



Development Log

2026 Q2 (April - June)

City of Cambridge
Community Development Department

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Community Development Department
Development Log
2026 Q2 (April - June)**



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 may not include details on number of units or floor areas of proposed uses.
- ◆ *Permitting*: Projects 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 a Public Advisory Consultation 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 a Public Advisory Consultation conducted by the Community Development Department, or completed the Planning Board Advisory 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.
 - *Public Advisory Consultation*: Projects subject to Public Advisory Consultation provisions in Article 19 of the Zoning Ordinance.
 - *Planning Board Advisory Consultation*: Projects subject to Planning Board Advisory Consultation provisions in Article 19 of the Zoning Ordinance.

- *Planning Board Special Permit*: Project required a special permit granted by the Planning Board.
- ◆ *Project Type*: Refers to the type of construction called for by the project. Project Types include
 - *New Construction*: A new building constructed from foundation on up.
 - *Alteration*: Includes the rehabilitation of an existing building.
 - *Addition*: Addition to an existing structure.
 - *Alteration/Addition*: Combines alteration of an existing building with an addition.
 - *Change of Use*: Used where a change of use requires a special permit, such as the repurposing of an existing building.
 - *Master Plan*: Used for approved development that has not been allocated to a specific building.
- ◆ *Zoning*: Refers to the primary zoning under which the project is proceeding. For more information about zoning in Cambridge see: <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning>

Open Data: Both current and historical data about projects found in the Development Log are available to the public in tabular format in the Planning section of the City’s Open Data web site. You can view and search data without establishing an account. If you wish to save your work or make comments an account is required.

With this edition of the Development Log there are five tables and two associated maps. “Current Edition” tables contain data from the projects listed in the most recent edition. The data in these tables will be changed each time the Log is updated. Note that there are two Current Edition tables, one with project level data and another enumerating individual uses by project. Each table has an associated map. To download a copy of the data found here visit the Planning Category of the City’s Open Data Portal:

[https://data.cambridgema.gov/browse?q=development log](https://data.cambridgema.gov/browse?q=development%20log)

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

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

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Project Map

- | | | | |
|---|--|---|--|
| 1. 15 Fairmont St | 18. Cambridge Fire Department Headquarters | 35. Jefferson Park Federal Revitalization | 48. 52 New Street |
| 2. 15 Forest St | 19. Cambridge Research Park | 36. Kendall Common | 49. New Tobin School |
| 3. 307 Columbia St | 20. 723-731 Cambridge Street | 37. 12-14 Laurel Street | 50. Rindge Commons Phase 2 |
| 4. 322 Prospect St | 21. 125 Cambridgepark Drive | 38. MIT Kendall Square | 51. 49 Sheridan St |
| 5. 34 Wendell St | 22. 150 Cambridgepark Drive | 39. MXD Infill | 52. 49 Sixth Street |
| 6. 350 Rindge Ave | 23. Cambridgeside Redevelopment | 40. 1740 Massachusetts Ave | 53. Somerbridge Hotel |
| 7. 4 Mellen Street/1627 Massachusetts Ave | 24. 35 Cherry Street | 41. 1826 and 1840 Massachusetts Ave | 54. 815 Somerville Avenue |
| 8. 54 Hayes St | 25. 71 Cherry Street | 42. 350 Massachusetts Ave | 55. The Galleria Residential |
| 9. 847 Massachusetts Avenue | 26. 745 Concord Avenue | 43. 2072 Massachusetts Avenue | 56. The Garage/36 JFK Street/33 Dunster Street |
| 10. 87-101 Blanchard Road | 27. Corcoran Park Redevelopment | 44. 2161 Massachusetts Avenue | 57. 235 Third Street |
| 11. 96 Jackson St | 28. 5 Craigie Circle | 45. 2400 Massachusetts Avenue | 58. University Monument Site |
| 12. Alewife Park | 29. First Street PUD | 46. 544-550 Massachusetts Avenue | 59. Walden Square Apartments II |
| 13. Alexandria PUD | 30. 2 Garden Street | 47. Metropolitan Storage Warehouse | 60. 70 Walden Street |
| 14. 309 Broadway | 31. Gaslight Building | | 61. 28-30 Wendell Street |
| 15. Broadway Park | 32. Harvard - Pritzker Hall | | 62. 8 Winter Street |
| 16. 37 Brookline Street | 33. Healthpeak PUD | | 63. 9 Wyman Rd |
| 17. Cambridge Crossing (North Point) | 34. 11 Ivy St | | |



