

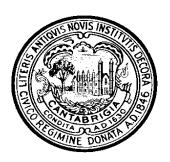
Development Log

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:
 - o 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.
 - o *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.
 - o *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

- o New Construction: A new building constructed from foundation on up.
- Alteration: Includes the rehabilitation of an existing building.
- o 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

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

This document is found at: https://www.cambridgema.gov/CDD/developmentlog

Direct questions or comments about the Development Log to:

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Project Map

- 1. 4 Mellen Street/1627 Massachusetts Ave
- 2. 745 Concord Avenue
- 3. Acorn Holdings Concord Ave. Phase II
- 4. Alewife Park
- 5. Alexandria PUD
- 6. 300 Binney Street
- 7.87-101 Blanchard Road
- 8. 37 Brookline Street
- 9. Cambridge Crossing (North Point)
- Cambridge Fire Department Headquarters
- 11. Cambridge Research Park
- 12. 851 Cambridge Street
- 13. 125 Cambridgepark Drive
- 14. 150 Cambridgepark Drive
- 15. Cambridgeside Redevelopment

- 16. 1 Canal Park
- 17. 35 Cherry Street
- 18. Corcoran Park
 Redevelopment
- 19. 160-180 Fawcett Street
- 20. First Street PUD
- 21. 2 Garden Street
- 22. Gaslight Building
- 23. 30 Hampshire Street
- 24. 213 Harvard Street
- 25. Jefferson Park Federal Revitalization
- 26. Kendall Common
- 27. 3-5 Linnaean Street
- 28. MIT Graduate Student Dormitory
- 29. MIT Kendall Square
- 30. MXD Infill
- 31. 2072 Massachusetts Avenue

- 32. 2161 Massachusetts Avenue
- 33. 2400 Massachusetts
- 34. 544-550 Massachusetts Avenue
- 35. 600 Massachusetts Avenue
- 36. Metropolitan Storage Warehouse
- 37. New MIT Music Building
- 38. 52 New Street
- 39. New Tobin School
- 40. 116 Norfolk Street
- 41. Polish Club
- 42. Ragon Institute
- 43. Rindge Commons Phase 1
- 44. Rindge Commons Phase 2
- 45. Schwartzman College of Computing
- 46. 49 Sixth Street

- 47. 101 Smith Place
- 48. Somerbridge Hotel
- 49. 815 Somerville Avenue
- 50. Sullivan Courthouse Redevelopment
- 51. The Galleria Residential
- 52. The Garage/36 JFK Street/33 Dunster Street
- 53. 1 Third Street
- 54. 235 Third Street
- 55. United American Veterans Clubhouse
- 56. University Monument Site
- 57. Walden Square Apartments
- 58. 28-30 Wendell Street
- 59. 53-55 Wheeler Street



Summary of Current Projects

Use	Gross Floor Area (sq. ft.)	Item	
ducational	299,954	Projects	
e Department	33,325	Residential Units	
el	47,963	Parking Spaces	
tutional	916,860	Hotel Rooms	
&D	1,901,234	Dorm Rooms	
e/R&D	4,503,290		
ential	4,009,149		
il	328,200		
tal	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

Project Name	745 C	oncord Avenue	Address	745 Concord Ave		Initial proposal for 227 multifamily units with 15 onsite parking spaces				
Gross Flooi	r Area by	Use (sq. ft.)	Other Details							
Residential			Parking Spaces		Lot Ar	ea (sq. ft.)	6,408			
					Floor-	Area Ratio				
					Speci	al Permit				
Total GFA	Total GFA TBI				Buildi	ng Permit				
Developer				1						
Neighborho	od	12 - Cambridge Highl	ands							
Zoning		0-1				No Image Available				
Project Type	Э	New Construction/Al	lteration							
Permit Type	,	Planning Board Spec	ial Permit							
Former Nan	ne/Use	Office								
Notes:							6 **\			
Parking Not	es:									

Project Name	37 Broo	okline Street		Address	37 Bro	okline Street		Multifamily affordable rental housing			
Gross Floor A	Area by U	se (sq. ft.)	Oth	Other Details							
Residential	Residential		Parking Spaces Lot					Lot Area (sq. ft.)		6,582	
							Floor-A	rea Ratio			
							Special	Permit			
Total GFA		TBD					Building	Building Permit			
Developer		Just-a-Start									
Neighborhood	d	5 - Cambridgeport									
Zoning		C-1/AHO						No locado Availabla			
Project Type		New Construction					No Image Available				
Permit Type		Affordable Housing C	Overl	ay							
Former Name	e/Use	Former home of artis	st Pet	er Valentine							
Notes:		First community meeting held 6/10/2024. Second community meeting held 9/11/2024.									
Parking Notes	3:										

Project Name	35 Ch	erry Street	Address	35 Cherry Str	reet	developm vacant lo	Affordable homeownership development on City-owned vacant lot. Details to be determined.		
Gross Floor	Area by l	Jse (sq. ft.)	Other Details			·			
Residential	Residential		Parking Spaces		Lo	Area (sq. ft.)	10,953		
					Flo	or-Area Ratio			
					Sp	ecial Permit			
Total GFA	Total GFA TBD		B			ilding Permit			
Developer		Just-A-Start	I		l .		1		
Neighborhoo	od	4 - The Port/Area IV							
Zoning		C-1/AHO							
Project Type		New Construction			No Image Available				
Permit Type		Affordable Housing (Overlay						
Former Nam	ne/Use								
Notes:		No design yet. First co Third community mee		neeting 6/26/202	24.				
Parking Note	es:								

_	Corcora Redevel		Address 18 Cushing Ct			developm	Redevelopment of CHA development with 153 existing units. Planned units TBD.			
Gross Floor A	rea by Use	e (sq. ft.)	Other Details							
Residential	Residential		Parking Spaces			Lot Ai	rea (sq. ft.)	363,539		
						Floor-	-Area Ratio			
						Speci	al Permit			
Total GFA		TBD				– Buildi	ng Permit			
Developer	С	НА								
Neighborhood	1	3 - Strawberry Hill								
Zoning	С	C-1/AHO					No Imaga Available			
Project Type	N	lew Construction					No Image Available			
Permit Type	A	ffordable Housing C	verlay							
Former Name/	/Use									
Notes:						'				
Parking Notes:	:							30		

Project Name	2072 M Avenu	lassachusetts e	Address	2072 I Avenu	Massachusetts <u>ie</u>		Redevelopment of current restaurant site to affordable rental housing					
Gross Floor	Gross Floor Area by Use (sq. ft.)				Other Details							
Residential			Par	king Spaces			Lot Are	a (sq. ft.)		8,515		
							Floor-A	rea Ratio				
							Specia	l Permit				
								il din a Dannait				
Total GFA		TBD					Buildin	g Permit				
Developer		Capstone Communit	ties			<u> </u>						
Neighborhoo	od	11 - North Cambridge	е									
Zoning		BA-2						Nie		mage Available		
Project Type	,	New Construction						No	ımage	AVAIIADIE		
Permit Type		Affordable Housing (Overl	ay								
Former Nam	ne/Use	Darul Kabob restaura	ant									
Notes:		First community meeting held 10/9/2024, with repeat meeting 10/30/2024 due to technical issues at first meeting.										
Parking Note	es:									7		

Project Name	30 We	ndell Street	Address	28-30	Wendell Street	1	Affordable housing development on adjacent lots formerly owned by Lesley University				
Gross Floor Area	by Use	(sq. ft.)	Other Details								
Residential	Residential		Parking Spaces			Lot Area	(sq. ft.)	22,594			
						Floor-A	rea Ratio				
						Special	Permit				
Total GFA	Total GFA TBD						Permit				
Developer	Но	omeowner's Rehab	, Inc (HRI)								
Neighborhood	8 -	Baldwin									
Zoning	C-	2A/AHO				*					
Project Type	Ne	ew Construction									
Permit Type	Aft	fordable Housing C	verlay				President land				
Former Name/Use	Le	sley University ten	nis court and res	idential b	uildings						
Notes:	Fir	rst community meet	ing held 6/20/202	4. Second	community meetin	g held 11	/14/2024.				
Parking Notes:											

	Summary - P	re-Permitting	
Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	6	Total	0

Approved PUD/Master Plan Development Remaining

Project Name		ridge Crossing Point) - Remainin r Plan	g	Address				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							
Residential		1,242,255	Pa	rking Spaces			Lot Area	a (sq. ft.)	1,690,876		
Retail		25,000	Но	using Units		1,000	Floor-A	rea Ratio	2.52		
Mixed Use		688,340					Special	Permit	PB179		
Total GFA	Total GFA 1,955,595				Building Permit			g Permit			
Developer		DivcoWest					Ţ	1			
Neighborhoo	od	1 - East Cambridge									
Zoning		NP/PUD-6/PUD-4A									
Project Type		New Construction									
Permit Type		Planning Board Spec	ial P	ermit				100			
Former Nam	e/Use						7 - J				
Notes:		of some buildings par	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.								
Parking Note	es:										

Approved PUD/Master Plan Development Remaining

Approved	ויו/טטי	aster Plan Develo	piiii	ent Neman	IIIIg						
Project Name		all Common <u>-</u> opment Remaining	g	Address				developm Transport redevelop building p	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 l	Use (sq. ft.)	Otl	her Details							
Office/R&D		914,711	Pai	rking Spaces			1084	Lot Ar	ea (sq. ft.)		455,750
Residential		1,128,000	Но	using Units			1,400	Floor-	Area Ratio		6.19
Retail	etail 83,818							Special Permit			PB368
Other	Other 25,000							D. ii di	ng Darmit		
Total GFA		2,151,529					Бинан	ng Permit			
Developer		мітімсо									
Neighborhoo	od	1 - East Cambridge									
Zoning		PUD-7									
Project Type		New Construction									
Permit Type		Planning Board Spec	ial P	ermit						14	
Former Nam	ne/Use	US DOT Volpe Transp	S DOT Volpe Transportation Research Center								
Notes:		Transportation Resea	me updated to "Kendall Common" from "MIT Volpe Development". US DOT Volpe nsportation Research Center redevelopment to follow completion of new federal building. 9,913 SF of development exempt from FAR calculation. Excludes buildings C1 and C3.								
Parking Note	es:	Parking will not replac	e exi	isting Volpe pa	ırking.						

