

City of Cambridge
Community Development Department
Development Log
April ~ June 2015



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The Development Log provides 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 through construction to completion.

Criteria for inclusion in the Log include:

- ◆ Commercial projects totaling over 50,000 square feet.
- ◆ 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.
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant.
- ◆ Any project that has a significant impact on the neighborhood in which it is located.

Projects meeting the criteria are categorized by **Project Stage**, which include:

- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Permit Granted or As of Right*: Development received Special Permit from the Planning Board or BZA, Comprehensive Permit, Large Project Review conducted with Community Development, or is As of Right.
- ◆ *Building Permit Granted*: Development received Building Permit (construction must start within six months or an extension is required).
- ◆ *Complete*: Project received Certificate of Occupancy (CO) or Temporary CO.

Notes on other topics included in the Development Log:

- ◆ *Address / Name*: Includes the primary street address of the project and any name by which it is commonly known.
- ◆ *Affordable Units*: Number of affordable housing units included in the development. This value is not shown for developments with inclusionary housing units until the number of affordable units is determined, prior to issuance of a building permit. However the number of affordable units is included for city-financed developments both during the permitting process and while permitted and awaiting construction. "TBD" indicates that the number of affordable units is "to be determined".
- ◆ *Gross Floor Area*: Includes only the gross floor area of the project under development. Other gross floor area may exist on the parcel, in either existing or prospective buildings, that affects the floor-to-area ratio (FAR) reported.
- ◆ *Neighborhood*: Cambridge is divided into thirteen neighborhoods for planning purposes. For more information see: <http://www.cambridgema.gov/CDD/planud/neighborplan.aspx>.
- ◆ *Parking Spaces*: Includes both on-site and off-site spaces assigned to uses found in the project; to avoid double counting on-site spaces assigned to projects reported elsewhere are reported under those projects. Where on-site parking is shared with other developments or parking associated with the project is located off-site additional information about parking is stated in the Notes field.
- ◆ *Permit Type*: refers to the type of development approval required:
 - *Special Permit*: Project required a special permit granted by the Planning Board.
 - *Board of Zoning Appeals*: Project requires a special permit and/or variance granted by the Board of Zoning Appeals.
 - *Comprehensive Permit*: Project permitted under Chapter 40B provisions for development of affordable housing.
 - *Large Project Review*: Projects subject to Large Project Review provisions in Article 19 of the Zoning Ordinance.
 - *As of Right*: Projects that do not require a major development approval and that otherwise meet the criteria for inclusion in the development Log.

- ◆ *Project Type*: refers to the type of construction called for by the project. Project Types include
 - *New Construction*
 - *Alteration*: Includes the rehabilitation of an existing building.
 - *Addition*
 - *Alteration/Addition*: Combines alteration of an existing building with an addition.
 - *Change of Use*: Used where the a change of use requires a special permit, such as the repurposing of an existing building
 - *Master Plan*: Used for approved development that has not been allocated to a specific building.
- ◆ *Zoning*: Refers to the primary zoning under which the project is proceeding. For more information about zoning in Cambridge see: <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning.aspx>

Disclaimer: All information that is presented here is accurate to the best of our knowledge at the time of publication. All information stated is subject to revision or retraction at any time.

This document is found at: <http://www.cambridgema.gov/CDD/econdev/resources/developmentlog.aspx>

Both current and historical data about projects found in the Development Log are now available to the public in tabular format in the Planning section of the City's Open Data web site. You can view and search data without establishing an account. If you wish to save your work or make comments an account is required.

With this edition of the Development Log there are five tables and two associated maps. "Current Edition" tables contain data from the projects listed in the most recent edition. The data in these tables will be changed each time the Log is updated. Note that there are two Current Edition tables, one with project level data and another enumerating individual uses by project. Each table has an associated map. To download a copy of the data found here visit the Planning Category of the City's Open Data Portal:

