

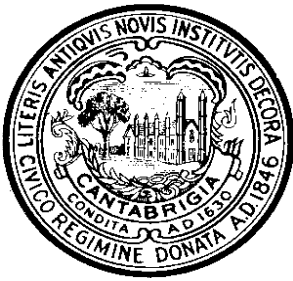
Development Log

2024 Q4 (October - December)

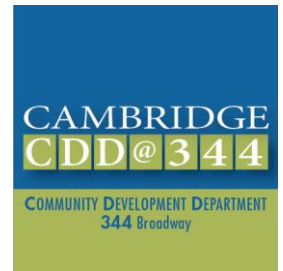
City of Cambridge
Community Development Department

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**City of Cambridge
Community Development Department
Development Log
2024 Q4 (October - December)**



Introduction

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. Pre-Permitting projects will not include details on number of units or floor areas of proposed uses.
- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Approved PUD/Master Plan Development Remaining*: These records represent the remaining, not fully specified, development from large projects with a master plan approved in the Planned Unit Development (PUD) process. As firm details of individual buildings are released and approved for permitting, they will be pulled out and created as separate records. Then the corresponding remaining development will be adjusted downward until all development under the PUD is specified and permitted. This is a newly introduced status as of 2024 Q4.
- ◆ *Design Review*: 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>

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Project Map

- | | | | |
|--|---|--------------------------------------|--|
| 1. 4 Mellen Street/1627 Massachusetts Ave | 16. 1 Canal Park | 32. 2161 Massachusetts Avenue | 47. 101 Smith Place |
| 2. 745 Concord Avenue | 17. 35 Cherry Street | 33. 2400 Massachusetts Avenue | 48. Somerbridge Hotel |
| 3. Acorn Holdings Concord Ave. Phase II | 18. Corcoran Park Redevelopment | 34. 544-550 Massachusetts Avenue | 49. 815 Somerville Avenue |
| 4. Alewife Park | 19. 160-180 Fawcett Street | 35. 600 Massachusetts Avenue | 50. Sullivan Courthouse Redevelopment |
| 5. Alexandria PUD | 20. First Street PUD | 36. Metropolitan Storage Warehouse | 51. The Galleria Residential |
| 6. 300 Binney Street | 21. 2 Garden Street | 37. New MIT Music Building | 52. The Garage/36 JFK Street/33 Dunster Street |
| 7. 87-101 Blanchard Road | 22. Gaslight Building | 38. 52 New Street | 53. 1 Third Street |
| 8. 37 Brookline Street | 23. 30 Hampshire Street | 39. New Tobin School | 54. 235 Third Street |
| 9. Cambridge Crossing (North Point) | 24. 213 Harvard Street | 40. 116 Norfolk Street | 55. United American Veterans Clubhouse |
| 10. Cambridge Fire Department Headquarters | 25. Jefferson Park Federal Revitalization | 41. Polish Club | 56. University Monument Site |
| 11. Cambridge Research Park | 26. Kendall Common | 42. Ragon Institute | 57. Walden Square Apartments II |
| 12. 851 Cambridge Street | 27. 3-5 Linnaean Street | 43. Rindge Commons Phase 1 | 58. 28-30 Wendell Street |
| 13. 125 Cambridgepark Drive | 28. MIT Graduate Student Dormitory | 44. Rindge Commons Phase 2 | 59. 53-55 Wheeler Street |
| 14. 150 Cambridgepark Drive | 29. MIT Kendall Square | 45. Schwartzman College of Computing | |
| 15. Cambridgeside Redevelopment | 30. MXD Infill | 46. 49 Sixth Street | |
| | 31. 2072 Massachusetts Avenue | | |




Summary of Current Projects

Use	Gross Floor Area (sq. ft.)	Item	Count
Educational	299,954	Projects	76
Fire Department	33,325	Residential Units	5,301
Hotel	47,963	Parking Spaces	8,216
Institutional	916,860	Hotel Rooms	235
Lab/R&D	1,901,234	Dorm Rooms	351
Office/R&D	4,503,290		
Residential	4,009,149		
Retail	328,200		
Total	12,039,975		


Status	Count
Pre-Permitting	6
Approved PUD/Master Plan Development Remaining	2
Design Review	1
Zoning Permit Granted or As of Right	23
Building Permit Granted	34
Complete	10
Total	76


Projects by Status

Pre-Permitting


Project Name	745 Concord Avenue	Address	745 Concord Ave	Initial proposal for 227 multifamily units with 15 onsite parking spaces	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	6,408
				Floor-Area Ratio	
				Special Permit	
				Building Permit	
Total GFA	TBD				
Developer				No Image Available	
Neighborhood	12 - Cambridge Highlands				
Zoning	O-1				
Project Type	New Construction/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	Office				
Notes:					
Parking Notes:					


Pre-Permitting

Project Name	37 Brookline Street	Address	37 Brookline Street	Multifamily affordable rental housing	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	6,582
				Floor-Area Ratio	
				Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Just-a-Start			No Image Available	
Neighborhood	5 - Cambridgeport				
Zoning	C-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Former home of artist Peter Valentine				
Notes:	First community meeting held 6/10/2024. Second community meeting held 9/11/2024.				
Parking Notes:					


Project Name	35 Cherry Street	Address	35 Cherry Street	Affordable homeownership development on City-owned vacant lot. Details to be determined.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	10,953
				Floor-Area Ratio	
				Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Just-A-Start			No Image Available	
Neighborhood	4 - The Port/Area IV				
Zoning	C-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use					
Notes:	No design yet. First community meeting 5/15/2024. Second community meeting 6/26/2024. Third community meeting 8/21/2024.				
Parking Notes:					

Pre-Permitting

Project Name	Corcoran Park Redevelopment	Address	18 Cushing Ct	Redevelopment of CHA development with 153 existing units. Planned units TBD.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	363,539
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	TBD				
<i>Developer</i>	CHA			No Image Available	
<i>Neighborhood</i>	13 - Strawberry Hill				
<i>Zoning</i>	C-1/AHO				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					

Project Name	2072 Massachusetts Avenue	Address	2072 Massachusetts Avenue	Redevelopment of current restaurant site to affordable rental housing	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	8,515
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	TBD				
<i>Developer</i>	Capstone Communities			No Image Available	
<i>Neighborhood</i>	11 - North Cambridge				
<i>Zoning</i>	BA-2				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>	Darul Kabob restaurant				
<i>Notes:</i>	First community meeting held 10/9/2024, with repeat meeting 10/30/2024 due to technical issues at first meeting.				
<i>Parking Notes:</i>					



Pre-Permitting

Project Name	28-30 Wendell Street	Address	28-30 Wendell Street	Affordable housing development on adjacent lots formerly owned by Lesley University	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	22,594
				Floor-Area Ratio	
				Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Homeowner's Rehab, Inc (HRI)				
Neighborhood	8 - Baldwin				
Zoning	C-2A/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Lesley University tennis court and residential buildings				
Notes:	First community meeting held 6/20/2024. Second community meeting held 11/14/2024.				
Parking Notes:					



Summary - Pre-Permitting

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	6	Total	0

Approved PUD/Master Plan Development Remaining

<i>Project Name</i>	Cambridge Crossing (North Point) - Remaining Master Plan		<i>Address</i>	Remaining unspecified development for Cambridge Crossing master plan. Once specific building proposals are received, they will be subject to design review.		
Gross Floor Area by Use (sq. ft.)			Other Details			
<i>Residential</i>	1,242,255	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	1,690,876	
<i>Retail</i>	25,000	<i>Housing Units</i>	1,000	<i>Floor-Area Ratio</i>	2.52	
<i>Mixed Use</i>	688,340			<i>Special Permit</i>	PB179	
				<i>Building Permit</i>		
<i>Total GFA</i>	1,955,595					
<i>Developer</i>	DivcoWest					
<i>Neighborhood</i>	1 - East Cambridge					
<i>Zoning</i>	NP/PUD-6/PUD-4A					
<i>Project Type</i>	New Construction					
<i>Permit Type</i>	Planning Board Special Permit					
<i>Former Name/Use</i>						
<i>Notes:</i>	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.					
<i>Parking Notes:</i>						



