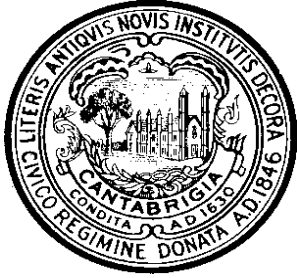


City of Cambridge Community Development Department

Development Log April - June 2018



City of Cambridge

Community Development Department

Development Log

April - June 2018

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 and any other residential project subject to the Inclusionary Zoning Ordinance.
- ◆ 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/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:
 - *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>

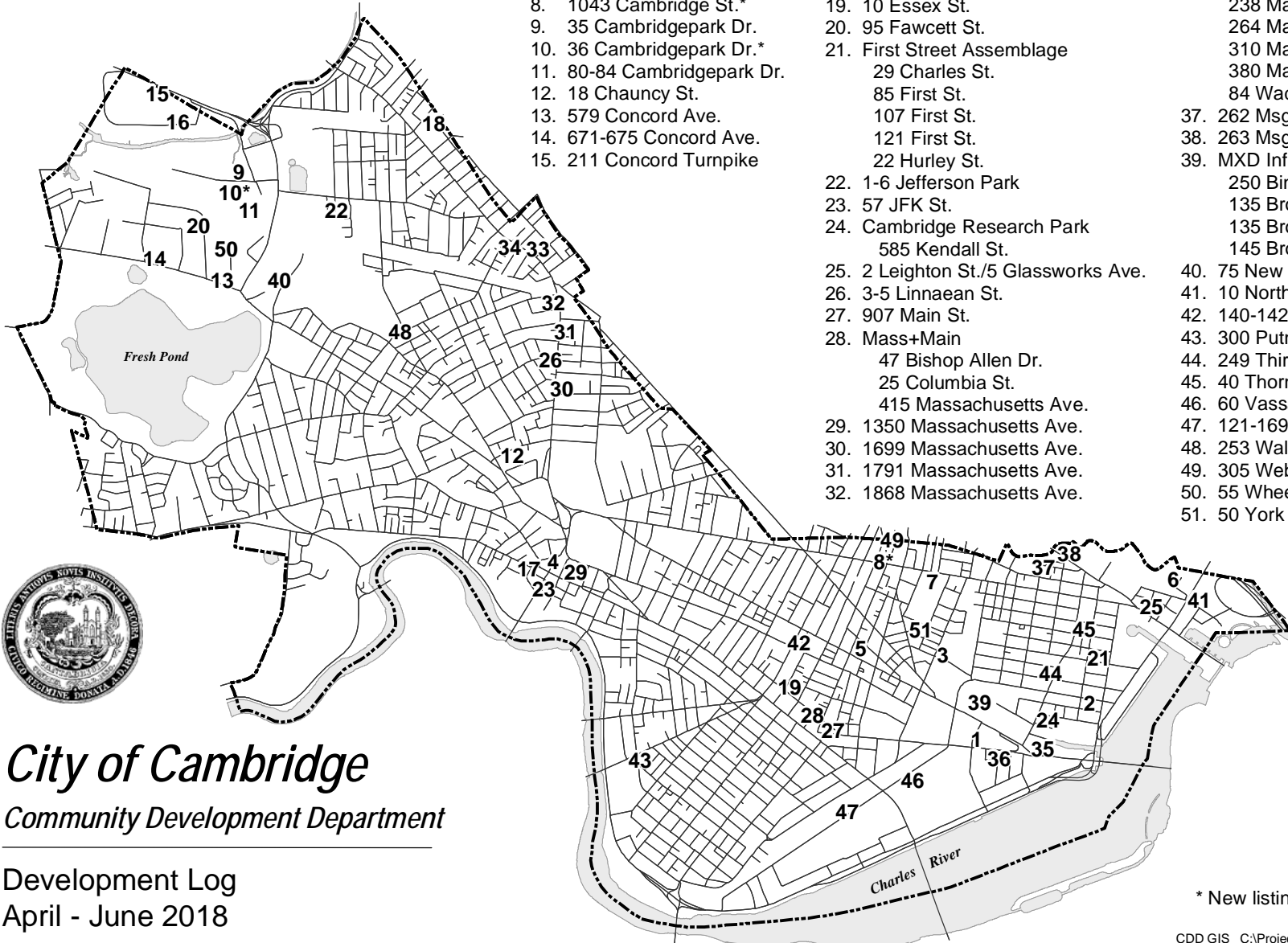
Forward any questions or comments about the Development Log to:

Cliff Cook, Senior Planning Information Manager
Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139

Phone: (617) 349-4656
Fax: (617) 349-4669
E-mail: ccook@cambridgema.gov

Development Projects in Current Pipeline

- | | | | |
|--|--|--|--|
| 1. 88 Ames St. | 5. 261 Broadway | 16. Discovery Park | 33. 1991-2013 Massachusetts Ave. |
| 2. Binney St. Development 161 First St. 41 Linskey Way | 6. Cambridge Crossing Building J/K Building Q1 Building W | 20 Acorn Park (Bldg. #500) 30 Acorn Park (Bldg. #400) 40 Acorn Park (Garage B) | 34. 2050 Massachusetts Ave. |
| 3. 399 Binney St. | 7. 850 Cambridge St. | 17. 16-18 Eliot St. | 35. MIT Kendall Square: NoMa 1 Broadway |
| 4. 24 Brattle St. | 8. 1043 Cambridge St.* | 18. 95-99 Elmwood St. | 36. MIT Kendall Square: SoMa 25 Hayward St. 238 Main St. 264 Main St. 310 Main St. 380 Main St. 84 Wadsworth St. |
| | 9. 35 Cambridgepark Dr. | 19. 10 Essex St. | 37. 262 Msgr. O'Brien Highway |
| | 10. 36 Cambridgepark Dr.* | 20. 95 Fawcett St. | 38. 263 Msgr. O'Brien Highway |
| | 11. 80-84 Cambridgepark Dr. | 21. First Street Assemblage 29 Charles St. 85 First St. 107 First St. 121 First St. 22 Hurley St. | 39. MXD Infill 250 Binney St. 135 Broadway North 135 Broadway South 145 Broadway |
| | 12. 18 Chauncy St. | 22. 1-6 Jefferson Park | 40. 75 New St. |
| | 13. 579 Concord Ave. | 23. 57 JFK St. | 41. 10 North Point Blvd. |
| | 14. 671-675 Concord Ave. | 24. Cambridge Research Park 585 Kendall St. | 42. 140-142 Prospect St. |
| | 15. 211 Concord Turnpike | 25. 2 Leighton St./5 Glassworks Ave. | 43. 300 Putnam Ave. |
| | | 26. 3-5 Linnaean St. | 44. 249 Third St. |
| | | 27. 907 Main St. | 45. 40 Thorndike St. |
| | | 28. Mass+Main 47 Bishop Allen Dr. 25 Columbia St. 415 Massachusetts Ave. | 46. 60 Vassar St. |
| | | 29. 1350 Massachusetts Ave. | 47. 121-169 Vassar St. |
| | | 30. 1699 Massachusetts Ave. | 48. 253 Walden St. |
| | | 31. 1791 Massachusetts Ave. | 49. 305 Webster Ave. |
| | | 32. 1868 Massachusetts Ave. | 50. 55 Wheeler St. |
| | | | 51. 50 York St. |



