City of Cambridge

Community Development Department

Development Log

January/February/March 2007

City of Cambridge

Community Development Department
Development Log
January / February / March 2007

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 and/or Inspectional Services.
- ***Special Permit Granted*** = development received Special Permit from the Planning Board.
- ***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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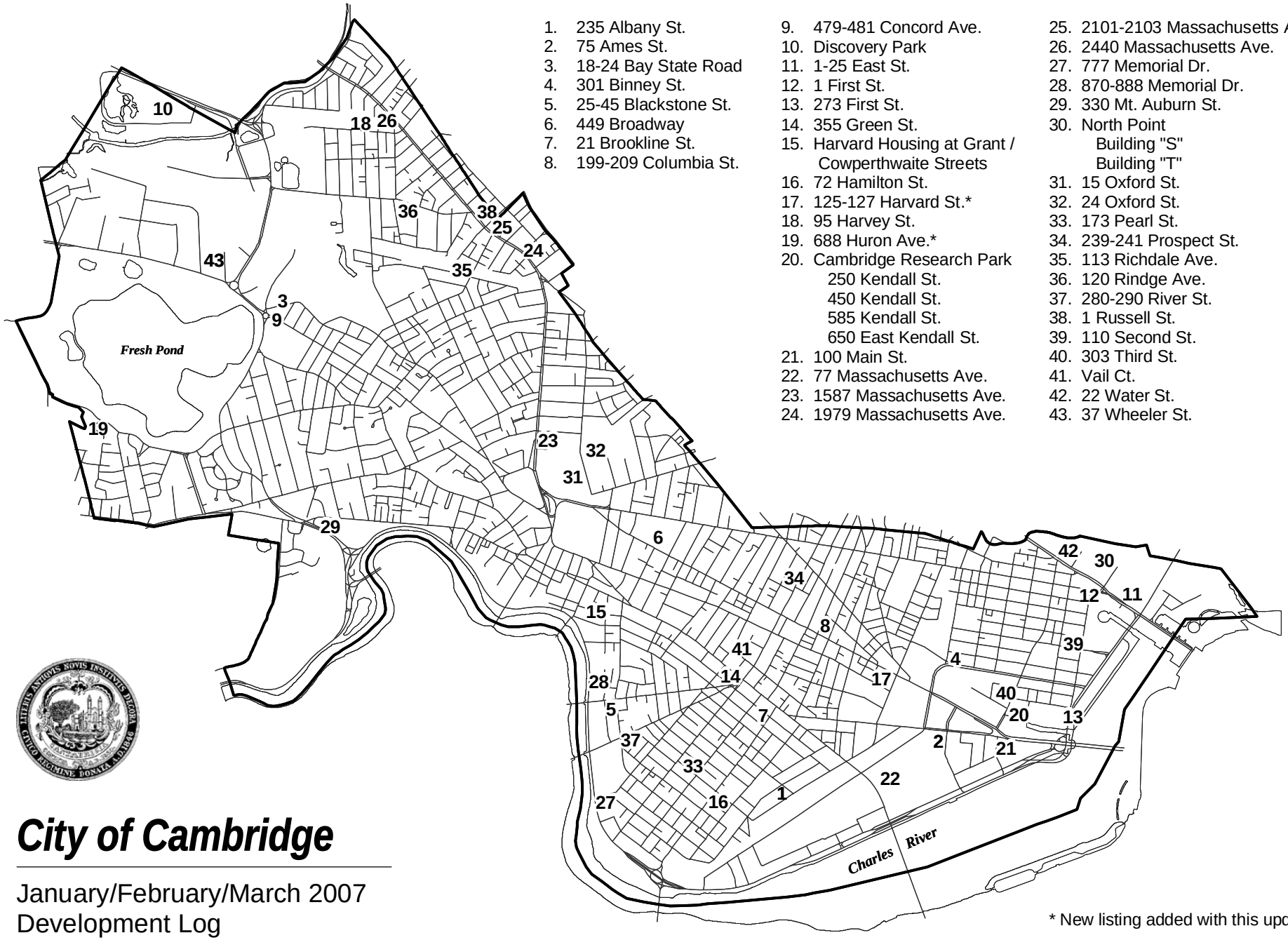
Current Pipeline