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 MIT K Name Build	endall Square - ing 6	Address	380 Main Street	380 Main Street New retail be					
Gross Floor Area by	Use (sq. ft.)	Other Details	Other Details						
Retail	13,200 Parking Spaces 0 Lot Area (sq. ft.)			4,971					
				Floor-A	rea Ratio	4.48			
				Special	Permit	PB303			
Total GFA	13,200			Building	? Permit				
Developer	MIT		'		ALC: N	A CONTRACTOR			
Neighborhood	2 - MIT / Area 2								
Zoning	C-3B MXD/PUD 5			9-	100	1000 300			
Project Type	New Construction								
Permit Type	Planning Board Spec	ial Permit			102				
Former Name/Use									
Notes:	Permanent street add SoMa project area inc		gned by DPW. FAR for entire Ildings.	MIT Kend	all Square				
Parking Notes:	Parking at 25 Hayward	l Street garage.				2000			

	Summary - De	sign Review	
Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	1	Retail	13,200

Total

13,200

		n Street/1627 chusetts Ave	Address	4 Mellen Street	en Street project. Prese structure form			ordable Housing Overlay reserves existing formerly used by Lesley and includes addition.
Gross Floor Ar	ea by Us	se (sq. ft.)	Other Details					
Residential		35,263	Parking Spaces		0	Lot Area	a (sq. ft.)	14,465
			Housing Units		29	Floor-A	rea Ratio	2.44
			Affordable Units		29	Special	Permit	
Total GFA		35,263				Building Permit		1139878
Developer		Homeowners Rehab						
Neighborhood		8 - Baldwin					LLE	
Zoning		C2-A				rll		
Project Type		Alteration/Enlargeme	ent			181		THE PARTY
Permit Type		Affordable Housing C	Overlay			115		
Former Name/	'Use	Lesley University Adr	nissions Office					
Notes:		Building permit applic	ation submitted O	ct 2024. Completed A	.HO pro	ocess in C	ecember 20	023.
Parking Notes:								

Project Name	<u>87-101</u>	Blanchard Road	Addres	s <mark>87-10</mark>	1 Blanchard Ro	ad	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	3					
Residential		103,726	Parking Space	es	30	Lot Area	a (sq. ft.)	133,844	
			Housing Units	3	110	Floor-A	rea Ratio	1.36	
			Affordable Un	iits	110	Special	Permit		
						5			
Total GFA		103,726				Building	g Permit		
Developer		Bnai Brith Housing	ı		1		195		
Neighborhoo	od	12 - Cambridge Highl	ands				Service .	TITE IN	
Zoning		BA/C-1							
Project Type		New Construction				FI.			
Permit Type		Affordable Housing (Overlay						
Former Nam	ne/Use								
Notes:		Completed the AHO p	rocess in June :	2024. Const	ruction anticipated	2026.		•	
Parking Note	es:							200	

-	_	idge Crossing Point) - Building RAddress221 Morgan AvenueNew resident building.				dential and retail		
Gross Floor Are	ea by Use ((sq. ft.)	Other Details					
Residential		120,901	Parking Spaces	3	60	Lot Area	(sq. ft.)	34,074
Retail		18,324	Housing Units		120	Floor-A	rea Ratio	2.66
						Special	Permit	PB179
Total GFA		139,225				- Building	(Permit	
Developer	Div	vcoWest						3/G
Neighborhood	1-	East Cambridge						The state of the s
Zoning	NF	P/PUD-6						
Project Type	Ne	w Construction						
Permit Type	Pla	anning Board Speci	ial Permit					
Former Name/U	Use					d and		
Notes:		R for overall Cambrits and 10 at 222 Jac			60 parking spaces	on site fo	or residentia	al ()
Parking Notes:								20

Project Name	Redev	ambridgeside edevelopment - 150 ambridgeside Place		Address	150 Cambridgeside Place			Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab			ructure will be
Gross Floor			Otl	her Details							
Residential		175,000	Pai	rking Spaces			Lot	Area	(sq. ft.)		0
Retail		10,000	Но	ousing Units		170	Floc	Floor-Area Ratio			4.66
							Spe	cial	Permit		PB364
Total GFA		185,000					Building Permit				
Developer		New England Develo	pme	ent							
Neighborhoo	od	1 - East Cambridge								E	
Zoning		BA/PUD-8						-			
Project Type		Addition/Change of U	Jse								
Permit Type		Planning Board Spec	ial P	Permit				4			
Former Nam	e/Use	Cambridgeside Mall						1			Karaman Al
Notes:		FAR for overall Cambrislab. Interior demoliti	_			•		•			
Parking Notes: Parking included with 100 Cambridgeside Place redevelopment.											

Project Name	lame Street		t Addre	ess	80 Firs	st Street			Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.		
Gross Floor	Area by U	Jse (sq. ft.)	Other Deta	ils							
Office/R&D		445,000	Parking Spa	aces			Lo	t Area	(sq. ft.)		0
Retail		10,000					Flo	or-A	rea Ratio		4.66
							Sp	ecial	Permit		PB364
							P	Building Permit			
Total GFA		455,000					Би				
Developer		New England Develo	pment								Building Design Review 80 First Street 6006EEE VKW
Neighborhoo	od	1 - East Cambridge									DOINT 27
Zoning		BA/PUD-8									
Project Type		Addition/Change of U	Jse								
Permit Type		Planning Board Spec	ial Permit					1		rmrmr	
Former Nam	e/Use	Cambridgeside Mall						, e			
Notes:		FAR is for overall Cam to be determined.	bridgeside M	lall re	developm	ent. Interior de	molition	unde	erway. Lot a	irea	
Parking Note	Parking Notes: Parking included with 100 Cambridgeside Place redevelopment.										

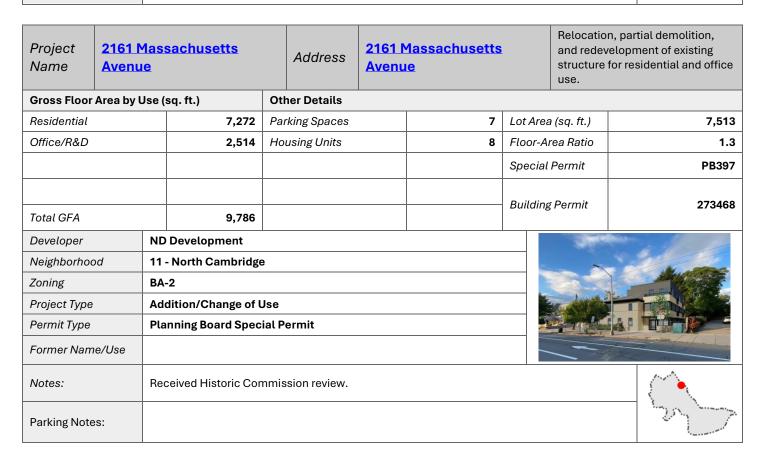
Project Name	160-18	0 Fawcett Street	Address	s 160-18	30 Fawcett Stre	eet	New office/R&D building replaces existing warehouse.		
Gross Floor A	Area by U	se (sq. ft.)	Other Details	•					
Office/R&D		58,027	Parking Space	es	46	Lot Area	a (sq. ft.)	33,432	
						Floor-A	rea Ratio	1.74	
						Special	Permit	PB385	
Total GFA		58,027				- Building	(Permit		
Developer		Cabot, Cabot & Forbe	es			*		To the	
Neighborhood	d	12 - Cambridge Highl	ands			-			
Zoning		IB/AOD2							
Project Type		New Construction							
Permit Type		Planning Board Spec	ial Permit						
Former Name	e/Use								
Notes:		Will Include demolitio	n of existing wa	rehouse.				*	
Parking Notes	s:							20	

Project Name	First Stre	et PUD - Parcel	E Address	75 Firs	ret Stroot			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-A	rea Ratio	8.65		
						Special	Permit	PB231A Amend 7		
Total GFA		84,298				- Building	(Permit			
Developer	U	rban Spaces			ı			74.50		
Neighborhoo	od 1	- East Cambridge					and the			
Zoning	B	A/PUD-4								
Project Type	N	ew Construction								
Permit Type	Pl	anning Board Spec	ial Permit							
Former Nam	e/Use							X X X		
Notes:		equires amendment eveloped adjacent Pa			ncludes rear portio	n of previo	ously			
Parking Note	es: 38	3 to 45 parking space	es to be allocated	from 107 F	First St. garage.					

