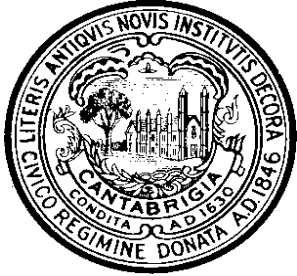


# **City of Cambridge Community Development Department**

## **Development Log** October - December 2023

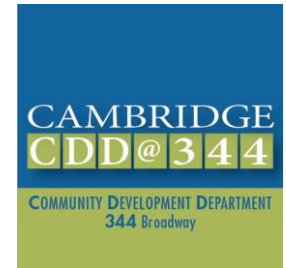


# City of Cambridge

## Community Development Department

### Development Log

#### October – December 2023



The Development Log provides an active record of large-scale new 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 about development progress, from permitting through construction to completion.

**Criteria for inclusion** in the Log include:

- ◆ Commercial projects totaling over 30,000 square feet;
- ◆ Any other commercial project that falls under the jurisdiction of the Incentive Zoning Ordinance;
- ◆ Any other commercial project that falls under the jurisdiction of the Parking and Transportation Demand Management Ordinance;
- ◆ Residential projects of eight or more units that are either new construction, convert from a non-residential use, or add to or subtract from the existing number of units or square footage;
- ◆ Any other residential project subject to the Inclusionary Zoning Ordinance;
- ◆ Any other residential projects that employ 100% Affordable Housing Overlay zoning;
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant;
- ◆ Any other 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:

- ◆ *Pre-Permitting*: Projects that have scheduled a public meeting under the Affordable Housing Overlay provisions of the Zoning Ordinance or that have initiated a formal city permitting application other than with Community Development Department or the Board of Zoning Appeal.
- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.

- ◆ *Required Design Review Underway:* Projects that have either initiated an Affordable Housing Overlay consultation with the Planning Board or undergoing Large Project Review conducted by the Community Development Department, as well as buildings included in approved PUD projects undergoing Planning Board design review.
- ◆ *Zoning Permit Granted or As of Right:* Projects that have received a Special Permit from the Planning Board, received a Special Permit or Comprehensive Permit from the BZA, completed Large Project Review conducted by the Community Development Department, or completed the Affordable Housing Overlay consultation process, or a project that is As of Right.
- ◆ *Building Permit Granted:* Project received Building Permit for structure (foundation and site mobilization permits do not meet standard).
- ◆ *Complete:* Project received Certificate of Occupancy (CO) or Temporary CO for the entire structure.

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 through the filing of a covenant, 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/neighplan.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:
  - *Affordable Housing Overlay*: An all-affordable housing project proceeding under the terms of the Affordable Housing Overlay provisions 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.
  - *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.
  - *Planning Board Special Permit*: Project required a special permit granted by the Planning Board.
- ◆ *Project Type*: refers to the type of construction called for by the project. Project Types include
  - *New Construction*: A new building constructed from foundation on up.
  - *Alteration*: Includes the rehabilitation of an existing building.
  - *Addition*: Addition to an existing structure
  - *Alteration/Addition*: Combines alteration of an existing building with an addition.
  - *Change of Use*: Used where 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: <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning>

**Open Data:** Both current and historical data about projects found in the Development Log are 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?q=development log](https://data.cambridgema.gov/browse?q=development%20log)

**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: <https://www.cambridgema.gov/CDD/developmentlog>

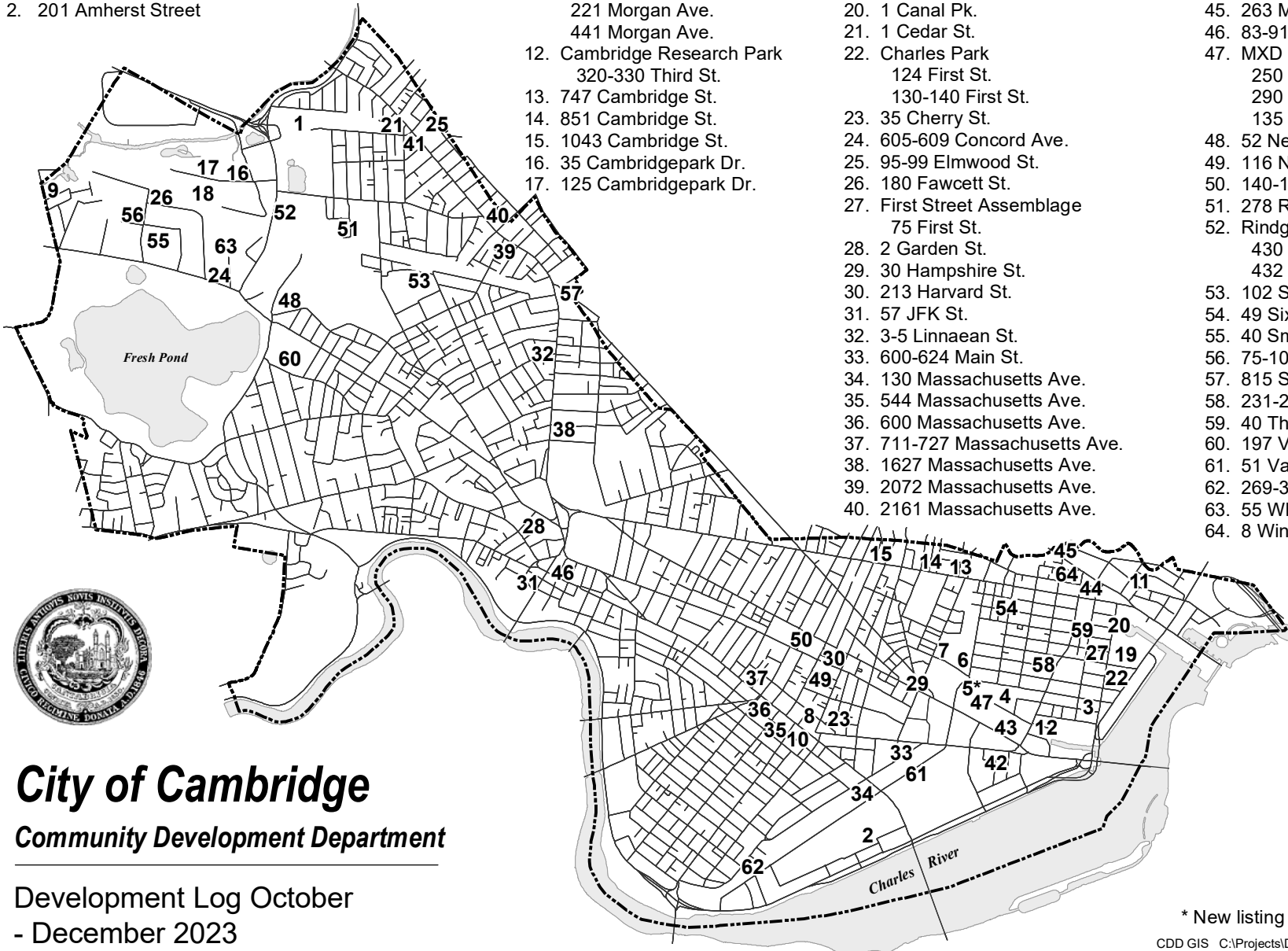
Direct questions or comments about the Development Log to:

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Cambridge Community Development Department  
344 Broadway, Cambridge, MA 02139

Phone: (617) 349-4600  
Fax: (617) 349-4669  
E-mail: [swalker@cambridgema.gov](mailto:swalker@cambridgema.gov)

# Development Projects in Current Pipeline

- |   |   |  |   |  |
|---|---|--|---|--|
| 1. Alewife Park<br>Building 1<br>Building 2<br>Building 3<br>Building 4<br>Building 5<br>Garage | 3. Binney St. Development<br>90 Binney St.<br>161 First St.                       | 8. 48-50 Bishop Allen Dr.<br>9. 87-101 Blanchard Rd.<br>10. 6 Brookline St.<br>11. Cambridge Crossing<br>121 Morgan Ave.<br>124 Morgan Ave.<br>144 Morgan Ave.<br>221 Morgan Ave.<br>441 Morgan Ave. | 18. 150 Cambridgepark Dr.<br>19. Cambridgeside Redevelopment<br>20 Cambridgeside Pl.<br>100 Cambridgeside Pl.<br>150 Cambridgeside Pl.<br>60 First St.<br>80 First St.  | 41. 2400 Massachusetts Ave.<br>42. MIT Kendall Square: SoMa<br>200 Main St.<br>380 Main St.  |
| 2. 201 Amherst Street   | 4. 220 Binney St.<br>5. 300 Binney St.*<br>6. 325 Binney St.<br>7. 399 Binney St. | 12. Cambridge Research Park<br>320-330 Third St.<br>13. 747 Cambridge St.<br>14. 851 Cambridge St.<br>15. 1043 Cambridge St.<br>16. 35 Cambridgepark Dr.<br>17. 125 Cambridgepark Dr.                | 20. 1 Canal Pk.<br>21. 1 Cedar St.<br>22. Charles Park<br>124 First St.<br>130-140 First St.<br>23. 35 Cherry St.<br>24. 605-609 Concord Ave.<br>25. 95-99 Elmwood St.<br>26. 180 Fawcett St.<br>27. First Street Assemblage<br>75 First St.<br>28. 2 Garden St.<br>29. 30 Hampshire St.<br>30. 213 Harvard St.<br>31. 57 JFK St.<br>32. 3-5 Linnaea St.<br>33. 600-624 Main St.<br>34. 130 Massachusetts Ave.<br>35. 544 Massachusetts Ave.<br>36. 600 Massachusetts Ave.<br>37. 711-727 Massachusetts Ave.<br>38. 1627 Massachusetts Ave.<br>39. 2072 Massachusetts Ave.<br>40. 2161 Massachusetts Ave. | 43. MIT Volpe Development<br>Building C1<br>44. 200 Msgr. O'Brien Highway<br>45. 263 Msgr. O'Brien Highway<br>46. 83-91 Mount Auburn St.<br>47. MXD Infill<br>250 Binney St.<br>290 Binney St.<br>135 Broadway<br>48. 52 New St.<br>49. 116 Norfolk St.<br>50. 140-142 Prospect St.<br>51. 278 Rindge Ave.<br>52. Rindge Commons<br>430 Rindge Ave.<br>432 Rindge Ave.<br>53. 102 Sherman St.<br>54. 49 Sixth St.<br>55. 40 Smith Pl.<br>56. 75-101 Smith Pl.<br>57. 815 Somerville Ave.<br>58. 231-235 Third St.<br>59. 40 Thorndike St.<br>60. 197 Vassar Ln.<br>61. 51 Vassar St.<br>62. 269-301 Vassar St.<br>63. 55 Wheeler St.<br>64. 8 Winter St. |