City of Cambridge

Community Development Department

Development Log
April - June 2018

* New listing added with this update

Development Log - Project Summary

Project Stage: Permitting

| | | | | | | | |
|--|--|--------------------|-------------------|-------------------|---------------|-------------------------------|----------------|
| Address / Name: 1043-1059 Cambridge Street / University Monument Site | | | | | Bldg. Permit: | N/A | |
| Neighborhood: | Wellington Harrington | 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: | 1.68 | Residential: | 21,812 |
| Permit Type: | Planning Board Special Permit | Affordable Units: | TBD | Parking: | 13 | Total GFA: | 21,812 |
| Project Type: | New Construction | Zoning: | BA/C-2B | | | | |
| Notes: | Inclues demolition of existing warehouse and retail structures | | | | | | |
| Address / Name: 36-54 Cambridgepark Drive | | | | | Bldg. Permit: | N/A | |
| Neighborhood: | North Cambridge | Special Permit: | PB338 | Lot Area (SF): | 79,321 | Gross Floor Area by Use (SF): | |
| Developer: | Hanover Company | All Housing Units: | 299 | Floor-Area Ratio: | 4.02 | Residential: | 311,785 |
| Permit Type: | Planning Board Special Permit | Affordable Units: | TBD | Parking: | 187 | Retail: | 6,992 |
| Project Type: | New Construction | Zoning: | O2-A/AOD-6 | | | Total GFA: | 318,777 |
| Notes: | Includes 128,000 SF transfer of development rights from 88 Cambridgepark Drive allowing additional 128 units. Existing structures to be demolished. | | | | | | |
| Address / Name: 140-142 Prospect Street | | | | | Bldg. Permit: | N/A | |
| Neighborhood: | The Port/Area IV | 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: | 0 | Parking: | 5 | Total GFA: | 7,640 |
| Project Type: | New Construction | Zoning: | O-1 | | | | |

Project Stage: Permitting

Subtotals: All Units: **322** Parking Spaces: **205**

Gross Floor Area by Use (SF):

Residential: **341,237**

Retail: **6,992**

Total GFA: **348,229**

Project Stage: Permit Granted or As of Right

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

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **60,624** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **6.27** Office/R&D: **310,615**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **650** Retail: **8,029**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **318,644**

Notes: **Also known as 14 Cambridge Center. Replacement of existing 62,576 SF office building. FAR for entire MXD Infill project.**

Address / Name: **24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building** Bldg. Permit: **N/A**

Neighborhood: **West Cambridge** Special Permit: **PB334** Lot Area (SF): **15,850** Gross Floor Area by Use (SF):

Developer: **Regency Centers** All Housing Units: **None** Floor-Area Ratio: **4.00** Office/R&D: **33,941**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Retail: **37,506**

Project Type: **Addition/Alteration** Zoning: **BB** Total GFA: **71,447**

Notes: **Total project area is 71,447 but applicant received exemption of basement space from GFA, leaving 63,400 square feet counted toward FAR.**

Address / Name: **1 Broadway / NoMa - Original Building Phase 2, 3 and 5** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB302** Lot Area (SF): **74,736** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **5.55** Office/R&D: **305,074**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **293** Retail: **8,195**

Project Type: **New Construction** Zoning: **O-3A, PUD-3** Total GFA: **313,269**

Notes: **FAR includes existing One Broadway and proposed Building 1, including new residential garage. Net increase of 23,150 SF. Garage reduced from 316 to 293 spaces.**

Project Stage: Permit Granted or As of Right

Address / Name: **261 Broadway / Squirrelwood** Bldg. Permit: **N/A**

Neighborhood: **The Port/Area IV** Special Permit: **N/A** Lot Area (SF): **59,638** Gross Floor Area by Use (SF):

Developer: **Just-A-Start Corporation** All Housing Units: **23** Floor-Area Ratio: **1.36** Residential: **24,852**

Permit Type: **Comprehensive Permit** Affordable Units: **23** Parking: **See note** Total GFA: **24,852**

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

Notes: **Construction of new units at Linwood Court site. Project adds 4 parking spaces to pool. There will be 45 spaces for 88 units, including nearby Squirrel Brand Apartments.**

Address / Name: **135 Broadway North / MXD Infill** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **91,845** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **70** Floor-Area Ratio: **6.27** Residential: **70,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Retail: **1,300**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **71,300**

Notes: **FAR for entire MXD Infill project. Project allocates 0.4 parking spaces per unit in existing Cambridge Center parking facilities.**

Address / Name: **135 Broadway South / MXD Infill** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **91,845** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **355** Floor-Area Ratio: **6.27** Residential: **350,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Total GFA: **350,000**

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

Notes: **FAR for entire MXD Infill project. Project allocates 0.4 parking spaces per unit in existing Cambridge Center parking facilities.**

Project Stage: Permit Granted or As of Right

| | | | | | | | |
|-----------------|---|--------------------|-----------------|-------------------|---------------|-------------------------------|---------------|
| Address / Name: | Cambridge Crossing Bldg Q1 / Cambridge Crossing Master Plan | | | | Bldg. Permit: | N/A | |
| Neighborhood: | East Cambridge | Special Permit: | PB179 | Lot Area (SF): | 11,584 | Gross Floor Area by Use (SF): | |
| Developer: | DivcoWest | All Housing Units: | None | Floor-Area Ratio: | 2.66 | Office/R&D: | 9,567 |
| Permit Type: | Planning Board Special Permit | Affordable Units: | None | Parking: | 0 | Retail: | 8,108 |
| Project Type: | New Construction | Zoning: | NP/PUD-6 | | | Total GFA: | 17,675 |
| Notes: | FAR for overall North Point development. Street address to be determined by DPW. | | | | | | |

| | | | | | | | |
|-----------------|---|--------------------|-----------------|-------------------|---------------|-------------------------------|---------------|
| Address / Name: | Cambridge Crossing Bldg W / Cambridge Crossing Master Plan | | | | Bldg. Permit: | N/A | |
| Neighborhood: | East Cambridge | Special Permit: | PB179 | Lot Area (SF): | 20,743 | Gross Floor Area by Use (SF): | |
| Developer: | DivcoWest | All Housing Units: | None | Floor-Area Ratio: | 2.66 | Retail: | 12,700 |
| Permit Type: | Planning Board Special Permit | Affordable Units: | None | Parking: | 0 | Total GFA: | 12,700 |
| Project Type: | New Construction | Zoning: | NP/PUD-6 | | | | |
| Notes: | FAR for overall North Point development. Street address to be determined by DPW. | | | | | | |

| | | | | | | | |
|-----------------|--|--------------------|------------------------|-------------------|------------------|-------------------------------|------------------|
| Address / Name: | Cambridge Crossing Remaining Master Plan | | | | Bldg. Permit: | N/A | |
| Neighborhood: | East Cambridge | Special Permit: | PB179 | Lot Area (SF): | 1,690,876 | Gross Floor Area by Use (SF): | |
| Developer: | DivcoWest | All Housing Units: | 1796 | Floor-Area Ratio: | 2.52 | Office/R&D: | 992,315 |
| Permit Type: | Planning Board Special Permit | Affordable Units: | TBD | Parking: | See note | Residential: | 2,104,238 |
| Project Type: | Change of Use | Zoning: | NP/PUD-6/PUD-4A | | | Retail: | 36,268 |
| Notes: | FAR for Cambridge development only. Portions of overall project in Somerville and Boston. Affordable housing contribution, parking spaces, and retail GFA to be determined. | | | | Total GFA: | 3,132,821 | |