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	1,297,151
Office/R&D	6,595,017
Residential	3,938,984
Retail	328,200
Total	12,843,139

Item	Count
Projects	75
Residential Units	7,435
Parking Spaces	11,582
Hotel Rooms	235

Status	Count
Pre-Permitting	4
Permitting	1
Approved PUD/Master Plan Development Remaining	3
Design Review	1
Zoning Permit Granted or As of Right	28
Building Permit Granted	33
Complete	5
Total	75

Projects by Status

Pre-Permitting

Project Name	350 Rindge Ave	Address	336-350 Rindge Avenue	92-unit AHO project with ground-floor retail and community space	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces	17	Lot Area (sq. ft.)	21740
Retail		Housing Units	92	Floor-Area Ratio	
Community Center		Affordable Units	92	Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Boston Communities				
Neighborhood	11 - North Cambridge				
Zoning	C-1A				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Ferro's Foodtown, 3 small residential buildings				
Notes:	Community meetings 4/15/2026, 6/3/2026				
Parking Notes:	17 spaces are in a parking garage				

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			
Residential		Parking Spaces		Lot Area (sq. ft.)	17139
				Floor-Area Ratio	
				Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Cambridge Redevelopment Authority			No Image Available	
Neighborhood	4 - The Port/Area IV				
Zoning	C-1				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Part of Margaret Fuller Neighborhood House lot				
Notes:	First community meeting 2/19/2025				
Parking Notes:					

Pre-Permitting

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

Project Name	1826 and 1840 Massachusetts Ave	Address	1826 and 1840 Massachusetts Ave	Affordable housing development replacing two surface parking lots formerly owned by Lesley College.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	25270
				Floor-Area Ratio	
				Special Permit	
Total GFA	TBD			Building Permit	
Developer	Just-A-Start			No Image Available	
Neighborhood	9 - Neighborhood 9				
Zoning	MAS-12				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Parking for Lesley College				
Notes:	Community meetings 10/14/2025, 6/30/2026				
Parking Notes:					

Pre-Permitting

Summary - Pre-Permitting

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	4	Total	0
Residential Units	96		
Parking Spaces	17		

Permitting

<i>Project Name</i>	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>Total GFA</i>	4825140			<i>Building Permit</i>	
<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>	Next Planning Board meeting on this project 9/1/2026. Coordinates represent approximate center of development area.				
<i>Parking Notes:</i>					

Summary - Permitting

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	1	Office/R&D	2,680,000
Residential Units	2,300	Residential	1,985,000
Parking Spaces	4,578	Retail	160,140
		Total	4,825,140

Approved PUD/Master Plan Development Remaining

<i>Project Name</i>	Cambridge Crossing (North Point) - Remaining Master Plan		<i>Address</i>	Remaining unspecified development for Cambridge Crossing master plan. Once specific building proposals are received, they will be subject to design review.		
Gross Floor Area by Use (sq. ft.)			Other Details			
<i>Residential</i>	1242255	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	1690876	
<i>Retail</i>	25000	<i>Housing Units</i>	1000	<i>Floor-Area Ratio</i>	2.52	
<i>Mixed Use</i>	688340			<i>Special Permit</i>	PB179	
				<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

<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

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

Summary - Approved PUD/Master Plan Development Remaining

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

Design Review

Project Name	MIT Kendall Square - Building 6	Address	380 Main Street		New retail building.
Gross Floor Area by Use (sq. ft.)		Other Details			
<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

Project Name	322 Prospect St	Address	322 Prospect Street		Proposed 9-unit residential building to replace existing two-family	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	9020	Parking Spaces	0	Lot Area (sq. ft.)	3358	
				Floor-Area Ratio	2.69	
				Special Permit		
				Building Permit	1193485	
Total GFA	9020					
Developer	Efron Property Group					
Neighborhood	3 - Wellington Harrington					
Zoning	C-1					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use	Two-family dwelling					
Notes:	Public Advisory Consultation 1/28/2026. Building permit application under review.					
Parking Notes:						

Project Name	Broadway Park	Address	240 Broadway	Proposed AHO 16-unit affordable rental development, details TBD.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	24278	Parking Spaces	0	Lot Area (sq. ft.)	4675
		Housing Units	16	Floor-Area Ratio	5.19
		Affordable Units	16	Special Permit	
				Building Permit	
Total GFA	24278				
Developer	Just A Start				
Neighborhood	4 - The Port/Area IV				
Zoning	C-1				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Parking lot				
Notes:	AHO process complete				
Parking Notes:					

