

# City of Cambridge

Community Development Department
Development Log
April / May / June 2009



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.

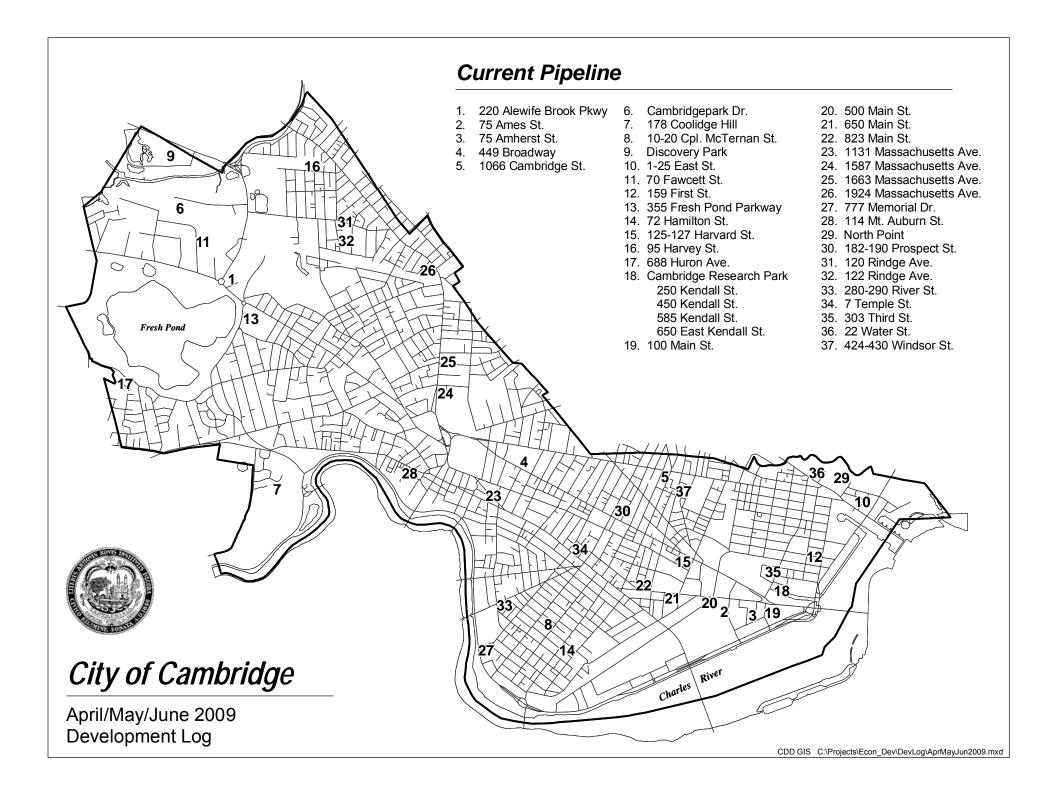
This document can be found on the City's website at: http://www.cambridgema.gov/~CDD/ed/realest/re\_devlog.html

Forward any questions or comments about the Development Log to:

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>



## **Development Log -- Project Summary**

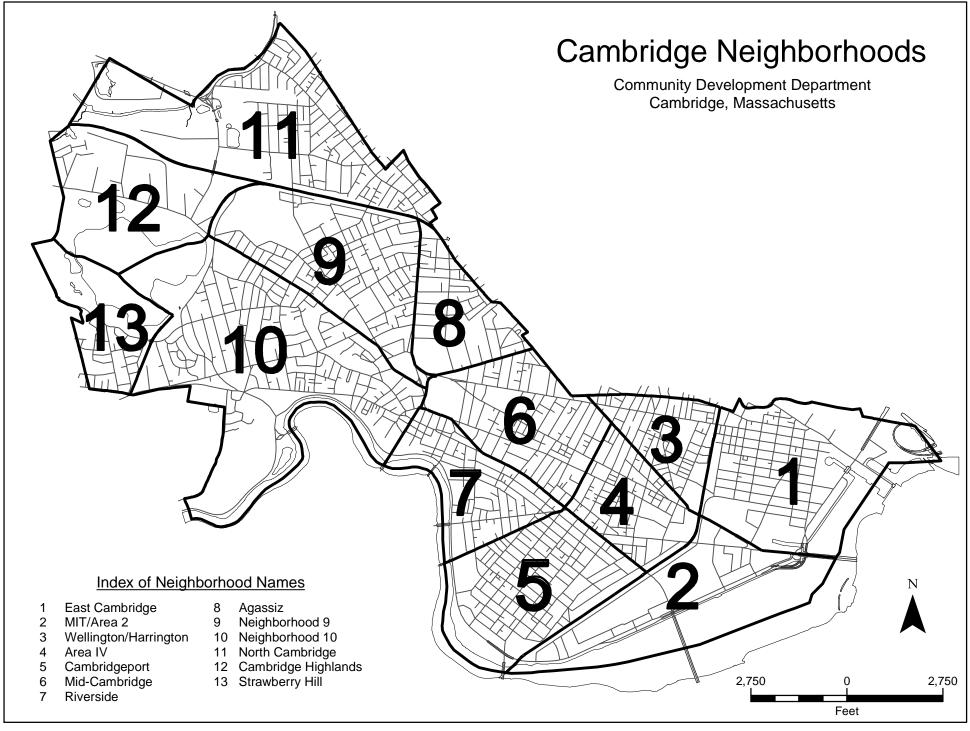
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Special Permit Granted						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
1066 Cambridge St / 256 Elm St	Just A Start	1.60	16,084	27,732	19	Residential
160-180 Cambridgepark Drive	Archon/Jones Lang LaSalle	1.52	385,070	337,800	0	Office/R&D
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
250 Kendall Street / Cambridge Research Park	Twining Properties	3.00	0	150,000	0	Hotel
450 Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	14,463	46,293	8	Residential
585 Kendall Street / Cambridge Research Park	Constellation	3.00	0	75,000	0	Theater
650 Main Street	MIT	2.75	210,215	418,317	0	Office/R&D
1924 Massachusetts Avenue / Kaya Hotel	Kaya-Ka	1.60	14,880	23,800	0	Hotel
777 Memorial Drive	Nordic Properties	3.15	66,410	66,137	56	Residential
114 Mt. Auburn Street / Conductor's Building	Carpenter Company/Bulfinch Co	4.00	20,800	83,200	0	Office/R&D
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
22 Water Street / North Point	Catamount	3.90	104,673	408,225	392	Residential
424-430 Windsor Street / Immaculate Conception	Just A Start	0.00	0	24,710	16	Residential

