

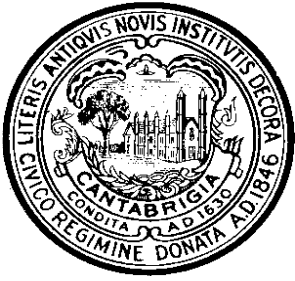
Development Log

2026 Q1 (January - March)

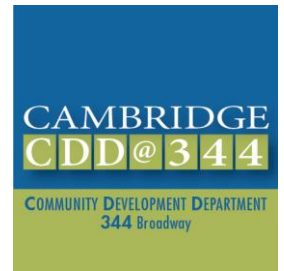
City of Cambridge
Community Development Department

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**City of Cambridge
Community Development Department
Development Log
2026 Q1 (January - March)**



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>

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

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

Direct questions or comments about the Development Log to:

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Project Map

- | | | | |
|-----------------------------------------------|----------------------------------------------|----------------------------------------|---------------------------------------------------|
| 1. 322 Prospect St | 15. 125 Cambridgepark Drive | 30. MIT Kendall Square | 42. Rindge Commons Phase 2 |
| 2. 4 Mellen Street/1627 Massachusetts Ave | 16. 150 Cambridgepark Drive | 31. MXD Infill | 43. 49 Sheridan St |
| 3. 54 Hayes St | 17. Cambridge Redevelopment | 32. 1740 Massachusetts Ave | 44. 49 Sixth Street |
| 4. 847 Massachusetts Avenue | 18. 35 Cherry Street | 33. 1826 and 1840 Massachusetts Ave | 45. Somerbridge Hotel |
| 5. 87-101 Blanchard Road | 19. 71 Cherry Street | 34. 350 Massachusetts Ave | 46. 815 Somerville Avenue |
| 6. Alewife Park | 20. 745 Concord Avenue | 35. 2072 Massachusetts Avenue | 47. The Galleria Residential |
| 7. Alexandria PUD | 21. Corcoran Park Redevelopment | 36. 2161 Massachusetts Avenue | 48. The Garage/36 JFK Street/33 Dunster Street |
| 8. 309 Broadway | 22. First Street PUD | 37. 2400 Massachusetts Avenue | 49. 235 Third Street |
| 9. Broadway Park | 23. 2 Garden Street | 38. 544-550 Massachusetts Avenue | 50. University Monument Site |
| 10. 37 Brookline Street | 24. Gaslight Building | 39. Metropolitan Storage Warehouse | 51. Walden Square Apartments II |
| 11. Cambridge Crossing (North Point) | 25. Harvard - Pritzker Hall | 40. 52 New Street | 52. 28-30 Wendell Street |
| 12. Cambridge Fire Department Headquarters | 26. 11 Ivy St | 41. New Tobin School | 53. 8 Winter Street |
| 13. Cambridge Point/Healthpeak PUD | 27. Jefferson Park Federal Revitalization | | 54. 9 Wyman Rd |
| 14. Cambridge Research Park | 28. Kendall Common | | |
| | 29. 12-14 Laurel Street | | |



Summary of Current Projects



| Use | Gross Floor Area (sq. ft.) |
|-----------------|----------------------------|
| Educational | 299,954 |
| Fire Department | 33,325 |
| Hotel | 47,963 |
| Institutional | 302,545 |
| Lab/R&D | 1,381,151 |
| Office/R&D | 6,595,017 |
| Residential | 3,653,496 |
| Retail | 328,200 |
| Total | 12,641,651 |



| Item | Count |
|-------------------|--------|
| Projects | 67 |
| Residential Units | 7,212 |
| Parking Spaces | 11,465 |
| Hotel Rooms | 235 |

| Status | Count |
|---------------------------------------------------------|-----------|
| Pre-Permitting | 11 |
| Permitting | 3 |
| Approved PUD/Master Plan Development Remaining | 3 |
| Design Review | 1 |
| Zoning Permit Granted or As of Right | 19 |
| Building Permit Granted | 29 |
| Complete | 1 |
| Total | 67 |



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 | | | |
| <i>Residential</i> | | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 4175 |
| | | <i>Housing Units</i> | 20 | <i>Floor-Area Ratio</i> | |
| | | <i>Affordable Units</i> | 20 | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | TBD | | | | |
| <i>Developer</i> | Just A Start | | | |  |
| <i>Neighborhood</i> | 4 - The Port/Area IV | | | | |
| <i>Zoning</i> | C-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Parking lot | | | | |
| <i>Notes:</i> | AHO Community Meeting #2 11/6/2025. Planning Board Advisory Design Consultation 3/10/2026. | | | | |
| <i>Parking Notes:</i> | | | | |  |



| | | | | | |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------|---------------------------|---------------------------------------------------------------------------------------|
| Project Name | 37 Brookline Street | Address | 37 Brookline Street | | 13 units of affordable rental housing |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 6582 |
| | | <i>Housing Units</i> | 13 | <i>Floor-Area Ratio</i> | |
| | | <i>Affordable Units</i> | 13 | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | TBD | | | | |
| <i>Developer</i> | Just A Start | | | |  |
| <i>Neighborhood</i> | 5 - Cambridgeport | | | | |
| <i>Zoning</i> | C-1/AHO | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Former home of artist Peter Valentine | | | | |
| <i>Notes:</i> | First community meeting held 6/10/2024. Second community meeting held 9/11/2024. Third community meeting 4/16/2026. | | | | |
| <i>Parking Notes:</i> | | | | |  |

Pre-Permitting



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|------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------|
| <i>Project Name</i> | Cambridge Point/Healthpeak PUD | <i>Address</i> | Large multi-phase PUD development in Alewife Quadrangle with office/lab, residential, and retail/neighborhood use components. All details are approximate. As individual projects are permitted, they will receive separate entries in the Development Log and this entry will represent the unspecified remaining development. | | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Office/R&D</i> | 2680000 | <i>Parking Spaces</i> | 4578 | <i>Lot Area (sq. ft.)</i> | 1877359 |
| <i>Residential</i> | 1985000 | <i>Housing Units</i> | 2300 | <i>Floor-Area Ratio</i> | 2.46 |
| <i>Retail</i> | 160140 | | | <i>Special Permit</i> | PB410 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 4825140 | | | | |
| <i>Developer</i> | Healthpeak | | | |  |
| <i>Neighborhood</i> | 10 - West Cambridge | | | | |
| <i>Zoning</i> | AOD-Q | | | | |
| <i>Project Type</i> | Master Plan | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | Planning Board meeting 4/28/2026. Coordinates represent approximate center of development area. | | | |  |
| <i>Parking Notes:</i> | | | | | |



