

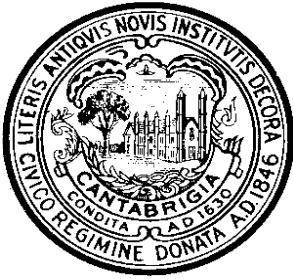
# Development Log

2025 Q4 (October - December)

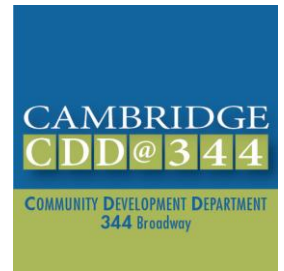
City of Cambridge  
Community Development Department

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**City of Cambridge**  
**Community Development Department**  
**Development Log**  
**2025 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. 322 Prospect St                            | 16. Cambridgeside<br>Redevelopment           | 31. MIT Kendall Square                 | 44. Polish Club                                   |
| 2. 4 Mellen Street/1627<br>Massachusetts Ave  | 17. 35 Cherry Street                         | 32. MXD Infill                         | 45. Rindge Commons Phase 2                        |
| 3. 54 Hayes St                                | 18. 71 Cherry Street                         | 33. 1826 and 1840<br>Massachusetts Ave | 46. 49 Sixth Street                               |
| 4. Acorn Holdings Concord Ave.<br>Phase II    | 19. 745 Concord Avenue                       | 34. 350 Massachusetts Ave              | 47. Somerbridge Hotel                             |
| 5. Alewife Park                               | 20. Corcoran Park<br>Redevelopment           | 35. 2072 Massachusetts<br>Avenue       | 48. 815 Somerville Avenue                         |
| 6. Alexandria PUD                             | 21. 160-180 Fawcett Street                   | 36. 2161 Massachusetts<br>Avenue       | 49. The Galleria Residential                      |
| 7. 300 Binney Street                          | 22. First Street PUD                         | 37. 2400 Massachusetts<br>Avenue       | 50. The Garage/36 JFK Street/33<br>Dunster Street |
| 8. 99 Blanchard Road                          | 23. 2 Garden Street                          | 38. 544-550 Massachusetts<br>Avenue    | 51. 235 Third Street                              |
| 9. Broadway Park                              | 24. Gaslight Building                        | 39. Metropolitan Storage<br>Warehouse  | 52. United American Veterans<br>Clubhouse         |
| 10. 37 Brookline Street                       | 25. Harvard - Pritzker Hall                  | 40. New MIT Music Building             | 53. University Monument Site                      |
| 11. Cambridge Crossing (North<br>Point)       | 26. 213 Harvard Street                       | 41. 52 New Street                      | 54. Walden Square Apartments<br>II                |
| 12. Cambridge Fire Department<br>Headquarters | 27. Jefferson Park Federal<br>Revitalization | 42. New Tobin School                   | 55. 28-30 Wendell Street                          |
| 13. Cambridge Research Park                   | 28. Kendall Common                           | 43. 116 Norfolk Street                 | 56. 8 Winter Street                               |
| 14. 125 Cambridgepark Drive                   | 29. 12-14 Laurel Street                      |  |   |
| 15. 150 Cambridgepark Drive                   | 30. MIT Graduate Student<br>Dormitory        |  |   |



## Summary of Current Projects



Use	Gross Floor Area (sq. ft.)
Educational	299,954
Fire Department	33,325
Hotel	47,963
Institutional	664,595
Lab/R&D	1,890,351
Office/R&D	4,218,944
Residential	3,674,650
Retail	328,200
<b>Total</b>	<b>11,157,982</b>



Item	Count
Projects	73
Residential Units	5,210
Parking Spaces	7,142
Hotel Rooms	235
Dorm Rooms	351

Status	Count
Pre-Permitting	8
Permitting	3
Approved PUD/Master Plan Development Remaining	3
Design Review	1
Zoning Permit Granted or As of Right	19
Building Permit Granted	28
Complete	11
<b>Total</b>	<b>73</b>


## Projects by Status



### Pre-Permitting

Project Name	Broadway Park	Address	240 Broadway	Proposed AHO 20-unit affordable rental development, details TBD.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	4175
		Housing Units	20	Floor-Area Ratio	
		Affordable Units	20	Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Just A Start				
Neighborhood	4 - The Port/Area IV				
Zoning	C-1				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Parking lot				
Notes:	AHO Community Meeting #2 11/6/2025.				
Parking Notes:					

Project Name	37 Brookline Street	Address	37 Brookline Street	13 units of affordable rental housing	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	6582
		Housing Units	13	Floor-Area Ratio	
		Affordable Units	13	Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Just A Start				
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:					



## Pre-Permitting

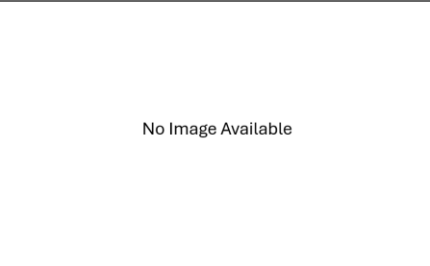

<b>Project Name</b>	<b>71 Cherry Street</b>	<b>Address</b>	<b>71 Cherry Street</b>	Affordable homeownership development on a portion of the Margaret Fuller Neighborhood House lot.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>17139</b>
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>TBD</b>				
<i>Developer</i>	<b>Cambridge Redevelopment Authority</b>			No Image Available	
<i>Neighborhood</i>	<b>4 - The Port/Area IV</b>				
<i>Zoning</i>	<b>C-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Part of Margaret Fuller Neighborhood House lot</b>				
<i>Notes:</i>	First community meeting 2/19/2025				
<i>Parking Notes:</i>					

