Process complete
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	**Cambridge Crossing (North Point) - Building R**	*Address*	**221 Morgan Avenue**	New residential and retail building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**120901**	*Parking Spaces*	**60**	*Lot Area (sq. ft.)*	**34074**
Retail	**18324**	*Housing Units*	**120**	*Floor-Area Ratio*	**2.66**
				Special Permit	**PB179**
				Building Permit	
Total GFA	**139225**				

Developer	**DivcoWest**
Neighborhood	**1 - East Cambridge**
Zoning	**NP/PUD-6**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	FAR for overall Cambridge Crossing development. 60 parking spaces on site for residential units and 10 at 222 Jacobs Street for retail space.
Parking Notes:	



Project Name	**723-731 Cambridge Street**	*Address*	**723-731 Cambridge Street**	Convert existing 3-story, 8-unit mixed-used building to 6-story, 30-unit building

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**18689**	*Parking Spaces*		*Lot Area (sq. ft.)*	**4124**
Retail	**3738**	*Housing Units*	**30**	*Floor-Area Ratio*	**5.4**
				Special Permit	
				Building Permit	
Total GFA	**22427**				

Developer	**Patrick Conte**
Neighborhood	**3 - Wellington-Harrington**
Zoning	**CAM-6**
Project Type	**Addition/Alteration**
Permit Type	**Board of Zoning Appeals**
Former Name/Use	**Portugalia Restaurant**



Notes:	
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	**Cambridgeside Redevelopment - 150 Cambridgeside Place**	*Address*	**150 Cambridgeside Place**	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**175000**	*Parking Spaces*		*Lot Area (sq. ft.)*	**306607**
Retail	**10000**	*Housing Units*	**170**	*Floor-Area Ratio*	**4.66**
				Special Permit	**PB364**
				Building Permit	
Total GFA	**185000**				

Developer	**New England Development**
Neighborhood	**1 - East Cambridge**
Zoning	**BA/PUD-8**
Project Type	**Addition/Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Cambridgeside Mall**



Notes:	FAR for overall Cambridgeside redevelopment. Number of units approximate.
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.



Project Name	**Cambridgeside Redevelopment - 80 First Street**	*Address*	**80 First Street**	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**445000**	*Parking Spaces*		*Lot Area (sq. ft.)*	**306607**
Retail	**10000**			*Floor-Area Ratio*	**4.66**
				Special Permit	**PB364**
				Building Permit	
Total GFA	**455000**				

Developer	**New England Development**
Neighborhood	**1 - East Cambridge**
Zoning	**BA/PUD-8**
Project Type	**Addition/Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Cambridgeside Mall**



Notes:	FAR is for overall Cambridgeside Mall redevelopment.
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.



Zoning Permit Granted or As of Right

Project Name	**Corcoran Park Redevelopment Phase I**	*Address*	**8-12 May St**	Phase I of redevelopment of CHA development with 153 existing units. Phase I proposal includes 46-unit elevator building and 21-unit townhomes-over-flats building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**82407**	*Parking Spaces*	**33**	*Lot Area (sq. ft.)*	**66702**
		Housing Units	**67**	*Floor-Area Ratio*	**1.24**
		Affordable Units	**67**	*Special Permit*	
				Building Permit	
Total GFA	**82407**				

Developer	**CHA**
Neighborhood	**13 - Strawberry Hill**
Zoning	**C-1/AHO**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Corcoran Park affordable housing**



Notes:	AHO process complete
Parking Notes:	



Project Name	**First Street PUD - Parcel E**	*Address*	**75 First Street**	New residential and retail building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**80698**	*Parking Spaces*		*Lot Area (sq. ft.)*	**9749**
Retail	**3600**	*Housing Units*	**90**	*Floor-Area Ratio*	**8.65**
		Affordable Units	**16**	*Special Permit*	**PB231A Amend 7**
				Building Permit	**1154751**
Total GFA	**84298**				

Developer	**Urban Spaces**
Neighborhood	**1 - East Cambridge**
Zoning	**BA/PUD-4**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	Requires amendment to existing special permit. Includes rear portion of previously developed adjacent Parcel A in First Street PUD. Application for building permit is under review.
Parking Notes:	38 to 45 parking spaces to be allocated from 107 First St. garage.



Zoning Permit Granted or As of Right

Project Name	**Kendall Common - Building C1**	*Address*	**25 Broadway**	New lab/R&D and retail building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Lab/R&D	**368677**	*Parking Spaces*	**321**	*Lot Area (sq. ft.)*	**455750**
Retail	**8258**			*Floor-Area Ratio*	**6.19**
				Special Permit	**PB368**
				Building Permit	
Total GFA	**376935**				

Developer	**MITIMCO**
Neighborhood	**1 - East Cambridge**
Zoning	**PUD-7**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**US DOT Volpe Transportation Research Center**



Notes:	Area and details of uses amended Nov 2024. Name updated to "Kendall Common" from "MIT Volpe Development". FAR and land area for overall development.
Parking Notes:	Parking from MIT Volpe development pool.



Project Name	**MXD Infill - 250 Binney Street (Building D)**	*Address*	**250 Binney Street**	New office/R&D building replaces existing Biogen office building. See Notes regarding alternative plans.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**450576**	*Parking Spaces*		*Lot Area (sq. ft.)*	**60624**
				Floor-Area Ratio	**7.78**
				Special Permit	**PB315 MA2**
				Building Permit	
Total GFA	**450576**				

Developer	**Boston Properties**
Neighborhood	**1 - East Cambridge**
Zoning	**MXD**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Biogen**



Notes:	The details for this entry describe plans approved under PB315 MA2. On Jan 27, 2026 the decision for PB315 MA3 was filed. Under PB315 MA3, 250 Binney St would instead be a 286,091 SF building and 105 Broadway would be replaced by a new 302,400 SF building. This would be a transfer of 145,603 SF of the GFA approved under PB315 MA2 for 250 Binney St, thus maintaining the same net increase in GFA under the entire MXD PUD. The developer has until 2028 to choose between these plans. If the developer pursues the original plan of PB315 MA2, then 105 Broadway will remain as is and 250 Binney will be as described in the details of this entry.
Parking Notes:	Parking at shared 1,584 space 290 Binney Street garage. Maximum parking 0.9 spaces/1000 SF.