Approved PUD/Master Plan Development Remaining

Project Name	Kendall Common - Development Remaining	Address	Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment. Once specific building proposals are received, they will be subject to design review.		
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	914,711	Parking Spaces	1084	Lot Area (sq. ft.)	455,750
Residential	1,128,000	Housing Units	1,400	Floor-Area Ratio	6.19
Retail	83,818			Special Permit	PB368
Other	25,000			Building Permit	
Total GFA	2,151,529				
Developer	MITIMCO				
Neighborhood	1 - East Cambridge				
Zoning	PUD-7				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	US DOT Volpe Transportation Research Center				
Notes:	Name updated to "Kendall Common" from "MIT Volpe Development". US DOT Volpe Transportation Research Center redevelopment to follow completion of new federal building. 189,913 SF of development exempt from FAR calculation. Excludes buildings C1 and C3.				
Parking Notes:	Parking will not replace existing Volpe parking.				

Summary - Approved PUD/Master Plan Development Remaining

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	2	Residential	2,370,255
Residential Units	2,400	Office/R&D	914,711
Parking Spaces	1,084	Mixed Use	688,340
		Retail	108,818
		Other	25,000
		Total	4,107,124

Design Review



Project Name	MIT Kendall Square - Building 6		Address	380 Main Street		New retail building.	
Gross Floor Area by Use (sq. ft.)			Other Details				
<i>Retail</i>	13,200		<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	4,971	
					<i>Floor-Area Ratio</i>	4.48	
					<i>Special Permit</i>	PB303	
					<i>Building Permit</i>		
<i>Total GFA</i>	13,200						
<i>Developer</i>	MIT						
<i>Neighborhood</i>	2 - MIT / Area 2						
<i>Zoning</i>	C-3B MXD/PUD 5						
<i>Project Type</i>	New Construction						
<i>Permit Type</i>	Planning Board Special Permit						
<i>Former Name/Use</i>							
<i>Notes:</i>	Permanent street address yet to be assigned by DPW. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						
<i>Parking Notes:</i>	Parking at 25 Hayward Street garage.						

Summary - Design Review



Item	Count
Projects	1



Use	Gross Floor Area (sq. ft.)
Retail	13,200
Total	13,200

Zoning Permit Granted or As of Right



<i>Project Name</i>	4 Mellen Street/1627 Massachusetts Ave	<i>Address</i>	4 Mellen Street		100% Affordable Housing Overlay project. Preserves existing structure formerly used by Lesley University and includes addition.
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	35,263	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	14,465
		<i>Housing Units</i>	29	<i>Floor-Area Ratio</i>	2.44
		<i>Affordable Units</i>	29	<i>Special Permit</i>	
				<i>Building Permit</i>	1139878
<i>Total GFA</i>	35,263				
<i>Developer</i>	Homeowners Rehab				
<i>Neighborhood</i>	8 - Baldwin				
<i>Zoning</i>	C2-A				
<i>Project Type</i>	Alteration/Enlargement				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>	Lesley University Admissions Office				
<i>Notes:</i>	Building permit application submitted Oct 2024. Completed AHO process in December 2023.				
<i>Parking Notes:</i>					



Zoning Permit Granted or As of Right

Project Name	87-101 Blanchard Road	Address	87-101 Blanchard Road	New Affordable Housing Overlay project. 110 1-bedroom units with 8,000 SF of commercial space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	103,726	Parking Spaces	30	Lot Area (sq. ft.)	133,844
		Housing Units	110	Floor-Area Ratio	1.36
		Affordable Units	110	Special Permit	
				Building Permit	
Total GFA	103,726				
Developer	Bnai Brith Housing				
Neighborhood	12 - Cambridge Highlands				
Zoning	BA/C-1				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use					
Notes:	Completed the AHO process in June 2024. Construction anticipated 2026.				
Parking Notes:					



Project Name	Cambridge Crossing (North Point) - Building R	Address	221 Morgan Avenue	New residential and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	120,901	Parking Spaces	60	Lot Area (sq. ft.)	34,074
Retail	18,324	Housing Units	120	Floor-Area Ratio	2.66
				Special Permit	PB179
				Building Permit	
Total GFA	139,225				
Developer	DivcoWest				
Neighborhood	1 - East Cambridge				
Zoning	NP/PUD-6				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	FAR for overall Cambridge Crossing development. 60 parking spaces on site for residential units and 10 at 222 Jacobs Street for retail space.				
Parking Notes:					



Zoning Permit Granted or As of Right

Project Name	Cambridgeside Redevelopment - 150 Cambridgeside Place	Address	150 Cambridgeside Place	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	175,000	Parking Spaces		Lot Area (sq. ft.)	0
Retail	10,000	Housing Units	170	Floor-Area Ratio	4.66
				Special Permit	PB364
				Building Permit	
Total GFA	185,000				
Developer	New England Development				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-8				
Project Type	Addition/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use	Cambridgeside Mall				
Notes:	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.				
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.				



Project Name	Cambridgeside Redevelopment - 80 First Street		Address	80 First Street		Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Office/R&D	445,000	Parking Spaces		Lot Area (sq. ft.)	0		
Retail	10,000			Floor-Area Ratio	4.66		
				Special Permit	PB364		
				Building Permit			
Total GFA	455,000						
Developer	New England Development						
Neighborhood	1 - East Cambridge						
Zoning	BA/PUD-8						
Project Type	Addition/Change of Use						
Permit Type	Planning Board Special Permit						
Former Name/Use	Cambridgeside Mall						
Notes:	FAR is for overall Cambridgeside Mall redevelopment. Interior demolition underway. Lot area to be determined.						
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.						



Zoning Permit Granted or As of Right

Project Name	160-180 Fawcett Street	Address	160-180 Fawcett Street	New office/R&D building replaces existing warehouse.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	58,027	Parking Spaces	46	Lot Area (sq. ft.)	33,432
				Floor-Area Ratio	1.74
				Special Permit	PB385
				Building Permit	
Total GFA	58,027				
Developer	Cabot, Cabot & Forbes				
Neighborhood	12 - Cambridge Highlands				
Zoning	IB/AOD2				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Will Include demolition of existing warehouse.				
Parking Notes:					



Project Name	First Street PUD - Parcel E	Address	75 First Street	New residential and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	80,698	Parking Spaces		Lot Area (sq. ft.)	9,749
Retail	3,600	Housing Units	90	Floor-Area Ratio	8.65
				Special Permit	PB231A Amend 7
				Building Permit	
Total GFA	84,298				
Developer	Urban Spaces				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-4				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Requires amendment to existing special permit. Includes rear portion of previously developed adjacent Parcel A in First Street PUD.				
Parking Notes:	38 to 45 parking spaces to be allocated from 107 First St. garage.				



Zoning Permit Granted or As of Right

Project Name	Kendall Common - Building C1		Address	25 Broadway		New lab/R&D and retail building.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Lab/R&D		368,677	Parking Spaces		321	Lot Area (sq. ft.) 455,750	
Retail		8,258				Floor-Area Ratio 6.19	
						Special Permit PB368	
						Building Permit	
Total GFA		376,935					
Developer		MITIMCO					
Neighborhood		1 - East Cambridge					
Zoning		PUD-7					
Project Type		New Construction					
Permit Type		Planning Board Special Permit					
Former Name/Use		US DOT Volpe Transportation Research Center					
Notes:		Area and details of uses amended Nov 2024. Name updated to “Kendall Common” from “MIT Volpe Development”. FAR and land area for overall development.					
Parking Notes:		Parking from MIT Volpe development pool.					