Pre-Permitting

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


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|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Project Name | Corcoran Park Redevelopment Phase I | Address | 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. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 82407 | <i>Parking Spaces</i> | 36 | <i>Lot Area (sq. ft.)</i> | 66702 |
| | | <i>Housing Units</i> | 67 | <i>Floor-Area Ratio</i> | 1.24 |
| | | <i>Affordable Units</i> | 67 | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 82407 | | | | |
| <i>Developer</i> | CHA | | |  | |
| <i>Neighborhood</i> | 13 - Strawberry Hill | | | | |
| <i>Zoning</i> | C-1/AHO | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Corcoran Park affordable housing | | | | |
| <i>Notes:</i> | First community meeting 2/13/2025. Second community meeting 10/9/2025. Planning Board Advisory Consultation 12/16/2025. Second PB advisory consultation 3/10/2026. | | | |  |
| <i>Parking Notes:</i> | | | | | |



Pre-Permitting

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|------------------------------------------|-----------------------------------------|-------------------------|----------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 4573 |
| | | <i>Housing Units</i> | 4 | <i>Floor-Area Ratio</i> | |
| | | <i>Affordable Units</i> | 4 | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | TBD | | | | |
| <i>Developer</i> | Just A Start | | | |  |
| <i>Neighborhood</i> | 5 - Cambridgeport | | | | |
| <i>Zoning</i> | BA-3 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Two attached single-family homes | | | | |
| <i>Notes:</i> | First AHO Community Meeting 9/11/2025 | | | |  |
| <i>Parking Notes:</i> | | | | | |



| | | | | | | |
|------------------------------------------|------------------------------------------------|-----------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Project Name | 1740 Massachusetts Ave | Address | 1740 Massachusetts Ave | New building with 71 residential units and 5 commercial spaces proposed to replace existing commercial building with Walgreen's, Keezer's, and Simon's Coffeehouse | | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | | |
| <i>Residential</i> | | <i>Parking Spaces</i> | 1 | <i>Lot Area (sq. ft.)</i> | 12424 | |
| <i>Retail</i> | | <i>Housing Units</i> | 71 | <i>Floor-Area Ratio</i> | 5.2 | |
| | | | | <i>Special Permit</i> | | |
| | | | | <i>Building Permit</i> | | |
| <i>Total GFA</i> | TBD | | | | | |
| <i>Developer</i> | 9 - Neighborhood Nine | | | |  | |
| <i>Neighborhood</i> | | | | | | |
| <i>Zoning</i> | | | | | | MAS-12A |
| <i>Project Type</i> | | | | | | New Construction |
| <i>Permit Type</i> | | | | | | As of Right |
| <i>Former Name/Use</i> | | | | | | Commercial building with Walgreen's, Keezer's, and Simon's Coffeehouse |
| <i>Notes:</i> | Planning Board Advisory Consultation 5/12/2026 | | | |  | |
| <i>Parking Notes:</i> | | | | | | |



Pre-Permitting

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|------------------------------------------|-------------------------------------------------|-----------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 25270 |
| | | | | <i>Floor-Area Ratio</i> | |
| | | | | <i>Special Permit</i> | |
| <i>Total GFA</i> | TBD | | | <i>Building Permit</i> | |
| <i>Developer</i> | Just-A-Start | | | No Image Available | |
| <i>Neighborhood</i> | 9 - Neighborhood 9 | | | | |
| <i>Zoning</i> | BC | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Parking for Lesley College | | | | |
| <i>Notes:</i> | AHO process beginning. | | | |  |
| <i>Parking Notes:</i> | | | | | |

| | | | | | |
|------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 74 units. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 8515 |
| | | <i>Housing Units</i> | 74 | <i>Floor-Area Ratio</i> | |
| | | <i>Affordable Units</i> | 74 | <i>Special Permit</i> | |
| <i>Total GFA</i> | TBD | | | <i>Building Permit</i> | |
| <i>Developer</i> | Capstone Communities | | |  | |
| <i>Neighborhood</i> | 11 - North Cambridge | | | | |
| <i>Zoning</i> | BA-2 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Darul Kabob restaurant | | | | |
| <i>Notes:</i> | Planning Board Advisory Design Consultation 10/7/2025. Second PB Advisory Design Consultation 3/3/2026. | | | |  |
| <i>Parking Notes:</i> | | | | | |

Pre-Permitting

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|------------------------------------------|---------------------------------------------|-----------------------|---------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Project Name | 49 Sheridan St | Address | 49 Sheridan St | New building with 31 units on lot to be subdivided from Cambridge Friends School. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 49113 | <i>Parking Spaces</i> | 33 | <i>Lot Area (sq. ft.)</i> | 17075 |
| | | <i>Housing Units</i> | 32 | <i>Floor-Area Ratio</i> | 2.88 |
| | | | | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 49113 | | | | |
| <i>Developer</i> | | | | |  |
| <i>Neighborhood</i> | 9 - Neighborhood Nine | | | | |
| <i>Zoning</i> | C-2 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | As of Right | | | | |
| <i>Former Name/Use</i> | Part of Cambridge Friends School lot | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



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|------------------------------------------|----------------------------|-----------------------|-----------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Project Name | 9 Wyman Rd | Address | 9 Wyman Rd | Proposed 56-unit building on site of single family to be demolished | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 29187 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 7151 |
| | | <i>Housing Units</i> | 56 | <i>Floor-Area Ratio</i> | 4.1 |
| | | | | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 29187 | | | | |
| <i>Developer</i> | | | | |  |
| <i>Neighborhood</i> | 10 - West Cambridge | | | | |
| <i>Zoning</i> | C-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | As of Right | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



Pre-Permitting

Summary - Pre-Permitting



| Item | Count | Use | Gross Floor Area (sq. ft.) |
|-------------------|-------|-------------|----------------------------|
| Projects | 11 | Office/R&D | 2,680,000 |
| Residential Units | 2,637 | Residential | 2,145,707 |
| Parking Spaces | 4,648 | Retail | 160,140 |
| | | Total | 4,985,847 |