Zoning Permit Granted or As of Right

Project Name	**1740 Massachusetts Ave**	*Address*	**1740 Massachusetts Ave**	New building with 71 residential units and 5 commercial spaces proposed to replace existing commercial building with Walgreen's, Keezer's, and Simon's Coffeehouse

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**59218**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**12424**
Retail	**10188**	*Housing Units*	**71**	*Floor-Area Ratio*	**5.2**
		Affordable Units	**14**	*Special Permit*	
				Building Permit	**1215527**
Total GFA	**69406**				

Developer	**Old North Development Co.**
Neighborhood	**9 - Neighborhood Nine**
Zoning	**MAS-12A**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Commercial building with Walgreen's, Keezer's, and Simon's Coffeehouse**
Notes:	Planning Board Advisory Consultation 5/12/2026. Building permit application under review. FAR does not include basement-level commercial space (4,809 SF).
Parking Notes:	





Project Name	**350 Massachusetts Ave**	*Address*	**350 Massachusetts Ave**	Convert office to lab

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Lab/R&D	**112600**	*Parking Spaces*		*Lot Area (sq. ft.)*	**26075**
				Floor-Area Ratio	**4.32**
				Special Permit	**PB409**
				Building Permit	
Total GFA	**112600**				

Developer	**BioMed Realty**
Neighborhood	**5 - Cambridgeport**
Zoning	**CRDD**
Project Type	**Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Office**
Notes:	
Parking Notes:	





Zoning Permit Granted or As of Right

Project Name	**955 Massachusetts Ave**	*Address*	[955 Massachusetts Ave]	Convert office building to mixed use building with 138 residential units and 4 ground floor retail spaces.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**84958**	*Parking Spaces*	**60**	*Lot Area (sq. ft.)*	**29485**
Retail	**7524**	*Housing Units*	**138**	*Floor-Area Ratio*	**3.13**
				Special Permit	
				Building Permit	
Total GFA	**92482**				

Developer	**Tourbineau Real Estate Partners**
Neighborhood	**6 - Mid-Cambridge**
Zoning	**C-2B**
Project Type	**Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Office**



Notes:	
Parking Notes:	



Project Name	[2072 Massachusetts Avenue]	*Address*	[2072 Massachusetts Avenue]	Redevelopment of current restaurant site to affordable rental housing. 12-story building with 74 units.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**90472**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**8515**
		Housing Units	**74**	*Floor-Area Ratio*	**10.6**
		Affordable Units	**74**	*Special Permit*	
				Building Permit	
Total GFA	**90472**				

Developer	**Capstone Communities and Hope Real Estate**
Neighborhood	**11 - North Cambridge**
Zoning	**MAS-12**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Darul Kabab restaurant**



Notes:	AHO process complete
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	544-550 Massachusetts Avenue	*Address*	544-550 Massachusetts Avenue	Expansion of existing building to accommodate residential use on upper floors. Existing ground floor retail to be retained.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**16807**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**4394**
Retail	**2181**	*Housing Units*	**27**	*Floor-Area Ratio*	**4.32**
				Special Permit	**PB381**
				Building Permit	
Total GFA	**18988**				

Developer	**Central Square Redevelopment LLC**
Neighborhood	**5 - Cambridgeport**
Zoning	**BB-CSQ**
Project Type	**Alteration/Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	
Notes:	Requires both BZA variance and Planning Board special permit.
Parking Notes:	





Project Name	**Rindge Commons Phase 2**	*Address*	430 Rindge Avenue	One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**90075**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**155591**
		Housing Units	**77**	*Floor-Area Ratio*	**2.73**
		Affordable Units	**77**	*Special Permit*	
				Building Permit	
Total GFA	**90075**				

Developer	**Just A Start**
Neighborhood	**11 - North Cambridge**
Zoning	**C-2**
Project Type	**New Construction**
Permit Type	**Comprehensive Permit**
Former Name/Use	**Rindge Tower Apartments parking lot**
Notes:	Formerly referred to as 418-450 Rindge Ave.
Parking Notes:	Remaining 233 parking spaces will serve new and existing buildings.



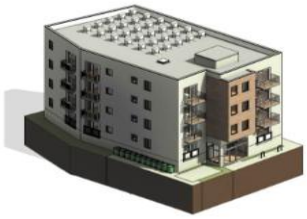


Zoning Permit Granted or As of Right

Project Name	**109 School St**	*Address*	**109 School St**	Demolish existing boarding house and build 25-unit dwelling

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**13566**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**3898**
		Housing Units	**25**	*Floor-Area Ratio*	**3.48**
				Special Permit	
				Building Permit	**1235118**
Total GFA	**13566**				

Developer	
Neighborhood	**4 - The Port/Area IV**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Boarding house**



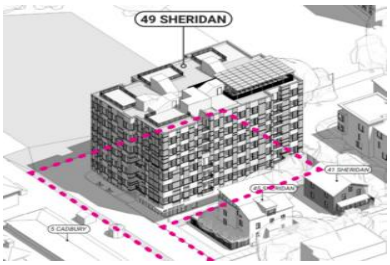
Notes:	Permit application under review
Parking Notes:	



Project Name	**49 Sheridan St**	*Address*	**49 Sheridan St**	New building with 32 units on lot to be subdivided from Cambridge Friends School.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**49113**	*Parking Spaces*	**33**	*Lot Area (sq. ft.)*	**17075**
		Housing Units	**32**	*Floor-Area Ratio*	**2.88**
				Special Permit	
				Building Permit	
Total GFA	**49113**				

Developer	**Odessit CFS LLC**
Neighborhood	**9 - Neighborhood Nine**
Zoning	**C-2**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Part of Cambridge Friends School lot**



Notes:	
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	**270 Sidney St**	*Address*	[270 Sidney St]	Demolish existing three-family and warehouse buildings and build 6-story, 48-unit building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**42851**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**8250**
		Housing Units	**48**	*Floor-Area Ratio*	**5.19**
				Special Permit	
				Building Permit	**1232504**
Total GFA	**42851**				

Developer	**270 SIDNEY STREET LLC**
Neighborhood	**5 - Cambridgeport**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Vacant**



Notes:	Permit application under review
Parking Notes:	



Project Name	**Somerbridge Hotel**	*Address*	[263 Msgr. O'Brien Highway]	Hotel. Partially located in Somerville. Plan revised to 145 rooms from 199 in August 2025.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Hotel	**23205**	*Parking Spaces*	**13**	*Lot Area (sq. ft.)*	**15490**
		Hotel Rooms	**199**	*Floor-Area Ratio*	**1.5**
				Special Permit	
				Building Permit	
Total GFA	**23205**				

Developer	**Somerbridge Hotel LLC**
Neighborhood	**1 - East Cambridge**
Zoning	**SD-1**
Project Type	**New Construction**
Permit Type	**Board of Zoning Appeals**
Former Name/Use	



