City of Cambridge

Community Development Department

Development Log

July/August/September 2008

City of Cambridge

Community Development Department
Development Log
July / August / September 2008

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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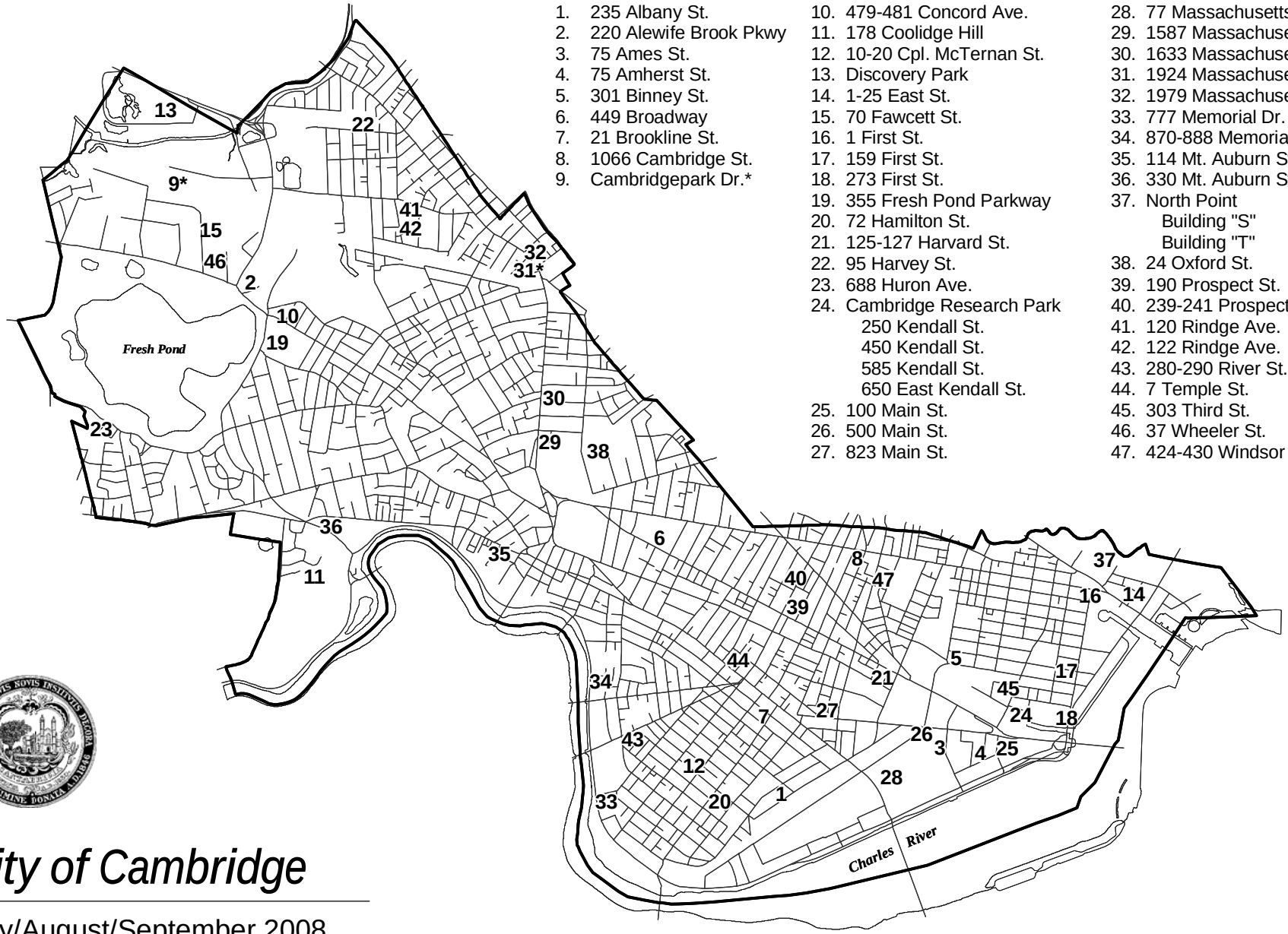
Current Pipeline