## City of Cambridge

Community Development Department

Development Log October  
- December 2023

\* New listing added with this update

CDD GIS C:\Projects\DevelopmentLog\OctDec2023.mxd

## Development Log - Project Summary

### Project Stage: Pre-Permitting

Address / Name:	<b>6 Brookline Street - former Middle East Restaurant &amp; Club</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>Cambridgeport</b>	PB Special Permit:	<b>TBD</b>	Lot Area (SF):	<b>13,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Sater Realty</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>3.98</b>	Hotel:	<b>42,413</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>0</b>	Restaurant:	<b>9,903</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BB-CSQ</b>	Hotel Rooms:	<b>124</b>	Retail:	<b>7,877</b>
Notes:	<b>Existing location of Middle East restaurant and nightclub complex. Demolition of existing structure received conditional approval from Historical Commission. Reviewed by Central Square Advisory Committee.</b>				Total GFA:	<b>60,193</b>	
Address / Name:	<b>35 Cherry Street</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>The Port/Area IV</b>	PB Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>0</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Just-A-Start</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.00</b>	Residential:	<b>0</b>
Permit Type:	<b>Affordable Housing Overlay</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>See note</b>	Total GFA:	<b>0</b>
Project Type:	<b>New Construction</b>	Zoning:					
Notes:	<b>City-owned vacant lot. Just-A-Start has been designated as developer. Details to be determined.</b>						
Address / Name:	<b>2072 Massachusetts Avenue - former Restaurant</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	PB Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>8,515</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Capstone Communities</b>	All Housing Units:	<b>48</b>	Floor-Area Ratio:	<b>7.13</b>	Residential:	<b>59,756</b>
Permit Type:	<b>Comprehensive Permit</b>	Affordable Units:	<b>48</b>	Parking:	<b>3</b>	Retail:	<b>995</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA-2/B</b>			Total GFA:	<b>60,751</b>
Notes:	<b>New structure at site of former restaurant.</b>						

**Project Stage: Pre-Permitting**

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Address / Name:	<b>2400 Massachusetts Avenue</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>North Cambridge</b>	PB Special Permit:	<b>TBD</b>	Lot Area (SF):	<b>27,786</b>	Gross Floor Area by Use (SF):	
Developer:	<b>North Cambridge Partners LLC</b>	All Housing Units:	<b>56</b>	Floor-Area Ratio:	<b>3.44</b>	Residential:	<b>89,691</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>85</b>	Retail:	<b>6,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA-5</b>			Total GFA:	<b>95,691</b>
Notes:	<b>Would replace existing two story commercial building fronting on Massachusetts Avenue and rear parking lot.</b>						

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Subtotals:	All Units: <b>104</b>	Parking Spaces: <b>88</b>	Hotel Rooms: <b>124</b>			Gross Floor Area by Use (SF):	
Projects:	<b>4</b>					Hotel:	<b>42,413</b>
						Residential:	<b>149,447</b>
						Restaurant:	<b>9,903</b>
						Retail:	<b>14,872</b>
						Total GFA:	<b>216,635</b>



**Project Stage: Permitting**

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Address / Name:	<b>48-50 Bishop Allen Drive</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>The Port/Area IV</b>	PB Special Permit:	<b>PB396</b>	Lot Area (SF):	<b>5,150</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Dobia Properties</b>	All Housing Units:	<b>22</b>	Floor-Area Ratio:	<b>4.58</b>	Residential:	<b>23,603</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>0</b>	Total GFA:	<b>23,603</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BB</b>				
Notes:	<b>Replacement of existing residential structure.</b>						

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Address / Name:	<b>815 Somerville Avenue</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>North Cambridge</b>	PB Special Permit:	<b>PB402</b>	Lot Area (SF):	<b>10,382</b>	Gross Floor Area by Use (SF):	
Developer:	<b>KS Partners</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.66</b>	Lab/R&D:	<b>27,824</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>5</b>	Total GFA:	<b>27,824</b>
Project Type:	<b>Alteration/Change of Use</b>	Zoning:	<b>BC</b>				
Notes:	<b>Gut renovation of existing office building into laboratory space.</b>						

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Subtotals:	All Units: <b>22</b>	Parking Spaces: <b>5</b>				Gross Floor Area by Use (SF):	
Projects:	<b>2</b>					Lab/R&D:	<b>27,824</b>
						Residential:	<b>23,603</b>
						Total GFA:	<b>51,427</b>

**Project Stage: Required Design Review Awaited or Underway**

Address / Name:	<b>87-101 Blanchard Road</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>Cambridge Highlands</b>	PB Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>133,844</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bnai Brith Housing</b>	All Housing Units:	<b>110</b>	Floor-Area Ratio:	<b>1.36</b>	Residential:	<b>92,000</b>
Permit Type:	<b>Affordable Housing Overlay</b>	Affordable Units:	<b>110</b>	Parking:	<b>30</b>	Retail:	<b>8,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA/C-1</b>			Total GFA:	<b>100,000</b>
Notes:	<b>New Affordable Housing Overlay project. 110 1-bedroom units with 8,000 SF of commercial space.</b>						

Address / Name:	<b>Cambridge Crossing Remaining Master Plan - Cambridge Crossing (North Point)</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>PB179</b>	Lot Area (SF):	<b>1,690,876</b>	Gross Floor Area by Use (SF):	
Developer:	<b>DivcoWest</b>	All Housing Units:	<b>1000</b>	Floor-Area Ratio:	<b>2.52</b>	Mixed Use:	<b>688,340</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>See note</b>	Residential:	<b>1,242,255</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>NP/PUD-6/PUD-4A</b>			Retail:	<b>25,000</b>
Notes:	<b>FAR for entire Cambridge site. Includes GFA for buildings yet to enter design review. Portions of some buildings partially in Somerville and Boston. Total units, affordable housing contribution, parking spaces, and retail GFA to be determined.</b>						

Address / Name:	<b>380 Main Street - Building 6 - MIT Kendall Square</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>MIT / Area 2</b>	PB Special Permit:	<b>PB303</b>	Lot Area (SF):	<b>4,971</b>	Gross Floor Area by Use (SF):	
Developer:	<b>MIT</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>4.48</b>	Retail:	<b>13,200</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>13,200</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-3B MXD/PUD 5</b>				
Notes:	<b>Permanent street address yet to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire MIT Kendall Square SoMa project area including retained buildings.</b>						

**Project Stage: Required Design Review Awaited or Underway**

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Address / Name:	<b>MIT Volpe Development Remaining - MIT Volpe Development</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>PB368</b>	Lot Area (SF):	<b>455,750</b>	Gross Floor Area by Use (SF):	
Developer:	<b>MITIMCO</b>	All Housing Units:	<b>1400</b>	Floor-Area Ratio:	<b>6.19</b>	Office/R&D:	<b>914,711</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>1,084</b>	Other:	<b>25,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>PUD-7</b>			Residential:	<b>1,128,000</b>
Notes:	<b>US DOT Volpe Transportation Research Center redevelopment to follow completion of new federal building. 189,913 SF of development exempt from FAR calculation. Parking will not replace existing Volpe parking. Excludes buildings C1 and C3.</b>					Retail:	<b>83,818</b>
						Total GFA:	<b>2,151,529</b>

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Address / Name:	<b>21 Walden Square Rd - Walden Square Apartments II / former 102 Sherman St</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Neighborhood 9</b>	PB Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>319,049</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Winn Companies</b>	All Housing Units:	<b>95</b>	Floor-Area Ratio:	<b>0.99</b>	Residential:	<b>140,550</b>
Permit Type:	<b>Affordable Housing Overlay</b>	Affordable Units:	<b>95</b>	Parking:	<b>See note</b>	Total GFA:	<b>140,550</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-2/AHO</b>				
Notes:	<b>100% Affordable Housing Overlay project. Proposal includes 212 parking spaces to be shared among new and existing units. Will expand existing Walden Square development. First of 2 PB design consultations 3/12/24</b>						

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**Project Stage: Required Design Review Awaited or Underway**

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Subtotals: All Units: **2,605** Parking Spaces: **1,345**  
Projects: **5**

Gross Floor Area by Use (SF):  
Mixed Use: **688,340**  
Office/R&D: **914,711**  
Other: **25,000**  
Residential: **2,602,805**  
Retail: **130,018**  
Total GFA: **4,360,874**

**Project Stage: Zoning Permit Granted or As of Right**

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Address / Name: **250 Binney Street - MXD Infill** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **'B315 MA2** Lot Area (SF): **60,624** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **7.78** Office/R&D: **450,576**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **450,576**

Project Type: **New Construction** Zoning: **MXD**

Notes: **Replaces existing Biogen office building in conjunction with construction of underground transformer south of 290 Binney Street. Parking at shared 1,584 space 290 Binney Street garage. FAR approximate. Maximum parking 0.9 spaces/1000 SF.**