Notes:	Includes demolition of existing structure. Site work underway. Additional approvals might be needed.
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	**815 Somerville Avenue**	*Address*	**815 Somerville Avenue**	Gut renovation of existing office building into laboratory space.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Lab/R&D	**27824**	*Parking Spaces*	**5**	*Lot Area (sq. ft.)*	**10382**
				Floor-Area Ratio	**2.66**
				Special Permit	**PB402**
				Building Permit	
Total GFA	**27824**				

Developer	**KS Partners**
Neighborhood	**11 - North Cambridge**
Zoning	**MAS-18**
Project Type	**Alteration/Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	
Notes:	
Parking Notes:	





Project Name	**The Galleria Residential**	*Address*	**57 JFK Street**	Residential addition to existing retail structure.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**30150**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**14506**
		Housing Units	**38**	*Floor-Area Ratio*	**4.61**
				Special Permit	**PB390**
				Building Permit	**250597**
Total GFA	**30150**				

Developer	**Raj Dhanda**
Neighborhood	**10 - West Cambridge**
Zoning	**BB/HSOD**
Project Type	**Addition**
Permit Type	**Planning Board Special Permit**
Former Name/Use	
Notes:	Supersedes prior proposal for office expansion. Building permit 250597 issued for new basement entry and and 2nd floor balcony. Further permits to follow.
Parking Notes:	





Zoning Permit Granted or As of Right

Project Name	**The Garage/36 JFK Street/33 Dunster Street**	*Address*	**83-91 Mount Auburn Street**	Renovation of The Garage with office and retail space. Special permit expiration date was extended to 5/3/2027.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**87494**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**17608**
				Floor-Area Ratio	**4.97**
				Special Permit	**PB386**
				Building Permit	**225078**
Total GFA	**87494**				

Developer	**Trinity Real Estate Management**
Neighborhood	**6 - Mid-Cambridge**
Zoning	**BB-HSO**
Project Type	**New Construction/Alteration**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**The Garage**



Notes:	Will include retail with GFA to be determined. Demolition will retain historic exterior walls. Applicant has requested to extend special permit.
Parking Notes:	



Project Name	**235 Third Street**	*Address*	**235 Third Street**	New residential building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**33713**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**5563**
		Housing Units	**55**	*Floor-Area Ratio*	**6.06**
		Affordable Units	**11**	*Special Permit*	
				Building Permit	**1185584**
Total GFA	**33713**				

Developer	**DND Homes**
Neighborhood	**1 - East Cambridge**
Zoning	**IA-1**
Project Type	**New Construction**
Permit Type	**Board of Zoning Appeals**
Former Name/Use	



Notes:	Staff Advisory Consultation 4/22/2026
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	**Walden Square Apartments II**	*Address*	**102 Sherman Street**	100% Affordable Housing Overlay project expanding existing Walden Square development.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**132226**	*Parking Spaces*	**200**	*Lot Area (sq. ft.)*	**319049**
		Housing Units	**95**	*Floor-Area Ratio*	**0.99**
		Affordable Units	**95**	*Special Permit*	
				Building Permit	**1212312, 1212373**
Total GFA	**132226**				

Developer	**Winn Companies**
Neighborhood	**9 - Neighborhood 9**
Zoning	**C-2/AHO**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	



Notes:	AHO process complete. Building permits under review.
Parking Notes:	Proposal includes 198 parking spaces to be shared among new and existing units.



Project Name	**28-30 Wendell Street**	*Address*	**28-30 Wendell Street**	Affordable housing development on adjacent lots formerly owned by Lesley University

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential		*Parking Spaces*		*Lot Area (sq. ft.)*	**22594**
		Housing Units	**95**	*Floor-Area Ratio*	
		Affordable Units	**95**	*Special Permit*	
				Building Permit	
Total GFA	**TBD**				

Developer	**Homeowner's Rehab, Inc (HRI)**
Neighborhood	**8 - Baldwin**
Zoning	**C-2A/AHO**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Lesley University tennis court and residential buildings**



Notes:	HRI completed the AHO process in December 2025 and is in the process of assembling final financing needed to begin construction.
Parking Notes:	



Zoning Permit Granted or As of Right

Project Name	**122-134 Western Ave**	*Address*	**122-134 Western Ave**	Demolish existing structures on 3 adjacent lots and build new 133-unit dwelling

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**63331**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**14753**
		Housing Units	**133**	*Floor-Area Ratio*	**4.29**
				Special Permit	
				Building Permit	**1234518**
Total GFA	**63331**				

Developer	**DND Homes**
Neighborhood	**7 - Riverside**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**AJ Spears Funeral Home**
Notes:	Permit applications under review
Parking Notes:	





Project Name	**8 Winter Street**	*Address*	**8 Winter Street**	New 23-unit residential building replacing a Dunkin Donuts.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**24819**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**7404**
		Housing Units	**23**	*Floor-Area Ratio*	**3.35**
		Affordable Units	**4**	*Special Permit*	**PB411**
				Building Permit	**249600, 1159211**
Total GFA	**24819**				

Developer	**Syed Jafry**
Neighborhood	**1 - East Cambridge**
Zoning	**CAM-6/C-1**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Dunkin Donuts**
Notes:	
Parking Notes:	





Zoning Permit Granted or As of Right

Project Name	**9 Wyman Rd**	*Address*	**9 Wyman Rd**	Proposed 56-unit building on site of single family to be demolished

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**29187**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**7151**
		Housing Units	**56**	*Floor-Area Ratio*	**4.1**
		Affordable Units	**10**	*Special Permit*	
				Building Permit	**1207705**
Total GFA	**29187**				

Developer	**9 Wyman Rd, LLC**
Neighborhood	**10 - West Cambridge**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Single-family**



Notes:	Staff advisory consultation 3/4/2026. Building permit application under review.
Parking Notes:	



Summary - Zoning Permit Granted or As of Right

Item	Count
Projects	31
Residential Units	1,576
Parking Spaces	725
Hotel Rooms	199

Use	Gross Floor Area (sq. ft.)
Residential	1,304,479
Office/R&D	983,070
Lab/R&D	509,101
Retail	73,813
Hotel	23,205
Total	2,893,668

Building Permit Granted

Project Name	**15 Fairmont St**	*Address*	**15 Fairmont Street**	New 9-unit building to replace existing 3-family

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**11292**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**4700**
		Housing Units	**9**	*Floor-Area Ratio*	**2.4**
				Special Permit	
				Building Permit	**1204814**
Total GFA	**11292**				

Developer	**15FM Partners LLC**
Neighborhood	**5 - Cambridgeport**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**3-family**
Notes:	
Parking Notes:	





Project Name	**15 Forest St**	*Address*	**15 Forest Street**	New 10-unit residential building to replace existing 3-family

