City of Cambridge

Community Development Department
Development Log

July - October 2004

City of Cambridge

Community Development Department
Development Log – July - October 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 regular 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.

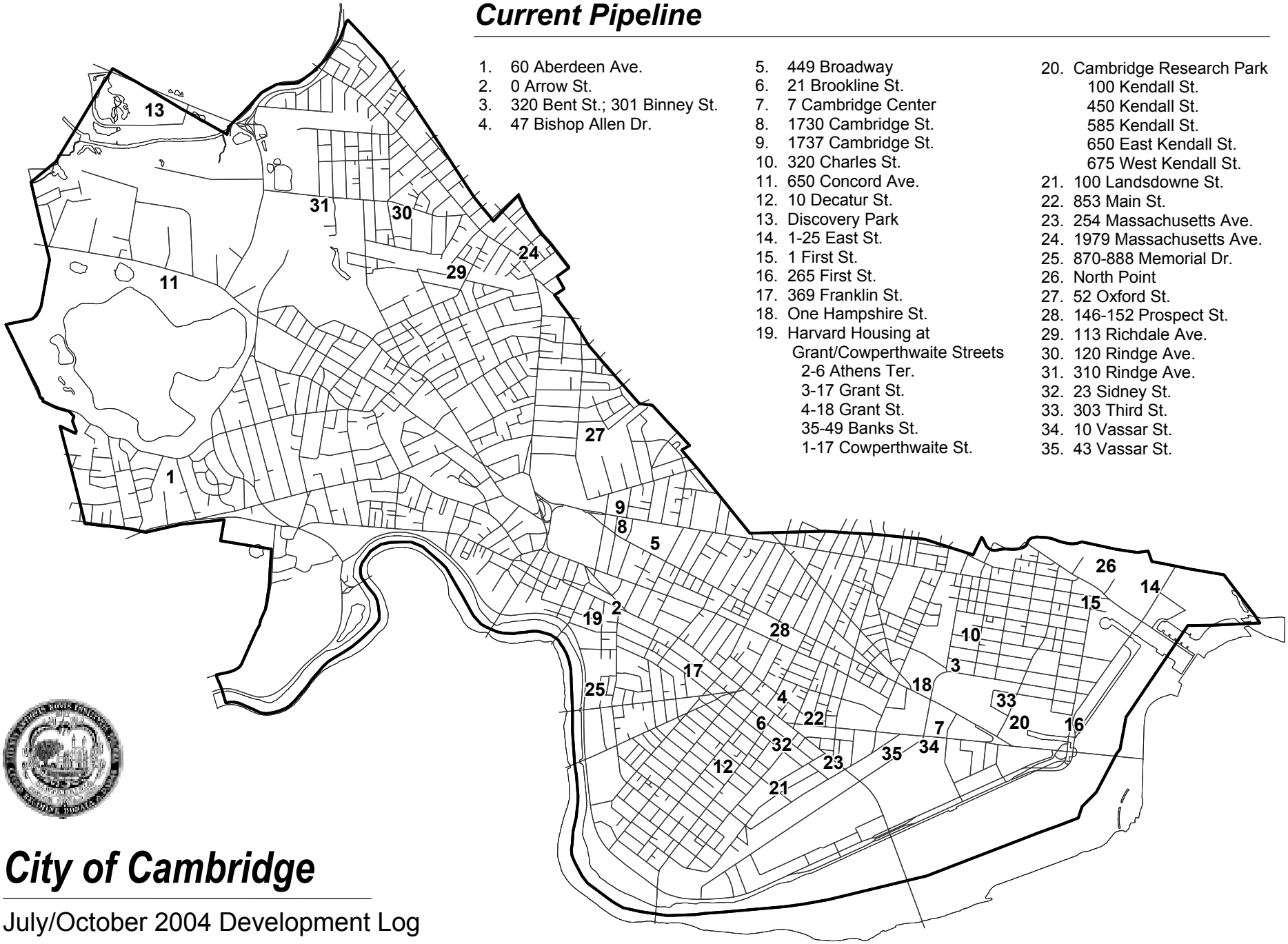
This document can be found on the City's website at: www.cambridgema.gov/~CDD/econdev/devlog/index.html

Forward any questions or comments about the Development Log to:

