City of Cambridge

Community Development Department

Development Log

March/April 2005

City of Cambridge

Community Development Department
Development Log
March/April 2005

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: http://www.cambridgema.gov/~CDD/ed/realest/re_devlog.html

Forward any questions or comments about the Development Log to:

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Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139
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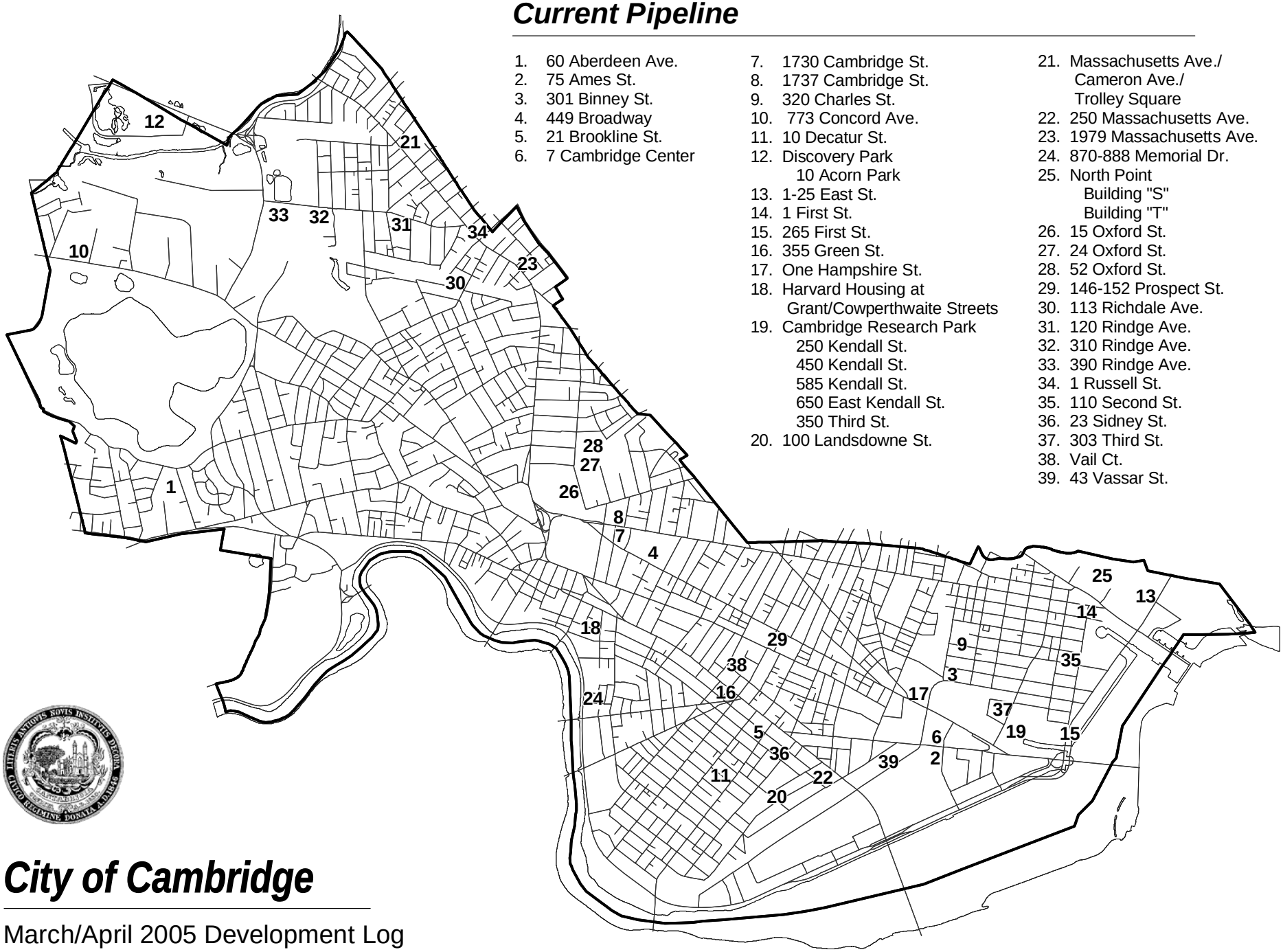
E-mail: cbasler@cambridgema.gov