Project Name	Kendal Buildin	l Common - g C1	Address	25 Broadway	New lab/R		R&D and retail building.	
Gross Floor	Area by U	se (sq. ft.)	Other Details					
Lab/R&D		368,677	Parking Spaces	321	Lot Area	a (sq. ft.)	455,750	
Retail		8,258			Floor-A	rea Ratio	6.19	
					Special	Permit	PB368	
					Ruildin	g Permit		
Total GFA		376,935			Dullain	g r emm		
Developer		MITIMCO				Maril and		
Neighborhoo	od	1 - East Cambridge					Allina -	
Zoning		PUD-7				建		
Project Type		New Construction						
Permit Type		Planning Board Spec	ial Permit					
Former Nam	e/Use	US DOT Volpe Transp	ortation Researc	h Center	1		A	
Notes:				2024. Name updated to "Ke for overall development.	ndall Comi	mon" from "N	AIT CA	
Parking Note	s:	Parking from MIT Volp	e development po	ol.				

-	all Common - ing C3	Address	dress 75 Broadway New lab/R&D			R&D and retail building.				
Gross Floor Area by	Use (sq. ft.)	Other Details	Other Details							
Lab/R&D	467,970	Parking Spaces	354	Lot Area	a (sq. ft.)	455,750				
Retail	6,896			Floor-A	rea Ratio	6.19				
				Special	Permit	PB368				
				D ://:	. 5					
Total GFA	474,866			- Building	g Permit					
Developer	MITIMCO		-							
Neighborhood	1 - East Cambridge									
Zoning	PUD-7									
Project Type	New Construction									
Permit Type	Planning Board Spec	ial Permit								
Former Name/Use	US DOT Volpe Transp	ortation Researc	h Center	Ÿ						
Notes:		nents. Name upda	4 for foundation work. Upda Ited to "Kendall Common" fr erall development.	-	•	A				
Parking Notes:	Parking from MIT Volp	e development pod	ol.							

Project MXD Street	Infill - 250 Binney et	Address	250 Binr	ney Street	e/R&D building replaces ogen office building.			
Gross Floor Area by	Use (sq. ft.)	Other Details						
Office/R&D 450,576		Parking Spaces Lo				(sq. ft.)	60,624	
				F	-loor-Ai	rea Ratio	7.78	
				S	Special	Permit	PB315 MA2	
					Duildina	Permit		
Total GFA	450,576				ounung	remm		
Developer	Boston Properties						- NES	
Neighborhood	1 - East Cambridge							
Zoning	MXD							
Project Type	New Construction							
Permit Type	Planning Board Spec	ial Permit						
Former Name/Use	Biogen				V			
Notes:	Amendment request of https://www.cambrid seeks-to-change-conductions of underground transf	geday.com/2024/1 struction-around-t	0/22/develo enant/. To be	e done in conjuncti	ion with		1	
Parking Notes:	Parking at shared 1,584 space 290 Binney Street garage. Maximum parking 0.9 spaces/1000 SF.							



Project Name	2400 N Avenu	1assachusetts le		Address		2400 Massachusetts Avenue			Residential and retail building to replace existing two-story commercial building fronting or Mass Ave and rear parking lot.		g two-story ilding fronting on
Gross Floor Area by Use (sq. ft.)			Oth	Other Details							
Residential		87,706	Park	king Spaces		67	Lot	Area	(sq. ft.)		27,786
Retail		7,161	Hou	ısing Units		56	Flo	or-Ai	rea Ratio		3.41
							Sp	Special Permit		PB403	
Total GFA	Total GFA 94,8						- Building Permit				
Developer		North Cambridge Par	rtners	s LLC							
Neighborhoo	od	11 - North Cambridge	Э						1000		
Zoning		BA-5								1	
Project Type	1	New Construction								M	5
Permit Type		Planning Board Spec	ial Pe	ermit				286.462			事。 10
Former Nam	ne/Use							3		44	
Notes:											
Parking Notes: 67 off-street parking			paces for residents only. No retail parking.							7	

Project Name	544-55 Avenu	60 Massachusetts e	Address	544-55 Avenu	60 Massachuse e	etts	accon upper	Expansion of existing building to accommodate residential use on upper floors. Existing ground floor retail to be retained.		
Gross Floor	Area by L	Jse (sq. ft.)	Other Details							
Residential		16,807	Parking Spaces		0	Lot	Area (sq. ft.,	4,394		
Retail		2,181	Housing Units		27	Floo	r-Area Rati	o 4.32		
						Spe	cial Permit	PB381		
Total GFA		18,988				Buile	ding Permit			
Developer		Central Square Rede	velopment LLC							
Neighborhoo	d	5 - Cambridgeport					00000			
Zoning		BB-CSQ								
Project Type		Alteration/Change of	Use							
Permit Type		Planning Board Speci	al Permit				Ne i i	m n da design		
Former Name	e/Use									
Notes:		Requires both BZA var	iance and Plannin	g Board sp	pecial permit.					
Parking Notes	s:									

	0 Mass enue	<u>achusetts</u>	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 Ar	ea (sq. ft.)	21,262		
Retail		32,427	Housing Units		46	Floor-	Area Ratio	3.72		
						Speci	al Permit	PB369		
						5				
Total GFA		79,196				Вина	ng Permit			
Developer	Cif	rino Mass Ave Rea	ılty							
Neighborhood	5 -	Cambridgeport					THE HIT	F		
Zoning	ВВ							E		
Project Type	Ad	dition/Alteration						E has a second		
Permit Type	Pla	nning Board Spec	ial Permit					General Section Liquors 1000		
Former Name/Us	е									
Notes:	GF	A excludes space s	ubject to baseme	nt waiver.						
Parking Notes:										

Project Name	Rindge	e Commons Phase	2 A	Address	430 Rindge Avenue		buildings t	o new residential o be constructed on the ting Rindge Tower s parking lot.
Gross Floor	Gross Floor Area by Use (sq. ft.)			Details				
Residential		90,075	Parkin	ng Spaces	(Lo	ot Area (sq. ft.)	155,591
			Housii	ing Units	77	Fl	oor-Area Ratio	2.73
			Affordable Units		77	Sp	pecial Permit	
Total GFA		90,075				Ви	uilding Permit	
Developer		Just-A-Start			'			が 12 円 日 日 日 日 日 日
Neighborhoo	od	11 - North Cambridge	•					
Zoning		C-2						
Project Type		New Construction						
Permit Type		Comprehensive Pern	nit					
Former Nam	e/Use							
Notes:		Formerly referred to 4	18-450 I	Rindge Ave				(** \
Parking Notes: Remaining 233 parking spaces will serve new and existing buildings.						20		

Zorning Per	IIIII Gra	anted or As of Rigi	IL								
Project Name	49 Six	th Street		Address	49 Six	th Street			100% Affordable Housing Overla project. Rehab of former Sacred Heart School and CPSD offices building. Located at corner of Thorndike and Seventh Streets.		
Gross Floor	Area by l	Jse (sq. ft.)	Ot	her Details							
Residential		59,400	Pa	rking Spaces			0	Lot Area	(sq. ft.)		19,865
			Но	ousing Units		4	46	Floor-A	rea Ratio		2.98
			Aff	fordable Units		4	46	Special	Permit		
Total GFA		59,400				Bui		Permit			
Developer		POAH						ing co eq.			UPVINE Services
Neighborhoo	od	1 - East Cambridge							AND THE PARTY NAMED IN COLUMN TO SERVICE AND THE PARTY NAMED IN COLUMN TO SERV	B	The state of the s
Zoning		C-1/AHO							The second second		Parameter and the second secon
Project Type		Alteration/Change o	f Use	е							to the second se
Permit Type		Affordable Housing	Over	lay				000 900			A company of the comp
Former Nam	e/Use	Sacred Heart Schoo	l and	CPSD Offices	5						0 HH
Notes:		Developer is assemb	ling fi	inancing to beg	gin constr	uction.		•			
Parking Note	es:										

Project Name	Somer	bridge Hotel	Address	263 Ms	gr. O'Brien Hig	rtially located in e.		
Gross Floor	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-A	rea Ratio	1.5
						Special	Permit	
						Building Permit		
Total GFA		23,205						
Developer		Somerbridge Hotel L	LC					
Neighborhoo	od	1 - East Cambridge						
Zoning		SD-1						
Project Type		New Construction					ın İ	
Permit Type		Board of Zoning Appe	eals				AC HO	TELL WART
Former Nam	ne/Use							
Notes:		Includes demolition o needed.	f existing structure	. Site work	underway. Additio	onal appr	ovals might	be
Parking Note	es:							