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Address / Name: **290 Binney Street - former Cambridge Center North Garage - MXD Infill** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **'B315 MA2** Lot Area (SF): **105,000** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **7.78** Office/R&D: **500,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **3,904**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **503,904**

Notes: **Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space. Lot area and FAR approximate. Maximum parking 0.9 spaces/1000 SF. Site work for building and transformer underway.**

---

**Project Stage: Zoning Permit Granted or As of Right**

Address / Name:	<b>119-123 Broadway - former Cambridge Center North Garage - MXD Infill</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>PB315 MA2</b>	Lot Area (SF):	<b>105,000</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Boston Properties</b>	All Housing Units:	<b>445</b>	Floor-Area Ratio:	<b>7.78</b>	Residential:	<b>420,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>See note</b>	Retail:	<b>700</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>MXD</b>			Total GFA:	<b>420,700</b>
Notes:	<b>Project includes underground transformer, 1,584 space garage serving multiple MXD buildings, grade level public open space. Lot area and FAR approximate. Parking ratio to be 0.4 to 0.75 space/unit. Site work underway.</b>						

Address / Name:	<b>25 Broadway - Building C1 - MIT Volpe Development</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>PB368</b>	Lot Area (SF):	<b>455,750</b>	Gross Floor Area by Use (SF):	
Developer:	<b>MITIMCO</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>6.19</b>	Lab/R&D:	<b>395,248</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>321</b>	Retail:	<b>12,645</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>PUD-7</b>			Total GFA:	<b>407,893</b>
Notes:	<b>FAR and land area for overall development. Parking from MIT Volpe development pool.</b>						

Address / Name:	<b>75 Broadway - Building C3 - MIT Volpe Development</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>PB368</b>	Lot Area (SF):	<b>455,750</b>	Gross Floor Area by Use (SF):	
Developer:	<b>MITIMCO</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>6.19</b>	Office/R&D:	<b>447,054</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>354</b>	Retail:	<b>3,537</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>PUD-7</b>			Total GFA:	<b>450,591</b>
Notes:	<b>FAR and land area for overall development. Parking from MIT Volpe development pool.</b>						

**Project Stage: Zoning Permit Granted or As of Right**

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Address / Name: **100 Cambridgeside Place - Core Mall Retail Space - Cambridgeside Redevelopment** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **PB364** Lot Area (SF): **267,821** Gross Floor Area by Use (SF):

Developer: **New England Development** All Housing Units: **None** Floor-Area Ratio: **3.20** Retail: **315,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **1,695** Total GFA: **315,000**

Project Type: **Alteration** Zoning: **BA/PUD-4**

Notes: **Core mall redevelopment, not including 3rd floor conversion to lab. Includes all parking for overall redevelopment.**

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Address / Name: **150 Cambridgeside Place - Cambridgeside Redevelopment** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **PB364** Lot Area (SF): **0** Gross Floor Area by Use (SF):

Developer: **New England Development** All Housing Units: **170** Floor-Area Ratio: **4.66** Residential: **175,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Retail: **10,000**

Project Type: **Addition/Change of Use** Zoning: **BA/PUD-8** Total GFA: **185,000**

Notes: **Parking included with 100 Cambridgeside Place redevelopment. . FAR for overall Cambridgeside redevelopment. Existing structure retained up to second floor slab. Interior demolition underway. Lot area to be determined. Number of units approximate.**

---

Address / Name: **160-180 Fawcett Street** Bldg. Permit: **N/A**

Neighborhood: **Cambridge Highlands** PB Special Permit: **PB385** Lot Area (SF): **33,432** Gross Floor Area by Use (SF):

Developer: **Cabot, Cabot & Forbes** All Housing Units: **None** Floor-Area Ratio: **1.74** Office/R&D: **58,027**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **46** Total GFA: **58,027**

Project Type: **New Construction** Zoning: **IB/AOD2**

Notes: **Will Include demolition of existing warehouse.**

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**Project Stage: Zoning Permit Granted or As of Right**

Address / Name:	<b>75 First Street - Parcel E - First Street PUD</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>A Amend 7</b>	Lot Area (SF):	<b>9,749</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Urban Spaces</b>	All Housing Units:	<b>90</b>	Floor-Area Ratio:	<b>8.65</b>	Residential:	<b>80,698</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>See note</b>	Retail:	<b>3,600</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA/PUD-4</b>			Total GFA:	<b>84,298</b>
Notes:	<b>Requires amendment to existing special permit. Includes rear portion of previously developed adjacent Parcel A in First Street PUD. 38 to 45 parking spaces to be allocated from 107 First St. garage.</b>						

Address / Name:	<b>80 First Street - Cambridgeside Redevelopment</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>PB364</b>	Lot Area (SF):	<b>0</b>	Gross Floor Area by Use (SF):	
Developer:	<b>New England Development</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>4.66</b>	Office/R&D:	<b>445,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Retail:	<b>10,000</b>
Project Type:	<b>Addition/Change of Use</b>	Zoning:	<b>BA/PUD-8</b>			Total GFA:	<b>455,000</b>
Notes:	<b>Parking included with 100 Cambridgeside Place redevelopment. FAR is for overall Cambridgeside Mall redevelopment. Existing structure will retained up to second floor slab. Interior demolition underway. Lot area to be determined.</b>						

Address / Name:	<b>2 Garden Street</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>West Cambridge</b>	PB Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>5,261</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Garden Lodge LLC</b>	All Housing Units:	<b>13</b>	Floor-Area Ratio:	<b>1.69</b>	Residential:	<b>7,721</b>
Permit Type:	<b>Board of Zoning Appeals</b>	Affordable Units:	<b>None</b>	Parking:	<b>1</b>	Total GFA:	<b>7,721</b>
Project Type:	<b>Addition/Change of Use</b>	Zoning:	<b>C-2</b>				
Notes:	<b>13 room boarding house. Expansion of pre-existing building.</b>						



**Project Stage: Zoning Permit Granted or As of Right**

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Address / Name: **57 JFK Street - The Galleria Residential** Bldg. Permit: **N/A**

Neighborhood: **West Cambridge** PB Special Permit: **PB390** Lot Area (SF): **14,506** Gross Floor Area by Use (SF):

Developer: **Raj Dhanda** All Housing Units: **38** Floor-Area Ratio: **4.61** Residential: **30,150**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **0** Total GFA: **30,150**

Project Type: **Addition** Zoning: **BB/HSOD**

Notes: **Residential addition to existing retail structure. Supercedes prior proposal for office expansion. Under review by Historical Commission, though Certificate of Appropriateness was issued 2/2/23 and amended 11/30/23.**

---

Address / Name: **2161 Massachusetts Avenue** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** PB Special Permit: **PB397** Lot Area (SF): **7,513** Gross Floor Area by Use (SF):

Developer: **ND Development** All Housing Units: **8** Floor-Area Ratio: **1.30** Office/R&D: **2,514**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **7** Residential: **7,272**

Project Type: **Addition/Change of Use** Zoning: **BA-2** Total GFA: **9,786**

Notes: **Includes relocation and partial demolition of existing structure used as office space. Received Historic Commission review.**

---

Address / Name: **544-550 Massachusetts Avenue** Bldg. Permit: **N/A**

Neighborhood: **Cambridgeport** PB Special Permit: **PB381** Lot Area (SF): **4,394** Gross Floor Area by Use (SF):

Developer: **Central Square Redevelopment LLC** All Housing Units: **27** Floor-Area Ratio: **4.32** Residential: **16,807**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **0** Retail: **2,181**

Project Type: **Alteration/Change of Use** Zoning: **BB-CSQ** Total GFA: **18,988**

Notes: **Will expand existing building to accommodate residential use on upper floors. Existing ground floor retail to be retained. Requires both BZA variance and Planning Board special permit.**

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**Project Stage: Zoning Permit Granted or As of Right**

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Address / Name: **600 Massachusetts Avenue** Bldg. Permit: **N/A**

Neighborhood: **Cambridgeport** PB Special Permit: **PB369** Lot Area (SF): **21,262** Gross Floor Area by Use (SF):

Developer: **Cifrino Mass Ave Realty** All Housing Units: **46** Floor-Area Ratio: **3.72** Residential: **46,769**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **0** Retail: **32,427**

Project Type: **Addition/Alteration** Zoning: **BB** Total GFA: **79,196**

Notes: **Will include partial demolition of existing retail building to add six floors with housing and commercial space. GFA excludes space subject to basement waiver.**

---

Address / Name: **4 Mellen Street - former Lesley University Admissions Office** Bldg. Permit: **N/A**

Neighborhood: **Baldwin** PB Special Permit: **N/A** Lot Area (SF): **14,465** Gross Floor Area by Use (SF):

Developer: **Homeowners Rehab** All Housing Units: **29** Floor-Area Ratio: **2.44** Residential: **35,263**

Permit Type: **Affordable Housing Overlay** Affordable Units: **29** Parking: **0** Total GFA: **35,263**

Project Type: **Alteration/Enlargement** Zoning: **C2-A**

Notes: **100% Affordable Housing Overlay project. Preserves existing structure formerly used by Lesley University and includes addition.**

---

Address / Name: **121 Morgan Avenue - Building Q2 - Cambridge Crossing (North Point)** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **PB179** Lot Area (SF): **55,997** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Office/R&D: **163,794**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **147** Retail: **1,801**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **165,595**

Notes: **FAR for overall Cambridge Crossing development. Site work underway.**

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**Project Stage: Zoning Permit Granted or As of Right**

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Address / Name: **221 Morgan Avenue - Building R - Cambridge Crossing (North Point)** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **PB179** Lot Area (SF): **34,074** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **120** Floor-Area Ratio: **2.66** Residential: **120,901**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Retail: **18,324**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **139,225**