Project Stage: Permit Granted or As of Right

Address / Name: **579-605 Concord Avenue / Concord Wheeler Phase II** Bldg. Permit: **N/A**

Neighborhood: **Cambridge Highlands** 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: **TBD** 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 includes 49 residential and 19 commercial spaces.**

Address / Name: **16-18 Eliot Street** Bldg. Permit: **N/A**

Neighborhood: **West Cambridge** Special Permit: **PB300** 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: **TBD** Parking: **0** Total GFA: **11,935**

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

Notes: **FAR includes 12,262 SF of existing retail space not included in project area.**

Address / Name: **95-99 Elmwood Street** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** 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: **35,294**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **34** Retail: **480**

Project Type: **New Construction** Zoning: **BA-2/NMAOD** Total GFA: **35,774**

Notes: **Existing auto repair facility will be demolished. Special permit under appeal.**

Project Stage: Permit Granted or As of Right

Address / Name: **107 First Street / First Street Assemblage Parcel B** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **76,227** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **118** Floor-Area Ratio: **2.35** Residential: **102,423**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Retail: **14,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B** Total GFA: **117,223**

Notes: **FAR includes prior phases. 142 space underground garage includes 42 spaces for 121 First St/Parcel A. 100 garage spaces and 23 surface spaces shared with 22 Hurley St/Parcel C.**

Address / Name: **161 First Street / 50 Rogers Street/Binney St. Alexandria Master Plan** Bldg. Permit: **N/A**

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

Developer: **Alexandria Real Estate** All Housing Units: **136** Floor-Area Ratio: **3.75** Office/R&D: **30,300**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **120** Residential: **132,231**

Project Type: **Addition/Alteration** Zoning: **IA-1/PUD-3A** Total GFA: **162,531**

Notes: **102 residential parking spaces on site. 18 office spaces at 75/125 Binney and 50/60 Binney Street garages. 161 First Street in renovated office building. 50 Rogers Street new residential building.**

Address / Name: **85 First Street / First Street Assemblage Parcel D** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **76,227** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **None** Floor-Area Ratio: **2.35** Retail: **9,800**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **11** Total GFA: **9,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B**

Notes: **FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. Project replaces existing commercial structure.**

Project Stage: Permit Granted or As of Right

Address / Name: **22 Hurley Street / First Street Assemblage Parcel C** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **76,227** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **18** Floor-Area Ratio: **2.35** Residential: **18,502**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Total GFA: **18,502**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B**

Notes: **FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. 100 garage spaces and 23 surface spaces shared with 107 First St/Parcel B.**

Address / Name: **57 JFK Street** Bldg. Permit: **N/A**

Neighborhood: **West Cambridge** Special Permit: **PB296** Lot Area (SF): **17,357** Gross Floor Area by Use (SF):

Developer: **Raj Dhanda** All Housing Units: **None** Floor-Area Ratio: **3.53** Office/R&D: **18,351**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Total GFA: **18,351**

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

Notes: **FAR includes existing building not included in project area.**

Address / Name: **3-5 Linnaean Street / Basement Units** Bldg. Permit: **N/A**

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

Developer: **Wulow Land Corporation** All Housing Units: **5** Floor-Area Ratio: **2.10** Residential: **1,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **0** Total GFA: **1,500**

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

Notes: **Conversion of existing underutilized basement space into housing. GFA is for entire existing building, not project area.**

Project Stage: Permit Granted or As of Right

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** 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 St. Garage.**

Address / Name: **238 Main Street / MIT Kendall Square Building 3** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **60,594** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Office/R&D: **346,673**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **33,528**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **380,201**

Notes: **Permanent street address to be assigned by DPW. Site incorporates existing building at 238 Main Street. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.**

Address / Name: **314 Main Street / MIT Kendall Square Building 5** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **36,002** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Office/R&D: **359,252**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **12,858**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **372,110**

Notes: **Includes demolition of existing low-rise retail building. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.**

Project Stage: Permit Granted or As of Right

Address / Name: **380 Main Street / MIT Kendall Square Building 6** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **4,971** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Retail: **13,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **13,200**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5**

Notes: **Permanent street address yet to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.**

Address / Name: **1699 Massachusetts Avenue / Changsho Parking Lot** Bldg. Permit: **N/A**

Neighborhood: **Agassiz** Special Permit: **N/A** Lot Area (SF): **13,044** Gross Floor Area by Use (SF):

Developer: **Lotus Harvard Enterprise** All Housing Units: **17** Floor-Area Ratio: **2.26** Residential: **16,973**

Permit Type: **Board of Zoning Appeals** Affordable Units: **2** Parking: **20** Retail: **1,638**

Project Type: **New Construction** Zoning: **BA-2/B/NMAOD** Total GFA: **18,611**

Notes: **Project includes 16 units in multifamily structure and single family at rear of parcel. Formerly used as parking lot.**

Address / Name: **1791 Massachusetts Avenue / Frost Terrace** Bldg. Permit: **N/A**

Neighborhood: **Agassiz** Special Permit: **N/A** Lot Area (SF): **22,068** Gross Floor Area by Use (SF):

Developer: **Capstone Communities LLC** All Housing Units: **40** Floor-Area Ratio: **1.82** Residential: **40,253**

Permit Type: **Comprehensive Permit** Affordable Units: **40** Parking: **3** Total GFA: **40,253**

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

Notes: **Project includes rehab of existing residential structures.**

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: **5** 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: **2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **15,234** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **1** Floor-Area Ratio: **2.90** Residential: **171**

Permit Type: **Comprehensive Permit** Affordable Units: **1** Parking: **0** Total GFA: **171**

Project Type: **New Construction/Alteration** Zoning: **BA-2**

Notes: **Infill project will insert floor into two story space to create an additional unit in existing building. No change to existing parking.**

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

Neighborhood: **East Cambridge** 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: **23,221**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **23** Total GFA: **23,221**

Project Type: **New Construction** Zoning: **SD-1** Hotel Rooms: **120**

Notes: **Project partially located in Somerville. Includes demolition of existing structure.**

Project Stage: Permit Granted or As of Right

Address / Name: **300 Putnam Avenue** Bldg. Permit: **N/A**
Neighborhood: **Cambridgeport** Special Permit: **PB317** Lot Area (SF): **23,851** Gross Floor Area by Use (SF):
Developer: **Biotech Realty Investors** All Housing Units: **16** Floor-Area Ratio: **0.98** Residential: **23,254**
Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **16** Total GFA: **23,254**
Project Type: **New Construction** Zoning: **BA-3/C-1**
Notes: **Includes demolition of existing building. Also known as 357-363 Allston Street.**

Address / Name: **585 Third Street / Constellation Theatre/Cambridge Research Park** Bldg. Permit: **N/A**
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** 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: **40 Thorndike Street / Courthouse Redevelopment** Bldg. Permit: **N/A**
Neighborhood: **East Cambridge** Special Permit: **PB288** 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** Parking: **512** Residential: **24,066**
Project Type: **Addition/Alteration** Zoning: **BB** Total GFA: **476,303**
Notes: **Redevelopment of former Middlesex County Courthouse. Parking includes 92 spaces on-site and 420 spaces located off-site.**

Project Stage: Permit Granted or As of Right

Address / Name: **121-169 Vassar Street / New MIT Undergraduate Dormitory** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB332** Lot Area (SF): **765,106** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **16** Floor-Area Ratio: **1.53** Institutional: **155,978**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **155,978**