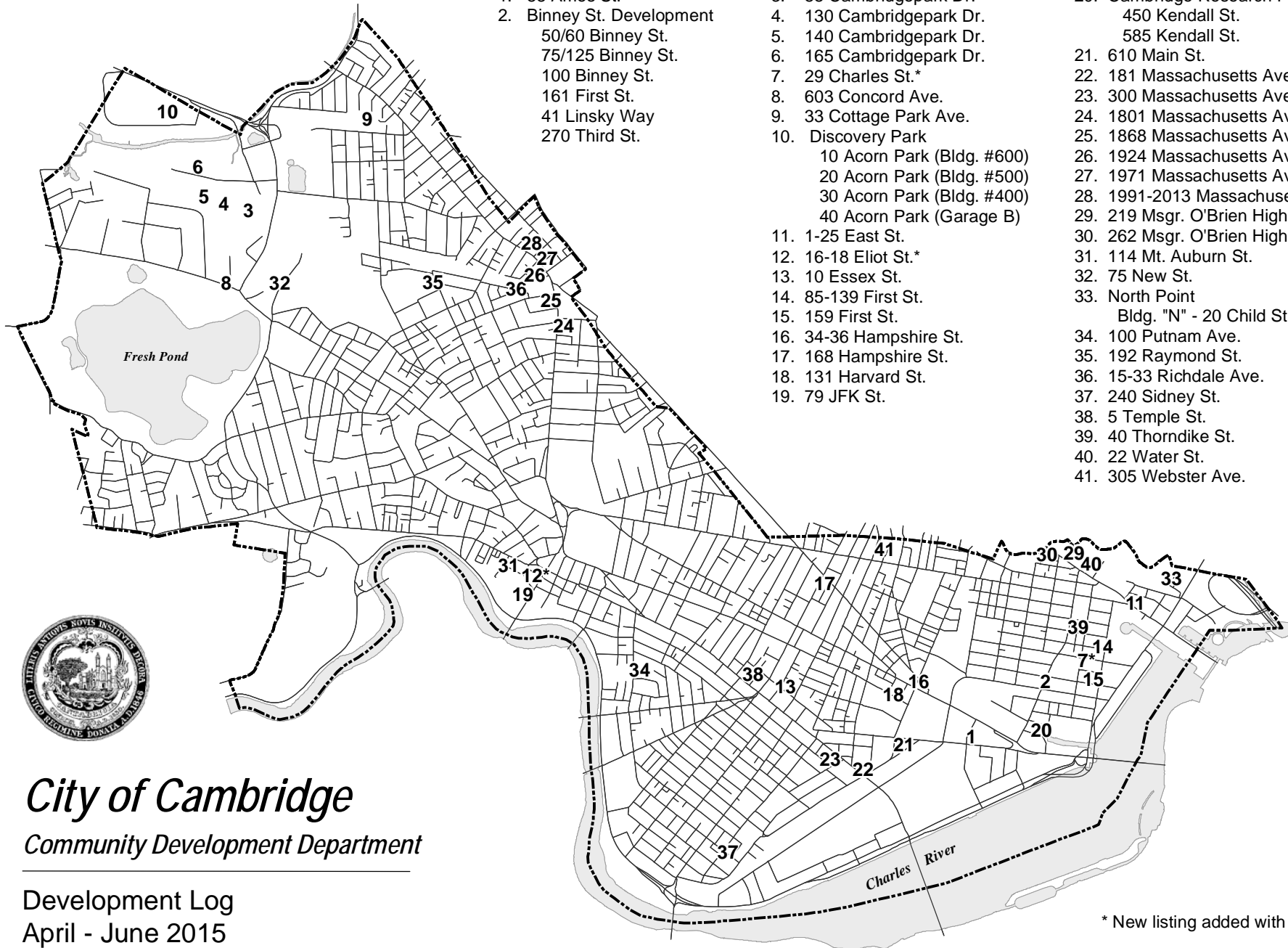
<https://data.cambridgema.gov/browse?category=Planning>

Forward any questions or comments about the Development Log to:

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Development Projects in Current Pipeline



1. 88 Ames St.
2. Binney St. Development
50/60 Binney St.
75/125 Binney St.
100 Binney St.
161 First St.
41 Linsky Way
270 Third St.
3. 88 Cambridgepark Dr.
4. 130 Cambridgepark Dr.
5. 140 Cambridgepark Dr.
6. 165 Cambridgepark Dr.
7. 29 Charles St.*
8. 603 Concord Ave.
9. 33 Cottage Park Ave.
10. Discovery Park
10 Acorn Park (Bldg. #600)
20 Acorn Park (Bldg. #500)
30 Acorn Park (Bldg. #400)
40 Acorn Park (Garage B)
11. 1-25 East St.
12. 16-18 Eliot St.*
13. 10 Essex St.
14. 85-139 First St.
15. 159 First St.
16. 34-36 Hampshire St.
17. 168 Hampshire St.
18. 131 Harvard St.
19. 79 JFK St.
20. Cambridge Research Park
450 Kendall St.
585 Kendall St.
21. 610 Main St.
22. 181 Massachusetts Ave.
23. 300 Massachusetts Ave.
24. 1801 Massachusetts Ave.
25. 1868 Massachusetts Ave.
26. 1924 Massachusetts Ave.
27. 1971 Massachusetts Ave.
28. 1991-2013 Massachusetts Ave.
29. 219 Msgr. O'Brien Highway
30. 262 Msgr. O'Brien Highway
31. 114 Mt. Auburn St.
32. 75 New St.
33. North Point
Bldg. "N" - 20 Child St.
34. 100 Putnam Ave.
35. 192 Raymond St.
36. 15-33 Richdale Ave.
37. 240 Sidney St.
38. 5 Temple St.
39. 40 Thorndike St.
40. 22 Water St.
41. 305 Webster Ave.

Development Log - Project Summary

Project Stage: Permitting

Address / Name: 16-18 Eliot Street					Bldg. Permit: N/A		
Neighborhood:	Neighborhood 10	Special Permit:	300	Lot Area (SF):	6,964	Gross Floor Area by Use (SF):	
Developer:	16-18 Eliot LLC	All Housing Units:	15	Floor-Area Ratio:	3.47	Residential:	11,935
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	0	Total GFA:	11,935
Project Type:	Zoning: BB/HSOD						
Notes:	Building has 12,262 SF existing retail space not counted in this project.						

Address / Name: 85-139 First Street / First Street Assemblage					Bldg. Permit: N/A		
Neighborhood:	East Cambridge	Special Permit:	PB297	Lot Area (SF):	92,727	Gross Floor Area by Use (SF):	
Developer:	First Street LLC	All Housing Units:	134	Floor-Area Ratio:	2.25	Office/R&D:	46,010
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	204	Residential:	129,918
Project Type:	Change of Use	Zoning:	BA/PUD4B;IA-1/PUD4B			Retail:	32,920
Notes:	Parking will be shared among buildings and uses.					Total GFA:	208,848

Address / Name: 249 Third Street					Bldg. Permit: N/A		
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	26,918	Gross Floor Area by Use (SF):	
Developer:	Equity Residential	All Housing Units:	84	Floor-Area Ratio:	2.67	Residential:	70,377
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	2	Total GFA:	70,377
Project Type:	New Construction	Zoning:	IA-1				

Project Stage: Permitting

Subtotals: All Units: **233** Parking Spaces: **206**

Gross Floor Area by Use (SF):

