

City of Cambridge

Community Development Department Development Log

September/October 2003



The Development Log was started to keep an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a bi-monthly basis, is distributed to City departments to keep them posted of development progress from permitting and construction to completion. Criteria for the Log include:

- ♦ Commercial projects totaling over 50,000 square feet and any which have a significant impact on the neighborhood in which it is located.
- ♦ 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.
- ♦ All use-conversion projects.
- All municipal projects in which a cross section of City departments may have an interest and all which are considered significant.

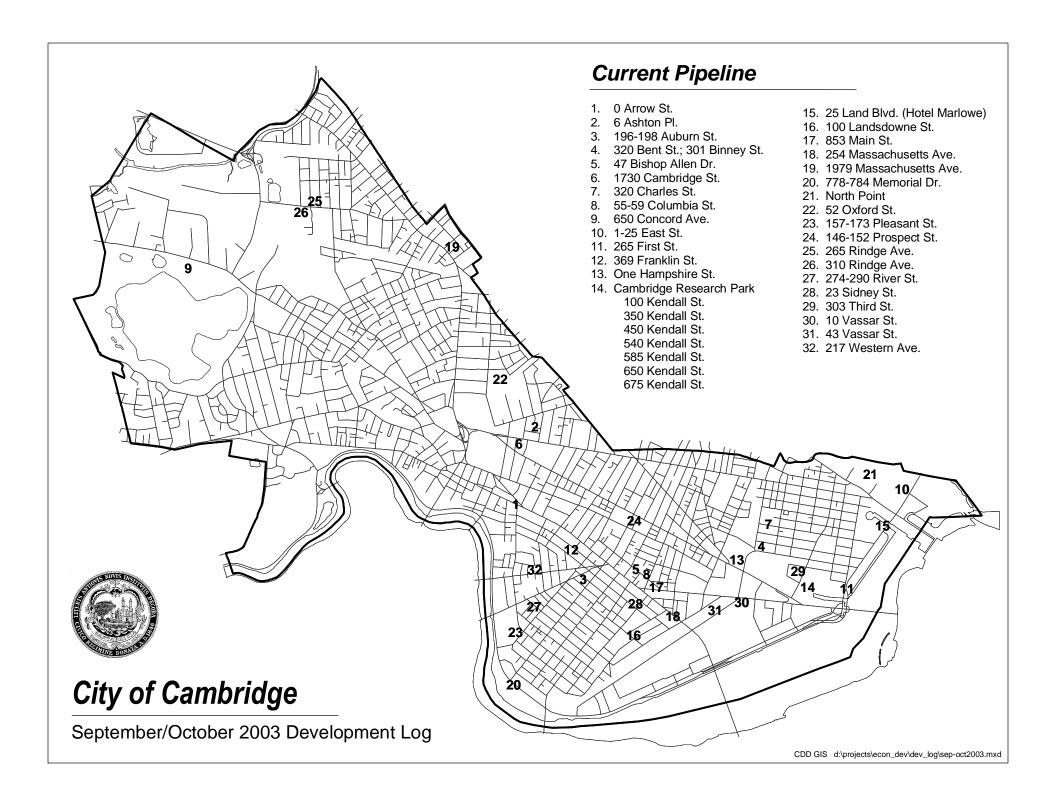
This document can be found on the City's website at: www.cambridgema.gov/~CDD/econdev/devlog/index.html

Forward any questions or comments about the Development Log to:

Chris Basler, Economic Development Division Cambridge Community Development Department 238 Broadway, Cambridge, MA 02139