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 | | | |
| <i>Residential</i> | 9020 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 3358 |
| | | | | <i>Floor-Area Ratio</i> | 2.69 |
| | | | | <i>Special Permit</i> | |
| <i>Total GFA</i> | 9020 | | | <i>Building Permit</i> | 1193485 |
| <i>Developer</i> | | | | |  |
| <i>Neighborhood</i> | 3 - Wellington Harrington | | | | |
| <i>Zoning</i> | C-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | As of Right | | | | |
| <i>Former Name/Use</i> | Two-family dwelling | | | | |
| <i>Notes:</i> | Public Advisory Consultation scheduled 1/28/2026. Building permit application submitted but not yet approved. | | | |  |
| <i>Parking Notes:</i> | | | | | |

| | | | | | |
|------------------------------------------|---------------------------------|-------------------------|----------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name | 847 Massachusetts Avenue | Address | 847 Massachusetts Ave | | Make addition to building currently used as commercial office and convert to 9-unit residential building. Permit application under review. |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 9594 | <i>Parking Spaces</i> | 2 | <i>Lot Area (sq. ft.)</i> | 4839 |
| | | <i>Housing Units</i> | 9 | <i>Floor-Area Ratio</i> | 1.98 |
| | | <i>Affordable Units</i> | 0 | <i>Special Permit</i> | |
| <i>Total GFA</i> | 9594 | | | <i>Building Permit</i> | 1187307 |
| <i>Developer</i> | | | | |  |
| <i>Neighborhood</i> | 6 - Mid-Cambridge | | | | |
| <i>Zoning</i> | C2B | | | | |
| <i>Project Type</i> | Alteration/Change of Use | | | | |
| <i>Permit Type</i> | As of Right | | | | |
| <i>Former Name/Use</i> | Office building | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



Permitting

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



Summary - Permitting

| Item | Count | Use | Gross Floor Area (sq. ft.) |
|-------------------|-------|-------------|----------------------------|
| Projects | 3 | Residential | 43,433 |
| Residential Units | 32 | Total | 43,433 |
| Parking Spaces | 2 | | |



Approved PUD/Master Plan Development Remaining

| | | | | |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Project Name</i> | <u>Cambridge Crossing (North Point) - Remaining Master Plan</u> | <i>Address</i> | | Remaining unspecified development for Cambridge Crossing master plan. Once specific building proposals are received, they will be subject to design review. |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | |
| <i>Residential</i> | 1242255 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> |
| <i>Retail</i> | 25000 | <i>Housing Units</i> | 1000 | <i>Floor-Area Ratio</i> |
| <i>Mixed Use</i> | 688340 | | | <i>Special Permit</i> |
| | | | | <i>Building Permit</i> |
| <i>Total GFA</i> | 1955595 | | | |
| <i>Developer</i> | DivcoWest | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | |
| <i>Zoning</i> | NP/PUD-6/PUD-4A | | | |
| <i>Project Type</i> | New Construction | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | |
| <i>Former Name/Use</i> | | | | |
| <i>Notes:</i> | FAR for entire Cambridge site. Includes GFA for buildings yet to enter design review. Portions of some buildings partially in Somerville and Boston. Total units, affordable housing contribution, parking spaces, and retail GFA to be determined. | | |  |
| <i>Parking Notes:</i> | | | | |

Approved PUD/Master Plan Development Remaining

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|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------|
| <i>Project Name</i> | Kendall Common - Development Remaining | <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. | | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Office/R&D</i> | 914711 | <i>Parking Spaces</i> | 1084 | <i>Lot Area (sq. ft.)</i> | 455750 |
| <i>Residential</i> | 1128000 | <i>Housing Units</i> | 1400 | <i>Floor-Area Ratio</i> | 6.19 |
| <i>Retail</i> | 83818 | | | <i>Special Permit</i> | PB368 |
| <i>Other</i> | 25000 | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 2151529 | | | | |
| <i>Developer</i> | MITIMCO | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | PUD-7 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | US DOT Volpe Transportation Research Center | | | | |
| <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

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|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <i>Project Name</i> | MXD Infill - 105 Broadway (Building E) | <i>Address</i> | 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 | | | |
| <i>Office/R&D</i> | 302400 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 34487 |
| | | | | <i>Floor-Area Ratio</i> | 8.77 |
| | | | | <i>Special Permit</i> | PB315 MA3 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 302400 | | | | |
| <i>Developer</i> | Boston Properties | | |  | |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | MXD | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <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 |
| | | Total | 4,409,524 |

Design Review



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|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------|---------------------------|--------------------------------------------------------------------------------------|
| Project Name | MIT Kendall Square - Building 6 | Address | 380 Main Street | New retail building. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Retail</i> | 13200 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 4971 |
| | | | | <i>Floor-Area Ratio</i> | 4.48 |
| | | | | <i>Special Permit</i> | PB303 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 13200 | | | | |
| <i>Developer</i> | MIT | | | |  |
| <i>Neighborhood</i> | 2 - MIT / Area 2 | | | | |
| <i>Zoning</i> | C-3B MXD/PUD 5 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | Permanent street address yet to be assigned by DPW. FAR for entire MIT Kendall Square SoMa project area including retained buildings. | | | |  |
| <i>Parking Notes:</i> | Parking at 25 Hayward Street garage. | | | | |



Summary - Design Review

| Item | Count |
|----------|-------|
| Projects | 1 |

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



Zoning Permit Granted or As of Right

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|------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------|---------------------------|---------------|------------------------------------------------------------------------------------------------|
| Project Name | 87-101 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 | | | | |
| <i>Residential</i> | 103726 | <i>Parking Spaces</i> | 30 | <i>Lot Area (sq. ft.)</i> | 133844 | |
| | | <i>Housing Units</i> | 110 | <i>Floor-Area Ratio</i> | 0.77 | |
| | | <i>Affordable Units</i> | 110 | <i>Special Permit</i> | | |
| | | | | <i>Building Permit</i> | | |
| <i>Total GFA</i> | 103726 | | | | | |
| <i>Developer</i> | Bnai Brith Housing | | | | |  |
| <i>Neighborhood</i> | 12 - Cambridge Highlands | | | | | |
| <i>Zoning</i> | BA/C-1 | | | | | |
| <i>Project Type</i> | New Construction | | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | Completed the AHO process in June 2024. Construction anticipated 2026. Updated project name to 87-101 Blanchard Rd. | | | | |  |
| <i>Parking Notes:</i> | | | | | | |