Project Type: **New Construction** Zoning: **SD-6**

Notes: **FAR based on larger parcel. 450 undergraduate dormitory beds. 16 student/staff apartments. 372 space garage and 38 surface spaces removed. Some replaced in MIT pool. No parking for this building.**

Address / Name: **84 Wadsworth Street / MIT Kendall Square Building 2** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** 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: **300,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **278** Retail: **18,000**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **318,000**

Notes: **Permanent street address to be assigned by DPW. FAR for entire SoMa project including retained buildings.**

Address / Name: **55 Wheeler Street / Abt Associates Site** Bldg. Permit: **N/A**

Neighborhood: **Cambridge Highlands** Special Permit: **PB330** Lot Area (SF): **249,518** Gross Floor Area by Use (SF):

Developer: **55-9 Wheels Owner LLC** All Housing Units: **525** Floor-Area Ratio: **2.26** Residential: **563,609**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **448** Total GFA: **563,609**

Project Type: **New Construction** Zoning: **O1/AOD4**

Notes: **Project includes replacement of existing office complex.**

Project Stage: Permit Granted or As of Right

Subtotals: All Units: **3,304** Parking Spaces: **2,825** Hotel Rooms: **120**

Gross Floor Area by Use (SF):

| | |
|----------------|------------------|
| Hotel: | 23,221 |
| Institutional: | 155,978 |
| Office/R&D: | 3,168,325 |
| Residential: | 3,645,139 |
| Retail: | 227,968 |
| Theater: | 75,000 |
| Total GFA: | 7,295,631 |

Project Stage: Building Permit Granted

Address / Name: **20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan** Bldg. Permit: **BLDC-057679-2017**

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** 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: **BLDC-057678-2017**

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: **126,618**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **126,618**

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: **BLDC-072303-2018**

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** Parking Garage: **141,745**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **380** Total GFA: **141,745**

Project Type: **New Construction** Zoning: **SD-4**

Notes: **Above ground garage not counted toward Discovery Park FAR. Parking services multiple buildings at Discovery Park.**

Project Stage: Building Permit Granted

Address / Name: **88 Ames Street / Cambridge Center/88 Ames Phase 2** Bldg. Permit: **BLDC-038200-2016**

Neighborhood: **MIT / Area 2** Special Permit: **PB294** Lot Area (SF): **16,542** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **127** Floor-Area Ratio: **13.06** Residential: **90,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **10** Parking: **0** Retail: **16,000**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **106,000**

Notes: **Parking accommodated in existing Cambridge Center East Garage. No new spaces constructed. All parking in Phase 1.**

Address / Name: **399 Binney Street / 1 Kendall Square Addition** Bldg. Permit: **BLDC-057636-2017**

Neighborhood: **Wellington Harrington** Special Permit: **PB310** Lot Area (SF): **152,868** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **1.13** Office/R&D: **169,950**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **225** Retail: **2,550**

Project Type: **New Construction** Zoning: **IA-1 ECHO** Total GFA: **172,500**

Notes: **Addition to One Kendall Square development. FAR includes parking garage parcel. All parking provided in existing garage. Demolition of existing 29,200 SF building.**

Address / Name: **47 Bishop Allen Drive / Mass & Main** Bldg. Permit: **BLDM-064722-2017**

Neighborhood: **The Port/Area IV** Special Permit: **PB320** Lot Area (SF): **11,893** Gross Floor Area by Use (SF):

Developer: **Watermark Central Venture** All Housing Units: **23** Floor-Area Ratio: **2.10** Residential: **24,531**

Permit Type: **Planning Board Special Permit** Affordable Units: **3** Parking: **12** Total GFA: **24,531**

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

Notes: **12 parking spaces located off-site at 65 Bishop Allen Drive.**

Project Stage: Building Permit Granted

Address / Name: **1 Broadway / NoMa - Original Building Phase 1** Bldg. Permit: **BLDC-060080-2017**

Neighborhood: **East Cambridge** Special Permit: **PB302** Lot Area (SF): **74,736** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **5.55** Retail: **26,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **26,200**

Project Type: **New Construction** Zoning: **O-3A, PUD-3**

Notes: **FAR includes existing One Broadway and proposed Building 1, including new residential garage. Parking included in phases 3-5.**

Address / Name: **1 Broadway / NoMa - New Building Phase 4** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB302** Lot Area (SF): **41,536** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **295** Floor-Area Ratio: **5.55** Residential: **315,400**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **150** Retail: **9,600**

Project Type: **New Construction** Zoning: **O-3A, PUD-3** Total GFA: **325,000**

Notes: **FAR includes One Broadway and new Building 1, including new garage. Podium for housing underway. Separate bldg. permit forthcoming for housing. Project area south of Main Street permitted separately.**

Address / Name: **145 Broadway / MXD Infill** Bldg. Permit: **BLDC-061774-2017**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **56,760** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **6.27** Office/R&D: **443,731**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **350** Retail: **10,037**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **453,768**

Notes: **Also known as 11 Cambridge Center. Replacement of existing 78,636 SF office building. FAR for entire MXD Infill project.**

Project Stage: Building Permit Granted

Address / Name: **850 Cambridge Street / King Open School Complex** Bldg. Permit: **BLDC-059462-2017**

Neighborhood: **Wellington Harrington** Special Permit: **PB323** Lot Area (SF): **527,492** Gross Floor Area by Use (SF):

Developer: **City of Cambridge** All Housing Units: **None** Floor-Area Ratio: **0.47** Institutional: **233,862**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **105** Total GFA: **233,862**

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

Notes: **Replacement of King Open School complex. FAR includes existing Frisoli Youth Center. Project includes two school buildings, library branch, pool replacement, and offices for School Department.**

Address / Name: **35 Cambridgepark Drive** Bldg. Permit: **BLDC-058169-2017**

Neighborhood: **North Cambridge** Special Permit: **PB314** Lot Area (SF): **106,095** Gross Floor Area by Use (SF):

Developer: **Davis Companies/TDC Development** All Housing Units: **None** Floor-Area Ratio: **1.75** Office/R&D: **177,274**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **331** Retail: **7,500**

Project Type: **Alteration/Enlargement** Zoning: **AOD6** Total GFA: **184,774**

Notes: **Addition to existing office building. FAR includes existing structure. Development will reduce parking from 351 to 331 spaces. Existing building is 137,635 SF.**

Address / Name: **80-84 Cambridgepark Drive / Residential Units** Bldg. Permit: **BLDM-051623-2016**

Neighborhood: **North Cambridge** Special Permit: **PB292** Lot Area (SF): **174,496** Gross Floor Area by Use (SF):

Developer: **Hanover** All Housing Units: **254** Floor-Area Ratio: **1.70** Residential: **290,600**

Permit Type: **Planning Board Special Permit** Affordable Units: **30** Parking: **185** Retail: **1,800**

Project Type: **New Construction** Zoning: **O-2A/AOD-6** Total GFA: **292,400**

Notes: **Parking includes 94 spaces shared with nearby office buildings. 121 spaces sited underneath residential structure. Remainder included in separate phase 541 space garage. Formerly 88 Cambridgepark Dr.**

