

# **City of Cambridge Community Development Department**

## **Development Log** January - March 2019

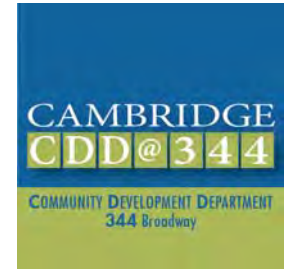


# **City of Cambridge**

## **Community Development Department**

### **Development Log**

#### **January – March 2019**



The Development Log provides an active record of large-scale 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 of development progress, from permitting through construction to completion.

Criteria for inclusion in the Log include:

- ◆ Commercial projects totaling over 30,000 square feet
- ◆ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage and any other residential project subject to the Inclusionary Zoning Ordinance.
- ◆ Projects subject to the Parking and Transportation
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant.
- ◆ Any 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:

- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Permit Granted or As of Right*: Development received Special Permit from the Planning Board or BZA, Comprehensive Permit, Large Project Review conducted with Community Development, or is As of Right.
- ◆ *Building Permit Granted*: Development received Building Permit (construction must start within six months or an extension is required).
- ◆ *Complete*: Project received Certificate of Occupancy (CO) or Temporary CO.

## 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, 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:
  - *Special Permit:* Project required a special permit granted by the Planning Board.
  - *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.
  - *As of Right:* Projects that do not require a major development approval and that otherwise meet the criteria for inclusion in the development Log.
- ◆ *Project Type:* refers to the type of construction called for by the project. Project Types include

- *New Construction*
  - *Alteration*: Includes the rehabilitation of an existing building.
  - *Addition*
  - *Alteration/Addition*: Combines alteration of an existing building with an addition.
  - *Change of Use*: Used where the 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>

**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>

Both current and historical data about projects found in the Development Log are now 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?category=Planning>

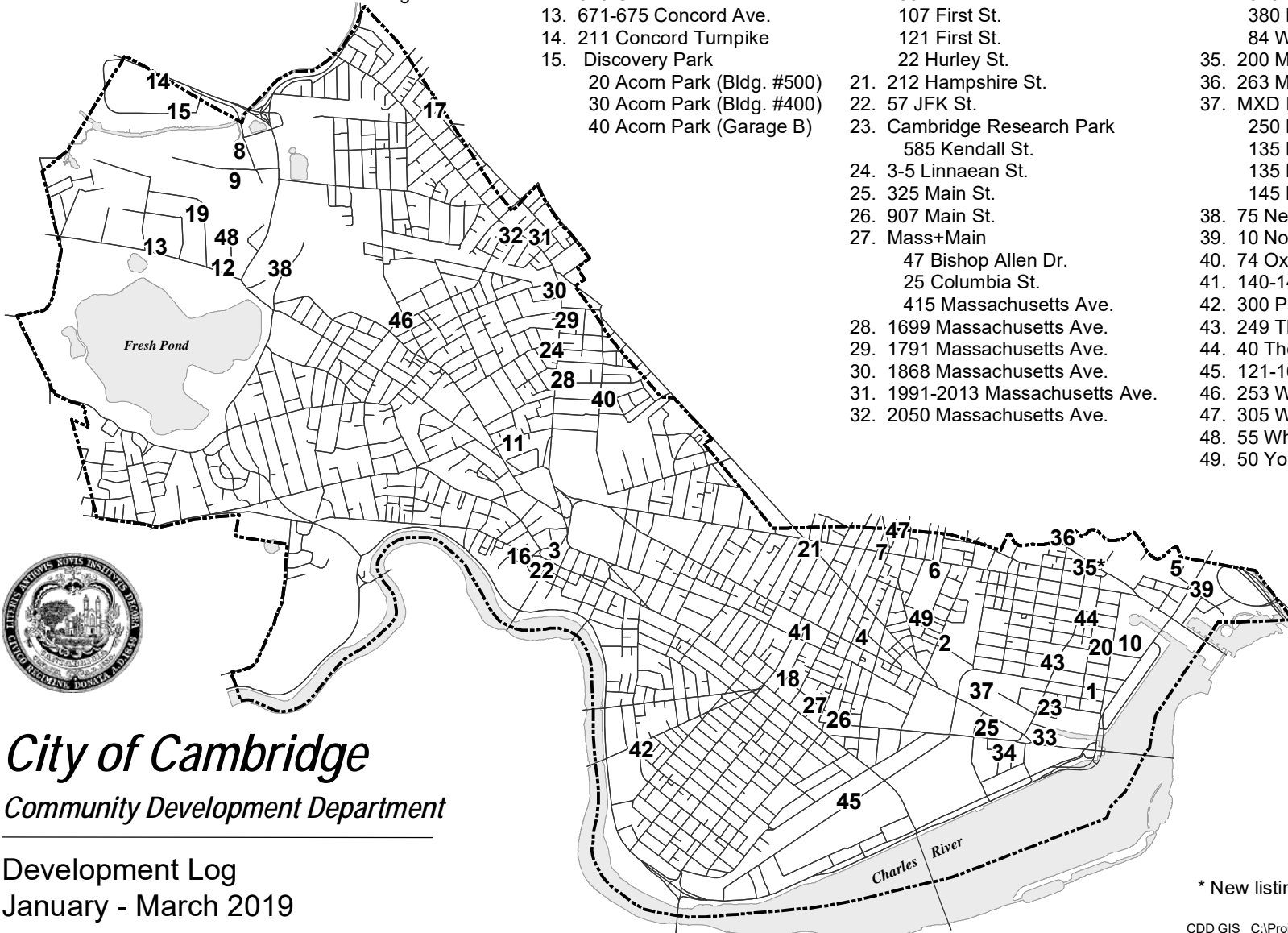
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## Development Projects in Current Pipeline