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**11157**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**5000**
		Housing Units	**10**	*Floor-Area Ratio*	**2.23**
				Special Permit	
				Building Permit	**1202417**
Total GFA	**11157**				

Developer	**Broadbridge Construction LLC**
Neighborhood	**8 - Baldwin**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**3-family**
Notes:	
Parking Notes:	





Building Permit Granted

Project Name	**307 Columbia St**	*Address*	**307-309 Columbia Street**	New 9-unit building to replace existing 2-family

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**9995**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**5000**
		Housing Units	**9**	*Floor-Area Ratio*	**2**
				Special Permit	
				Building Permit	**1202812**
Total GFA	**9995**				

Developer	**GrayMac Properties, Inc.**
Neighborhood	**3 - Wellington-Harrington**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Two-family**



Notes:	
Parking Notes:	



Project Name	**34 Wendell St**	*Address*	**34 Wendell Street**	6-story, 43-unit residential building

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**28655**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**6625**
		Housing Units	**43**	*Floor-Area Ratio*	**4.32**
		Affordable Units	**8**	*Special Permit*	
				Building Permit	**1188566**
Total GFA	**28655**				

Developer	**ZRE Development**
Neighborhood	**8 - Baldwin**
Zoning	**C-2A**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Most recently a single family; previously a Lesley University building**



Notes:	
Parking Notes:	



Building Permit Granted

Project Name	4 Mellen Street/1627 Massachusetts Ave	*Address*	4 Mellen Street	100% Affordable Housing Overlay project. Preserves existing structure formerly used by Lesley University and includes addition.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**35263**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**14465**
		Housing Units	**29**	*Floor-Area Ratio*	**2.44**
		Affordable Units	**29**	*Special Permit*	
				Building Permit	**1139878, 1142097**
Total GFA	**35263**				

Developer	**Homeowners Rehab**
Neighborhood	**8 - Baldwin**
Zoning	**C2-A**
Project Type	**Alteration/Enlargement**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Lesley University Admissions Office**
Notes:	
Parking Notes:	





Project Name	**54 Hayes St**	*Address*	54 Hayes Street	9-unit residential building

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**9881**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**5250**
		Housing Units	**9**	*Floor-Area Ratio*	**1.88**
				Special Permit	
				Building Permit	**1174042**
Total GFA	**9881**				

Developer	**ZRE Development**
Neighborhood	**7 - Riverside**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**3-family**
Notes:	
Parking Notes:	





Building Permit Granted

Project Name	**847 Massachusetts Avenue**	*Address*	[847 Massachusetts Ave]	Make addition to building currently used as commercial office and convert to 9-unit residential building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**9594**	*Parking Spaces*	**2**	*Lot Area (sq. ft.)*	**4839**
		Housing Units	**9**	*Floor-Area Ratio*	**1.98**
		Affordable Units	**0**	*Special Permit*	
				Building Permit	**1187307**
Total GFA	**9594**				

Developer	**Nardelli Enterprises Inc**
Neighborhood	**6 - Mid-Cambridge**
Zoning	**C-2B**
Project Type	**Alteration/Change of Use**
Permit Type	**As of Right**
Former Name/Use	**Office building**
Notes:	
Parking Notes:	





Project Name	[87-101 Blanchard Road]	*Address*	[99 Blanchard Road]	New Affordable Housing Overlay project with 110 1-bedroom units.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**103726**	*Parking Spaces*	**110**	*Lot Area (sq. ft.)*	**133844**
		Housing Units	**110**	*Floor-Area Ratio*	**0.77**
		Affordable Units	**110**	*Special Permit*	
				Building Permit	**1198100**
Total GFA	**103726**				

Developer	**Bnai Brith Housing**
Neighborhood	**12 - Cambridge Highlands**
Zoning	**BA/C-1**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	
Notes:	Completed the AHO process in June 2024.
Parking Notes:	30 new spaces allotted to this building, 80 for existing residential buildings.





Building Permit Granted

Project Name	**96 Jackson St**	*Address*	**96 Jackson Street**	New 9-unit building to replace single family.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**9995**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**6000**
		Housing Units	**9**	*Floor-Area Ratio*	**1.67**
				Special Permit	
				Building Permit	**1189541**
Total GFA	**9995**				

Developer	**SMT Development**
Neighborhood	**11 - North Cambridge**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	
Notes:	
Parking Notes:	





Project Name	**Alewife Park - Building 4**	*Address*	**2 Alewife Park**	Rehab of existing building for office/R&D use.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**98400**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**853776**
				Floor-Area Ratio	**0.94**
				Special Permit	**PB387**
				Building Permit	**192754**
Total GFA	**98400**				

Developer	**IQHQ**
Neighborhood	**11 - North Cambridge**
Zoning	**SD-3**
Project Type	**New Construction/Alteration**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**GCP/W. R. Grace Site**
Notes:	Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.
Parking Notes:	Parking for entire Alewife Center development reported separately.





Building Permit Granted

Project Name	**Alewife Park - Building 5**	*Address*	**4 Alewife Park**	New construction and alteration of existing building for office/R&D and retail use.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**140200**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**853776**
Retail	**3500**			*Floor-Area Ratio*	**0.94**
				Special Permit	**PB387**
				Building Permit	**192769**
Total GFA	**143700**				

Developer	**IQHQ**
Neighborhood	**11 - North Cambridge**
Zoning	**SD-3**
Project Type	**New Construction/Alteration**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**GCP/W. R. Grace Site**
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.
Parking Notes:	Parking for entire Alewife Center development reported separately.





Project Name	**Alewife Park - Parking Garage**	*Address*	**6 Alewife Park**	New parking garage for Alewife Park development.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Parking Garage	**0**	*Parking Spaces*	**609**	*Lot Area (sq. ft.)*	**853776**
				Floor-Area Ratio	**0.94**
				Special Permit	**PB387**
				Building Permit	**192779**
Total GFA	**TBD**				

Developer	**IQHQ**
Neighborhood	**11 - North Cambridge**
Zoning	**SD-3**
Project Type	**New Construction/Alteration**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**GCP/W. R. Grace Site**
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.
Parking Notes:	Includes all parking for entire Alewife Center development. 358 space garage and 251 surface spaces.