Project Stage: Building Permit Granted

Address / Name: **18-26 Chauncy Street / Basement Housing** Bldg. Permit: **BLDM-071904-2018**
Neighborhood: **Neighborhood 9** Special Permit: **PB311** Lot Area (SF): **28,027** Gross Floor Area by Use (SF):
Developer: **Chestnut Hill Realty** All Housing Units: **9** Floor-Area Ratio: **2.87** Residential: **11,152**
Permit Type: **Planning Board Special Permit** Affordable Units: **1** Parking: **0** Total GFA: **11,152**
Project Type: **Alteration** Zoning: **C-2/A-1/BAOD**
Notes: **Conversion of existing basement space to add residential units to existing 98 unit building.**

Address / Name: **25 Columbia Street / Mass & Main** Bldg. Permit: **BLDC-068516-2018**
Neighborhood: **The Port/Area IV** Special Permit: **PB321** Lot Area (SF): **2,776** Gross Floor Area by Use (SF):
Developer: **Watermark Central Venture** All Housing Units: **60** Floor-Area Ratio: **6.50** Residential: **65,000**
Permit Type: **Planning Board Special Permit** Affordable Units: **13** Parking: **See note** Total GFA: **65,000**
Project Type: **New Construction** Zoning: **BB/BA/C-1**
Notes: **Parking included with 415 Massachusetts Avenue. FAR for entire project.**

Address / Name: **671-675 Concord Avenue** Bldg. Permit: **BLDM-072847-2018**
Neighborhood: **Cambridge Highlands** Special Permit: **N/A** Lot Area (SF): **48,186** Gross Floor Area by Use (SF):
Developer: **HRI** All Housing Units: **98** Floor-Area Ratio: **2.89** Residential: **124,027**
Permit Type: **Comprehensive Permit** Affordable Units: **98** Parking: **67** Total GFA: **124,027**
Project Type: **New Construction** Zoning:
Notes: **Includes replacement of commercial structures.**

Project Stage: Building Permit Granted

Address / Name: **201-203 Concord Turnpike / Lanes & Games** Bldg. Permit: **BLDM-070311-2018**

Neighborhood: **North Cambridge** Special Permit: **PB326** Lot Area (SF): **166,468** Gross Floor Area by Use (SF):

Developer: **Criterion Development Partners** All Housing Units: **320** Floor-Area Ratio: **1.95** Residential: **324,440**

Permit Type: **Planning Board Special Permit** Affordable Units: **44** Parking: **239** Total GFA: **324,440**

Project Type: **New Construction** Zoning: **SP-4A**

Notes: **Includes demolition of existing motel and bowling alley.**

Address / Name: **24 East Street / Cambridge Crossing Master Plan Bldg J/K** Bldg. Permit: **BLDC-057377-2017**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **65,502** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Office/R&D: **357,378**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **334** Retail: **14,055**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **371,433**

Notes: **FAR for overall North Point development. Permanent street address to be assigned by DPW. Portion of building located in Somerville not included.**

Address / Name: **10 Essex Street** Bldg. Permit: **BLDC-054470-2017**

Neighborhood: **The Port/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: **5** Parking: **24** Retail: **4,014**

Project Type: **New Construction** Zoning: **BB/CSOD** Total GFA: **52,333**

Notes: **FAR includes existing building on parcel.**

Project Stage: Building Permit Granted

Address / Name: **95 Fawcett Street** Bldg. Permit: **BLDM-054801-2017**

Neighborhood: **Cambridge Highlands** Special Permit: **PB309** Lot Area (SF): **20,522** Gross Floor Area by Use (SF):

Developer: **95 Fawcett LLC** All Housing Units: **44** Floor-Area Ratio: **2.58** Residential: **52,852**

Permit Type: **Planning Board Special Permit** Affordable Units: **5** Parking: **44** Total GFA: **52,852**

Project Type: **New Construction** Zoning: **O-1/AOD-4**

Notes: **Existing warehouse demolished.**

Address / Name: **121 First Street / First Street Assemblage Parcel A** Bldg. Permit: **BLDC-052710-2017**

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **16,500** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **None** Floor-Area Ratio: **2.35** Office/R&D: **46,891**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **52** Retail: **9,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B** Total GFA: **56,691**

Notes: **FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. Parking includes 10 spaces on site and 42 at 107 First St garage. Replaces existing commercial structure.**

Address / Name: **25 Hayward Street / SoMa Garage - MIT Kendall Square** Bldg. Permit: **BLDC-053887-2017**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **0** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Parking Garage: **0**

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

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5**

Notes: **Includes 1,121 space subsurface garage. Will serve four SoMa buildings at 238-380 Main Street. Includes replacement of existing surfaces lots and academic spaces. FAR includes entire SoMa project.**

Project Stage: Building Permit Granted

Address / Name: **292 Main Street / MIT Kendall Square Building 4** Bldg. Permit: **BLDC-065869-2017**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **89,129** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **454** Floor-Area Ratio: **4.48** Institutional: **405,538**

Permit Type: **Planning Board Special Permit** Affordable Units: **0** Parking: **See note** Retail: **20,608**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **426,146**

Notes: **454 graduate student units. Project includes existing buildings at 290-292 Main St. Permanent street address to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire SoMa project.**

Address / Name: **907 Main Street** Bldg. Permit: **BLDC-053436-2017**

Neighborhood: **The Port/Area IV** Special Permit: **PB324** Lot Area (SF): **9,436** Gross Floor Area by Use (SF):

Developer: **Patrick Barrett** All Housing Units: **None** Floor-Area Ratio: **3.14** Hotel: **24,237**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Retail: **5,623**

Project Type: **Alteration/Change of Use** Zoning: **BB** Hotel Rooms: **67** Total GFA: **29,860**

Notes: **Conversion/rehab of existing building. Retail and Hotel floor area split estimated. Central Square Advisory Committee provided Large Project Review. Received parking waiver from Planning Board.**

Address / Name: **1336-1362 Massachusetts Avenue / Smith Campus Center/formerly Holyoke Center** Bldg. Permit: **BLDC-043682-2016**

Neighborhood: **Riverside** Special Permit: **N/A** Lot Area (SF): **74,913** Gross Floor Area by Use (SF):

Developer: **Harvard University** All Housing Units: **None** Floor-Area Ratio: **1.27** Institutional: **95,000**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **130** Total GFA: **95,000**

Project Type: **Alteration** Zoning: **BB**

Notes: **Project consists of significant updates to building formerly known as Holyoke Center and adjacent publicly-accessible privately-owned open space. 130 existing parking spaces retained.**

Project Stage: Building Permit Granted

Address / Name: **1868 Massachusetts Avenue / Gourmet Express Redevelopment** Bldg. Permit: **BLDC-021553-2014**

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: **None** Floor-Area Ratio: **1.24** Hotel: **32,485**

Permit Type: **Large Project Review** Affordable Units: **None** Parking: **32** Retail: **2,363**

Project Type: **New Construction** Zoning: **BC/C-1** Hotel Rooms: **50** Total GFA: **34,848**

Notes: **Existing retail building demolished. 47 total on-site spaces include 15 spaces to be used by Lesley University. Was planned for housing.**

Address / Name: **415 Massachusetts Avenue / Mass & Main** Bldg. Permit: **BLDC-071299-2018**

Neighborhood: **The Port/Area IV** Special Permit: **PB321** Lot Area (SF): **38,773** Gross Floor Area by Use (SF):

Developer: **Watermark Central Venture** All Housing Units: **225** Floor-Area Ratio: **6.50** Residential: **179,255**