Notes: **FAR for overall Cambridge Crossing development. 60 parking spaces on site for residential units and 10 at 222 Jacobs Street for retail space.**

---

Address / Name: **83-91 Mount Auburn Street - The Garage/36 JFK Street/33 Dunster Street** Bldg. Permit: **N/A**

Neighborhood: **Mid-Cambridge** PB Special Permit: **PB386** Lot Area (SF): **17,608** Gross Floor Area by Use (SF):

Developer: **Trinity Real Estate Management** All Housing Units: **None** Floor-Area Ratio: **4.97** Office/R&D: **87,494**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Total GFA: **87,494**

Project Type: **New Construction/Alteration** Zoning: **BB-HSO**

Notes: **Will include retail with GFA to be determined. Demolition will retain historic exterior walls.**

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Address / Name: **263 Msgr. O'Brien Highway - Somerbridge Hotel** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **15,490** Gross Floor Area by Use (SF):

Developer: **Somerbridge Hotel LLC** All Housing Units: **None** Floor-Area Ratio: **1.50** Hotel: **23,205**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **13** Total GFA: **23,205**

Project Type: **New Construction** Zoning: **SD-1** Hotel Rooms: **199**

Notes: **Project partially located in Somerville. Includes demolition of existing structure. Site work underway. Additional approvals might be needed.**

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**Project Stage: Zoning Permit Granted or As of Right**

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Address / Name: **430 Rindge Avenue - Rindge Commons Phase 2** Bldg. Permit: **NA**

Neighborhood: **North Cambridge** PB Special Permit: **N/A** Lot Area (SF): **155,591** Gross Floor Area by Use (SF):

Developer: **Just-A-Start** All Housing Units: **77** Floor-Area Ratio: **2.73** Residential: **90,075**

Permit Type: **Comprehensive Permit** Affordable Units: **77** Parking: **See note** Total GFA: **90,075**

Project Type: **New Construction** Zoning: **C-2**

Notes: **One of two new buildings to be constructed on the site of existing Rindge Tower Apartments parking lot. Remaining 233 parking spaces will serve new and existing buildings. Formerly referred to 418-450 Rindge Ave.**

---

Address / Name: **49 Sixth Street - former Sacred Heart School and CPSD Offices** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **19,865** Gross Floor Area by Use (SF):

Developer: **POAH** All Housing Units: **46** Floor-Area Ratio: **2.98** Residential: **59,400**

Permit Type: **Affordable Housing Overlay** Affordable Units: **46** Parking: **0** Total GFA: **59,400**

Project Type: **Alteration/Change of Use** Zoning: **C-1/AHO**

Notes: **100% Affordable Housing Overlay project. Rehab of former Sacred Heart School and CPSD offices building. Building is located at corner of Thorndike and Seventh Streets.**

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Address / Name: **1 Third Street - former Dunkin Donuts** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **7,404** Gross Floor Area by Use (SF):

Developer: **DND Homes, LLC** All Housing Units: **19** Floor-Area Ratio: **2.28** Residential: **16,921**

Permit Type: **Board of Zoning Appeals** Affordable Units: **TBD** Parking: **0** Total GFA: **16,921**

Project Type: **New Construction** Zoning: **BA/C-1**

Notes: **Redevelopment of Dunkins Donuts location.**

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**Project Stage: Zoning Permit Granted or As of Right**

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Address / Name:	<b>235 Third Street</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	PB Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>5,563</b>	Gross Floor Area by Use (SF):	
Developer:	<b>DND Homes</b>	All Housing Units:	<b>19</b>	Floor-Area Ratio:	<b>3.25</b>	Residential:	<b>18,080</b>
Permit Type:	<b>Board of Zoning Appeals</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>0</b>	Total GFA:	<b>18,080</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1</b>				
Notes:	<b>Substantial expansion of existing residential properties.</b>						

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Subtotals:	All Units: <b>1,147</b>	Parking Spaces: <b>4,228</b>	Hotel Rooms: <b>199</b>			Gross Floor Area by Use (SF):	
Projects:	<b>24</b>					Hotel:	<b>23,205</b>
						Lab/R&D:	<b>395,248</b>
						Office/R&D:	<b>2,154,459</b>
						Residential:	<b>1,125,057</b>
						Retail:	<b>414,119</b>
						Total GFA:	<b>4,112,088</b>

**Project Stage: Building Permit Granted**

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Address / Name:	<b>1 Alewife Park - Alewife Park Bldg 1 / former GCP/W. R. Grace Site - Alewife Park</b>	Bldg. Permit:	<b>182959</b>				
Neighborhood:	<b>North Cambridge</b>	PB Special Permit:	<b>PB387</b>	Lot Area (SF):	<b>45,125</b>	Gross Floor Area by Use (SF):	
Developer:	<b>IQHQ</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.94</b>	Lab/R&D:	<b>90,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>90,000</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>SD-3</b>				
Notes:	<b>Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported separately. FAR is for entire Alewife Park project.</b>						

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Address / Name:	<b>2 Alewife Park - Alewife Park Bldg 4 / former GCP/W. R. Grace Site - Alewife Park</b>	Bldg. Permit:	<b>192754</b>				
Neighborhood:	<b>North Cambridge</b>	PB Special Permit:	<b>PB387</b>	Lot Area (SF):	<b>853,776</b>	Gross Floor Area by Use (SF):	
Developer:	<b>IQHQ</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.94</b>	Office/R&D:	<b>98,400</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>98,400</b>
Project Type:	<b>New Construction/Alteration</b>	Zoning:	<b>SD-3</b>				
Notes:	<b>Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported separately. FAR is for entire Alewife Park project.</b>						

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>3 Alewife Park - Alewife Park Bldg 5 / former GCP/W. R. Grace Site - Alewife Park</b>	Bldg. Permit:	<b>192769</b>				
Neighborhood:	<b>North Cambridge</b>	PB Special Permit:	<b>PB387</b>	Lot Area (SF):	<b>853,776</b>	Gross Floor Area by Use (SF):	
Developer:	<b>IQHQ</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.94</b>	Office/R&D:	<b>140,200</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Retail:	<b>3,500</b>
Project Type:	<b>New Construction/Alteration</b>	Zoning:	<b>SD-3</b>			Total GFA:	<b>143,700</b>
Notes:	<b>Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported separately. Foundation work underway. FAR is for entire Alewife Park project.</b>						

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Address / Name:	<b>4 Alewife Park - Alewife Park Bldg 2 / former GCP/W. R. Grace Site - Alewife Park</b>	Bldg. Permit:	<b>199995</b>				
Neighborhood:	<b>North Cambridge</b>	PB Special Permit:	<b>PB387</b>	Lot Area (SF):	<b>853,776</b>	Gross Floor Area by Use (SF):	
Developer:	<b>IQHQ</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.94</b>	Office/R&D:	<b>98,500</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>98,500</b>
Project Type:	<b>New Construction/Alteration</b>	Zoning:	<b>SD-3</b>				
Notes:	<b>Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported separately. Foundation work underway. FAR is for entire Alewife Park project.</b>						

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**Project Stage: Building Permit Granted**

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Address / Name: **5 Alewife Park - Alewife Park Bldg 3 / former GCP/W. R. Grace Site - Alewife Park** Bldg. Permit: **192693**

Neighborhood: **North Cambridge** PB Special Permit: **PB387** Lot Area (SF): **853,776** Gross Floor Area by Use (SF):

Developer: **IQHQ** All Housing Units: **None** Floor-Area Ratio: **0.94** Office/R&D: **147,400**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **147,400**

Project Type: **New Construction/Alteration** Zoning: **SD-3**

Notes: **Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported separately. Foundation work underway. FAR is for entire Alewife Park project.**

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Address / Name: **6 Alewife Park - Parking Garage / former GCP/W. R. Grace Site - Alewife Park** Bldg. Permit: **192779**

Neighborhood: **North Cambridge** PB Special Permit: **PB387** Lot Area (SF): **853,776** Gross Floor Area by Use (SF):

Developer: **IQHQ** All Housing Units: **None** Floor-Area Ratio: **0.94** Parking Garage: **0**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **609** Total GFA: **0**

Project Type: **New Construction/Alteration** Zoning: **SD-3**

Notes: **Overall project includes transfer of development rights from Jerry's Pond area. Includes all parking for entire Alewife Center development. 358 space garage and 251 surface spaces. Foundation work underway. FAR is for entire Alewife Park project.**

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Address / Name: **201 Amherst Street - New MIT Music Building** Bldg. Permit: **147283**

Neighborhood: **MIT / Area 2** PB Special Permit: **N/A** Lot Area (SF): **2,790,855** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **0.81** Institutional: **34,000**

Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Total GFA: **34,000**

Project Type: **New Construction** Zoning: **C-3**

Notes: **No net increase in parking due to relocation of spaces from other campus locations. Will be campus buildings W18.**

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**Project Stage: Building Permit Granted**

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Address / Name: **300 Binney Street - Former Biogen Office** Bldg. Permit: **221669**

Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **49,544** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **4.18** Lab/R&D: **124,200**

Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Office/R&D: **82,800**

Project Type: **Alteration/Change of Use** Zoning: **MXD** Total GFA: **207,000**

Notes: **Renovation of former Biogen office, 6 floors of 60 percent lab and 40 percent office space renovation. No change in parking.**

---

Address / Name: **90 Binney Street - Alexandria PUD** Bldg. Permit: **182441**

Neighborhood: **East Cambridge** PB 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** Parking: **15** Retail: **6,189**

Project Type: **Addition/Alteration** Zoning: **IA-1/PUD-3A** Total GFA: **16,189**

