City of Cambridge

Community Development Department

Development Log

July / August / September 2012

City of Cambridge

Community Development Department
Development Log
July / August / September 2012

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 and the public 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.

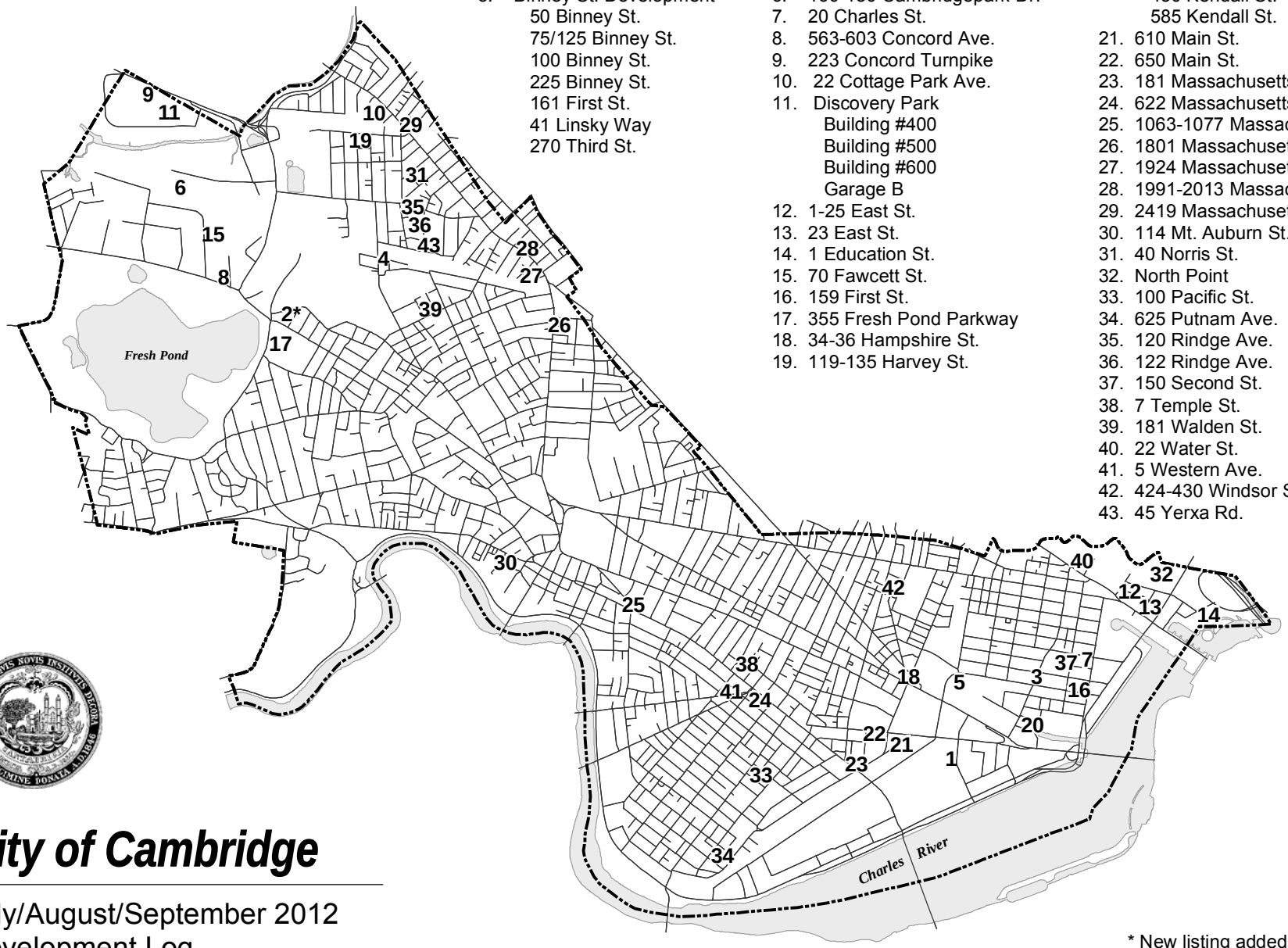
This document is found on the City's website at: http://www.cambridgema.gov/CDD/econdev/resources.aspx