Office/R&D: **46,010**

Residential: **212,230**

Retail: **32,920**

Total GFA: **291,160**

Project Stage: Permit Granted or As of Right

Address / Name:	20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan					Bldg. Permit:	N/A
Neighborhood:	North Cambridge	Special Permit:	PB198	Lot Area (SF):	1,154,420	Gross Floor Area by Use (SF):	
Developer:	Bulfinch Company	All Housing Units:	None	Floor-Area Ratio:	0.61	Office/R&D:	132,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	132,000
Project Type:	New Construction	Zoning:	SD-4				
Notes:	FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.						
Address / Name:	30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan					Bldg. Permit:	N/A
Neighborhood:	North Cambridge	Special Permit:	PB198	Lot Area (SF):	1,154,420	Gross Floor Area by Use (SF):	
Developer:	Bulfinch Company	All Housing Units:	None	Floor-Area Ratio:	0.61	Office/R&D:	96,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	96,000
Project Type:	New Construction	Zoning:	SD-4				
Notes:	FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.						
Address / Name:	40 Acorn Park / Garage B/Discovery Park Master Plan					Bldg. Permit:	N/A
Neighborhood:	North Cambridge	Special Permit:	PB198	Lot Area (SF):	1,154,420	Gross Floor Area by Use (SF):	
Developer:	Bulfinch Company	All Housing Units:	None	Floor-Area Ratio:		Parking Garage:	141,745
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	380	Total GFA:	141,745
Project Type:	New Construction	Zoning:	SD-4				
Notes:	Garage not counted toward Discovery Park FAR.						

Project Stage: Permit Granted or As of Right

Address / Name:	88 Ames Street / Cambridge Center					Bldg. Permit:	N/A
Neighborhood:	MIT / Area 2	Special Permit:	PB294	Lot Area (SF):	16,542	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	280	Floor-Area Ratio:	13.06	Residential:	200,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	140	Retail:	16,000
Project Type:	New Construction	Zoning:	MXD			Total GFA:	216,000
Notes:	Parking accommodated in Cambridge Center East Garage.						
Address / Name:	100 Binney Street / Binney St. Alexandria Master Plan					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	54,433	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	7.12	Office/R&D:	355,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	321	Retail:	1,941
Project Type:	New Construction	Zoning:	IA-1/PUD-3A			Total GFA:	356,941
Notes:	185 spaces in underground garage and 136 allocated from 50/60 Binney Street garage.						
Address / Name:	130 Cambridgepark Drive					Bldg. Permit:	N/A
Neighborhood:	North Cambridge	Special Permit:	PB279	Lot Area (SF):	102,013	Gross Floor Area by Use (SF):	
Developer:	The Hanover Company	All Housing Units:	220	Floor-Area Ratio:	2.10	Residential:	213,321
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	216	Total GFA:	213,321
Project Type:	New Construction	Zoning:	O-2A/AOD-6				
Notes:	120 spaces located on-site, 96 spaces located in 140 Cambridgepark Drive garage.						

Project Stage: Permit Granted or As of Right

Address / Name:	88 Cambridgepark Drive				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB292	Lot Area (SF):	174,496	Gross Floor Area by Use (SF):	
Developer:	McKinnon Company	All Housing Units:	254	Floor-Area Ratio:	1.70	Residential:	294,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	185	Total GFA:	294,000
Project Type:	New Construction	Zoning:	O-2A/AOD-6				
Notes:	91 spaces on-site and 94 shared parking spaces with adjacent office buildings.						

Address / Name:	29 Charles Street				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB231	Lot Area (SF):	20,036	Gross Floor Area by Use (SF):	
Developer:	Jones Lang LaSalle	All Housing Units:	8	Floor-Area Ratio:	0.72	Residential:	14,400
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	8	Total GFA:	14,400
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B				

Address / Name:	1-25 East Street / Avalon Bay Housing Phase II				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB175	Lot Area (SF):	247,431	Gross Floor Area by Use (SF):	
Developer:	C.E. Smith/Archstone Dev	All Housing Units:	341	Floor-Area Ratio:	3.77	Residential:	443,605
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	447	Retail:	2,400
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR includes Phase I building.						

Project Stage: Permit Granted or As of Right

Address / Name:	10 Essex Street				Bldg. Permit:	N/A	
Neighborhood:	Area IV	Special Permit:	PB285	Lot Area (SF):	34,744	Gross Floor Area by Use (SF):	
Developer:	3 MJ Associates LLC	All Housing Units:	46	Floor-Area Ratio:	3.27	Residential:	48,319
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	23	Retail:	4,014
Project Type:	New Construction	Zoning:	BB/CSOD		Total GFA:	52,333	
Notes:	FAR includes existing building on parcel.						

Address / Name:	161 First Street / Binney St. Alexandria Master Plan				Bldg. Permit:		
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	40,000	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	129	Floor-Area Ratio:	3.75	Residential:	137,384
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	122	Retail:	28,557
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A		Total GFA:	165,941	
Notes:	80 parking spaces located on site, 25 in the 270 Third Street garage and 17 spaces in the garage at 50/60 Binney Street.						

Address / Name:	34-36 Hampshire Street				Bldg. Permit:	N/A	
Neighborhood:	Area IV	Special Permit:	PB256	Lot Area (SF):	4,176	Gross Floor Area by Use (SF):	
Developer:	CJ Griffen Enterprises	All Housing Units:	20	Floor-Area Ratio:	5.10	Office/R&D:	360
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	10	Residential:	20,940
Project Type:	New Construction	Zoning:	IB		Total GFA:	21,300	