Zoning Permit Granted or As of Right

Project Name	37 Brookline Street	Address	37 Brookline Street	14 units of affordable rental housing	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential		Parking Spaces		Lot Area (sq. ft.)	6582
		Housing Units	14	Floor-Area Ratio	
		Affordable Units	14	Special Permit	
				Building Permit	
Total GFA	TBD				
Developer	Just A Start				
Neighborhood	5 - Cambridgeport				
Zoning	C-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Former home of artist Peter Valentine				
Notes:	AHO Process complete				
Parking Notes:					

Project Name	Cambridge Crossing (North Point) - Building R	Address	221 Morgan Avenue	New residential and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	120901	Parking Spaces	60	Lot Area (sq. ft.)	34074
Retail	18324	Housing Units	120	Floor-Area Ratio	2.66
				Special Permit	PB179
				Building Permit	
Total GFA	139225				
Developer	DivcoWest				
Neighborhood	1 - East Cambridge				
Zoning	NP/PUD-6				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	FAR for overall Cambridge Crossing development. 60 parking spaces on site for residential units and 10 at 222 Jacobs Street for retail space.				
Parking Notes:					

Zoning Permit Granted or As of Right

Project Name	723-731 Cambridge Street	Address	723-731 Cambridge Street		Convert existing 3-story, 8-unit mixed-used building to 6-story, 30-unit building	
Gross Floor Area by Use (sq. ft.)			Other Details			
Residential	18689	Parking Spaces		Lot Area (sq. ft.)	4124	
Retail	3738	Housing Units	30	Floor-Area Ratio	5.4	
				Special Permit		
				Building Permit		
Total GFA	22427					
Developer						
Neighborhood	3 - Wellington-Harrington					
Zoning	CAM-6					
Project Type	Addition/Alteration					
Permit Type	Board of Zoning Appeals					
Former Name/Use	Portugalia Restaurant					
Notes:						
Parking Notes:						

Project Name	Cambridgeside Redevelopment - 150 Cambridgeside Place		Address	150 Cambridgeside Place		Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	
Gross Floor Area by Use (sq. ft.)			Other Details				
Residential	175000	Parking Spaces		Lot Area (sq. ft.)	306607		
Retail	10000	Housing Units	170	Floor-Area Ratio	4.66		
				Special Permit	PB364		
				Building Permit			
Total GFA	185000						
Developer	New England Development						
Neighborhood	1 - East Cambridge						
Zoning	BA/PUD-8						
Project Type	Addition/Change of Use						
Permit Type	Planning Board Special Permit						
Former Name/Use	Cambridgeside Mall						
Notes:	FAR for overall Cambridgeside redevelopment. Number of units approximate.						
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.						

Zoning Permit Granted or As of Right

Project Name	Cambridgeside Redevelopment - 80 First Street	Address	80 First Street	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	445000	Parking Spaces		Lot Area (sq. ft.)	306607
Retail	10000			Floor-Area Ratio	4.66
				Special Permit	PB364
				Building Permit	
Total GFA	455000				
Developer	New England Development				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-8				
Project Type	Addition/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use	Cambridgeside Mall				
Notes:	FAR is for overall Cambridgeside Mall redevelopment.				
Parking Notes:	Parking included with 100 Cambridgeside Place redevelopment.				

Project Name	745 Concord Avenue	Address	745 Concord Avenue	Proposal for 236 multifamily units with 15 onsite parking spaces	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	230525	Parking Spaces		Lot Area (sq. ft.)	6408
		Housing Units	236	Floor-Area Ratio	4.8
				Special Permit	PB407
				Building Permit	
Total GFA	230525				
Developer	Boylston Properties				
Neighborhood	12 - Cambridge Highlands				
Zoning	O-1				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Office				
Notes:					
Parking Notes:					

Zoning Permit Granted or As of Right

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			
Residential	82407	Parking Spaces	33	Lot Area (sq. ft.)	66702
		Housing Units	67	Floor-Area Ratio	1.24
		Affordable Units	67	Special Permit	
				Building Permit	
Total GFA	82407				
Developer	CHA				
Neighborhood	13 - Strawberry Hill				
Zoning	C-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Corcoran Park affordable housing				
Notes:	AHO process complete				
Parking Notes:					

Project Name	First Street PUD - Parcel E	Address	75 First Street	New residential and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	80698	Parking Spaces		Lot Area (sq. ft.)	9749
Retail	3600	Housing Units	90	Floor-Area Ratio	8.65
		Affordable Units	16	Special Permit	PB231A Amend 7
				Building Permit	1154751
Total GFA	84298				
Developer	Urban Spaces				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-4				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Requires amendment to existing special permit. Includes rear portion of previously developed adjacent Parcel A in First Street PUD. Application for building permit is under review.				
Parking Notes:	38 to 45 parking spaces to be allocated from 107 First St. garage.				