Project Name	815 So	merville Avenue	Address	815 Somerville Aven	vation of existing office nto laboratory space.		
Gross Floor A	Area by U	se (sq. ft.)	Other Details				
Lab/R&D	Lab/R&D 27,82		Parking Spaces 5			a (sq. ft.)	10,382
					Floor-A	rea Ratio	2.66
					Special	Permit	PB402
Total GFA		27,824			- Building	g Permit	
Developer		KS Partners					titi
Neighborhood	d	11 - North Cambridge)				11
Zoning		ВС				-	
Project Type		Alteration/Change of	Use				
Permit Type		Planning Board Spec	ial Permit				
Former Name	e/Use				1		
Notes:							
Parking Notes	s:						

Project Name	The Ga	lleria Residential	Address	57 JFK Street			Residential addition to existing retail structure.		
Gross Floor	Area by U	se (sq. ft.)	Other Details						
Residential 30,150		30,150	Parking Spaces 0			0 Lot Area (sq. i		14,506	
			Housing Units		38	Floor-A	rea Ratio	4.61	
						Special Permit		PB390	
						Building Permit		250597	
Total GFA		30,150				Daname	, , , , , , , , , , , , , , , , , , , ,	20007	
Developer		Raj Dhanda		·				WIH .	
Neighborho	od	10 - West Cambridge							
Zoning		BB/HSOD							
Project Type	•	Addition					1943	130 30 120	
Permit Type		Planning Board Spec	ial Permit						
Former Nam	ne/Use							NES	
Notes:				ansion. Building permit 2 ny. Further permits to fol			I for new		
Parking Note	es:							21	

Project Name		arage/36 JFK /33 Dunster Street	<u>t</u>	Address	83-91	Mount Auburn	<u>Street</u>	Renovation of The Garage with office and retail space.		
Gross Floor Area by Use (sq. ft.) Other Details										
Office/R&D		87,494	Park	king Spaces		0	Lot Area	(sq. ft.)	17,608	
							Floor-A	rea Ratio	4.97	
							Special	Permit	PB386	
Total GFA		87,494					Building Permit		225078	
Developer		Trinity Real Estate Ma	anage	ement						
Neighborhoo	d	6 - Mid-Cambridge								
Zoning		BB-HSO								
Project Type		New Construction/A	lterati	ion						
Permit Type		Planning Board Spec	ial Pe	rmit						
Former Name	e/Use	The Garage					8			
Notes:		Will include retail with	n GFA t	to be determi	ined. Den	nolition will retain h	nistoric ex	terior walls		
Parking Notes	s:								24	

Project Name	1 Third	Street	Address	1 Third	d Street			New resid	lential building replacing Donuts.
Gross Floor	Area by U	se (sq. ft.)	Other Details						
Residential		16,921	Parking Spaces		0	L	ot Area	(sq. ft.)	7,404
			Housing Units		19	F	loor-A	rea Ratio	2.28
						S	Special	Permit	
						Ι,	مانامان،	. Downsit	
Total GFA		16,921				7 -	Building Permit		
Developer		DND Homes, LLC						60	
Neighborhoo	od	1 - East Cambridge							
Zoning		BA/C-1						EH	FOOIL
Project Type		New Construction							
Permit Type		Board of Zoning Appe	eals						
Former Name	e/Use	Dunkin Donuts							
Notes:									
Parking Note	s:								

Project Name 235 Third Street Address 235		235 Third Street		New resid	lential building.		
Gross Floor	Area by U	lse (sq. ft.)	Other Details				
Residential		18,080	Parking Spaces	0	Lot Area (sq. ft.)		5,563
			Housing Units	19	Floor-A	rea Ratio	3.25
					Special	Permit	
Total GFA		18,080			Building Permit		
Developer		DND Homes		1			
Neighborho	od	1 - East Cambridge					
Zoning		IA-1				h A Q E ()	
Project Type	,	New Construction					
Permit Type		Board of Zoning Appe	eals				
Former Nam	ne/Use				0	MA HOW COME OF SHE HIS THRO	
Notes:							
Parking Note	es:						200

_	lden S artmer	Square nts II	Address	102 Sh	102 Sherman Street			100% Affordable Housing Overlay project expanding existing Walden Square development.			
Gross Floor Area	by Use	(sq. ft.)	Other Details	Other Details							
Residential 132,226		Parking Spaces 200			Lot Are	a (sq. ft.)	319	,049			
			Housing Units		95	Floor-Area Ratio			0.99		
			Affordable Units		95	Specia	l Permit				
						Building Permit					
Total GFA		132,226									
Developer	Wi	inn Companies					The Control of the Co				
Neighborhood	9 -	Neighborhood 9							H		
Zoning	C-	2/AHO					5				
Project Type	Ne	ew Construction					ELVE				
Permit Type	Aff	fordable Housing (Overlay				A ELIE				
Former Name/Use	•					56					
Notes:		First of two required Planning Board Advisory Design Consultations held 3/12/2024. Second was held 7/2/2024.									
Parking Notes:	Pro	Proposal includes 198 parking spaces to be shared among new and existing units.									

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

Project Name	Acorn F Ave. Ph	Holdings Concord	Address	605 Co	ncord Avenue	1	New residential and retail building.		
Gross Floor	Area by Us	se (sq. ft.)	Other Details						
Residential		53,551	Parking Spaces		68	Lot Area	a (sq. ft.)	21,666	
Retail		4,128	Housing Units		49	Floor-A	rea Ratio	2.66	
			Affordable Units		7	Special	Permit	PB319	
Total GFA		57,679				- Building	? Permit	55622	
Developer		Acorn Holdings							
Neighborhoo	od	12 - Cambridge Highl	ands					**	
Zoning		BA/AOD-5							
Project Type		New Construction				4			
Permit Type		Planning Board Spec	ial Permit						
Former Nam	e/Use	Bank						0	
Notes:		Includes demolition o	(**\						
Parking Note	es:	Parking comprises 49							

Project Name	lewife F	Park - Building 1	Address	1 Alev	vife Park		Rehab of lab/R&D (of existing building for O use.		
Gross Floor Are	ea by Use	(sq. ft.)	Other Details							
Lab/R&D		90,000	Parking Spaces		0	Lot Area	a (sq. ft.)	45,125		
						Floor-Area Ratio		Floor-Area Ratio		0.94
						Special Permit		Special Permit		PB387
Total GFA		90,000				Building Permit		182959		
Developer		įΗQ								
Neighborhood Zoning		I - North Cambridge D-3					27'- 6"	181'-0" 8LDG 1		
Project Type	A	ddition/Alteration								
Permit Type	Pl	anning Board Speci	ial Permit							
Former Name/U	Jse G	CP/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:	Pa	arking for entire Alew	ing for entire Alewife Center development reported separately.							

Project Name	Alewife P	ark - Building 2	Address 4 Alewife Park Rehab of exist office/R&D.				g building for				
Gross Floor Ar	ea by Use	(sq. ft.)	Other Deta	ils							
Office/R&D		98,500	Parking Spa	ces			0	Lot Area	Lot Area (sq. ft.)		853,776
								Floor-Ai	ea Ratio		0.94
								Special	Permit		PB387
								Building Permit			199995
Total GFA		98,500									
Developer	IQ	HQ								16	
Neighborhood	11	- North Cambridge	•							111	
Zoning	SE	D-3									
Project Type	Ne	ew Construction/Al	teration							AT I	
Permit Type	Pl	anning Board Spec	ial Permit						300	hi 1	
Former Name/	Use G	CP/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:	Pa	king for entire Alewife Center development reported separately.								20	

Project Name	Alewif	e Park - Building 3	Address	5 Alev	11011 0011011			struction and alteration g building for office/R&D
Gross Floor	Area by U	Jse (sq. ft.)	Other Details					
Office/R&D		147,400	Parking Spaces		0	Lot Area	a (sq. ft.)	853,776
						Floor-Area Ratio		0.94
						Special	Permit	PB387
						Building Permit		192693
Total GFA		147,400						102303
Developer		IQHQ					Jr. 1 1	
Neighborhoo	od	11 - North Cambridge)			*		
Zoning		SD-3						
Project Type		New Construction/A	lteration					
Permit Type		Planning Board Spec	ial Permit					
Former Nam	e/Use	GCP/W. R. Grace Site	e			***		
Notes:		Overall project include entire Alewife Park pro		elopment r	ights from Jerry's P	ond area.	FAR is for	
Parking Note	es:	Parking for entire Alewife Center development reported separately. Foundation work underway.						

Project Name	Alewite Park - Building 4 Addr		ess	2 Alew	Alewife Park Rehab of exorption of the control of				ng building for			
Gross Floor Are	ea by Use	(sq. ft.)	Other Deta	Other Details								
Office/R&D		98,400	Parking Sp	aces		() [Lot Area (sq. ft.)			853,776	
							1	Floor-Area Ratio			0.94	
								Special Permit			PB387	
Total GFA		98,400					- 1	Building Permit			192754	
Developer	IQ	HQ								1		
Neighborhood	11	- North Cambridge	•									
Zoning	SE	D-3										
Project Type	Ne	ew Construction/Al	teration								1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Permit Type	Pla	anning Board Spec	ial Permit						NEW P			
Former Name/U	Jse GC	CP/W. R. Grace Site	•					111111			0	
Notes:		ehab of existing build rry's Pond area. FAR					lopr	ment rig	hts from			
Parking Notes:	Pa	Parking for entire Alewife Center development reported separately.										