Building Permit Granted

Project Name	**Alexandria PUD - 161 First Street**	*Address*	**161 First Street**	Office/R&D redevelopment.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**30087**	*Parking Spaces*		*Lot Area (sq. ft.)*	**40000**
				Floor-Area Ratio	**3.75**
				Special Permit	**PB243**
				Building Permit	**54231**
Total GFA	**30087**				

Developer	**Alexandria Real Estate**
Neighborhood	**1 - East Cambridge**
Zoning	**IA-1/PUD-3A**
Project Type	**Alteration**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



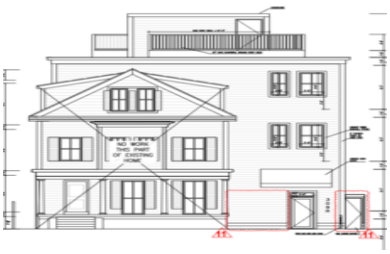
Notes:	Shared site with 50 Rogers Street, which is a new 102-unit residential building. Work is complete but developer plans to wait to attain Certificate of Occupancy until they have a tenant.
Parking Notes:	Includes 18 parking spaces at 75/125 Binney and 50/60 Binney Street garages.



Project Name	**309 Broadway**	*Address*	**309 Broadway**	New 8-unit building on lot with existing single-family

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**10121**	*Parking Spaces*	**1**	*Lot Area (sq. ft.)*	**5921**
		Housing Units	**9**	*Floor-Area Ratio*	**1.71**
		Affordable Units	**0**	*Special Permit*	
				Building Permit	**1156443**
Total GFA	**10121**				

Developer	**Broad LLC**
Neighborhood	**4 - The Port/Area IV**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Single family**



Notes:	GFA and FAR include area of existing single family
Parking Notes:	



Building Permit Granted

Project Name	**Cambridge Crossing (North Point) - Building Q2**	*Address*	**121 Morgan Avenue**	New office/R&D building with retail.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**163794**	*Parking Spaces*	**144**	*Lot Area (sq. ft.)*	**55997**
Retail	**1801**			*Floor-Area Ratio*	**2.66**
				Special Permit	**PB179**
				Building Permit	**206184**
Total GFA	**165595**				

Developer	**DivcoWest**
Neighborhood	**1 - East Cambridge**
Zoning	**NP/PUD-6**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	FAR for overall Cambridge Crossing development.
Parking Notes:	



Project Name	**Cambridge Fire Department Headquarters**	*Address*	**491 Broadway**	Renovation of Cambridge Fire Department Headquarters

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Fire Department	**33325**	*Parking Spaces*	**18**	*Lot Area (sq. ft.)*	**21172**
				Floor-Area Ratio	**1.57**
				Special Permit	
				Building Permit	**263369**
Total GFA	**33325**				

Developer	**City of Cambridge**
Neighborhood	**6 - Mid-Cambridge**
Zoning	**C-3**
Project Type	**Addition/Alteration**
Permit Type	**As of Right**
Former Name/Use	



Notes:	
Parking Notes:	



Building Permit Granted

Project Name	**Cambridge Research Park - 320-330 Third Street**	*Address*	**320-330 Third Street**	New office/R&D building with community center.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**470000**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**51341**
Community Center	**30000**			*Floor-Area Ratio*	**10.01**
				Special Permit	**PB383**
				Building Permit	**196010**
Total GFA	**500000**				

Developer	**Biomed**
Neighborhood	**1 - East Cambridge**
Zoning	**O-3/PUD-CDK**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project.
Parking Notes:	Up to 406 parking spaces provided from Cambridge Research Park pooled facility.



Project Name	**150 Cambridgepark Drive**	*Address*	**150 Cambridgepark Drive**	HVAC/elec/elevator/infill work to convert office building to lab space.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Lab/R&D	**270080**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**125089**
				Floor-Area Ratio	**2.65**
				Special Permit	**PB47 Amend**
				Building Permit	**135347, 155714, 172450**
Total GFA	**270080**				

Developer	**Longfellow Real Estate**
Neighborhood	**11 - North Cambridge**
Zoning	**O2A/AOD6**
Project Type	**Alteration/Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	FAR includes all structures on parcel.
Parking Notes:	No changes to parking.



Building Permit Granted

Project Name	**Cambridgeside Redevelopment - Core Mall Retail Space**	*Address*	**100 Cambridgeside Place**	Redevelopment of the core mall retail space.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Retail	**315000**	*Parking Spaces*	**1695**	*Lot Area (sq. ft.)*	**267821**
				Floor-Area Ratio	**3.2**
				Special Permit	**PB364**
				Building Permit	**252579, 253670**
Total GFA	**315000**				

Developer	**New England Development**
Neighborhood	**1 - East Cambridge**
Zoning	**BA/PUD-4**
Project Type	**Alteration**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	This record does not include 3rd floor conversion to lab.
Parking Notes:	Includes all parking for overall redevelopment.



Project Name	**35 Cherry Street**	*Address*	**35 Cherry Street**	Affordable homeownership development on City-owned vacant lot. Three buildings with a total of 10 units.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**14184**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**10953**
		Housing Units	**10**	*Floor-Area Ratio*	**1.29**
		Affordable Units	**10**	*Special Permit*	
				Building Permit	**1186734 (Bldg A), 1187446 (Bldg B), 1187491 (Bldg C)**
Total GFA	**14184**				

Developer	**Just A Start**
Neighborhood	**4 - The Port/Area IV**
Zoning	**C-1/AHO**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Vacant lot**



Notes:	Building permit applications under review.
Parking Notes:	

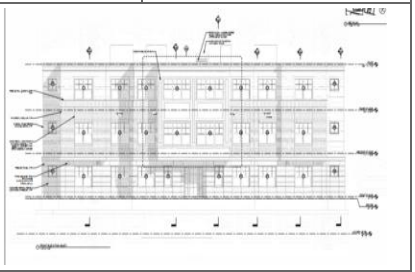


Building Permit Granted

Project Name	**5 Craigie Circle**	*Address*	[5 Craigie Circle]	New construction of 12-unit building in rear of lot with three existing residential buildings. Total will be 101 units.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**11987**	*Parking Spaces*	**24**	*Lot Area (sq. ft.)*	**60856**
		Housing Units	**12**	*Floor-Area Ratio*	
		Affordable Units	**2**	*Special Permit*	
				Building Permit	**1188939**
Total GFA	**11987**				

Developer	**James J. Welch & Co.**
Neighborhood	**10 - West Cambridge**
Zoning	**C-2**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	
Notes:	
Parking Notes:	Existing parking to be reconfigured with 8 new spaces next to new building.