Chris Basler, Economic Development Division
Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139
Phone: (617) 349-4601 Fax: (617) 349-4638
E-mail: cbasler@cambridgema.gov

Current Pipeline

1. 60 Aberdeen Ave.
2. 0 Arrow St.
3. 320 Bent St.; 301 Binney St.
4. 47 Bishop Allen Dr.
5. 449 Broadway
6. 21 Brookline St.
7. 7 Cambridge Center
8. 1730 Cambridge St.
9. 1737 Cambridge St.
10. 320 Charles St.
11. 650 Concord Ave.
12. 10 Decatur St.
13. Discovery Park
14. 1-25 East St.
15. 1 First St.
16. 265 First St.
17. 369 Franklin St.
18. One Hampshire St.
19. Harvard Housing at
    Grant/Cowperthwaite Streets
    2-6 Athens Ter.
    3-17 Grant St.
    4-18 Grant St.
    35-49 Banks St.
    1-17 Cowperthwaite St.
20. Cambridge Research Park
    100 Kendall St.
    450 Kendall St.
    585 Kendall St.
    650 East Kendall St.
    675 West Kendall St.
21. 100 Landsdowne St.
22. 853 Main St.
23. 254 Massachusetts Ave.
24. 1979 Massachusetts Ave.
25. 870-888 Memorial Dr.
26. North Point
27. 52 Oxford St.
28. 146-152 Prospect St.
29. 113 Richdale Ave.
30. 120 Rindge Ave.
31. 310 Rindge Ave.
32. 23 Sidney St.
33. 303 Third St.
34. 10 Vassar St.
35. 43 Vassar St.



City of Cambridge

July/October 2004 Development Log

CDD GIS d:\projects\econ_dev\dev_log\JulOct2004.mxd

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permitting						
21 Brookline Street	1st Cambridge Real Estate	2.00	18,256	40,755	49	Residential
Grant/Cowperthwaite Streets	Harvard Real Estate Services	3.07	165,731	126,765	147	Residential
870-888 Memorial Drive / Harvard Housing	Harvard Real Estate Services	3.10	98,828	140,652	181	Residential
113 Richdale Avenue / Richdale Place	Oaktree Development	1.61	18,460	29,775	20	Residential
120 Rindge Avenue / St. John's Resident. Convers.	120 Realty Trust	0.67	100,068	46,165	48	Residential
Totals				**384,112**	**445**	
Status -- Permits Granted						
60 Aberdeen Avenue	Prospectus, LLC	0.75	65,290	63,658	57	Residential
449 Broadway / Main Library Expansion	City of Cambridge	1.50	513,809	102,210	0	Institutional
Discovery Park	Bulfinch Company		1,154,420	440,227	0	Office/R&D
1-25 East Street / Charles E. Smith Housing	C.E. Smith/Rich McKinnon	2.90	247,431	932,816	767	Residential
1 First Street	Leggat McCall Properties	4.10	72,418	297,006	211	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
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
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

