

# City of Cambridge Community Development Department Development Log October/November/December 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.

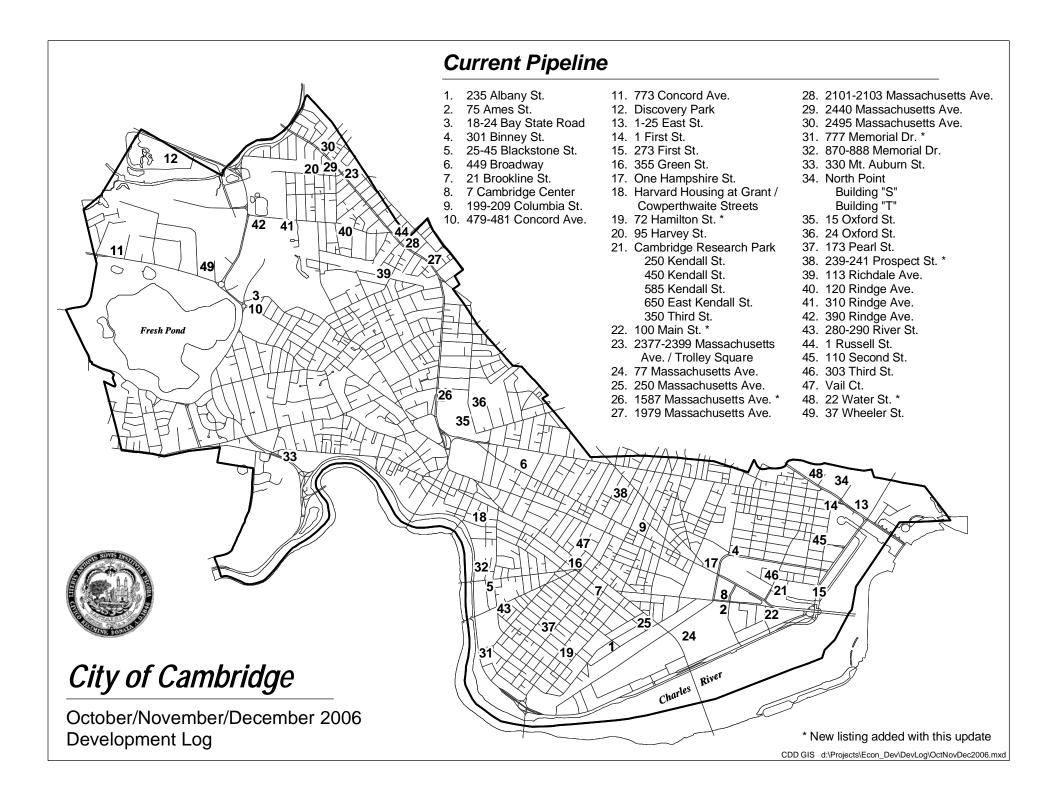
This document can be found on the City's website at: http://www.cambridgema.gov/~CDD/ed/realest/re\_devlog.html

Forward any questions or comments about the Development Log to:

Chris Basler, Economic Development Division Cambridge Community Development Department 344 Broadway, Cambridge, MA 02139