Permit Type: **Planning Board Special Permit** Affordable Units: **45** Parking: **125** Retail: **17,279**

Project Type: **New Construction** Zoning: **BB/BA/C-1** Total GFA: **196,534**

Notes: **86 parking spaces below grade on-site. 39 off-site at 65 Bishop Allen Dr. 5 spaces for car-sharing. 14,479 GFA retail exempt from FAR. 25 Columbia St. has separate permit.**

Address / Name: **262 Msgr. O'Brien Highway / The Ivy Residents** Bldg. Permit: **BLDM-030215-2015**

Neighborhood: **East Cambridge** Special Permit: **N/A** Lot Area (SF): **19,078** Gross Floor Area by Use (SF):

Developer: **YIHE Group** All Housing Units: **55** Floor-Area Ratio: **3.37** Residential: **64,222**

Permit Type: **Large Project Review** Affordable Units: **6** Parking: **56** Total GFA: **64,222**

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

Project Stage: Building Permit Granted

Address / Name: **75-77 New Street** Bldg. Permit: **BLDM-058523-2017**

Neighborhood: **Neighborhood 9** Special Permit: **PB286** Lot Area (SF): **49,256** Gross Floor Area by Use (SF):

Developer: **AbodeZ Acorn LLC** All Housing Units: **94** Floor-Area Ratio: **1.95** Residential: **92,800**

Permit Type: **Planning Board Special Permit** Affordable Units: **11** Parking: **94** Total GFA: **92,800**

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

Notes: **Includes demolition of existing warehouse.**

Address / Name: **10 North Point Boulevard / EF Building 3 including Student Housing** Bldg. Permit: **BLDC-071000-2018**

Neighborhood: **East Cambridge** Special Permit: **PB328** Lot Area (SF): **125,000** Gross Floor Area by Use (SF):

Developer: **EFEKTRA Schools, Inc** All Housing Units: **140** Floor-Area Ratio: **2.40** Institutional: **228,354**

Permit Type: **Planning Board Special Permit** Affordable Units: **0** Parking: **110** Total GFA: **228,354**

Project Type: **New Construction** Zoning:

Notes: **Current use is as DCR storage yard. 140 student units and 138 dorm rooms are preliminary estimates. Not subject to inclusionary zoning requirement.**

Address / Name: **249 Third Street** Bldg. Permit: **BLDM-066649-2017**

Neighborhood: **East Cambridge** Special Permit: **PB301** 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: **12** Parking: **59** Retail: **1,540**

Project Type: **New Construction** Zoning: **IA-1 ECHO** Total GFA: **71,917**

Notes: **2 parking spaces on site and 57 accomodated at existing parking facility at 195 Binney Street.**

Project Stage: Building Permit Granted

Address / Name: **60 Vassar Street / Nano Building** Bldg. Permit: **BLDC-027113-2015**

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

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: Institutional: **216,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **216,500**

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

Notes: **Parking allocated from MIT pool. Infill project located on site of MIT main building complex.**

Address / Name: **253 Walden Street / Masse Hardware Parking Lot and Warehouse** Bldg. Permit: **BLDC-046326-2016**

Neighborhood: **Neighborhood 9** Special Permit: **N/A** Lot Area (SF): **14,102** Gross Floor Area by Use (SF):

Developer: **Eric Hoagland** All Housing Units: **27** Floor-Area Ratio: **2.43** Residential: **32,716**

Permit Type: **As of Right** Affordable Units: **3** Parking: **27** Retail: **1,549**

Project Type: **New Construction** Zoning: **BA-4** Total GFA: **34,265**

Notes: **Includes demolition of existing warehouse.**

Address / Name: **305 Webster Avenue / Columbia Auto Parts Site** Bldg. Permit: **BLDC-064166-2017**

Neighborhood: **Wellington Harrington** Special Permit: **PB316** Lot Area (SF): **18,140** Gross Floor Area by Use (SF):

Developer: **M & H Realty Trust** All Housing Units: **36** Floor-Area Ratio: **2.10** Residential: **35,964**

Permit Type: **Planning Board Special Permit** Affordable Units: **4** Parking: **35** Retail: **1,546**

Project Type: **New Construction** Zoning: **BA** Total GFA: **37,510**

Notes: **Project includes demolition of existing auto parts supply building.**

Project Stage: Building Permit Granted

| | | | | | | |
|-----------------|---|--------------------|------------|-------------------|-----------------|---------------------------------------|
| Address / Name: | 50 York Street / St. Patricks | | | | | Bldg. Permit: BLDM-065327-2017 |
| Neighborhood: | Wellington Harrington | Special Permit: | N/A | Lot Area (SF): | 32,535 | Gross Floor Area by Use (SF): |
| Developer: | Just-A-Start | All Housing Units: | 16 | Floor-Area Ratio: | 0.71 | Residential: 22,417 |
| Permit Type: | Comprehensive Permit | Affordable Units: | 16 | Parking: | See note | Total GFA: 22,417 |
| Project Type: | New Construction | Zoning: | C-1 | | | |
| Notes: | Replacement of 16 unit affordable residential building destroyed by fire in 2016 under amendment to 1991 comprehensive permit. 28 parking spaces shared across development with other buildings. | | | | | |

| | | | | | | |
|------------|-------------------------|------------------------------|-------------------------|--|--|---------------------------------|
| Subtotals: | All Units: 2,407 | Parking Spaces: 4,315 | Hotel Rooms: 117 | | | Gross Floor Area by Use (SF): |
| | | | | | | Hotel: 56,722 |
| | | | | | | Institutional: 1,179,254 |
| | | | | | | Office/R&D: 1,453,842 |
| | | | | | | Parking Garage: 141,745 |
| | | | | | | Residential: 1,844,072 |
| | | | | | | Retail: 152,064 |
| | | | | | | Total GFA: 4,827,699 |

Project Stage: Complete

Address / Name: **88 Ames Street / Cambridge Center/88 Ames Phase 1** Bldg. Permit: **BLDC-038200-2016**

Neighborhood: **MIT / Area 2** Special Permit: **PB294** Lot Area (SF): **16,542** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **153** Floor-Area Ratio: **13.06** Residential: **110,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **26** Parking: **140** Total GFA: **110,000**

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

Notes: **Parking accommodated in existing Cambridge Center East Garage. No new spaces constructed. Phase 1 includes all parking.**

Address / Name: **1-6 Jefferson Park / Jefferson Park** Bldg. Permit: **BLDM-034930-2015**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **457,992** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **104** Floor-Area Ratio: **0.32** Residential: **69,388**

Permit Type: **Comprehensive Permit** Affordable Units: **104** Parking: **74** Total GFA: **69,388**

Project Type: **Alteration** Zoning: **B**

Notes: **Demolition and replacement of state-assisted public housing units at Jefferson Park, a Cambridge Housing Authority development.**

Address / Name: **2 Leighton Street / Ava/Avalon Bay Housing Phase 2 Incl. 5 Glassworks** Bldg. Permit: **BLDM-042391-2016**

Neighborhood: **East Cambridge** Special Permit: **PB175** Lot Area (SF): **247,431** Gross Floor Area by Use (SF):

Developer: **Avalon Bay** All Housing Units: **265** Floor-Area Ratio: **3.77** Residential: **241,779**

Permit Type: **Planning Board Special Permit** Affordable Units: **31** Parking: **212** Total GFA: **241,779**

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

Notes: **FAR includes Phase I building and 10 Glassworks Avenue. Unknown amount of retail space will included in building.**