Project Name	**37 Essex St**	*Address*	[37 Essex St]	Rehab and build addition to existing 2-family to convert to 10 units.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**11975**	*Parking Spaces*	**2**	*Lot Area (sq. ft.)*	**6611**
		Housing Units	**10**	*Floor-Area Ratio*	**1.81**
				Special Permit	
				Building Permit	**1216192**
Total GFA	**11975**				

Developer	**37-39 Essex St LLC**
Neighborhood	**4 - The Port/Area IV**
Zoning	**C-1**
Project Type	**Alteration/Enlargement**
Permit Type	**As of Right**
Former Name/Use	**Two family**
Notes:	
Parking Notes:	





Building Permit Granted

Project Name	**Gaslight Building**	*Address*	**711-727 Massachusetts Avenue**	Redevelopment of office building with ground floor retail to boutique hotel including office and retail uses. Unclear whether this project will move forward.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Hotel	**24758**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**10553**
Office/R&D	**18760**	*Hotel Rooms*	**36**	*Floor-Area Ratio*	**3.83**
Retail	**3006**			*Special Permit*	**PB361**
				Building Permit	**195428**
Total GFA	**46524**				

Developer	**Gas Light Building LLC**
Neighborhood	**6 - Mid-Cambridge**
Zoning	**BB-CSQ**
Project Type	**Alteration/Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	FAR excludes exempted retail GFA.
Parking Notes:	



Project Name	**Harvard - Pritzker Hall**	*Address*	**1807 Cambridge Street**	New Harvard institutional building with faculty offices, classrooms, collaborative learning areas, and event space on the highest level of the building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Institutional	**107545**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**133211**
				Floor-Area Ratio	**0.81**
				Special Permit	
				Building Permit	**1170350**
Total GFA	**107545**				

Developer	**Harvard University**
Neighborhood	**6 - Mid-Cambridge**
Zoning	**C-3**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	



Notes:	
Parking Notes:	

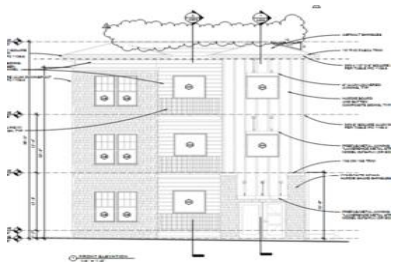


Building Permit Granted

Project Name	**11 Ivy St**	*Address*	**11 Ivy St**	8-unit residential building replacing demolished single family

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**10685**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**4828**
		Housing Units	**8**	*Floor-Area Ratio*	**2.21**
		Affordable Units	**0**	*Special Permit*	
				Building Permit	**1182616**
Total GFA	**10685**				

Developer	**11 IVY ST LLC**
Neighborhood	**9 - Neighborhood 9**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Single family**
Notes:	
Parking Notes:	





Project Name	**Jefferson Park Federal Revitalization**	*Address*	**1 Jackson Place**	100% Affordable Housing Overlay project replacing existing Jefferson Park federal CHA development. 175 existing units to be rebuilt, 103 new units added.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**379925**	*Parking Spaces*	**138**	*Lot Area (sq. ft.)*	**328125**
		Housing Units	**278**	*Floor-Area Ratio*	**1.16**
		Affordable Units	**278**	*Special Permit*	
				Building Permit	**195497, 195498, 195499, 195500, 195502, 195503, 195504**
Total GFA	**379925**				

Developer	**Cambridge Housing Authority**
Neighborhood	**11 - North Cambridge**
Zoning	**C-1A/C-2/AHO**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Jefferson Park federal housing**
Notes:	Phase I construction underway for 195 units. Phase 2 with 83 units expected to begin spring 2026.
Parking Notes:	Application includes 132 on site and 3 off site spaces.





Building Permit Granted

Project Name	**Kendall Common - Building C3**	*Address*	**75 Broadway**	New lab/R&D and retail building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Lab/R&D	**467970**	*Parking Spaces*	**354**	*Lot Area (sq. ft.)*	**455750**
Retail	**6896**			*Floor-Area Ratio*	**6.19**
				Special Permit	**PB368**
				Building Permit	**1152040**
Total GFA	**474866**				

Developer	**MITIMCO**
Neighborhood	**1 - East Cambridge**
Zoning	**PUD-7**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**US DOT Volpe Transportation Research Center**
Notes:	Building permit 1144160 issued 12/17/24 for foundation work. Updated use types and GFA per Nov 2024 amendments. Name updated to "Kendall Common" from "MIT Volpe Development". FAR and land area for overall development.
Parking Notes:	Parking from MIT Volpe development pool.





Project Name	**MIT Kendall Square - Building 2**	*Address*	**200 Main Street**	New office/R&D and retail building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**312355**	*Parking Spaces*	**278**	*Lot Area (sq. ft.)*	**69711**
Retail	**10925**			*Floor-Area Ratio*	**4.48**
				Special Permit	**PB303**
				Building Permit	**209931**
Total GFA	**323280**				

Developer	**MIT**
Neighborhood	**2 - MIT / Area 2**
Zoning	**C-3B MXD/PUD 5**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Eastgate Graduate Dormitory**
Notes:	FAR for entire MIT Kendall Square SoMa project area including retained buildings. Includes demolition of former Eastgate high rise dormitory building.
Parking Notes:	





Building Permit Granted

Project Name	**MXD Infill - 119-123 Broadway**	*Address*	**119-123 Broadway**	Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**420000**	*Parking Spaces*	**176**	*Lot Area (sq. ft.)*	**105000**
Retail	**700**	*Housing Units*	**439**	*Floor-Area Ratio*	**7.78**
		Affordable Units	**102**	*Special Permit*	**PB315 MA2**
				Building Permit	**222469**
Total GFA	**420700**				

Developer	**Boston Properties**
Neighborhood	**1 - East Cambridge**
Zoning	**MXD**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Cambridge Center North Garage**
Notes:	Lot area and FAR approximate. Site work underway.
Parking Notes:	Parking ratio to be 0.4 to 0.75 space/unit.





Project Name	**2161 Massachusetts Avenue**	*Address*	**2161 Massachusetts Avenue**	Relocation, partial demolition, and redevelopment of existing structure for residential and office use.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**7272**	*Parking Spaces*	**7**	*Lot Area (sq. ft.)*	**7513**
Office/R&D	**2514**	*Housing Units*	**8**	*Floor-Area Ratio*	**1.3**
				Special Permit	**PB397**
				Building Permit	**273468**
Total GFA	**9786**				

Developer	**ND Development**
Neighborhood	**11 - North Cambridge**
Zoning	**MAS-12**
Project Type	**Addition/Change of Use**
Permit Type	**Planning Board Special Permit**
Former Name/Use	
Notes:	
Parking Notes:	





Building Permit Granted

Project Name	**55 Murray Hill Rd**	*Address*	**55 Murray Hill Rd**	Demolish 2-family, build 9-unit dwelling

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**8310**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**5105**
		Housing Units	**9**	*Floor-Area Ratio*	**1.63**
				Special Permit	
				Building Permit	**1195244**
Total GFA	**8310**				

