

# City of Cambridge Community Development Department Development Log July / August / September 2011



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.

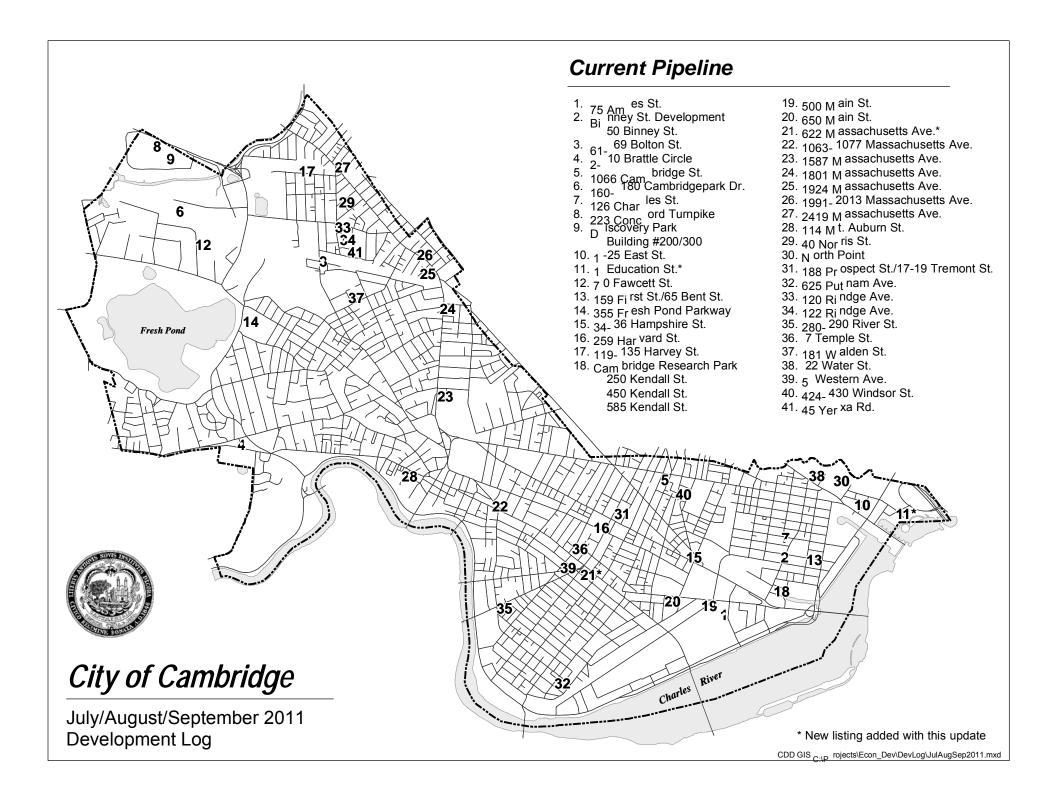
This document is found on the City's website at: http://www.cambridgema.gov/cdd/ed/reservices/ed\_devlog.html

Forward any questions or comments about the Development Log to:

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

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permitting						
1 Education Street	EFEKTA Inc.	2.14	138,000	295,000	0	Office/R&D
119-135 Harvey Street	Young Investments LLC	0.84	53,035	44,800	29	Residential
40 Norris Street	Lacourt Family LLC	1.86	25,700	47,900	37	Residential
Totals				387,700	66	
Status Special Permit Granted						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.76	66,599	250,000	0	Office/R&D
50 Binney Street	Alexandria Real Estate	3.00	0	496,000	0	Office/R&D
Binney Street Remaining Master Plan	Alexandria Real Estaste	3.00	491,320	1,257,200	220	Mixed Use Development
2-10 Brattle Circle	Brattle Circle Trust	0.78	17,836	13,929	10	Residential
160-180 Cambridgepark Drive	Archon/Jones Lang LaSalle	1.52	385,070	337,800	0	Office/R&D
223 Concord Turnpike	CPC-T, LP	1.46	73,909	254,000	227	Residential
Discovery Park Remaining Master Plan	Bulfinch Company	0.00	1,154,420	426,909	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	CCF/O'Connor	2.37	197,173	466,632	429	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
34-36 Hampshire Street	CJ Griffen Enterprises	5.10	4,176	21,300	20	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