Zoning Permit Granted or As of Right

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

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

Zoning Permit Granted or As of Right

Project Name	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			
Residential	59218	Parking Spaces	0	Lot Area (sq. ft.)	12424	
Retail	10188	Housing Units	71	Floor-Area Ratio	5.2	
		Affordable Units	14	Special Permit		
				Building Permit	1215527	
Total GFA	69406					
Developer	Old North Development Co.					
Neighborhood	9 - Neighborhood Nine					
Zoning	MAS-12A					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use	Commercial building with Walgreen's, Keezer's, and Simon's Coffeehouse					
Notes:	Planning Board Advisory Consultation 5/12/2026. Building permit application under review. FAR does not include basement-level commercial space (4,809 SF).					
Parking Notes:						

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

Zoning Permit Granted or As of Right

Project Name	2072 Massachusetts Avenue	Address	2072 Massachusetts Avenue		Redevelopment of current restaurant site to affordable rental housing. 12-story building with 74 units.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	90472	Parking Spaces	0	Lot Area (sq. ft.)	8515	
		Housing Units	74	Floor-Area Ratio	10.6	
		Affordable Units	74	Special Permit		
				Building Permit		
Total GFA	90472					
Developer	Capstone Communities and Hope Real Estate					
Neighborhood	11 - North Cambridge					
Zoning	MAS-12					
Project Type	New Construction					
Permit Type	Affordable Housing Overlay					
Former Name/Use	Darul Kabab restaurant					
Notes:	AHO process complete					
Parking Notes:						

Project Name	2400 Massachusetts Avenue	Address	2400 Massachusetts Avenue	Residential and retail building to replace existing two-story commercial building fronting on Mass Ave and rear parking lot.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	87706	Parking Spaces	67	Lot Area (sq. ft.)	27786
Retail	7161	Housing Units	56	Floor-Area Ratio	3.41
				Special Permit	PB403
				Building Permit	
Total GFA	94867				
Developer	North Cambridge Partners LLC				
Neighborhood	11 - North Cambridge				
Zoning	BA-5				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Special permit expires 8/23/2026				
Parking Notes:	67 off-street parking spaces for residents only. No retail parking.				

Zoning Permit Granted or As of Right

Project Name	544-550 Massachusetts Avenue	Address	544-550 Massachusetts Avenue	Expansion of existing building to accommodate residential use on upper floors. Existing ground floor retail to be retained.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	16807	Parking Spaces	0	Lot Area (sq. ft.)	4394
Retail	2181	Housing Units	27	Floor-Area Ratio	4.32
				Special Permit	PB381
				Building Permit	
Total GFA	18988				
Developer	Central Square Redevelopment LLC				
Neighborhood	5 - Cambridgeport				
Zoning	BB-CSQ				
Project Type	Alteration/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Requires both BZA variance and Planning Board special permit.				
Parking Notes:					

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

Zoning Permit Granted or As of Right

Project Name	49 Sheridan St	Address	49 Sheridan St	New building with 32 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>	Odessit CFS LLC				
<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>					

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>					

Zoning Permit Granted or As of Right

Project Name	815 Somerville Avenue	Address	815 Somerville Avenue	Gut renovation of existing office building into laboratory space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Lab/R&D	27824	Parking Spaces	5	Lot Area (sq. ft.)	10382
				Floor-Area Ratio	2.66
				Special Permit	PB402
				Building Permit	
Total GFA	27824				
Developer	KS Partners				
Neighborhood	11 - North Cambridge				
Zoning	MAS-18				
Project Type	Alteration/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:					
Parking Notes:					

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

Zoning Permit Granted or As of Right

Project Name	The Garage/36 JFK Street/33 Dunster Street	Address	83-91 Mount Auburn Street		Renovation of The Garage with office and retail space. Special permit expiration date was extended to 5/3/2027.
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	87494	Parking Spaces	0	Lot Area (sq. ft.)	17608
				Floor-Area Ratio	4.97
				Special Permit	PB386
				Building Permit	225078
Total GFA	87494				
Developer	Trinity Real Estate Management				
Neighborhood	6 - Mid-Cambridge				
Zoning	BB-HSO				
Project Type	New Construction/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	The Garage				
Notes:	Will include retail with GFA to be determined. Demolition will retain historic exterior walls. Applicant has requested to extend special permit.				
Parking Notes:					