1. 235 Albany St.
2. 220 Alewife Brook Pkwy
3. 75 Ames St.
4. 75 Amherst St.
5. 301 Binney St.
6. 449 Broadway
7. 21 Brookline St.
8. 1066 Cambridge St.
9. Cambridgepark Dr.*
10. 479-481 Concord Ave.
11. 178 Coolidge Hill
12. 10-20 Cpl. McTernan St.
13. Discovery Park
14. 1-25 East St.
15. 70 Fawcett St.
16. 1 First St.
17. 159 First St.
18. 273 First St.
19. 355 Fresh Pond Parkway
20. 72 Hamilton St.
21. 125-127 Harvard St.
22. 95 Harvey St.
23. 688 Huron Ave.
24. Cambridge Research Park
    - 250 Kendall St.
    - 450 Kendall St.
    - 585 Kendall St.
    - 650 East Kendall St.
25. 100 Main St.
26. 500 Main St.
27. 823 Main St.
28. 77 Massachusetts Ave.
29. 1587 Massachusetts Ave.
30. 1633 Massachusetts Ave.
31. 1924 Massachusetts Ave.*
32. 1979 Massachusetts Ave.
33. 777 Memorial Dr.
34. 870-888 Memorial Dr.
35. 114 Mt. Auburn St.
36. 330 Mt. Auburn St.
37. North Point
    - Building "S"
    - Building "T"
38. 24 Oxford St.
39. 190 Prospect St.
40. 239-241 Prospect St.
41. 120 Rindge Ave.
42. 122 Rindge Ave.
43. 280-290 River St.
44. 7 Temple St.
45. 303 Third St.
46. 37 Wheeler St.
47. 424-430 Windsor St.



City of Cambridge

July/August/September 2008
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						
160-180 Cambridgepark Drive	Archon/Jones Lang LaSalle	1.52	385,070	337,800	0	Office/R&D
1924 Massachusetts Avenue / Kaya Hotel	Kaya-Ka	1.60	14,880	23,800	0	Hotel
114 Mt. Auburn Street / Conductor's Building	Carpenter Company/Bulfinch Co	4.00	20,800	83,200	0	Office/R&D
Totals				**444,800**	**0**	
Status -- Special Permit Granted						
220 Alewife Brook Parkway / Hotel Tria Expansion	Hotel Tria Assoc., LLC	0.84	68,907	57,759	0	Hotel
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
1066 Cambridge St / 256 Elm St	Just A Start	1.60	16,084	27,732	19	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
70 Fawcett Street	New Boston	1.36	213,097	289,000	260	Residential
159 First Street / 65 Bent St. / 29 Charles St.	Jones Lang LaSalle	2.24	109,972	245,976	108	Mixed Use Development
355 Fresh Pond Parkway	Roberta Sidney	0.68	41,854	19,400	0	Retail
72 Hamilton Street	Peggy Morrissey	1.32	11,172	14,777	11	Residential
585 Kendall Street / Cambridge Research Park	Constellation	3.00	0	75,000	0	Theater
450 Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	14,463	46,293	8	Residential
250 Kendall Street / Cambridge Research Park	Twining Properties	3.00	0	150,000	0	Hotel
777 Memorial Drive	Nordic Properties	3.15	66,410	66,137	56	Residential
North Point Remaining Master Plan	JonesLangLaSalle-GuilfordTransport	2.66	3,256,310	4,134,318	2,151	Mixed Use Development
7 Temple Street / YWCA	Cambridge Affordable Housing Corp	2.59	36,990	96,161	42	Residential

