City of Cambridge

Community Development Department

Development Log

January/February/March 2006

City of Cambridge

Community Development Department
Development Log
January/February/March 2006

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 quarterly 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 municipal projects in which a cross section of City departments may have an interest and all which are considered significant.

Projects meeting the criteria will be categorized by status, which include:

- ***Permitting*** = project under review by Community Development, Planning Board or Board of Zoning Appeals.
- ***Permits Granted*** = development received Special Permit or BZA approval; may not have Building Permit.
- ***In Construction*** = development received Building Permit.
- ***Complete*** = project received Certificate of Occupancy (CO) or Temporary CO.

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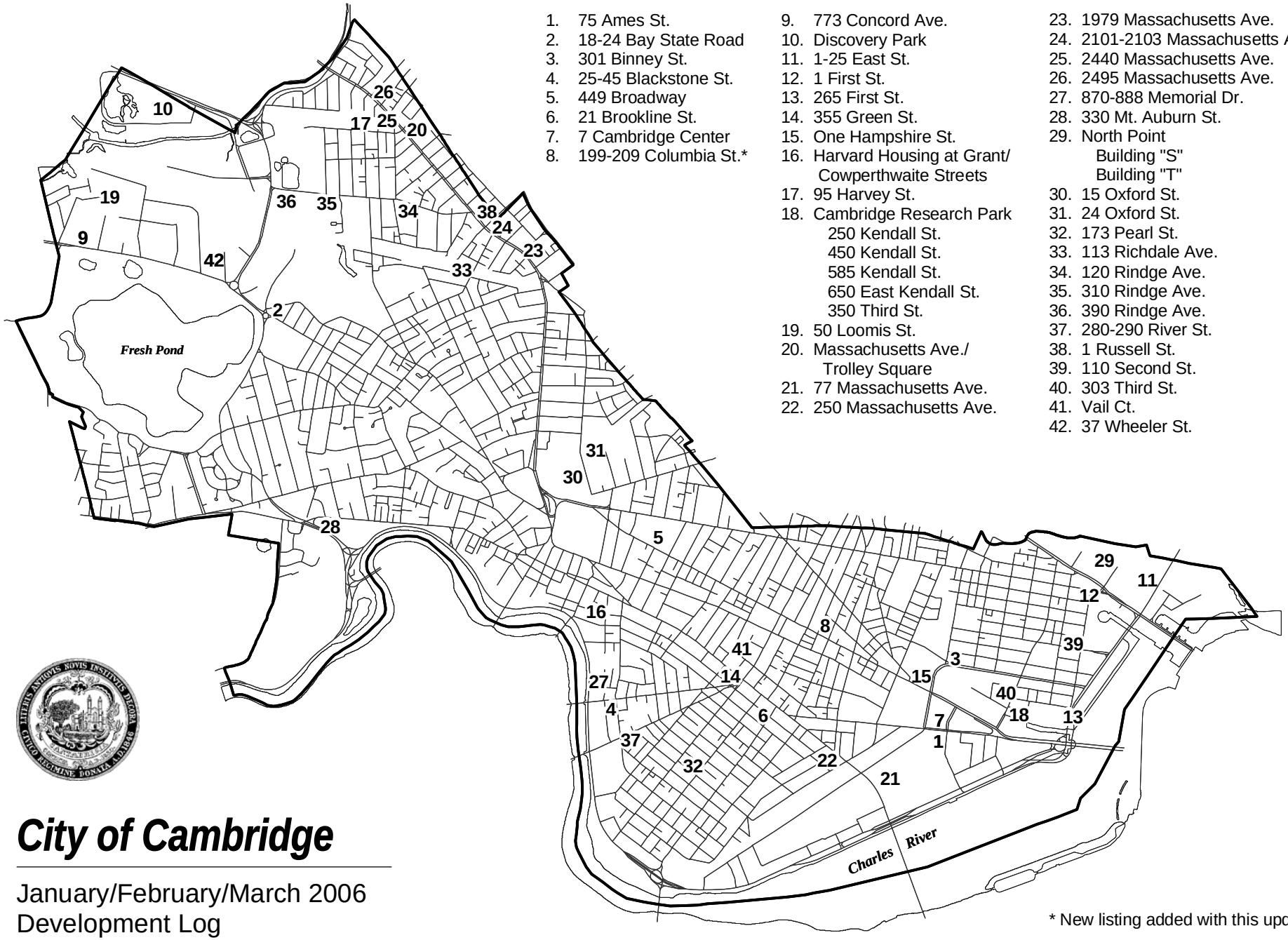
Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139
Phone: (617) 349-4601 Fax: (617) 349-4638
E-mail: cbasler@cambridgema.gov