Current Pipeline

1. 60 Aberdeen Ave.
2. 75 Ames St.
3. 301 Binney St.
4. 449 Broadway
5. 21 Brookline St.
6. 7 Cambridge Center
7. 1730 Cambridge St.
8. 1737 Cambridge St.
9. 320 Charles St.
10. 773 Concord Ave.
11. 10 Decatur St.
12. Discovery Park
    10 Acorn Park
13. 1-25 East St.
14. 1 First St.
15. 265 First St.
16. 355 Green St.
17. One Hampshire St.
18. Harvard Housing at
    Grant/Cowperthwaite Streets
19. Cambridge Research Park
    250 Kendall St.
    450 Kendall St.
    585 Kendall St.
    650 East Kendall St.
    350 Third St.
20. 100 Landsdowne St.
21. Massachusetts Ave./
    Cameron Ave./
    Trolley Square
22. 250 Massachusetts Ave.
23. 1979 Massachusetts Ave.
24. 870-888 Memorial Dr.
25. North Point
    Building "S"
    Building "T"
26. 15 Oxford St.
27. 24 Oxford St.
28. 52 Oxford St.
29. 146-152 Prospect St.
30. 113 Richdale Ave.
31. 120 Rindge Ave.
32. 310 Rindge Ave.
33. 390 Rindge Ave.
34. 1 Russell St.
35. 110 Second St.
36. 23 Sidney St.
37. 303 Third St.
38. Vail Ct.
39. 43 Vassar St.



City of Cambridge

March/April 2005 Development Log

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Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permitting						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
110 Second Street	Jonathan Leavitt	1.95	19,995	39,000	31	Residential
Totals				**243,699**	**218**	
Status -- Permits Granted						
21 Brookline Street	1st Cambridge Real Estate	2.00	18,256	40,755	49	Residential
Discovery Park Remaining Master Plan	Bulfinch Company	0.00	1,154,420	379,408	0	Office/R&D
1-25 East Street / Charles E. Smith Housing	C.E. Smith/Archstone Dev	2.90	247,431	935,215	767	Residential
Grant/Cowperthwaite Streets	Harvard Real Estate Services	3.07	165,731	126,765	147	Residential
355 Green Street	Harry Katis	0.00	7,816	24,462	27	Residential
1 Hampshire Street / Draper Labs	Leggett McCall/Draper	3.20	101,190	156,700	0	Office/R&D
250 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	105,000	0	Hotel
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	46,293	8	Residential
250 Massachusetts Avenue	Novartis Services	3.54	8,709	65,319	0	Office/R&D
870-888 Memorial Drive / Harvard Housing	Harvard Real Estate Services	3.10	98,828	140,652	181	Residential
North Point Bldg "S"	Guildford/Spaulding & Slye	2.66	19,500	113,955	99	Residential
North Point Bldg "T"	Guildford/Spaulding & Slye	2.66	32,000	236,223	230	Residential
North Point Remaining Master Plan	Guildford/Spaulding & Slye	2.66	3,256,310	4,134,318	2,151	Mixed Use Development
24 Oxford Street	Harvard University	2.12	1,132,560	410,000	0	Institutional

