

City of Cambridge Community Development Department Development Log

November - December 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.

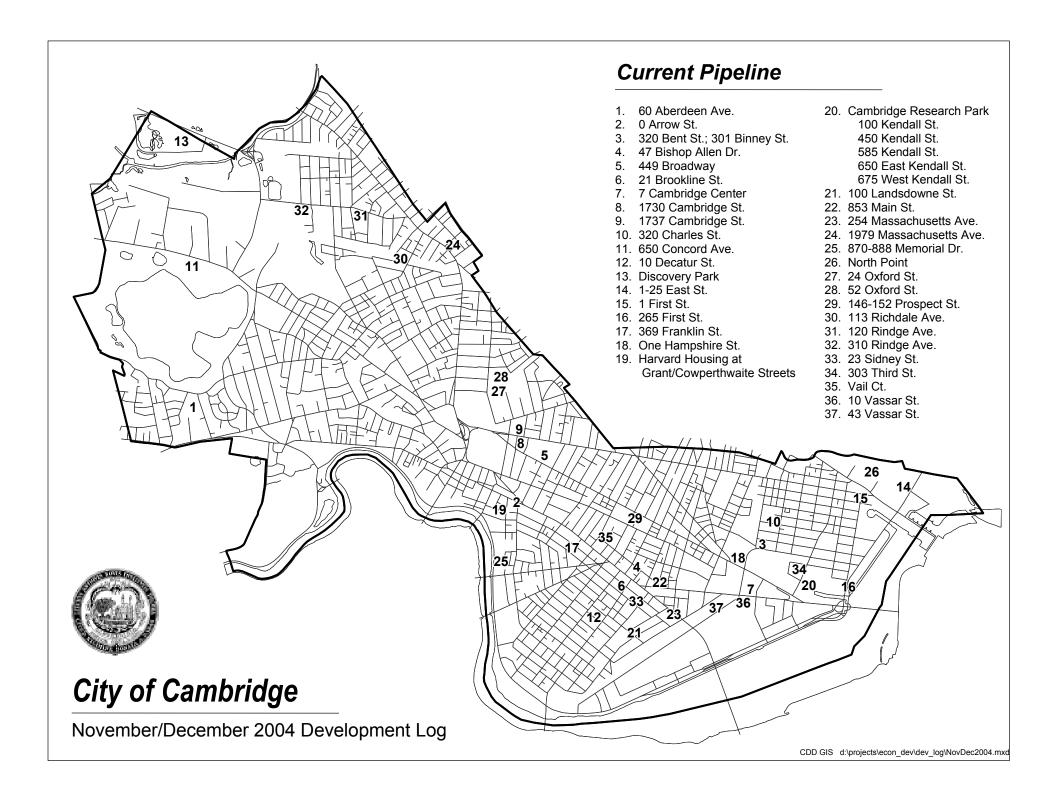
This document can be found on the City's website at: www.cambridgema.gov/~CDD/econdev/devlog/index.html

Forward any questions or comments about the Development Log to:

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Development Log -- Project Summary