<b>Project Name</b>	<b>Corcoran Park Redevelopment Phase I</b>	<b>Address</b>	<b>8-12 May St</b>	Phase I of redevelopment of CHA development with 153 existing units. Phase I proposal includes 46-unit elevator building and 21-unit townhomes-over-flats building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>82407</b>	<i>Parking Spaces</i>	<b>36</b>	<i>Lot Area (sq. ft.)</i>	<b>66702</b>
		<i>Housing Units</i>	<b>67</b>	<i>Floor-Area Ratio</i>	<b>1.24</b>
		<i>Affordable Units</i>	<b>67</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>82407</b>				
<i>Developer</i>	<b>CHA</b>				
<i>Neighborhood</i>	<b>13 - Strawberry Hill</b>				
<i>Zoning</i>	<b>C-1/AHO</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Corcoran Park affordable housing</b>				
<i>Notes:</i>	First community meeting 2/13/2025. Second community meeting 10/9/2025. Planning Board Advisory Consultation 12/16/2025.				
<i>Parking Notes:</i>					






## Pre-Permitting

<b>Project Name</b>	<b>12-14 Laurel Street</b>	<b>Address</b>	<b>12-14 Laurel Street</b>	Proposed AHO 4-unit home ownership development, details TBD.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>4573</b>
		<i>Housing Units</i>	<b>4</b>	<i>Floor-Area Ratio</i>	
		<i>Affordable Units</i>	<b>4</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>TBD</b>				
<i>Developer</i>	<b>Just A Start</b>				
<i>Neighborhood</i>	<b>5 - Cambridgeport</b>				
<i>Zoning</i>	<b>BA-3</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Two attached single-family homes</b>				
<i>Notes:</i>	First AHO Community Meeting 9/11/2025				
<i>Parking Notes:</i>					

<b>Project Name</b>	<b>1826 and 1840 Massachusetts Ave</b>	<b>Address</b>	<b>1826 and 1840 Massachusetts Ave</b>	Affordable housing development replacing two surface parking lots formerly owned by Lesley College.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>25270</b>
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>TBD</b>				
<i>Developer</i>	<b>Just-A-Start</b>				
<i>Neighborhood</i>	<b>9 - Neighborhood 9</b>				
<i>Zoning</i>	<b>BC</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Parking for Lesley College</b>				
<i>Notes:</i>	AHO process beginning.				
<i>Parking Notes:</i>					

## Pre-Permitting

<b>Project Name</b>	<b>2072 Massachusetts Avenue</b>	<b>Address</b>	<b>2072 Massachusetts Avenue</b>	Redevelopment of current restaurant site to affordable rental housing. Preliminary design is a 12 story building with 73 units.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Residential		Parking Spaces	0	Lot Area (sq. ft.)	8515
		Housing Units	73	Floor-Area Ratio	
		Affordable Units	73	Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Capstone Communities			No Image Available	
Neighborhood	11 - North Cambridge				
Zoning	BA-2				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Darul Kabob restaurant				
Notes:	Planning Board Advisory Design Consultation 10/7/2025.				
Parking Notes:					


<b>Project Name</b>	<b>28-30 Wendell Street</b>	<b>Address</b>	<b>28-30 Wendell Street</b>	Affordable housing development on adjacent lots formerly owned by Lesley University	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Residential		Parking Spaces		Lot Area (sq. ft.)	22594
		Housing Units	95	Floor-Area Ratio	
		Affordable Units	95	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. Third community meeting held 3/6/2025. Planning board advisory design consultation held 8/5/2025.				
Parking Notes:					



Pre-Permitting

Summary - Pre-Permitting



Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	8	Residential	82,407
Residential Units	272	Total	82,407
Parking Spaces	36		

## Permitting

Project Name	322 Prospect St	Address	322 Prospect Street		Proposed 9-unit residential building to replace existing two-family	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	9020	Parking Spaces	0	Lot Area (sq. ft.)	3358	
				Floor-Area Ratio	2.69	
				Special Permit		
				Building Permit	1193485	
Total GFA	9020					
Developer					No Image Available	
Neighborhood	3 - Wellington Harrington					
Zoning	C-1					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use	Two-family dwelling					
Notes:	Public Advisory Consultation scheduled 1/28/2026. Building permit application submitted but not yet approved.					
Parking Notes:						

Project Name	35 Cherry Street	Address	35 Cherry Street	Affordable homeownership development on City-owned vacant lot. Three buildings with a total of 10 units.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	14184	Parking Spaces	0	Lot Area (sq. ft.)	10953
		Housing Units	10	Floor-Area Ratio	1.29
		Affordable Units	10	Special Permit	
				Building Permit	1186734 (Bldg A), 1187446 (Bldg B), 1187491 (Bldg C)
Total GFA	14184				
Developer	Just A Start				
Neighborhood	4 - The Port/Area IV				
Zoning	C-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Vacant lot				
Notes:	Building permit applications under review.				
Parking Notes:					