Development Log -- Project Summary

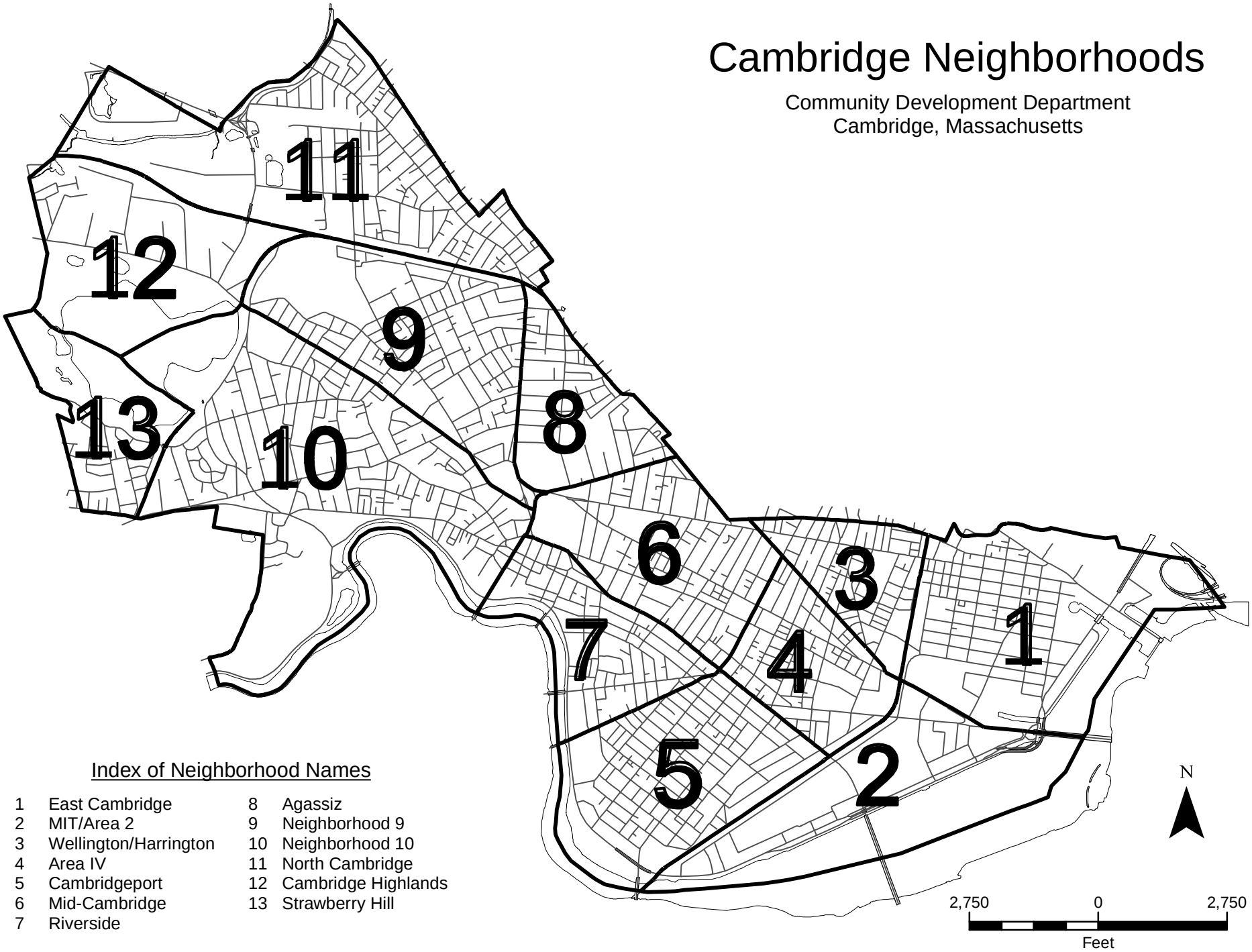
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permits Granted						
113 Richdale Avenue / Richdale Place	Oaktree Development	1.61	18,460	29,775	20	Residential
120 Rindge Avenue / St. John's Resident Convers.	120 Realty Trust	0.67	100,068	49,951	48	Residential
1 Russell Street	Quadrant Real Estate	0.00	22,536	32,032	24	Residential
303 Third Street / Intell Housing	Intell Cambridge LLC	3.90	148,693	579,779	526	Residential
Vail Court	Six Realty Trust	1.21	28,177	34,208	30	Residential
Totals				**7,715,810**	**4,307**	
Status -- In Construction						
60 Aberdeen Avenue	Prospectus, LLC	0.75	65,290	63,658	57	Residential
10 Acorn Park / Discovery Park Bldg 100	Bulfinch Company	0.00	1,154,420	440,508	0	Office/R&D
301 Binney Street	Rogers St. LLC c/o Lyme Properties	3.00	0	268,779	0	Office/R&D
449 Broadway / Main Library Expansion	City of Cambridge	1.50	513,809	102,210	0	Institutional
7 Cambridge Center	Boston Properties	4.48	44,854	191,900	0	Office/R&D
1730 Cambridge Street / CGIS-South	Harvard University	1.33	63,929	84,377	0	College/University
1737 Cambridge Street / CGIS-North	Harvard University	2.57	169,205	96,054	0	College/University
320 Charles Street / R&D	Whitehead Institute	0.74	107,025	9,600	0	Office/R&D
773 Concord Avenue	VRL Realty Trust	0.00	17,896	31,359	25	Residential
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
1 First Street	Leggat McCall Properties	4.10	72,418	297,006	199	Residential