Project Name	Kendall Common - Building C3	Address	75 Broadway	New lab/R&D and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	467,970	Parking Spaces	354	Lot Area (sq. ft.)	455,750
Retail	6,896			Floor-Area Ratio	6.19
				Special Permit	PB368
				Building Permit	
Total GFA	474,866				
Developer	MITIMCO				
Neighborhood	1 - East Cambridge				
Zoning	PUD-7				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	US DOT Volpe Transportation Research Center				
Notes:	Building permit 1144160 issued 12/17/24 for foundation work. Updated use types and GFA per Nov 2024 amendments. Name updated to “Kendall Common” from “MIT Volpe Development”. FAR and land area for overall development.				
Parking Notes:	Parking from MIT Volpe development pool.				



Zoning Permit Granted or As of Right

Project Name	MXD Infill - 250 Binney Street	Address	250 Binney Street	New office/R&D building replaces existing Biogen office building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	450,576	Parking Spaces		Lot Area (sq. ft.)	60,624
				Floor-Area Ratio	7.78
				Special Permit	PB315 MA2
				Building Permit	
Total GFA	450,576				
Developer	Boston Properties				
Neighborhood	1 - East Cambridge				
Zoning	MXD				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Biogen				
Notes:	Amendment request expected Feb 2025. See https://www.cambridgeday.com/2024/10/22/developer-in-economy-proof-kendall-square-seeks-to-change-construction-around-tenant/ . To be done in conjunction with construction of underground transformer south of 290 Binney Street. FAR approximate.				
Parking Notes:	Parking at shared 1,584 space 290 Binney Street garage. Maximum parking 0.9 spaces/1000 SF.				



Project Name	2161 Massachusetts Avenue	Address	2161 Massachusetts Avenue		Relocation, partial demolition, and redevelopment of existing structure for residential and office use.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Residential	7,272	Parking Spaces	7	Lot Area (sq. ft.)	7,513	
Office/R&D	2,514	Housing Units	8	Floor-Area Ratio	1.3	
				Special Permit	PB397	
				Building Permit	273468	
Total GFA	9,786					
Developer	ND Development					
Neighborhood	11 - North Cambridge					
Zoning	BA-2					
Project Type	Addition/Change of Use					
Permit Type	Planning Board Special Permit					
Former Name/Use						
Notes:	Received Historic Commission review.					
Parking Notes:						



Zoning Permit Granted or As of Right

Project Name	2400 Massachusetts Avenue	Address	2400 Massachusetts Avenue	Residential and retail building to replace existing two-story commercial building fronting on Mass Ave and rear parking lot.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	87,706	Parking Spaces	67	Lot Area (sq. ft.)	27,786
Retail	7,161	Housing Units	56	Floor-Area Ratio	3.41
				Special Permit	PB403
				Building Permit	
Total GFA	94,867				
Developer	North Cambridge Partners LLC				
Neighborhood	11 - North Cambridge				
Zoning	BA-5				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:					
Parking Notes:	67 off-street parking spaces for residents only. No retail parking.				



Project Name	544-550 Massachusetts Avenue	Address	544-550 Massachusetts Avenue	Expansion of existing building to accommodate residential use on upper floors. Existing ground floor retail to be retained.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	16,807	Parking Spaces	0	Lot Area (sq. ft.)	4,394
Retail	2,181	Housing Units	27	Floor-Area Ratio	4.32
				Special Permit	PB381
				Building Permit	
Total GFA	18,988				
Developer	Central Square Redevelopment LLC				
Neighborhood	5 - Cambridgeport				
Zoning	BB-CSQ				
Project Type	Alteration/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Requires both BZA variance and Planning Board special permit.				
Parking Notes:					

Zoning Permit Granted or As of Right

Project Name	600 Massachusetts Avenue	Address	600 Massachusetts Avenue	Partial demolition of existing retail building to add six floors with housing and commercial space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	46,769	Parking Spaces	0	Lot Area (sq. ft.)	21,262
Retail	32,427	Housing Units	46	Floor-Area Ratio	3.72
				Special Permit	PB369
				Building Permit	
Total GFA	79,196				
Developer	Cifrino Mass Ave Realty				
Neighborhood	5 - Cambridgeport				
Zoning	BB				
Project Type	Addition/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	GFA excludes space subject to basement waiver.				
Parking Notes:					



Project Name	Rindge Commons Phase 2	Address	430 Rindge Avenue		One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	90,075	Parking Spaces	0	Lot Area (sq. ft.)	155,591	
		Housing Units	77	Floor-Area Ratio	2.73	
		Affordable Units	77	Special Permit		
				Building Permit		
Total GFA	90,075					
Developer	Just-A-Start					
Neighborhood	11 - North Cambridge					
Zoning	C-2					
Project Type	New Construction					
Permit Type	Comprehensive Permit					
Former Name/Use						
Notes:	Formerly referred to 418-450 Rindge Ave.					
Parking Notes:	Remaining 233 parking spaces will serve new and existing buildings.					



Zoning Permit Granted or As of Right

Project Name	49 Sixth Street	Address	49 Sixth Street	100% Affordable Housing Overlay project. Rehab of former Sacred Heart School and CPSD offices building. Located at corner of Thorndike and Seventh Streets.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	59,400	Parking Spaces	0	Lot Area (sq. ft.)	19,865
		Housing Units	46	Floor-Area Ratio	2.98
		Affordable Units	46	Special Permit	
				Building Permit	
Total GFA	59,400				
Developer	POAH				
Neighborhood	1 - East Cambridge				
Zoning	C-1/AHO				
Project Type	Alteration/Change of Use				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Sacred Heart School and CPSD Offices				
Notes:	Developer is assembling financing to begin construction.				
Parking Notes:					



Project Name	Somerbridge Hotel	Address	263 Msgr. O'Brien Highway		Hotel. Partially located in Somerville.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Hotel	23,205	Parking Spaces	13	Lot Area (sq. ft.)	15,490	
		Hotel Rooms	199	Floor-Area Ratio	1.5	
				Special Permit		
				Building Permit		
Total GFA	23,205					
Developer	Somerbridge Hotel LLC					
Neighborhood	1 - East Cambridge					
Zoning	SD-1					
Project Type	New Construction					
Permit Type	Board of Zoning Appeals					
Former Name/Use						
Notes:	Includes demolition of existing structure. Site work underway. Additional approvals might be needed.					
Parking Notes:						



Zoning Permit Granted or As of Right

Project Name	815 Somerville Avenue	Address	815 Somerville Avenue	Gut renovation of existing office building into laboratory space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	27,824	Parking Spaces	5	Lot Area (sq. ft.)	10,382
				Floor-Area Ratio	2.66
				Special Permit	PB402
				Building Permit	
Total GFA	27,824				
Developer	KS Partners				
Neighborhood	11 - North Cambridge				
Zoning	BC				
Project Type	Alteration/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:					
Parking Notes:					



Project Name	The Galleria Residential	Address	57 JFK Street		Residential addition to existing retail structure.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Residential	30,150	Parking Spaces	0	Lot Area (sq. ft.)	14,506	
		Housing Units	38	Floor-Area Ratio	4.61	
				Special Permit	PB390	
				Building Permit	250597	
Total GFA	30,150					
Developer	Raj Dhanda					
Neighborhood	10 - West Cambridge					
Zoning	BB/HSOD					
Project Type	Addition					
Permit Type	Planning Board Special Permit					
Former Name/Use						
Notes:	Supersedes prior proposal for office expansion. Building permit 250597 issued for new basement entry and and 2nd floor balcony. Further permits to follow.					
Parking Notes:						