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|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------|---------------------------|--------------|---------------------------------------------------------------------------------------|
| 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 | | | | |
| <i>Residential</i> | 120901 | <i>Parking Spaces</i> | 60 | <i>Lot Area (sq. ft.)</i> | 34074 | |
| <i>Retail</i> | 18324 | <i>Housing Units</i> | 120 | <i>Floor-Area Ratio</i> | 2.66 | |
| | | | | <i>Special Permit</i> | PB179 | |
| | | | | <i>Building Permit</i> | | |
| <i>Total GFA</i> | 139225 | | | | | |
| <i>Developer</i> | DivcoWest | | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | | |
| <i>Zoning</i> | NP/PUD-6 | | | | | |
| <i>Project Type</i> | New Construction | | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | FAR for overall Cambridge Crossing development. 60 parking spaces on site for residential units and 10 at 222 Jacobs Street for retail space. | | | | |  |
| <i>Parking Notes:</i> | | | | | | |



Zoning Permit Granted or As of Right

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|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 175000 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 306607 |
| <i>Retail</i> | 10000 | <i>Housing Units</i> | 170 | <i>Floor-Area Ratio</i> | 4.66 |
| | | | | <i>Special Permit</i> | PB364 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 185000 | | | | |
| <i>Developer</i> | New England Development | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | BA/PUD-8 | | | | |
| <i>Project Type</i> | Addition/Change of Use | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | Cambridgeside Mall | | | | |
| <i>Notes:</i> | 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. | | | |  |
| <i>Parking Notes:</i> | Parking included with 100 Cambridgeside Place redevelopment. | | | | |



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|------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Office/R&D</i> | 445000 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 306607 |
| <i>Retail</i> | 10000 | | | <i>Floor-Area Ratio</i> | 4.66 |
| | | | | <i>Special Permit</i> | PB364 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 455000 | | | | |
| <i>Developer</i> | New England Development | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | BA/PUD-8 | | | | |
| <i>Project Type</i> | Addition/Change of Use | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | Cambridgeside Mall | | | | |
| <i>Notes:</i> | FAR is for overall Cambridgeside Mall redevelopment. Interior demolition underway. Lot area to be determined. | | | |  |
| <i>Parking Notes:</i> | Parking included with 100 Cambridgeside Place redevelopment. | | | | |

Zoning Permit Granted or As of Right



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|------------------------------------------|--------------------------------------|-----------------------|---------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 230525 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 6408 |
| | | <i>Housing Units</i> | 236 | <i>Floor-Area Ratio</i> | 4.8 |
| | | | | <i>Special Permit</i> | PB407 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 230525 | | | | |
| <i>Developer</i> | Boylston Properties | | | |  |
| <i>Neighborhood</i> | 12 - Cambridge Highlands | | | | |
| <i>Zoning</i> | O-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | Office | | | | |
| <i>Notes:</i> | | | | | |
| <i>Parking Notes:</i> | | | | |  |

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|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------|--------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 80698 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 9749 |
| <i>Retail</i> | 3600 | <i>Housing Units</i> | 90 | <i>Floor-Area Ratio</i> | 8.65 |
| | | | | <i>Special Permit</i> | PB231A Amend 7 |
| | | | | <i>Building Permit</i> | 1154751 |
| <i>Total GFA</i> | 84298 | | | | |
| <i>Developer</i> | Urban Spaces | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | BA/PUD-4 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | 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. | | | | |
| <i>Parking Notes:</i> | 38 to 45 parking spaces to be allocated from 107 First St. garage. | | | |  |



Zoning Permit Granted or As of Right



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|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|
| <i>Project Name</i> | Kendall Common - Building C1 | <i>Address</i> | 25 Broadway | New lab/R&D and retail building. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Lab/R&D</i> | 368677 | <i>Parking Spaces</i> | 321 | <i>Lot Area (sq. ft.)</i> | 455750 |
| <i>Retail</i> | 8258 | | | <i>Floor-Area Ratio</i> | 6.19 |
| | | | | <i>Special Permit</i> | PB368 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 376935 | | | | |
| <i>Developer</i> | MITIMCO | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | PUD-7 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | US DOT Volpe Transportation Research Center | | | | |
| <i>Notes:</i> | Area and details of uses amended Nov 2024. Name updated to “Kendall Common” from “MIT Volpe Development”. FAR and land area for overall development. | | | |  |
| <i>Parking Notes:</i> | Parking from MIT Volpe development pool. | | | | |

Zoning Permit Granted or As of Right



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|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <i>Project Name</i> | MXD Infill - 250 Binney Street (Building D) | <i>Address</i> | 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 | | | |
| <i>Office/R&D</i> | 450576 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 60624 |
| | | | | <i>Floor-Area Ratio</i> | 7.78 |
| | | | | <i>Special Permit</i> | PB315 MA2 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 450576 | | | | |
| <i>Developer</i> | Boston Properties | | |  | |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | MXD | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | Biogen | | | | |
| <i>Notes:</i> | <p>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.</p> | | | |  |
| <i>Parking Notes:</i> | <p>Parking at shared 1,584 space 290 Binney Street garage. Maximum parking 0.9 spaces/1000 SF.</p> | | | | |



Zoning Permit Granted or As of Right

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

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|------------------------------------------|---------------------------------------------------------------------|-----------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 87706 | <i>Parking Spaces</i> | 67 | <i>Lot Area (sq. ft.)</i> | 27786 |
| <i>Retail</i> | 7161 | <i>Housing Units</i> | 56 | <i>Floor-Area Ratio</i> | 3.41 |
| | | | | <i>Special Permit</i> | PB403 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 94867 | | | | |
| <i>Developer</i> | North Cambridge Partners LLC | | |  | |
| <i>Neighborhood</i> | 11 - North Cambridge | | | | |
| <i>Zoning</i> | BA-5 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | 67 off-street parking spaces for residents only. No retail parking. | | | | |



Zoning Permit Granted or As of Right

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|------------------------------------------|---------------------------------------------------------------|-----------------------|----------------------------------------------|---------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| 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 | | | | |
| <i>Residential</i> | 16807 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 4394 | |
| <i>Retail</i> | 2181 | <i>Housing Units</i> | 27 | <i>Floor-Area Ratio</i> | 4.32 | |
| | | | | <i>Special Permit</i> | PB381 | |
| | | | | <i>Building Permit</i> | | |
| <i>Total GFA</i> | 18988 | | | | | |
| <i>Developer</i> | Central Square Redevelopment LLC | | | | |  |
| <i>Neighborhood</i> | 5 - Cambridgeport | | | | | |
| <i>Zoning</i> | BB-CSQ | | | | | |
| <i>Project Type</i> | Alteration/Change of Use | | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | Requires both BZA variance and Planning Board special permit. | | | | |  |
| <i>Parking Notes:</i> | | | | | | |