Project Stage: Permit Granted or As of Right

Address / Name: 79 JFK Street / Harvard JFK School Expansion					Bldg. Permit: BLDC-026899-2015		
Neighborhood:	Neighborhood 10	Special Permit:	PB293	Lot Area (SF):	126,655	Gross Floor Area by Use (SF):	
Developer:	Harvard University	All Housing Units:	None	Floor-Area Ratio:	2.51	Educational:	76,862
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	76,862
Project Type:	Addition	Zoning:	C-3				
Notes:	FAR includes existing building on-site. 129 spaces to be allocated from campus pool. Approved Special Permit was filed January 5, 2015.						
Address / Name: 585 Kendall Street / Constellation Theatre/Cambridge Research Park					Bldg. Permit:		
Neighborhood:	East Cambridge	Special Permit:	PB141	Lot Area (SF):	35,865	Gross Floor Area by Use (SF):	
Developer:	Constellation	All Housing Units:	None	Floor-Area Ratio:	2.09	Theater:	75,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	75,000
Project Type:	New Construction	Zoning:	O-3/PUD-3				
Notes:	Parking provided in Cambridge Research Park pooled facility.						
Address / Name: 41 Linskey Way / Binney St. Alexandria Master Plan					Bldg. Permit:		N/A
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	9,625	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	1.68	Office/R&D:	10,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Retail:	6,189
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A			Total GFA:	16,189
Notes:	Also known as 219 Second St. Parking is included in 50/60 Binney St. Garage.						

Project Stage: Permit Granted or As of Right

Address / Name:	1991-2013 Massachusetts Avenue / St. James Development				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB241	Lot Area (SF):	58,194	Gross Floor Area by Use (SF):	
Developer:	Oaktree Development	All Housing Units:	46	Floor-Area Ratio:	1.75	Residential:	72,287
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	46	Retail:	1,241
Project Type:	Addition	Zoning:	BA-2/NMAOD		Total GFA:	73,528	
Notes:	64 total spaces on-site include 46 spaces for 1991-2013 Mass Ave and 18 spaces for adjacent St. James Church. FAR includes existing 22,560 SF church.						

Address / Name:	262 Msgr. O'Brien Highway / The Ivy Residents				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	19,078	Gross Floor Area by Use (SF):	
Developer:	YIHE Group	All Housing Units:	56	Floor-Area Ratio:	3.37	Residential:	64,222
Permit Type:	Large Project Review	Affordable Units:	TBD	New Parking :	56	Total GFA:	64,222
Project Type:	New Construction	Zoning:	SD-1				

Address / Name:	75 New Street				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 9	Special Permit:	PB286	Lot Area (SF):	49,256	Gross Floor Area by Use (SF):	
Developer:	AbodeZ Acorn LLC	All Housing Units:	93	Floor-Area Ratio:	1.95	Residential:	96,049
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	94	Total GFA:	96,049
Project Type:	New Construction	Zoning:	IA-1				

Project Stage: Permit Granted or As of Right

Address / Name:	North Point Remaining Master Plan					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	3,256,310	Gross Floor Area by Use (SF):	
Developer:	HYM Investments/Pan Am	All Housing Units:	1796	Floor-Area Ratio:		Office/R&D:	1,795,215
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	See note	Residential:	1,872,409
Project Type:	Change of Use	Zoning:	NP/PUD-6/PUD-4A			Retail:	66,743
Notes:	Affordable housing contribution, parking spaces, and total project FAR to be determined.					Total GFA:	3,734,367
Address / Name:	40 Thorndike Street / Courthouse Redevelopment					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB298	Lot Area (SF):	59,788	Gross Floor Area by Use (SF):	
Developer:	Leggat McCall	All Housing Units:	24	Floor-Area Ratio:	7.97	Office/R&D:	452,237
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	512	Residential:	24,066
Project Type:	Addition/Alteration	Zoning:	BB			Total GFA:	476,303
Notes:	92 on-site spaces, 420 existing off-site spaces.						
Address / Name:	305 Webster Avenue					Bldg. Permit:	N/A
Neighborhood:	Wellington Harrington	Special Permit:	PB295	Lot Area (SF):	18,140	Gross Floor Area by Use (SF):	
Developer:	M & H Realty Trust	All Housing Units:	35	Floor-Area Ratio:	2.07	Office/R&D:	1,780
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	35	Residential:	35,730
Project Type:		Zoning:	BA/C-2B			Total GFA:	37,510
Notes:	NEW PROJECT.						

Project Stage: Permit Granted or As of Right

Subtotals: All Units: **3,348** Parking Spaces: **2,610**

Gross Floor Area by Use (SF):

Educational:	76,862
Office/R&D:	2,842,592
Parking Garage:	141,745
Residential:	3,536,732
Retail:	127,085
Theater:	75,000
Total GFA:	6,800,016

Project Stage: Building Permit Granted

Address / Name: 10 Acorn Park / 600 Discovery Park/Discovery Park Master Plan					Bldg. Permit: BLDC-025041-2015
Neighborhood:	North Cambridge	Special Permit:	PB198	Lot Area (SF):	1,154,420 Gross Floor Area by Use (SF):
Developer:	Bulfinch Company	All Housing Units:	None	Floor-Area Ratio:	0.61 Hotel: 82,340
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note Total GFA: 82,340
Project Type:	New Construction	Zoning:	SD-4	Hotel Rooms:	150
Notes:	FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory. Surface spaces for hotel included here.				
Address / Name: 50/60 Binney Street / Binney St. Alexandria Master Plan					Bldg. Permit: BLDC-018436-2014
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	63,844 Gross Floor Area by Use (SF):
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	7.59 Office/R&D: 462,512
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	421 Retail: 5,000
Project Type:	New Construction	Zoning:	IA-1/PUD-3A		Total GFA: 467,512
Notes:	Garage totals 899 spaces with 302 allocated to 215 First Street, 136 to 100 Binney Street, 15 to 41 Linsky Way, and 25 to 161 First Street.				
Address / Name: 140 Cambridgepark Drive					Bldg. Permit: BLDC-022767-2015
Neighborhood:	North Cambridge	Special Permit:	PB279	Lot Area (SF):	125,089 Gross Floor Area by Use (SF):
Developer:	The Hanover Company	All Housing Units:	0	Floor-Area Ratio:	Parking Garage: 0
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	427 Total GFA: 0
Project Type:	New Construction	Zoning:	O-2A/AOD-6		
Notes:	456 pkg spaces, 360 replacements at 150 Cambridgepark Dr, 29 for 130 Cambridgepark Dr, 67 shared between bldgs. Bldg has no habitable space & no GFA.				