## Permitting

<i>Project Name</i>	<b>8 Winter Street</b>	<i>Address</i>	<b>8 Winter Street</b>	New residential building replacing a Dunkin Donuts. Review underway of application to revise building permit to increase to 23 units and 24,819 SF.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>24819</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>7404</b>
		<i>Housing Units</i>	<b>23</b>	<i>Floor-Area Ratio</i>	<b>3.35</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	<b>249600, 1159211</b>
<i>Total GFA</i>	<b>24819</b>				
<i>Developer</i>	<b>DND Homes, LLC</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>BA/C-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>	<b>Dunkin Donuts</b>				
<i>Notes:</i>					
<i>Parking Notes:</i>					



### Summary - Permitting

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	3	Residential	48,023
Residential Units	33	Total	48,023



## Approved PUD/Master Plan Development Remaining

Project Name	Cambridge Crossing (North Point) - Remaining Master Plan	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	1242255	Parking Spaces		Lot Area (sq. ft.)	1690876
Retail	25000	Housing Units	1000	Floor-Area Ratio	2.52
Mixed Use	688340			Special Permit	PB179
				Building Permit	
Total GFA	1955595				
Developer	DivcoWest				
Neighborhood	1 - East Cambridge				
Zoning	NP/PUD-6/PUD-4A				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	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 Notes:					

## Approved PUD/Master Plan Development Remaining

<i>Project Name</i>	<b><u>Kendall Common - Development Remaining</u></b>	<i>Address</i>		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.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>914711</b>	<i>Parking Spaces</i>	<b>1084</b>	<i>Lot Area (sq. ft.)</i>	<b>455750</b>
<i>Residential</i>	<b>1128000</b>	<i>Housing Units</i>	<b>1400</b>	<i>Floor-Area Ratio</i>	<b>6.19</b>
<i>Retail</i>	<b>83818</b>			<i>Special Permit</i>	<b>PB368</b>
<i>Other</i>	<b>25000</b>			<i>Building Permit</i>	
<i>Total GFA</i>	<b>2151529</b>				
<i>Developer</i>	<b>MITIMCO</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>PUD-7</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>US DOT Volpe Transportation Research Center</b>				
<i>Notes:</i>	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.				
<i>Parking Notes:</i>	Parking will not replace existing Volpe parking.				

## Approved PUD/Master Plan Development Remaining



<i>Project Name</i>	<b>MXD Infill - 105 Broadway (Building E)</b>	<i>Address</i>	<b>105 Broadway</b>	Office/R&D building to replace existing building if developer does not pursue original plans (see notes).	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>302400</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>34487</b>
				<i>Floor-Area Ratio</i>	<b>8.77</b>
				<i>Special Permit</i>	<b>PB315 MA3</b>
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>302400</b>				
<i>Developer</i>	<b>Boston Properties</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>MXD</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	Under PB315 MA3, the building at 105 Broadway would be replaced with a new, larger building, transferring 145,603 SF of the GFA approved under PB315 MA2 for 250 Binney St to this site and reducing the size of that project by the same amount, thus maintaining the same net increase in GFA under the entire MXD PUD. The developer has until 2028 to choose between these plans. If the developer pursues the original plan of PB315 MA2, then 105 Broadway will remain as is.				
<i>Parking Notes:</i>					

## Summary - Approved PUD/Master Plan Development Remaining

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	3	Residential	2,370,255
Residential Units	2,400	Office/R&D	1,217,111
Parking Spaces	1,084	Mixed Use	688,340
		Retail	108,818
		Other	25,000
		<b>Total</b>	<b>4,409,524</b>





## Design Review



<b>Project Name</b>	<a href="#">MIT Kendall Square - Building 6</a>	<b>Address</b>	<a href="#">380 Main Street</a>	New retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Retail</i>	<b>13200</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>4971</b>
				<i>Floor-Area Ratio</i>	<b>4.48</b>
				<i>Special Permit</i>	<b>PB303</b>
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>13200</b>				
<i>Developer</i>	<b>MIT</b>				
<i>Neighborhood</i>	<b>2 - MIT / Area 2</b>				
<i>Zoning</i>	<b>C-3B MXD/PUD 5</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<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	Use	Gross Floor Area (sq. ft.)
Projects	1	Retail	13,200
		Total	13,200



## Zoning Permit Granted or As of Right

Project Name	99 Blanchard Road	Address	99 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	103726	Parking Spaces	30	Lot Area (sq. ft.)	133844
		Housing Units	110	Floor-Area Ratio	0.77
		Affordable Units	110	Special Permit	
				Building Permit	
Total GFA	103726				
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. Address updated to 99 Blanchard Road.				
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	120901	Parking Spaces	60	Lot Area (sq. ft.)	34074
Retail	18324	Housing Units	120	Floor-Area Ratio	2.66
				Special Permit	PB179
				Building Permit	
Total GFA	139225				
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	175000	Parking Spaces		Lot Area (sq. ft.)	306607
Retail	10000	Housing Units	170	Floor-Area Ratio	4.66
				Special Permit	PB364
				Building Permit	
Total GFA	185000				
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	<a href="#">Cambridgeside Redevelopment - 80 First Street</a>		Address	<a href="#">80 First Street</a>		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	445000	Parking Spaces		Lot Area (sq. ft.)	306607		
Retail	10000			Floor-Area Ratio	4.66		
				Special Permit	PB364		
				Building Permit			
Total GFA	455000						
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	745 Concord Avenue	Address	745 Concord Avenue	Proposal for 236 multifamily units with 15 onsite parking spaces	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	230525	Parking Spaces		Lot Area (sq. ft.)	6408
		Housing Units	236	Floor-Area Ratio	4.8
				Special Permit	PB407
				Building Permit	
Total GFA	230525				
Developer	Boylston Properties				
Neighborhood	12 - Cambridge Highlands				
Zoning	O-1				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Office				
Notes:					
Parking Notes:					