Development Log -- Project Summary

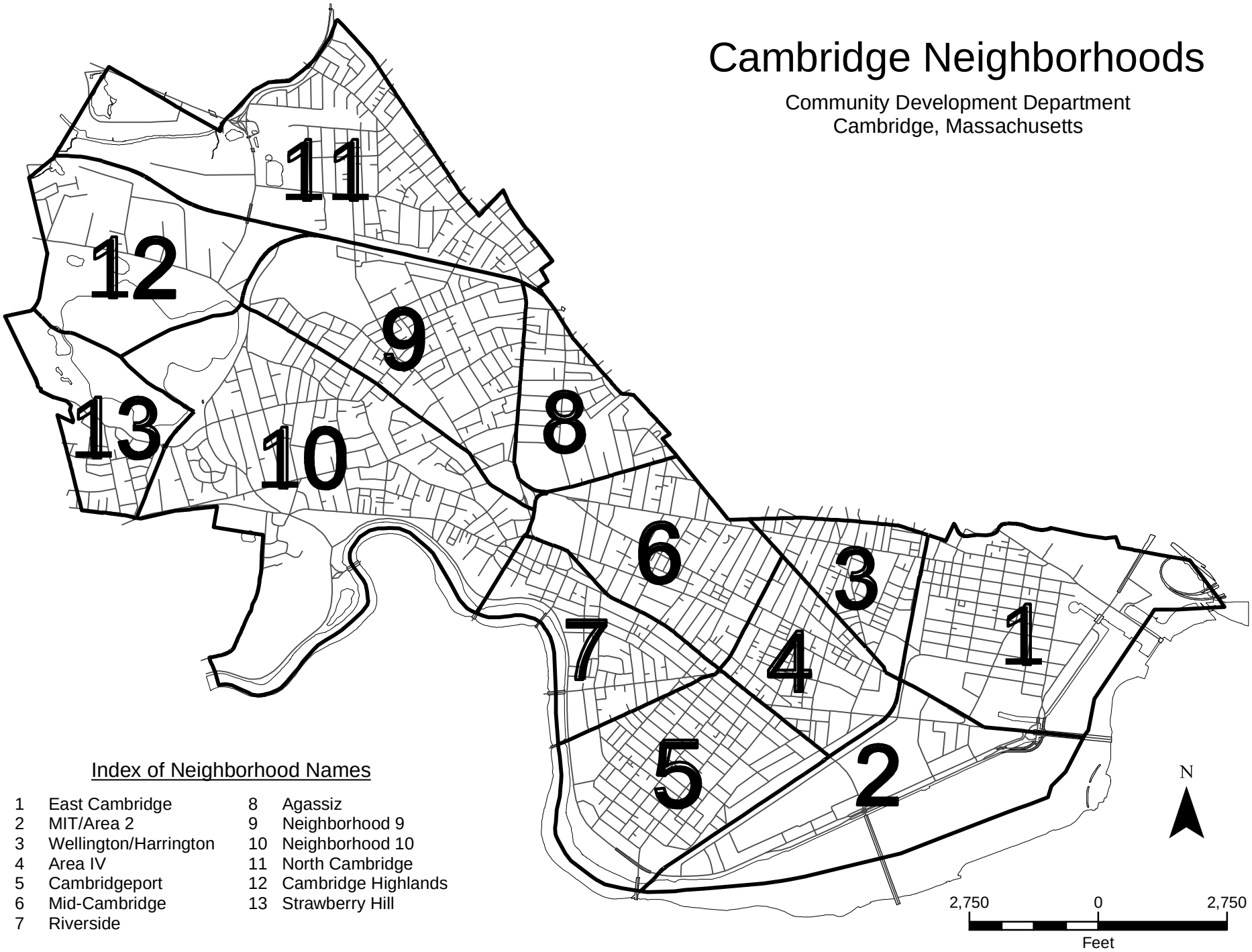
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permits Granted						
Totals				**7,747,476**	**4,362**	
Status -- In Construction						
0 Arrow Street / Theater	Carr Foundation	2.58	18,652	43,948	0	Theater
320 Bent Street; 301 Binney Street	Rogers St. LLC c/o Lyme Properties	3.00	164,998	505,904	37	Office/R&D
47 Bishop Allen Drive / Parking Garage	Fennel RE Trust	3.00	11,036	11,036	0	Parking Garage
7 Cambridge Center	Boston Properties	4.48	44,854	169,299	0	Office/R&D
1737 Cambridge Street / CGIS-North	Harvard University	2.57	169,205	96,054	0	College/University
1730 Cambridge Street / CGIS-South	Harvard University	1.33	63,929	84,377	0	College/University
320 Charles Street / R&D	Whitehead Institute	0.74	107,025	9,600	0	Office/R&D
10 Decatur Street	Fela Realty Trust	0.88	27,671	31,520	19	Residential
650 East Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	217,398	0	Office/R&D
265 First Street / Kendall Sq. Electric Plant	Mirant New England	0.00	0	11,800	0	Utilities
100 Landsdowne Street / University Park	Forest City Development	0.00	0	236,000	203	Residential
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
675 West Kendall Street / Vertex Building	Lyme Properties	0.00	0	246,999	0	Office/R&D

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
Totals				**2,430,740**	**336**	
Status -- Complete						
650 Concord Avenue / Neville Manor	Neville Communities	0.56	85,214	49,730	0	Nursing Home
369 Franklin Street / Oaktree Housing	Oaktree Green	0.00	0	21,500	18	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
10 Vassar Street / MIT Stata Center	MIT	3.60	120,450	446,510	0	College/University
Totals				**1,008,241**	**24**	