Project Stage: Building Permit Granted

Address / Name:		165 Cambridgepark Drive				Bldg. Permit: BLDM-009426-2013		
Neighborhood:	North Cambridge	Special Permit:	PB275	Lot Area (SF):	119,274	Gross Floor Area by Use (SF):		
Developer:	Hines Interests Limited	All Housing Units:	244	Floor-Area Ratio:	2.35	Residential:	280,000	
Permit Type:	Planning Board Special Permit	Affordable Units:	28	New Parking :	230	Total GFA:	280,000	
Project Type:	New Construction	Zoning:	O-2A/AOD-6					
Address / Name:		20 Child Street / North Point Master Plan Bldg "N"/2020				Bldg. Permit: BLDC-003384-2013		
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):		Gross Floor Area by Use (SF):		
Developer:	HYM Investments	All Housing Units:	355	Floor-Area Ratio:		Residential:	379,743	
Permit Type:	Planning Board Special Permit	Affordable Units:	41	New Parking :	184	Retail:	8,257	
Project Type:	New Construction	Zoning:	NP/PUD-6				Total GFA:	388,000
Notes:	Lot area and FAR to be determined.							
Address / Name:		33 Cottage Park Avenue				Bldg. Permit: BLDM-020171-2014		
Neighborhood:	North Cambridge	Special Permit:	PB276	Lot Area (SF):	130,079	Gross Floor Area by Use (SF):		
Developer:	Tyler Court Limited Partnership	All Housing Units:	67	Floor-Area Ratio:	0.64	Residential:	83,067	
Permit Type:	Planning Board Special Permit	Affordable Units:	8	New Parking :	71	Utilities:	461	
Project Type:	New Construction	Zoning:	SD-2				Total GFA:	83,528

Project Stage: Building Permit Granted

Address / Name:		159 First Street			Bldg. Permit: BLDM-002316-2013		
Neighborhood:	East Cambridge	Special Permit:	PB231	Lot Area (SF):	29,999	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces	All Housing Units:	115	Floor-Area Ratio:	4.20	Residential:	122,200
Permit Type:	Planning Board Special Permit	Affordable Units:	13	New Parking :	79	Retail:	3,800
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B		Total GFA:	126,000	
Notes:	64 spaces located on-site and 15 spaces located off-site.						

Address / Name:		131 Harvard Street			Bldg. Permit: BLDM-027706-2015		
Neighborhood:	Area IV	Special Permit:	N/A	Lot Area (SF):	10,000	Gross Floor Area by Use (SF):	
Developer:	Capstone Communities/Sean Hope RE	All Housing Units:	20	Floor-Area Ratio:	2.34	Residential:	30,983
Permit Type:	Board of Zoning Appeals	Affordable Units:	20	New Parking :	See note	Total GFA:	30,983
Project Type:	New Construction	Zoning:	C-2B				
Notes:	GFA includes structured parking.						

Address / Name:		610 Main Street / MITIMCO Phase 2/North Building			Bldg. Permit: BLDC-015112-2014		
Neighborhood:	Area IV	Special Permit:	PB238	Lot Area (SF):	210,215	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	2.75	Office/R&D:	238,264
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	270	Total GFA:	238,264
Project Type:	New Construction	Zoning:	IB				
Notes:	FAR includes Phase I building. 650 Parking spaces in underground garage. 380 spaces allocated to Phase I and 700 Main St.						

Project Stage: Building Permit Granted

Address / Name:	181 Massachusetts Avenue / Novartis					Bldg. Permit:	612325-027729
Neighborhood:	Area IV	Special Permit:	PB265	Lot Area (SF):	163,618	Gross Floor Area by Use (SF):	
Developer:	Novartis	All Housing Units:	None	Floor-Area Ratio:	3.50	Office/R&D:	572,663
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	458	Total GFA:	572,663
Project Type:	New Construction	Zoning:	SD-15				
Address / Name:	1868 Massachusetts Avenue / Gourmet Express Redevelopment					Bldg. Permit:	DEMO-018477-2014
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	13,325	Gross Floor Area by Use (SF):	
Developer:	1868 Mass Ave LLC	All Housing Units:	27	Floor-Area Ratio:	2.31	Residential:	28,245
Permit Type:	Large Project Review	Affordable Units:	3	New Parking :	27	Retail:	2,514
Project Type:	New Construction	Zoning:	BC/C-1			Total GFA:	30,759
Notes:	42 total on-site spaces include 27 residential spaces plus 15 spaces to be used by Lesley University.						
Address / Name:	1924 Massachusetts Avenue / Kaya Hotel					Bldg. Permit:	BLDC-010552-2013
Neighborhood:	North Cambridge	Special Permit:	PB237	Lot Area (SF):	14,880	Gross Floor Area by Use (SF):	
Developer:	Kaya-Ka	All Housing Units:	None	Floor-Area Ratio:	1.60	Hotel:	24,162
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	40	Total GFA:	24,162
Project Type:	New Construction	Zoning:	BC/B/NMAOD	Hotel Rooms:	65		
Notes:	Includes restaurant, component GFA unknown. Parking for hotel and restaurant.						