Phone: (617) 349-4601 Fax: (617) 349-4638

E-mail: cbasler@cambridgema.gov



Development Log -- Project Summary

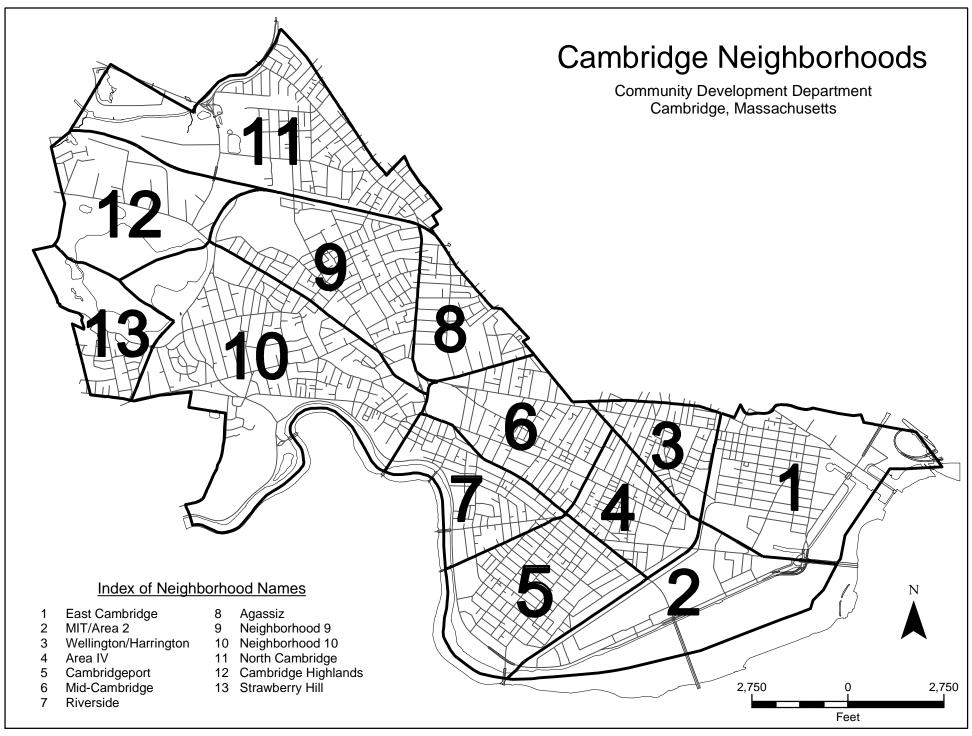
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permitting						
146-152 Prospect Street / JAS	Just-A-Start	0.00	0	666	13	Residential
274-290 River Street / Housing	Sam Azzam	0.00	25,137	49,976	42	Residential
303 Third Street / Intell Housing	Intell Cambridge LLC	3.87	153,023	592,105	578	Residential
Totals				642,747	633	
Status Permits Granted						
47 Bishop Allen Drive / Parking Garage	Fennel RE Trust	0.00	0	0	0	Parking Garage
1-25 East Street / Charles E. Smith Housing	C.E. Smith/Rich McKinnon	2.90	247,431	932,816	767	Residential
1 Hampshire Street / Draper Labs	Leggett McCall/Draper	3.20	101,190	156,693	0	Office/R&D
450 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	45,042	0	Residential
350 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	2,000	0	Parking Garage
100 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	442,000	250	Residential
585 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	75,000	0	Theater
100 Landsdowne Street / University Park	Forest City Development	0.00	0	236,000	203	Residential
North Point	Guildford/Spaulding & Slye	2.66	3,307,810	4,484,495	2,400	Mixed Use Development
310 Rindge Avenue / Brickworks Housing	Brickworks LLC	1.05	153,207	153,730	99	Residential
Totals				6,527,776	3,719	
Status In Construction						
0 Arrow Street / Theater	Carr Foundation	2.58	18,652	43,948	0	Theater
6 Ashton Place / CHA Housing	Cambridge Housing Authority	0.00	0	0	6	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status In Construction						
320 Bent Street; 301 Binney Street	Rogers St. LLC c/o Lyme Properties	3.00	164,998	506,904	41	Residential
1730 Cambridge Street / CGIS	Harvard University	1.33	0	85,133	0	College/University
320 Charles Street / R&D	Whitehead Institute	0.74	107,025	9,600	0	Office/R&D
650 Concord Avenue / Neville Manor	Neville Communities	0.00	0	0	0	Nursing Home
265 First Street / Kendall Sq. Electric Plant	Mirant New England	0.00	0	11,800	0	Utilities
369 Franklin Street / Oaktree Housing	Oaktree Green	0.00	0	0	18	Residential
650 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	217,398	0	Office/R&D
540 Kendall Street / Genzyme Building	Lyme Properties	3.00	0	275,513	0	Office/R&D
675 Kendall Street / Vertex Building	Lyme Properties	0.00	0	246,999	0	Office/R&D
853 Main Street / La Groceria	FMCM LLC	0.00	2,845	6,429	5	Residential
1979 Massachusetts Avenue / Housing	Sam Azzam	0.00	5,832	13,900	15	Residential
254 Massachusetts Avenue / Novartis	DSF Real Estate Investors	3.26	143,522	484,072	0	Office/R&D
52 Oxford Street / Parking Garage	Harvard University	0.00	0	0	0	Parking Garage
265 Rindge Avenue / Housing	Shelter Inc.	0.00	0	0	10	Residential
23 Sydney Street / University Park	Forest City Development	0.00	0	46,000	49	Residential
10 Vassar Street / MIT Stata Center	MIT	3.60	120,450	446,510	0	College/University
43 Vassar Street / MIT Brain & Cognitive Center	MIT	0.40	388,991	362,000	0	College/University
217 Western Avenue / CHA Housing	Cambridge Housing Authority	0.00	0	0	6	Residential
Totals				2,756,206	150	