Project Name	235 Third Street	Address	235 Third Street		New residential building.
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	33713	Parking Spaces	0	Lot Area (sq. ft.)	5563
		Housing Units	55	Floor-Area Ratio	6.06
		Affordable Units	11	Special Permit	
				Building Permit	1185584
Total GFA	33713				
Developer	DND Homes				
Neighborhood	1 - East Cambridge				
Zoning	IA-1				
Project Type	New Construction				
Permit Type	Board of Zoning Appeals				
Former Name/Use					
Notes:	Staff Advisory Consultation 4/22/2026				
Parking Notes:					



Zoning Permit Granted or As of Right

Project Name	Walden Square Apartments II	Address	102 Sherman Street	100% Affordable Housing Overlay project expanding existing Walden Square development.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	132226	Parking Spaces	200	Lot Area (sq. ft.)	319049
		Housing Units	95	Floor-Area Ratio	0.99
		Affordable Units	95	Special Permit	
				Building Permit	1212312, 1212373
Total GFA	132226				
Developer	Winn Companies				
Neighborhood	9 - Neighborhood 9				
Zoning	C-2/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use					
Notes:	AHO process complete. Building permits under review.				
Parking Notes:	Proposal includes 198 parking spaces to be shared among new and existing units.				

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

Zoning Permit Granted or As of Right

Project Name	8 Winter Street	Address	8 Winter Street	New 23-unit residential building replacing a Dunkin Donuts.	
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>Affordable Units</i>	4	<i>Special Permit</i>	PB411
				<i>Building Permit</i>	249600, 1159211
<i>Total GFA</i>	24819				
<i>Developer</i>	Syed Jafry				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	CAM-6/C-1				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	Dunkin Donuts				
<i>Notes:</i>					
<i>Parking Notes:</i>					

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>	0	<i>Lot Area (sq. ft.)</i>	7151
		<i>Housing Units</i>	56	<i>Floor-Area Ratio</i>	4.1
		<i>Affordable Units</i>	10	<i>Special Permit</i>	
				<i>Building Permit</i>	1207705
<i>Total GFA</i>	29187				
<i>Developer</i>	9 Wyman Rd, LLC				
<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>	Single-family				
<i>Notes:</i>	Staff advisory consultation 3/4/2026. Building permit application under review.				
<i>Parking Notes:</i>					

Zoning Permit Granted or As of Right

Summary - Zoning Permit Granted or As of Right

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	28	Residential	1,385,004
Residential Units	1,442	Office/R&D	983,070
Parking Spaces	732	Lab/R&D	509,101
Hotel Rooms	199	Retail	73,450
		Hotel	23,205
		Total	2,973,830

Building Permit Granted

Project Name	15 Fairmont St	Address	15 Fairmont Street		New 9-unit building to replace existing 3-family	
Gross Floor Area by Use (sq. ft.)		Other Details				
<i>Residential</i>	11292	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	4700	
		<i>Housing Units</i>	9	<i>Floor-Area Ratio</i>	2.4	
				<i>Special Permit</i>		
				<i>Building Permit</i>	1204814	
<i>Total GFA</i>	11292					
<i>Developer</i>						
<i>Neighborhood</i>	5 - Cambridgeport					
<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>						

Project Name	15 Forest St	Address	15 Forest Street		New 10-unit residential building to replace existing 3-family	
Gross Floor Area by Use (sq. ft.)		Other Details				
<i>Residential</i>	11157	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	5000	
		<i>Housing Units</i>	10	<i>Floor-Area Ratio</i>	2.23	
				<i>Special Permit</i>		
				<i>Building Permit</i>	1202417	
<i>Total GFA</i>	11157					
<i>Developer</i>						
<i>Neighborhood</i>	8 - Baldwin					
<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

Project Name	307 Columbia St	Address	307-309 Columbia Street	New 9-unit building to replace existing 2-family	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	9995	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	5000
		<i>Housing Units</i>	9	<i>Floor-Area Ratio</i>	2
				<i>Special Permit</i>	
<i>Total GFA</i>	9995			<i>Building Permit</i>	1202812
<i>Developer</i>				 FRONT ELEVATION VIEW	
<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				
<i>Notes:</i>					
<i>Parking Notes:</i>					