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|------------------------------------------|---------------------------------------------------------------------|-------------------------|-----------------------------------|---------------------------|---------------|---------------------------------------------------------------------------------------------------------------------|
| 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 | | | | |
| <i>Residential</i> | 90075 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 155591 | |
| | | <i>Housing Units</i> | 77 | <i>Floor-Area Ratio</i> | 2.73 | |
| | | <i>Affordable Units</i> | 77 | <i>Special Permit</i> | | |
| | | | | <i>Building Permit</i> | | |
| <i>Total GFA</i> | 90075 | | | | | |
| <i>Developer</i> | Just A Start | | | | |  |
| <i>Neighborhood</i> | 11 - North Cambridge | | | | | |
| <i>Zoning</i> | C-2 | | | | | |
| <i>Project Type</i> | New Construction | | | | | |
| <i>Permit Type</i> | Comprehensive Permit | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | Formerly referred to 418-450 Rindge Ave. | | | | |  |
| <i>Parking Notes:</i> | 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 | | |
| <i>Hotel</i> | 23205 | <i>Parking Spaces</i> | 13 | <i>Lot Area (sq. ft.)</i> | 15490 |
| | | <i>Hotel Rooms</i> | 199 | <i>Floor-Area Ratio</i> | 1.5 |
| | | | | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 23205 | | | | |
| <i>Developer</i> | Somerbridge Hotel LLC | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | SD-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Board of Zoning Appeals | | | | |
| <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> | | | | | |



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|------------------------------------------|--------------------------------------|-----------------------|------------------------------|---------------------------|---------------------------------------------------------------------------------------|
| 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 | | |
| <i>Lab/R&D</i> | 27824 | <i>Parking Spaces</i> | 5 | <i>Lot Area (sq. ft.)</i> | 10382 |
| | | | | <i>Floor-Area Ratio</i> | 2.66 |
| | | | | <i>Special Permit</i> | PB402 |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | 27824 | | | | |
| <i>Developer</i> | KS Partners | | | |  |
| <i>Neighborhood</i> | 11 - North Cambridge | | | | |
| <i>Zoning</i> | BC | | | | |
| <i>Project Type</i> | Alteration/Change of Use | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



Zoning Permit Granted or As of Right

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



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|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------|---------------------------|---------------|-----------------------------------------------------------------------------------------------------------------|
| 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 | | | | |
| <i>Office/R&D</i> | 87494 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 17608 | |
| | | | | <i>Floor-Area Ratio</i> | 4.97 | |
| | | | | <i>Special Permit</i> | PB386 | |
| | | | | <i>Building Permit</i> | 225078 | |
| <i>Total GFA</i> | 87494 | | | | | |
| <i>Developer</i> | Trinity Real Estate Management | | | | |  |
| <i>Neighborhood</i> | 6 - Mid-Cambridge | | | | | |
| <i>Zoning</i> | BB-HSO | | | | | |
| <i>Project Type</i> | New Construction/Alteration | | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | | |
| <i>Former Name/Use</i> | The Garage | | | | | |
| <i>Notes:</i> | Will include retail with GFA to be determined. Demolition will retain historic exterior walls. Applicant has requested to extend special permit. | | | | |  |
| <i>Parking Notes:</i> | | | | | | |

Zoning Permit Granted or As of Right

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|------------------------------------------|---------------------------------------|-----------------------|-------------------------|---------------------------|-------------------------------------------------------------------------------------|
| Project Name | 235 Third Street | Address | 235 Third Street | New residential building. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 33713 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 5563 |
| | | <i>Housing Units</i> | 55 | <i>Floor-Area Ratio</i> | 6.06 |
| | | | | <i>Special Permit</i> | |
| <i>Total GFA</i> | 33713 | | | <i>Building Permit</i> | 1185584 |
| <i>Developer</i> | DND Homes | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | IA-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Board of Zoning Appeals | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | Staff Advisory Consultation 4/22/2026 | | | |  |
| <i>Parking Notes:</i> | | | | | |

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|------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 132226 | <i>Parking Spaces</i> | 200 | <i>Lot Area (sq. ft.)</i> | 319049 |
| | | <i>Housing Units</i> | 95 | <i>Floor-Area Ratio</i> | 0.99 |
| | | <i>Affordable Units</i> | 95 | <i>Special Permit</i> | |
| <i>Total GFA</i> | 132226 | | | <i>Building Permit</i> | |
| <i>Developer</i> | Winn Companies | | | |  |
| <i>Neighborhood</i> | 9 - Neighborhood 9 | | | | |
| <i>Zoning</i> | C-2/AHO | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | First of two required Planning Board Advisory Design Consultations held 3/12/2024. Second was held 7/2/2024. | | | |  |
| <i>Parking Notes:</i> | Proposal includes 198 parking spaces to be shared among new and existing units. | | | | |



Zoning Permit Granted or As of Right



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|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <i>Project Name</i> | 28-30 Wendell Street | <i>Address</i> | 28-30 Wendell Street | Affordable housing development on adjacent lots formerly owned by Lesley University | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 22594 |
| | | <i>Housing Units</i> | 95 | <i>Floor-Area Ratio</i> | |
| | | <i>Affordable Units</i> | 95 | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | |
| <i>Total GFA</i> | TBD | | | | |
| <i>Developer</i> | Homeowner's Rehab, Inc (HRI) | | |  | |
| <i>Neighborhood</i> | 8 - Baldwin | | | | |
| <i>Zoning</i> | C-2A/AHO | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Lesley University tennis court and residential buildings | | | | |
| <i>Notes:</i> | HRI completed the AHO process in December 2025 and is in the process of assembling final financing needed to begin construction. | | | |  |
| <i>Parking Notes:</i> | | | | | |