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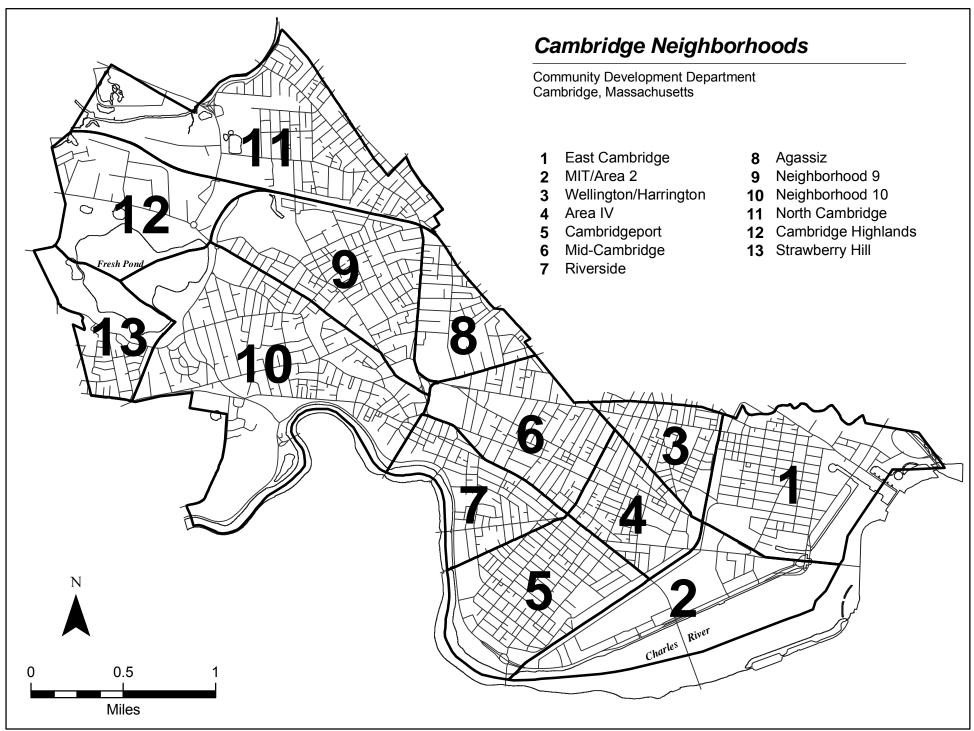
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Special Permit Granted						
650 Main Street	MIT	2.75	210,215	418,317	0	Office/R&D
1924 Massachusetts Avenue / Kaya Hotel	Kaya-Ka	1.60	14,880	23,800	0	Hotel
622 Massachusetts Avenue	Hunneman Management	3.90	32,823	128,000	21	Residential
1801 Massachusetts Avenue / Art Institute of Boston	Lesley University	0.00	28,063	74,500	0	Institutional
1991-2013 Massachusetts Avenue / St. James Dev.	Oaktree Development	1.75	58,194	84,920	46	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 Holdings LLC	3.90	104,673	408,225	392	Residential
5 Western Avenue / Former Police Station	Cambridge Housing Authority	4.33	12,980	55,553	0	Office/R&D
Totals				10,076,648	4,015	
Status In Construction						
61-69 Bolton Street	DG/R.E. Development	1.25	19,567	31,714	20	Residential
126 Charles Street	1st Charles LLC/Glanz Properties	0.66	5,000	7,593	8	Residential
259 Harvard Street / Jackson Gardens Renovation	Cambride Housing Authority	1.28	43,565	55,668	45	Residential
2419 Massachusetts Avenue / Rounder Record Site	Oaktree Acorn LLC	1.75	25,997	49,535	37	Residential
1063-1077 Massachusetts Avenue	Brighton Allston Properties	3.57	8,954	31,952	20	Residential
625 Putnam Avenue	Homeowners Rehab, Inc.	1.88	27,970	37,287	34	Residential
122 Rindge Avenue / St. John's Resident Phase 2	120 Realty Trust	0.76	100,068	21,189	16	Residential
120 Rindge Avenue / St. John's Resident Phase 1	120 Realty Trust	0.76	100,068	35,154	28	Residential

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

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status In Construction						
280-290 River Street	Orwig Associates	0.95	25,127	22,418	20	Residential
181 Walden Street / Lincoln Way Apartments	Cambridge Housing Authority	0.79	0	106,555	70	Residential
424-430 Windsor Street / Immaculate Conception	Just A Start	0.00	0	24,710	14	Residential
45 Yerxa Road / St. John's Resident	120 Realty Trust	0.76	100,068	17,388	19	Residential
Totals				441,163	331	
Status Complete						
1066 Cambridge St / 256 Elm St	Just A Start	1.60	16,084	27,732	19	Residential
200-300 Discovery Park	Forrester	0.00	0	235,000	0	Lab/R&D
500 Main Street / MIT Cancer Research Center	MIT	2.01	2,012,983	308,756	0	Office/R&D
1587 Massachusetts Avenue / Harvard Law School	Harvard University	1.71	1,343,528	234,000	0	College/University
19 Tremont-188 Prospect / Prospect Court Phase 4	Prospect Street Housing Trust	0.93	31,498	15,899	11	Residential
Totals				821,387	30	