- |  |  |  |  |   |
|--|--|--|--|---|
| 1. Binney St. Development<br>161 First St.<br>41 Linskey Way | 5. Cambridge Crossing<br>Building G<br>Building H<br>Building I<br>Building J/K<br>Building Q1<br>Building W | 6. 850 Cambridge St.<br>7. 1043 Cambridge St.<br>8. 35 Cambridgepark Dr.<br>9. 50 Cambridgepark Dr.<br>10. 100 Cambridgeside Pl.<br>11. 18 Chauncy St.<br>12. 579 Concord Ave.<br>13. 671-675 Concord Ave.<br>14. 211 Concord Turnpike<br>15. Discovery Park<br>20 Acorn Park (Bldg. #500)<br>30 Acorn Park (Bldg. #400)<br>40 Acorn Park (Garage B) | 16. 16-18 Eliot St.<br>17. 95-99 Elmwood St.<br>18. 10 Essex St.<br>19. 95 Fawcett St.<br>20. First Street Assemblage<br>29 Charles St.<br>85 First St.<br>107 First St.<br>121 First St.<br>22 Hurley St.<br>21. 212 Hampshire St.<br>22. 57 JFK St.<br>23. Cambridge Research Park<br>585 Kendall St.<br>24. 3-5 Linnaean St.<br>25. 325 Main St.<br>26. 907 Main St.<br>27. Mass+Main<br>47 Bishop Allen Dr.<br>25 Columbia St.<br>415 Massachusetts Ave.<br>28. 1699 Massachusetts Ave.<br>29. 1791 Massachusetts Ave.<br>30. 1868 Massachusetts Ave.<br>31. 1991-2013 Massachusetts Ave.<br>32. 2050 Massachusetts Ave. | 33. MIT Kendall Square: NoMa<br>1 Broadway<br>34. MIT Kendall Square: SoMa<br>25 Hayward St.<br>238 Main St.<br>264 Main St.<br>310 Main St.<br>380 Main St.<br>84 Wadsworth St.<br>35. 200 Msgr. O'Brien Highway*<br>36. 263 Msgr. O'Brien Highway<br>37. MXD Infill<br>250 Binney St.<br>135 Broadway North<br>135 Broadway South<br>145 Broadway<br>38. 75 New St.<br>39. 10 North Point Blvd.<br>40. 74 Oxford St.<br>41. 140-142 Prospect St.<br>42. 300 Putnam Ave.<br>43. 249 Third St.<br>44. 40 Thorndike St.<br>45. 121-169 Vassar St.<br>46. 253 Walden St.<br>47. 305 Webster Ave.<br>48. 55 Wheeler St.<br>49. 50 York St. |
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\* New listing added with this update

## Development Log - Project Summary

### Project Stage: Permitting

Address / Name:		74 Oxford Street				Bldg. Permit:	N/A
Neighborhood:	Agassiz	Special Permit:	N/A	Lot Area (SF):	8,158	Gross Floor Area by Use (SF):	
Developer:	74 Oxford St LLC c/o William Senne	All Housing Units:	9	Floor-Area Ratio:	0.98	Residential:	8,055
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	3	Total GFA:	8,055
Project Type:	Alteration	Zoning:	C-1				
Notes:	Reconfiguration of structure from combination of 10 full units and SRO rooms to just full units						
Subtotals:	All Units: 9	Parking Spaces:	3			Gross Floor Area by Use (SF):	
						Residential:	8,055
						Total GFA:	8,055

**Project Stage: Permit Granted or As of Right**

Address / Name:	24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building				Bldg. Permit:	N/A	
Neighborhood:	West Cambridge	Special Permit:	PB334	Lot Area (SF):	15,850	Gross Floor Area by Use (SF):	
Developer:	Regency Centers	All Housing Units:	None	Floor-Area Ratio:	4.00	Office/R&D:	33,941
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Retail:	37,506
Project Type:	Addition/Alteration	Zoning:	BB			Total GFA:	71,447
Notes:	Total project area is 71,447 but applicant received exemption of basement space from GFA, leaving 63,400 square feet counted toward FAR.						

Address / Name:	1 Broadway / NoMa - Original Building Phase 2, 5				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	74,736	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	5.55	Office/R&D:	305,074
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	293	Retail:	8,195
Project Type:	New Construction	Zoning:	O-3A, PUD-3			Total GFA:	313,269
Notes:	FAR includes existing One Broadway and new Building 1, including new residential garage. Net increase of 23,150 SF. Garage reduced from 316 existing spaces to 293.						

Address / Name:	135 Broadway North / MXD Infill				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB315	Lot Area (SF):	91,845	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	70	Floor-Area Ratio:	6.27	Residential:	70,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Retail:	1,300
Project Type:	New Construction	Zoning:	MXD			Total GFA:	71,300
Notes:	FAR for entire MXD Infill project. Project allocates 0.4 parking spaces per unit from existing Cambridge Center parking facilities.						

**Project Stage: Permit Granted or As of Right**

Address / Name:	135 Broadway South / MXD Infill				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB315	Lot Area (SF):	91,845	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	355	Floor-Area Ratio:	6.27	Residential:	350,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Total GFA:	350,000
Project Type:	New Construction	Zoning:	MXD				
Notes:	FAR for entire MXD Infill project. Project allocates 0.4 parking spaces per unit from existing Cambridge Center parking facilities.						

Address / Name:	Cambridge Crossing Bldg I / Cambridge Crossing				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):		Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	475	Floor-Area Ratio:	2.66	Residential:	371,066
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	238	Retail:	26,036
Project Type:	New Construction	Zoning:	NP/PUD-6			Total GFA:	397,102
Notes:	FAR for overall Cambridge Crossing development. Street address to be determined by DPW.						

Address / Name:	Cambridge Crossing Remaining Master Plan				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	1,690,876	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	1321	Floor-Area Ratio:	2.52	Mixed Use:	823,448
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Office/R&D:	902,049
Project Type:	New Construction	Zoning:	NP/PUD-6/PUD-4A			Residential:	1,152,056
Notes:	FAR for Cambridge development only. GFA for portions of overall project in Somerville and Boston to be determined. Affordable housing contribution, parking spaces, and retail GFA to be determined.					Retail:	4,601
						Total GFA:	2,882,154



**Project Stage: Permit Granted or As of Right**

Address / Name:	1043-1059 Cambridge Street / University Monument Site				Bldg. Permit:	N/A	
Neighborhood:	Wellington Harrington	Special Permit:	PB336	Lot Area (SF):	15,686	Gross Floor Area by Use (SF):	
Developer:	418 Real Estate	All Housing Units:	18	Floor-Area Ratio:	1.86	Residential:	24,892
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	13	Total GFA:	24,892
Project Type:	New Construction	Zoning:	BA/C-2B				
Notes:	Incldues demolition of existing warehouse and retail structures						
Address / Name:	50 Cambridgepark Drive				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB338	Lot Area (SF):	79,321	Gross Floor Area by Use (SF):	
Developer:	Hanover Company	All Housing Units:	294	Floor-Area Ratio:	3.95	Residential:	314,691
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	188	Retail:	6,992
Project Type:	New Construction	Zoning:	O2-A/AOD-6				
Notes:	Includes 123,000 SF transfer of development rights from 88 Cambridgepark Drive allowing additional 123 units. Existing structures to be demolished. Incldues 9 surface parking spaces.						
Address / Name:	100 Cambridgeside Place / Cambridgeside Galleria Office Conversion				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB66	Lot Area (SF):	267,821	Gross Floor Area by Use (SF):	
Developer:	New England Development	All Housing Units:	None	Floor-Area Ratio:	3.20	Office/R&D:	140,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	140,000
Project Type:	Change of Use	Zoning:	BA/PUD-4				
Notes:	Amendment that allows owner to convert thrid floor of Cambridgeisde Galleria Mall to office space.No change to building structure or parking.						