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	58027	Parking Spaces	46	Lot Area (sq. ft.)	33432
				Floor-Area Ratio	1.74
				Special Permit	PB385
				Building Permit	
Total GFA	58027				
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. Site was recently sold so this plan is unlikely to proceed. See https://bankerandtradesman.com/hines-buys-cambridge-development-site-for-12m/				
Parking Notes:					

## Zoning Permit Granted or As of Right

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	80698	Parking Spaces		Lot Area (sq. ft.)	9749
Retail	3600	Housing Units	90	Floor-Area Ratio	8.65
				Special Permit	PB231A Amend 7
				Building Permit	1154751
Total GFA	84298				
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. Application for building permit is under review.				
Parking Notes:	38 to 45 parking spaces to be allocated from 107 First St. garage.				



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	368677	Parking Spaces	321	Lot Area (sq. ft.)	455750
Retail	8258			Floor-Area Ratio	6.19
				Special Permit	PB368
				Building Permit	
Total GFA	376935				
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.				



## Zoning Permit Granted or As of Right

Project Name	MXD Infill - 250 Binney Street (Building D)	Address	250 Binney Street	New office/R&D building replaces existing Biogen office building. See Notes regarding alternative plans.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	450576	Parking Spaces		Lot Area (sq. ft.)	60624
				Floor-Area Ratio	7.78
				Special Permit	PB315 MA2
				Building Permit	
Total GFA	450576				
Developer	Boston Properties				
Neighborhood	1 - East Cambridge				
Zoning	MXD				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Biogen				
Notes:	The details for this entry describe plans approved under PB315 MA2. On Jan 27, 2026 the decision for PB315 MA3 was filed. Under PB315 MA3, 250 Binney St would instead be a 286,091 SF building and 105 Broadway would be replaced by a new 302,400 SF building. This would be a transfer of 145,603 SF of the GFA approved under PB315 MA2 for 250 Binney St, thus maintaining the same net increase in GFA under the entire MXD PUD. The developer has until 2028 to choose between these plans. If the developer pursues the original plan of PB315 MA2, then 105 Broadway will remain as is and 250 Binney will be as described in the details of this entry.				
Parking Notes:	Parking at shared 1,584 space 290 Binney Street garage. Maximum parking 0.9 spaces/1000 SF.				







## Zoning Permit Granted or As of Right

Project Name	350 Massachusetts Ave	Address	350 Massachusetts Ave	Convert office to lab	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	112600	Parking Spaces		Lot Area (sq. ft.)	26075
				Floor-Area Ratio	4.32
				Special Permit	PB409
				Building Permit	
Total GFA	112600				
Developer	BioMed Realty				
Neighborhood	5 - Cambridgeport				
Zoning	CRDD				
Project Type	Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use	Office				
Notes:					
Parking Notes:					

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	87706	Parking Spaces	67	Lot Area (sq. ft.)	27786
Retail	7161	Housing Units	56	Floor-Area Ratio	3.41
				Special Permit	PB403
				Building Permit	
Total GFA	94867				
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.				



## Zoning Permit Granted or As of Right



<b>Project Name</b>	<b>544-550 Massachusetts Avenue</b>	<b>Address</b>	<b>544-550 Massachusetts Avenue</b>	Expansion of existing building to accommodate residential use on upper floors. Existing ground floor retail to be retained.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Residential	16807	Parking Spaces	0	Lot Area (sq. ft.)	4394
Retail	2181	Housing Units	27	Floor-Area Ratio	4.32
				Special Permit	PB381
				Building Permit	
Total GFA	18988				
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:					

<b>Project Name</b>	<b>Rindge Commons Phase 2</b>	<b>Address</b>	<b>430 Rindge Avenue</b>	One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Residential	90075	Parking Spaces	0	Lot Area (sq. ft.)	155591
		Housing Units	77	Floor-Area Ratio	2.73
		Affordable Units	77	Special Permit	
				Building Permit	
Total GFA	90075				
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

<b>Project Name</b>	<b>Somerbridge Hotel</b>	<b>Address</b>	<b>263 Msgr. O'Brien Highway</b>		Hotel. Partially located in Somerville. Plan revised to 145 rooms from 199 in August 2025.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>				
<i>Hotel</i>	<b>23205</b>	<i>Parking Spaces</i>	<b>13</b>	<i>Lot Area (sq. ft.)</i>	<b>15490</b>	
		<i>Hotel Rooms</i>	<b>199</b>	<i>Floor-Area Ratio</i>	<b>1.5</b>	
				<i>Special Permit</i>		
				<i>Building Permit</i>		
<i>Total GFA</i>	<b>23205</b>					
<i>Developer</i>	<b>Somerbridge Hotel LLC</b>					
<i>Neighborhood</i>	<b>1 - East Cambridge</b>					
<i>Zoning</i>	<b>SD-1</b>					
<i>Project Type</i>	<b>New Construction</b>					
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>					
<i>Former Name/Use</i>						
<i>Notes:</i>	Includes demolition of existing structure. Site work underway. Additional approvals might be needed.					
<i>Parking Notes:</i>						