Phone: (617) 349-4601 Fax: (617) 349-4638

E-mail: <a href="mailto:cbasler@cambridgema.gov">cbasler@cambridgema.gov</a>

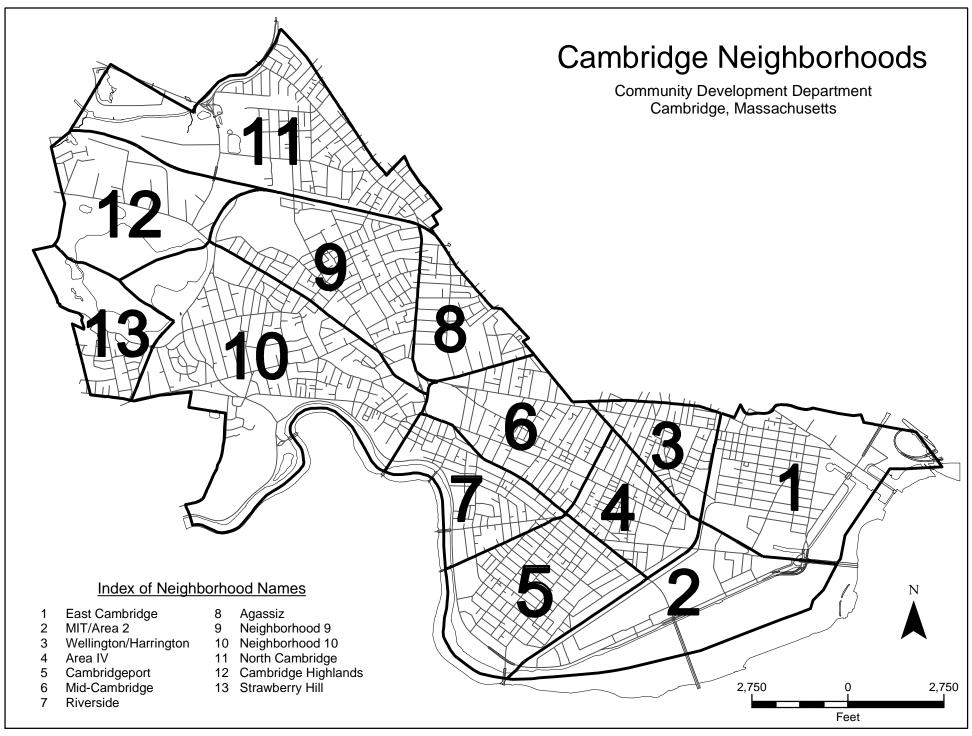


Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permitting						
479 Concord Avenue	Shelter, Inc.	0.00	5,865	3,700	14	Residential
72 Hamilton Street	Peggy Morrissey	1.32	11,172	14,777	11	Residential
100 Main Street / Sloan School of Management	MIT	2.44	268,713	209,000	0	Institutional
777 Memorial Drive	Nordic Properties	3.15	66,410	66,137	56	Residential
22 Water Street	Catamount Holding	3.90	104,673	408,225	392	Residential
Totals				701,839	473	
Status Permits Granted						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
449 Broadway / Main Library Expansion	City of Cambridge	1.50	513,809	102,210	0	Institutional
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	509,215	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
250 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	150,000	150	Residential
450 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	14,463	46,293	8	Residential
585 Kendall Street / Cambridge Research Park	Lyme Properties	3.00	0	75,000	0	Theater
1587 Massachusetts Avenue / Harvard Law School	Harvard University	1.71	1,343,528	234,000	0	Institutional
77 Massachusetts Avenue / Ceyer Laboratory	MIT	2.03	0	64,909	0	College/University
North Point Remaining Master Plan	Jones Lang LaSalle	2.66	3,256,310	4,134,318	2,151	Mixed Use Development

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permits Granted						
173 Pearl Street / McTernan Pl - Blessed Sacrmnt	Paul Ognibene	2.90	30,174	87,822	49	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	26,765	24	Residential
Totals				6,921,058	3,471	
Status In Construction						
235 Albany Street / Graduate Dormitory	MIT	1.71	143,910	246,900	0	Institutional
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	165,110	268,779	0	Office/R&D
25-45 Blackstone Street / Switchhouse Housing	Harvard University	0.95	44,080	41,783	33	Residential
21 Brookline Street	1st Cambridge Real Estate	2.00	18,256	40,755	49	Residential
199-209 Columbia Street	Just A Start Corp	1.17	13,956	13,241	13	Residential
650 East Kendall Street / Cambridge Research Park	Lyme Properties	3.00	49,470	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	426,000	426	Residential
273 First Street / Kendall Sq. Electric Plant	Mirant New England	0.00	168,162	11,800	0	Utilities
1 First Street Phase II	Leggat McCall Properties	4.10	72,418	136,643	82	Residential
Grant/Cowperthwaite Streets / Harvard Housing	Harvard Real Estate Services	3.07	165,731	126,765	0	College/University
2440 Massachusetts Avenue	Cambridge Point Realty Trust	1.75	25,000	40,000	41	Residential
1979 Massachusetts Avenue	Sam Azzam	2.40	5,832	13,900	15	Residential
2101-2103 Massachusetts Avenue / VFW	CASCAP	0.00	6,316	7,800	9	Residential

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status In Construction						
870-888 Memorial Drive / Harvard Affiliate Housing	ng Harvard Real Estate Services	3.10	98,828	140,652	0	College/University
330 Mt. Auburn St / Acute Care Bldg/Parking Gara	g Mt. Auburn Hospital	1.56	367,181	180,900	0	Hospital
North Point Bldg "S"	Jones Lang LaSalle	2.66	19,500	113,955	99	Residential
North Point Bldg "T"	Jones Lang LaSalle	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
239-241 Prospect Street	239 Prospect St., LLC	0.75	12,792	9,600	8	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	49,951	48	Residential
280-290 River Street	Rocco Scippa	0.00	25,000	23,700	20	Residential
1 Russell Street	Quadrant Real Estate	0.00	22,536	32,032	24	Residential
110 Second Street	Charles Passage, LLC	1.95	19,995	37,729	29	Residential
37 Wheeler Street / Baker Building	World 114 Nomine Trust	0.00	52,800	57,500	72	Residential
Totals				3,056,581	1,241	
Status Complete						
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
1 First Street Phase I	Leggat McCall Properties	4.10	72,418	160,363	114	Residential
1 Hampshire Street / Draper Labs	Leggett McCall/Draper	3.20	101,190	156,700	0	Office/R&D