Project Stage: Building Permit Granted

Address / Name: 1971 Massachusetts Avenue / Miso Block Redevelopment					Bldg. Permit:	022573-2015	
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	14,044	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces	All Housing Units:	20	Floor-Area Ratio:	1.81	Residential:	22,426
Permit Type:	Large Project Review	Affordable Units:	2	New Parking :	20	Retail:	3,925
Project Type:	New Construction	Zoning:	BC			Total GFA:	26,351
Address / Name: 300 Massachusetts Avenue / University Park Millenium Bldg.					Bldg. Permit:	BLDC-010858-2014	
Neighborhood:	Cambridgeport	Special Permit:	PB283	Lot Area (SF):	50,634	Gross Floor Area by Use (SF):	
Developer:	Forest City	All Housing Units:	None	Floor-Area Ratio:	4.30	Office/R&D:	203,501
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	227	Retail:	15,000
Project Type:	New Construction	Zoning:	CRDD			Total GFA:	218,501
Notes:	Parking willl be provided by using existing University Park garage at 55 Franklin St.						
Address / Name: 114 Mt. Auburn Street / Conductor's Building					Bldg. Permit:	BLDC-012909-2014	
Neighborhood:	Neighborhood 10	Special Permit:	PB235	Lot Area (SF):	20,800	Gross Floor Area by Use (SF):	
Developer:	Carpenter Company	All Housing Units:	None	Floor-Area Ratio:	4.00	Office/R&D:	83,200
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	83,200
Project Type:	New Construction	Zoning:	BB/HSOD				
Notes:	Includes retail component with size TBD. Parking reduced to zero because of commercial parking available in Charles Hotel garage.						

Project Stage: Building Permit Granted

Address / Name:		100 Putnam Avenue / MLK, Jr. School				Bldg. Permit:		BLDC-012909-2014	
Neighborhood:	Riverside	Special Permit:	PB277	Lot Area (SF):	147,534	Gross Floor Area by Use (SF):			
Developer:	City of Cambridge	All Housing Units:	None	Floor-Area Ratio:	1.15	Government:		169,221	
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	75	Total GFA:		169,221	
Project Type:	New Construction	Zoning:	C-1						
Notes:	34 spaces by zoning but 75 spaces available using tandem parking.								
Address / Name:		192 Raymond Street				Bldg. Permit:		022666-2015	
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	6,278	Gross Floor Area by Use (SF):			
Developer:	Raymond Street Realty Trust	All Housing Units:	8	Floor-Area Ratio:	1.30	Residential:		8,200	
Permit Type:	As of Right	Affordable Units:	0	New Parking :	8	Total GFA:		8,200	
Project Type:	New Construction	Zoning:	C-2						
Notes:	NEW PROJECT.								
Address / Name:		15-33 Richdale Avenue				Bldg. Permit:		N/A	
Neighborhood:	Neighborhood 9	Special Permit:	PB284	Lot Area (SF):	42,043	Gross Floor Area by Use (SF):			
Developer:	Hathaway Lofts LLC	All Housing Units:	46	Floor-Area Ratio:	1.58	Residential:		65,384	
Permit Type:	Planning Board Special Permit	Affordable Units:	5	New Parking :	46	Total GFA:		65,384	
Project Type:	Addition/Alteration	Zoning:	C-1A						

Project Stage: Building Permit Granted

Address / Name: 240 Sidney Street					Bldg. Permit:BLDM-018346-2014	
Neighborhood:	Cambridgeport	Special Permit:	PB278	Lot Area (SF):	54,130	Gross Floor Area by Use (SF):
Developer:	Dinosaur Capital	All Housing Units:	96	Floor-Area Ratio:	1.78	Residential:128,000
Permit Type:	Planning Board Special Permit	Affordable Units:	11	New Parking :	106	Total GFA:128,000
Project Type:	New Construction	Zoning:	SD-8A			
Address / Name: 5 Temple Street					Bldg. Permit:BLDM-008282-2013	
Neighborhood:	Mid-Cambridge	Special Permit:	N/A	Lot Area (SF):	36,990	Gross Floor Area by Use (SF):
Developer:	Cambridge Affordable Hsg. Corp	All Housing Units:	40	Floor-Area Ratio:	2.59	Residential:96,161
Permit Type:	Comprehensive Permit	Affordable Units:	40	New Parking :	33	Total GFA:96,161
Project Type:	New Construction	Zoning:	BB/O-3/CSOD			
Notes:	Parking spaces serve a total of 66 units on-site; 42 new units and 24 existing units.					
Address / Name: 270 Third Street / Binney St. Alexandria Master Plan					Bldg. Permit:BLDM-020260-2014	
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	17,435	Gross Floor Area by Use (SF):
Developer:	Alexandria Real Estate	All Housing Units:	91	Floor-Area Ratio:	4.47	Residential:82,616
Permit Type:	Planning Board Special Permit	Affordable Units:	27	New Parking :	76	Retail:8,506
Project Type:	New Construction	Zoning:	IA-1/PUD-4B	Total GFA:91,122		
Notes:	Parking allocated from 75-125 Binney Street garage.					

Project Stage: Building Permit Granted

Address / Name: 22 Water Street					Bldg. Permit: BLDC-002865-2013	
Neighborhood:	East Cambridge	Special Permit:	PB247	Lot Area (SF):	104,673	Gross Floor Area by Use (SF):
Developer:	Catamount Holdings LLC	All Housing Units:	392	Floor-Area Ratio:	4.62	Residential: 408,225
Permit Type:	Planning Board Special Permit	Affordable Units:	45	New Parking :	351	Total GFA: 408,225
Project Type:	New Construction	Zoning:	NP/PUD-6			
<hr/>						
Subtotals:	All Units: 1,521	Parking Spaces: 3,173	Hotel Rooms: 215			
						Gross Floor Area by Use (SF):
						Government: 169,221
						Hotel: 106,502
						Office/R&D: 1,560,140
						Parking Garage: 0
						Residential: 1,735,250
						Retail: 47,002
						Utilities: 461
						Total GFA: 3,618,576