Current Pipeline

1. 75 Ames St.
2. 18-24 Bay State Road
3. 301 Binney St.
4. 25-45 Blackstone St.
5. 449 Broadway
6. 21 Brookline St.
7. 7 Cambridge Center
8. 199-209 Columbia St.*
9. 773 Concord Ave.
10. Discovery Park
11. 1-25 East St.
12. 1 First St.
13. 265 First St.
14. 355 Green St.
15. One Hampshire St.
16. Harvard Housing at Grant/ Cowperthwaite Streets
17. 95 Harvey St.
18. Cambridge Research Park
    - 250 Kendall St.
    - 450 Kendall St.
    - 585 Kendall St.
    - 650 East Kendall St.
    - 350 Third St.
19. 50 Loomis St.
20. Massachusetts Ave./ Trolley Square
21. 77 Massachusetts Ave.
22. 250 Massachusetts Ave.
23. 1979 Massachusetts Ave.
24. 2101-2103 Massachusetts Ave.
25. 2440 Massachusetts Ave.
26. 2495 Massachusetts Ave.
27. 870-888 Memorial Dr.
28. 330 Mt. Auburn St.
29. North Point
    - Building "S"
    - Building "T"
30. 15 Oxford St.
31. 24 Oxford St.
32. 173 Pearl St.
33. 113 Richdale Ave.
34. 120 Rindge Ave.
35. 310 Rindge Ave.
36. 390 Rindge Ave.
37. 280-290 River St.
38. 1 Russell St.
39. 110 Second St.
40. 303 Third St.
41. Vail Ct.
42. 37 Wheeler St.



City of Cambridge

January/February/March 2006
Development Log

* New listing added with this update

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Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permitting						
199-209 Columbia Street	Just A Start Corp	1.17	13,956	13,241	13	Residential
Totals				**13,241**	**13**	
Status -- Permits Granted						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
Discovery Park Remaining Master Plan	Bulfinch Company	0.00	1,154,420	661,909	0	Office/R&D
1-25 East Street Phase II / Charles E. Smith Housing	C.E. Smith/Archstone Dev	2.90	247,431	0	341	Residential
355 Green Street	Harry Katis	0.00	7,816	30,400	27	Residential
95 Harvey Street	Michael O'Shea	1.61	8,514	13,739	8	Residential
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 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	150,000	150	Residential
50 Loomis Street	Sullivan Mechanical Corp.	0.00	39,293	18,000	10	Residential
2101-2103 Massachusetts Avenue / VFW	CASCAP	0.00	6,316	7,800	9	Residential
77 Massachusetts Avenue / Building 6-C	MIT	2.03	0	64,909	0	College/University
330 Mt. Auburn St / Acute Care Bldg/Parking Garag	Mt. Auburn Hospital	1.56	367,181	180,900	0	Hospital
North Point Remaining Master Plan	Guildford/Spaulding & Slye	2.66	3,256,310	4,134,318	2,151	Mixed Use Development
173 Pearl Street / McTernan Pl - Blessed Sacrmnt	Paul Ognibene	2.90	30,174	87,822	49	Residential
120 Rindge Avenue / St. John's Resident Convers.	120 Realty Trust	0.67	100,068	49,951	48	Residential
280-290 River Street	Mahan	0.00	25,000	23,700	20	Residential