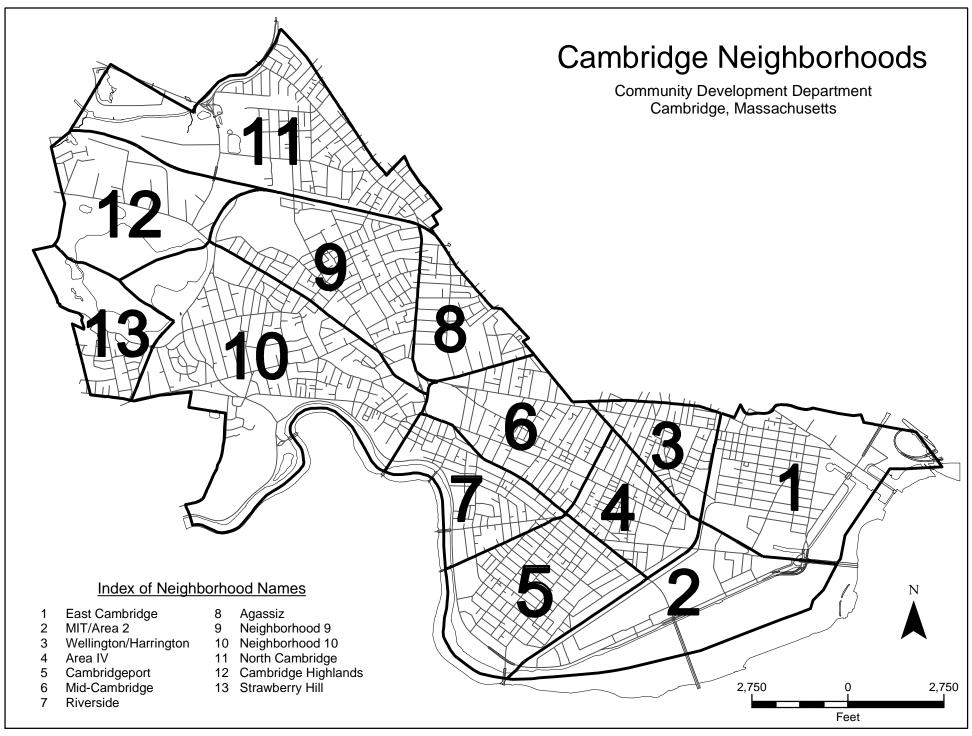
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permitting						
24 Oxford Street	Harvard University	2.12	1,132,560	410,000	0	Institutional
Vail Court	Six Realty Trust	1.21	28,177	34,208	30	Residential
Totals				444,208	30	
Status Permits Granted						
60 Aberdeen Avenue	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
21 Brookline Street	1st Cambridge Real Estate	2.00	18,256	40,755	49	Residential
1-25 East Street / Charles E. Smith Housing	C.E. Smith/Rich McKinnon	2.90	247,431	935,215	767	Residential
1 First Street	Leggat McCall Properties	4.10	72,418	297,006	199	Residential
Grant/Cowperthwaite Streets	Harvard Real Estate Services	3.07	165,731	126,765	147	Residential
1 Hampshire Street / Draper Labs	Leggett McCall/Draper	3.20	101,190	156,700	0	Office/R&D
100 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	442,000	250	Residential
450 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	45,042	50	Residential
585 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	75,000	0	Theater
870-888 Memorial Drive / Harvard Housing	Harvard Real Estate Services	3.10	98,828	140,652	181	Residential
North Point	Guildford/Spaulding & Slye	2.66	3,307,810	4,484,496	2,480	Mixed Use Development
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	49,951	48	Residential
303 Third Street / Intell Housing	Intell Cambridge LLC	3.87	153,023	554,998	527	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permits Granted Totals				7,544,223	4,775	
Status In Construction						
320 Bent Street; 301 Binney Street	Rogers St. LLC c/o Lyme Properties	3.00	164,998	506,094	41	Office/R&D
7 Cambridge Center	Boston Properties	4.48	44,854	191,900	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
Discovery Park	Bulfinch Company		1,154,420	440,227	0	Office/R&D
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
310 Rindge Avenue / Brickworks Housing	Brickworks LLC	1.05	153,207	153,730	99	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
Totals				2,729,301	426	
Status Complete						
0 Arrow Street / Theater	Carr Foundation	2.58	18,652	48,224	0	Theater
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Development Log -- Project Summary

Status/Project Address	Developer Name	FAR 1	Lot Area	GFA	Units	Project Use
Status Complete						
47 Bishop Allen Drive / Parking Garage	Fennel RE Trust	3.00	11,036	11,036	0	Parking Garage
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
146-152 Prospect Street / JAS Scouting Way	Just-A-Start	0.92	15,175	16,204	13	Residential
10 Vassar Street / MIT Stata Center	MIT	3.60	120,450	446,510	0	College/University
675 West Kendall Street / Vertex Building	Lyme Properties	0.00	0	246,999	0	Office/R&D
Totals				1,280,974	37	



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	Complete
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

Project Use	Developer	Status
Parking Garage	Fennel RE Trust	Complete
Residential	FMCM, LLC	Complete
Residential	Just-A-Start	In Construction
Project Use	Developer	Status
Residential	1st Cambridge Real Estate	Permits Granted
Residential	Fela Realty Trust	In Construction
Residential	Forest City Development	In Construction
Office/R&D	DSF Real Estate Investors	Complete
Residential	Forest City Development	In Construction
Project Use	Developer	Status
Institutional	City of Cambridge	Permits Granted
College/University	Harvard University	In Construction
College/University	Harvard University	In Construction
Residential	Six Realty Trust	Permitting
Project Use	Developer	Status
Theater	Carr Foundation	Complete
Residential	Oaktree Green	Complete
Residential	Harvard Real Estate Services	Permits Granted
Residential	Harvard Real Estate Services	Permits Granted
	Parking Garage Residential Residential Project Use Residential Residential Residential Office/R&D Residential Project Use Institutional College/University College/University Residential Project Use Theater Residential Residential Residential	Parking Garage Fennel RE Trust Residential FMCM, LLC Residential Just-A-Start Project Use Developer Residential Ist Cambridge Real Estate Residential Fela Realty Trust Residential Forest City Development Office/R&D DSF Real Estate Investors Residential Forest City Development Project Use Developer Institutional City of Cambridge College/University Harvard University College/University Harvard University Residential Six Realty Trust Project Use Developer Theater Carr Foundation Residential Oaktree Green Residential Harvard Real Estate Services

DEVELOPMENT LOG Projects by Neighborhood

Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
24 Oxford Street	Institutional	Harvard University	Permitting
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	Permits Granted
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	In Construction
120 Rindge Avenue / St. John's Resident Convers.	Residential	120 Realty Trust	Permits Granted
310 Rindge Avenue / Brickworks Housing	Residential	Brickworks LLC	In Construction

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



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	Develo	oper / Address	Developer Ph
Neighborhood	Zoning	_ FAR GFA	Lot Area
Date Project Began	Date Construc	ction 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	