

City of Cambridge

Community Development Department Development Log

January/February 2004



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.

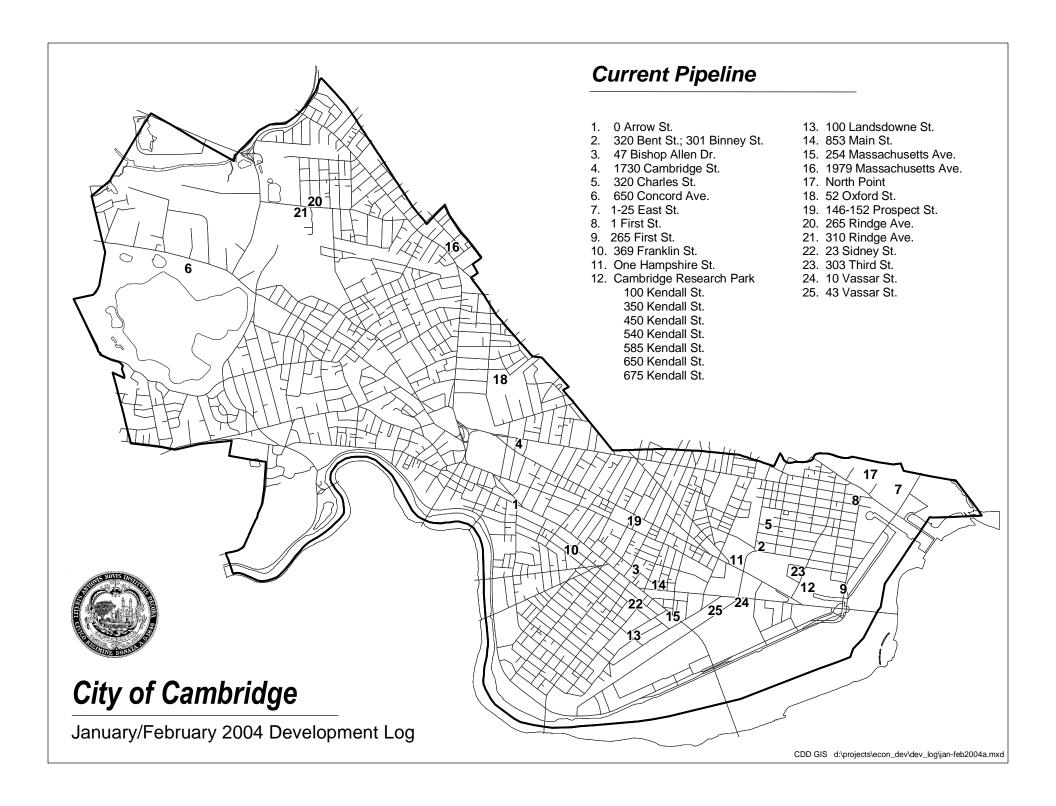
This document can be found on the City's website at: www.cambridgema.gov/~CDD/econdev/devlog/index.html

Forward any questions or comments about the Development Log to:

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E-mail: cbasler@cambridgema.gov

