

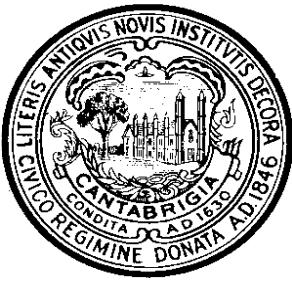
Development Log

2025 Q4 (October - December)

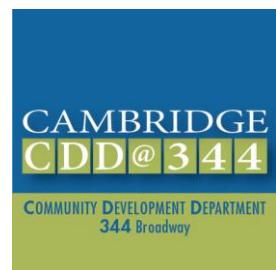
City of Cambridge
Community Development Department

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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>

Direct questions or comments about the Development Log to:

Scott Walker, Senior Manager for Data Services
 Cambridge Community Development Department
 344 Broadway, Cambridge, MA 02139

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

Project Map

1. 322 Prospect St	16. CambridgeSide Redevelopment	31. MIT Kendall Square	44. Polish Club
2. 4 Mellen Street/1627 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 Massachusetts Ave	46. 49 Sixth Street
4. Acorn Holdings Concord Ave. Phase II	19. 745 Concord Avenue	34. 350 Massachusetts Ave	47. Somerbridge Hotel
5. Alewife Park	20. Corcoran Park Redevelopment	35. 2072 Massachusetts Avenue	48. 815 Somerville Avenue
6. Alexandria PUD	21. 160-180 Fawcett Street	36. 2161 Massachusetts Avenue	49. The Galleria Residential
7. 300 Binney Street	22. First Street PUD	37. 2400 Massachusetts Avenue	50. The Garage/36 JFK Street/33 Dunster Street
8. 99 Blanchard Road	23. 2 Garden Street	38. 544-550 Massachusetts Avenue	51. 235 Third Street
9. Broadway Park	24. Gaslight Building	39. Metropolitan Storage Warehouse	52. United American Veterans Clubhouse
10. 37 Brookline Street	25. Harvard - Pritzker Hall	40. New MIT Music Building	53. University Monument Site
11. Cambridge Crossing (North Point)	26. 213 Harvard Street	41. 52 New Street	54. Walden Square Apartments II
12. Cambridge Fire Department Headquarters	27. Jefferson Park Federal 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 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
Total	11,157,982

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

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

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				
Total GFA		TBD			<i>Building Permit</i>				
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				
Total GFA		TBD			<i>Building Permit</i>				
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

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

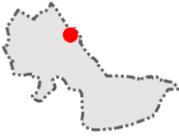
Project Name	<u>Corcoran Park Redevelopment Phase I</u>	Address	<u>8-12 May St</u>	Phase I of redevelopment of CHA development with 153 existing units. Phase I proposal includes 46-unit elevator building and 21-unit townhomes-over-flats building.				
Gross Floor Area by Use (sq. ft.)		Other Details	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

Pre-Permitting

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

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

Pre-Permitting

Project Name	2072 Massachusetts Avenue		Address	2072 Massachusetts Avenue		Redevelopment of current restaurant site to affordable rental housing. Preliminary design is a 12 story building with 73 units.		
Gross Floor Area by Use (sq. ft.)		Other Details						
Residential		Parking Spaces		0	Lot Area (sq. ft.)	8515		
		Housing Units		73	Floor-Area Ratio			
		Affordable Units		73	Special Permit			
Total GFA		TBD				<i>Building Permit</i>		
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:								

Project Name	28-30 Wendell Street	Address	28-30 Wendell Street	Affordable housing development on adjacent lots formerly owned by Lesley University				
Gross Floor Area by Use (sq. ft.)		Other Details						
Residential		Parking Spaces		Lot Area (sq. ft.)				
		Housing Units	95	Floor-Area Ratio				
		Affordable Units	95	Special Permit				
Total GFA		TBD		<i>Building Permit</i>				
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:								