Project Name	Alewit	e Park - Building 5	Address	3 Alev	vife Park		New construction and alteration of existing building for office/R&I and retail use.				
Gross Floor	Area by l	Jse (sq. ft.)	Other Details								
Office/R&D		140,200	Parking Space	S	0	Lot Area	a (sq. ft.)	853,776			
Retail		3,500				Floor-A	rea Ratio	0.94			
						Special	Permit	PB387			
						Building Permit		400700			
Total GFA		143,700						192769			
Developer		IQHQ									
Neighborhoo	od	11 - North Cambridge)								
Zoning		SD-3					HI				
Project Type		New Construction/A	lteration			3	No.				
Permit Type		Planning Board Spec	ial Permit								
Former Nam	e/Use	GCP/W. R. Grace Site	e								
Notes:		Overall project include work underway. FAR is		•	•	ond area	Foundatio	n			
Parking Note	es:	Parking for entire Alew									

Project Name				Address	6 Alew	6 Alewife Park New parking Park develop				rage for Alewife ent.
Gross Floor	Area by Us	e (sq. ft.)	Othe	er Details						
Parking Gara	ge	0	Park	ing Spaces		609	Lot Are	a (sq. ft.)		853,776
					Floor-Area Rat		rea Ratio		0.94	
							Special	Special Permit		PB387
							Building Permit		192779	
Total GFA		TBD					<u> </u>			
Developer	I	QHQ								
Neighborhoo	od 1	11 - North Cambridge	е							The same
Zoning		SD-3								
Project Type	ı	New Construction/A	lterati	ion						
Permit Type	ı	Planning Board Spec	ial Pei	rmit						
Former Name	e/Use	GCP/W. R. Grace Site	е							
Notes:		Overall project includes transfer of development rights from Jerry's Pond area. Foundation work underway. FAR is for entire Alewife Park project.								
Parking Note	:S:	Includes all parking for entire Alewife Center development. 358 space garage and 251 surface spaces.								

Project Alexa Name Street	ndria PUD - 161 Firs	Address	<u>161 Fi</u>	rst 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-A	rea Ratio	3.75	
					Special	Permit	PB243	
Total GFA	30,087				Building Permit		54231	
Developer	Alexandria Real Esta	te						
Neighborhood	1 - East Cambridge							
Zoning	IA-1/PUD-3A				11!			
Project Type	Alteration							
Permit Type	Planning Board Spec	ial Permit						
Former Name/Use					3.1			
Notes:	Shared site with 50 Ro	gers Street, which						
Parking Notes:	Includes 18 parking sp	Includes 18 parking spaces at 75/125 Binney and 50/60 Binney Street garages.						

Project Name	300 Binı	ney Street	Ad	ddress	300 Bi				on of former Biogen h lab and office uses.
Gross Floor A	rea by Us	e (sq. ft.)	Other I	Details					
Lab/R&D		124,200	Parking	g Spaces			Lot Area	a (sq. ft.)	49,544
Office/R&D		82,800					Floor-A	rea Ratio	4.18
							Special	Permit	
							Ruilding	g Permit	221669
Total GFA		207,000					Dullulli	, remin	221009
Developer	E	Boston Properties							
Neighborhood	1 1	1 - East Cambridge						The state of	
Zoning	1	MXD					9.9		
Project Type		Alteration/Change of	Use				88		
Permit Type		As of Right							
Former Name	/Use E	Biogen Office						Carina's	7
Notes:							·		
Parking Notes:	:	No change in parking.							30.3

-		ge Crossing pint) - Building Q	2 Address	121 Mor	g <u>an Avenue</u>		New office/R&D building with retail.		
Gross Floor A	rea by Use	(sq. ft.)	Other Details						
Office/R&D		163,794	Parking Spaces		144	Lot Area	(sq. ft.)	55,997	
Retail		1,801				Floor-Ai	ea Ratio	2.66	
						Special	Permit	PB179	
Total GFA		165,595				Building Permit		206184	
Developer	Di	vcoWest				22-			
Neighborhood	1 -	- East Cambridge							
Zoning	NI	P/PUD-6							
Project Type	Ne	ew Construction					L V		
Permit Type	Pl	anning Board Speci	al Permit						
Former Name/	/Use						THE		
Notes:	FA	AR for overall Cambr	idge Crossing deve	elopment.					
Parking Notes:	:							70	

Project Name		ridge Fire tment Headquarte	ers	Address	491 Broadway			Renovation of Cambridge Fire Department Headquarters		
Gross Floor	r Area by U	Jse (sq. ft.)	Ot	her Details						
Fire Departr	ment	33,325	Pa	Parking Spaces 18			Lot Area (sq. ft.)			21,172
					Floor-Area Ratio			1.57		
							Special Permit			
Total GFA		33,325					Building Permit		lding Permit :	
Developer		City of Cambridge								
Neighborho	od	6 - Mid-Cambridge						5	6	
Zoning		C-3							ĬĬ	minim
Project Type	e	Addition/Alteration								
Permit Type		As of Right					<u>u</u>			
Former Nam	ne/Use									
Notes:									(1.7.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1
Parking Note	es:									

Project Name		dge Research Pa O Third Street	rk A	Address	320-33	80 Third Street		New office/R&D building with community center.				
Gross Floor	Area by Use	e (sq. ft.)	Other	Other Details								
Office/R&D		470,000	Parkin	ng Spaces		0	Lot Area	(sq. ft.)	51,341			
Community C	Center	30,000					Floor-A	rea Ratio	10.01			
							Special Permit		PB383			
							D ''.'		400040			
Total GFA		500,000					- Building Permit		196010			
Developer	В	Siomed						3 413	and the same of th			
Neighborhoo	d 1	- East Cambridge										
Zoning	C)-3/PUD-CDK										
Project Type	N	lew Construction										
Permit Type	P	lanning Board Spec	ial Pern	mit								
Former Name	e/Use							TOTAL TERM				
Notes:		Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project.										
Parking Notes	s: L	Jp to 406 parking spa	200									

Project Name	851 Ca	ambridge Street	Address	851 Ca	ımbridge Stree	<u>et</u>	New residential and retail building replaces mixed use building destroyed by fire.				
Gross Floor	Area by L	Jse (sq. ft.)	Other Details	Other Details							
Residential	Residential 15,000		Parking Spaces		6	6 Lot Area (sq. ft.)		5,836			
Retail		4,964	Housing Units		10	Floor-Area Ratio		2.48			
						Special Permit					
						Building Permit					
Total GFA		19,964				Building Permit		74225			
Developer		Cambridge Hunting S	STS Realty Trust								
Neighborho	od	3 - Wellington Harrin	gton				1				
Zoning		BA/C-1									
Project Type	,	New Construction									
Permit Type		As of Right						FHIT TO THE			
Former Nam	ne/Use						0				
Notes:							1000				
Parking Note	es:										

Project Name	125 Ca	ımbridgepark Driv	e Address	125 Ca	ımbridgepark I	<u>Orive</u>	Infill addition to existing building for lab/R&D use.				
Gross Floor	Area by U	Jse (sq. ft.)	Other Details	Other Details							
Lab/R&D		50,000	Parking Spaces			Lot Area	a (sq. ft.)	126,612			
						Floor-A	rea Ratio	1.77			
						Special	Permit	PB26 Amd 7			
						5 " "					
Total GFA		50,000				Building Permit		215450			
Developer		Longfellow	ı	,				of Commission			
Neighborhoo	od	11 - North Cambridge	•								
Zoning		O-2A/AOD-6				100					
Project Type		New Construction									
Permit Type		Planning Board Spec	ial Permit					Zin Can Million			
Former Nam	ne/Use										
Notes:		Reduction in surface parking expected. Final GFA for building will total 216,981 SF.									
Parking Note	es:							200			

Project Name	150 Ca	mbridgepark Driv	<u>e</u>	Address	150 Ca	ambridgepark l	<u> Drive</u>	HVAC/elec/elevator/infill work to convert office building to lab space.			
Gross Floor Area by Use (sq. ft.)			Oth	Other Details							
Lab/R&D		270,080	Parking Spaces		0	Lot Area (sq. ft.)		125,089			
							Floor-A	rea Ratio	2.65		
							Special	Permit	PB47 Amend		
							- Building Permit		135347, 155714,		
Total GFA		270,080							172450		
Developer		Longfellow Real Esta	ite				A				
Neighborhoo	od	11 - North Cambridge	Э						The state of the s		
Zoning		O2A/AOD6									
Project Type		Alteration/Change of	f Use	;			8				
Permit Type		Planning Board Spec	ial P	ermit					THE RESERVE TO THE PARTY OF THE		
Former Nam	e/Use								The Control of the Co		
Notes:		Might need new Plann structures on parcel.	ing B	Board special p	permit lat	er depending on sc	ope. FAR	includes a	"		
Parking Note	es:	No changes to parking	·								