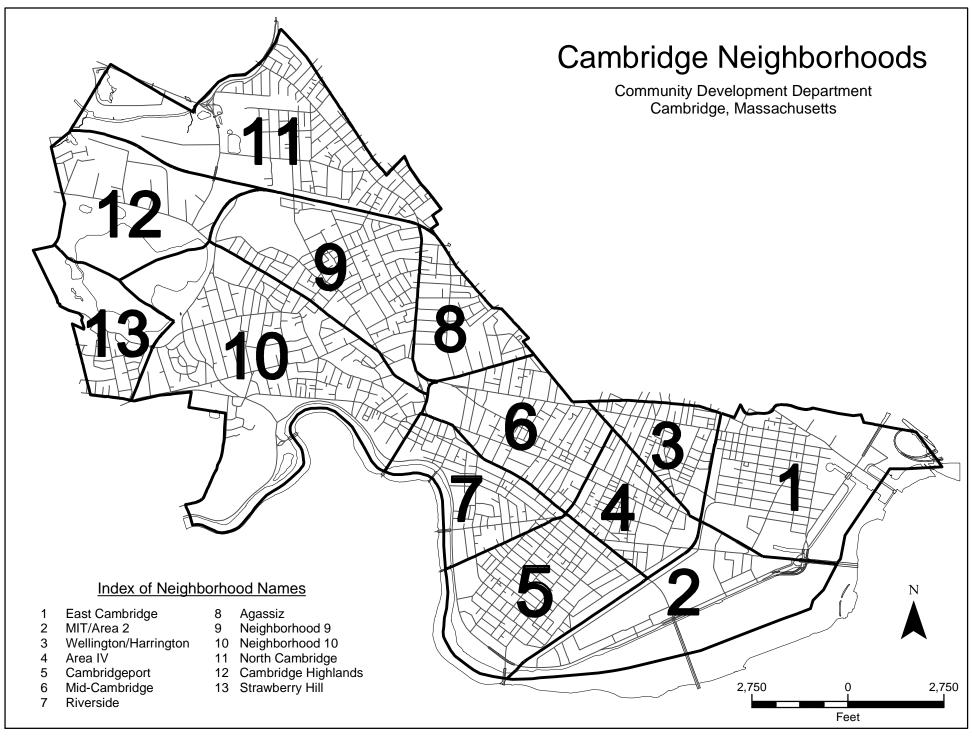


Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permitting						
1 First Street	Leggat McCall Properties	4.10	72,418	297,006	211	Residential
Totals				297,006	211	
Status Permits Granted						
47 Bishop Allen Drive / Parking Garage	Fennel RE Trust	3.00	11,036	11,036	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
585 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	75,000	0	Theater
450 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	45,042	0	Residential
100 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	442,000	250	Residential
North Point	Guildford/Spaulding & Slye	2.66	3,307,810	4,484,496	2,400	Mixed Use Development
310 Rindge Avenue / Brickworks Housing	Brickworks LLC	1.05	153,207	153,730	99	Residential
303 Third Street / Intell Housing	Intell Cambridge LLC	3.87	153,023	554,598	578	Residential
Totals				6,855,411	4,094	
Status In Construction						
0 Arrow Street / Theater	Carr Foundation	2.58	18,652	43,948	0	Theater
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	0.56	85,214	49,730	0	Nursing Home

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status In Construction						
265 First Street / Kendall Sq. Electric Plant	Mirant New England	0.00	0	11,800	0	Utilities
650 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	217,398	0	Office/R&D
675 Kendall Street / Vertex Building	Lyme Properties	0.00	0	246,999	0	Office/R&D
100 Landsdowne Street / University Park	Forest City Development	0.00	0	236,000	203	Residential
853 Main Street / La Groceria	FMCM, LLC	2.26	28,455	6,429	6	Residential
254 Massachusetts Avenue / Novartis	DSF Real Estate Investors	3.26	143,522	484,072	0	Office/R&D
1979 Massachusetts Avenue / Housing	Sam Azzam	0.00	5,832	13,900	15	Residential
52 Oxford Street / Parking Garage	Harvard University	1.68	1,111,380	328,701	0	Parking Garage
146-152 Prospect Street / JAS Scouting Way	Just-A-Start	0.92	15,175	16,204	13	Residential
23 Sydney Street / University Park	Forest City Development	0.00	0	46,000	49	Residential
43 Vassar Street / MIT Brain & Cognitive Center	MIT	0.40	388,991	362,000	0	College/University
10 Vassar Street / MIT Stata Center	MIT	3.60	120,450	446,510	0	College/University
Totals				3,111,328	327	
Status Complete						
369 Franklin Street / Oaktree Housing	Oaktree Green	0.00	0	21,500	18	Residential
540 Kendall Street / Genzyme Building	Lyme Properties	3.00	0	275,513	0	Office/R&D
350 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	2,000	0	Parking Garage
Totals				299,013	18	



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
1 First Street	Residential	Leggat McCall Properties	Permitting
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	Complete
450 Kendall Street / Cambridge Research Park	Residential	Lyme Properties	Permits Granted
540 Kendall Street / Genzyme Building	Office/R&D	Lyme Properties	Complete
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
North Point	Mixed Use Development	Guildford/Spaulding & Slye	Permits Granted
303 Third Street / Intell Housing	Residential	Intell Cambridge LLC	Permits Granted
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
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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	
853 Main Street / La Groceria	Residential	FMCM, LLC	In Construction	
146-152 Prospect Street / JAS Scouting Way	Residential	Just-A-Start	In Construction	
Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status	
100 Landsdowne Street / University Park	Residential	Forest City Development	In Construction	
254 Massachusetts Avenue / Novartis	Office/R&D	DSF Real Estate Investors	In Construction	
23 Sydney Street / University Park	Residential	Forest City Development	In Construction	
Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status	
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	Complete	
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	

DEVELOPMENT LOG Projects by Neighborhood

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
310 Rindge Avenue / Brickworks Housing	Residential	Brickworks LLC	Permits Granted
Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status

DEVELOPMENT LOG

Completed Projects

Projects Completed in 2003

Auburn Street, #196-198 (CASCAP Housing)

Bent Street, #300 (Lohnes)

Columbia Street, #55-59 (CAST Housing)

Land Boulevard, #25 (Hotel Marlowe)

Landsdowne Street, #40 (University Park)

Memorial Drive, #778-784 (Polaroid-Offices)

Pleasant Street, #157-173 (Polaroid-Housing)

Projects Completed in 2002

Albany Street, #224 (MIT Dorm)

Bigelow Street, #8

Boardman Street (Squirrel Properties)

Cambridge Park Drive, #200 (Genetics Inst.)

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 (Firehouse Hotel)

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 (Amgen)

Landsdowne Street, #65 (University Park)

Massachusetts Avenue, #580

Mt. Auburn Street, #125 (Post Office)

Putnam Avenue, #396-398

Rindge Avenue, #70 (Fitzgerald School)

River Street, #241

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

Sidney Street, #180 (Vertex)

Third Street, #101

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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 344 Broadway, Cambridge, MA 02139

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

E-mail: cbasler@cambridgema.gov

Project Address	Developer / Address			Developer Ph		
Neighborhood	Zoning I	Date Began	FAR	GFA	Lot Area	
Date Project Began	_ Date Construction Be	egan I	Date Construction	n Finished		
Status (please circle): permitting	construction complete	litigation/appeal acq	uisition Ty	pe(s) of Use		
# Residential (units)	Residential (SF)	_ Parking (spaces)	Hotel Rooms _		
Retail (SF)	Office/RD	Industrial (SF) _				
Other (SF) specify:		_				
Miscellaneous Notes						
CDD Contact(s)		Contact Ph				