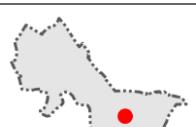
Pre-Permitting

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		
Total GFA		9020			Building Permit	1193485	
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		
Total GFA		14184			Building Permit	1186734 (Bldg A), 1187446 (Bldg B), 1187491 (Bldg C)	
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

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

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	<u>Cambridge Crossing (North Point) - Remaining Master Plan</u>		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		<i>Lot Area (sq. ft.)</i>	1690876
Retail		25000	Housing Units	1000	<i>Floor-Area Ratio</i>	2.52
Mixed Use		688340			<i>Special Permit</i>	PB179
Total GFA		1955595			<i>Building Permit</i>	
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

Project Name	Kendall Common - Development Remaining		Address	Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment. Once specific building proposals are received, they will be subject to design review.				
Gross Floor Area by Use (sq. ft.)		Other Details						
Office/R&D		914711	Parking Spaces	1084	Lot Area (sq. ft.)	455750		
Residential		1128000	Housing Units	1400	Floor-Area Ratio	6.19		
Retail		83818			Special Permit	PB368		
Other		25000			<i>Building Permit</i>			
Total GFA		2151529						
Developer	MITIMCO							
Neighborhood	1 - East Cambridge							
Zoning	PUD-7							
Project Type	New Construction							
Permit Type	Planning Board Special Permit							
Former Name/Use	US DOT Volpe Transportation Research Center							
Notes:	Name updated to "Kendall Common" from "MIT Volpe Development". US DOT Volpe Transportation Research Center redevelopment to follow completion of new federal building. 189,913 SF of development exempt from FAR calculation. Excludes buildings C1 and C3.							
Parking Notes:	Parking will not replace existing Volpe parking.							
								
								

Approved PUD/Master Plan Development Remaining

Project Name	MXD Infill - 105 Broadway (Building E)		Address	105 Broadway		Office/R&D building to replace existing building if developer does not pursue original plans (see notes).			
Gross Floor Area by Use (sq. ft.)		Other Details							
Office/R&D		302400	Parking Spaces		Lot Area (sq. ft.)	34487			
					Floor-Area Ratio	8.77			
					Special Permit	PB315 MA3			
		Total GFA	302400			<i>Building Permit</i>			
Developer	Boston Properties								
Neighborhood	1 - East Cambridge								
Zoning	MXD								
Project Type	New Construction								
Permit Type	Planning Board Special Permit								
Former Name/Use									
Notes:	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.								
Parking Notes:									

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
		Total	4,409,524

Design Review

Project Name	MIT Kendall Square - Building 6		Address	380 Main Street		New retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details					
Retail	13200	Parking Spaces	0	Lot Area (sq. ft.)	4971		
				Floor-Area Ratio	4.48		
				Special Permit	PB303		
Total GFA	13200			Building Permit			
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							
Notes:	Permanent street address yet to be assigned by DPW. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						
Parking Notes:	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						
Total GFA		103726				Building Permit						
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					
Total GFA		139225				Building Permit						
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	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	306607			
Retail		10000	<i>Housing Units</i>		<i>Floor-Area Ratio</i>	4.66			
					<i>Special Permit</i>	PB364			
<i>Total GFA</i>		185000			<i>Building Permit</i>				
Developer	New England Development								
Neighborhood	1 - East Cambridge								
Zoning	BA/PUD-8								
Project Type	Addition/Change of Use								
Permit Type	Planning Board Special Permit								
Former Name/Use	Cambridgeside Mall								
Notes:	FAR for overall Cambridgeside redevelopment. Existing structure retained up to second floor slab. Interior demolition underway. Lot area to be determined. Number of units approximate.								
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.								