Name R		g <u>eside</u> p <u>ment - 20</u> geside Place	Address	20 Cambridgeside Place Lab, office, an redeveloped C				e, and retail in ed Cambridgeside mall.		
Gross Floor Are	ea 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		
Total GFA		360,000				Building Permit		130531		
Developer	Ne	ew England Develo	pment			13	A COLUMN			
Neighborhood	1 -	East Cambridge								
Zoning	BA	A/PUD-8					See all	HAMMAN		
Project Type	Ne	ew Construction/Al	teration							
Permit Type	Pl	anning Board Spec	ial Permit							
Former Name/U	Jse Ma	acy's Department S	Store							
Notes:	FA	FAR is for overall redevelopment. Existing structure will be retained up to second floor slab.								
Parking Notes:	Pa	rking included with								

Duituing F		411104						1			
Project Name	Redeve	ridgeside elopment - Core ffice Space rsion		Address	100 Ca	cambridgeside Place Camb			ersion of third floor of pridgeside mall from retail to and lab space.		
Gross Floor Area by Use (sq. ft.)				Other Details							
Lab/R&D 84,000			Pa	rking Spaces			Lot Area	a (sq. ft.)	267,821		
Office/R&D	Office/R&D 56,000						Floor-A	rea Ratio	3.2		
							Special Permit		PB364		
Total GFA		140,000					Building	g Permit	216130		
Developer		New England Develo	pme	ent		I		T SAID CO			
Neighborhoo	od	1 - East Cambridge									
Zoning		BA/PUD-4									
Project Type		Alteration/Change of	Use	•							
Permit Type		Planning Board Spec	ial P	ermit				4			
Former Nam	e/Use	Cambridgeside mall					Ĭ.				
Notes:											
Parking Note	es:								200		

Project Name	Redev	ridgeside elopment - Core etail Space		Address	100 Cambridgeside Place Redevelopme retail space.				•	the core mall	
Gross Floor	Area by l	Jse (sq. ft.)	Ot	Other Details							
Retail	Retail 315,000		Pa	Parking Spaces 1695			Lot Are	a (sq. ft.)		267,821	
							Floor-A	Floor-Area Ratio		3.2	
							Special	! Permit		PB364	
Total GFA		315,000					Buildin	Building Permit		252579, 253670	
Developer		New England Devel	opme	ent		1			1		
Neighborhoo	od	1 - East Cambridge									
Zoning		BA/PUD-4									
Project Type		Alteration									
Permit Type		Planning Board Spe	cial P	Permit			40		E CE		
Former Nam	ne/Use						7			neorthop 5	
Notes:		This record does not	inclu	de 3rd floor co	nversion	to lab.			(A. J. C. Tangara	
Parking Note	es:	Includes all parking	for ove	erall redevelop	ment.				,		

Project Name	2 Gard	len Street		Address	2 Garde	en Street		13 room boarding house. Expansion of pre-existing building.		
Gross Floor	r Area by l	Jse (sq. ft.)		Other Details						
Residential		7	,721	Parking Spaces 1			1 Lot Area (sq. ft.)		5,261	
				Housing Units		13	Floor-A	rea Ratio	1.69	
							Special Permit			
							Building Permit		239759	
Total GFA		7	,721						200700	
Developer		Garden Lodge L	LC				R			
Neighborho	od	10 - West Camb	ridge	•			100			
Zoning		C-2						FI		
Project Type	Э	Addition/Chang	ge of l	Jse						
Permit Type	!	Board of Zoning	Appe	eals					NO PARTY OF THE PA	
Former Nan	ne/Use						-			
Notes:							·			
Parking Not	es:									

Project Name	Gaslig	nt Building	Address	711-727 Avenue	11-727 Massachusetts venue			Redevelopment of office buildin with ground floor retail to boutique hotel including office and retail uses.		
Gross Floor	Area by U	se (sq. ft.)	Other Details							
Hotel		24,758	Parking Spaces		0	Lot Are	a (sq. ft.)		10,553	
Office/R&D		18,760	Hotel Rooms		36	Floor-A	rea Ratio		3.83	
Retail		3,006				Specia	l Permit		PB361	
Total GFA		46,524				- Building Permit			195428	
Developer		Gas Light Building LL	С				A STATE OF	Bioph.	Me	
Neighborhoo	od	6 - Mid-Cambridge								
Zoning		BB-CSQ					777			
Project Type		Alteration/Change of	Use							
Permit Type		Planning Board Spec	ial Permit			4				
Former Nam	ne/Use									
Notes:		FAR excludes exempte	ed retail GFA.							
Parking Note	es:									

Project Name	213 Ha	rvard Street	Address	213 Harvard Street		New residential building replacing building destroyed by fire.						
Gross Floor	Area by U	se (sq. ft.)	Other Details	Other Details								
Residential		12,378	Parking Spaces	6	Lot Area	a (sq. ft.)	5,913					
			Housing Units	8	Floor-A	rea Ratio	2.21					
					Special Permit							
Total GFA		12,378			- Building Permit		172820					
Developer		213 Harvard St Condo	o Assn	-								
Neighborhoo	od	4 - The Port/Area IV										
Zoning		C-1				1						
Project Type	,	New Construction			H	超区域						
Permit Type		As of Right										
Former Nam	ne/Use					WANTED						
Notes:												
Parking Note	es:											

building Pe	iiiiit G	iaiiteu									
Project Name		son Park Federal lization		Address	1 Jack	son Place		projec Jeffers develo	100% Affordable Housing Over project replacing existing Jefferson Park federal CHA development. 175 existing unit be rebuilt, 103 new units added		
Gross Floor	Area by L	Jse (sq. ft.)	Otl	her Details							
Residential 379,925			Pai	rking Spaces		138	Lot	: Area (sq. ft.)		328,125	
		Но	using Units		278	Flo	or-Area Ratio)	1.16		
			Aff	ordable Units		278	Sp	ecial Permit			
Total GFA	Total GFA						Bu	ilding Permit		195497, 195498, 195499, 195500, 195502, 195503, 195504	
Developer		Cambridge Housing	Auth	ority						At .	
Neighborhoo	d	11 - North Cambridge)								
Zoning		C-1A/C-2/AHO									
Project Type		New Construction								le ini	
Permit Type		Affordable Housing (Over	lay							
Former Name	e/Use	Jefferson Park federa	al ho	using				1			
Notes:		Phase I construction u 2026.	ınde	rway for 195 u	nits. Phas	se 2 with 83 units ex	xpec	ted to begin s	pring	(* * \	
Parking Notes	s:	Application includes 1	132 on site and 3 off site spaces.						2		

Project Name	MIT G	raduate Student tory	Address	269-29	99 Vassar Stree	<u>et</u>	Graduate student apartment building replacing MIT Police Station and surface parking lot.		
Gross Floor	Area by l	Jse (sq. ft.)	Other Details						
Institutional		328,050	Parking Spaces		0	Lot Are	a (sq. ft.)	765,10	
			Housing Units		351	Floor-Area Ratio		1.8	
			Dorm Rooms		351	Specia	l Permit	PB37	
Total GFA		328,050				Buildin	g Permit	151307, 14507	
Developer		MIT					me Called		
Neighborhoo	od	2 - MIT / Area 2							
Zoning		SD-6, SD-11, IU Over	lay				HALL STATE OF THE		
Project Type		New Construction							
Permit Type		Planning Board Spec	ial Permit						
Former Nam	e/Use	MIT Police station				100			
Notes:		FAR includes all build 6/29/2024	ings on larger cor	itiguous MI	T-owned parcel. Te	emporary	C of O issue	ied	
Parking Notes: Parking included in e			isting MIT pool.					20	

Project MIT K Name Buildi	Address 200 Main Street					e/R&D and retail				
Gross Floor Area by	Use (sq. ft.)	Other Details	Other Details							
Office/R&D	312,355	Parking Spaces	Lot Area (sq. ft.)		69,711					
Retail	10,925			Floor-A	rea Ratio	4.48				
				Special	Permit	PB303				
				Desideline	. Da uma it	000024				
Total GFA	323,280			- Building	Permit	209931				
Developer	MIT									
Neighborhood	2 - MIT / Area 2									
Zoning	C-3B MXD/PUD 5									
Project Type	New Construction									
Permit Type	Planning Board Spec	ial Permit				THE RESERVE TO SERVE THE PARTY OF THE PARTY				
Former Name/Use	Eastgate Graduate D	ormitory								
Notes:	FAR for entire MIT Ken demolition of former E		oroject area including retain ormitory building.	ed buildir	gs. Include	S				
Parking Notes:	Parking Notes:									

Duituing Pe	SITTIIL GI	anteu									
Project Name	MXD Ir Broady	nfill - 119-123 way		Address	119-123 Broadway			Residential/retail buil includes underground transformer, up to 1,5 garage serving multip buildings, grade level space.			ground o to 1,584 space multiple MXD
Gross Floor	Area by U	se (sq. ft.)	С	Other Details							
Residential 420,000				Parking Spaces			Lot	Area	(sq. ft.)		105,000
Retail 700) <i>H</i>	lousing Units		439	Flo	or-Ar	ea Ratio		7.78
			A	Affordable Units	102	Special Permit			PB315 MA2		
Total GFA		420,70	,				Bu	ilding	Permit		222469
Developer		Boston Properties				I				4111	
Neighborhoo	od	1 - East Cambridge									
Zoning		MXD									A CONTRACTOR OF THE PARTY OF TH
Project Type		New Construction									
Permit Type		Planning Board Sp	cial	Permit				111 (111	100		
Former Nam	e/Use	Cambridge Center	Nort	th Garage				C) su	13		
Notes:		Lot area and FAR approximate. Site work underway.									
Parking Note	es:	Parking ratio to be 0.4 to 0.75 space/unit.									