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: cbasler@cambridgema.gov

Current Pipeline

1. 75 Ames St.
2. 42-54 Bay State Rd.*
3. Binney St. Development
   - 50 Binney St.
   - 75/125 Binney St.
   - 100 Binney St.
   - 225 Binney St.
   - 161 First St.
   - 41 Linsky Way
   - 270 Third St.
4. 61-69 Bolton St.
5. 17 Cambridge Center
6. 160-180 Cambridgepark Dr.
7. 20 Charles St.
8. 563-603 Concord Ave.
9. 223 Concord Turnpike
10. 22 Cottage Park Ave.
11. Discovery Park
    - Building #400
    - Building #500
    - Building #600
    - Garage B
12. 1-25 East St.
13. 23 East St.
14. 1 Education St.
15. 70 Fawcett St.
16. 159 First St.
17. 355 Fresh Pond Parkway
18. 34-36 Hampshire St.
19. 119-135 Harvey St.
20. Cambridge Research Park
    - 250 Kendall St.
    - 450 Kendall St.
    - 585 Kendall St.
21. 610 Main St.
22. 650 Main St.
23. 181 Massachusetts Ave.
24. 622 Massachusetts Ave.
25. 1063-1077 Massachusetts Ave.
26. 1801 Massachusetts Ave.
27. 1924 Massachusetts Ave.
28. 1991-2013 Massachusetts Ave.
29. 2419 Massachusetts Ave.
30. 114 Mt. Auburn St.
31. 40 Norris St.
32. North Point
33. 100 Pacific St.
34. 625 Putnam Ave.
35. 120 Rindge Ave.
36. 122 Rindge Ave.
37. 150 Second St.
38. 7 Temple St.
39. 181 Walden St.
40. 22 Water St.
41. 5 Western Ave.
42. 424-430 Windsor St.
43. 45 Yerxa Rd.



City of Cambridge

July/August/September 2012
Development Log

* New listing added with this update

CDD GIS C:\Projects\Econ_Dev\DevLog\JulAugSep2012.mxd

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permitting						
165 Cambridgepark Drive	Hines Interests Limited	2.18	119,274	260,000	244	Residential
Totals				**260,000**	**244**	
Status -- Special Permit Granted						
Binney St Dev - 100 Binney Street	Alexandria Real Estate			387,700	0	Office/R&D
Binney St Dev - 161 First Street	Alexandria Real Estate			150,000	150	Residential
Binney St Dev - 270 Third Street	Alexandria Real Estate			78,000	70	Residential
Binney St Dev - 41 Linskey Way	Alexandria Real Estate			16,200	0	Office/R&D
Binney St Dev - 50 Binney Street	Alexandria Real Estate			496,000	0	Office/R&D
Binney St Dev - 75-125 Binney Street	Alexanderia Real Estate			338,700	0	Office/R&D
Binney Street Dev Master Plan	Alexandria Real Estaste	3.00	491,320	0	0	Mixed Use Development
160-180 Cambridgepark Drive	The McKinnon Company	2.40	183,604	445,000	398	Residential
20 Charles Street	Jones Lang LaSalle	2.24	109,972	14,400	8	Residential
563-603 Concord Avenue	AbodeZ Acorn LLC	2.21	29,034	71,445	61	Residential
Discovery Park Bldg 400	Bulfinch Company			106,000	0	Office/R&D
Discovery Park Bldg 500	Bulfinch Company			157,000	0	Office/R&D
Discovery Park Bldg 600	Bulfinch Company			124,000	0	Office/R&D
Discovery Park Garage B	Bulfinch Company			141,745	0	Parking Garage
Discovery Park Master Plan	Bulfinch Company	0.71	1,154,420	0	0	Office/R&D
23 East Street / Maple Leaf Building	Archstone Development	3.77	247,431	63,210	104	Residential
1-25 East Street Phase II / Charles E. Smith Housing	C.E. Smith/Archstone Dev	3.77	247,431	446,005	341	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Special Permit Granted						
159 First Street	Urban Spaces	2.24	109,972	126,000	115	Residential
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
450 Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	14,463	53,000	0	Office/R&D
585 Kendall Street / Cambridge Research Park	Constellation	3.00	35,865	75,000	0	Theater
650 Main Street - Building B	MIT	2.75	210,215	188,317	0	Office/R&D
181 Massachusetts Avenue / Novartis	Novartis	3.50	163,618	572,663	0	Office/R&D
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
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
40 Norris Street	Lacourt Family LLC	1.80	25,700	45,578	25	Residential
North Point Remaining Master Plan	HYM Investments/Pan Am	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
Totals				**9,041,787**	**3,923**	
Status -- In Construction						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.76	66,599	250,000	0	Office/R&D
42-54 Bay State Road	BSR LLC	0.00	5,891	0	10	Residential
Binney St Dev - 225 Binney Street - Biogen	Alexandria Real Estate			302,680	0	Office/R&D