Project Name	34 Wendell St	Address	34 Wendell Street	6-story, 43-unit residential building	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	28655	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	6625
		<i>Housing Units</i>	43	<i>Floor-Area Ratio</i>	4.32
		<i>Affordable Units</i>	8	<i>Special Permit</i>	
<i>Total GFA</i>	28655			<i>Building Permit</i>	1188566
<i>Developer</i>					
<i>Neighborhood</i>	8 - Baldwin				
<i>Zoning</i>	C-2A				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	As of Right				
<i>Former Name/Use</i>	Most recently a single family; previously a Lesley University building				
<i>Notes:</i>					
<i>Parking Notes:</i>					

Building Permit Granted

Project Name	4 Mellen Street/1627 Massachusetts Ave	Address	4 Mellen Street	100% Affordable Housing Overlay project. Preserves existing structure formerly used by Lesley University and includes addition.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	35263	Parking Spaces	0	Lot Area (sq. ft.)	14465
		Housing Units	29	Floor-Area Ratio	2.44
		Affordable Units	29	Special Permit	
Total GFA	35263			Building Permit	1139878, 1142097
Developer	Homeowners Rehab				
Neighborhood	8 - Baldwin				
Zoning	C2-A				
Project Type	Alteration/Enlargement				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Lesley University Admissions Office				
Notes:					
Parking Notes:					

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

Building Permit Granted

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

Project Name	87-101 Blanchard Road	Address	99 Blanchard Road	New Affordable Housing Overlay project with 110 1-bedroom units.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	103726	Parking Spaces	110	Lot Area (sq. ft.)	133844
		Housing Units	110	Floor-Area Ratio	0.77
		Affordable Units	110	Special Permit	
				Building Permit	1198100
Total GFA	103726				
Developer	Bnai Brith Housing				
Neighborhood	12 - Cambridge Highlands				
Zoning	BA/C-1				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use					
Notes:	Completed the AHO process in June 2024.				
Parking Notes:	30 new spaces allotted to this building, 80 for existing residential buildings.				

Building Permit Granted

Project Name	96 Jackson St	Address	96 Jackson Street	New 9-unit building to replace single family.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	9995	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	6000
		<i>Housing Units</i>	9	<i>Floor-Area Ratio</i>	1.67
				<i>Special Permit</i>	
<i>Total GFA</i>	9995			<i>Building Permit</i>	1189541
<i>Developer</i>					
<i>Neighborhood</i>	11 - North 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>					

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			
<i>Office/R&D</i>	98400	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	853776
				<i>Floor-Area Ratio</i>	0.94
				<i>Special Permit</i>	PB387
<i>Total GFA</i>	98400			<i>Building Permit</i>	192754
<i>Developer</i>	IQHQ				
<i>Neighborhood</i>	11 - North Cambridge				
<i>Zoning</i>	SD-3				
<i>Project Type</i>	New Construction/Alteration				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	GCP/W. R. Grace Site				
<i>Notes:</i>	Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.				
<i>Parking Notes:</i>	Parking for entire Alewife Center development reported separately.				

Building Permit Granted

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.				

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.				

Building Permit Granted

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. Work is complete but 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.				

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				
Residential	10121	Parking Spaces	1	Lot Area (sq. ft.)	5921	
		Housing Units	9	Floor-Area Ratio	1.71	
		Affordable Units	0	Special Permit		
				Building Permit	1156443	
Total GFA	10121					
Developer	Broad LLC					
Neighborhood	4 - The Port/Area IV					
Zoning	C-1					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use	Single family					
Notes:	GFA and FAR include area of existing single family					
Parking Notes:						

Building Permit Granted

Project Name	Cambridge Crossing (North Point) - Building Q2	Address	121 Morgan Avenue	New office/R&D building with retail.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	163794	Parking Spaces	144	Lot Area (sq. ft.)	55997
Retail	1801			Floor-Area Ratio	2.66
				Special Permit	PB179
				Building Permit	206184
Total GFA	165595				
Developer	DivcoWest				
Neighborhood	1 - East Cambridge				
Zoning	NP/PUD-6				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	FAR for overall Cambridge Crossing development.				
Parking Notes:					