Development Log -- Project Summary

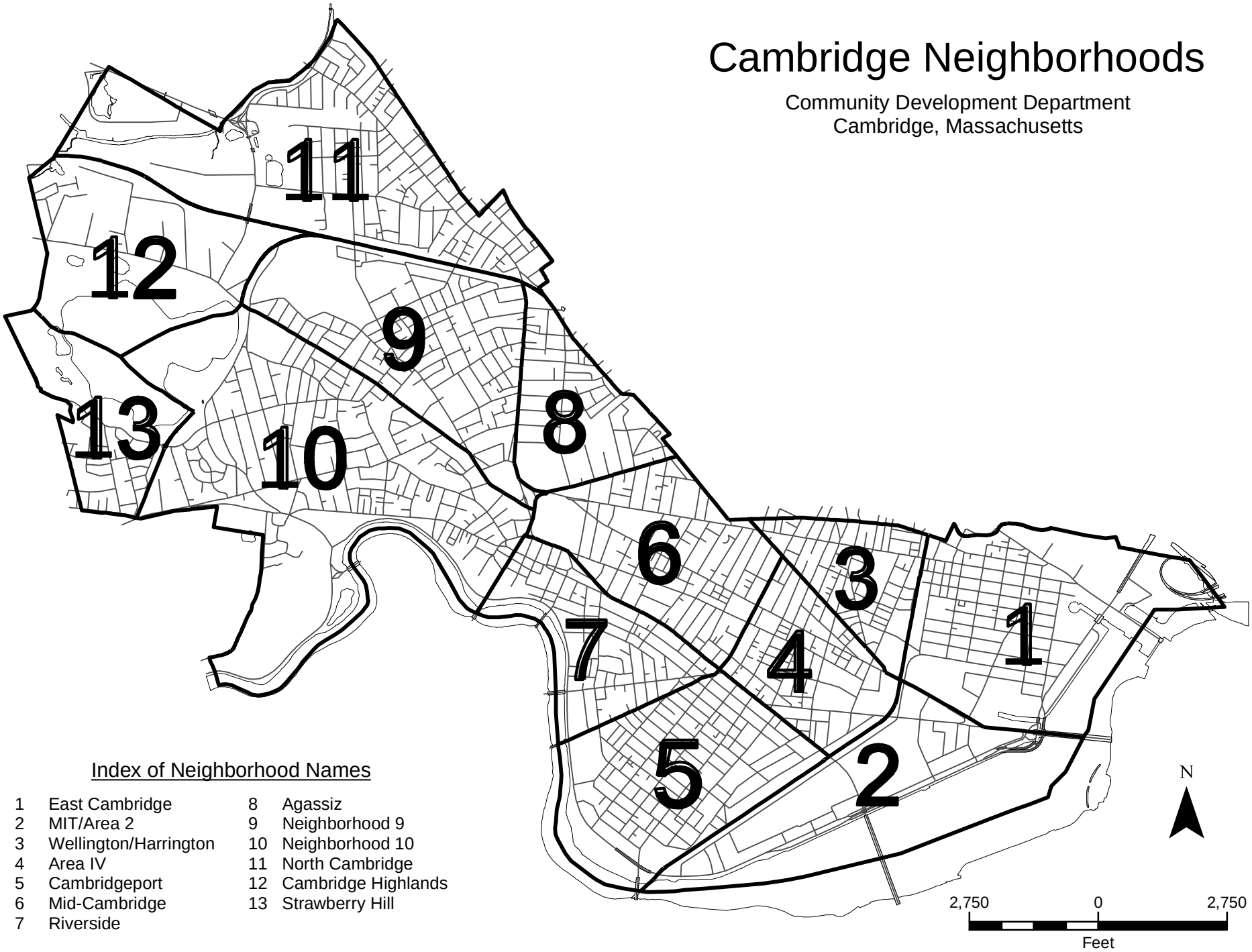
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permits Granted						
303 Third Street / Intell Housing	Intell Cambridge LLC	3.90	148,693	579,779	526	Residential
Vail Court	Six Realty Trust	1.21	28,177	34,208	25	Residential
37 Wheeler Street / Baker Building	World 114 Nomine Trust	0.00	52,800	57,500	72	Residential
Totals				**6,420,927**	**3,631**	
Status -- In Construction						
18-24 Bay State Road	Bay State Loft, LLC	1.95	12,443	24,000	23	Residential
301 Binney Street	Rogers St. LLC c/o Lyme Properties	3.00	0	268,779	0	Office/R&D
25-45 Blackstone Street / Switchhouse Housing	Harvard University	0.95	44,080	41,783	33	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
7 Cambridge Center / Broad Institute	Boston Properties	4.48	44,854	194,096	0	Office/R&D
773 Concord Avenue	VRL Realty Trust	0.00	17,896	31,359	25	Residential
650 East Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	217,398	0	Office/R&D
1-25 East Street Phase I / Charles E. Smith Housing	C.E. Smith/Archstone Dev	3.77	247,431	935,215	426	Residential
265 First Street / Kendall Sq. Electric Plant	Mirant New England	0.00	0	11,800	0	Utilities
1 First Street	Leggat McCall Properties	4.10	72,418	297,006	196	Residential
Grant/Cowperthwaite Streets / Harvard Housing	Harvard Real Estate Services	3.07	165,731	126,765	0	College/University