Development Log -- Project Summary

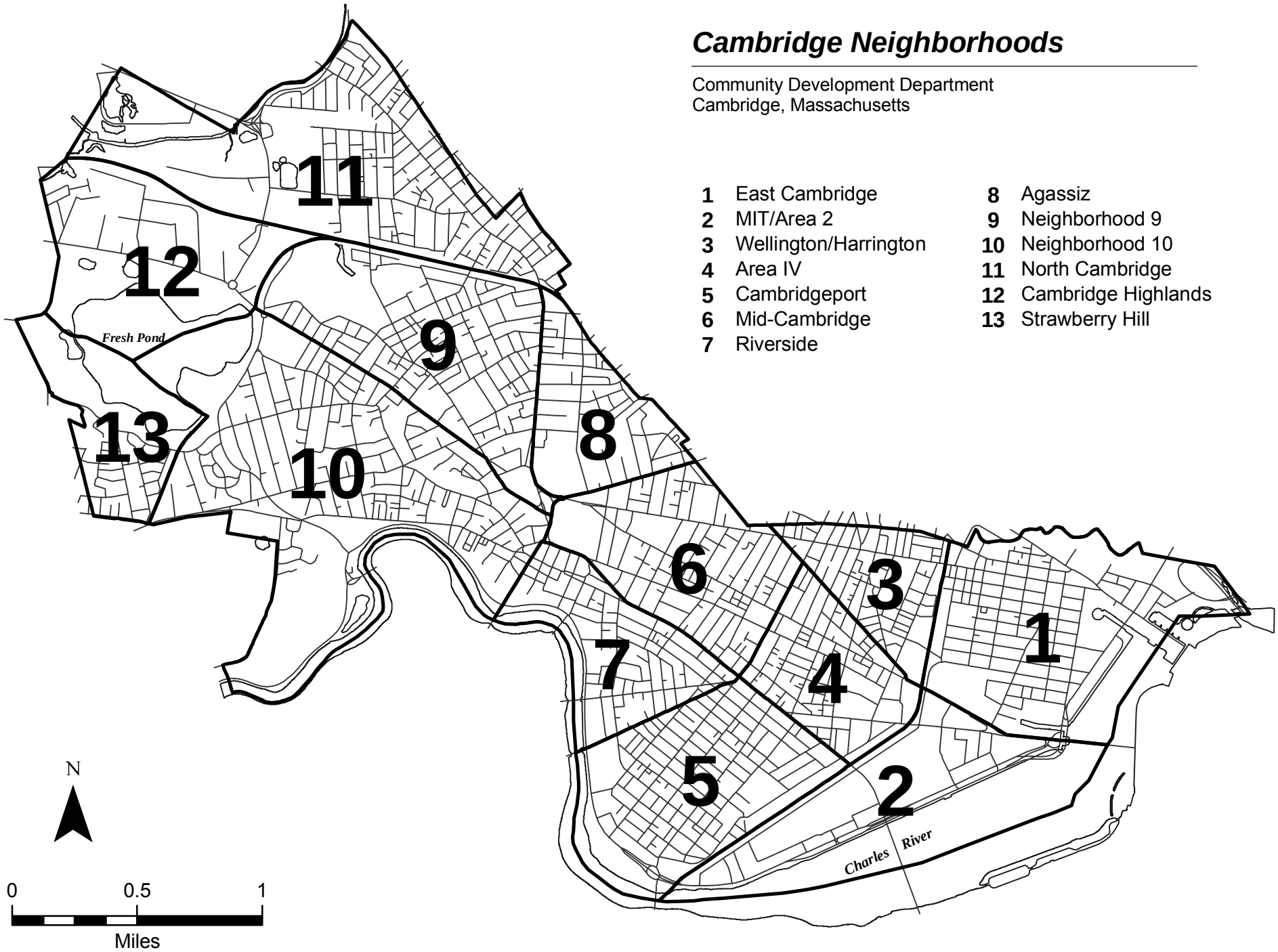
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
61-69 Bolton Street Phase II	DG/R.E. Development	1.25	9,783	13,218	10	Residential
17 Cambridge Center / Biogen	Cambridge Redevelopment Authority			188,000	0	Office/R&D
223 Concord Turnpike	CPC-T, LP	1.46	73,909	254,000	227	Residential
22 Cottage Park Avenue	Cottage Park Realty Trust	2.55	13,959	35,590	16	Residential
1 Education Street	EFEKTA Inc.	2.14	138,000	295,000	0	Office/R&D
70 Fawcett Street	CCF/O'Connor	2.37	197,173	466,632	429	Residential
119-135 Harvey Street	Young Investments LLC	0.84	53,035	26,517	20	Residential
250 Kendall Street / Cambridge Research Park	Twining Properties	3.00	48,106	148,949	144	Residential
610 Main Street / Pfizer	MIT	2.75	210,215	230,000	0	Office/R&D
622 Massachusetts Avenue	Hunneman Management	3.90	32,823	26,650	21	Residential
100 Pacific Street	100 Pacific Street Trust	1.95	100,008	19,545	11	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
150 Second Street / Skanska	Skanska USA	2.24	109,972	108,600	0	Office/R&D
181 Walden Street / Lincoln Way Apartments	Cambridge Housing Authority	0.79	0	106,555	70	Residential
5 Western Avenue / Former Police Station	Cambridge Housing Authority	4.33	12,980	55,553	0	Office/R&D
424-430 Windsor Street / Immaculate Conception	Just A Start	0.00	0	24,710	14	Residential
Totals				**2,608,542**	**1,016**	
Status -- Complete						
61-69 Bolton Street Phase I / Phase 1	DG/R.E. Development	1.25	9,783	13,218	10	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Complete						
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	44,303	40	Residential
45 Yerxa Road / St. John's Resident	120 Realty Trust	0.76	100,068	17,388	19	Residential
Totals				**156,396**	**126**	

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts



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		

Map prepared on August 10, 2010. CDD GIS C:\Projects\Econ_Dev\DevLog\NhoodsCity8x11.mxd

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
Binney St Dev - 100 Binney Street	Office/R&D	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 161 First Street	Residential	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 225 Binney Street - Biogen	Office/R&D	Alexandria Real Estate	In Construction
Binney St Dev - 270 Third Street	Residential	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 41 Linskey Way	Office/R&D	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 50 Binney Street	Office/R&D	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 75-125 Binney Street	Office/R&D	Alexanderia Real Estate	Special Permit Granted
Binney Street Dev Master Plan	Mixed Use Development	Alexandria Real Estaste	Special Permit Granted
17 Cambridge Center / Biogen	Office/R&D	Cambridge Redevelopment Authority	In Construction
20 Charles Street	Residential	Jones Lang LaSalle	Special Permit Granted
23 East Street / Maple Leaf Building	Residential	Archstone Development	Special Permit Granted
1-25 East Street Phase II / Charles E. Smith Housing	Residential	C.E. Smith/Archstone Dev	Special Permit Granted
1 Education Street	Office/R&D	EFEKTA Inc.	In Construction
159 First Street	Residential	Urban Spaces	Special Permit Granted
250 Kendall Street / Cambridge Research Park	Residential	Twining Properties	In Construction
450 Kendall Street / Cambridge Research Park	Office/R&D	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	HYM Investments/Pan Am	Special Permit Granted
150 Second Street / Skanska	Office/R&D	Skanska USA	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
22 Water Street / North Point	Residential	Catamount Holdings LLC	Special Permit Granted