Notes: **Also known as 219 Second St. Parking provided at 50/60 Binney Street Garage. Formerly 41 Linskey Way.**

---

Address / Name: **1043-1059 Cambridge Street - University Monument Site** Bldg. Permit: **152842**

Neighborhood: **Wellington Harrington** PB Special Permit: **PB336** Lot Area (SF): **15,686** Gross Floor Area by Use (SF):

Developer: **418 Real Estate** All Housing Units: **18** Floor-Area Ratio: **1.86** Residential: **24,892**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **13** Retail: **4,364**

Project Type: **New Construction** Zoning: **BA/C-2B** Total GFA: **29,256**

Notes: **Includes demolition of existing warehouse and retail structures.**

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**Project Stage: Building Permit Granted**

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Address / Name: **747 Cambridge Street - Polish Club** Bldg. Permit: **115390**

Neighborhood: **Wellington Harrington** PB Special Permit: **N/A** Lot Area (SF): **6,200** Gross Floor Area by Use (SF):

Developer: **747 Cambridge St , LLC** All Housing Units: **6** Floor-Area Ratio: **1.71** Community Center: **1,097**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **9** Residential: **6,869**

Project Type: **New Construction** Zoning: **BA/C-1** Total GFA: **7,966**

Notes: **Includes replacement of existing Polish Club building. Club will take space in new building.**

---

Address / Name: **851 Cambridge Street** Bldg. Permit: **74225**

Neighborhood: **Wellington Harrington** PB Special Permit: **N/A** Lot Area (SF): **5,836** Gross Floor Area by Use (SF):

Developer: **Cambridge Hunting STS Realty Trust** All Housing Units: **10** Floor-Area Ratio: **2.48** Residential: **15,000**

Permit Type: **As of Right** Affordable Units: **TBD** Parking: **6** Retail: **4,964**

Project Type: **New Construction** Zoning: **BA/C-1** Total GFA: **19,964**

Notes: **Replaces mixed use residential/restaurant building destroyed by fire.**

---

Address / Name: **125 Cambridgepark Drive** Bldg. Permit: **215450**

Neighborhood: **North Cambridge** PB Special Permit: **326 Amd 7** Lot Area (SF): **126,612** Gross Floor Area by Use (SF):

Developer: **Longfellow** All Housing Units: **None** Floor-Area Ratio: **1.77** Lab/R&D: **50,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **50,000**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

Notes: **Infill addition to existing building. Reduction in surface parking expected. Final GFA for building will total 216,981 SF.**

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**Project Stage: Building Permit Granted**

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Address / Name: **150 Cambridgepark Drive** Bldg. Permit: **5347/155714/172450**

Neighborhood: **North Cambridge** PB Special Permit: **147 Amend** Lot Area (SF): **125,089** Gross Floor Area by Use (SF):

Developer: **Longfellow Real Estate** All Housing Units: **None** Floor-Area Ratio: **2.65** Lab/R&D: **270,080**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **270,080**

Project Type: **Alteration/Change of Use** Zoning: **O2A/AOD6**

Notes: **HVAC/elec/elevator/infill work to convert office building to lab space. Might need new Planning Board special permit later depending on scope. FAR includes all structures on parcel. No changes to parking.**

---

Address / Name: **100 Cambridgeside Place - Core Mall Office Space Conversion - Cambridgeside Redevelopment** Bldg. Permit: **216130**

Neighborhood: **East Cambridge** PB Special Permit: **PB364** Lot Area (SF): **267,821** Gross Floor Area by Use (SF):

Developer: **New England Development** All Housing Units: **None** Floor-Area Ratio: **3.20** Lab/R&D: **84,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Office/R&D: **56,000**

Project Type: **Alteration/Change of Use** Zoning: **BA/PUD-4** Total GFA: **140,000**

Notes: **Conversion of third floor of Cambridgeside mall from retail to office and lab space.**

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Address / Name: **20 Cambridgeside Place - former Macy's Department Store - Cambridgeside Redevelopment** Bldg. Permit: **130531**

Neighborhood: **East Cambridge** PB Special Permit: **PB364** Lot Area (SF): **38,788** Gross Floor Area by Use (SF):

Developer: **New England Development** All Housing Units: **None** Floor-Area Ratio: **4.66** Lab/R&D: **295,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Office/R&D: **48,000**

Project Type: **New Construction/Alteration** Zoning: **BA/PUD-8** Retail: **17,000**

Notes: **Parking included with 100 Cambridgeside Place redevelopment. FAR is for overall redevelopment. Existing structure will be retained up to second floor slab.** Total GFA: **360,000**

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**Project Stage: Building Permit Granted**

---

Address / Name: **1 Canal Park** Bldg. Permit: **156580**  
Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **30,400** Gross Floor Area by Use (SF):  
Developer: **1 Canal Park LLC** All Housing Units: **None** Floor-Area Ratio: **3.54** Lab/R&D: **107,662**  
Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Total GFA: **107,662**  
Project Type: **Alteration** Zoning: **C2-A/PUD-4A**  
Notes: **Conversion of office building to Lab/R&D. No change to parking.**

---

Address / Name: **1 Cedar Street - United American Veterans Clubhouse** Bldg. Permit: **141137**  
Neighborhood: **North Cambridge** PB Special Permit: **N/A** Lot Area (SF): **7,590** Gross Floor Area by Use (SF):  
Developer: **John Repucci** All Housing Units: **8** Floor-Area Ratio: **1.59** Community Center: **2,114**  
Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **8** Residential: **9,981**  
Project Type: **New Construction** Zoning: **BA-2** Total GFA: **12,095**  
Notes: **Includes demolition of existing veterans club, which will take space in new building. Also subject to Large Project Review under the zoning ordinance.**

---

Address / Name: **605 Concord Avenue - Acorn Holdings Concord Ave. Phase II** Bldg. Permit: **55622**  
Neighborhood: **Cambridge Highlands** PB Special Permit: **PB319** Lot Area (SF): **21,666** Gross Floor Area by Use (SF):  
Developer: **Acorn Holdings** All Housing Units: **49** Floor-Area Ratio: **2.66** Residential: **53,551**  
Permit Type: **Planning Board Special Permit** Affordable Units: **7** Parking: **68** Retail: **4,128**  
Project Type: **New Construction** Zoning: **BA/AOD-5** Total GFA: **57,679**  
Notes: **Includes demolition of existing bank branch building. Parking comprises 49 residential and 19 commercial spaces.**

---

**Project Stage: Building Permit Granted**

---

Address / Name: **161 First Street - Alexandria PUD** Bldg. Permit: **54231**

Neighborhood: **East Cambridge** PB Special Permit: **PB243** Lot Area (SF): **40,000** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **3.75** Office/R&D: **30,087**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **30,087**

Project Type: **Alteration** Zoning: **IA-1/PUD-3A**

Notes: **Includes 18 parking spaces at 75/125 Binney and 50/60 Binney Street garages. Shared site with 50 Rogers Street, which is a new 102-unit residential building.**

---

Address / Name: **30 Hampshire Street** Bldg. Permit: **150581**

Neighborhood: **The Port/Area IV** PB Special Permit: **N/A** Lot Area (SF): **5,758** Gross Floor Area by Use (SF):

Developer: **38-40 Hampshire St LLC** All Housing Units: **None** Floor-Area Ratio: **4.00** Lab/R&D: **15,821**

Permit Type: **As of Right** Affordable Units: **None** Parking: **12** Total GFA: **15,821**

Project Type: **New Construction** Zoning: **I-B**

Notes: **No parking at site at time of permit application. Previously permitted as hotel under SP PB358.**

---

Address / Name: **213 Harvard Street** Bldg. Permit: **172820**

Neighborhood: **The Port/Area IV** PB Special Permit: **N/A** Lot Area (SF): **5,913** Gross Floor Area by Use (SF):

Developer: **213 Harvard St Condo Assn** All Housing Units: **8** Floor-Area Ratio: **2.21** Residential: **12,378**

Permit Type: **As of Right** Affordable Units: **None** Parking: **6** Total GFA: **12,378**

Project Type: **New Construction** Zoning: **C-1**

Notes: **Replacement of eight unit condominium destroyed by fire.**

---

## Project Stage: Building Permit Granted

---

Address / Name: **1 Jackson Place - Jefferson Park Federal Revitalization** Bldg. Permit: **195497-195504**

Neighborhood: **North Cambridge** PB Special Permit: **N/A** Lot Area (SF): **328,125** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **278** Floor-Area Ratio: **1.16** Residential: **379,925**

Permit Type: **Affordable Housing Overlay** Affordable Units: **278** Parking: **See note** Total GFA: **379,925**

Project Type: **New Construction** Zoning: **C-1A/C-2/AHO**

Notes: **100% Affordable Housing Overlay project. Application includes 132 on site and 3 off site spaces. Will replace existing Jefferson Park federal CHA development. Construction underway. Formerly 278 Rindge Ave. Net gain of 103 units.**

---

Address / Name: **3-5 Linnaean Street - Basement Housing** Bldg. Permit: **25045**

Neighborhood: **Neighborhood 9** PB Special Permit: **PB329** Lot Area (SF): **24,153** Gross Floor Area by Use (SF):

Developer: **Willow Land Corporation** All Housing Units: **5** Floor-Area Ratio: **2.10** Residential: **50,701**

Permit Type: **Planning Board Special Permit** Affordable Units: **1** Parking: **0** Total GFA: **50,701**

Project Type: **Alteration** Zoning: **C-2/BA-2**

Notes: **Conversion of existing underutilized basement space into housing. GFA includes entire existing 37 unit building.**

---

Address / Name: **200 Main Street - Building 2 / former Eastgate Graduate Dormitory - MIT Kendall Square** Bldg. Permit: **209931**