1. 235 Albany St.
2. 75 Ames St.
3. 18-24 Bay State Road
4. 301 Binney St.
5. 25-45 Blackstone St.
6. 449 Broadway
7. 21 Brookline St.
8. 199-209 Columbia St.
9. 479-481 Concord Ave.
10. Discovery Park
11. 1-25 East St.
12. 1 First St.
13. 273 First St.
14. 355 Green St.
15. Harvard Housing at Grant / Cowperthwaite Streets
16. 72 Hamilton St.
17. 125-127 Harvard St.*
18. 95 Harvey St.
19. 688 Huron Ave.*
20. Cambridge Research Park
    - 250 Kendall St.
    - 450 Kendall St.
    - 585 Kendall St.
    - 650 East Kendall St.
21. 100 Main St.
22. 77 Massachusetts Ave.
23. 1587 Massachusetts Ave.
24. 1979 Massachusetts Ave.
25. 2101-2103 Massachusetts Ave.
26. 2440 Massachusetts Ave.
27. 777 Memorial Dr.
28. 870-888 Memorial Dr.
29. 330 Mt. Auburn St.
30. North Point
    - Building "S"
    - Building "T"
31. 15 Oxford St.
32. 24 Oxford St.
33. 173 Pearl St.
34. 239-241 Prospect St.
35. 113 Richdale Ave.
36. 120 Rindge Ave.
37. 280-290 River St.
38. 1 Russell St.
39. 110 Second St.
40. 303 Third St.
41. Vail Ct.
42. 22 Water St.
43. 37 Wheeler St.



City of Cambridge

January/February/March 2007
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						
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
125-127 Harvard Street	CASCAP Realty, Inc.	0.00	10,200	0	24	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**	**497**	
Status -- Special Permit 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	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
North Point Remaining Master Plan	Jones Lang LaSalle	2.66	3,256,310	4,134,318	2,151	Mixed Use Development
303 Third Street / Intell Housing	Intell Cambridge LLC	3.90	148,693	579,779	526	Residential

Development Log -- Project Summary

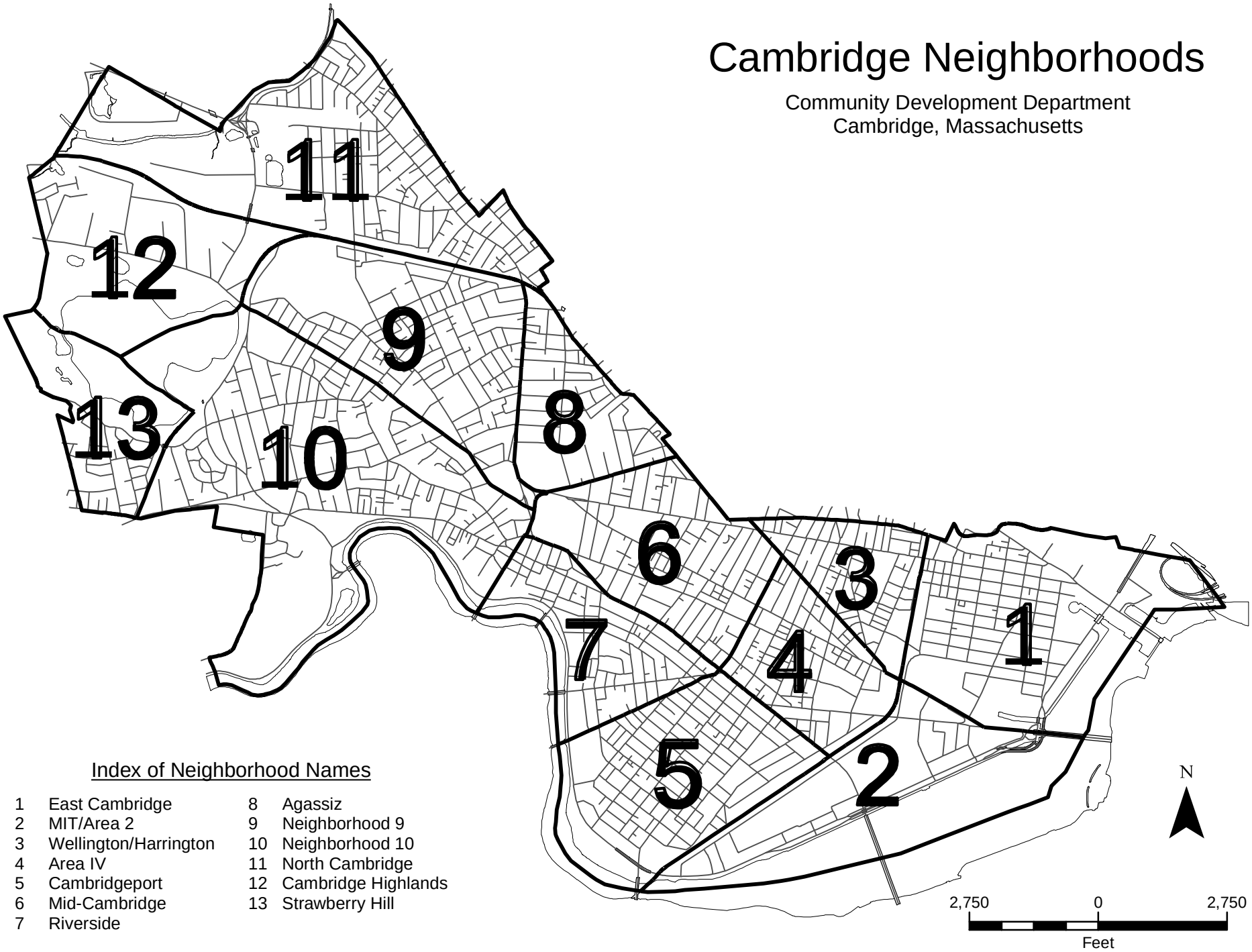
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Special Permit Granted						
Vail Court	Six Realty Trust	1.21	28,177	26,765	25	Residential
Totals				**6,666,117**	**3,423**	
Status -- In Construction						
235 Albany Street / Graduate Dormitory	MIT	1.71	143,910	246,900	0	Institutional
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
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
199-209 Columbia Street / Columbia Court	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
688 Huron Avenue / Youth Center/VFW	City of Cambridge	1.08	28,592	31,000	0	Community Center
1979 Massachusetts Avenue	Sam Azzam	2.40	5,832	13,900	15	Residential
77 Massachusetts Avenue / Ceyer Laboratory	MIT	2.03	0	64,909	0	College/University
2101-2103 Massachusetts Avenue / VFW	CASCAP	0.00	6,316	7,800	9	Residential
2440 Massachusetts Avenue	Cambridge Point Realty Trust	1.75	25,000	40,000	41	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
870-888 Memorial Drive / Harvard Affiliate Housing	Harvard Real Estate Services	3.10	98,828	140,652	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 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
15 Oxford Street / LISE	Harvard University	1.58	0	118,800	0	Institutional
24 Oxford Street	Harvard University	2.12	1,132,560	410,000	0	Institutional
173 Pearl Street / McTernan Pl - Blessed Sacrmnt	Paul Ognibene	2.90	30,174	87,822	49	Residential
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
37 Wheeler Street / Baker Building	World 114 Nomine Trust	0.00	52,800	57,500	72	Residential
Totals				**3,248,761**	**1,214**	
Status -- Complete						
18-24 Bay State Road	Bay State Loft, LLC	1.95	12,443	24,000	23	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
Totals				**93,761**	**76**	