Zoning Permit Granted or As of Right

Project Name	The Garage/36 JFK Street/33 Dunster Street		Address	83-91 Mount Auburn Street		Renovation of The Garage with office and retail space.		
Gross Floor Area by Use (sq. ft.)			Other Details					
Office/R&D		87,494	Parking Spaces		0	Lot Area (sq. ft.)		17,608
						Floor-Area Ratio		4.97
						Special Permit		PB386
						Building Permit		225078
Total GFA		87,494						
Developer		Trinity Real Estate Management						
Neighborhood		6 - Mid-Cambridge						
Zoning		BB-HSO						
Project Type		New Construction/Alteration						
Permit Type		Planning Board Special Permit						
Former Name/Use		The Garage						
Notes:		Will include retail with GFA to be determined. Demolition will retain historic exterior walls.						
Parking Notes:								

Project Name	1 Third Street		Address	1 Third Street		New residential building replacing a Dunkin Donuts.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Residential	16,921		Parking Spaces	0	Lot Area (sq. ft.)	7,404	
			Housing Units	19	Floor-Area Ratio	2.28	
					Special Permit		
					Building Permit		
Total GFA	16,921						
Developer	DND Homes, LLC						
Neighborhood	1 - East Cambridge						
Zoning	BA/C-1						
Project Type	New Construction						
Permit Type	Board of Zoning Appeals						
Former Name/Use	Dunkin Donuts						
Notes:							
Parking Notes:							

Zoning Permit Granted or As of Right

Project Name	235 Third Street	Address	235 Third Street		New residential building.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	18,080	Parking Spaces	0	Lot Area (sq. ft.)	5,563	
		Housing Units	19	Floor-Area Ratio	3.25	
				Special Permit		
				Building Permit		
Total GFA	18,080					
Developer	DND Homes					
Neighborhood	1 - East Cambridge					
Zoning	IA-1					
Project Type	New Construction					
Permit Type	Board of Zoning Appeals					
Former Name/Use						
Notes:						
Parking Notes:						



Project Name	Walden Square Apartments II	Address	102 Sherman Street	100% Affordable Housing Overlay project expanding existing Walden Square development.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	132,226	Parking Spaces	200	Lot Area (sq. ft.)	319,049
		Housing Units	95	Floor-Area Ratio	0.99
		Affordable Units	95	Special Permit	
				Building Permit	
Total GFA	132,226				
Developer	Winn Companies				
Neighborhood	9 - Neighborhood 9				
Zoning	C-2/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use					
Notes:	First of two required Planning Board Advisory Design Consultations held 3/12/2024. Second was held 7/2/2024.				
Parking Notes:	Proposal includes 198 parking spaces to be shared among new and existing units.				

Zoning Permit Granted or As of Right

Summary - Zoning Permit Granted or As of Right



Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	23	Office/R&D	1,043,611
Residential Units	950	Residential	1,020,994
Parking Spaces	1,103	Lab/R&D	864,471
Hotel Rooms	199	Retail	98,847
		Hotel	23,205
		Total	3,051,128



Building Permit Granted

Project Name	Acorn Holdings Concord Ave. Phase II	Address	605 Concord Avenue	New residential and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	53,551	Parking Spaces	68	Lot Area (sq. ft.)	21,666
Retail	4,128	Housing Units	49	Floor-Area Ratio	2.66
		Affordable Units	7	Special Permit	PB319
				Building Permit	55622
Total GFA	57,679				
Developer	Acorn Holdings				
Neighborhood	12 - Cambridge Highlands				
Zoning	BA/AOD-5				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Bank				
Notes:	Includes demolition of existing bank branch building.				
Parking Notes:	Parking comprises 49 residential and 19 commercial spaces.				



Project Name	Alewife Park - Building 1	Address	1 Alewife Park		Rehab of existing building for lab/R&D use.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Lab/R&D	90,000	Parking Spaces	0	Lot Area (sq. ft.)	45,125	
				Floor-Area Ratio	0.94	
				Special Permit	PB387	
				Building Permit	182959	
Total GFA	90,000					
Developer	IQHQ					
Neighborhood	11 - North Cambridge					
Zoning	SD-3					
Project Type	Addition/Alteration					
Permit Type	Planning Board Special Permit					
Former Name/Use	GCP/W. R. Grace Site					
Notes:	Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.					
Parking Notes:	Parking for entire Alewife Center development reported separately.					



Building Permit Granted

Project Name	Alewife Park - Building 2	Address	4 Alewife Park		Rehab of existing building for office/R&D.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Office/R&D	98,500	Parking Spaces	0	Lot Area (sq. ft.)	853,776	
				Floor-Area Ratio	0.94	
				Special Permit	PB387	
				Building Permit	199995	
Total GFA	98,500					
Developer	IQHQ					
Neighborhood	11 - North Cambridge					
Zoning	SD-3					
Project Type	New Construction/Alteration					
Permit Type	Planning Board Special Permit					
Former Name/Use	GCP/W. R. Grace Site					
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. Foundation work underway. FAR is for entire Alewife Park project.					
Parking Notes:	Parking for entire Alewife Center development reported separately.					



Project Name	Alewife Park - Building 3	Address	5 Alewife Park	New construction and alteration of existing building for office/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	147,400	Parking Spaces	0	Lot Area (sq. ft.)	853,776
				Floor-Area Ratio	0.94
				Special Permit	PB387
				Building Permit	192693
Total GFA	147,400				
Developer	IQHQ				
Neighborhood	11 - North Cambridge				
Zoning	SD-3				
Project Type	New Construction/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	GCP/W. R. Grace Site				
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.				
Parking Notes:	Parking for entire Alewife Center development reported separately. Foundation work underway.				



Building Permit Granted

Project Name	Alewife Park - Building 4	Address	2 Alewife Park		Rehab of existing building for office/R&D use.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Office/R&D	98,400	Parking Spaces	0	Lot Area (sq. ft.)	853,776	
				Floor-Area Ratio	0.94	
				Special Permit	PB387	
				Building Permit	192754	
Total GFA	98,400					
Developer	IQHQ					
Neighborhood	11 - North Cambridge					
Zoning	SD-3					
Project Type	New Construction/Alteration					
Permit Type	Planning Board Special Permit					
Former Name/Use	GCP/W. R. Grace Site					
Notes:	Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.					
Parking Notes:	Parking for entire Alewife Center development reported separately.					



Project Name	Alewife Park - Building 5	Address	3 Alewife Park	New construction and alteration of existing building for office/R&D and retail use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	140,200	Parking Spaces	0	Lot Area (sq. ft.)	853,776
Retail	3,500			Floor-Area Ratio	0.94
				Special Permit	PB387
				Building Permit	192769
Total GFA	143,700				
Developer	IQHQ				
Neighborhood	11 - North Cambridge				
Zoning	SD-3				
Project Type	New Construction/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	GCP/W. R. Grace Site				
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. Foundation work underway. FAR is for entire Alewife Park project.				
Parking Notes:	Parking for entire Alewife Center development reported separately.				