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Complete						
196-198 Auburn Street / CASCAP Housing	CASCAP Inc.	0.00	0	0	7	Residential
55-99 Columbia Street / CAST Housing	Homeowner's Rehab.	0.00	0	0	42	Residential
25 Land Blvd / Hotel Marlowe	New England Development	2.18	27,000	154,000	0	Hotel
40 Landsdowne Street / University Park	Forest City Development	0.00	0	232,000	0	Office/R&D
778-784 Memorial Drive / Polaroid-Office	Spaulding & Slye	0.96	164,853	158,572	0	Office/R&D
157-173 Pleasant Street / Polaroid-Housing	Harvard Planning & Real Estate	1.70	93,171	160,000	120	Residential
Totals				704,572	169	



DEVELOPMENT LOG Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
320 Bent Street; 301 Binney Street	Residential	Rogers St. LLC c/o Lyme Properties	In Construction
320 Charles Street / R&D	Office/R&D	Whitehead Institute	In Construction
1-25 East Street / Charles E. Smith Housing	Residential	C.E. Smith/Rich McKinnon	Permits Granted
265 First Street / Kendall Sq. Electric Plant	Utilities	Mirant New England	In Construction
100 Kendall Street / Cambridge Research Park	Residential	Lyme Properties	Permits Granted
350 Kendall Street / Cambridge Research Park	Parking Garage	Lyme Properties	Permits Granted
450 Kendall Street / Cambridge Research Park	Residential	Lyme Properties	Permits Granted
540 Kendall Street / Genzyme Building	Office/R&D	Lyme Properties	In Construction
585 Kendall Street / Cambridge Research Park	Theater	Lyme Properties	Permits Granted
650 Kendall Street / Cambridge Research Park	Office/R&D	Lyme Properties	In Construction
675 Kendall Street / Vertex Building	Office/R&D	Lyme Properties	In Construction
25 Land Blvd / Hotel Marlowe	Hotel	New England Development	Complete
North Point	Mixed Use Development	Guildford/Spaulding & Slye	Permits Granted
303 Third Street / Intell Housing	Residential	Intell Cambridge LLC	Permitting
Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
10 Vassar Street / MIT Stata Center	College/University	MIT	In Construction
43 Vassar Street / MIT Brain & Cognitive Center	College/University	MIT	In Construction
Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
1 Hampshire Street / Draper Labs	Office/R&D	Leggett McCall/Draper	Permits Granted

DEVELOPMENT LOG Projects by Neighborhood

Neighborhood 4 - AREA IV	Project Use	Developer	Status
47 Bishop Allen Drive / Parking Garage	Parking Garage	Fennel RE Trust	Permits Granted
55-99 Columbia Street / CAST Housing	Residential	Homeowner's Rehab.	Complete
853 Main Street / La Groceria	Residential	FMCM LLC	In Construction
146-152 Prospect Street / JAS	Residential	Just-A-Start	Permitting
Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
196-198 Auburn Street / CASCAP Housing	Residential	CASCAP Inc.	Complete
100 Landsdowne Street / University Park	Residential	Forest City Development	Permits Granted
40 Landsdowne Street / University Park	Office/R&D	Forest City Development	Complete
254 Massachusetts Avenue / Novartis	Office/R&D	DSF Real Estate Investors	In Construction
778-784 Memorial Drive / Polaroid-Office	Office/R&D	Spaulding & Slye	Complete
157-173 Pleasant Street / Polaroid-Housing	Residential	Harvard Planning & Real Estate	Complete
23 Sydney Street / University Park	Residential	Forest City Development	In Construction
Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
6 Ashton Place / CHA Housing	Residential	Cambridge Housing Authority	In Construction
1730 Cambridge Street / CGIS	College/University	Harvard University	In Construction
Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status
0 Arrow Street / Theater	Theater	Carr Foundation	In Construction
369 Franklin Street / Oaktree Housing	Residential	Oaktree Green	In Construction
274-290 River Street / Housing	Residential	Sam Azzam	Permitting

DEVELOPMENT LOG Projects by Neighborhood

Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status	
217 Western Avenue / CHA Housing	Residential	Cambridge Housing Authority	In Construction	
Neighborhood 8 - AGASSIZ	Project Use	Developer	Status	
52 Oxford Street / Parking Garage	Parking Garage	Harvard University	In Construction	
Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status	
1979 Massachusetts Avenue / Housing	Residential	Sam Azzam	In Construction	
Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status	
265 Rindge Avenue / Housing	Residential	Shelter Inc.	In Construction	
310 Rindge Avenue / Brickworks Housing	Residential	Brickworks LLC	Permits Granted	
Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status	
650 Concord Avenue / Neville Manor	Nursing Home	Neville Communities	In Construction	
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DEVELOPMENT LOG