**Project Stage: Permit Granted or As of Right**

Address / Name:	605-609 Concord Avenue / Concord Wheeler Phase II				Bldg. Permit:	N/A	
Neighborhood:	Cambridge Highlands	Special Permit:	PB319	Lot Area (SF):	21,666	Gross Floor Area by Use (SF):	
Developer:	Acorn Holdings	All Housing Units:	49	Floor-Area Ratio:	2.66	Residential:	53,551
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	68	Retail:	4,128
Project Type:	New Construction	Zoning:	BA/AOD-5		Total GFA:	57,679	
Notes:	Includes demolition of existing bank branch building. Parking comprises 49 residential and 19 commercial spaces.						

Address / Name:	350 Dawes Street / Cambridge Crossing Bldg G				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):		Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	450,895
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	361	Total GFA:	450,895
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development. Street address and portion of structure in Boston both to be determined. 406 space garage also includes 16 spaces for Bldg H and 29 yet to be assigned to a building.						

Address / Name:	16-18 Eliot Street				Bldg. Permit:	N/A	
Neighborhood:	West Cambridge	Special Permit:	PB300	Lot Area (SF):	6,964	Gross Floor Area by Use (SF):	
Developer:	16-18 Eliot LLC	All Housing Units:	15	Floor-Area Ratio:	3.47	Residential:	11,935
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	11,935
Project Type:	Addition	Zoning:	BB/HSOD				
Notes:	FAR includes 12,262 SF of existing retail space not included in project area.						

**Project Stage: Permit Granted or As of Right**

Address / Name:	95-99 Elmwood Street				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB308	Lot Area (SF):	17,535	Gross Floor Area by Use (SF):	
Developer:	95-99 Elmwood Street LLC	All Housing Units:	34	Floor-Area Ratio:	2.24	Residential:	35,294
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	34	Retail:	480
Project Type:	New Construction	Zoning:	BA-2/NMAOD		Total GFA:	35,774	
Notes:	Existing auto repair facility will be demolished.						

Address / Name:	107 First Street / First Street Assemblage Parcel B				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB231A	Lot Area (SF):	76,227	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces LLC	All Housing Units:	118	Floor-Area Ratio:	2.35	Residential:	102,423
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Retail:	14,800
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B		Total GFA:	117,223	
Notes:	FAR includes prior phases. 142 space underground garage includes 42 spaces for 121 First St/Parcel A. 100 garage spaces and 23 surface spaces shared with 22 Hurley St/Parcel C.						

Address / Name:	212 Hampshire Street / Ryles				Bldg. Permit:	N/A	
Neighborhood:	Mid-Cambridge	Special Permit:	N/A	Lot Area (SF):	4,322	Gross Floor Area by Use (SF):	
Developer:	212 Hampshire St LLC c/o Ninoj Pradhan	All Housing Units:	8	Floor-Area Ratio:	2.10	Residential:	4,320
Permit Type:	Board of Zoning Appeals	Affordable Units:	TBD	Parking:	0	Retail:	4,899
Project Type:	Alteration/Change of Use	Zoning:	BA		Total GFA:	9,219	
Notes:	Proposal to add 8 units at site of former Ryles Jazz club.						

**Project Stage: Permit Granted or As of Right**

Address / Name:	22 Hurley Street / First Street Assemblage Parcel C				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB231A	Lot Area (SF):	76,227	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces LLC	All Housing Units:	18	Floor-Area Ratio:	2.35	Residential:	18,502
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Total GFA:	18,502
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B				
Notes:	FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. 100 garage spaces and 23 surface spaces shared with 107 First St/Parcel B.						

Address / Name:	57 JFK Street				Bldg. Permit:	N/A	
Neighborhood:	West Cambridge	Special Permit:	PB296	Lot Area (SF):	17,357	Gross Floor Area by Use (SF):	
Developer:	Raj Dhanda	All Housing Units:	None	Floor-Area Ratio:	3.53	Office/R&D:	18,351
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	18,351
Project Type:	Addition	Zoning:	BB/HSOD				
Notes:	FAR includes existing building not included in project area. Structural work udnerway to enable project to proceed.						

Address / Name:	3-5 Linnaean Street / Basement Units				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 9	Special Permit:	PB329	Lot Area (SF):	24,153	Gross Floor Area by Use (SF):	
Developer:	Wulow Land Corporation	All Housing Units:	5	Floor-Area Ratio:	2.10	Residential:	50,701
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	50,701
Project Type:	Alteration	Zoning:	C-2/BA-2				
Notes:	Conversion of existing underutilized basement space into housing. GFA is for entire existing building, not project area.						

**Project Stage: Permit Granted or As of Right**

Address / Name:	41 Linskey Way / Binney St. Alexandria Master Plan					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	9,625	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	1.68	Office/R&D:	10,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	15	Retail:	6,189
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A			Total GFA:	16,189
Notes:	Also known as 219 Second St. Parking provided at 50/60 Binney St. Garage.						
Address / Name:	325 Main Street / Cambridge Center Coop Building Site/MXD Infill					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB315	Lot Area (SF):	28,823	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	None	Floor-Area Ratio:	13.00	Office/R&D:	343,123
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	278	Retail:	33,000
Project Type:	New Construction	Zoning:	MXD			Total GFA:	376,123
Notes:	Includes demolition of existing office building also housing MIT Coop. Parking added to exsiting Cambridge Center garage through restriping and tandem parking.						
Address / Name:	380 Main Street / MIT Kendall Square Building 6					Bldg. Permit:	N/A
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	4,971	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Retail:	13,200
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	13,200
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5				
Notes:	Permanent street address yet to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						

**Project Stage: Permit Granted or As of Right**

Address / Name:	1791 Massachusetts Avenue / Frost Terrace					Bldg. Permit:	N/A
Neighborhood:	Agassiz	Special Permit:	N/A	Lot Area (SF):	22,068	Gross Floor Area by Use (SF):	
Developer:	Capstone Communities LLC	All Housing Units:	40	Floor-Area Ratio:	1.82	Residential:	40,253
Permit Type:	Comprehensive Permit	Affordable Units:	40	Parking:	3	Total GFA:	40,253
Project Type:	New Construction/Alteration	Zoning:	B				
Notes:	Project includes rehab of existing residential structures.						

Address / Name:	2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	15,234	Gross Floor Area by Use (SF):	
Developer:	Cambridge Housing Authority	All Housing Units:	1	Floor-Area Ratio:	2.90	Residential:	171
Permit Type:	Comprehensive Permit	Affordable Units:	1	Parking:	0	Total GFA:	171
Project Type:	Alteration	Zoning:	BA-2				
Notes:	Infill project will insert floor into two story space to create an additional unit in existing building. No change to existing parking.						