Neighborhood: **MIT / Area 2** PB Special Permit: **PB303** Lot Area (SF): **69,711** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Office/R&D: **312,355**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **278** Retail: **10,925**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **323,280**

Notes: **Formerly 84 Wadsworth Street. FAR for entire MIT Kendall Square SoMa project area including retained buildings. Includes demolition of former Eastgate high rise dormitory building.**

---

**Project Stage: Building Permit Granted**

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Address / Name: **600-624 Main Street - Ragon Institute / former Olmstead-Flint Building** Bldg. Permit: **149353**

Neighborhood: **MIT / Area 2** PB Special Permit: **PB375** Lot Area (SF): **67,579** Gross Floor Area by Use (SF):

Developer: **MIT/Ragon Institute** All Housing Units: **None** Floor-Area Ratio: **2.75** Institutional: **185,810**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **120** Total GFA: **185,810**

Project Type: **New Construction** Zoning: **IB**

Notes: **Includes demolition of preexisting industrial and warehouse structures. The Ragon Institute is associated with MGH, MIT and Harvard.**

---

Address / Name: **134 Massachusetts Avenue - Metropolitan Storage Warehouse** Bldg. Permit: **200381/216308**

Neighborhood: **MIT / Area 2** PB Special Permit: **N/A** Lot Area (SF): **46,666** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.71** Institutional: **195,000**

Permit Type: **As of Right** Affordable Units: **None** Parking: **0** Total GFA: **195,000**

Project Type: **Alteration/Change of Use** Zoning: **SD-6**

Notes: **Conversion of former storage warehouse into new facilities for MIT School of Architecture and Planning. Include selective demolition. Variance allows food service operation on first floor.**

---

Address / Name: **711-727 Massachusetts Avenue - Gaslight Building** Bldg. Permit: **195428**

Neighborhood: **Mid-Cambridge** PB Special Permit: **PB361** Lot Area (SF): **10,553** Gross Floor Area by Use (SF):

Developer: **Gas Light Building LLC** All Housing Units: **None** Floor-Area Ratio: **3.83** Hotel: **24,758**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Office/R&D: **18,760**

Project Type: **Alteration/Change of Use** Zoning: **BB-CSQ** Hotel Rooms: **36** Retail: **3,006**

Notes: **Will include addition to existing structure and rehab to convert office building with ground floor retail to boutique hotel including office and retail uses. FAR excludes exempted retail GFA.**

---

**Project Stage: Building Permit Granted**

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Address / Name: **52 New Street - former Warehouse and Gym** Bldg. Permit: **230992**

Neighborhood: **Neighborhood 9** PB Special Permit: **N/A** Lot Area (SF): **43,794** Gross Floor Area by Use (SF):

Developer: **Just-A-Start** All Housing Units: **106** Floor-Area Ratio: **3.30** Educational: **3,875**

Permit Type: **Affordable Housing Overlay** Affordable Units: **106** Parking: **43** Residential: **126,230**

Project Type: **New Construction** Zoning: **IA-1/AHO** Total GFA: **130,105**

Notes: **100% Affordable Housing Overlay project. Project proposed to include daycare space. Will replace existing gym.**

---

Address / Name: **116 Norfolk Street** Bldg. Permit: **201178**

Neighborhood: **The Port/Area IV** PB Special Permit: **N/A** Lot Area (SF): **25,230** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **62** Floor-Area Ratio: **1.87** Residential: **47,075**

Permit Type: **Affordable Housing Overlay** Affordable Units: **62** Parking: **0** Total GFA: **47,075**

Project Type: **Addition/Alteration** Zoning: **C-1/AHO**

Notes: **100% Affordable Housing Overlay project. Cambridge Housing Authority congregate housing development under conversion to affordable apartments for formerly homeless persons. Net increase of 47 units.**

---

Address / Name: **432 Rindge Avenue - Rindge Commons Phase 1** Bldg. Permit: **158329**

Neighborhood: **North Cambridge** PB Special Permit: **N/A** Lot Area (SF): **155,591** Gross Floor Area by Use (SF):

Developer: **Just-A-Start** All Housing Units: **24** Floor-Area Ratio: **2.73** Educational: **28,794**

Permit Type: **Comprehensive Permit** Affordable Units: **24** Parking: **See note** Office/R&D: **12,192**

Project Type: **New Construction** Zoning: **C-2** Residential: **27,968**

Notes: **One of two new buildings to be constructed on the site of existing Rindge Tower Apartments parking lot. Remaining 233 parking spaces will serve new and existing buildings. Formerly referred to 418-450 Rindge Ave.** Total GFA: **68,954**

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**Project Stage: Building Permit Granted**

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Address / Name: **101 Smith Place** Bldg. Permit: **107682**  
Neighborhood: **Cambridge Highlands** PB Special Permit: **PB359** Lot Area (SF): **113,246** Gross Floor Area by Use (SF):  
Developer: **The Davis Companies** All Housing Units: **None** Floor-Area Ratio: **1.27** Office/R&D: **142,153**  
Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **154** Total GFA: **142,153**  
Project Type: **New Construction** Zoning: **IB-2/AOD1,01/AOD3**  
Notes: **Includes demolition of existing technical office structure.**

---

Address / Name: **320-330 Third Street - Cambridge Research Park** Bldg. Permit: **196010**  
Neighborhood: **East Cambridge** PB Special Permit: **PB383** Lot Area (SF): **51,341** Gross Floor Area by Use (SF):  
Developer: **Biomed** All Housing Units: **None** Floor-Area Ratio: **10.01** Community Center: **30,000**  
Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Office/R&D: **470,000**  
Project Type: **New Construction** Zoning: **O-3/PUD-CDK** Total GFA: **500,000**  
Notes: **Up to 406 parking spaces provided from Cambridge Research Park pooled facility. Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project. Formerly known as 585 Third Street.**

---

Address / Name: **40 Thorndike Street - Sullivan Courthouse Redevelopment** Bldg. Permit: **97328**  
Neighborhood: **East Cambridge** PB Special Permit: **PB288** Lot Area (SF): **59,788** Gross Floor Area by Use (SF):  
Developer: **Leggat McCall** All Housing Units: **48** Floor-Area Ratio: **7.97** Office/R&D: **434,593**  
Permit Type: **Planning Board Special Permit** Affordable Units: **48** Parking: **355** Residential: **47,465**  
Project Type: **Addition/Alteration** Zoning: **BB** Retail: **15,000**  
Notes: **Redevelopment of former Middlesex County Courthouse and addition of street level residential units. Parking includes 85 spaces on-site and 270 spaces leased at First St Garage.**

---

**Project Stage: Building Permit Granted**

---

Address / Name: **197 Vassal Lane - New Tobin School** Bldg. Permit: **185582**

Neighborhood: **West Cambridge** PB Special Permit: **N/A** Lot Area (SF): **396,958** Gross Floor Area by Use (SF):

Developer: **City of Cambridge** All Housing Units: **None** Floor-Area Ratio: **0.76** Educational: **299,954**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **150** Total GFA: **299,954**

Project Type: **New Construction** Zoning: **B/OS**

Notes: **Replaces existing Tobin Montessori and Vassal Lane Upper Schools.**

---

Address / Name: **269-299 Vassar Street - MIT Graduate Student Dormitory** Bldg. Permit: **151307/145074**

Neighborhood: **MIT / Area 2** PB Special Permit: **PB371** Lot Area (SF): **765,106** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **351** Floor-Area Ratio: **1.87** Institutional: **328,050**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **328,050**

Project Type: **New Construction** Zoning: **SD-6, SD-11, IU Overlay**

Notes: **Graduate student apartment building replacing MIT Police Station and surface parking lot. Parking included in existing MIT pool. FAR includes all buildings on larger contiguous MIT-owned parcel.**

---

Address / Name: **51 Vassar Street - Schwartzman College of Computing / former MIT Building 44** Bldg. Permit: **141637**

Neighborhood: **MIT / Area 2** PB Special Permit: **PB370** Lot Area (SF): **409,261** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **1.64** Institutional: **174,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **174,000**

Project Type: **New Construction** Zoning: **C-3B**

Notes: **Replaces MIT Building 44, which has been demolished. Parking included in MIT pool. FAR includes all buildings on larger contiguous MIT-owned parcel.**

---

**Project Stage: Building Permit Granted**

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Address / Name:	<b>53-55 Wheeler Street - former Abt Associates</b>	Bldg. Permit:	<b>61424/61926</b>
Neighborhood:	<b>Cambridge Highlands</b>	PB Special Permit:	<b>PB330</b>
Developer:	<b>55-9 Wheels Owner LLC</b>	Lot Area (SF):	<b>249,518</b>
Permit Type:	<b>Planning Board Special Permit</b>	All Housing Units:	<b>525</b>
Project Type:	<b>New Construction</b>	Floor-Area Ratio:	<b>2.26</b>
Notes:	<b>Project includes replacement of existing office complex.</b>		
		Affordable Units:	<b>99</b>
		Parking:	<b>448</b>
		Zoning:	<b>O1/AOD4</b>
		Total GFA:	<b>563,609</b>
		Gross Floor Area by Use (SF):	

Subtotals:	All Units: <b>1,498</b>	Parking Spaces: <b>2,587</b>	Hotel Rooms: <b>36</b>	Gross Floor Area by Use (SF):
Projects:	<b>38</b>			Community Center: <b>33,211</b>
				Educational: <b>332,623</b>
				Hotel: <b>24,758</b>
				Institutional: <b>916,860</b>
				Lab/R&D: <b>1,036,763</b>
				Office/R&D: <b>2,101,440</b>
				Parking Garage: <b>0</b>
				Residential: <b>1,365,644</b>
				Retail: <b>69,076</b>
				Total GFA: <b>5,880,375</b>