Building Permit Granted

Project Name	Alewife Park - Parking Garage		Address	6 Alewife Park		New parking garage for Alewife Park development.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Parking Garage		0	Parking Spaces		609	Lot Area (sq. ft.)	853,776
						Floor-Area Ratio	0.94
						Special Permit	PB387
						Building Permit	192779
Total GFA		TBD					
Developer		IQHQ					
Neighborhood		11 - North Cambridge					
Zoning		SD-3					
Project Type		New Construction/Alteration					
Permit Type		Planning Board Special Permit					
Former Name/Use		GCP/W. R. Grace Site					
Notes:		Overall project includes transfer of development rights from Jerry's Pond area. Foundation work underway. FAR is for entire Alewife Park project.					
Parking Notes:		Includes all parking for entire Alewife Center development. 358 space garage and 251 surface spaces.					



Project Name	Alexandria PUD - 161 First Street	Address	161 First Street	Office/R&D redevelopment.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	30,087	Parking Spaces		Lot Area (sq. ft.)	40,000
				Floor-Area Ratio	3.75
				Special Permit	PB243
				Building Permit	54231
Total GFA	30,087				
Developer	Alexandria Real Estate				
Neighborhood	1 - East Cambridge				
Zoning	IA-1/PUD-3A				
Project Type	Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Shared site with 50 Rogers Street, which is a new 102-unit residential building.				
Parking Notes:	Includes 18 parking spaces at 75/125 Binney and 50/60 Binney Street garages.				



Building Permit Granted

Project Name	300 Binney Street	Address	300 Binney Street	Renovation of former Biogen office with lab and office uses.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	124,200	Parking Spaces		Lot Area (sq. ft.)	49,544
Office/R&D	82,800			Floor-Area Ratio	4.18
				Special Permit	
				Building Permit	221669
Total GFA	207,000				
Developer	Boston Properties				
Neighborhood	1 - East Cambridge				
Zoning	MXD				
Project Type	Alteration/Change of Use				
Permit Type	As of Right				
Former Name/Use	Biogen Office				
Notes:					
Parking Notes:	No change in parking.				



Project Name	Cambridge Crossing (North Point) - Building Q2	Address	121 Morgan Avenue	New office/R&D building with retail.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	163,794	Parking Spaces	144	Lot Area (sq. ft.)	55,997
Retail	1,801			Floor-Area Ratio	2.66
				Special Permit	PB179
				Building Permit	206184
Total GFA	165,595				
Developer	DivcoWest				
Neighborhood	1 - East Cambridge				
Zoning	NP/PUD-6				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	FAR for overall Cambridge Crossing development.				
Parking Notes:					



Building Permit Granted

Project Name	Cambridge Fire Department Headquarters	Address	491 Broadway		Renovation of Cambridge Fire Department Headquarters	
Gross Floor Area by Use (sq. ft.)			Other Details			
Fire Department	33,325	Parking Spaces	18	Lot Area (sq. ft.)	21,172	
				Floor-Area Ratio	1.57	
				Special Permit		
				Building Permit	263369	
Total GFA	33,325					
Developer	City of Cambridge					
Neighborhood	6 - Mid-Cambridge					
Zoning	C-3					
Project Type	Addition/Alteration					
Permit Type	As of Right					
Former Name/Use						
Notes:						
Parking Notes:						



Project Name	Cambridge Research Park - 320-330 Third Street		Address	320-330 Third Street		New office/R&D building with community center.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Office/R&D	470,000	Parking Spaces	0	Lot Area (sq. ft.)	51,341		
Community Center	30,000			Floor-Area Ratio	10.01		
				Special Permit	PB383		
				Building Permit	196010		
Total GFA	500,000						
Developer	Biomed						
Neighborhood	1 - East Cambridge						
Zoning	O-3/PUD-CDK						
Project Type	New Construction						
Permit Type	Planning Board Special Permit						
Former Name/Use							
Notes:	Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project.						
Parking Notes:	Up to 406 parking spaces provided from Cambridge Research Park pooled facility.						



Building Permit Granted

Project Name	851 Cambridge Street	Address	851 Cambridge Street		New residential and retail building replaces mixed use building destroyed by fire.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	15,000	Parking Spaces	6	Lot Area (sq. ft.)	5,836	
Retail	4,964	Housing Units	10	Floor-Area Ratio	2.48	
				Special Permit		
				Building Permit	74225	
Total GFA	19,964					
Developer	Cambridge Hunting STS Realty Trust					
Neighborhood	3 - Wellington Harrington					
Zoning	BA/C-1					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use						
Notes:						
Parking Notes:						



Project Name	125 Cambridgepark Drive	Address	125 Cambridgepark Drive	Infill addition to existing building for lab/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	50,000	Parking Spaces		Lot Area (sq. ft.)	126,612
				Floor-Area Ratio	1.77
				Special Permit	PB26 Amd 7
				Building Permit	215450
Total GFA	50,000				
Developer	Longfellow				
Neighborhood	11 - North Cambridge				
Zoning	O-2A/AOD-6				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Reduction in surface parking expected. Final GFA for building will total 216,981 SF.				
Parking Notes:					

Building Permit Granted

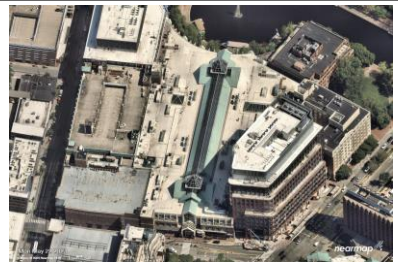

Project Name	150 Cambridgepark Drive	Address	150 Cambridgepark Drive	HVAC/elec/elevator/infill work to convert office building to lab space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	270,080	Parking Spaces	0	Lot Area (sq. ft.)	125,089
				Floor-Area Ratio	2.65
				Special Permit	PB47 Amend
				Building Permit	135347, 155714, 172450
Total GFA	270,080				
Developer	Longfellow Real Estate				
Neighborhood	11 - North Cambridge				
Zoning	O2A/AOD6				
Project Type	Alteration/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Might need new Planning Board special permit later depending on scope. FAR includes all structures on parcel.				
Parking Notes:	No changes to parking.				



Project Name	Cambridgeside Redevelopment - 20 Cambridgeside Place	Address	20 Cambridgeside Place	Lab, office, and retail in redeveloped Cambridgeside mall.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	295,000	Parking Spaces		Lot Area (sq. ft.)	38,788
Office/R&D	48,000			Floor-Area Ratio	4.66
Retail	17,000			Special Permit	PB364
				Building Permit	130531
Total GFA	360,000				
Developer	New England Development				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-8				
Project Type	New Construction/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	Macy's Department Store				
Notes:	FAR is for overall redevelopment. Existing structure will be retained up to second floor slab.				
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.				

Building Permit Granted



Project Name	Cambridgeside Redevelopment - Core Mall Office Space Conversion	Address	100 Cambridgeside Place	Conversion of third floor of Cambridgeside mall from retail to office and lab space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	84,000	Parking Spaces		Lot Area (sq. ft.)	267,821
Office/R&D	56,000			Floor-Area Ratio	3.2
				Special Permit	PB364
				Building Permit	216130
Total GFA	140,000				
Developer	New England Development				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-4				
Project Type	Alteration/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use	Cambridgeside mall				
Notes:					
Parking Notes:					


Building Permit Granted

Project Name	Cambridgeside Redevelopment - Core Mall Retail Space	Address	100 Cambridgeside Place	Redevelopment of the core mall retail space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Retail	315,000	Parking Spaces	1695	Lot Area (sq. ft.)	267,821
				Floor-Area Ratio	3.2
				Special Permit	PB364
				Building Permit	252579, 253670
Total GFA	315,000				
Developer	New England Development				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-4				
Project Type	Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	This record does not include 3rd floor conversion to lab.				
Parking Notes:	Includes all parking for overall redevelopment.				