Address / Name:	200 Msgr. O'Brien Highway / Ascend Mass RMD					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB342	Lot Area (SF):	5,415	Gross Floor Area by Use (SF):	
Developer:	Ascend Mass LLC	All Housing Units:	None	Floor-Area Ratio:	0.96	Retail:	5,415
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	5	Total GFA:	5,415
Project Type:	Reg. Marijuana Dispensary	Zoning:	BA				
Notes:	Existing retail space being converted to registered marijuana dispesary.						

**Project Stage: Permit Granted or As of Right**

Address / Name:	263 Msgr. O'Brien Highway / Somerbridge Hotel					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	15,490	Gross Floor Area by Use (SF):	
Developer:	Somerbridge Hotel LLC	All Housing Units:	None	Floor-Area Ratio:	1.50	Hotel:	21,796
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	23	Total GFA:	21,796
Project Type:	New Construction	Zoning:	SD-1	Hotel Rooms:	120		
Notes:	Project partially located in Somerville. Includes demolition of existing structure.						
Address / Name:	100/110 North First Street / Cambridge Crossing Bldg W					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	20,743	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Retail:	17,559
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	17,559
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development.						
Address / Name:	175 North Point Boulevard / Cambridge Crossing Bldg Q1					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	11,584	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	10,318
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Retail:	8,533
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development.					Total GFA:	18,851

**Project Stage: Permit Granted or As of Right**

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Address / Name:	140-142 Prospect Street				Bldg. Permit:	N/A	
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	6,220	Gross Floor Area by Use (SF):	
Developer:	Islamic Society of Cambridge	All Housing Units:	5	Floor-Area Ratio:	1.23	Residential:	7,640
Permit Type:	Board of Zoning Appeals	Affordable Units:	0	Parking:	5	Total GFA:	7,640
Project Type:	New Construction	Zoning:	O-1				
Address / Name:	50 Rogers Street / Binney St. Alexandria Master Plan				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	40,000	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	136	Floor-Area Ratio:	3.75	Residential:	132,231
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	102	Total GFA:	132,231
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A				
Notes:	Shared site with 161 First Street, which will consist of a renovated office building.						
Address / Name:	585 Third Street / Constellation Theatre/Cambridge Research Park				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB141	Lot Area (SF):	35,865	Gross Floor Area by Use (SF):	
Developer:	Constellation	All Housing Units:	None	Floor-Area Ratio:	2.09	Theater:	75,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	75,000
Project Type:	New Construction	Zoning:	O-3/PUD-3				
Notes:	Parking provided in Cambridge Research Park pooled facility.						



**Project Stage: Permit Granted or As of Right**

Address / Name:	40 Thorndike Street / Courthouse Redevelopment				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB288	Lot Area (SF):	59,788	Gross Floor Area by Use (SF):	
Developer:	Leggat McCall	All Housing Units:	24	Floor-Area Ratio:	7.97	Office/R&D:	452,237
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	512	Residential:	24,066
Project Type:	Addition/Alteration	Zoning:	BB			Total GFA:	476,303
Notes:	Redevelopment of former Middlesex County Courthouse. Parking includes 92 spaces on-site and 420 spaces located off-site.						

Address / Name:	84 Wadsworth Street / MIT Kendall Square Building 2				Bldg. Permit:	N/A	
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	69,711	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Office/R&D:	300,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	278	Retail:	18,000
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5			Total GFA:	318,000
Notes:	Permanent street address to be assigned by DPW. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						

Address / Name:	55 Wheeler Street / Abt Associates Site				Bldg. Permit:	N/A	
Neighborhood:	Cambridge Highlands	Special Permit:	PB330	Lot Area (SF):	249,518	Gross Floor Area by Use (SF):	
Developer:	55-9 Wheels Owner LLC	All Housing Units:	525	Floor-Area Ratio:	2.26	Residential:	563,609
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	448	Total GFA:	563,609
Project Type:	New Construction	Zoning:	O1/AOD4				
Notes:	Project includes replacement of existing office complex.						

**Project Stage: Permit Granted or As of Right**

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Subtotals:      All Units: **3,511**      Parking Spaces: **3,110**      Hotel Rooms: **120**

Gross Floor Area by Use (SF):

Hotel: **21,796**

Mixed Use: **823,448**

Office/R&D: **2,965,988**

Residential: **3,327,401**

Retail: **210,833**

Theater: **75,000**

Total GFA: **7,424,466**

**Project Stage: Building Permit Granted**

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Address / Name:	<b>20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan</b>					Bldg. Permit: <b>BLDC-057679-2017</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Office/R&D: <b>132,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA: <b>132,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>			
Notes:	<b>FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.</b>					

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Address / Name:	<b>30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan</b>					Bldg. Permit: <b>BLDC-057678-2017</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Office/R&D: <b>126,618</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA: <b>126,618</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>			
Notes:	<b>FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.</b>					

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Address / Name:	<b>40 Acorn Park / Garage B/Discovery Park Master Plan</b>					Bldg. Permit: <b>BLDC-072303-2018</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Parking Garage: <b>141,745</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>380</b>	Total GFA: <b>141,745</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>			
Notes:	<b>Above ground garage not counted toward Discovery Park FAR. Parking services multiple buildings at Discovery Park.</b>					

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**Project Stage: Building Permit Granted**

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Address / Name:	399 Binney Street / 1 Kendall Square Addition				Bldg. Permit:	BLDC-057636-2017	
Neighborhood:	Wellington Harrington	Special Permit:	PB310	Lot Area (SF):	152,868	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	1.13	Office/R&D:	169,950
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	225	Retail:	2,550
Project Type:	New Construction	Zoning:	IA-1 ECHO		Total GFA:	172,500	
Notes:	Addition to One Kendall Square development. FAR includes parking garage parcel. All parking provided in existing garage. Demolition of existing 29,200 SF building.						

Address / Name:	1 Broadway / NoMa - New Building Phase 4				Bldg. Permit:	BLDC-073239-2018	
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	41,536	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	295	Floor-Area Ratio:	5.55	Residential:	315,400
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	150	Retail:	9,600
Project Type:	New Construction	Zoning:	O-3A, PUD-3		Total GFA:	325,000	
Notes:	New residential building. FAR includes One Broadway and new Building 1, including new residential garage. Parking included in phases 3-5. Project area south of Main Street permitted separately.						

Address / Name:	1 Broadway / NoMa - Original Building Phases 1, 3				Bldg. Permit:	BLDC-060080-2017	
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	74,736	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	5.55	Other:	14,060
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	26,200
Project Type:	New Construction	Zoning:	O-3A, PUD-3		Total GFA:	40,260	
Notes:	Phase 1 is new grocery store. Phase 4 is related loading dock. FAR includes One Broadway and new Building 1, including new residential garage. Parking included in phases 3-5. Project area south of Main Street permitted separately.						