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
100 Landsdowne Street / University Park	Forest City Development	0.00	0	236,000	203	Residential
Mass./Cameron Ave./Trolley Square	HRI	0.00	37,645	55,854	40	Residential
1979 Massachusetts Avenue / Housing	Sam Azzam	2.40	5,832	13,900	15	Residential
52 Oxford Street / Parking Garage	Harvard University	1.68	1,111,380	328,701	0	Parking Garage
15 Oxford Street / LISE	Harvard University	1.58	0	118,800	0	Institutional
310 Rindge Avenue / Brickworks Housing	Brickworks LLC	1.05	153,207	153,730	99	Residential
390 Rindge Avenue / Alewife Brook Condos II	JAS	0.00	8,448	10,470	8	Residential
350 Third Street / Cambridge Research Park	Lyme Properties	3.00	0	357,000	321	Residential
43 Vassar Street / MIT Brain & Cognitive Center	MIT	0.40	388,991	362,000	0	College/University
Totals				**3,482,624**	**986**	
Status -- Complete						
146-152 Prospect Street / JAS Scouting Way	Just-A-Start	0.92	15,175	16,204	13	Residential
23 Sidney Street / University Park	Forest City Development	0.00	0	46,000	49	Residential
Totals				**62,204**	**62**	

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		

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DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
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/Archstone Dev	Permits Granted
1 First Street	Residential	Leggat McCall Properties	In Construction
265 First Street / Kendall Sq. Electric Plant	Utilities	Mirant New England	In Construction
250 Kendall Street / Cambridge Research Park	Hotel	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 Bldg "S"	Residential	Guildford/Spaulding & Slye	Permits Granted
North Point Bldg "T"	Residential	Guildford/Spaulding & Slye	Permits Granted
North Point Remaining Master Plan	Mixed Use Development	Guildford/Spaulding & Slye	Permits Granted
110 Second Street	Residential	Jonathan Leavitt	Permitting
303 Third Street / Intell Housing	Residential	Intell Cambridge LLC	Permits Granted
350 Third Street / Cambridge Research Park	Residential	Lyme Properties	In Construction

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
7 Cambridge Center	Office/R&D	Boston Properties	In Construction
250 Massachusetts Avenue	Office/R&D	Novartis Services	Permits Granted
43 Vassar Street / MIT Brain & Cognitive Center	College/University	MIT	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Residential	Boston Properties	Permitting
1 Hampshire Street / Draper Labs	Office/R&D	Leggett McCall/Draper	Permits Granted

Neighborhood 4 - AREA IV	Project Use	Developer	Status
146-152 Prospect Street / JAS Scouting Way	Residential	Just-A-Start	Complete

Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
21 Brookline Street	Residential	1st Cambridge Real Estate	Permits Granted
10 Decatur Street	Residential	Fela Realty Trust	In Construction
100 Landsdowne Street / University Park	Residential	Forest City Development	In Construction
23 Sidney Street / University Park	Residential	Forest City Development	Complete

Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
449 Broadway / Main Library Expansion	Institutional	City of Cambridge	In Construction
1730 Cambridge Street / CGIS-South	College/University	Harvard University	In Construction
1737 Cambridge Street / CGIS-North	College/University	Harvard University	In Construction
Vail Court	Residential	Six Realty Trust	Permits Granted

Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status
Grant/Cowperthwaite Streets	Residential	Harvard Real Estate Services	Permits Granted
355 Green Street	Residential	Harry Katis	Permits Granted
870-888 Memorial Drive / Harvard Housing	Residential	Harvard Real Estate Services	Permits Granted

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
15 Oxford Street / LISE	Institutional	Harvard University	In Construction
24 Oxford Street	Institutional	Harvard University	Permits Granted
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	In Construction
1979 Massachusetts Avenue / Housing	Residential	Sam Azzam	In Construction

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
10 Acorn Park / Discovery Park Bldg 100	Office/R&D	Bulfinch Company	In Construction
Discovery Park Remaining Master Plan	Office/R&D	Bulfinch Company	Permits Granted
Mass./Cameron Ave./Trolley Square	Residential	HRI	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
390 Rindge Avenue / Alewife Brook Condos II	Residential	JAS	In Construction
1 Russell Street	Residential	Quadrant Real Estate	Permits Granted

Neighborhood 13 - STRAWBERRY HILL	Project Use	Developer	Status
773 Concord Avenue	Residential	VRL Realty Trust	In Construction

DEVELOPMENT LOG
Completed Projects

Projects Completed in 2004

Arrow Street, #0 (Theater)
Bishop Allen Drive, #47 (Parking Garage)
Concord Avenue #650 (Neville Manor)
Franklin Street, #369 (Oaktree Housing)
Main Street, #853 (La Groceria)
Massachusetts Avenue, #254 (Novartis)
Sixth Street, #157
Vassar Street, #10 (MIT Stata Center)
West Kendall Street, #675 (Vertex)

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)
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)

Projects Completed in 2002 (continued)

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

Projects Completed in 2000

Ames Street E18, #50
Bent Street, #320
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 http://www.cambridgema.gov/~CDD/ed/realest/re_devlog.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 _____