Status/Project Address	Developer Name	FAR I	Lot Area	GFA	Units	Project Use
Status Complete						
2377-2399 Massachusetts Avenue / Trolley Square	HRI	0.00	37,645	55,854	40	Residential
250 Massachusetts Avenue	Novartis Services	3.54	8,709	65,319	0	Office/R&D
2495 Massachusetts Avenue	Just A Start	0.00	29,565	18,425	14	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
350 Third Street / The Residences at Kendall/CRP	Twining Properties	3.00	48,106	357,000	321	Residential
Totals				1,203,316	624	



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
273 First Street / Kendall Sq. Electric Plant	Utilities	Mirant New England	In Construction
1 First Street Phase I	Residential	Leggat McCall Properties	Complete
1 First Street Phase II	Residential	Leggat McCall Properties	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	Jones Lang LaSalle	In Construction
North Point Bldg "T"	Residential	Jones Lang LaSalle	In Construction
North Point Remaining Master Plan	Mixed Use Development	Jones Lang LaSalle	Permits Granted
110 Second Street	Residential	Charles Passage, LLC	In Construction
303 Third Street / Intell Housing	Residential	Intell Cambridge LLC	Permits Granted
350 Third Street / The Residences at Kendall/CRP	Residential	Twining Properties	Complete
22 Water Street	Residential	Catamount Holding	Permitting
Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
235 Albany Street / Graduate Dormitory	Institutional	MIT	In Construction
7 Cambridge Center / Broad Institute	Office/R&D	Boston Properties	Complete

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status	
100 Main Street / Sloan School of Management	Institutional	MIT	Permitting	
250 Massachusetts Avenue	Office/R&D	Novartis Services	Complete	
77 Massachusetts Avenue / Ceyer Laboratory	College/University	MIT	Permits Granted	
Vail Court	Residential	Six Realty Trust	Permits Granted	
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	Complete	
Neighborhood 4 - AREA IV	Project Use	Developer	Status	
199-209 Columbia Street	Residential	Just A Start Corp	In Construction	
Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status	
21 Brookline Street	Residential	1st Cambridge Real Estate	In Construction	
72 Hamilton Street	Residential	Peggy Morrissey	Permitting	
777 Memorial Drive	Residential	Nordic Properties	Permitting	
173 Pearl Street / McTernan Pl - Blessed Sacrmnt	Residential	Paul Ognibene	Permits Granted	
280-290 River Street	Residential	Rocco Scippa	In Construction	
Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status	
449 Broadway / Main Library Expansion	Institutional	City of Cambridge	Permits Granted	
239-241 Prospect Street	Residential	239 Prospect St., LLC	In Construction	

Neighborhood 7 - RIVERSIDE	<b>Project Use</b>	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
1587 Massachusetts Avenue / Harvard Law School	Institutional	Harvard University	Permits Granted
15 Oxford Street / LISE	Institutional	Harvard University	In Construction
24 Oxford Street	Institutional	Harvard University	In Construction
Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
18-24 Bay State Road	Residential	Bay State Loft, LLC	In Construction
479 Concord Avenue	Residential	Shelter, Inc.	Permitting
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	In Construction
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
1979 Massachusetts Avenue	Residential	Sam Azzam	In Construction

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
2101-2103 Massachusetts Avenue / VFW	Residential	CASCAP	In Construction
2377-2399 Massachusetts Avenue / Trolley Square	Residential	HRI	Complete
2440 Massachusetts Avenue	Residential	Cambridge Point Realty Trust	In Construction
2495 Massachusetts Avenue	Residential	Just A Start	Complete
120 Rindge Avenue / St. John's Resident Convers.	Residential	120 Realty Trust	In Construction
310 Rindge Avenue / Brickworks Housing	Residential	Brickworks LLC	Complete
390 Rindge Avenue / Alewife Brook Condos II	Residential	JAS	Complete
1 Russell Street	Residential	Quadrant Real Estate	In Construction
Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
773 Concord Avenue	Residential	VRL Realty Trust	Complete
37 Wheeler Street / Baker Building	Residential	World 114 Nomine Trust	In Construction

#### **DEVELOPMENT LOG**

#### **Completed Projects**

#### Projects Completed in 2005

Aberdeen Avenue, #60

Acorn Park, #10 (Discovery Park)

Cambridge Center, #12R (Biogen)

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



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: <a href="mailto:cbasler@cambridgema.gov">cbasler@cambridgema.gov</a>

oject 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 (spaces)		Hotel Rooms	
Retail (SF)	Office/RD	Industrial (S	F)		
Other (SF) specify:		_			
Miscellaneous Notes					
CDD Contact(s)		Contact Ph			