Project Name	Cambridge Fire Department Headquarters	Address	491 Broadway	Renovation of Cambridge Fire Department Headquarters	
Gross Floor Area by Use (sq. ft.)		Other Details			
Fire Department	33325	Parking Spaces	18	Lot Area (sq. ft.)	21172
				Floor-Area Ratio	1.57
				Special Permit	
				Building Permit	263369
Total GFA	33325				
Developer	City of Cambridge				
Neighborhood	6 - Mid-Cambridge				
Zoning	C-3				
Project Type	Addition/Alteration				
Permit Type	As of Right				
Former Name/Use					
Notes:					
Parking Notes:					

Building Permit Granted

Project Name	Cambridge Research Park - 320-330 Third Street	Address	320-330 Third Street	New office/R&D building with community center.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	470000	Parking Spaces	0	Lot Area (sq. ft.)	51341
Community Center	30000			Floor-Area Ratio	10.01
				Special Permit	PB383
				Building Permit	196010
Total GFA	500000				
Developer	Biomed				
Neighborhood	1 - East Cambridge				
Zoning	O-3/PUD-CDK				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project.				
Parking Notes:	Up to 406 parking spaces provided from Cambridge Research Park pooled facility.				

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

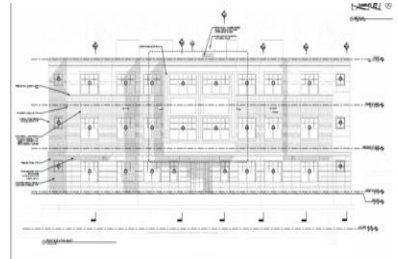
Building Permit Granted

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

Project Name	Cambridgeside Redevelopment - Core Mall Retail Space	Address	100 Cambridgeside Place	Redevelopment of the core mall retail space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Retail	315000	Parking Spaces	1695	Lot Area (sq. ft.)	267821
				Floor-Area Ratio	3.2
				Special Permit	PB364
				Building Permit	252579, 253670
Total GFA	315000				
Developer	New England Development				
Neighborhood	1 - East Cambridge				
Zoning	BA/PUD-4				
Project Type	Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	This record does not include 3rd floor conversion to lab.				
Parking Notes:	Includes all parking for overall redevelopment.				

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

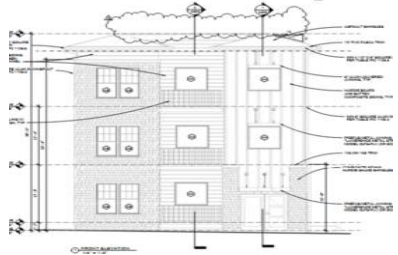
Project Name	5 Craigie Circle	Address	5 Craigie Circle		New construction of 12-unit building in rear of lot with three existing residential buildings. Total will be 101 units.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Residential	11987	Parking Spaces	24	Lot Area (sq. ft.)	60856	
		Housing Units	12	Floor-Area Ratio		
		Affordable Units	2	Special Permit		
				Building Permit	1188939	
Total GFA	11987					
Developer						
Neighborhood	10 - West Cambridge					
Zoning	C-2					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use						
Notes:						
Parking Notes:	Existing parking to be reconfigured with 8 new spaces next to new building.					

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

Project Name	Harvard - Pritzker Hall	Address	1807 Cambridge Street		New Harvard institutional building with faculty offices, classrooms, collaborative learning areas, and event space on the highest level of the building.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Institutional	107545	Parking Spaces		Lot Area (sq. ft.)	133211	
				Floor-Area Ratio	0.81	
				Special Permit		
				Building Permit	1170350	
Total GFA	107545					
Developer	Harvard University					
Neighborhood	6 - Mid-Cambridge					
Zoning	C-3					
Project Type	New Construction					
Permit Type	As of Right					
Former Name/Use						
Notes:						
Parking Notes:						

Building Permit Granted

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

Project Name	Jefferson Park Federal Revitalization	Address	1 Jackson Place		100% Affordable Housing Overlay project replacing existing Jefferson Park federal CHA development. 175 existing units to be rebuilt, 103 new units added.	
Gross Floor Area by Use (sq. ft.)			Other Details			
Residential	379925	Parking Spaces	138	Lot Area (sq. ft.)	328125	
		Housing Units	278	Floor-Area Ratio	1.16	
		Affordable Units	278	Special Permit		
				Building Permit	195497, 195498, 195499, 195500, 195502, 195503, 195504	
Total GFA	379925					
Developer	Cambridge Housing Authority					
Neighborhood	11 - North Cambridge					
Zoning	C-1A/C-2/AHO					
Project Type	New Construction					
Permit Type	Affordable Housing Overlay					
Former Name/Use	Jefferson Park federal housing					
Notes:	Phase I construction underway for 195 units. Phase 2 with 83 units expected to begin spring 2026.					
Parking Notes:	Application includes 132 on site and 3 off site spaces.					