### **Development Log -- Project Summary**

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Special Permit Granted Totals				7,836,669	3,591	
Status In Construction						
75 Amherst Street / MIT Media Lab	MIT	2.62	294,849	162,665	0	College/University
449 Broadway / Main Library Expansion	City of Cambridge	1.50	513,809	102,210	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
100 Main Street / Sloan School of Management	MIT	2.44	268,713	209,000	0	College/University
500 Main Street / MIT Cancer Research Center	MIT	2.01	2,012,983	308,756	0	Office/R&D
823 Main Street	Just A Start	2.28	5,950	13,356	10	Residential
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
1131 Massachusetts Avenue	Veritas LLC	1.75	6,330	11,077	0	Hotel
182-190 Prospect Street Phase II / Prospect Court	Prospect Street Housing Trust	0.93	31,498	19,842	15	Residential
122 Rindge Avenue / St. John's Resident Phase 2	120 Realty Trust	0.67	100,068	23,486	16	Residential
120 Rindge Avenue / St. John's Resident Phase I	120 Realty Trust	0.67	100,068	52,889	47	Residential
280-290 River Street	Orwig Associates	0.95	25,127	22,418	20	Residential
Totals				1,527,823	160	

## **Development Log -- Project Summary**

Status/Project Address	Developer Name	FAR 1	Lot Area	GFA	Units	Project Use
Status Complete						
220 Alewife Brook Parkway / Hotel Tria Expansion	KW Cambridge Properties LLC	0.84	68,907	57,759	0	Hotel
178 Coolidge Hill / Shady Hill Arts Center & Gym	Shady Hill School	0.26	472,716	75,363	0	Institutional
303 Third Street Phase II / South Building	Extell Cambridge LLC	3.90	148,693	289,779	190	Residential
Totals				422,901	190	



## **DEVELOPMENT LOG Projects by Neighborhood**

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
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
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 Remaining Master Plan	Mixed Use Development	JonesLangLaSalle- GuilfordTransport	Special Permit Granted
303 Third Street Phase II / South Building	Residential	Extell Cambridge LLC	Complete
22 Water Street / North Point	Residential	Catamount	Special Permit Granted
Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
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
650 Main Street	Office/R&D	MIT	Special Permit Granted
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

# **DEVELOPMENT LOG Projects by Neighborhood**

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
182-190 Prospect Street Phase II / Prospect Court	Residential	Prospect Street Housing Trust	In Construction
7 Temple Street / YWCA	Residential	Cambridge Affordable Housing Corp	Special Permit Granted
Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
10 Cpl. McTernan St. / Blessed Sacrament-Phase II	Residential	Pearl McTernan LLC	In Construction
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
Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
449 Broadway / Main Library Expansion	Institutional	City of Cambridge	In Construction
1131 Massachusetts Avenue	Hotel	Veritas LLC	In Construction
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
Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status
178 Coolidge Hill / Shady Hill Arts Center & Gym	Institutional	Shady Hill School	Complete
355 Fresh Pond Parkway	Retail	Roberta Sidney	Special Permit Granted

## **DEVELOPMENT LOG Projects by Neighborhood**

Neighborhood 10 - NEIGHBORHOOD 10	<b>Project Use</b>	Developer	Status
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company/Bulfinch Co	Special Permit Granted
Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
160-180 Cambridgepark Drive	Office/R&D	Archon/Jones Lang LaSalle	Special Permit Granted
Discovery Park Remaining Master Plan	Office/R&D	Bulfinch Company	Special Permit Granted
95 Harvey Street	Residential	Michael O'Shea	In Construction
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Special Permit Granted
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	<b>Project Use</b>	Developer	Status
220 Alewife Brook Parkway / Hotel Tria Expansion	Hotel	KW Cambridge Properties LLC	Complete
70 Fawcett Street	Residential	New Boston	Special Permit Granted
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 2008

Albany Street, 235

Brookline Street, 21

Concord Avenue, 479

Cpl. McTernan Street, 20 (Blessed Sacrament Phase 1)

East Street, 1-25 (Charles E. Smith Housing Phase 1)

First Street, 273 (Kendall Sq. Electric Plant)

First Street, 1 (Phase 2)

Massachusetts Avenue, 1979

Memorial Drive, 870-888 (Harvard Affiliate Housing)

Mt. Auburn Street, 330 (Acute Care Bldg.)

North Point Bldg., "S"

North Point Bldg., "T"

Oxford Street, 24 (NW Lab Bldg.)

Prospect Street, 239-241

Prospect Street, 182-190 (Prospect Court Phase 1)

Third Street, 303 (Extell Housing Phase 1)

Wheeler Street, 37 (Baker Bldg.)

#### Projects Completed in 2007

Bay State Road, 18-24

Binney Street, 301

Blackstone Street, 25-45 (Switchhouse Housing)

Columbia Street, 199-209 (Columbia Court)

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 1)

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