1 Hampshire Street / Draper Labs	Leggett McCall/Draper	3.20	101,190	156,700	0	Office/R&D
Mass./Cameron Ave./Trolley Square	HRI	0.00	37,645	55,854	40	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
1979 Massachusetts Avenue	Sam Azzam	2.40	5,832	13,900	15	Residential
250 Massachusetts Avenue	Novartis Services	3.54	8,709	65,319	0	Office/R&D
2440 Massachusetts Avenue	Cambridge Point Realty Trust	1.75	25,000	40,000	41	Residential
2495 Massachusetts Avenue	Just A Start	0.00	29,565	18,425	14	Residential
870-888 Memorial Drive / Harvard Affiliate Housing	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
24 Oxford Street	Harvard University	2.12	1,132,560	410,000	0	Institutional
15 Oxford Street / LISE	Harvard University	1.58	0	118,800	0	Institutional
113 Richdale Avenue / Richdale Place	Oaktree Development	1.61	18,460	29,775	20	Residential
310 Rindge Avenue / Brickworks Housing	Brickworks LLC	1.05	153,207	153,730	102	Residential
390 Rindge Avenue / Alewife Brook Condos II	JAS	0.00	8,448	10,470	8	Residential
1 Russell Street	Quadrant Real Estate	0.00	22,536	32,032	24	Residential
110 Second Street	Jonathan Leavitt	1.95	19,995	37,000	29	Residential
350 Third Street / The Residences at Kendall/CRP	Twining Properties	3.00	0	357,000	321	Residential
Totals				**4,281,001**	**1,695**	