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Office/R&D	Boston Properties	In Construction

Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
424-430 Windsor Street / Immaculate Conception	Residential	Just A Start	In Construction

Neighborhood 4 - AREA IV	Project Use	Developer	Status
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Special Permit Granted
610 Main Street / Pfizer	Office/R&D	MIT	In Construction
650 Main Street - Building B	Office/R&D	MIT	Special Permit Granted
181 Massachusetts Avenue / Novartis	Office/R&D	Novartis	Special Permit Granted

Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
622 Massachusetts Avenue	Residential	Hunneman Management	In Construction
100 Pacific Street	Residential	100 Pacific Street Trust	In Construction
625 Putnam Avenue	Residential	Homeowners Rehab, Inc.	Complete

Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
1063-1077 Massachusetts Avenue	Residential	Brighton Allston Properties	Complete
7 Temple Street / YWCA	Residential	Cambridge Affordable Housing Corp	Special Permit Granted

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status
5 Western Avenue / Former Police Station	Office/R&D	Cambridge Housing Authority	In Construction

Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
1801 Massachusetts Avenue / Art Institute of Boston	Institutional	Lesley University	Special Permit Granted

Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
42-54 Bay State Road	Residential	BSR LLC	In Construction
61-69 Bolton Street Phase I / Phase 1	Residential	DG/R.E. Development	Complete
61-69 Bolton Street Phase II	Residential	DG/R.E. Development	In Construction
181 Walden Street / Lincoln Way Apartments	Residential	Cambridge Housing Authority	In Construction

Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status
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

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
160-180 Cambridgepark Drive	Residential	The McKinnon Company	Special Permit Granted
165 Cambridgepark Drive	Residential	Hines Interests Limited	Permitting
223 Concord Turnpike	Residential	CPC-T, LP	In Construction
22 Cottage Park Avenue	Residential	Cottage Park Realty Trust	In Construction
Discovery Park Bldg 400	Office/R&D	Bulfinch Company	Special Permit Granted
Discovery Park Bldg 500	Office/R&D	Bulfinch Company	Special Permit Granted

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
Discovery Park Bldg 600	Office/R&D	Bulfinch Company	Special Permit Granted
Discovery Park Garage B	Parking Garage	Bulfinch Company	Special Permit Granted
Discovery Park Master Plan	Office/R&D	Bulfinch Company	Special Permit Granted
119-135 Harvey Street	Residential	Young Investments LLC	In Construction
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	Complete
40 Norris Street	Residential	Lacourt Family LLC	Special Permit Granted
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	Complete

Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
563-603 Concord Avenue	Residential	AbodeZ Acorn LLC	Special Permit Granted
70 Fawcett Street	Residential	CCF/O'Connor	In Construction

DEVELOPMENT LOG – COMPLETED PROJECTS

Projects Completed in 2011

Cambridge Street, #1066
Charles Street, #126
Discovery Park, #200-300
Discovery Park Garage A
Harvard Street, #259 (Jackson Garden Renovation)
Main Street, #500 (MIT Cancer Research Center)
Massachusetts Avenue, #1587 (Harvard Law School)
Tremont Street, #19 (Prospect Court Phase 4)

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
River Street, 280-290
Third Street, 303 (Extell Housing Phase 2)
Tremont Street, 17 (Prospect Court Phase 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)

Projects Completed in 2008 (continued)

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 Institute)

Projects Completed in 2002 (continued)

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