<b>Project Name</b>	<b>815 Somerville Avenue</b>	<b>Address</b>	<b>815 Somerville Avenue</b>		Gut renovation of existing office building into laboratory space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>				
<i>Lab/R&amp;D</i>	<b>27824</b>	<i>Parking Spaces</i>	<b>5</b>	<i>Lot Area (sq. ft.)</i>	<b>10382</b>	
				<i>Floor-Area Ratio</i>	<b>2.66</b>	
				<i>Special Permit</i>	<b>PB402</b>	
				<i>Building Permit</i>		
<i>Total GFA</i>	<b>27824</b>					
<i>Developer</i>	<b>KS Partners</b>					
<i>Neighborhood</i>	<b>11 - North Cambridge</b>					
<i>Zoning</i>	<b>BC</b>					
<i>Project Type</i>	<b>Alteration/Change of Use</b>					
<i>Permit Type</i>	<b>Planning Board Special Permit</b>					
<i>Former Name/Use</i>						
<i>Notes:</i>						
<i>Parking Notes:</i>						



## Zoning Permit Granted or As of Right

Project Name	<a href="#">The Galleria Residential</a>	Address	<a href="#">57 JFK Street</a>		Residential addition to existing retail structure.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	30150	Parking Spaces	0	Lot Area (sq. ft.)	14506	
		Housing Units	38	Floor-Area Ratio	4.61	
				Special Permit	PB390	
				Building Permit	250597	
Total GFA	30150					
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 2nd floor balcony. Further permits to follow.					
Parking Notes:						

Project Name	<a href="#">The Garage/36 JFK Street/33 Dunster Street</a>		Address	<a href="#">83-91 Mount Auburn Street</a>		Renovation of The Garage with office and retail space. Special permit expiration date was extended to 5/3/2027.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Office/R&D		87494	Parking Spaces	0	Lot Area (sq. ft.)	17608	
					Floor-Area Ratio	4.97	
					Special Permit	PB386	
					Building Permit	225078	
Total GFA		87494					
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. Applicant has requested to extend special permit.						
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	33713	Parking Spaces	0	Lot Area (sq. ft.)	5563
		Housing Units	55	Floor-Area Ratio	6.06
				Special Permit	
				Building Permit	1185584
Total GFA	33713				
Developer	DND Homes				
Neighborhood	1 - East Cambridge				
Zoning	IA-1				
Project Type	New Construction				
Permit Type	Board of Zoning Appeals				
Former Name/Use					
Notes:	Building permit application under review.				
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	132226	Parking Spaces	200	Lot Area (sq. ft.)	319049
		Housing Units	95	Floor-Area Ratio	0.99
		Affordable Units	95	Special Permit	
				Building Permit	
Total GFA	132226				
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	19	Residential	1,101,527
Residential Units	1,074	Office/R&D	1,041,097
Parking Spaces	742	Lab/R&D	509,101
Hotel Rooms	199	Retail	59,524
		Hotel	23,205
		Total	2,734,454



## Building Permit Granted

Project Name	4 Mellen Street/1627 Massachusetts Ave	Address	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			
Residential	35263	Parking Spaces	0	Lot Area (sq. ft.)	14465
		Housing Units	29	Floor-Area Ratio	2.44
		Affordable Units	29	Special Permit	
				Building Permit	1139878, 1142097
Total GFA	35263				
Developer	Homeowners Rehab				
Neighborhood	8 - Baldwin				
Zoning	C2-A				
Project Type	Alteration/Enlargement				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Lesley University Admissions Office				
Notes:	Building permit application submitted Oct 2024. Completed AHO process in December 2023.				
Parking Notes:					



Project Name	54 Hayes St	Address	54 Hayes Street		9-unit residential building	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	9881	Parking Spaces	0	Lot Area (sq. ft.)	5250	
		Housing Units	9	Floor-Area Ratio	1.88	
				Special Permit		
				Building Permit	1174042	
Total GFA	9881					
Developer				No Image Available		
Neighborhood	7 - Riverside					
Zoning	C-1					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use	3-family					
Notes:						
Parking Notes:						



## Building Permit Granted

Project Name	<a href="#">Alewife Park - Building 4</a>	Address	<a href="#">2 Alewife Park</a>		Rehab of existing building for office/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Office/R&D	98400	Parking Spaces	0	Lot Area (sq. ft.)	853776	
				Floor-Area Ratio	0.94	
				Special Permit	PB387	
				Building Permit	192754	
Total GFA	98400					
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		<a href="#">Alewife Park - Building 5</a>		Address		<a href="#">4 Alewife Park</a>		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		140200		Parking Spaces		0		Lot Area (sq. ft.)		853776	
Retail		3500						Floor-Area Ratio		0.94	
								Special Permit		PB387	
								Building Permit		192769	
Total GFA		143700									
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.									



## Building Permit Granted



Project Name	<a href="#">Alewife Park - Parking Garage</a>	Address	<a href="#">6 Alewife Park</a>	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.)	853776
				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. 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		30087		Parking Spaces				Lot Area (sq. ft.)		40000	
								Floor-Area Ratio		3.75	
								Special Permit		PB243	
								Building Permit		54231	
Total GFA		30087									
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. Developer plans to wait to attain Certificate of Occupancy until they have a tenant.									
Parking Notes:		Includes 18 parking spaces at 75/125 Binney and 50/60 Binney Street garages.									