Developer	**27 Alewife LLC**
Neighborhood	**11 - North Cambridge**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Two family**
Notes:	
Parking Notes:	





Project Name	**51 Porter St**	*Address*	**51 Porter St**	Demolish single family and build 9-unit, 3-story building

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**9998**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**5878**
		Housing Units	**9**	*Floor-Area Ratio*	**1.7**
				Special Permit	
				Building Permit	**1213857**
Total GFA	**9998**				

Developer	
Neighborhood	**3 - Wellington Harrington**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Single family**
Notes:	
Parking Notes:	





Building Permit Granted

Project Name	**49 Sixth Street**	*Address*	**49 Sixth Street**	100% Affordable Housing Overlay project. Rehab of former Sacred Heart School and CPSD offices building. Located at corner of Thorndike and Seventh Streets.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**59400**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**19865**
		Housing Units	**46**	*Floor-Area Ratio*	**2.98**
		Affordable Units	**46**	*Special Permit*	
				Building Permit	**221290**
Total GFA	**59400**				

Developer	**POAH**
Neighborhood	**1 - East Cambridge**
Zoning	**C-1/AHO**
Project Type	**Alteration/Change of Use**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Sacred Heart School and CPSD Offices**



Notes:	
Parking Notes:	



Project Name	**33 Thingvalla Ave**	*Address*	**33 Thingvalla Ave**	Demolish two family, build new 8-unit building

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**11281**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**5311**
		Housing Units	**8**	*Floor-Area Ratio*	**2.11**
				Special Permit	
				Building Permit	**1188795**
Total GFA	**11281**				

Developer	**Fonzi Development Realty Inc.**
Neighborhood	**13 - Strawberry Hill**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Two family**



Notes:	
Parking Notes:	



Building Permit Granted

Project Name	**70 Walden Street**	*Address*	**70 Walden Street**	Renovation and addition of existing 3-family to convert to 12-unit dwelling

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**9750**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**3976**
		Housing Units	**12**	*Floor-Area Ratio*	**2.45**
				Special Permit	
				Building Permit	**1176769**
Total GFA	**9750**				

Developer	**DND Homes LLC**
Neighborhood	**9 - Neighborhood Nine**
Zoning	**C-1**
Project Type	**Addition/Alteration**
Permit Type	**As of Right**
Former Name/Use	**3-family**



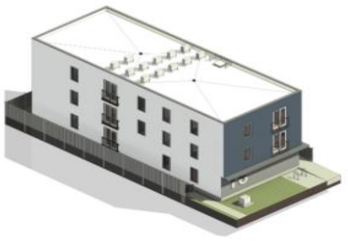
Notes:	
Parking Notes:	



Project Name	**16 Worcester St**	*Address*	**16 Worcester St**	Demolish single family and build 9-unit dwelling

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**8747**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**3570**
		Housing Units	**9**	*Floor-Area Ratio*	**2.45**
				Special Permit	
				Building Permit	**1192874**
Total GFA	**8747**				

Developer	**16 Worcester St LLC**
Neighborhood	**4 - The Port/Area IV**
Zoning	**C-1**
Project Type	**New Construction**
Permit Type	**As of Right**
Former Name/Use	**Single family**



Notes:	
Parking Notes:	



Summary - Building Permit Granted

Item	Count
Projects	36
Residential Units	1,104
Parking Spaces	3,558
Hotel Rooms	36

Use	Gross Floor Area (sq. ft.)
Office/R&D	1,236,110
Residential	1,203,193
Lab/R&D	738,050
Retail	341,828
Institutional	107,545
Fire Department	33,325
Community Center	30,000
Hotel	24,758
Total	3,714,809

Complete

Project Name	125 Cambridgepark Drive	Address	125 Cambridgepark Drive	Infill addition to existing building for lab/R&D use.

Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	**50000**	*Parking Spaces*		*Lot Area (sq. ft.)*	**126612**
				Floor-Area Ratio	**1.77**
				Special Permit	**PB26 Amd 7**
				Building Permit	**215450**
Total GFA	**50000**				

Developer	**Longfellow**
Neighborhood	**11 - North Cambridge**
Zoning	**O-2A/AOD-6**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	



Notes:	Reduction in surface parking expected. Final GFA for building will total 216,981 SF. Certificate of Occupancy application under review.
Parking Notes:	



Project Name	2 Garden Street	Address	2 Garden Street	13 room boarding house. Expansion of pre-existing building.

Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	**7721**	*Parking Spaces*	**1**	*Lot Area (sq. ft.)*	**5261**
		Housing Units	**13**	*Floor-Area Ratio*	**1.69**
				Special Permit	
				Building Permit	**239759**
Total GFA	**7721**				

Developer	**Garden Lodge LLC**
Neighborhood	**10 - West Cambridge**
Zoning	**C-2**
Project Type	**Addition/Change of Use**
Permit Type	**Board of Zoning Appeals**
Former Name/Use	



Notes:	
Parking Notes:	



Complete

Project Name	**MXD Infill - 290 Binney Street (Building C)**	*Address*	**290 Binney Street**	Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Office/R&D	**500000**	*Parking Spaces*	**1584**	*Lot Area (sq. ft.)*	**105000**
Retail	**3904**			*Floor-Area Ratio*	**7.78**
				Special Permit	**PB315 MA2**
				Building Permit	**222345**
Total GFA	**503904**				

Developer	**Boston Properties**
Neighborhood	**1 - East Cambridge**
Zoning	**MXD**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**Cambridge Center North Garage**



Notes:	Lot area and FAR approximate. Site work for building and transformer underway.
Parking Notes:	Maximum parking 0.9 spaces/1000 SF.



Project Name	**Metropolitan Storage Warehouse**	*Address*	**134 Massachusetts Avenue**	Conversion of former storage warehouse into new facilities for MIT School of Architecture and Planning.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Institutional	**195000**	*Parking Spaces*	**0**	*Lot Area (sq. ft.)*	**46666**
				Floor-Area Ratio	**4.71**
				Special Permit	
				Building Permit	**200381, 216308**
Total GFA	**195000**				

Developer	**MIT**
Neighborhood	**2 - MIT / Area 2**
Zoning	**SD-6**
Project Type	**Alteration/Change of Use**
Permit Type	**As of Right**
Former Name/Use	**Metropolitan Storage Warehouse**



Notes:	Includes selective demolition. Variance allows food service operation on first floor.
Parking Notes:	



Complete

Project Name	**52 New Street**	*Address*	**52 New Street**	106-unit AHO 100% affordable project including daycare space.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**126230**	*Parking Spaces*	**43**	*Lot Area (sq. ft.)*	**43794**
Educational	**3000**	*Housing Units*	**106**	*Floor-Area Ratio*	**3.3**
		Affordable Units	**106**	*Special Permit*	
				Building Permit	**230922**
Total GFA	**129230**				