**Project Stage: Building Permit Granted**

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Address / Name:	<b>145 Broadway / MXD Infill</b>					Bldg. Permit:	<b>BLDC-061774-2017</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB315</b>	Lot Area (SF):	<b>56,760</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Boston Properties</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>6.27</b>	Office/R&D:	<b>443,731</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>350</b>	Retail:	<b>10,037</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>MXD</b>			Total GFA:	<b>453,768</b>
Notes:	<b>Also known as 11 Cambridge Center. Replacement of existing 78,636 SF office building. FAR for entire MXD Infill project.</b>						

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Address / Name:	<b>850 Cambridge Street / King Open School Complex</b>					Bldg. Permit:	<b>BLDC-059462-2017</b>
Neighborhood:	<b>Wellington Harrington</b>	Special Permit:	<b>PB323</b>	Lot Area (SF):	<b>527,492</b>	Gross Floor Area by Use (SF):	
Developer:	<b>City of Cambridge</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.47</b>	Institutional:	<b>233,862</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>105</b>	Total GFA:	<b>233,862</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-1</b>				
Notes:	<b>Replacement of King Open School complex. FAR includes existing Frisoli Youth Center. Project includes two school buildings, library branch, pool replacement, and offices for School Department.</b>						

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Address / Name:	<b>35 Cambridgepark Drive</b>					Bldg. Permit:	<b>BLDC-058169-2017</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB314</b>	Lot Area (SF):	<b>106,095</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Davis Companies/TDC Development</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>1.75</b>	Office/R&D:	<b>177,274</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>331</b>	Retail:	<b>7,500</b>
Project Type:	<b>Alteration/Enlargement</b>	Zoning:	<b>AOD6</b>			Total GFA:	<b>184,774</b>
Notes:	<b>Addition to existing office building. FAR includes existing structure. Development will reduce parking from 351 to 331 spaces. Existing building is 137,635 SF.</b>						

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>18-26 Chauncy Street / Basement Housing</b>				Bldg. Permit:	<b>BLDM-071904-2018</b>	
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>PB311</b>	Lot Area (SF):	<b>28,027</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Chestnut Hill Realty</b>	All Housing Units:	<b>9</b>	Floor-Area Ratio:	<b>2.87</b>	Residential:	<b>11,152</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>1</b>	Parking:	<b>0</b>	Total GFA:	<b>11,152</b>
Project Type:	<b>Alteration</b>	Zoning:	<b>C-2/A-1/BAOD</b>				
Notes:	<b>Conversion of existing basement space to add residential units to existing 98 unit building. FAR is for entire existing building.</b>						

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Address / Name:	<b>25 Columbia Street / Mass &amp; Main</b>				Bldg. Permit:	<b>BLDC-068516-2018</b>	
Neighborhood:	<b>The Port/Area IV</b>	Special Permit:	<b>PB321</b>	Lot Area (SF):	<b>2,776</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Watermark Central Venture</b>	All Housing Units:	<b>60</b>	Floor-Area Ratio:	<b>6.50</b>	Residential:	<b>65,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>13</b>	Parking:	<b>See note</b>	Total GFA:	<b>65,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BB/BA/C-1</b>				
Notes:	<b>Parking included with 415 Massachusetts Avenue. FAR for entire project.</b>						

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Address / Name:	<b>671-675 Concord Avenue</b>				Bldg. Permit:	<b>BLDM-072847-2018</b>	
Neighborhood:	<b>Cambridge Highlands</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>48,186</b>	Gross Floor Area by Use (SF):	
Developer:	<b>HRI</b>	All Housing Units:	<b>98</b>	Floor-Area Ratio:	<b>2.89</b>	Residential:	<b>124,027</b>
Permit Type:	<b>Comprehensive Permit</b>	Affordable Units:	<b>98</b>	Parking:	<b>67</b>	Total GFA:	<b>124,027</b>
Project Type:	<b>New Construction</b>	Zoning:					
Notes:	<b>Includes replacement of commercial structures.</b>						

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>201-203 Concord Turnpike / Lanes &amp; Games</b>				Bldg. Permit:	<b>BLDM-070311-2018</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB326</b>	Lot Area (SF):	<b>166,468</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Criterion Development Partners</b>	All Housing Units:	<b>320</b>	Floor-Area Ratio:	<b>1.95</b>	Residential:	<b>324,440</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>44</b>	Parking:	<b>239</b>	Total GFA:	<b>324,440</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SP-4A</b>				
Notes:	<b>Includes demolition of existing motel and bowling alley.</b>						

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Address / Name:	<b>450 Dawes Street / Cambridge Crossing Bldg H</b>				Bldg. Permit:	<b>26076</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB179</b>	Lot Area (SF):		Gross Floor Area by Use (SF):	
Developer:	<b>DivcoWest</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.66</b>	Office/R&D:	<b>365,110</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>328</b>	Total GFA:	<b>365,110</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>NP/PUD-6</b>				
Notes:	<b>FAR for overall Cambridge Crossing development. Street address and portion of structure in Boston both to be determined. 16 spaces located at Bldg. G garage. Site also includes 128 residential parking spaces for Sierra and Tango condominium buildings</b>						

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Address / Name:	<b>10 Education Circle / EF Building 3 including Student Housing</b>				Bldg. Permit:	<b>BLDC-071000-2018</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB328</b>	Lot Area (SF):	<b>125,000</b>	Gross Floor Area by Use (SF):	
Developer:	<b>EFEKTRA Schools, Inc</b>	All Housing Units:	<b>140</b>	Floor-Area Ratio:	<b>2.40</b>	Institutional:	<b>228,354</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>0</b>	Parking:	<b>110</b>	Total GFA:	<b>228,354</b>
Project Type:	<b>New Construction</b>	Zoning:					
Notes:	<b>Current use is as DCR storage yard. 140 student units and 138 dorm rooms are preliminary estimates. Not subject to inclusionary zoning requirement.</b>						

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>10 Essex Street</b>				Bldg. Permit:	<b>BLDC-054470-2017</b>	
Neighborhood:	<b>The Port/Area IV</b>	Special Permit:	<b>PB285</b>	Lot Area (SF):	<b>34,744</b>	Gross Floor Area by Use (SF):	
Developer:	<b>3 MJ Associates LLC</b>	All Housing Units:	<b>46</b>	Floor-Area Ratio:	<b>3.27</b>	Residential:	<b>48,319</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>5</b>	Parking:	<b>24</b>	Retail:	<b>4,014</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BB/CSOD</b>			Total GFA:	<b>52,333</b>
Notes:	<b>FAR includes existing building on parcel.</b>						