Building Permit Granted

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.				

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

Project Name	MXD Infill - 119-123 Broadway	Address	119-123 Broadway	Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	420000	Parking Spaces		Lot Area (sq. ft.)	105000
Retail	700	Housing Units	439	Floor-Area Ratio	7.78
		Affordable Units	102	Special Permit	PB315 MA2
				Building Permit	222469
Total GFA	420700				
Developer	Boston Properties				
Neighborhood	1 - East Cambridge				
Zoning	MXD				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Cambridge Center North Garage				
Notes:	Lot area and FAR approximate. Site work underway.				
Parking Notes:	Parking ratio to be 0.4 to 0.75 space/unit.				

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	MAS-12				
Project Type	Addition/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:					
Parking Notes:					

Building Permit Granted

Project Name	52 New Street	Address	52 New Street	100% Affordable Housing Overlay project including daycare space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	126230	Parking Spaces	43	Lot Area (sq. ft.)	43794
Educational	3000	Housing Units	107	Floor-Area Ratio	3.3
		Affordable Units	106	Special Permit	
				Building Permit	230922
Total GFA	129230				
Developer	Just-A-Start				
Neighborhood	9 - Neighborhood 9				
Zoning	IA-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Warehouse and Gym				
Notes:					
Parking Notes:					

Project Name	49 Sixth Street	Address	49 Sixth Street	100% Affordable Housing Overlay project. Rehab of former Sacred Heart School and CPSD offices building. Located at corner of Thorndike and Seventh Streets.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	59400	Parking Spaces	0	Lot Area (sq. ft.)	19865
		Housing Units	46	Floor-Area Ratio	2.98
		Affordable Units	46	Special Permit	
				Building Permit	221290
Total GFA	59400				
Developer	POAH				
Neighborhood	1 - East Cambridge				
Zoning	C-1/AHO				
Project Type	Alteration/Change of Use				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Sacred Heart School and CPSD Offices				
Notes:					
Parking Notes:					

Building Permit Granted

Project Name	70 Walden Street	Address	70 Walden Street	Renovation and addition of existing 3-family to convert to 12-unit dwelling	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	9750	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	3976
		<i>Housing Units</i>	12	<i>Floor-Area Ratio</i>	2.45
				<i>Special Permit</i>	
<i>Total GFA</i>	9750			<i>Building Permit</i>	1176769
<i>Developer</i>				No Image Available	
<i>Neighborhood</i>	9 - Neighborhood Nine				
<i>Zoning</i>	C-1				
<i>Project Type</i>	Addition/Alteration				
<i>Permit Type</i>	As of Right				
<i>Former Name/Use</i>	3-family				
<i>Notes:</i>					
<i>Parking Notes:</i>					

Summary - Building Permit Granted

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	33	Residential	1,279,112
Residential Units	1,166	Office/R&D	1,236,110
Parking Spaces	3,423	Lab/R&D	788,050
Hotel Rooms	36	Retail	341,828
		Institutional	107,545
		Fire Department	33,325
		Community Center	30,000
		Hotel	24,758
		Educational	3,000
		Total	3,843,728

Complete

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>Building Permit</i>	239759	
<i>Total GFA</i>	7721					
<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>						

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.				

Complete

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

Project Name	New Tobin School	Address	197 Vassal Lane		New public school.	
Gross Floor Area by Use (sq. ft.)		Other Details				
Educational	299954	Parking Spaces	150	Lot Area (sq. ft.)	396958	
				Floor-Area Ratio	0.76	
				Special Permit		
				Building Permit	185582	
Total GFA	299954					
Developer	City of Cambridge					
Neighborhood	10 - West Cambridge					
Zoning	B/OS					
Project Type	New Construction					
Permit Type	Board of Zoning Appeals					
Former Name/Use	Tobin Montessori and Vassal Lane Upper Schools.					
Notes:						
Parking Notes:						

Complete

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

Summary - Complete

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	5	Office/R&D	500,000
Residential Units	31	Educational	299,954
Parking Spaces	1,748	Institutional	195,000
		Residential	32,613
		Retail	8,268
		Total	1,035,835

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 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 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.	Zoning Permit Granted or As of Right	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

Healthpeak PUD

Project Name	Address	Description	Status	Total GFA
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.	Permitting	4,825,140

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

Project Name	Address	Description	Status	Total GFA
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
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.	Complete	503,904