Summary - Zoning Permit Granted or As of Right



| Item | Count | Use | Gross Floor Area (sq. ft.) |
|-------------------|-------|--------------|----------------------------|
| Projects | 19 | Residential | 1,101,527 |
| Residential Units | 1,169 | Office/R&D | 983,070 |
| Parking Spaces | 696 | Lab/R&D | 509,101 |
| Hotel Rooms | 199 | Retail | 59,524 |
| | | Hotel | 23,205 |
| | | Total | 2,676,427 |



Building Permit Granted

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



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|------------------------------------------|-------------------------|-----------------------|---------------------------------|---------------------------|---------------------------------------------------------------------------------------|
| Project Name | 54 Hayes St | Address | 54 Hayes Street | | 9-unit residential building |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 9881 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 5250 |
| | | <i>Housing Units</i> | 9 | <i>Floor-Area Ratio</i> | 1.88 |
| | | | | <i>Special Permit</i> | |
| <i>Total GFA</i> | 9881 | | | <i>Building Permit</i> | 1174042 |
| <i>Developer</i> | | | | |  |
| <i>Neighborhood</i> | 7 - Riverside | | | | |
| <i>Zoning</i> | C-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | As of Right | | | | |
| <i>Former Name/Use</i> | 3-family | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



Building Permit Granted

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|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 |
| | | | | 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. | | | | |



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|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 |
| | | | | 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

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|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|--------------------------------------------------|-------------------------------------------------------------------------------------|
| Project Name | Alewife Park - Parking Garage | Address | 6 Alewife Park | New parking garage for Alewife Park development. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| Parking Garage | 0 | Parking Spaces | 609 | Lot Area (sq. ft.) | 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. | | | | |



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|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|---------------------------|---------------------------------------------------------------------------------------|
| 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

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|------------------------------------------|----------------------------------------------------|-------------------------|---------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------|
| Project Name | 309 Broadway | Address | 309 Broadway | New 8-unit building on lot with existing single-family | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 10121 | <i>Parking Spaces</i> | 1 | <i>Lot Area (sq. ft.)</i> | 5921 |
| | | <i>Housing Units</i> | 9 | <i>Floor-Area Ratio</i> | 1.71 |
| | | <i>Affordable Units</i> | 0 | <i>Special Permit</i> | |
| <i>Total GFA</i> | 10121 | | | <i>Building Permit</i> | 1156443 |
| <i>Developer</i> | | | | |  |
| <i>Neighborhood</i> | 4 - The Port/Area IV | | | | |
| <i>Zoning</i> | C-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | As of Right | | | | |
| <i>Former Name/Use</i> | Single family | | | | |
| <i>Notes:</i> | GFA and FAR include area of existing single family | | | |  |
| <i>Parking Notes:</i> | | | | | |



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|------------------------------------------|-------------------------------------------------------|-----------------------|--------------------------|--------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Office/R&D</i> | 163794 | <i>Parking Spaces</i> | 144 | <i>Lot Area (sq. ft.)</i> | 55997 |
| <i>Retail</i> | 1801 | | | <i>Floor-Area Ratio</i> | 2.66 |
| | | | | <i>Special Permit</i> | PB179 |
| <i>Total GFA</i> | 165595 | | | <i>Building Permit</i> | 206184 |
| <i>Developer</i> | DivcoWest | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | NP/PUD-6 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | FAR for overall Cambridge Crossing development. | | | |  |
| <i>Parking Notes:</i> | | | | | |

Building Permit Granted

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|------------------------------------------|-----------------------------------------------|----------------|----------------------|--------------------|-------------------------------------------------------------------------------------|
| 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: | | | | | |



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|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------|--------------------|---------------------------------------------------------------------------------------|
| 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 |
| Total GFA | 500000 | | | Building Permit | 196010 |
| Developer | Biomed | | | |  |
| Neighborhood | 1 - East Cambridge | | | | |
| Zoning | O-3/PUD-CDK | | | | |
| Project Type | New Construction | | | | |
| Permit Type | Planning Board Special Permit | | | | |
| Former Name/Use | | | | | |
| Notes: | Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project. | | | |  |
| Parking Notes: | Up to 406 parking spaces provided from Cambridge Research Park pooled facility. | | | | |



Building Permit Granted

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|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------|---------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Lab/R&D</i> | 50000 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 126612 | |
| | | | | <i>Floor-Area Ratio</i> | 1.77 | |
| | | | | <i>Special Permit</i> | PB26 Amd 7 | |
| <i>Total GFA</i> | 50000 | | | <i>Building Permit</i> | 215450 | |
| <i>Developer</i> | Longfellow | | | | |  |
| <i>Neighborhood</i> | 11 - North Cambridge | | | | | |
| <i>Zoning</i> | O-2A/AOD-6 | | | | | |
| <i>Project Type</i> | New Construction | | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | Reduction in surface parking expected. Final GFA for building will total 216,981 SF. Certificate of Occupancy application under review. | | | | |  |
| <i>Parking Notes:</i> | | | | | | |



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|------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------|---------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Lab/R&D</i> | 270080 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 125089 | |
| | | | | <i>Floor-Area Ratio</i> | 2.65 | |
| | | | | <i>Special Permit</i> | PB47 Amend | |
| <i>Total GFA</i> | 270080 | | | <i>Building Permit</i> | 135347, 155714, 172450 | |
| <i>Developer</i> | Longfellow Real Estate | | | | |  |
| <i>Neighborhood</i> | 11 - North Cambridge | | | | | |
| <i>Zoning</i> | O2A/AOD6 | | | | | |
| <i>Project Type</i> | Alteration/Change of Use | | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | Might need new Planning Board special permit later depending on scope. FAR includes all structures on parcel. | | | | |  |
| <i>Parking Notes:</i> | No changes to parking. | | | | | |



Building Permit Granted

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|------------------------------------------|----------------------------------------------------------------------------------------|-----------------------|------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Lab/R&D</i> | 84000 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 267821 |
| <i>Office/R&D</i> | 56000 | | | <i>Floor-Area Ratio</i> | 3.2 |
| | | | | <i>Special Permit</i> | PB364 |
| | | | | <i>Building Permit</i> | 216130 |
| <i>Total GFA</i> | 140000 | | | | |
| <i>Developer</i> | New England Development | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | BA/PUD-4 | | | | |
| <i>Project Type</i> | Alteration/Change of Use | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | Cambridgeside mall | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