Project Name	Cambridgeside Redevelopment - 80 First Street		Address	80 First Street		Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.			
Gross Floor Area by Use (sq. ft.)		Other Details							
Office/R&D		445000	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	306607			
Retail		10000			<i>Floor-Area Ratio</i>	4.66			
					<i>Special Permit</i>	PB364			
<i>Total GFA</i>		455000			<i>Building Permit</i>				
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
Total GFA		230525			Building Permit	
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
Total GFA		58027			Building Permit	
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		
						Special Permit		
						PB231A Amend 7		
						Building Permit		
Total GFA		84298				1154751		
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.)		
Retail		8258				Floor-Area Ratio		
						Special Permit		
						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		<i>Lot Area (sq. ft.)</i>	60624			
					<i>Floor-Area Ratio</i>	7.78			
					<i>Special Permit</i>	PB315 MA2			
<i>Total GFA</i>		450576			<i>Building Permit</i>				
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		
Total GFA		112600			Building Permit			
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.)		
Retail		7161	Housing Units		56	Floor-Area Ratio		
					Special Permit	PB403		
Total GFA		94867			Building Permit			
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

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

Project Name	Rindge Commons Phase 2		Address	430 Rindge Avenue		One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.						
Gross Floor Area by Use (sq. ft.)		Other Details										
Residential	90075	Parking Spaces		0	Lot Area (sq. ft.)		155591					
		Housing Units		77	Floor-Area Ratio		2.73					
		Affordable Units		77	Special Permit							
Total GFA	90075				Building Permit							
Developer	Just A Start											
Neighborhood	11 - North Cambridge											
Zoning	C-2											
Project Type	New Construction											
Permit Type	Comprehensive Permit											
Former Name/Use												
Notes:	Formerly referred to 418-450 Rindge Ave.											
Parking Notes:	Remaining 233 parking spaces will serve new and existing buildings.											

Zoning Permit Granted or As of Right

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

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

Zoning Permit Granted or As of Right

Project Name	The Galleria Residential		Address	57 JFK Street		Residential addition to existing retail structure.
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential		30150	Parking Spaces	0	Lot Area (sq. ft.)	14506
			Housing Units	38	Floor-Area Ratio	4.61
					Special Permit	PB390
Total GFA		30150			Building Permit	250597
Developer	Raj Dhanda					
Neighborhood	10 - West Cambridge					
Zoning	BB/HSOD					
Project Type	Addition					
Permit Type	Planning Board Special Permit					
Former Name/Use						
Notes:	Supersedes prior proposal for office expansion. Building permit 250597 issued for new basement entry and and 2nd floor balcony. Further permits to follow.					
Parking Notes:						



Project Name	The Garage/36 JFK Street/33 Dunster Street		Address	83-91 Mount Auburn Street		Renovation of The Garage with office and retail space. 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
Total GFA		87494			Building Permit	225078
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	
Total GFA		33713			Building Permit	1185584
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	
Total GFA		132226			Building Permit	
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	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.)		
			Housing Units		9	Floor-Area Ratio		
						Special Permit		
						Building Permit		
Total GFA		9881				1174042		
Developer								
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	Alewife Park - Building 4		Address	2 Alewife Park		Rehab of existing building for office/R&D use.			
Gross Floor Area by Use (sq. ft.)		Other Details							
Office/R&D		98400	Parking Spaces		0	Lot Area (sq. ft.)	853776		
						Floor-Area Ratio	0.94		
						Special Permit	PB387		
Total GFA		98400				Building Permit	192754		
Developer	IQHQ								
Neighborhood	11 - North Cambridge								
Zoning	SD-3								
Project Type	New Construction/Alteration								
Permit Type	Planning Board Special Permit								
Former Name/Use	GCP/W. R. Grace Site								
Notes:	Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.								
Parking Notes:	Parking for entire Alewife Center development reported separately.								

