

City of Cambridge

Community Development Department
Development Log
May/June 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.

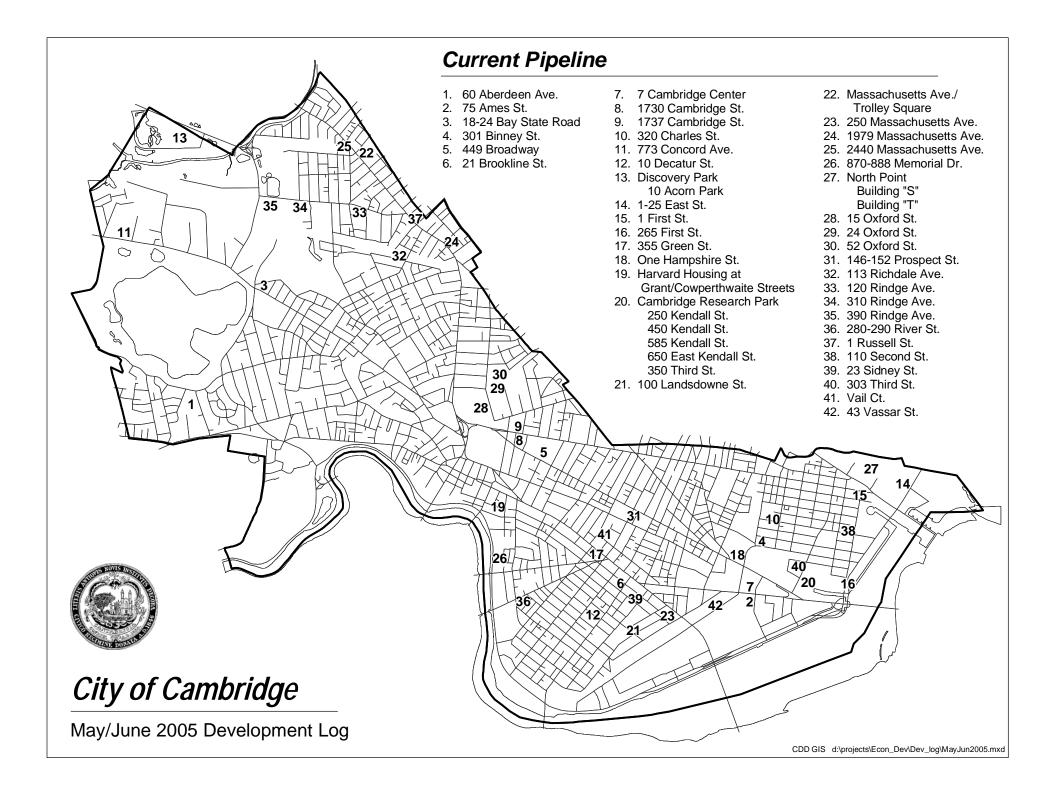
This document can be found on the City's website at: http://www.cambridgema.gov/~CDD/ed/realest/re_devlog.html

Forward any questions or comments about the Development Log to:

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



Development Log -- Project Summary

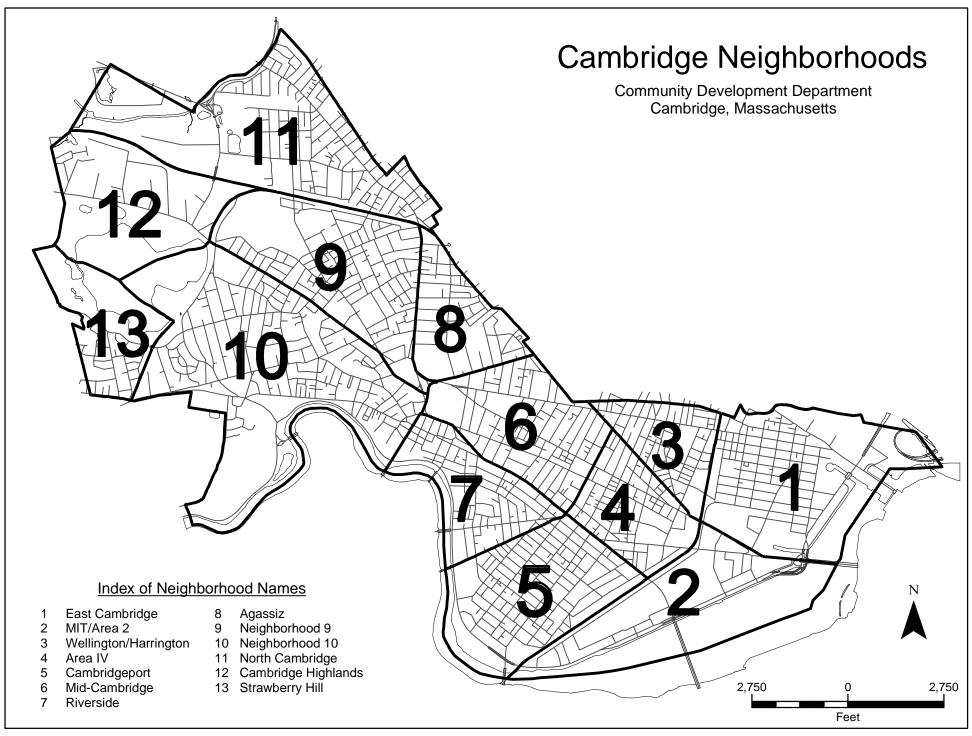
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permitting						
18-24 Bay State Road	Bay State Loft, LLC	0.00	12,443	24,000	23	Residential
2440 Massachusetts Avenue	Cambridge Point Realty Trust	0.00	25,000	40,000	41	Residential
110 Second Street	Jonathan Leavitt	1.95	19,995	37,000	29	Residential
Totals				101,000	93	
Status Permits Granted						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
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
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
450 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	46,293	8	Residential
585 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	75,000	0	Theater
250 Massachusetts Avenue	Novartis Services	3.54	8,709	65,319	0	Office/R&D
870-888 Memorial Drive / Harvard Affiliate Housi	ng Harvard Real Estate Services	3.10	98,828	140,652	0	College/University
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