Project Name	2 Garden Street	Address	2 Garden Street		13 room boarding house. Expansion of pre-existing building.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Residential	7,721	Parking Spaces	1	Lot Area (sq. ft.)	5,261	
		Housing Units	13	Floor-Area Ratio	1.69	
				Special Permit		
				Building Permit	239759	
Total GFA	7,721					
Developer	Garden Lodge LLC					
Neighborhood	10 - West Cambridge					
Zoning	C-2					
Project Type	Addition/Change of Use					
Permit Type	Board of Zoning Appeals					
Former Name/Use						
Notes:						
Parking Notes:						

Building Permit Granted



Project Name	Gaslight Building	Address	711-727 Massachusetts Avenue		Redevelopment of office building with ground floor retail to boutique hotel including office and retail uses.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Hotel	24,758	Parking Spaces	0	Lot Area (sq. ft.)	10,553	
Office/R&D	18,760	Hotel Rooms	36	Floor-Area Ratio	3.83	
Retail	3,006			Special Permit	PB361	
				Building Permit	195428	
Total GFA	46,524					
Developer	Gas Light Building LLC					
Neighborhood	6 - Mid-Cambridge					
Zoning	BB-CSQ					
Project Type	Alteration/Change of Use					
Permit Type	Planning Board Special Permit					
Former Name/Use						
Notes:	FAR excludes exempted retail GFA.					
Parking Notes:						



Project Name	213 Harvard Street	Address	213 Harvard Street		New residential building replacing building destroyed by fire.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	12,378	Parking Spaces	6	Lot Area (sq. ft.)	5,913	
		Housing Units	8	Floor-Area Ratio	2.21	
				Special Permit		
				Building Permit	172820	
Total GFA	12,378					
Developer	213 Harvard St Condo Assn					
Neighborhood	4 - The Port/Area IV					
Zoning	C-1					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use						
Notes:						
Parking Notes:						

Building Permit Granted



<i>Project Name</i>	Jefferson Park Federal Revitalization	<i>Address</i>	1 Jackson Place	100% Affordable Housing Overlay project replacing existing Jefferson Park federal CHA development. 175 existing units to be rebuilt, 103 new units added.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	379,925	<i>Parking Spaces</i>	138	<i>Lot Area (sq. ft.)</i>	328,125
		<i>Housing Units</i>	278	<i>Floor-Area Ratio</i>	1.16
		<i>Affordable Units</i>	278	<i>Special Permit</i>	
				<i>Building Permit</i>	195497, 195498, 195499, 195500, 195502, 195503, 195504
<i>Total GFA</i>	379,925				
<i>Developer</i>	Cambridge Housing Authority				
<i>Neighborhood</i>	11 - North Cambridge				
<i>Zoning</i>	C-1A/C-2/AHO				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>	Jefferson Park federal housing				
<i>Notes:</i>	Phase I construction underway for 195 units. Phase 2 with 83 units expected to begin spring 2026.				
<i>Parking Notes:</i>	Application includes 132 on site and 3 off site spaces.				

Building Permit Granted



Project Name	MIT Graduate Student Dormitory	Address	269-299 Vassar Street		Graduate student apartment building replacing MIT Police Station and surface parking lot.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Institutional	328,050	Parking Spaces	0	Lot Area (sq. ft.)	765,106	
		Housing Units	351	Floor-Area Ratio	1.87	
		Dorm Rooms	351	Special Permit	PB371	
				Building Permit	151307, 145074	
Total GFA	328,050					
Developer	MIT					
Neighborhood	2 - MIT / Area 2					
Zoning	SD-6, SD-11, IU Overlay					
Project Type	New Construction					
Permit Type	Planning Board Special Permit					
Former Name/Use	MIT Police station					
Notes:	FAR includes all buildings on larger contiguous MIT-owned parcel. Temporary C of O issued 6/29/2024					
Parking Notes:	Parking included in existing MIT pool.					

Project Name	MIT Kendall Square - Building 2		Address	200 Main Street		New office/R&D and retail building.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Office/R&D	312,355		Parking Spaces	278	Lot Area (sq. ft.)	69,711	
Retail	10,925				Floor-Area Ratio	4.48	
					Special Permit	PB303	
					Building Permit	209931	
Total GFA	323,280						
Developer	MIT						
Neighborhood	2 - MIT / Area 2						
Zoning	C-3B MXD/PUD 5						
Project Type	New Construction						
Permit Type	Planning Board Special Permit						
Former Name/Use	Eastgate Graduate Dormitory						
Notes:	FAR for entire MIT Kendall Square SoMa project area including retained buildings. Includes demolition of former Eastgate high rise dormitory building.						
Parking Notes:							



Building Permit Granted



Project Name	MXD Infill - 119-123 Broadway		Address	119-123 Broadway		Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Residential		420,000	Parking Spaces			Lot Area (sq. ft.)	105,000
Retail		700	Housing Units		439	Floor-Area Ratio	7.78
			Affordable Units		102	Special Permit	PB315 MA2
						Building Permit	222469
Total GFA		420,700					
Developer		Boston Properties					
Neighborhood		1 - East Cambridge					
Zoning		MXD					
Project Type		New Construction					
Permit Type		Planning Board Special Permit					
Former Name/Use		Cambridge Center North Garage					
Notes:		Lot area and FAR approximate. Site work underway.					
Parking Notes:		Parking ratio to be 0.4 to 0.75 space/unit.					

Building Permit Granted



<i>Project Name</i>	MXD Infill - 290 Binney Street	<i>Address</i>	290 Binney Street	Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Office/R&D</i>	500,000	<i>Parking Spaces</i>	1584	<i>Lot Area (sq. ft.)</i>	105,000
<i>Retail</i>	3,904			<i>Floor-Area Ratio</i>	7.78
				<i>Special Permit</i>	PB315 MA2
				<i>Building Permit</i>	222345
<i>Total GFA</i>	503,904				
<i>Developer</i>	Boston Properties				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	MXD				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	Cambridge Center North Garage				
<i>Notes:</i>	Lot area and FAR approximate. Site work for building and transformer underway.				
<i>Parking Notes:</i>	Maximum parking 0.9 spaces/1000 SF.				



Building Permit Granted

Project Name	Metropolitan Storage Warehouse	Address	134 Massachusetts Avenue		Conversion of former storage warehouse into new facilities for MIT School of Architecture and Planning.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Institutional	195,000	Parking Spaces	0	Lot Area (sq. ft.)	46,666	
				Floor-Area Ratio	4.71	
				Special Permit		
				Building Permit	200381, 216308	
Total GFA	195,000					
Developer	MIT					
Neighborhood	2 - MIT / Area 2					
Zoning	SD-6					
Project Type	Alteration/Change of Use					
Permit Type	As of Right					
Former Name/Use	Metropolitan Storage Warehouse					
Notes:	Includes selective demolition. Variance allows food service operation on first floor.					
Parking Notes:						



Project Name	New MIT Music Building	Address	201 Amherst Street		New institutional building.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Institutional	34,000	Parking Spaces	155	Lot Area (sq. ft.)	2,790,855	
				Floor-Area Ratio	0.81	
				Special Permit		
				Building Permit	147283	
Total GFA	34,000					
Developer	MIT					
Neighborhood	2 - MIT / Area 2					
Zoning	C-3					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use						
Notes:	Will be campus building W18.					
Parking Notes:	No net increase in parking due to relocation of spaces from other campus locations.					