## Building Permit Granted



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	163794	Parking Spaces	144	Lot Area (sq. ft.)	55997
Retail	1801			Floor-Area Ratio	2.66
				Special Permit	PB179
				Building Permit	206184
Total GFA	165595				
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:					

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		33325		Parking Spaces		18		Lot Area (sq. ft.)		21172	
								Floor-Area Ratio		1.57	
								Special Permit			
								Building Permit		263369	
Total GFA		33325									
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:											







## Building Permit Granted

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		470000		Parking Spaces		0		Lot Area (sq. ft.)		51341	
Community Center		30000						Floor-Area Ratio		10.01	
								Special Permit		PB383	
								Building Permit		196010	
Total GFA		500000									
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.									



Project Name	<u>125 Cambridgepark Drive</u>		Address	<u>125 Cambridgepark Drive</u>		Infill addition to existing building for lab/R&D use.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Lab/R&D	50000		Parking Spaces		Lot Area (sq. ft.)	126612	
					Floor-Area Ratio	1.77	
					Special Permit	PB26 Amd 7	
					Building Permit	215450	
Total GFA	50000						
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

<b>Project Name</b>	<b>150 Cambridgepark Drive</b>	<b>Address</b>	<b>150 Cambridgepark Drive</b>	HVAC/elec/elevator/infill work to convert office building to lab space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Lab/R&D	270080	Parking Spaces	0	Lot Area (sq. ft.)	125089
				Floor-Area Ratio	2.65
				Special Permit	PB47 Amend
				Building Permit	135347, 155714, 172450
Total GFA	270080				
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.				



<b>Project Name</b>	<b>Cambridgeside Redevelopment - Core Mall Office Space Conversion</b>	<b>Address</b>	<b>100 Cambridgeside Place</b>	Conversion of third floor of Cambridgeside mall from retail to office and lab space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Lab/R&D	84000	Parking Spaces		Lot Area (sq. ft.)	267821
Office/R&D	56000			Floor-Area Ratio	3.2
				Special Permit	PB364
				Building Permit	216130
Total GFA	140000				
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	315000	Parking Spaces	1695	Lot Area (sq. ft.)	267821
				Floor-Area Ratio	3.2
				Special Permit	PB364
				Building Permit	252579, 253670
Total GFA	315000				
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		7721		Parking Spaces		1		Lot Area (sq. ft.)		5261	
				Housing Units		13		Floor-Area Ratio		1.69	
								Special Permit			
								Building Permit		239759	
Total GFA		7721									
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

<b>Project Name</b>	<b>Gaslight Building</b>	<b>Address</b>	<b>711-727 Massachusetts Avenue</b>		Redevelopment of office building with ground floor retail to boutique hotel including office and retail uses.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>				
<i>Hotel</i>	<b>24758</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>10553</b>	
<i>Office/R&amp;D</i>	<b>18760</b>	<i>Hotel Rooms</i>	<b>36</b>	<i>Floor-Area Ratio</i>	<b>3.83</b>	
<i>Retail</i>	<b>3006</b>			<i>Special Permit</i>	<b>PB361</b>	
				<i>Building Permit</i>	<b>195428</b>	
<i>Total GFA</i>	<b>46524</b>					
<i>Developer</i>	<b>Gas Light Building LLC</b>					
<i>Neighborhood</i>	<b>6 - Mid-Cambridge</b>					
<i>Zoning</i>	<b>BB-CSQ</b>					
<i>Project Type</i>	<b>Alteration/Change of Use</b>					
<i>Permit Type</i>	<b>Planning Board Special Permit</b>					
<i>Former Name/Use</i>						
<i>Notes:</i>	FAR excludes exempted retail GFA.					
<i>Parking Notes:</i>						

Project Name	Harvard - Pritzker Hall	Address	1807 Cambridge Street		New Harvard institutional building with faculty offices, classrooms, collaborative learning areas, and event space on the highest level of the building.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Institutional	107545	Parking Spaces		Lot Area (sq. ft.)	133211	
				Floor-Area Ratio	0.81	
				Special Permit		
				Building Permit	1170350	
Total GFA	107545					
Developer	Harvard University			No Image Available		
Neighborhood	6 - Mid-Cambridge					
Zoning	C-3					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use						
Notes:						
Parking Notes:						



## Building Permit Granted



Project Name	Jefferson Park Federal Revitalization	Address	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				
Residential	379925	Parking Spaces	138	Lot Area (sq. ft.)	328125	
		Housing Units	278	Floor-Area Ratio	1.16	
		Affordable Units	278	Special Permit		
				Building Permit	195497, 195498, 195499, 195500, 195502, 195503, 195504	
Total GFA	379925					
Developer	Cambridge Housing Authority					
Neighborhood	11 - North Cambridge					
Zoning	C-1A/C-2/AHO					
Project Type	New Construction					
Permit Type	Affordable Housing Overlay					
Former Name/Use	Jefferson Park federal housing					
Notes:	Phase I construction underway for 195 units. Phase 2 with 83 units expected to begin spring 2026.					
Parking Notes:	Application includes 132 on site and 3 off site spaces.					

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	467970		Parking Spaces	354	Lot Area (sq. ft.)	455750	
Retail	6896				Floor-Area Ratio	6.19	
					Special Permit	PB368	
					Building Permit	1152040	
Total GFA	474866						
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.						