Development Log -- Project Summary

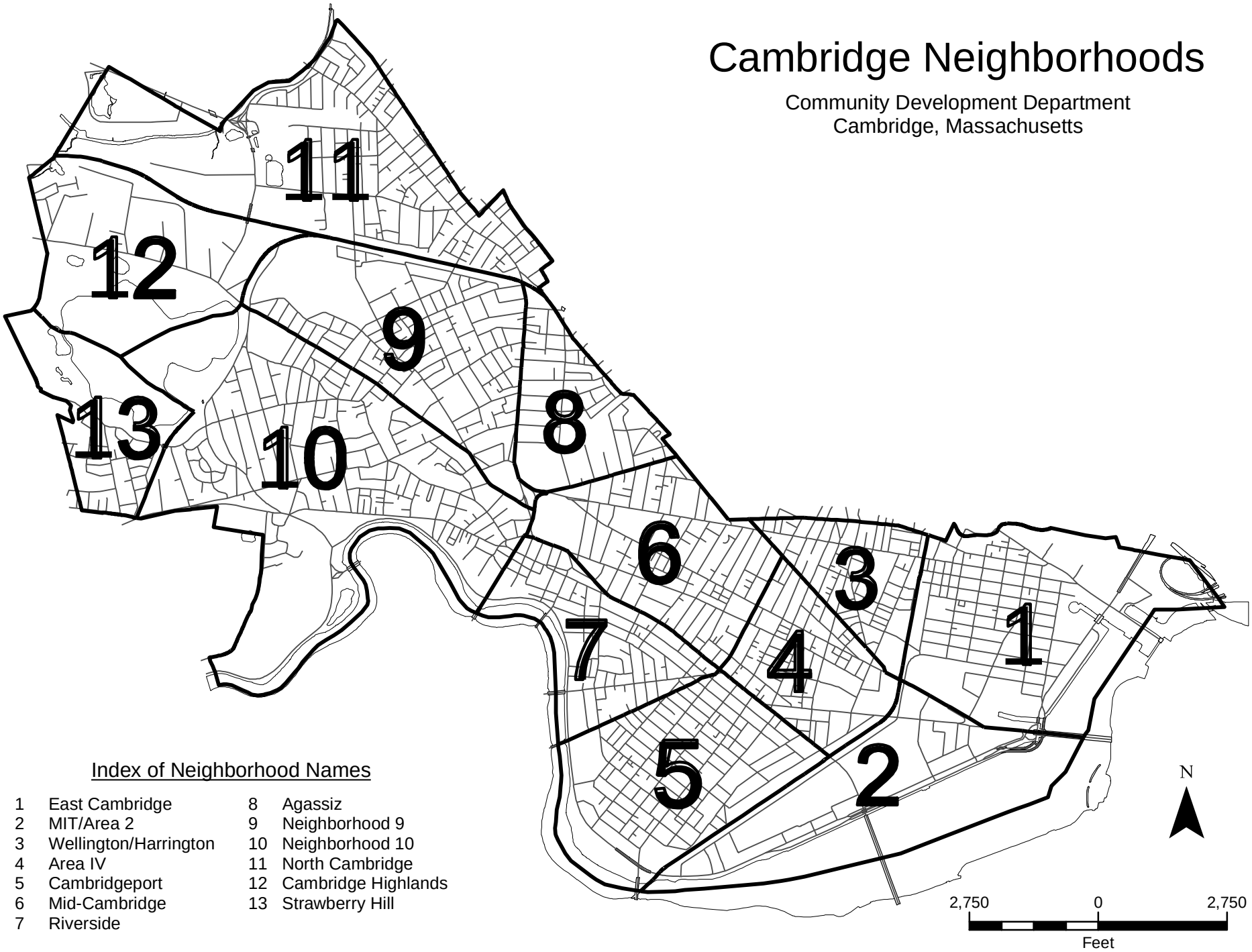
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Special Permit Granted						
424-430 Windsor Street / Immaculate Conception	Just A Start	0.00	0	24,710	16	Residential
Totals				**6,623,086**	**3,199**	
Status -- In Construction						
75 Amherst Street / MIT Media Lab	MIT	2.62	294,849	162,665	0	College/University
301 Binney Street	Biomed Realty Trust	3.00	165,110	268,779	0	Office/R&D
449 Broadway / Main Library Expansion	City of Cambridge	1.50	513,809	102,210	0	Institutional
178 Coolidge Hill / Shady Hill Arts Center & Gym	Shady Hill School	0.26	472,716	75,363	0	Institutional
10 Cpl. McTernan St. / Blessed Sacrament-Phase II	Pearl McTernan LLC	3.27	30,174	37,430	20	Residential
650 East Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	49,470	217,398	0	Office/R&D
125-127 Harvard Street	CASCAP Realty, Inc.	0.00	10,200	33,857	24	Residential
95 Harvey Street	Michael O'Shea	1.61	8,514	13,739	8	Residential
688 Huron Avenue / Youth Center/VFW	City of Cambridge	1.08	28,592	31,000	0	Community Center
823 Main Street	Just A Start	2.28	5,950	13,356	10	Residential
500 Main Street / MIT Cancer Research Center	MIT	2.01	2,012,983	308,756	0	Office/R&D
100 Main Street / Sloan School of Management	MIT	2.44	268,713	209,000	0	College/University
1587 Massachusetts Avenue / Harvard Law School	Harvard University	1.71	1,343,528	234,000	0	College/University
1663 Massachusetts Avenue	Lesley University	1.81	18,980	34,700	0	College/University
77 Massachusetts Avenue / Ceyer Laboratory	MIT	2.03	0	64,909	0	College/University
239-241 Prospect Street	239 Prospect St., LLC	0.75	12,792	9,600	8	Residential