Building Permit Granted



Project Name	52 New Street	Address	52 New Street	100% Affordable Housing Overlay project including daycare space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	126,230	Parking Spaces	43	Lot Area (sq. ft.)	43,794
Educational	3,000	Housing Units	107	Floor-Area Ratio	3.3
		Affordable Units	107	Special Permit	
				Building Permit	230992
Total GFA	129,230				
Developer	Just-A-Start				
Neighborhood	9 - Neighborhood 9				
Zoning	IA-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Warehouse and Gym				
Notes:					
Parking Notes:					



Project Name	New Tobin School	Address	197 Vassal Lane		New public school.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Educational	299,954	Parking Spaces	150	Lot Area (sq. ft.)	396,958	
				Floor-Area Ratio	0.76	
				Special Permit		
				Building Permit	185582	
Total GFA	299,954					
Developer	City of Cambridge					
Neighborhood	10 - West Cambridge					
Zoning	B/OS					
Project Type	New Construction					
Permit Type	Board of Zoning Appeals					
Former Name/Use	Tobin Montessori and Vassal Lane Upper Schools.					
Notes:						
Parking Notes:						

Building Permit Granted



<i>Project Name</i>	116 Norfolk Street	<i>Address</i>	116 Norfolk Street	100% Affordable Housing Overlay project. Conversion of congregate housing development to affordable apartments for formerly homeless persons. 38 existing SRO units to be renovated to studio units; new addition with 24 units.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	47,075	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	25,230
		<i>Housing Units</i>	62	<i>Floor-Area Ratio</i>	1.87
		<i>Affordable Units</i>	62	<i>Special Permit</i>	
				<i>Building Permit</i>	201178
<i>Total GFA</i>	47,075				
<i>Developer</i>	Cambridge Housing Authority				
<i>Neighborhood</i>	4 - The Port/Area IV				
<i>Zoning</i>	C-1/AHO				
<i>Project Type</i>	Addition/Alteration				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					

Building Permit Granted

Project Name	Polish Club	Address	747 Cambridge Street		New residential building with community center.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	6,869	Parking Spaces	9	Lot Area (sq. ft.)	6,200	
Community Center	1,097	Housing Units	6	Floor-Area Ratio	1.71	
				Special Permit		
				Building Permit	115390	
Total GFA	7,966					
Developer	747 Cambridge St , LLC					
Neighborhood	3 - Wellington Harrington					
Zoning	BA/C-1					
Project Type	New Construction					
Permit Type	Board of Zoning Appeals					
Former Name/Use	Polish Club					
Notes:	Polish Club will take space in new building.					
Parking Notes:						

Project Name	United American Veterans Clubhouse	Address	1 Cedar Street		New residential building with community center to be occupied by United American Veterans Clubhouse	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	9,981	Parking Spaces	8	Lot Area (sq. ft.)	7,590	
Community Center	2,114	Housing Units	8	Floor-Area Ratio	1.59	
				Special Permit		
				Building Permit	141137	
Total GFA	12,095					
Developer	John Repucci					
Neighborhood	11 - North Cambridge					
Zoning	BA-2					
Project Type	New Construction					
Permit Type	Board of Zoning Appeals					
Former Name/Use	United American Veterans Clubhouse					
Notes:	Includes demolition of existing veterans club. Also subject to Large Project Review under the zoning ordinance.					
Parking Notes:						



Building Permit Granted



Project Name	University Monument Site	Address	1043-1059 Cambridge Street		New residential and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	24,892	Parking Spaces	13	Lot Area (sq. ft.)	15,686	
Retail	4,364	Housing Units	18	Floor-Area Ratio	1.86	
		Affordable Units	4	Special Permit	PB336	
				Building Permit	152842	
Total GFA	29,256					
Developer	418 Real Estate					
Neighborhood	3 - Wellington Harrington					
Zoning	BA/C-2B					
Project Type	New Construction					
Permit Type	Planning Board Special Permit					
Former Name/Use	University Monument Works					
Notes:						
Parking Notes:						

Summary - Building Permit Granted



Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	34	Office/R&D	2,166,296
Residential Units	1,349	Residential	1,103,622
Parking Spaces	4,925	Lab/R&D	913,280
Hotel Rooms	36	Institutional	557,050
Dorm Rooms	351	Retail	369,292
		Educational	302,954
		Fire Department	33,325
		Community Center	33,211
		Hotel	24,758
		Total	5,503,788

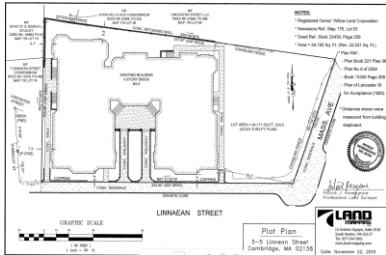

Complete

Project Name	Alexandria PUD - 90 Binney Street	Address	90 Binney Street	New office/R&D and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	10,000	Parking Spaces	15	Lot Area (sq. ft.)	9,625
Retail	6,189			Floor-Area Ratio	1.68
				Special Permit	PB243
				Building Permit	182441, 170998
Total GFA	16,189				
Developer	Alexandria Real Estate				
Neighborhood	1 - East Cambridge				
Zoning	IA-1/PUD-3A				
Project Type	Addition/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Also known as 219 Second St, 39-41 Linskey Way				
Parking Notes:	Parking provided at 50/60 Binney Street Garage.				



Project Name	1 Canal Park	Address	1 Canal Park	Conversion of office building to Lab/R&D.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	107,662	Parking Spaces		Lot Area (sq. ft.)	30,400
				Floor-Area Ratio	3.54
				Special Permit	PB038
				Building Permit	156580
Total GFA	107,662				
Developer	1 Canal Park LLC				
Neighborhood	1 - East Cambridge				
Zoning	C2-A/PUD-4A				
Project Type	Alteration				
Permit Type	As of Right				
Former Name/Use					
Notes:					
Parking Notes:	No change to parking.				



Complete

Project Name	30 Hampshire Street	Address	30 Hampshire Street	New lab/R&D building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	15,821	Parking Spaces	12	Lot Area (sq. ft.)	5,758
				Floor-Area Ratio	4
				Special Permit	
				Building Permit	150581
Total GFA	15,821				
Developer	38-40 Hampshire St LLC				
Neighborhood	4 - The Port/Area IV				
Zoning	I-B				
Project Type	New Construction				
Permit Type	As of Right				
Former Name/Use					
Notes:	Previously permitted as hotel under SP PB358.				
Parking Notes:	No parking at site at time of permit application.				



Project Name	3-5 Linnaean Street	Address	3-5 Linnaean Street	Conversion of existing underutilized basement space into housing.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	50,701	Parking Spaces	0	Lot Area (sq. ft.)	24,153
		Housing Units	5	Floor-Area Ratio	2.1
		Affordable Units	1	Special Permit	PB329
				Building Permit	25045
Total GFA	50,701				
Developer	Willow Land Corporation				
Neighborhood	9 - Neighborhood 9				
Zoning	C-2/BA-2				
Project Type	Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	GFA includes entire existing 37 unit building.				
Parking Notes:					



Complete

Project Name	Ragon Institute	Address	600-624 Main Street	New institutional building associated with MGH, MIT and Harvard.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Institutional	185,810	Parking Spaces	120	Lot Area (sq. ft.)	67,579
				Floor-Area Ratio	2.75
				Special Permit	PB375
				Building Permit	149353
Total GFA	185,810				
Developer	MIT/Ragon Institute				
Neighborhood	2 - MIT / Area 2				
Zoning	IB				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Olmstead-Flint Building				
Notes:	Includes demolition of preexisting industrial and warehouse structures. The Ragon Institute is associated with MGH, MIT and Harvard.				
Parking Notes:					



Project Name	Rindge Commons Phase 1		Address	432 Rindge Avenue		One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Residential	27,968	Parking Spaces	0	Lot Area (sq. ft.)	155,591		
Educational	28,794	Housing Units	24	Floor-Area Ratio	2.73		
Office/R&D	12,192	Affordable Units	24	Special Permit			
				Building Permit	158329		
Total GFA	68,954						
Developer	Just-A-Start						
Neighborhood	11 - North Cambridge						
Zoning	C-2						
Project Type	New Construction						
Permit Type	Comprehensive Permit						
Former Name/Use							
Notes:	Temporary C of O issued but awaiting Green Building report						
Parking Notes:	Remaining 233 parking spaces will serve new and existing buildings.						