Duituilig Pt	SITTIIL GI	anteu									
Project Name	MXD II Street	nfill - 290 Binney	Address 290 Binney Street			includes ur transforme garage serv	il building. Project nderground r, up to 1,584 space ving multiple MXD grade level public open				
Gross Floor	Area by L	Jse (sq. ft.)	Ot	Other Details							
Office/R&D		500,000	Pa	rking Spaces		1584	Lot	Area (sq. ft.)	105,000		
Retail		3,904					Flo	or-Area Ratio	7.78		
							Spe	ecial Permit	PB315 MA2		
							Bui	ilding Permit	222345		
Total GFA		503,904									
Developer		Boston Properties									
Neighborhoo	od	1 - East Cambridge									
Zoning		MXD									
Project Type		New Construction									
Permit Type		Planning Board Spec	ial F	Permit							
Former Nam	ne/Use	Cambridge Center N	orth	Garage				The second secon	The state of the s		
Notes:		Lot area and FAR approximate. Site work for building and transformer underway.									
Parking Notes: Maximum parking 0.9 spaces/1000 SF.											

Building Pe	mit G	ranteu								
	Metro Wareh	politan Storage nouse	A	ddress	134 Ma	assachusetts e		Conversion of former storag warehouse into new facilitie MIT School of Architecture a Planning.		
Gross Floor A	Area by l	Jse (sq. ft.)	Other	Details						
Institutional		195,000	Parking Spaces			0	Lot Are	a (sq. ft.)	46,666	
							Floor-A	rea Ratio	4.71	
							Specia	Permit		
							Buildin	g Permit	200381, 216308	
Total GFA		195,000								
Developer		MIT					Z	Charles A	The state of the s	
Neighborhood	d	2 - MIT / Area 2							"" 13	
Zoning		SD-6							11 12	
Project Type		Alteration/Change of	f Use					Carl Co.	7 PROOF	
Permit Type		As of Right							W 1	
Former Name	e/Use	Metropolitan Storage	e Wareh	ouse					in + 10	
Notes:		Includes selective der	molition.	. Variance	allows foc	od service operatio	n on first	floor.		
Parking Notes	3:									

Project Name	New M	IT Music Building	Address	201 Amherst Street		New institutional building.						
Gross Floor	Area by U	se (sq. ft.)	Other Details	Other Details								
Institutional		34,000	Parking Spaces	155	Lot Area	a (sq. ft.)	2,790,855					
					Floor-A	rea Ratio	0.81					
					Special Permit							
					Building	g Permit	147283					
Total GFA		34,000										
Developer		MIT			<i>f</i>							
Neighborhoo	od	2 - MIT / Area 2										
Zoning		C-3			2.5							
Project Type		New Construction										
Permit Type		As of Right										
Former Nam	ne/Use				6	Pa S T						
Notes:		Will be campus buildi	ng W18.									
Parking Notes: No net increase in parl			king due to relocat	ion of spaces from other ca	mpus loc	ations.						

Project Name	ew Street	Address	52 Ne	w Street		100% Affordable Housing Overlay project including daycare space.			
Gross Floor Area by	Use (sq. ft.)	Other Details	Other Details						
Residential	126,230	Parking Spaces	;	43	Lot Area	a (sq. ft.)	43,794		
Educational	3,000	Housing Units		107	Floor-A	rea Ratio	3.3		
		Affordable Unit	s	107	Special	Permit			
					Ruilding	g Permit	230992		
Total GFA	129,230				Zanama, com		25052		
Developer	Just-A-Start	•							
Neighborhood	9 - Neighborhood 9					April 1	THE BOOK OF THE BO		
Zoning	IA-1/AHO				-		and the termination of the second		
Project Type	New Construction						ELE E		
Permit Type	Affordable Housing	Overlay					The state of the s		
Former Name/Use	Warehouse and Gyn	1				NEW STREET			
Notes:									
Parking Notes:							2007		

Project Name	New To	obin School	Address	197 Va	ssal Lane		New public school.			
Gross Floor	Area by U	se (sq. ft.)	Other Details	Other Details						
Educational		299,954	Parking Spaces		150	Lot Area (sq. ft.)		396,958		
					Floor-		rea Ratio	0.76		
						Special Permit				
					Building Permit		185582			
Total GFA		299,954								
Developer		City of Cambridge						A STATE OF THE STA		
Neighborhoo	od	10 - West Cambridge								
Zoning		B/OS						A LA		
Project Type		New Construction						MARION IN PROPERTY.		
Permit Type		Board of Zoning Appe	eals							
Former Nam	e/Use	Tobin Montessori and	d Vassal Lane Upp	er Schoo	ls.	H				
Notes:										
Parking Note	es:									

building Pe	SITTING G	ıaııı	. cu									
Project Name	116 No	orfo	lk Street		Address	116 N	orfolk Street			100% Affordable Housing project. Conversion of conhousing development to affordable apartments for formerly homeless person existing SRO units to be reto studio units; new additional 24 units.		
Gross Floor	Area by l	Jse (s	sq. ft.)	Ot	her Details							
Residential			47,075	Pa	rking Spaces		0	L	ot Area	(sq. ft.)		25,230
				Но	using Units		62	F	loor-Ar	ea Ratio		1.87
				Affordable Units			62	Special Permit				
Total GFA			47,075	Bui				Building	Permit		201178	
Developer		Car	mbridge Housing A	Auth	ority							
Neighborhoo	od	4-1	The Port/Area IV						7 (10.2
Zoning		C-1	/AHO									
Project Type		Add	dition/Alteration									
Permit Type		Aff	ordable Housing C	Over	lay					100	##	
Former Nam	ne/Use											
Notes:												
Parking Note	es:											

Project Name	Polish (Club	Address	747 Ca	ambridge Stree	et .	New residential building with community center.		
Gross Floor	Area by Us	se (sq. ft.)	Other Details						
Residential	sidential 6,86		Parking Spaces	Parking Spaces 9		Lot Area	a (sq. ft.)	6,200	
Community (Center	1,097	Housing Units		6	Floor-A	rea Ratio	1.71	
						Special	Permit		
						D. Hall	4 Da it	445000	
Total GFA		7,966				Building Permit		115390	
Developer		747 Cambridge St , LI	LC						
Neighborhoo	od :	3 - Wellington Harring	gton						
Zoning		BA/C-1				1			
Project Type		New Construction							
Permit Type		Board of Zoning Appe	als						
Former Nam	e/Use	Polish Club							
Notes:		Polish Club will take s	pace in new buildi	ng.		·			
Parking Note	es:								

Project Name	United Clubh	ouse Address 1 Cedar Street by United Ame Clubhouse					ty cer Amei	l building with nter to be occupied rican Veterans			
Gross Floor	Area by	Use (sq. ft.)	Oth	ner Details							
Residential	Residential 9,981		Par	rking Spaces		8	Lot	Area	(sq. ft.)		7,590
Community	Center	2,114	Но	using Units		8	Flo	or-Are	ea Ratio		1.59
							Special Permit				
Total GFA	tal GFA 12,095						- Building Permit			141137	
Developer		John Repucci							1		
Neighborhoo	od	11 - North Cambridge)								
Zoning		BA-2									
Project Type	1	New Construction									
Permit Type		Board of Zoning Appe	eals								
Former Nam	ne/Use	United American Vet	eran	s Clubhouse							
Notes:		Includes demolition o zoning ordinance.	f exis	sting veterans	club. Als	o subject to Large I	Proje	ct Rev	iew under	the	
Parking Note	es:										7

Project Name	Jniversi	ty Monument Sit	te	Address	1043-10 Street	059 Camb	ridg	<u>e</u>	New resid building.	ential and retail	
Gross Floor Are	ea by Use	(sq. ft.)	Oth	Other Details							
Residential		24,892	Parking Spaces 13 Lot A			Lot Area	(sq. ft.)	15,686			
Retail 4,36		4,364	Hou	ısing Units			18	Floor-A	rea Ratio	1.86	
			Affo	rdable Units			4	Special	Permit	PB336	
								Building	. Pormit	152842	
Total GFA 29		29,256						Duituirig	remm	132042	
Developer	41	18 Real Estate						RENE	PERING OF 1055 CAMBRIDGE	ST	
Neighborhood	3	- Wellington Harrin	gton								
Zoning	В	A/C-2B									
Project Type	N	ew Construction									
Permit Type	PI	lanning Board Spec	ial Pe	ermit				9		Will The Property of the Party	
Former Name/U	Jse U	niversity Monumen	t Wor	rks							
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

Project Name	Alexan Binney	dria PUD - 90 Street		Address	90 Bin	ney Street		New offic	New office/R&D and retail building.		
Gross Floor	Area by U	se (sq. ft.)	Oth	Other Details							
Office/R&D	Office/R&D 10,000		Park	rking Spaces 15 L		Lot Are	a (sq. ft.)	9,625			
Retail	Retail 6,						Floor-A	rea Ratio	1.68		
							Special	Permit	PB243		
							D '' (' - D ''		100444 170000		
Total GFA		16,189					Building	g Permit	182441, 170998		
Developer		Alexandria Real Esta	te				1				
Neighborhoo	d	1 - East Cambridge					in all				
Zoning		IA-1/PUD-3A					N.		AND MA		
Project Type		Addition/Alteration					Ž,		THE AREA		
Permit Type		Planning Board Spec	ial Pe	ermit				HENRY Batter as			
Former Name	e/Use										
Notes:		Also known as 219 Se	cond	St, 39-41 Lins	skey Way						
Parking Notes: Parking provided at 50			0/60 B	inney Street (et Garage.						