Project Stage: Complete

Subtotals: All Units: **522** Parking Spaces: **426**

Gross Floor Area by Use (SF):

Institutional: **76,862**

Office/R&D: **844,312**

Parking Garage: **0**

Residential: **667,939**

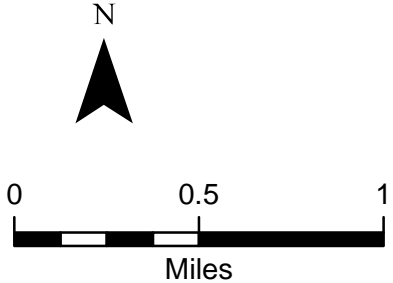
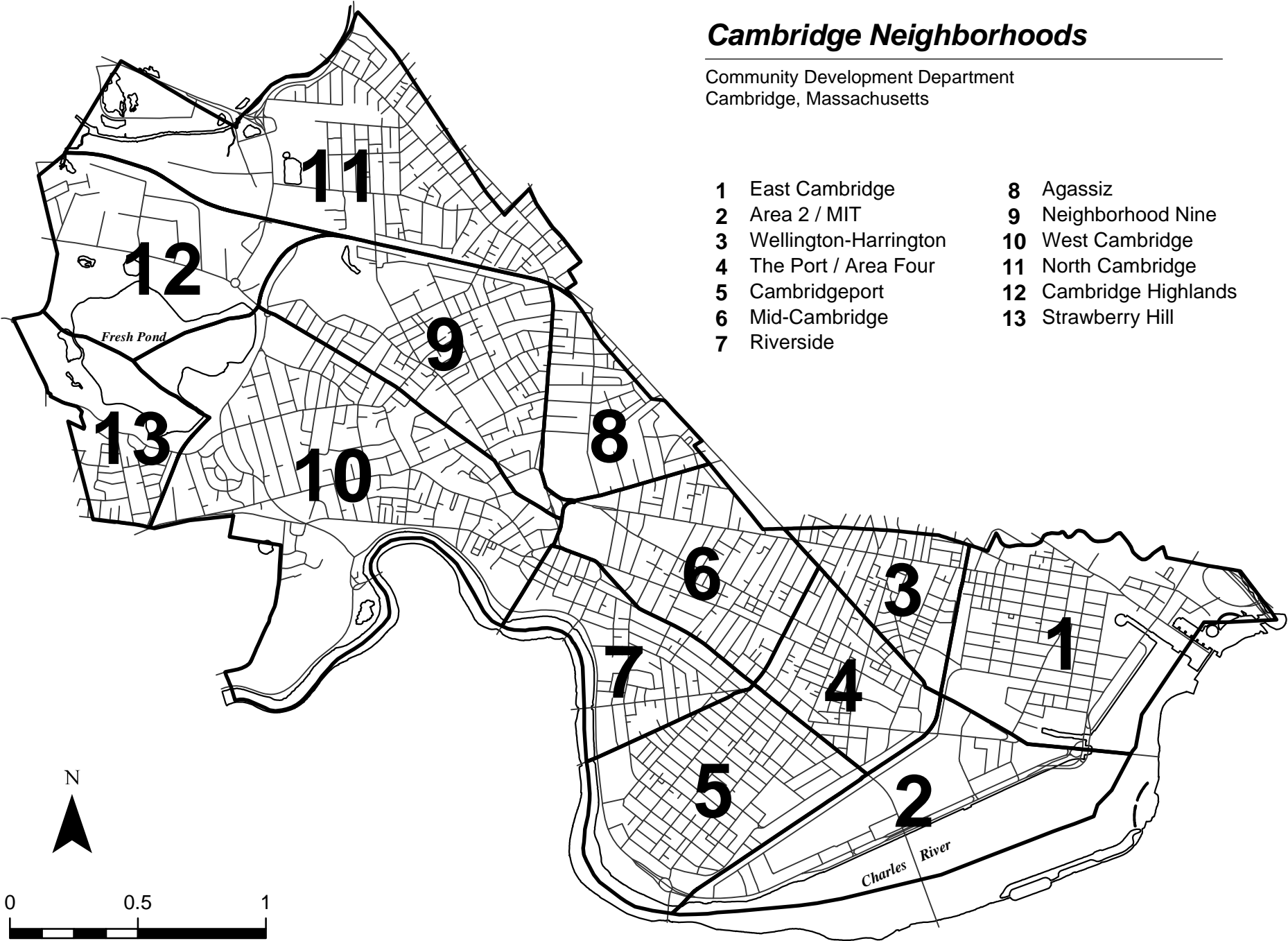
Retail: **10,866**

Total GFA: **1,599,979**

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

- 1 East Cambridge
- 2 Area 2 / MIT
- 3 Wellington-Harrington
- 4 The Port / Area Four
- 5 Cambridgeport
- 6 Mid-Cambridge
- 7 Riverside
- 8 Agassiz
- 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 |
|---|-------------|------------------------|----------------------|
| 250 Binney Street / MXD Infill | Office/R&D | Boston Properties | Permit Granted/AOR |
| 1 Broadway / NoMa - New Building Phase 4 | Residential | MIT | Bldg. Permit Granted |
| 1 Broadway / NoMa - Original Building Phase 1 | Retail | MIT | Bldg. Permit Granted |
| 1 Broadway / NoMa - Original Building Phase 2, 3 and 5 | Office/R&D | MIT | Permit Granted/AOR |
| 145 Broadway / MXD Infill | Office/R&D | Boston Properties | Bldg. Permit Granted |
| 135 Broadway North / MXD Infill | Residential | Boston Properties | Permit Granted/AOR |
| 135 Broadway South / MXD Infill | Residential | Boston Properties | Permit Granted/AOR |
| Cambridge Crossing Bldg Q1 | Retail | DivcoWest | Permit Granted/AOR |
| Cambridge Crossing Bldg W | Retail | DivcoWest | Permit Granted/AOR |
| Cambridge Crossing Remaining Master Plan | Residential | DivcoWest | Permit Granted/AOR |
| 24 East Street / Cambridge Crossing Master Plan Bldg J/K | Office/R&D | DivcoWest | Bldg. Permit Granted |
| 107 First Street / First Street Assemblage Parcel B | Residential | Urban Spaces LLC | Permit Granted/AOR |
| 121 First Street / First Street Assemblage Parcel A | Office/R&D | Urban Spaces LLC | Bldg. Permit Granted |
| 161 First Street / 50 Rogers Street/Binney St. Alexandria Master Plan | Residential | Alexandria Real Estate | Permit Granted/AOR |
| 85 First Street / First Street Assemblage Parcel D | Retail | Urban Spaces LLC | Permit Granted/AOR |
| 22 Hurley Street / First Street Assemblage Parcel C | Residential | Urban Spaces LLC | Permit Granted/AOR |
| 2 Leighton Street / Ava/Avalon Bay Housing Phase 2 Incl. 5 Glassworks | Residential | Avalon Bay | Complete |