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|------------------------------------------|-----------------------------------------------------------------------------|-----------------------|------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Retail</i> | 315000 | <i>Parking Spaces</i> | 1695 | <i>Lot Area (sq. ft.)</i> | 267821 |
| | | | | <i>Floor-Area Ratio</i> | 3.2 |
| | | | | <i>Special Permit</i> | PB364 |
| | | | | <i>Building Permit</i> | 252579, 253670 |
| <i>Total GFA</i> | 315000 | | | | |
| <i>Developer</i> | New England Development | | | |  |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | BA/PUD-4 | | | | |
| <i>Project Type</i> | Alteration | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | This record does not include 3rd floor conversion to lab. | | | |  |
| <i>Parking Notes:</i> | Includes all parking for overall redevelopment. | | | | |



Building Permit Granted

| | | | | | |
|------------------------------------------|--------------------------------------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 14184 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 10953 |
| | | <i>Housing Units</i> | 10 | <i>Floor-Area Ratio</i> | 1.29 |
| | | <i>Affordable Units</i> | 10 | <i>Special Permit</i> | |
| <i>Total GFA</i> | 14184 | | | <i>Building Permit</i> | 1186734 (Bldg A), 1187446 (Bldg B), 1187491 (Bldg C) |
| <i>Developer</i> | Just A Start | | | |  |
| <i>Neighborhood</i> | 4 - The Port/Area IV | | | | |
| <i>Zoning</i> | C-1/AHO | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Vacant lot | | | | |
| <i>Notes:</i> | Building permit applications under review. | | | |  |
| <i>Parking Notes:</i> | | | | | |

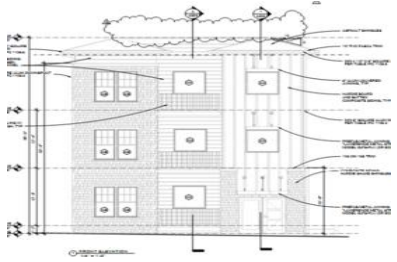

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|------------------------------------------|--------------------------------|-----------------------|------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 7721 | <i>Parking Spaces</i> | 1 | <i>Lot Area (sq. ft.)</i> | 5261 |
| | | <i>Housing Units</i> | 13 | <i>Floor-Area Ratio</i> | 1.69 |
| | | | | <i>Special Permit</i> | |
| <i>Total GFA</i> | 7721 | | | <i>Building Permit</i> | 239759 |
| <i>Developer</i> | Garden Lodge LLC | | | |  |
| <i>Neighborhood</i> | 10 - West Cambridge | | | | |
| <i>Zoning</i> | C-2 | | | | |
| <i>Project Type</i> | Addition/Change of Use | | | | |
| <i>Permit Type</i> | Board of Zoning Appeals | | | | |
| <i>Former Name/Use</i> | | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



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. Unclear whether this project will move forward. |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | | |
| <i>Hotel</i> | 24758 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 10553 | |
| <i>Office/R&D</i> | 18760 | <i>Hotel Rooms</i> | 36 | <i>Floor-Area Ratio</i> | 3.83 | |
| <i>Retail</i> | 3006 | | | <i>Special Permit</i> | PB361 | |
| | | | | <i>Building Permit</i> | 195428 | |
| <i>Total GFA</i> | 46524 | | | | | |
| <i>Developer</i> | Gas Light Building LLC | | | | |  |
| <i>Neighborhood</i> | 6 - Mid-Cambridge | | | | | |
| <i>Zoning</i> | BB-CSQ | | | | | |
| <i>Project Type</i> | Alteration/Change of Use | | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | FAR excludes exempted retail GFA. | | | | |  |
| <i>Parking Notes:</i> | | | | | | |



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|------------------------------------------|--------------------------------|-----------------------|----------------------------------------------|---------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | | | | |
| <i>Institutional</i> | 107545 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 133211 | |
| | | | | <i>Floor-Area Ratio</i> | 0.81 | |
| | | | | <i>Special Permit</i> | | |
| | | | | <i>Building Permit</i> | 1170350 | |
| <i>Total GFA</i> | 107545 | | | | | |
| <i>Developer</i> | Harvard University | | | | |  |
| <i>Neighborhood</i> | 6 - Mid-Cambridge | | | | | |
| <i>Zoning</i> | C-3 | | | | | |
| <i>Project Type</i> | New Construction | | | | | |
| <i>Permit Type</i> | As of Right | | | | | |
| <i>Former Name/Use</i> | | | | | | |
| <i>Notes:</i> | | | | | |  |
| <i>Parking Notes:</i> | | | | | | |



Building Permit Granted

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|------------------------------------------|---------------------------|-------------------------|------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Project Name | 11 Ivy St | Address | 11 Ivy St | 8-unit residential building replacing demolished single family | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 10685 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 4828 |
| | | <i>Housing Units</i> | 8 | <i>Floor-Area Ratio</i> | 2.21 |
| | | <i>Affordable Units</i> | 0 | <i>Special Permit</i> | |
| <i>Total GFA</i> | 10685 | | | <i>Building Permit</i> | 1182616 |
| <i>Developer</i> | | | | |  |
| <i>Neighborhood</i> | 9 - Neighborhood 9 | | | | |
| <i>Zoning</i> | C-1 | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | As of Right | | | | |
| <i>Former Name/Use</i> | Single family | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



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

Building Permit Granted



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|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|
| 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. | | | | |



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|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
| 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: | | | | | |

Building Permit Granted



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|------------------------------------------|---------------------------------------------------|-------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <i>Project Name</i> | MXD Infill - 119-123 Broadway | <i>Address</i> | 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 | | | |
| <i>Residential</i> | 420000 | <i>Parking Spaces</i> | | <i>Lot Area (sq. ft.)</i> | 105000 |
| <i>Retail</i> | 700 | <i>Housing Units</i> | 439 | <i>Floor-Area Ratio</i> | 7.78 |
| | | <i>Affordable Units</i> | 102 | <i>Special Permit</i> | PB315 MA2 |
| | | | | <i>Building Permit</i> | 222469 |
| <i>Total GFA</i> | 420700 | | | | |
| <i>Developer</i> | Boston Properties | | |  | |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | MXD | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | Cambridge Center North Garage | | | | |
| <i>Notes:</i> | Lot area and FAR approximate. Site work underway. | | | |  |
| <i>Parking Notes:</i> | Parking ratio to be 0.4 to 0.75 space/unit. | | | | |



Building Permit Granted

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|------------------------------------------|--------------------------------------------------------------------------------|----------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 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. | | | | |