Project Name	1 Cana	<u>l Park</u>	Addres	s 1 Ca	nal Park		Conversion of office building to Lab/R&D.			
Gross Floor	Area by U	se (sq. ft.)	Other Details							
Lab/R&D		107,662	Parking Space	es		Lot Area	a (sq. ft.)	30,400		
						Floor-Area Ratio		3.54		
						Special	Permit	PB038		
		Duiteti		Ruilding	g Permit	156580				
Total GFA	Total GFA					Dullaing	, remit	130360		
Developer		1 Canal Park LLC						Opening the		
Neighborhoo	od	1 - East Cambridge								
Zoning		C2-A/PUD-4A				Sec.	AND DES	777 121		
Project Type	,	Alteration					Company of the last of the las			
Permit Type		As of Right					AIT IS	THE PARTY OF THE P		
Former Nam	ne/Use					Ž.				
Notes:										
Parking Note	es:	No change to parking.								

Project Name	30 Han	npshire Street	Address	30 Ham	pshire Street	i	New lab/R&D building.		
Gross Floor	Area by U	se (sq. ft.)	Other Details						
Lab/R&D		15,821	Parking Spaces 12		Lot Area (sq. ft.)		5,758		
						Floor-A	rea Ratio	4	
						Special Permit			
Total GFA	Total GFA					Building Permit		150581	
Developer		38-40 Hampshire St L	.LC	L				- Marie	
Neighborhoo	od	4 - The Port/Area IV				ut	I H HUMBER	THE PARTY OF THE P	
Zoning		I-B				100 100			
Project Type		New Construction							
Permit Type		As of Right							
Former Nam	e/Use								
Notes:		Previously permitted a	as hotel under SP	PB358.					
Parking Note	king Notes: No parking at site at time of permit application.				200				

Project Name 3-5 I	<u>.inna</u>	ean Street	Address	3-5 Lir	nnaean Street		Conversion of existing underutilized basement space into housing.			
Gross Floor Area b	y Use ((sq. ft.)	Other Details	Other Details						
Residential		50,701	Parking Spaces			Lot Area	(sq. ft.)	24,153		
			Housing Units		5	Floor-A	rea Ratio	2.1		
			Affordable Units		1	Special	Permit	PB329		
						Building Permit		05045		
Total GFA		50,701				Builaing	Permit	25045		
Developer	Wi	llow Land Corpora	tion			3450 H 350 300 000 000 000	AND HE AND TOPON AN	MODES - MODES		
Neighborhood	9 -	Neighborhood 9				To consider the second		**Open fire: The DANA Tripy 250 **Anne = \$4, 100 pt 17 bits 250 fing 150 **Present: \$2, 100 pt 17 bits 250 f		
Zoning	C-2	2/BA-2				Language distance of the control of	100	Plane of Lancasine 13 for Amagine 10		
Project Type	Alt	eration				A Part of the Part	121 1 1 1	Control Staff From:		
Permit Type	Pla	anning Board Spec	ial Permit			4	Topo besses	Towns		
Former Name/Use						ь	GRAPHIC SCALE	UNINEAN STREET Plot Plon 3-5 University Street Gambridge, MA 02136 little Newton IX, 2018		
Notes:	GF	A includes entire ex	kisting 37 unit build	ling.						
Parking Notes:								7/17		

Project Name	Ragon	Institute	Address	600-62	24 Main Street			New institutional building associated with MGH, MIT and Harvard.		
Gross Floor	Area by l	Jse (sq. ft.)	Other Details							
Institutional		185,810	Parking Spaces 120		Lot Are	a (sq. ft.)	67,579			
						Floor-A	rea Ratio	2.75		
						Specia	l Permit	PB375		
						5 " "		149353		
Total GFA			Buildin	ling Permit 1						
Developer		MIT/Ragon Institute	I							
Neighborhoo	od	2 - MIT / Area 2				2.00 0.00 0.00				
Zoning		IB								
Project Type		New Construction								
Permit Type		Planning Board Spec	ial Permit			-				
Former Nam	ne/Use	Olmstead-Flint Build	ling					The state of the s		
Notes:		Includes demolition o is associated with MG			varehouse structur	es. The R	agon Institu	ute		
Parking Note	es:							20		

Project Name	dge Co	Commons Phase 1 Add			432 Ri	ndge 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.)	Oth	er Details					
Residential		27,968	Park	king Spaces		0	Lot Are	a (sq. ft.)	155,591
Educational		28,794	Hou	ısing Units		24	Floor-A	Area Ratio	2.73
Office/R&D		12,192	Affo	ordable Units		24	Specia	l Permit	
							Building Permit		158329
Total GFA		68,954							
Developer	Jus	st-A-Start						25-X	
Neighborhood	11	- North Cambridge)						
Zoning	C-2	2					19	7	
Project Type	Ne	w Construction					s e		
Permit Type	Co	mprehensive Pern	nit				N.		THE PARTY OF
Former Name/Use	•								
Notes:	Ter	mporary C of O issu	ed bu	ut awaiting Gr	een Build	ing report	·		
Parking Notes:	Rei	temaining 233 parking spaces will serve new and existing buildings.						20	

-	artzman College of outing	Address	51 Vassar St	treet	New MIT i	nstitutional building.				
Gross Floor Area by	Use (sq. ft.)	Other Details								
Institutional	174,000	Parking Spaces			(sq. ft.)	409,261				
	Floor-Area Ratio		rea Ratio	1.64						
				Special	Permit	PB370				
				D 71.0	. 5 .:	44400				
Total GFA	174,000			Building	Permit	141637				
Developer	MIT		'			-				
Neighborhood	2 - MIT / Area 2			&						
Zoning	C-3B									
Project Type	New Construction					1 and 1 and 1				
Permit Type	Planning Board Spec	ial Permit			s Benja An					
Former Name/Use	MIT Building 44			No.						
Notes:	Replaces MIT Building contiguous MIT-owne	er (^-^								
Parking Notes:	Parking included in MI	20								

Project Name	101 Sn	nith Place	Address	101 Smith Place		New office	New office/R&D building.			
Gross Floor	Area by U	se (sq. ft.)	Other Details							
Office/R&D		142,153	Parking Spaces	king Spaces 154		a (sq. ft.)	113,246			
					Floor-A	rea Ratio	1.273			
					Special	Permit	PB359			
Total GFA		142,153			Building Permit		107682			
Developer		The Davis Companies	S	'						
Neighborhoo	od	12 - Cambridge Highl	ands		-	antil l	H.			
Zoning		IB-2/AOD1,O1/AOD3								
Project Type		New Construction								
Permit Type		Planning Board Speci	al Permit			A E	FAXLA SELL			
Former Nam	e/Use									
Notes:		Includes demolition of	existing technical	l office structure.	·		•			
Parking Note	es:						707			

Complete								pment of former	
Project Name		an Courthouse relopment	Address	40 Thorndi	ke Street			x County Courthouse ion of street-level al units.	
Gross Floor	Area by U	Jse (sq. ft.)	Other Details				-		
Office/R&D		434,593	Parking Spaces		355	Lot Are	a (sq. ft.)	59,78	
Residential		47,465	Housing Units		48	Floor-A	rea Ratio	7.9	
Retail		15,000	Affordable Units		48	Specia	l Permit	PB28	
Total GFA 497,058					Building Permit		9732		
Developer		Leggat McCall		<u>'</u>					
Neighborhoo	od	1 - East Cambridge					1111		
Zoning		ВВ							
Project Type		Addition/Alteration							
Permit Type		Planning Board Spec	ial Permit				No.		
Former Nam	e/Use	Middlesex County Co	ourthouse						
Notes:									
Parking Note	es:	Parking includes 85 sp	Parking includes 85 spaces on-site and 270 spaces leased at First St Garage.					20	

Project Name 53-55	5 Wheeler Street	Address	53-55 Wheeler S	53-55 Wheeler Street			sidential building replacing ociates offices.	
Gross Floor Area by	Use (sq. ft.)	Other Details						
Residential	563,609	Parking Spaces		448	Lot Area	a (sq. ft.)	249,518	
		Housing Units		525	Floor-A	rea Ratio	2.26	
		Affordable Units		99	Special	Permit	PB330	
Total GFA 56:					Building Permit		61424, 61926	
Developer	55-9 Wheels Owner I	LC	l l					
Neighborhood	12 - Cambridge Highl	lands				Allen .		
Zoning	O1/AOD4							
Project Type	New Construction				1			
Permit Type	Planning Board Spec	ial Permit			Ī			
Former Name/Use	Abt Associates	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					ts at		
Parking Notes:							7	

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