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
650 East Kendall Street / Cambridge Research Park	Office/R&D	Lyme Properties	In Construction
1-25 East Street Phase I / Charles E. Smith Housing	Residential	C.E. Smith/Archstone Dev	In Construction
1-25 East Street Phase II / 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	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 Bldg "S"	Residential	Guildford/Spaulding & Slye	In Construction
North Point Bldg "T"	Residential	Guildford/Spaulding & Slye	In Construction
North Point Remaining Master Plan	Mixed Use Development	Guildford/Spaulding & Slye	Permits Granted
110 Second Street	Residential	Jonathan Leavitt	In Construction
303 Third Street / Intell Housing	Residential	Intell Cambridge LLC	Permits Granted
350 Third Street / The Residences at Kendall/CRP	Residential	Twining Properties	In Construction

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
7 Cambridge Center / Broad Institute	Office/R&D	Boston Properties	In Construction
250 Massachusetts Avenue	Office/R&D	Novartis Services	In Construction
77 Massachusetts Avenue / Building 6-C	College/University	MIT	Permits Granted
Vail Court	Residential	Six Realty Trust	Permits Granted

DEVELOPMENT LOG
Projects by Neighborhood

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	In Construction

Neighborhood 4 - AREA IV	Project Use	Developer	Status
199-209 Columbia Street	Residential	Just A Start Corp	Permitting

Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
21 Brookline Street	Residential	1st Cambridge Real Estate	In Construction
173 Pearl Street / McTernan Pl - Blessed Sacrmnt	Residential	Paul Ognibene	Permits Granted
280-290 River Street	Residential	Mahan	Permits Granted

Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
449 Broadway / Main Library Expansion	Institutional	City of Cambridge	In Construction

Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status
25-45 Blackstone Street / Switchhouse Housing	Residential	Harvard University	In Construction
Grant/Cowperthwaite Streets / Harvard Housing	College/University	Harvard Real Estate Services	In Construction
355 Green Street	Residential	Harry Katis	Permits Granted
870-888 Memorial Drive / Harvard Affiliate Housing	College/University	Harvard Real Estate Services	In Construction

Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
15 Oxford Street / LISE	Institutional	Harvard University	In Construction
24 Oxford Street	Institutional	Harvard University	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
18-24 Bay State Road	Residential	Bay State Loft, LLC	In Construction
113 Richdale Avenue / Richdale Place	Residential	Oaktree Development	In Construction

Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status
330 Mt. Auburn St / Acute Care Bldg/Parking Garage	Hospital	Mt. Auburn Hospital	Permits Granted

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
Discovery Park Remaining Master Plan	Office/R&D	Bulfinch Company	Permits Granted
95 Harvey Street	Residential	Michael O'Shea	Permits Granted
Mass./Cameron Ave./Trolley Square	Residential	HRI	In Construction
1979 Massachusetts Avenue	Residential	Sam Azzam	In Construction
2101-2103 Massachusetts Avenue / VFW	Residential	CASCAP	Permits Granted
2440 Massachusetts Avenue	Residential	Cambridge Point Realty Trust	In Construction
2495 Massachusetts Avenue	Residential	Just A Start	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	In Construction

Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
773 Concord Avenue	Residential	VRL Realty Trust	In Construction
50 Loomis Street	Residential	Sullivan Mechanical Corp.	Permits Granted

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
37 Wheeler Street / Baker Building	Residential	World 114 Nomine Trust	Permits Granted

DEVELOPMENT LOG
Completed Projects

Projects Completed in 2005

Aberdeen Avenue, #60
Acorn Park, #10 (Discovery Park)
Cambridge Street, #1730 (Harvard CGIS-South)
Cambridge Street, #1737 (Harvard CGIS-North)
Charles Street, #320 (Whitehead Institute)
Decatur Street, #10
Landsdowne Street, #100 (University Park)
Oxford Street, #52 (Parking Garage)
Prospect Street, #146-152 (Scouting Way)
Sidney Street, #23 (University Park)
Vassar Street, #43 (MIT Brain & Cognitive Center)

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)
Kendall Street, #500 (Genzyme Building)
Land Boulevard, #25 (Hotel Marlowe)
Memorial Drive, #778-784 (Polaroid-Offices)
Pleasant Street, #157-173 (Polaroid-Housing)
Rindge Avenue, #265
Technology Square, #100

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, #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

Projects Completed in 1999 (continued)

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 _____