## Building Permit Granted

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	312355	Parking Spaces	278	Lot Area (sq. ft.)	69711
Retail	10925			Floor-Area Ratio	4.48
				Special Permit	PB303
				Building Permit	209931
Total GFA	323280				
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:					



Project Name	<a href="#">MXD Infill - 119-123 Broadway</a>	Address	<a href="#">119-123 Broadway</a>	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	420000	Parking Spaces		Lot Area (sq. ft.)	105000
Retail	700	Housing Units	439	Floor-Area Ratio	7.78
		Affordable Units	102	Special Permit	PB315 MA2
				Building Permit	222469
Total GFA	420700				
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>	<a href="#">MXD Infill - 290 Binney Street (Building C)</a>	<i>Address</i>	<a href="#">290 Binney Street</a>	Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>500000</b>	<i>Parking Spaces</i>	<b>1584</b>	<i>Lot Area (sq. ft.)</i>	<b>105000</b>
<i>Retail</i>	<b>3904</b>			<i>Floor-Area Ratio</i>	<b>7.78</b>
				<i>Special Permit</i>	<b>PB315 MA2</b>
				<i>Building Permit</i>	<b>222345</b>
<i>Total GFA</i>	<b>503904</b>				
<i>Developer</i>	<b>Boston Properties</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>MXD</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Cambridge Center North Garage</b>				
<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.				

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	7272	Parking Spaces	7	Lot Area (sq. ft.)	7513	
Office/R&D	2514	Housing Units	8	Floor-Area Ratio	1.3	
				Special Permit	PB397	
				Building Permit	273468	
Total GFA	9786					
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:						



## Building Permit Granted



<i>Project Name</i>	<b>Metropolitan Storage Warehouse</b>	<i>Address</i>	<b><u>134 Massachusetts Avenue</u></b>		Conversion of former storage warehouse into new facilities for MIT School of Architecture and Planning.	
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>			
<i>Institutional</i>	<b>195000</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>46666</b>	
				<i>Floor-Area Ratio</i>	<b>4.71</b>	
				<i>Special Permit</i>		
				<i>Building Permit</i>	<b>200381, 216308</b>	
<i>Total GFA</i>	<b>195000</b>					
<i>Developer</i>	<b>MIT</b>					
<i>Neighborhood</i>	<b>2 - MIT / Area 2</b>					
<i>Zoning</i>	<b>SD-6</b>					
<i>Project Type</i>	<b>Alteration/Change of Use</b>					
<i>Permit Type</i>	<b>As of Right</b>					
<i>Former Name/Use</i>	<b>Metropolitan Storage Warehouse</b>					
<i>Notes:</i>	Includes selective demolition. Variance allows food service operation on first floor.					
<i>Parking Notes:</i>						

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	126230	Parking Spaces	43	Lot Area (sq. ft.)	43794
Educational	3000	Housing Units	107	Floor-Area Ratio	3.3
		Affordable Units	107	Special Permit	
				Building Permit	230922
Total GFA	129230				
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:					







## Building Permit Granted

Project Name	New Tobin School	Address	197 Vassal Lane		New public school.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Educational	299954	Parking Spaces	150	Lot Area (sq. ft.)	396958	
				Floor-Area Ratio	0.76	
				Special Permit		
				Building Permit	185582	
Total GFA	299954					
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:						

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	59400	Parking Spaces	0	Lot Area (sq. ft.)	19865
		Housing Units	46	Floor-Area Ratio	2.98
		Affordable Units	46	Special Permit	
				Building Permit	221290
Total GFA	59400				
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:					
Parking Notes:					

## Building Permit Granted

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	9981	Parking Spaces	8	Lot Area (sq. ft.)	7590	
Community Center	2114	Housing Units	8	Floor-Area Ratio	1.59	
				Special Permit		
				Building Permit	141137	
Total GFA	12095					
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:						



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	24892	Parking Spaces	13	Lot Area (sq. ft.)	15686	
Retail	4364	Housing Units	18	Floor-Area Ratio	1.87	
		Affordable Units	4	Special Permit	PB336	
				Building Permit	152842	
Total GFA	29256					
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:	Certificate of Occupancy review in progress					
Parking Notes:						

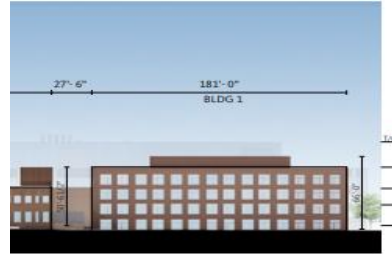

Building Permit Granted

Summary - Building Permit Granted



Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	28	Office/R&D	1,792,110
Residential Units	955	Residential	1,080,565
Parking Spaces	5,042	Lab/R&D	872,050
Hotel Rooms	36	Retail	350,096
		Educational	302,954
		Institutional	302,545
		Fire Department	33,325
		Community Center	32,114
		Hotel	24,758
		Total	4,790,517



## Complete

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	53551	Parking Spaces	68	Lot Area (sq. ft.)	21666
Retail	4128	Housing Units	49	Floor-Area Ratio	2.66
		Affordable Units	7	Special Permit	PB319
				Building Permit	55622
Total GFA	57679				
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. Certificate of Occupancy under review.				
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	90000	Parking Spaces	0	Lot Area (sq. ft.)	45125
				Floor-Area Ratio	0.94
				Special Permit	PB387
				Building Permit	182959
Total GFA	90000				
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. Application for Certificate of Occupancy received.				
Parking Notes:	Parking for entire Alewife Center development reported separately.				