**Project Stage: Complete**

---

Address / Name: **220 Binney Street - New Volpe US DOT Building** Bldg. Permit: **NA/Federal Project**

Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **174,240** Gross Floor Area by Use (SF):

Developer: **US GSA/DOT** All Housing Units: **None** Floor-Area Ratio: **2.30** Government: **400,000**

Permit Type: **As of Right** Affordable Units: **None** Parking: Total GFA: **400,000**

Project Type: **New Construction** Zoning:

Notes: **Building permit and Certificate of Occupancy not required due to this being a federal government project. Reported as complete as of September 2023.**

---

Address / Name: **325 Binney Street - Moderna Science Center / former Metropolitan Pipe & Supply** Bldg. Permit: **106270**

Neighborhood: **East Cambridge** PB Special Permit: **PB367** Lot Area (SF): **191,506** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate Equities,** All Housing Units: **None** Floor-Area Ratio: **1.93** Office/R&D: **366,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **286** Total GFA: **366,500**

Project Type: **New Construction** Zoning: **IA-1**

Notes: **Interior fit-out underway. Also known as 325 Binney Street. Will house Moderna Science Center corporate headquarters.**

---

Address / Name: **97-99 Elmwood Street** Bldg. Permit: **45061**

Neighborhood: **North Cambridge** PB Special Permit: **PB308** Lot Area (SF): **17,535** Gross Floor Area by Use (SF):

Developer: **95-99 Elmwood Street LLC** All Housing Units: **34** Floor-Area Ratio: **2.24** Residential: **35,894**

Permit Type: **Planning Board Special Permit** Affordable Units: **4** Parking: **34** Retail: **380**

Project Type: **New Construction** Zoning: **BA-2/NMAOD** Total GFA: **36,274**

Notes: **Existing auto repair facility demolished. Was 95-99 Elmwood.**

---

**Project Stage: Complete**

---

Address / Name: **124 First Street - Charles Park Lab Conversion / former 1 Charles Park** Bldg. Permit: **112658**

Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **23,915** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **4.97** Lab/R&D: **119,021**

Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Total GFA: **119,021**

Project Type: **Change of Use** Zoning: **BA/PUD-4**

Notes: **Major rehab and conversion of existing office building to lab space. No new construction. No change to existing parking. Complex includes 1 Rogers Street.**

---

Address / Name: **130-140 First Street - Charles Park Lab Conversion / former 1 Rogers Street** Bldg. Permit: **112660**

Neighborhood: **East Cambridge** PB Special Permit: **N/A** Lot Area (SF): **111,530** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **2.35** Lab/R&D: **262,552**

Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Total GFA: **262,552**

Project Type: **Change of Use** Zoning: **BA/PUD-4**

Notes: **Major rehab and conversion of existing office building to lab space. No new construction. No change to existing parking. Complex includes 1 Charles Park.**

---

Address / Name: **60 First Street - former Sears Department Store - Cambridgeside Redevelopment** Bldg. Permit: **132949**

Neighborhood: **East Cambridge** PB Special Permit: **PB364** Lot Area (SF): **42,561** Gross Floor Area by Use (SF):

Developer: **New England Development** All Housing Units: **None** Floor-Area Ratio: **4.66** Lab/R&D: **175,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **35,000**

Project Type: **Addition/Change of Use** Zoning: **BA/PUD-8** Total GFA: **210,000**

Notes: **Parking included with 100 Cambridgeside Place redevelopment. FAR is for overall Cambridgeside Mall redevelopment.**

---

**Project Stage: Complete**

---

Address / Name: **124 Morgan Avenue - Parcel I2 West - Cambridge Crossing (North Point)** Bldg. Permit: **166479**

Neighborhood: **East Cambridge** PB Special Permit: **PB179** Lot Area (SF): **100,837** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Retail: **2,164**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **2,164**

Project Type: **New Construction** Zoning: **NP/PUD-6**

Notes: **FAR for overall Cambridge Crossing development. Lot area for all of Cambridge Crossing Parcel I. Parking included with 151 North First Street project.**

---

Address / Name: **144 Morgan Avenue - Parcel I2 East - Cambridge Crossing (North Point)** Bldg. Permit: **166482**

Neighborhood: **East Cambridge** PB Special Permit: **PB179** Lot Area (SF): **100,837** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Retail: **4,463**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **4,463**

Project Type: **New Construction** Zoning: **NP/PUD-6**

Notes: **FAR for overall Cambridge Crossing development. Lot area for all of Cambridge Crossing Parcel I. Parking included with 151 North First Street project.**

---

Address / Name: **441 Morgan Avenue - Building U - Cambridge Crossing (North Point)** Bldg. Permit: **106555**

Neighborhood: **East Cambridge** PB Special Permit: **PB179** Lot Area (SF): **45,969** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Lab/R&D: **313,531**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **285** Total GFA: **313,531**

Project Type: **New Construction** Zoning: **NP/PUD-6**

Notes: **FAR for overall Cambridge Crossing development.**

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**Project Stage: Complete**

---

Address / Name: **200 Msgr. O'Brien Highway - Nuestra, LLC Retail Cannabis** Bldg. Permit: **120379**

Neighborhood: **East Cambridge** PB Special Permit: **PB366** Lot Area (SF): **5,415** Gross Floor Area by Use (SF):

Developer: **Nuestra, LLC Retail Cannabis** All Housing Units: **None** Floor-Area Ratio: **0.96** Retail: **4,400**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **5** Total GFA: **4,400**

Project Type: **Reg. Marijuana Dispensary** Zoning: **BA**

Notes: **Existing retail space converted to registered marijuana dispensary.**

---

Address / Name: **140-142 Prospect Street** Bldg. Permit: **58934**

Neighborhood: **The Port/Area IV** PB Special Permit: **N/A** Lot Area (SF): **6,220** Gross Floor Area by Use (SF):

Developer: **Islamic Society of Cambridge** All Housing Units: **5** Floor-Area Ratio: **1.23** Residential: **7,640**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **5** Total GFA: **7,640**

Project Type: **New Construction** Zoning: **O-1**

Notes: **Expansion of existing residential building to five units. Individual Ceterificate of Occupancy for each townhouse unit.**

---

Subtotals: All Units: **39** Parking Spaces: **615** Gross Floor Area by Use (SF):

Projects: **11** Government: **400,000**

Lab/R&D: **870,104**

Office/R&D: **366,500**

Residential: **43,534**

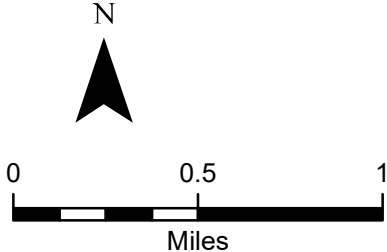
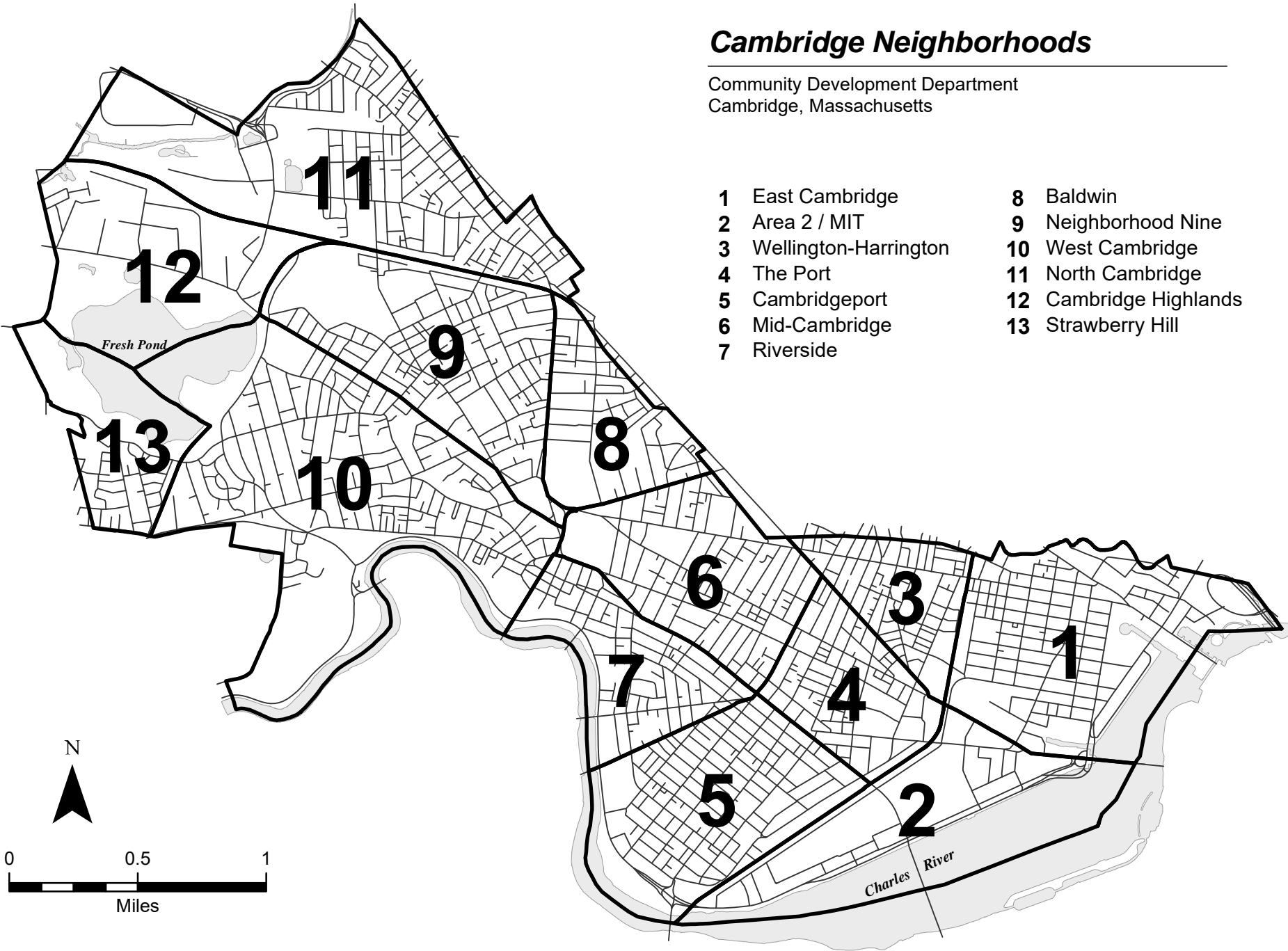
Retail: **46,407**