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permits Granted						
24 Oxford Street	Harvard University	2.12	1,132,560	410,000	0	Institutional
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	3.90	148,693	579,779	526	Residential
Vail Court	Six Realty Trust	1.21	28,177	34,208	30	Residential
Totals				7,761,712	4,142	
Status In Construction						
60 Aberdeen Avenue	Prospectus, LLC	0.75	65,290	63,658	55	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 / Broad Institute	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
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
265 First Street / Kendall Sq. Electric Plant	Mirant New England	0.00	0	11,800	0	Utilities

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status In Construction						
1 First Street	Leggat McCall Properties	4.10	72,418	297,006	196	Residential
Grant/Cowperthwaite Streets / Harvard Affiliate Ho	ou Harvard Real Estate Services	3.07	165,731	126,765	0	College/University
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
390 Rindge Avenue / Alewife Brook Condos II	JAS	0.00	8,448	10,470	8	Residential
310 Rindge Avenue / Brickworks Housing	Brickworks LLC	1.05	153,207	153,730	99	Residential
280-290 River Street	Mahan	0.00	25,000	23,700	20	Residential
1 Russell Street	Quadrant Real Estate	0.00	22,536	32,032	24	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				3,665,121	1,025	
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	



Project Use	Developer	Status
Office/R&D	Rogers St. LLC c/o Lyme Properties	In Construction
Office/R&D	Whitehead Institute	In Construction
Office/R&D	Lyme Properties	In Construction
Residential	C.E. Smith/Archstone Dev	Permits Granted
Residential	Leggat McCall Properties	In Construction
Utilities	Mirant New England	In Construction
Hotel	Lyme Properties	Permits Granted
Residential	Lyme Properties	Permits Granted
Theater	Lyme Properties	Permits Granted
Residential	Guildford/Spaulding & Slye	Permits Granted
Residential	Guildford/Spaulding & Slye	Permits Granted
Mixed Use Development	Guildford/Spaulding & Slye	Permits Granted
Residential	Jonathan Leavitt	Permitting
Residential	Intell Cambridge LLC	Permits Granted
Residential	Lyme Properties	In Construction
Project Use	Developer	Status
Office/R&D	Boston Properties	In Construction
Office/R&D	Novartis Services	Permits Granted
College/University	MIT	In Construction
	Office/R&D Office/R&D Office/R&D Residential Residential Utilities Hotel Residential Theater Residential Residential Residential Residential Residential Project Use Office/R&D Office/R&D	Office/R&D Rogers St. LLC c/o Lyme Properties Office/R&D Whitehead Institute Office/R&D Lyme Properties Residential C.E. Smith/Archstone Dev Residential Leggat McCall Properties Utilities Mirant New England Hotel Lyme Properties Residential Lyme Properties Residential Lyme Properties Residential Guildford/Spaulding & Slye Residential Guildford/Spaulding & Slye Mixed Use Development Guildford/Spaulding & Slye Residential Jonathan Leavitt Residential Intell Cambridge LLC Residential Lyme Properties Project Use Developer Office/R&D Boston Properties Office/R&D Novartis Services

Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Residential	Boston Properties	Permits Granted
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
280-290 River Street	Residential	Mahan	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 / Harvard Affiliate Housing	College/University	Harvard Real Estate Services	In Construction
355 Green Street	Residential	Harry Katis	Permits Granted

Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status	
870-888 Memorial Drive / Harvard Affiliate Housing	College/University	Harvard Real Estate Services	te Services Permits Granted	
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	
18-24 Bay State Road	Residential	Bay State Loft, LLC	Permitting	
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	
2440 Massachusetts Avenue	Residential	Cambridge Point Realty Trust	Permitting	
120 Rindge Avenue / St. John's Resident Convers.	Residential	120 Realty Trust Permi		
310 Rindge Avenue / Brickworks Housing	Residential	Brickworks LLC	In Construction	

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
390 Rindge Avenue / Alewife Brook Condos II	Residential	JAS	In Construction
1 Russell Street	Residential	Quadrant Real Estate	In Construction
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

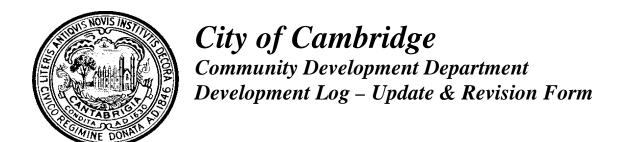
Education First PB #85

Memorial Drive., #600

Memorial Drive, #620 (Hybridon)

Msgr. O'Brien Highway, #258

River Street, #330



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	Devel	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 (s ₁	paces)	Hotel Rooms
Retail (SF)	Office/RD	Industrial ((SF)	<u> </u>
Other (SF) specify:		<u> </u>		
Miscellaneous Notes				
CDD Contact(s)		Contact Ph		