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Address / Name:	<b>95 Fawcett Street</b>				Bldg. Permit:	<b>BLDM-054801-2017</b>	
Neighborhood:	<b>Cambridge Highlands</b>	Special Permit:	<b>PB309</b>	Lot Area (SF):	<b>20,522</b>	Gross Floor Area by Use (SF):	
Developer:	<b>95 Fawcett LLC</b>	All Housing Units:	<b>44</b>	Floor-Area Ratio:	<b>2.58</b>	Residential:	<b>52,852</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>5</b>	Parking:	<b>44</b>	Total GFA:	<b>52,852</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-1/AOD-4</b>				
Notes:	<b>Existing warehouse demolished.</b>						

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Address / Name:	<b>121 First Street / First Street Assemblage Parcel A</b>				Bldg. Permit:	<b>BLDC-052710-2017</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB231A</b>	Lot Area (SF):	<b>16,500</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Urban Spaces LLC</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.35</b>	Office/R&D:	<b>46,891</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>52</b>	Retail:	<b>9,800</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1/BA/PUD-4B</b>			Total GFA:	<b>56,691</b>
Notes:	<b>FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. Parking includes 10 spaces on site and 42 at 107 First St garage. Replaces existing commercial structure.</b>						

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>161 First Street / Binney St. Alexandria Master Plan</b>				Bldg. Permit:	<b>BLDC-070066-2018</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB243</b>	Lot Area (SF):	<b>40,000</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Alexandria Real Estate</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>3.75</b>	Office/R&D:	<b>30,087</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:		Total GFA:	<b>30,087</b>
Project Type:	<b>Alteration</b>	Zoning:	<b>IA-1/PUD-3A</b>				
Notes:	<b>18 office spaces at 75/125 Binney and 50/60 Binney Street garages. Shared site with 50 Rogers Street, which will consist of a new 102 unit residential building.</b>						

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Address / Name:	<b>85 First Street / First Street Assemblage Parcel D</b>				Bldg. Permit:	<b>BLDC-072867-2017</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB231A</b>	Lot Area (SF):	<b>76,227</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Urban Spaces LLC</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.35</b>	Retail:	<b>9,800</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>11</b>	Total GFA:	<b>9,800</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1/BA/PUD-4B</b>				
Notes:	<b>FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. Project replaces existing commercial structure.</b>						

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Address / Name:	<b>25 Hayward Street / SoMa Garage - MIT Kendall Square</b>				Bldg. Permit:	<b>BLDC-053887-2017</b>	
Neighborhood:	<b>MIT / Area 2</b>	Special Permit:	<b>PB303</b>	Lot Area (SF):	<b>0</b>	Gross Floor Area by Use (SF):	
Developer:	<b>MIT</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>4.48</b>	Parking Garage:	<b>0</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>See note</b>	Total GFA:	<b>0</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-3B MXD/PUD 5</b>				
Notes:	<b>Includes 1,121 space subsurface garage. Will serve four SoMa buildings at 238-380 Main Street. Includes replacement of existing surfaces lots and academic spaces. FAR for entire MIT Kendall Square SoMa project area including retained buildings.</b>						

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**Project Stage: Building Permit Granted**

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Address / Name:	238 Main Street / MIT Kendall Square Building 3				Bldg. Permit: BLDC-078181-2019		
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	60,594	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Office/R&D:	346,673
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	33,528
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5			Total GFA:	380,201
Notes:	Permanent street address to be assigned by DPW. Site incorporates existing building at 238 Main Street. Parking at 25 Hayward Street garage. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						

Address / Name:	292 Main Street / MIT Kendall Square Building 4				Bldg. Permit: <b>BLDC-065869-2017</b>		
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	89,129	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	454	Floor-Area Ratio:	4.48	Institutional:	405,538
Permit Type:	Planning Board Special Permit	Affordable Units:	0	Parking:	See note	Retail:	20,608
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5			Total GFA:	426,146
Notes:	454 graduate student units. Project includes existing buildings at 290-292 Main St. Permanent street address to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						

Address / Name:	314 Main Street / MIT Kendall Square Building 5				Bldg. Permit: BLDC-077288-2018		
Neighborhood:	MIT / Area 2	Special Permit:	PB303	Lot Area (SF):	36,002	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.48	Office/R&D:	359,252
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	12,858
Project Type:	New Construction	Zoning:	C-3B MXD/PUD 5			Total GFA:	372,110
Notes:	Includes demolition of existing low-rise retail building. Parking at 25 Hayward Street garage. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						

**Project Stage: Building Permit Granted**

Address / Name:	907 Main Street				Bldg. Permit:	BLDC-053436-2017	
Neighborhood:	The Port/Area IV	Special Permit:	PB324	Lot Area (SF):	9,436	Gross Floor Area by Use (SF):	
Developer:	Patrick Barrett	All Housing Units:	None	Floor-Area Ratio:	3.14	Hotel:	24,237
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Retail:	5,623
Project Type:	Alteration/Change of Use	Zoning:	BB	Hotel Rooms:	67	Total GFA:	29,860
Notes:	Conversion/rehab of existing building. Retail and Hotel floor area split estimated. Central Square Advisory Committee provided Large Project Review. Received parking waiver from Planning Board.						

Address / Name:	54 Market Street / Squirrelwood				Bldg. Permit:	32295	
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	59,638	Gross Floor Area by Use (SF):	
Developer:	Just-A-Start Corporation	All Housing Units:	23	Floor-Area Ratio:	1.36	Residential:	24,852
Permit Type:	Comprehensive Permit	Affordable Units:	23	Parking:	See note	Total GFA:	24,852
Project Type:	New Construction	Zoning:	C-1				
Notes:	Construction of new units at Linwood Court site. Project adds 4 parking spaces to pool. There will be 45 spaces for 88 units, including nearby Squirrel Brand Apartments.						

Address / Name:	1699 Massachusetts Avenue / Changsho Parking Lot				Bldg. Permit:	BLDM-055098-2017	
Neighborhood:	Agassiz	Special Permit:	N/A	Lot Area (SF):	13,044	Gross Floor Area by Use (SF):	
Developer:	Lotus Harvard Enterprise	All Housing Units:	17	Floor-Area Ratio:	2.26	Residential:	15,335
Permit Type:	Board of Zoning Appeals	Affordable Units:	2	Parking:	20	Retail:	1,638
Project Type:	New Construction	Zoning:	BA-2/B/NMAOD			Total GFA:	16,973
Notes:	Project includes 16 units in multifamily structure and single famly at rear of parcel. Single family bldg permit in August 2018. Formerly used as parking lot.						