Developer	**Just-A-Start**
Neighborhood	**9 - Neighborhood 9**
Zoning	**IA-1/AHO**
Project Type	**New Construction**
Permit Type	**Affordable Housing Overlay**
Former Name/Use	**Warehouse and Gym**



Notes:	
Parking Notes:	



Project Name	**New Tobin School**	*Address*	**197 Vassal Lane**	New public school.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Educational	**299954**	*Parking Spaces*	**150**	*Lot Area (sq. ft.)*	**396958**
				Floor-Area Ratio	**0.76**
				Special Permit	
				Building Permit	**185582**
Total GFA	**299954**				

Developer	**City of Cambridge**
Neighborhood	**10 - West Cambridge**
Zoning	**B/OS**
Project Type	**New Construction**
Permit Type	**Board of Zoning Appeals**
Former Name/Use	**Tobin Montessori and Vassal Lane Upper Schools.**



Notes:	
Parking Notes:	



Complete

Project Name	**University Monument Site**	*Address*	**1043-1059 Cambridge Street**	New residential and retail building.

Gross Floor Area by Use (sq. ft.)		**Other Details**			
Residential	**24892**	*Parking Spaces*	**13**	*Lot Area (sq. ft.)*	**15686**
Retail	**4364**	*Housing Units*	**18**	*Floor-Area Ratio*	**1.87**
		Affordable Units	**4**	*Special Permit*	**PB336**
				Building Permit	**152842**
Total GFA	**29256**				

Developer	**418 Real Estate**
Neighborhood	**3 - Wellington Harrington**
Zoning	**BA/C-2B**
Project Type	**New Construction**
Permit Type	**Planning Board Special Permit**
Former Name/Use	**University Monument Works**



Notes:	Certificate of Occupancy review in progress
Parking Notes:	



Summary - Complete

Item	Count
Projects	7
Residential Units	137
Parking Spaces	1,791

Use	Gross Floor Area (sq. ft.)
Office/R&D	500,000
Educational	302,954
Institutional	195,000
Residential	158,843
Lab/R&D	50,000
Retail	8,268
Total	1,215,065

Phased Developments in Process

Does not include phases completed in prior years.

Alewife Park

Project Name	Address	Description	Status	Total GFA
Alewife Park - Building 4	2 Alewife Park	Rehab of existing building for office/R&D use.	Building Permit Granted	98,400
Alewife Park - Building 5	4 Alewife Park	New construction and alteration of existing building for office/R&D and retail use.	Building Permit Granted	143,700
Alewife Park - Parking Garage	6 Alewife Park	New parking garage for Alewife Park development.	Building Permit Granted	0

Alexandria PUD

Project Name	Address	Description	Status	Total GFA
Alexandria PUD - 161 First Street	161 First Street	Office/R&D redevelopment.	Building Permit Granted	30,087

Cambridge Crossing (North Point)

Project Name	Address	Description	Status	Total GFA
Cambridge Crossing (North Point) - Building Q2	121 Morgan Avenue	New office/R&D building with retail.	Building Permit Granted	165,595
Cambridge Crossing (North Point) - Building R	221 Morgan Avenue	New residential and retail building.	Zoning Permit Granted or As of Right	139,225
Cambridge Crossing (North Point) - Remaining Master Plan		Remaining unspecified development for Cambridge Crossing master plan. Once specific building proposals are received, they will be subject to design review.	Approved PUD/Master Plan Development Remaining	1,955,595

Cambridge Research Park

Project Name	Address	Description	Status	Total GFA
Cambridge Research Park - 320-330 Third Street	320-330 Third Street	New office/R&D building with community center.	Building Permit Granted	500,000

Cambridgeside Redevelopment

Project Name	Address	Description	Status	Total GFA
Cambridgeside Redevelopment - 150 Cambridgeside Place	150 Cambridgeside Place	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	Zoning Permit Granted or As of Right	185,000
Cambridgeside Redevelopment - 80 First Street	80 First Street	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	Zoning Permit Granted or As of Right	455,000
Cambridgeside Redevelopment - Core Mall Retail Space	100 Cambridgeside Place	Redevelopment of the core mall retail space.	Building Permit Granted	315,000

Corcoran Park Redevelopment

Project Name	Address	Description	Status	Total GFA
Corcoran Park Redevelopment Phase I	8-12 May St	Phase I of redevelopment of CHA development with 153 existing units. Phase I proposal includes 46-unit elevator building and 21-unit townhomes-over-flats building.	Zoning Permit Granted or As of Right	82,407

First Street PUD

Project Name	Address	Description	Status	Total GFA
First Street PUD - Parcel E	75 First Street	New residential and retail building.	Zoning Permit Granted or As of Right	84,298

Healthpeak PUD

Project Name	Address	Description	Status	Total GFA
Healthpeak PUD		Large multi-phase PUD development in Alewife Quadrangle with office/lab, residential, and retail/neighborhood use components. All details are approximate. As individual projects are permitted, they will receive separate entries in the Development Log and this entry will represent the unspecified remaining development.	Approved PUD/Master Plan Development Remaining	4,825,140

Kendall Common

Project Name	Address	Description	Status	Total GFA
Kendall Common - Building C1	25 Broadway	New lab/R&D and retail building.	Zoning Permit Granted or As of Right	376,935

Project Name	Address	Description	Status	Total GFA
Kendall Common - Building C3	75 Broadway	New lab/R&D and retail building.	Building Permit Granted	474,866
Kendall Common - Development Remaining		Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment. Once specific building proposals are received, they will be subject to design review.	Approved PUD/Master Plan Development Remaining	2,151,529

MIT Kendall Square

Project Name	Address	Description	Status	Total GFA
MIT Kendall Square - Building 2	200 Main Street	New office/R&D and retail building.	Building Permit Granted	323,280
MIT Kendall Square - Building 6	380 Main Street	New retail building.	Design Review	13,200

MXD Infill

Project Name	Address	Description	Status	Total GFA
MXD Infill - 105 Broadway (Building E)	105 Broadway	Office/R&D building to replace existing building if developer does not pursue original plans (see notes).	Approved PUD/Master Plan Development Remaining	302,400
MXD Infill - 119-123 Broadway	119-123 Broadway	Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	Building Permit Granted	420,700
MXD Infill - 250 Binney Street (Building D)	250 Binney Street	New office/R&D building replaces existing Biogen office building. See Notes regarding alternative plans.	Zoning Permit Granted or As of Right	450,576
MXD Infill - 290 Binney Street (Building C)	290 Binney Street	Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	Complete	503,904