Project Name	Alewife Park - Building 5		Address	4 Alewife Park		New construction and alteration of existing building for office/R&D and retail use.			
Gross Floor Area by Use (sq. ft.)		Other Details							
Office/R&D		140200	Parking Spaces		0	Lot Area (sq. ft.)	853776		
Retail		3500				Floor-Area Ratio	0.94		
						Special Permit	PB387		
Total GFA		143700				Building Permit	192769		
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	<u>Alewife Park - Parking Garage</u>		Address	<u>6 Alewife Park</u>		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	
Total GFA		TBD			Building Permit	192779	
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	<u>Alexandria PUD - 161 First Street</u>		Address	<u>161 First Street</u>		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	
Total GFA		30087			Building Permit	54231	
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
Total GFA		165595			Building Permit	206184
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	
Total GFA		33325			Building Permit	263369
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.								

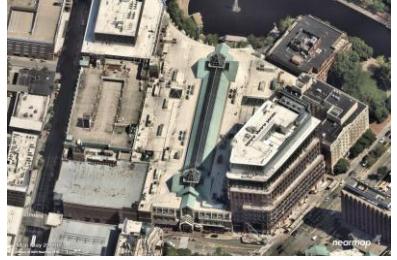
Project Name	125 Cambridgepark Drive		Address	125 Cambridgepark Drive		Infill addition to existing building for lab/R&D use.			
Gross Floor Area by Use (sq. ft.)		Other Details							
Lab/R&D		50000	Parking Spaces		0	Lot Area (sq. ft.)	126612		
						Floor-Area Ratio	1.77		
						Special Permit	PB26 Amd 7		
Total GFA		50000				Building Permit	215450		
Developer	Longfellow								
Neighborhood	11 - North Cambridge								
Zoning	O-2A/AOD-6								
Project Type	New Construction								
Permit Type	Planning Board Special Permit								
Former Name/Use									
Notes:	Reduction in surface parking expected. Final GFA for building will total 216,981 SF.								
Parking Notes:									

Building Permit Granted

Project Name	150 Cambridgepark Drive		Address	150 Cambridgepark Drive		HVAC/elec/elevator/infill work to convert office building to lab space.						
Gross Floor Area by Use (sq. ft.)			Other Details									
Lab/R&D		270080	Parking Spaces		0	Lot Area (sq. ft.)	125089					
						Floor-Area Ratio	2.65					
						Special Permit	PB47 Amend					
Total GFA		270080				Building Permit	135347, 155714, 172450					
Developer	Longfellow Real Estate											
Neighborhood	11 - North Cambridge											
Zoning	O2A/AOD6											
Project Type	Alteration/Change of Use											
Permit Type	Planning Board Special Permit											
Former Name/Use												
Notes:	Might need new Planning Board special permit later depending on scope. FAR includes all structures on parcel.											
Parking Notes:	No changes to parking.											

Project Name	Cambridgeside Redevelopment - Core Mall Office Space Conversion	Address	100 Cambridgeside Place	Conversion of third floor of Cambridgeside mall from retail to office and lab space.						
Gross Floor Area by Use (sq. ft.)		Other Details								
Lab/R&D		84000	Parking Spaces		Lot Area (sq. ft.)	267821				
Office/R&D		56000			Floor-Area Ratio	3.2				
					Special Permit	PB364				
Total GFA		140000			Building Permit	216130				
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	<i>Lot Area (sq. ft.)</i>			
						3.2			
						Special Permit			
						PB364			
Total GFA		315000			Building Permit	252579, 253670			
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	<i>Lot Area (sq. ft.)</i>			
			Housing Units		13	<i>Floor-Area Ratio</i>			
						1.69			
						Special Permit			
Total GFA		7721			Building Permit	239759			
Developer	Garden Lodge LLC								
Neighborhood	10 - West Cambridge								
Zoning	C-2								
Project Type	Addition/Change of Use								
Permit Type	Board of Zoning Appeals								
Former Name/Use									
Notes:									
Parking Notes:									