Completed Projects

Projects Completed in 2002

Albany Street, #224 (MIT Dorm)

Bent Street, #300 (Telecom)

Bigelow Street, #8

Boardman Street (Squirrel Properties)

Cambridge Park Drive, #200

Cambridge Park Drive, #30

Cambridge Street, #803-815

Cambridge Street, #1167 (JAS Housing/Nobrega's)

Landsdowne Street, #35 (Millennium Pharmaceuticals)

Landsdowne Street, #40 (University Park)

Landsdowne Street, #80 (University Park)

Main Street, #350

Massachusetts Avenue, #2443

Msgr. O'Brien Highway, 187-199 (Hotel)

Osborn Street, #28 (TKT, Inc.)

Pacific Street, #70 (MIT Dorm)

Sidney Street, #88 (University Park)

Sidney Street, #91 (University Park)

Technology Square, #100

Technology Square, #300

Technology Square, #600

Technology Square, #700

Technology Square, #800

Third Street, #286 (Beal Company)

Vassar Street, #100

Vassar Street #229 (MIT Dorm/Simmons Hall)

Projects Completed in 2001

Broadway, #330, #332, #334

Cambridge Center, #15

Central Square, #1-9 (Carl Baron Plaza)

Concord Avenue, #650 (Neville Assisted Living)

Erie Street, #98-100

Fresh Pond Parkway, #250 (Water Treatment Plant)

Harvey Street, #181

Kendall Square, #1

Landsdowne Street, #65

Massachusetts Avenue, #580

Mt. Auburn Street, #125

Putnam Avenue, #396-398

Rindge Avenue, #70 (Fitzgerald School)

River Street, #241

River Street, #320-366 (Bread & Circus)

Sidney Street, #180

Third Street, #101

Projects Completed in 2000

Ames Street E18, #50

Brookline Street (Auburn Court, Phase II)

Brookline Street, #139-155

Norfolk Street, #59

Otis Street, #210

Oxford Street, #12

Prospect Street, #195

Rindge Avenue, #354, #358, #368, #384-390

Projects Completed in 1999

Albany Street, #270

Broadway, #203-205

Broadway, #210

Cambridge Center, #6

Cambridge Center, #8

Erie Street, #47

First Street, #25 (2 Canal Park)

Gore Street, #163

Harvard Street, #273

Massachusetts Avenue, #1008

Massachusetts Avenue, #1380-1392; JFK Street, #14-32

Massachusetts Avenue, #2525

Memorial Drive, #619

Memorial Drive, #808-812

Mt. Auburn Street, #100-104; Winthrop St. #89-107 (Eliot Sq.)

Oxford Street, #17-33 (Maxwell-Dworkin Building)

Pacific Street, #101

Porter Road, #48

Robinson Street, #26

Sidney Street, #45 & 75

Somerville Avenue, #815

Western Avenue, #165

Wilson Road, #10 (at Smith Place)

Projects Completed in 1998

Binney, #195; Third Street, #259-265

Davenport Street, #1-15

Massachusetts Avenue, #2105-2109

Massachusetts Avenue, #2325 (Pemberton Market)

Msgr. O'Brien Highway, #15 (Museum Towers PB #85)

Msgr. O'Brien Highway, #169

Pemberton Street Condos

Porter Square Shopping Center

Richdale Avenue

Rindge Avenue, #402

Sidney Street, #20; Mass. Ave., #350

Webster Street, #67-83, Bristol Street, #51-53

Projects Completed in 1997

Bent Street, #243

Education First PB #85

Memorial Drive., #600

Memorial Drive, #620 (Hybridon)

Msgr. O'Brien Highway, #258

River Street, #330



Please make as many copies necessary to provide updated or additional information pertaining to projects meeting the Development Log criteria. Please refer to the latest version of the Development Log before completing this form to determine whether the project has or has not been posted. This document can be found on the City's website at: www.cambridgema.gov/~CDD/econdev/devlog/index.html. Return forms to:

Chris Basler, Economic Development Division Cambridge Community Development Department 238 Broadway, Cambridge, MA 02139

Phone: (617) 349-4601 Fax: (617) 349-4638

E-mail: cbasler@cambridgema.gov

Project Address			Devel	oper / Address		Dev	veloper Ph
Neighborhood		_ Zoning_]	Date Began	FAR	GFA	Lot Area
Date Project Began		_ Date Con	struction Be	egan	Date Const	ruction Finished	
Status (please circle): p	ermitting	construction	complete	litigation/appeal	acquisition	Type(s) of Use	
# Residential (units)		Residential (SF) Office/RD		_	paces) (SF)		ms
Other (SF) sp					(01)	_	
Miscellaneous Notes							
CDD Contact(s)				Contact Ph			