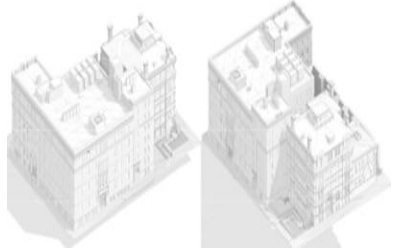

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|------------------------------------------|-------------------------------------------|----------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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

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|------------------------------------------|-----------------------------------|-------------------------|----------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 126230 | <i>Parking Spaces</i> | 43 | <i>Lot Area (sq. ft.)</i> | 43794 |
| <i>Educational</i> | 3000 | <i>Housing Units</i> | 107 | <i>Floor-Area Ratio</i> | 3.3 |
| | | <i>Affordable Units</i> | 106 | <i>Special Permit</i> | |
| <i>Total GFA</i> | 129230 | | | <i>Building Permit</i> | 230922 |
| <i>Developer</i> | Just-A-Start | | | |  |
| <i>Neighborhood</i> | 9 - Neighborhood 9 | | | | |
| <i>Zoning</i> | IA-1/AHO | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Warehouse and Gym | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |

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|------------------------------------------|---------------------------------------------------------------------|-----------------------|------------------------|---------------------------|---------------------------------------------------------------------------------------|
| Project Name | New Tobin School | Address | 197 Vassal Lane | New public school. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Educational</i> | 299954 | <i>Parking Spaces</i> | 150 | <i>Lot Area (sq. ft.)</i> | 396958 |
| | | | | <i>Floor-Area Ratio</i> | 0.76 |
| | | | | <i>Special Permit</i> | |
| <i>Total GFA</i> | 299954 | | | <i>Building Permit</i> | 185582 |
| <i>Developer</i> | City of Cambridge | | | |  |
| <i>Neighborhood</i> | 10 - West Cambridge | | | | |
| <i>Zoning</i> | B/OS | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Board of Zoning Appeals | | | | |
| <i>Former Name/Use</i> | Tobin Montessori and Vassal Lane Upper Schools. | | | | |
| <i>Notes:</i> | Final C of O will be issued upon completion for the athletic fields | | | |  |
| <i>Parking Notes:</i> | | | | | |

Building Permit Granted

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|------------------------------------------|---------------------------------------------|-------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 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 | | | |
| <i>Residential</i> | 59400 | <i>Parking Spaces</i> | 0 | <i>Lot Area (sq. ft.)</i> | 19865 |
| | | <i>Housing Units</i> | 46 | <i>Floor-Area Ratio</i> | 2.98 |
| | | <i>Affordable Units</i> | 46 | <i>Special Permit</i> | |
| | | | | <i>Building Permit</i> | 221290 |
| <i>Total GFA</i> | 59400 | | | | |
| <i>Developer</i> | POAH | | |  | |
| <i>Neighborhood</i> | 1 - East Cambridge | | | | |
| <i>Zoning</i> | C-1/AHO | | | | |
| <i>Project Type</i> | Alteration/Change of Use | | | | |
| <i>Permit Type</i> | Affordable Housing Overlay | | | | |
| <i>Former Name/Use</i> | Sacred Heart School and CPSD Offices | | | | |
| <i>Notes:</i> | | | | |  |
| <i>Parking Notes:</i> | | | | | |



| | | | | | |
|------------------------------------------|---------------------------------------------|-------------------------|--------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Project Name | University Monument Site | Address | 1043-1059 Cambridge Street | New residential and retail building. | |
| Gross Floor Area by Use (sq. ft.) | | Other Details | | | |
| <i>Residential</i> | 24892 | <i>Parking Spaces</i> | 13 | <i>Lot Area (sq. ft.)</i> | 15686 |
| <i>Retail</i> | 4364 | <i>Housing Units</i> | 18 | <i>Floor-Area Ratio</i> | 1.87 |
| | | <i>Affordable Units</i> | 4 | <i>Special Permit</i> | PB336 |
| | | | | <i>Building Permit</i> | 152842 |
| <i>Total GFA</i> | 29256 | | | | |
| <i>Developer</i> | 418 Real Estate | | |  | |
| <i>Neighborhood</i> | 3 - Wellington Harrington | | | | |
| <i>Zoning</i> | BA/C-2B | | | | |
| <i>Project Type</i> | New Construction | | | | |
| <i>Permit Type</i> | Planning Board Special Permit | | | | |
| <i>Former Name/Use</i> | University Monument Works | | | | |
| <i>Notes:</i> | Certificate of Occupancy review in progress | | | |  |
| <i>Parking Notes:</i> | | | | | |

Building Permit Granted

Summary - Building Permit Granted

| Item | Count | Use | Gross Floor Area (sq. ft.) |
|-------------------|-------|------------------|----------------------------|
| Projects | 29 | Office/R&D | 1,792,110 |
| Residential Units | 974 | Residential | 1,105,574 |
| Parking Spaces | 5,035 | Lab/R&D | 872,050 |
| Hotel Rooms | 36 | Retail | 350,096 |
| | | Educational | 302,954 |
| | | Institutional | 107,545 |
| | | Fire Department | 33,325 |
| | | Community Center | 30,000 |
| | | Hotel | 24,758 |
| | | Total | 4,618,412 |

Complete

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

Summary - Complete

| Item | Count | Use | Gross Floor Area (sq. ft.) |
|----------|-------|---------------|----------------------------|
| Projects | 1 | Institutional | 195,000 |
| | | Total | 195,000 |

Phased Developments in Process

Does not include phases completed in prior years.

Alewife Park

| Project Name | Address | Description | Status | Total GFA |
|-------------------------------|----------------|-------------------------------------------------------------------------------------|-------------------------|-----------|
| 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 Point/Healthpeak PUD

| Project Name | Address | Description | Status | Total GFA |
|--------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------|
| Cambridge Point/Healthpeak PUD | | Large multi-phase PUD development in Alewife Quadrangle with office/lab, residential, and retail/neighborhood use components. All details are approximate. As individual projects are permitted, they will receive separate entries in the Development Log and this entry will represent the unspecified remaining development. | Pre-Permitting | 4,825,140 |

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 - 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 building to replace existing building if developer does not pursue original plans (see notes). | 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. See Notes regarding alternative plans. | Zoning Permit Granted or As of Right | 450,576 |

| Project Name | Address | Description | Status | Total GFA |
|---------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|
| 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 |