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts



Index of Neighborhood Names

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

CDD GIS d:\projects\nhoods\nhoods_city_sm_bw.mxd

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
320 Bent Street; 301 Binney Street	Office/R&D	Rogers St. LLC c/o Lyme Properties	In Construction
320 Charles Street / R&D	Office/R&D	Whitehead Institute	In Construction
650 East Kendall Street / Cambridge Research Park	Office/R&D	Lyme Properties	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	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
450 Kendall Street / Cambridge Research Park	Residential	Lyme Properties	Permits Granted
585 Kendall Street / Cambridge Research Park	Theater	Lyme Properties	Permits Granted
North Point	Mixed Use Development	Guildford/Spaulding & Slye	Permits Granted
303 Third Street / Intell Housing	Residential	Intell Cambridge LLC	Permits Granted
675 West Kendall Street / Vertex Building	Office/R&D	Lyme Properties	In Construction

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
7 Cambridge Center	Office/R&D	Boston Properties	In Construction
10 Vassar Street / MIT Stata Center	College/University	MIT	Complete
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	In Construction
853 Main Street / La Groceria	Residential	FMCM, LLC	Complete
146-152 Prospect Street / JAS Scouting Way	Residential	Just-A-Start	In Construction

Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
21 Brookline Street	Residential	1st Cambridge Real Estate	Permitting
10 Decatur Street	Residential	Fela Realty Trust	In Construction
100 Landsdowne Street / University Park	Residential	Forest City Development	In Construction
254 Massachusetts Avenue / Novartis	Office/R&D	DSF Real Estate Investors	Complete
23 Sydney Street / University Park	Residential	Forest City Development	In Construction

Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
449 Broadway / Main Library Expansion	Institutional	City of Cambridge	Permits Granted
1730 Cambridge Street / CGIS-South	College/University	Harvard University	In Construction
1737 Cambridge Street / CGIS-North	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
Grant/Cowperthwaite Streets	Residential	Harvard Real Estate Services	Permitting
870-888 Memorial Drive / Harvard Housing	Residential	Harvard Real Estate Services	Permitting

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
52 Oxford Street / Parking Garage	Parking Garage	Harvard University	In Construction

Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
113 Richdale Avenue / Richdale Place	Residential	Oaktree Development	Permitting

Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status
60 Aberdeen Avenue	Residential	Prospectus, LLC	Permits Granted
1979 Massachusetts Avenue / Housing	Residential	Sam Azzam	In Construction

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
Discovery Park	Office/R&D	Bulfinch Company	Permits Granted
120 Rindge Avenue / St. John's Resident. Convers.	Residential	120 Realty Trust	Permitting
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	Complete

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)
Kendall Street, #500 (Genzyme)
Memorial Drive, #778-784 (Polaroid-Offices)
Pleasant Street, #157-173 (Polaroid-Housing)
Rindge Avenue, #265 (Shelter Inc. Housing)

Projects Completed in 2002

Bigelow Street, #8
Boardman Street (Squirrel Properties)
Cambridge Park Drive, #30
Cambridge Street, #803-815
Cambridge Street, #1167 (JAS Housing/Nobrega's)
Kendall Street, #350 (Parking Garage)
Landsdowne Street, #35 (Millennium Pharmaceuticals)
Landsdowne Street, #40 (University Park)
Landsdowne Street, #80 (University Park)
Main Street, #350 (Firehouse Hotel)
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
Third Street, #286 (Beal Company)
Vassar Street, #100
Vassar Street #229 (MIT Dorm/Simmons Hall)

Projects Completed in 2001

Albany Street, #224 (MIT Dorm)
Broadway, #330, #332, #334
Cambridge Center, #15
Cambridge Park Drive, #200 (Genetics Inst.)
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
Massachusetts Avenue, #2443
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)
Technology Square, #700
Technology Square, #800
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

City of Cambridge

Community Development Department

Development Log – Update & Revision Form

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_____ FAR_____ GFA _____ Lot Area _____

Date Project Began _____ Date Construction Began_____ Date Construction Finished_____

Status (please circle): permitting construction complete litigation/appeal acquisition Type(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 _____