Building Permit Granted

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

Project Name	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		<i>Lot Area (sq. ft.)</i>	133211					
					<i>Floor-Area Ratio</i>	0.81					
					<i>Special Permit</i>						
Total GFA		107545			<i>Building Permit</i>	1170350					
Developer	Harvard University										
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	<u>Jefferson Park Federal Revitalization</u>		Address	<u>1 Jackson Place</u>		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	
Total GFA		379925			Building Permit	195497, 195498, 195499, 195500, 195502, 195503, 195504
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	<u>Kendall Common - Building C3</u>		Address	<u>75 Broadway</u>		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
Total GFA		474866			Building Permit	1152040
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.)		
Retail		10925				Floor-Area Ratio		
						Special Permit		
						Building Permit		
Total GFA		323280				209931		
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	MXD Infill - 119-123 Broadway		Address	119-123 Broadway		Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.		
Gross Floor Area by Use (sq. ft.)		Other Details						
Residential		420000	Parking Spaces		Lot Area (sq. ft.)	105000		
Retail		700	Housing Units		439	Floor-Area Ratio		
			Affordable Units		102	Special Permit		
						Building Permit		
Total GFA		420700				222469		
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

Project Name	MXD Infill - 290 Binney Street (Building C)		Address	290 Binney Street		Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	
Gross Floor Area by Use (sq. ft.)		Other Details					
Office/R&D		500000	Parking Spaces	1584	Lot Area (sq. ft.)	105000	
Retail		3904			Floor-Area Ratio	7.78	
					Special Permit	PB315 MA2	
					Building Permit	222345	
Total GFA	503904						
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 for building and transformer underway.						
Parking Notes:	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

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

Project Name	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	
Total GFA		129230			Building Permit	230922
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	
Total GFA		299954			Building Permit	185582
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	
Total GFA		59400			Building Permit	221290
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.)	
Retail	4364	Housing Units	18	Floor-Area Ratio	
		Affordable Units	4	Special Permit	
Total GFA	29256			Building Permit	
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:					

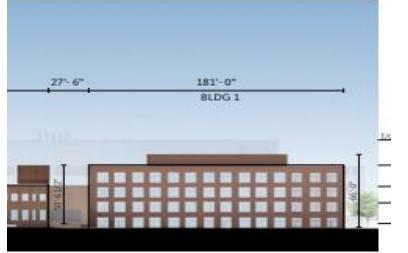
Building Permit Granted

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.)			
Retail		4128	Housing Units		49	Floor-Area Ratio			
			Affordable Units		7	Special Permit			
Total GFA		57679				Building Permit			
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.)			
						Floor-Area Ratio			
						Special Permit			
Total GFA		90000				Building Permit			
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			
Total GFA	98500			Building Permit	199995			
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	Alewife Park - Building 3		Address	5 Alewife Park		New construction and alteration of existing building for office/R&D use.		
Gross Floor Area by Use (sq. ft.)		Other Details						
Office/R&D	147400	Parking Spaces	0	Lot Area (sq. ft.)	853776			
				Floor-Area Ratio	0.94			
				Special Permit	PB387			
Total GFA	147400			Building Permit	192693			
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
Total GFA	360000			Building Permit	130531
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				
Total GFA		12378				Building Permit	172820			
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			
Total GFA		328050				Building Permit	151307, 145074			
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	
Total GFA		34000			Building Permit	147283
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.					

Project Name	116 Norfolk Street	Address	116 Norfolk Street	100% Affordable Housing Overlay project. Conversion of congregate housing development to affordable apartments for formerly homeless persons. 38 existing SRO units to be renovated to studio units; new addition with 24 units.
Gross Floor Area by Use (sq. ft.)		Other Details		
Residential	47075	Parking Spaces	0	Lot Area (sq. ft.) 25230
		Housing Units	62	Floor-Area Ratio 1.87
		Affordable Units	62	Special Permit
Total GFA	47075			Building Permit 201178
Developer	Cambridge Housing Authority			
Neighborhood	4 - The Port/Area IV			
Zoning	C-1/AHO			
Project Type	Addition/Alteration			
Permit Type	Affordable Housing Overlay			
Former Name/Use				
Notes:				
Parking Notes:				

Complete

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

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
		Total	1,390,048

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