Complete

Project Name	Schwartzman College of Computing	Address	51 Vassar Street	New MIT institutional building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Institutional	174,000	Parking Spaces		Lot Area (sq. ft.)	409,261
				Floor-Area Ratio	1.64
				Special Permit	PB370
				Building Permit	141637
Total GFA	174,000				
Developer	MIT				
Neighborhood	2 - MIT / Area 2				
Zoning	C-3B				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	MIT Building 44				
Notes:	Replaces MIT Building 44, which has been demolished. FAR includes all buildings on larger contiguous MIT-owned parcel.				
Parking Notes:	Parking included in MIT pool.				

Project Name	101 Smith Place	Address	101 Smith Place	New office/R&D building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	142,153	Parking Spaces	154	Lot Area (sq. ft.)	113,246
				Floor-Area Ratio	1.273
				Special Permit	PB359
				Building Permit	107682
Total GFA	142,153				
Developer	The Davis Companies				
Neighborhood	12 - Cambridge Highlands				
Zoning	IB-2/AOD1,O1/AOD3				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Includes demolition of existing technical office structure.				
Parking Notes:					

Complete

Project Name	Sullivan Courthouse Redevelopment	Address	40 Thorndike Street	Redevelopment of former Middlesex County Courthouse and addition of street-level residential units.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	434,593	Parking Spaces	355	Lot Area (sq. ft.)	59,788
Residential	47,465	Housing Units	48	Floor-Area Ratio	7.97
Retail	15,000	Affordable Units	48	Special Permit	PB288
				Building Permit	97328
Total GFA	497,058				
Developer	Leggat McCall				
Neighborhood	1 - East Cambridge				
Zoning	BB				
Project Type	Addition/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	Middlesex County Courthouse				
Notes:					
Parking Notes:	Parking includes 85 spaces on-site and 270 spaces leased at First St Garage.				

Project Name	53-55 Wheeler Street	Address	53-55 Wheeler Street	New residential building replacing Abt Associates offices.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	563,609	Parking Spaces	448	Lot Area (sq. ft.)	249,518
		Housing Units	525	Floor-Area Ratio	2.26
		Affordable Units	99	Special Permit	PB330
				Building Permit	61424, 61926
Total GFA	563,609				
Developer	55-9 Wheels Owner LLC				
Neighborhood	12 - Cambridge Highlands				
Zoning	O1/AOD4				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Abt Associates				
Notes:	C of O 249844 for 405 units at 55 Wheeler St issued 1/19/2024, C of O 249856 for 120 units at 53 Wheeler St issued 2/29/2024				
Parking Notes:					

Summary - Complete

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	10	Residential	689,743
Residential Units	602	Office/R&D	598,938
Parking Spaces	1,104	Institutional	359,810
		Lab/R&D	123,483
		Educational	28,794
		Retail	21,189
		Total	1,821,957

Phased Developments in Process

Does not include phases completed in prior years.

Alewife Park

Project Name	Address	Description	Status	Total GFA
Alewife Park - Building 1	1 Alewife Park	Rehab of existing building for lab/R&D use.	Building Permit Granted	90,000
Alewife Park - Building 2	4 Alewife Park	Rehab of existing building for office/R&D.	Building Permit Granted	98,500
Alewife Park - Building 3	5 Alewife Park	New construction and alteration of existing building for office/R&D use.	Building Permit Granted	147,400
Alewife Park - Building 4	2 Alewife Park	Rehab of existing building for office/R&D use.	Building Permit Granted	98,400
Alewife Park - Building 5	3 Alewife Park	New construction and alteration of existing building for office/R&D and retail use.	Building Permit Granted	143,700
Alewife Park - Parking Garage	6 Alewife Park	New parking garage for Alewife Park development.	Building Permit Granted	0

Alexandria PUD

Project Name	Address	Description	Status	Total GFA
Alexandria PUD - 161 First Street	161 First Street	Office/R&D redevelopment.	Building Permit Granted	30,087
Alexandria PUD - 90 Binney Street	90 Binney Street	New office/R&D and retail building.	Complete	16,189

Cambridge Crossing (North Point)

Project Name	Address	Description	Status	Total GFA
Cambridge Crossing (North Point) - Building Q2	121 Morgan Avenue	New office/R&D building with retail.	Building Permit Granted	165,595
Cambridge Crossing (North Point) - Building R	221 Morgan Avenue	New residential and retail building.	Zoning Permit Granted or As of Right	139,225
Cambridge Crossing (North Point) - Remaining Master Plan		Remaining unspecified development for Cambridge Crossing master plan. Once specific building proposals are received, they will be subject to design review.	Approved PUD/Master Plan Development Remaining	1,955,595

Cambridge Research Park

Project Name	Address	Description	Status	Total GFA
Cambridge Research Park - 320-330 Third Street	320-330 Third Street	New office/R&D building with community center.	Building Permit Granted	500,000

Cambridgeside Redevelopment

Project Name	Address	Description	Status	Total GFA
Cambridgeside Redevelopment - 150 Cambridgeside Place	150 Cambridgeside Place	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	Zoning Permit Granted or As of Right	185,000
Cambridgeside Redevelopment - 20 Cambridgeside Place	20 Cambridgeside Place	Lab, office, and retail in redeveloped Cambridgeside mall.	Building Permit Granted	360,000
Cambridgeside Redevelopment - 80 First Street	80 First Street	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	Zoning Permit Granted or As of Right	455,000
Cambridgeside Redevelopment - Core Mall Office Space Conversion	100 Cambridgeside Place	Conversion of third floor of Cambridgeside mall from retail to office and lab space.	Building Permit Granted	140,000
Cambridgeside Redevelopment - Core Mall Retail Space	100 Cambridgeside Place	Redevelopment of the core mall retail space.	Building Permit Granted	315,000

First Street PUD

Project Name	Address	Description	Status	Total GFA
First Street PUD - Parcel E	75 First Street	New residential and retail building.	Zoning Permit Granted or As of Right	84,298

Kendall Common

Project Name	Address	Description	Status	Total GFA
Kendall Common - Building C1	25 Broadway	New lab/R&D and retail building.	Zoning Permit Granted or As of Right	376,935
Kendall Common - Building C3	75 Broadway	New lab/R&D and retail building.	Zoning Permit Granted or As of Right	474,866

Project Name	Address	Description	Status	Total GFA
Kendall Common - Development Remaining		Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment. Once specific building proposals are received, they will be subject to design review.	Approved PUD/Master Plan Development Remaining	2,151,529

MIT Kendall Square

Project Name	Address	Description	Status	Total GFA
MIT Kendall Square - Building 2	200 Main Street	New office/R&D and retail building.	Building Permit Granted	323,280
MIT Kendall Square - Building 6	380 Main Street	New retail building.	Design Review	13,200

MXD Infill

Project Name	Address	Description	Status	Total GFA
MXD Infill - 119-123 Broadway	119-123 Broadway	Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	Building Permit Granted	420,700
MXD Infill - 250 Binney Street	250 Binney Street	New office/R&D building replaces existing Biogen office building.	Zoning Permit Granted or As of Right	450,576
MXD Infill - 290 Binney Street	290 Binney Street	Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	Building Permit Granted	503,904