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	Special Permit Granted
273 First Street / Kendall Sq. Electric Plant	Utilities	Mirant New England	In Construction
1 First Street Phase II	Residential	Leggat McCall Properties	In Construction
250 Kendall Street / Cambridge Research Park	Residential	Lyme Properties	Special Permit Granted
450 Kendall Street / Cambridge Research Park	Residential	Lyme Properties	Special Permit Granted
585 Kendall Street / Cambridge Research Park	Theater	Lyme Properties	Special Permit 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	Special Permit Granted
110 Second Street	Residential	Charles Passage, LLC	Complete
303 Third Street / Intell Housing	Residential	Intell Cambridge LLC	Special Permit Granted
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
100 Main Street / Sloan School of Management	Institutional	MIT	Permitting
77 Massachusetts Avenue / Ceyer Laboratory	College/University	MIT	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
Vail Court	Residential	Six Realty Trust	Special Permit Granted

Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Residential	Boston Properties	Special Permit Granted

Neighborhood 4 - AREA IV	Project Use	Developer	Status
199-209 Columbia Street / Columbia Court	Residential	Just A Start Corp	In Construction
125-127 Harvard Street	Residential	CASCAP Realty, Inc.	Permitting

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	In Construction
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	In Construction
239-241 Prospect Street	Residential	239 Prospect St., LLC	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

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status
355 Green Street	Residential	Harry Katis	Special Permit 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	Special Permit 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	Complete
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	Special Permit Granted
95 Harvey Street	Residential	Michael O'Shea	Special Permit Granted
1979 Massachusetts Avenue	Residential	Sam Azzam	In Construction
2101-2103 Massachusetts Avenue / VFW	Residential	CASCAP	In Construction
2440 Massachusetts Avenue	Residential	Cambridge Point Realty Trust	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
120 Rindge Avenue / St. John's Resident Convers.	Residential	120 Realty Trust	In Construction
1 Russell Street	Residential	Quadrant Real Estate	Complete

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

Neighborhood 13 - STRAWBERRY HILL	Project Use	Developer	Status
688 Huron Avenue / Youth Center/VFW	Community Center	City of Cambridge	In Construction

DEVELOPMENT LOG

Completed Projects

Projects Completed in 2006

Cambridge Center, #7 (Broad Institute)
Concord Avenue, #773
First Street, #1 (Phase I)
Hampshire Street, #1 (Draper Labs)
Massachusetts Avenue, #250
Massachusetts Avenue, #2377-2399 (Trolley Square)
Massachusetts Avenue, #2495
Rindge Avenue, #310 (Brikkworks Housing)
Rindge Avenue, #390 (Alewife Brook Condos II)
Third Street, #350 (The Residences at Kendall Sq.)

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