| Neighborhood 1 - East Cambridge | Primary Use | Developer | Project Stage |
|--|--------------------|------------------------|----------------------|
| 41 Linskey Way / Binney St. Alexandria Master Plan | Office/R&D | Alexandria Real Estate | Permit Granted/AOR |
| 262 Msgr. O'Brien Highway / The Ivy Residents | Residential | YIHE Group | Bldg. Permit Granted |
| 263 Msgr. O'Brien Highway / Somerbridge Hotel | Hotel | Somerbridge Hotel LLC | Permit Granted/AOR |
| 10 North Point Boulevard / EF Building 3 including Student Housing | Institutional | EFEKTRA Schools, Inc | Bldg. Permit Granted |
| 249 Third Street | Residential | Equity Residential | Bldg. Permit Granted |
| 585 Third Street / Constellation Theatre/Cambridge Research Park | Theater | Constellation | Permit Granted/AOR |
| 40 Thorndike Street / Courthouse Redevelopment | Office/R&D | Leggat McCall | Permit Granted/AOR |
| Neighborhood 2 - MIT / Area 2 | Primary Use | Developer | Project Stage |
| 88 Ames Street / Cambridge Center/88 Ames Phase 1 | Residential | Boston Properties | Complete |
| 88 Ames Street / Cambridge Center/88 Ames Phase 2 | Residential | Boston Properties | Bldg. Permit Granted |
| 25 Hayward Street / SoMa Garage - MIT Kendall Square | Parking Garage | MIT | Bldg. Permit Granted |
| 238 Main Street / MIT Kendall Square Building 3 | Office/R&D | MIT | Permit Granted/AOR |
| 292 Main Street / MIT Kendall Square Building 4 | Institutional | MIT | Bldg. Permit Granted |
| 314 Main Street / MIT Kendall Square Building 5 | Office/R&D | MIT | Permit Granted/AOR |
| 380 Main Street / MIT Kendall Square Building 6 | Retail | MIT | Permit Granted/AOR |
| 121-169 Vassar Street / New MIT Undergraduate Dormitory | Institutional | MIT | Permit Granted/AOR |
| 60 Vassar Street / Nano Building | Institutional | MIT | Bldg. Permit Granted |

| Neighborhood 2 - MIT / Area 2 | Primary Use | Developer | Project Stage |
|--|--------------------|------------------------------|----------------------|
| 84 Wadsworth Street / MIT Kendall Square Building 2 | Office/R&D | MIT | Permit Granted/AOR |
| Neighborhood 3 - Wellington Harrington | Primary Use | Developer | Project Stage |
| 399 Binney Street / 1 Kendall Square Addition | Office/R&D | DivcoWest | Bldg. Permit Granted |
| 1043-1059 Cambridge Street / University Monument Site | Residential | 418 Real Estate | Permitting |
| 850 Cambridge Street / King Open School Complex | Institutional | City of Cambridge | Bldg. Permit Granted |
| 305 Webster Avenue / Columbia Auto Parts Site | Residential | M & H Realty Trust | Bldg. Permit Granted |
| 50 York Street / St. Patricks | Residential | Just-A-Start | Bldg. Permit Granted |
| Neighborhood 4 - The Port/Area IV | Primary Use | Developer | Project Stage |
| 47 Bishop Allen Drive / Mass & Main | Residential | Watermark Central Venture | Bldg. Permit Granted |
| 261 Broadway / Squirrelwood | Residential | Just-A-Start Corporation | Permit Granted/AOR |
| 25 Columbia Street / Mass & Main | Residential | Watermark Central Venture | Bldg. Permit Granted |
| 10 Essex Street | Residential | 3 MJ Associates LLC | Bldg. Permit Granted |
| 907 Main Street | Hotel | Patrick Barrett | Bldg. Permit Granted |
| 415 Massachusetts Avenue / Mass & Main | Residential | Watermark Central Venture | Bldg. Permit Granted |
| 140-142 Prospect Street | Residential | Islamic Society of Cambridge | Permitting |
| Neighborhood 5 - Cambridgeport | Primary Use | Developer | Project Stage |
| 300 Putnam Avenue | Residential | Biotech Realty Investors | Permit Granted/AOR |
| Neighborhood 7 - Riverside | Primary Use | Developer | Project Stage |
| 1336-1362 Massachusetts Avenue / Smith Campus Center/formerly Holyoke Center | Institutional | Harvard University | Bldg. Permit Granted |

| Neighborhood 8 - Agassiz | Primary Use | Developer | Project Stage |
|--|--------------------|---------------------------------|----------------------|
| 1699 Massachusetts Avenue / Changsho Parking Lot | Residential | Lotus Harvard Enterprise | Permit Granted/AOR |
| 1791 Massachusetts Avenue / Frost Terrace | Residential | Capstone Communities LLC | Permit Granted/AOR |
| Neighborhood 9 - Neighborhood 9 | Primary Use | Developer | Project Stage |
| 18-26 Chauncy Street / Basement Housing | Residential | Chestnut Hill Realty | Bldg. Permit Granted |
| 3-5 Linnaean Street / Basement Units | Residential | Wulow Land Corporation | Permit Granted/AOR |
| 1868 Massachusetts Avenue / Gourmet Express Redevelopment | Hotel | 1868 Mass Ave LLC | Bldg. Permit Granted |
| 75-77 New Street | Residential | AbodeZ Acorn LLC | Bldg. Permit Granted |
| 253 Walden Street / Masse Hardware Parking Lot and Warehouse | Residential | Eric Hoagland | Bldg. Permit Granted |
| Neighborhood 10 - West Cambridge | Primary Use | Developer | Project Stage |
| 24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building | Retail | Regency Centers | Permit Granted/AOR |
| 16-18 Eliot Street | Residential | 16-18 Eliot LLC | Permit Granted/AOR |
| 57 JFK Street | Office/R&D | Raj Dhanda | Permit Granted/AOR |
| Neighborhood 11 - North Cambridge | Primary Use | Developer | Project Stage |
| 20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan | Office/R&D | Bulfinch Company | Bldg. Permit Granted |
| 30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan | Office/R&D | Bulfinch Company | Bldg. Permit Granted |
| 40 Acorn Park / Garage B/Discovery Park Master Plan | Parking Garage | Bulfinch Company | Bldg. Permit Granted |
| 35 Cambridgepark Drive | Office/R&D | Davis Companies/TDC Development | Bldg. Permit Granted |

| Neighborhood 11 - North Cambridge | Primary Use | Developer | Project Stage |
|--|--------------------|--------------------------------|----------------------|
| 36-54 Cambridgepark Drive | Residential | Hanover Company | Permitting |
| 80-84 Cambridgepark Drive / Residential Units | Residential | Hanover | Bldg. Permit Granted |
| 201-203 Concord Turnpike / Lanes & Games | Residential | Criterion Development Partners | Bldg. Permit Granted |
| 95-99 Elmwood Street | Residential | 95-99 Elmwood Street LLC | Permit Granted/AOR |
| 1-6 Jefferson Park / Jefferson Park | Residential | Cambridge Housing Authority | Complete |
| 1991-2013 Massachusetts Avenue / St. James Development | Residential | Oaktree Development | Permit Granted/AOR |
| 2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center | Residential | Cambridge Housing Authority | Permit Granted/AOR |
| Neighborhood 12 - Cambridge Highlands | Primary Use | Developer | Project Stage |
| 579-605 Concord Avenue / Concord Wheeler Phase II | Residential | Acorn Holdings | Permit Granted/AOR |
| 671-675 Concord Avenue | Residential | HRI | Bldg. Permit Granted |
| 95 Fawcett Street | Residential | 95 Fawcett LLC | Bldg. Permit Granted |
| 55 Wheeler Street / Abt Associates Site | Residential | 55-9 Wheels Owner LLC | Permit Granted/AOR |