120 Rindge Avenue / St. John's Resident Phase I	120 Realty Trust	0.67	100,068	52,889	47	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
122 Rindge Avenue / St. John's Resident Phase 2	120 Realty Trust	0.67	100,068	23,486	16	Residential
280-290 River Street	Orwig Associates	0.95	25,127	22,418	20	Residential
303 Third Street / Extell Housing	Extell Cambridge LLC	3.90	148,693	579,779	482	Residential
Totals				**2,495,334**	**635**	
Status -- Complete						
235 Albany Street / Graduate Dormitory	MIT	1.71	143,910	246,900	0	College/University
21 Brookline Street	1st Cambridge Real Estate	2.00	18,256	40,755	48	Residential
479 Concord Avenue	Shelter, Inc.	0.00	5,865	3,700	14	Residential
20 Cpl. McTernan St. / Blessed Sacrament-Phase I	Pearl St. LLC	2.90	30,174	42,059	23	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
1979 Massachusetts Avenue	Sam Azzam	2.40	5,832	13,900	15	Residential
870-888 Memorial Drive / Harvard Affiliate Housing	Harvard Real Estate Services	3.10	98,828	140,652	0	College/University
330 Mt. Auburn Street / Acute Care Bldg/Parking Ga	Mt. Auburn Hospital	1.56	367,181	180,900	0	Hospital
North Point Bldg "S"	JonesLangLaSalle-GuilfordTransport	2.66	19,500	113,955	99	Residential
North Point Bldg "T"	JonesLangLaSalle-GuilfordTransport	2.66	32,000	236,223	230	Residential
24 Oxford Street / NW Lab Building	Harvard University	2.12	1,132,560	410,000	0	College/University
190 Prospect Street	Prospect Street Housing Trust	0.36	33,814	6,339	8	Residential
37 Wheeler Street / Baker Building	World 114 Nomine Trust	0.00	52,800	57,500	72	Residential
Totals				**1,641,326**	**591**	