**Project Stage: Building Permit Granted**

Address / Name:	1991-2013 Massachusetts Avenue / St. James Development				Bldg. Permit:	BLDM-076394-2018	
Neighborhood:	North Cambridge	Special Permit:	PB241	Lot Area (SF):	58,194	Gross Floor Area by Use (SF):	
Developer:	Oaktree Development	All Housing Units:	46	Floor-Area Ratio:	1.75	Institutional:	19,273
Permit Type:	Planning Board Special Permit	Affordable Units:	5	Parking:	64	Residential:	72,287
Project Type:	Addition	Zoning:	BA-2/NMAOD			Retail:	2,539
Notes:	64 total spaces on-site include 46 spaces for 1991-2013 Mass Ave and 18 spaces for adjacent St. James Church. FAR includes existing 22,560 SF church.					Total GFA:	94,099
Address / Name:	415 Massachusetts Avenue / Mass & Main				Bldg. Permit:	BLDC-071299-2018	
Neighborhood:	The Port/Area IV	Special Permit:	PB321	Lot Area (SF):	38,773	Gross Floor Area by Use (SF):	
Developer:	Watermark Central Venture	All Housing Units:	225	Floor-Area Ratio:	6.50	Residential:	179,255
Permit Type:	Planning Board Special Permit	Affordable Units:	45	Parking:	125	Retail:	17,279
Project Type:	New Construction	Zoning:	BB/BA/C-1			Total GFA:	196,534
Notes:	86 parking spaces below grade on-site. 39 off-site at 65 Bishop Allen Dr. 5 spaces for car-sharing. 14,479 GFA retail exempt from FAR. 25 Columbia St. has separate permit.						
Address / Name:	75-77 New Street				Bldg. Permit:	BLDM-058523-2017	
Neighborhood:	Neighborhood 9	Special Permit:	PB286	Lot Area (SF):	49,256	Gross Floor Area by Use (SF):	
Developer:	AbodeZ Acorn LLC	All Housing Units:	93	Floor-Area Ratio:	1.95	Residential:	92,800
Permit Type:	Planning Board Special Permit	Affordable Units:	11	Parking:	94	Total GFA:	92,800
Project Type:	New Construction	Zoning:	IA-1				
Notes:	Includes demolition of existing warehouse.						

**Project Stage: Building Permit Granted**

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Address / Name:	<b>250 North Street / Cambridge Crossing Bldg J/K</b>	Bldg. Permit:	<b>BLDC-057377-2017</b>				
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB179</b>	Lot Area (SF):	<b>65,502</b>	Gross Floor Area by Use (SF):	
Developer:	<b>DivcoWest</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.66</b>	Office/R&D:	<b>357,378</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>334</b>	Retail:	<b>14,055</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>NP/PUD-6</b>			Total GFA:	<b>371,433</b>
Notes:	<b>FAR for overall Cambridge Crossing development. Portion of building 611,000 SF located in Somerville not included.</b>						

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Address / Name:	<b>300 Putnam Avenue</b>	Bldg. Permit:	<b>BLDM-076638-2018</b>				
Neighborhood:	<b>Cambridgeport</b>	Special Permit:	<b>PB317</b>	Lot Area (SF):	<b>23,851</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Biotech Realty Investors</b>	All Housing Units:	<b>16</b>	Floor-Area Ratio:	<b>0.98</b>	Residential:	<b>23,231</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>8</b>	Total GFA:	<b>23,231</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA-3/C-1</b>				
Notes:	<b>Includes demolition of existing building. Also known as 357-363 Allston Street.</b>						

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Address / Name:	<b>20 Sidney Street / Old Star Market Location</b>	Bldg. Permit:	<b>21341/32399</b>				
Neighborhood:	<b>Cambridgeport</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>89,697</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Forest City</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.51</b>	Office/R&D:	<b>31,365</b>
Permit Type:	<b>As of Right</b>	Affordable Units:	<b>None</b>	Parking:		Total GFA:	<b>31,365</b>
Project Type:	<b>Change of Use</b>	Zoning:					
Notes:	<b>Conversion of Star Market location of office/R&amp;D for Takeda Pharmaceuticals.</b>						

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**Project Stage: Building Permit Granted**

Address / Name:	249 Third Street				Bldg. Permit: <b>BLDM-066649-2017</b>		
Neighborhood:	East Cambridge	Special Permit:	PB301	Lot Area (SF):	26,918	Gross Floor Area by Use (SF):	
Developer:	Equity Residential	All Housing Units:	84	Floor-Area Ratio:	2.67	Residential:	70,377
Permit Type:	Planning Board Special Permit	Affordable Units:	12	Parking:	59	Retail:	1,540
Project Type:	New Construction	Zoning:	IA-1 ECHO			Total GFA:	71,917
Notes:	2 parking spaces on site and 57 accomodated at existing parking facility at 195 Binney Street.						
Address / Name:	189 Vassar Street / New MIT Undergraduate Dormitory				Bldg. Permit: <b>BLDC-076869-2018</b>		
Neighborhood:	MIT / Area 2	Special Permit:	PB332	Lot Area (SF):	765,106	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	16	Floor-Area Ratio:	1.53	Institutional:	155,978
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	155,978
Project Type:	New Construction	Zoning:	SD-6				
Notes:	FAR based on larger parcel. 450 undergraduate dorm beds, 301 rooms. 16 student/staff apartments. 372 space garage & 38 surface spaces removed. Some replaced in MIT pool. No parking for this building.						
Address / Name:	253 Walden Street / Masse Hardware Parking Lot and Warehouse				Bldg. Permit: <b>BLDC-046326-2016</b>		
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	14,102	Gross Floor Area by Use (SF):	
Developer:	Eric Hoagland	All Housing Units:	27	Floor-Area Ratio:	2.43	Residential:	32,716
Permit Type:	As of Right	Affordable Units:	3	Parking:	27	Retail:	1,549
Project Type:	New Construction	Zoning:	BA-4			Total GFA:	34,265
Notes:	Includes demolition of existing warehouse.						

**Project Stage: Building Permit Granted**

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Address / Name:	<b>305 Webster Avenue / Columbia Auto Parts Site</b>				Bldg. Permit:	<b>BLDC-064166-2017</b>	
Neighborhood:	<b>Wellington Harrington</b>	Special Permit:	<b>PB316</b>	Lot Area (SF):	<b>18,140</b>	Gross Floor Area by Use (SF):	
Developer:	<b>M &amp; H Realty Trust</b>	All Housing Units:	<b>35</b>	Floor-Area Ratio:	<b>2.10</b>	Residential:	<b>35,964</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>4</b>	Parking:	<b>35</b>	Retail:	<b>1,546</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA</b>			Total GFA:	<b>37,510</b>
Notes:	<b>Project includes demolition of existing auto parts supply building.</b>						

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Address / Name:	<b>50 York Street / St. Patricks</b>				Bldg. Permit:	<b>BLDM-065327-2017</b>	
Neighborhood:	<b>Wellington Harrington</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>32,535</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Just-A-Start</b>	All Housing Units:	<b>16</b>	Floor-Area Ratio:	<b>0.71</b>	Residential:	<b>22,417</b>
Permit Type:	<b>Comprehensive Permit</b>	Affordable Units:	<b>16</b>	Parking:	<b>See note</b>	Total GFA:	<b>22,417</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-1</b>				
Notes:	<b>Replacement of 16 unit affordable residential building destroyed by fire in 2016 under amendment to 1991 comprehensive permit. 28 parking spaces shared across development with other buildings.</b>						