Total GFA: **1,726,545**

# Cambridge Neighborhoods

Community Development Department  
Cambridge, Massachusetts

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





## Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
220 Binney Street / New Volpe US DOT Building	Government	US GSA/DOT	Complete
250 Binney Street	Office/R&D	Boston Properties	Zoning Permit Granted/AOR
290 Binney Street	Office/R&D	Boston Properties	Zoning Permit Granted/AOR
300 Binney Street / Former Biogen Office	Lab/R&D	Boston Properties	Bldg. Permit Granted
325 Binney Street / Moderna Science Center	Office/R&D	Alexandria Real Estate Equities,	Complete
90 Binney Street	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
119-123 Broadway	Residential	Boston Properties	Zoning Permit Granted/AOR
25 Broadway / Building C1	Lab/R&D	MITIMCO	Zoning Permit Granted/AOR
75 Broadway / Building C3	Office/R&D	MITIMCO	Zoning Permit Granted/AOR
Cambridge Crossing Remaining Master Plan	Residential	DivcoWest	Design Review
100 Cambridgeside Place / Core Mall Office Space Conversion	Lab/R&D	New England Development	Bldg. Permit Granted
100 Cambridgeside Place / Core Mall Retail Space	Retail	New England Development	Zoning Permit Granted/AOR
150 Cambridgeside Place	Residential	New England Development	Zoning Permit Granted/AOR
20 Cambridgeside Place	Lab/R&D	New England Development	Bldg. Permit Granted
1 Canal Park	Lab/R&D	1 Canal Park LLC	Bldg. Permit Granted

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
124 First Street / Charles Park Lab Conversion	Lab/R&D	Alexandria Real Estate	Complete
130-140 First Street / Charles Park Lab Conversion	Lab/R&D	Alexandria Real Estate	Complete
161 First Street	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
60 First Street	Lab/R&D	New England Development	Complete
75 First Street / Parcel E	Residential	Urban Spaces	Zoning Permit Granted/AOR
80 First Street	Office/R&D	New England Development	Zoning Permit Granted/AOR
MIT Volpe Development Remaining	Office/R&D	MITIMCO	Design Review
121 Morgan Avenue / Building Q2	Office/R&D	DivcoWest	Zoning Permit Granted/AOR
124 Morgan Avenue / Parcel I2 West	Retail	DivcoWest	Complete
144 Morgan Avenue / Parcel I2 East	Retail	DivcoWest	Complete
221 Morgan Avenue / Building R	Residential	DivcoWest	Zoning Permit Granted/AOR
441 Morgan Avenue / Building U	Lab/R&D	DivcoWest	Complete
200 Msgr. O'Brien Highway / Nuestra, LLC Retail Cannabis	Retail	Nuestra, LLC Retail Cannabis	Complete
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Zoning Permit Granted/AOR
49 Sixth Street	Residential	POAH	Zoning Permit Granted/AOR
1 Third Street	Residential	DND Homes, LLC	Zoning Permit Granted/AOR

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
235 Third Street	Residential	DND Homes	Zoning Permit Granted/AOR
320-330 Third Street	Office/R&D	Biomed	Bldg. Permit Granted
40 Thorndike Street / Sullivan Courthouse Redevelopment	Office/R&D	Leggat McCall	Bldg. Permit Granted
<b>Neighborhood 2 - MIT / Area 2</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
201 Amherst Street / New MIT Music Building	Institutional	MIT	Bldg. Permit Granted
200 Main Street / Building 2	Office/R&D	MIT	Bldg. Permit Granted
380 Main Street / Building 6	Retail	MIT	Design Review
600-624 Main Street / Ragon Institute	Institutional	MIT/Ragon Institute	Bldg. Permit Granted
134 Massachusetts Avenue / Metropolitan Storage Warehouse	Institutional	MIT	Bldg. Permit Granted
269-299 Vassar Street / MIT Graduate Student Dormitory	Institutional	MIT	Bldg. Permit Granted
51 Vassar Street / Schwartzman College of Computing	Institutional	MIT	Bldg. Permit Granted
<b>Neighborhood 3 - Wellington Harrington</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1043-1059 Cambridge Street / University Monument Site	Residential	418 Real Estate	Bldg. Permit Granted
747 Cambridge Street / Polish Club	Residential	747 Cambridge St , LLC	Bldg. Permit Granted
851 Cambridge Street	Residential	Cambridge Hunting STS Realty Trust	Bldg. Permit Granted
<b>Neighborhood 4 - The Port/Area IV</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
48-50 Bishop Allen Drive	Residential	Dobia Properties	Permitting

<b>Neighborhood 4 - The Port/Area IV</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
35 Cherry Street	Residential	Just-A-Start	Pre-Permitting
30 Hampshire Street	Lab/R&D	38-40 Hampshire St LLC	Bldg. Permit Granted
213 Harvard Street	Residential	213 Harvard St Condo Assn	Bldg. Permit Granted
116 Norfolk Street	Residential	Cambridge Housing Authority	Bldg. Permit Granted
140-142 Prospect Street	Residential	Islamic Society of Cambridge	Complete
<b>Neighborhood 5 - Cambridgeport</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
6 Brookline Street	Hotel	Sater Realty	Pre-Permitting
544-550 Massachusetts Avenue	Residential	Central Square Redevelopment LLC	Zoning Permit Granted/AOR
600 Massachusetts Avenue	Residential	Cifrino Mass Ave Realty	Zoning Permit Granted/AOR
<b>Neighborhood 6 - Mid-Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
711-727 Massachusetts Avenue / Gaslight Building	Hotel	Gas Light Building LLC	Bldg. Permit Granted
83-91 Mount Auburn Street / The Garage/36 JFK Street/33 Dunster Street	Office/R&D	Trinity Real Estate Management	Zoning Permit Granted/AOR
<b>Neighborhood 8 - Baldwin</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
4 Mellen Street	Residential	Homeowners Rehab	Zoning Permit Granted/AOR
<b>Neighborhood 9 - Neighborhood 9</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
3-5 Linnaean Street / Basement Housing	Residential	Willow Land Corporation	Bldg. Permit Granted
52 New Street	Residential	Just-A-Start	Bldg. Permit Granted

<b>Neighborhood 9 - Neighborhood 9</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
21 Walden Square Rd / Walden Square Apartments II	Residential	Winn Companies	Design Review
<b>Neighborhood 10 - West Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
2 Garden Street	Residential	Garden Lodge LLC	Zoning Permit Granted/AOR
57 JFK Street / The Galleria Residential	Residential	Raj Dhanda	Zoning Permit Granted/AOR
197 Vassal Lane / New Tobin School	Educational	City of Cambridge	Bldg. Permit Granted
<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1 Alewife Park / Alewife Park Bldg 1	Lab/R&D	IQHQ	Bldg. Permit Granted
2 Alewife Park / Alewife Park Bldg 4	Office/R&D	IQHQ	Bldg. Permit Granted
3 Alewife Park / Alewife Park Bldg 5	Office/R&D	IQHQ	Bldg. Permit Granted
4 Alewife Park / Alewife Park Bldg 2	Office/R&D	IQHQ	Bldg. Permit Granted
5 Alewife Park / Alewife Park Bldg 3	Office/R&D	IQHQ	Bldg. Permit Granted
6 Alewife Park / Parking Garage	Parking Garage	IQHQ	Bldg. Permit Granted
125 Cambridgepark Drive	Lab/R&D	Longfellow	Bldg. Permit Granted
150 Cambridgepark Drive	Lab/R&D	Longfellow Real Estate	Bldg. Permit Granted
1 Cedar Street / United American Veterans Clubhouse	Residential	John Repucci	Bldg. Permit Granted
97-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Complete
1 Jackson Place / Jefferson Park Federal Revitalization	Residential	Cambridge Housing Authority	Bldg. Permit Granted
2072 Massachusetts Avenue	Residential	Capstone Communities	Pre-Permitting

<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
2161 Massachusetts Avenue	Residential	ND Development	Zoning Permit Granted/AOR
2400 Massachusetts Avenue	Residential	North Cambridge Partners LLC	Pre-Permitting
430 Rindge Avenue / Rindge Commons Phase 2	Residential	Just-A-Start	Zoning Permit Granted/AOR
432 Rindge Avenue / Rindge Commons Phase 1	Residential	Just-A-Start	Bldg. Permit Granted
815 Somerville Avenue	Lab/R&D	KS Partners	Permitting
<b>Neighborhood 12 - Cambridge Highlands</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
87-101 Blanchard Road	Residential	Bnai Brith Housing	Design Review
605 Concord Avenue / Acorn Holdings Concord Ave. Phase II	Residential	Acorn Holdings	Bldg. Permit Granted
160-180 Fawcett Street	Office/R&D	Cabot, Cabot & Forbes	Zoning Permit Granted/AOR
101 Smith Place	Office/R&D	The Davis Companies	Bldg. Permit Granted
53-55 Wheeler Street	Residential	55-9 Wheels Owner LLC	Bldg. Permit Granted