Project Stage: Complete

Address / Name: 75/125 Binney Street / Binney St. Alexandria Master Plan					Bldg. Permit: 1112169-012177
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF): 104,185	Gross Floor Area by Use (SF):
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio: 3.37	Office/R&D: 330,258
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking : 304	Retail: 8,000
Project Type:	New Construction	Zoning:	IA-1/PUD-3A		Total GFA: 338,258
Notes:	Garage totals 397 spaces with 76 allocated to 270 Third Street and 17 allocated to 161 First Street.				
Address / Name: 603 Concord Avenue					Bldg. Permit: BLDC-005490-2013
Neighborhood:	Cambridge Highlands	Special Permit:	PB269	Lot Area (SF): 29,034	Gross Floor Area by Use (SF):
Developer:	AbodeZ Acorn LLC	All Housing Units:	61	Floor-Area Ratio: 2.21	Residential: 57,005
Permit Type:	Planning Board Special Permit	Affordable Units:	7	New Parking : 77	Retail: 7,184
Project Type:	New Construction	Zoning:	BA/AOD-5		Total GFA: 64,189
Notes:	61 residential and 16 retail spaces				
Address / Name: 450 Kendall Street / Cambridge Research Park					Bldg. Permit: BLDC-008322-2013
Neighborhood:	East Cambridge	Special Permit:	PB141	Lot Area (SF): 14,463	Gross Floor Area by Use (SF):
Developer:	Biomed Realty Trust	All Housing Units:	None	Floor-Area Ratio: 3.66	Office/R&D: 46,809
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking : See note	Retail: 6,191
Project Type:	New Construction	Zoning:	O-3/PUD-3		Total GFA: 53,000
Notes:	Parking is provided in Cambridge Research Park pooled facility.				

Project Stage: Complete

Address / Name:		1801 Massachusetts Avenue / Art Institute of Boston				Bldg. Permit: BLDC-011478-2014	
Neighborhood:	Agassiz	Special Permit:	PB253	Lot Area (SF):	28,063	Gross Floor Area by Use (SF):	
Developer:	Lesley University	All Housing Units:	None	Floor-Area Ratio:	2.65	Educational:	74,500
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	74,500
Project Type:	Addition/Alteration	Zoning:	BA-2/NMAOD				
Notes:	Parking allocated from Lesley University pool.						

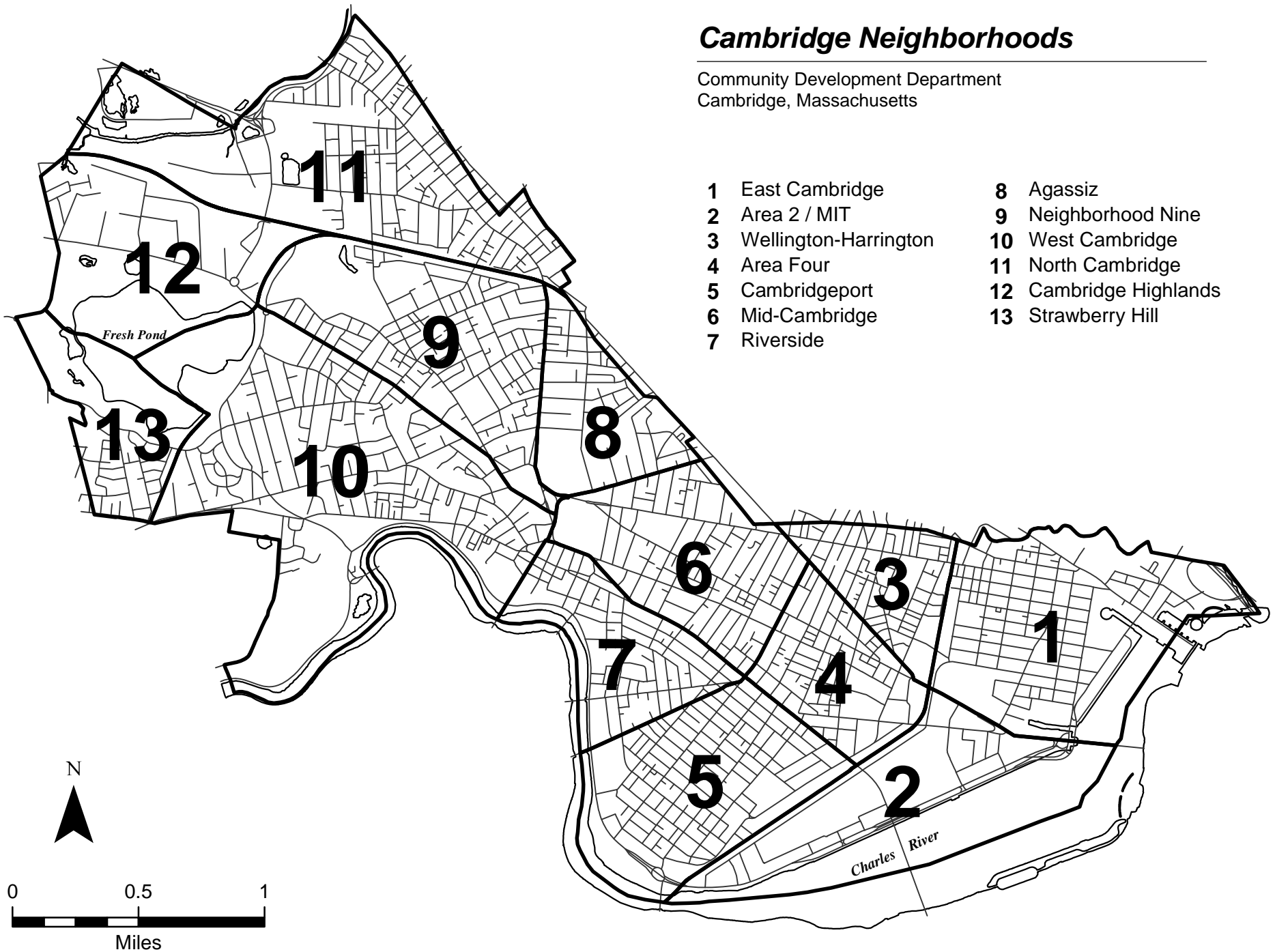
Address / Name:		219 Monsignor O'Brien Highway				Bldg. Permit: BLDC-008152-2013	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	12,478	Gross Floor Area by Use (SF):	
Developer:	Pro Con Inc	All Housing Units:	None	Floor-Area Ratio:	4.04	Hotel:	50,368
Permit Type:	Large Project Review	Affordable Units:	None	New Parking :	55	Total GFA:	50,368
Project Type:	New Construction	Zoning:	SD-1	Hotel Rooms:	123		