Complete

Project Name	Alewife Park - Building 2	Address	3 Alewife Park		Rehab of existing building for office/R&D.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Office/R&D	98500	Parking Spaces	0	Lot Area (sq. ft.)	853776	
				Floor-Area Ratio	0.94	
				Special Permit	PB387	
				Building Permit	199995	
Total GFA	98500					
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.					

Project Name	<a href="#">Alewife Park - Building 3</a>	Address	<a href="#">5 Alewife Park</a>		New construction and alteration of existing building for office/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Office/R&D	147400	Parking Spaces	0	Lot Area (sq. ft.)	853776	
				Floor-Area Ratio	0.94	
				Special Permit	PB387	
				Building Permit	192693	
Total GFA	147400					
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.					



## Complete



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	124200	Parking Spaces		Lot Area (sq. ft.)	49544
Office/R&D	82800			Floor-Area Ratio	4.18
				Special Permit	
				Building Permit	221669
Total GFA	207000				
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	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	295000	Parking Spaces		Lot Area (sq. ft.)	38788
Office/R&D	48000			Floor-Area Ratio	4.66
Retail	17000			Special Permit	PB364
				Building Permit	130531
Total GFA	360000				
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. Certificate of Occupancy applied for and under review.				
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.				





## Complete



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	12378	Parking Spaces	6	Lot Area (sq. ft.)	5913	
		Housing Units	8	Floor-Area Ratio	2.21	
				Special Permit		
				Building Permit	172820	
Total GFA	12378					
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:						

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	328050	Parking Spaces	0	Lot Area (sq. ft.)	765106
		Housing Units	351	Floor-Area Ratio	1.87
		Dorm Rooms	351	Special Permit	PB371
				Building Permit	151307, 145074
Total GFA	328050				
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.				





Complete

Project Name	New MIT Music Building	Address	201 Amherst Street		New institutional building.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Institutional	34000	Parking Spaces	155	Lot Area (sq. ft.)	2790855	
				Floor-Area Ratio	0.81	
				Special Permit		
				Building Permit	147283	
Total GFA	34000					
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.					

<div>Project Name</div>	<div>116 Norfolk Street</div>	<div>Address</div>	<div>116 Norfolk Street</div>	<div>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.</div>	
<div>Gross Floor Area by Use (sq. ft.)</div>		<div>Other Details</div>			
<div>Residential</div>	<div>47075</div>	<div>Parking Spaces</div>	<div>0</div>	<div>Lot Area (sq. ft.)</div>	<div>25230</div>
		<div>Housing Units</div>	<div>62</div>	<div>Floor-Area Ratio</div>	<div>1.87</div>
		<div>Affordable Units</div>	<div>62</div>	<div>Special Permit</div>	
				<div>Building Permit</div>	<div>201178</div>
<div>Total GFA</div>	<div>47075</div>				
<div>Developer</div>	<div>Cambridge Housing Authority</div>				
<div>Neighborhood</div>	<div>4 - The Port/Area IV</div>				
<div>Zoning</div>	<div>C-1/AHO</div>				
<div>Project Type</div>	<div>Addition/Alteration</div>				
<div>Permit Type</div>	<div>Affordable Housing Overlay</div>				
<div>Former Name/Use</div>					
<div>Notes:</div>					
<div>Parking Notes:</div>					

## Complete

<b>Project Name</b>	<b>Polish Club</b>	<b>Address</b>	<b><a href="#">747 Cambridge Street</a></b>	New residential building with community center.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>6869</b>	<i>Parking Spaces</i>	<b>9</b>	<i>Lot Area (sq. ft.)</i>	<b>6200</b>
<i>Community Center</i>	<b>1097</b>	<i>Housing Units</i>	<b>6</b>	<i>Floor-Area Ratio</i>	<b>1.71</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	<b>115390</b>
<i>Total GFA</i>	<b>7966</b>				
<i>Developer</i>	<b>747 Cambridge St , LLC</b>				
<i>Neighborhood</i>	<b>3 - Wellington Harrington</b>				
<i>Zoning</i>	<b>BA/C-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>	<b>Polish Club</b>				
<i>Notes:</i>	Polish Club will take space in new building.				
<i>Parking Notes:</i>					

## Summary - Complete

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	11	Lab/R&D	509,200
Residential Units	476	Office/R&D	376,700
Parking Spaces	238	Institutional	362,050
Dorm Rooms	351	Residential	119,873
		Retail	21,128
		Community Center	1,097
		<b>Total</b>	<b>1,390,048</b>

## 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.	Complete	90,000
Alewife Park - Building 2	3 Alewife Park	Rehab of existing building for office/R&D.	Complete	98,500
Alewife Park - Building 3	5 Alewife Park	New construction and alteration of existing building for office/R&D use.	Complete	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	4 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

### 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.	Complete	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

## Corcoran Park Redevelopment

Project Name	Address	Description	Status	Total GFA
Corcoran Park Redevelopment Phase I	8-12 May St	Phase I of redevelopment of CHA development with 153 existing units. Phase I proposal includes 46-unit elevator building and 21-unit townhomes-over-flats building.	Pre-Permitting	82,407

## 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.	Building Permit Granted	474,866
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 - 105 Broadway (Building E)	105 Broadway	Office/R&D	Approved PUD/Master Plan Development Remaining	302,400
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 (Building D)	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 (Building C)	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