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	Biomed Realty Trust	In Construction
650 East Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	In Construction
1-25 East Street Phase II / Charles E. Smith Housing	Residential	C.E. Smith/Archstone Dev	Special Permit Granted
159 First Street / 65 Bent St. / 29 Charles St.	Mixed Use Development	Jones Lang LaSalle	Special Permit Granted
273 First Street / Kendall Sq. Electric Plant	Utilities	Mirant New England	Complete
1 First Street Phase II	Residential	Leggat McCall Properties	Complete
250 Kendall Street / Cambridge Research Park	Hotel	Twining Properties	Special Permit Granted
450 Kendall Street / Cambridge Research Park	Residential	Biomed Realty Trust	Special Permit Granted
585 Kendall Street / Cambridge Research Park	Theater	Constellation	Special Permit Granted
North Point Bldg "S"	Residential	JonesLangLaSalle-GuilfordTransport	Complete
North Point Bldg "T"	Residential	JonesLangLaSalle-GuilfordTransport	Complete
North Point Remaining Master Plan	Mixed Use Development	JonesLangLaSalle-GuilfordTransport	Special Permit Granted
303 Third Street / Extell Housing	Residential	Extell Cambridge LLC	In Construction

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
235 Albany Street / Graduate Dormitory	College/University	MIT	Complete
75 Amherst Street / MIT Media Lab	College/University	MIT	In Construction
100 Main Street / Sloan School of Management	College/University	MIT	In Construction
500 Main Street / MIT Cancer Research Center	Office/R&D	MIT	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
77 Massachusetts Avenue / Ceyer Laboratory	College/University	MIT	In Construction

Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Residential	Boston Properties	Special Permit Granted
1066 Cambridge St / 256 Elm St	Residential	Just A Start	Special Permit Granted
424-430 Windsor Street / Immaculate Conception	Residential	Just A Start	Special Permit Granted

Neighborhood 4 - AREA IV	Project Use	Developer	Status
125-127 Harvard Street	Residential	CASCAP Realty, Inc.	In Construction
823 Main Street	Residential	Just A Start	In Construction
190 Prospect Street	Residential	Prospect Street Housing Trust	Complete
7 Temple Street / YWCA	Residential	Cambridge Affordable Housing Corp	Special Permit Granted

Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
21 Brookline Street	Residential	1st Cambridge Real Estate	Complete
10 Cpl. McTernan St. / Blessed Sacrament-Phase II	Residential	Pearl McTernan LLC	In Construction
20 Cpl. McTernan St. / Blessed Sacrament-Phase I	Residential	Pearl St. LLC	Complete
72 Hamilton Street	Residential	Peggy Morrissey	Special Permit Granted
777 Memorial Drive	Residential	Nordic Properties	Special Permit Granted
280-290 River Street	Residential	Orwig Associates	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

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
870-888 Memorial Drive / Harvard Affiliate Housing	College/University	Harvard Real Estate Services	Complete

Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
1587 Massachusetts Avenue / Harvard Law School	College/University	Harvard University	In Construction
1663 Massachusetts Avenue	College/University	Lesley University	In Construction
24 Oxford Street / NW Lab Building	College/University	Harvard University	Complete

Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
479 Concord Avenue	Residential	Shelter, Inc.	Complete

Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status
178 Coolidge Hill / Shady Hill Arts Center & Gym	Institutional	Shady Hill School	In Construction
355 Fresh Pond Parkway	Retail	Roberta Sidney	Special Permit Granted
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company/Bulfinch Co	Permitting
330 Mt. Auburn Street / Acute Care Bldg/Parking Garage	Hospital	Mt. Auburn Hospital	Complete

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
160-180 Cambridgepark Drive	Office/R&D	Archon/Jones Lang LaSalle	Permitting
Discovery Park Remaining Master Plan	Office/R&D	Bulfinch Company	Special Permit Granted

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
95 Harvey Street	Residential	Michael O'Shea	In Construction
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Permitting
1979 Massachusetts Avenue	Residential	Sam Azzam	Complete
120 Rindge Avenue / St. John's Resident Phase I	Residential	120 Realty Trust	In Construction
122 Rindge Avenue / St. John's Resident Phase 2	Residential	120 Realty Trust	In Construction

Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
220 Alewife Brook Parkway / Hotel Tria Expansion	Hotel	Hotel Tria Assoc., LLC	Special Permit Granted
70 Fawcett Street	Residential	New Boston	Special Permit Granted
37 Wheeler Street / Baker Building	Residential	World 114 Nomine Trust	Complete

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 2007

Bay State Road, 18-24
Blackstone Street, 25-45 (Switchhouse Housing)
Columbia Street, 199-209 (Columbia Court)
East Street, 1-25 (Charles Smith Housing-Phase I)
Grant/Cowpwerthwaite Streets (Harvard Housing)
Massachusetts Avenue, 2101-2103
Massachusetts Avenue, 2440
Oxford Street, 15 (LISE)
Richdale Avenue, 113 (Richdale Place)
Russell Street, 1
Second Street, 110

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

Projects Completed in 2001 (Continued)

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)