Subtotals:	All Units: 61	Parking Spaces: 436	Hotel Rooms: 123	Gross Floor Area by Use (SF):			
						Educational:	74,500
						Hotel:	50,368
						Office/R&D:	377,067
						Residential:	57,005
						Retail:	21,375
						Total GFA:	580,315

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

- | | | | |
|---|-----------------------|----|---------------------|
| 1 | East Cambridge | 8 | Agassiz |
| 2 | Area 2 / MIT | 9 | Neighborhood Nine |
| 3 | Wellington-Harrington | 10 | West Cambridge |
| 4 | Area Four | 11 | North Cambridge |
| 5 | Cambridgeport | 12 | Cambridge Highlands |
| 6 | Mid-Cambridge | 13 | Strawberry Hill |
| 7 | Riverside | | |



Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
100 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
50/60 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
75/125 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Complete
29 Charles Street	Residential	Jones Lang LaSalle	Permit Granted/AOR
20 Child Street / North Point Master Plan Bldg "N"/2020	Residential	HYM Investments	Bldg. Permit Granted
1-25 East Street / Avalon Bay Housing Phase II	Residential	C.E. Smith/Archstone Dev	Permit Granted/AOR
159 First Street	Residential	Urban Spaces	Bldg. Permit Granted
161 First Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Permit Granted/AOR
85-139 First Street / First Street Assemblage	Residential	First Street LLC	Permitting
450 Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	Complete
585 Kendall Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Permit Granted/AOR
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
219 Monsignor O'Brien Highway	Hotel	Pro Con Inc	Complete
262 Msgr. O'Brien Highway / The Ivy Residents	Residential	YIHE Group	Permit Granted/AOR
North Point Remaining Master Plan	Mixed Use	HYM Investments/Pan Am	Permit Granted/AOR
249 Third Street	Residential	Equity Residential	Permitting
270 Third Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Bldg. Permit Granted

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
22 Water Street	Residential	Catamount Holdings LLC	Bldg. Permit Granted
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
88 Ames Street / Cambridge Center	Residential	Boston Properties	Permit Granted/AOR
Neighborhood 3 - Wellington Harrington	Primary Use	Developer	Project Stage
305 Webster Avenue	Residential	M & H Realty Trust	Permit Granted/AOR
Neighborhood 4 - Area IV	Primary Use	Developer	Project Stage
10 Essex Street	Residential	3 MJ Associates LLC	Permit Granted/AOR
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Permit Granted/AOR
131 Harvard Street	Residential	Capstone Communities/Sean Hope RE	Bldg. Permit Granted
610 Main Street / MITIMCO Phase 2/North Building	Office/R&D	MIT	Bldg. Permit Granted
181 Massachusetts Avenue / Novartis	Office/R&D	Novartis	Bldg. Permit Granted
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
300 Massachusetts Avenue / University Park Millenium Bldg.	Office/R&D	Forest City	Bldg. Permit Granted
240 Sidney Street	Residential	Dinosaur Capital	Bldg. Permit Granted
Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
5 Temple Street	Residential	Cambridge Affordable Hsg. Corp	Bldg. Permit Granted
Neighborhood 7 - Riverside	Primary Use	Developer	Project Stage
100 Putnam Avenue / MLK, Jr. School	Government	City of Cambridge	Bldg. Permit Granted

Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
1801 Massachusetts Avenue / Art Institute of Boston	Educational	Lesley University	Complete
Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Residential	1868 Mass Ave LLC	Bldg. Permit Granted
75 New Street	Residential	AbodeZ Acorn LLC	Permit Granted/AOR
192 Raymond Street	Residential	Raymond Street Realty Trust	Bldg. Permit Granted
15-33 Richdale Avenue	Residential	Hathaway Lofts LLC	Bldg. Permit Granted
Neighborhood 10 - Neighborhood 10	Primary Use	Developer	Project Stage
16-18 Eliot Street	Residential	16-18 Eliot LLC	Permitting
79 JFK Street / Harvard JFK School Expansion	Educational	Harvard University	Permit Granted/AOR
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company	Bldg. Permit Granted
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
10 Acorn Park / 600 Discovery Park/Discovery Park Master Plan	Hotel	Bulfinch Company	Bldg. Permit Granted
20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Permit Granted/AOR
30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Permit Granted/AOR
40 Acorn Park / Garage B/Discovery Park Master Plan	Parking Garage	Bulfinch Company	Permit Granted/AOR
130 Cambridgepark Drive	Residential	The Hanover Company	Permit Granted/AOR
140 Cambridgepark Drive	Parking Garage	The Hanover Company	Bldg. Permit Granted
165 Cambridgepark Drive	Residential	Hines Interests Limited	Bldg. Permit Granted

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
88 Cambridgepark Drive	Residential	McKinnon Company	Permit Granted/AOR
33 Cottage Park Avenue	Residential	Tyler Court Limited Partnership	Bldg. Permit Granted
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Bldg. Permit Granted
1971 Massachusetts Avenue / Miso Block Redevelopment	Residential	Urban Spaces	Bldg. Permit Granted
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Permit Granted/AOR
Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
603 Concord Avenue	Residential	AbodeZ Acorn LLC	Complete