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# **DEVELOPMENT LOG Projects by Neighborhood**

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# **DEVELOPMENT LOG Projects by Neighborhood**

Neighborhood 4 - AREA IV	Project Use	Developer	Status		
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Special Permit Granted		
7 Temple Street / YWCA	Residential	Cambridge Affordable Housing Corp	Special Permit Granted		
19 Tremont-188 Prospect / Prospect Court Phase 4	Residential	Prospect Street Housing Trust	Complete		
Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status		
622 Massachusetts Avenue	Residential	Hunneman Management	Special Permit Granted		
625 Putnam Avenue	Residential	Homeowners Rehab, Inc.	In Construction		
280-290 River Street	Residential	Orwig Associates	In Construction		
Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status		
259 Harvard Street / Jackson Gardens Renovation	Residential	Cambride Housing Authority	In Construction		
1063-1077 Massachusetts Avenue	Residential	Brighton Allston Properties	In Construction		
Neighborhood 8 - AGASSIZ	<b>Project Use</b>	Developer	Status		
1587 Massachusetts Avenue / Harvard Law School	College/University	Harvard University	Complete		
1801 Massachusetts Avenue / Art Institute of Boston	Institutional	Lesley University	Special Permit Granted		
Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status		
61-69 Bolton Street	Residential	DG/R.E. Development	In Construction		
181 Walden Street / Lincoln Way Apartments	Residential	Cambridge Housing Authority	In Construction		

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# **DEVELOPMENT LOG Projects by Neighborhood**

Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Project Use Developer	
2-10 Brattle Circle	Residential	Brattle Circle Trust	Special Permit Granted
355 Fresh Pond Parkway	Retail	Roberta Sidney	Special Permit Granted
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company/Bulfinch Co	Special Permit Granted
40 Norris Street	Residential	Lacourt Family LLC	Permitting
Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
160-180 Cambridgepark Drive	Office/R&D	Archon/Jones Lang LaSalle	Special Permit Granted
223 Concord Turnpike	Residential	CPC-T, LP	Special Permit Granted
200-300 Discovery Park	Lab/R&D	Forrester	Complete
Discovery Park Remaining Master Plan	Office/R&D	Bulfinch Company	Special Permit Granted
119-135 Harvey Street	Residential	Young Investments LLC	Permitting
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Special Permit Granted
1991-2013 Massachusetts Avenue / St. James Dev.	Residential	Oaktree Development	Special Permit Granted
2419 Massachusetts Avenue / Rounder Record Site	Residential	Oaktree Acorn LLC	In Construction
120 Rindge Avenue / St. John's Resident Phase 1	Residential	120 Realty Trust	In Construction
122 Rindge Avenue / St. John's Resident Phase 2	Residential	120 Realty Trust	In Construction
45 Yerxa Road / St. John's Resident	Residential	120 Realty Trust	In Construction
Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
70 Fawcett Street	Residential	CCF/O'Connor	Special Permit Granted

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#### DEVELOPMENT LOG – COMPLETED PROJECTS

#### Projects Completed in 2010

Broadway, 277

Broadway, 449 (Main Library Expansion)

Cpl. McTernan St., 10 (Blessed Sacrament Phase 2)

East Kendall Street, 650 (Cambridge Research Park)

Hamilton Street, 72

Harvey Street, 95

Main Street, 100 (Sloan School of Management)

Massachusetts Avenue, 1131

Massachusetts Avenue, 1663

New Street, 87

#### Projects Completed in 2009

Alewife Brook Parkway, 220 (Hotel Tria Expansion)

Amherst Street, 75 (MIT Media Lab)

Coolidge Hill, 178 (Shady Hill Arts Center & Gym)

Harvard Street, 125-127

Huron Avenue, 688 (Youth Center/VFW)

Main Street, 823

Third Street, 303 (Extell Housing Phase 2)

Tremont Street, 17 (Prospect Court 3)

#### 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 Bldgs., "S" and "T"

Oxford Street, 24 (NW Lab Bldg.)

Prospect Street, 239-241

Prospect Street, 182-184-190 (Prospect Court Phase 1 & 2)

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 (Brickworks 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)

#### Projects Completed in 2002 (continued)

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