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## Project Stage: Building Permit Granted

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Subtotals:      All Units: **2,064**      Parking Spaces: **4,373**      Hotel Rooms: **67**

Gross Floor Area by Use (SF):

Hotel: **24,237**

Institutional: **1,043,005**

Office/R&D: **2,586,329**

Other: **14,060**

Parking Garage: **141,745**

Residential: **1,510,424**

Retail: **192,264**

Total GFA: **5,512,064**



**Project Stage: Complete**

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Address / Name:	<b>47 Bishop Allen Drive / Mass &amp; Main</b>				Bldg. Permit:	<b>BLDM-064722-2017</b>	
Neighborhood:	<b>The Port/Area IV</b>	Special Permit:	<b>PB320</b>	Lot Area (SF):	<b>11,893</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Watermark Central Venture</b>	All Housing Units:	<b>23</b>	Floor-Area Ratio:	<b>2.10</b>	Residential:	<b>24,531</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>3</b>	Parking:	<b>12</b>	Total GFA:	<b>24,531</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA/C-1</b>				
Notes:	<b>12 parking spaces located off-site at 65 Bishop Allen Drive.</b>						

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Address / Name:	<b>1868 Massachusetts Avenue / Gourmet Express Redevelopment</b>				Bldg. Permit:	<b>BLDC-021553-2014</b>	
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>13,325</b>	Gross Floor Area by Use (SF):	
Developer:	<b>1868 Mass Ave LLC</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>1.24</b>	Hotel:	<b>32,485</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>None</b>	Parking:	<b>32</b>	Retail:	<b>2,363</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BC/C-1</b>	Hotel Rooms:	<b>50</b>	Total GFA:	<b>34,848</b>
Notes:	<b>Existing retail building demolished. 47 total on-site spaces include 15 spaces to be used by Lesley University. Was planned for housing.</b>						

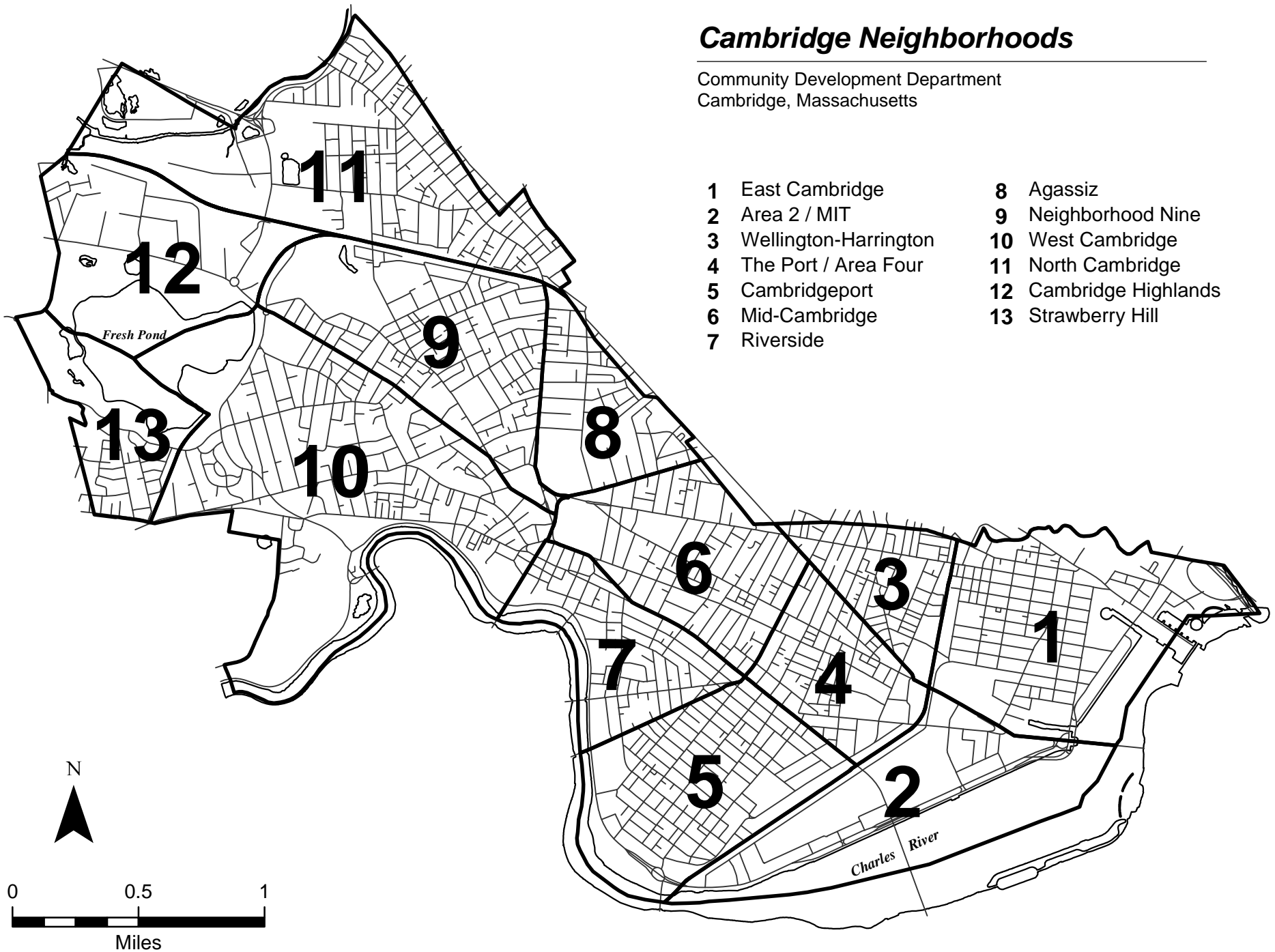
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Subtotals:	All Units: <b>23</b>	Parking Spaces: <b>44</b>	Hotel Rooms: <b>50</b>	Gross Floor Area by Use (SF):			
				Hotel:	<b>32,485</b>		
				Institutional:	<b>280,500</b>		
				Residential:	<b>890,520</b>		
				Retail:	<b>51,163</b>		
				Total GFA:	<b>1,254,668</b>		

## Cambridge Neighborhoods

Community Development Department  
Cambridge, Massachusetts

- |   |                       |    |                     |
|---|-----------------------|----|---------------------|
| 1 | East Cambridge        | 8  | Agassiz             |
| 2 | Area 2 / MIT          | 9  | Neighborhood Nine   |
| 3 | Wellington-Harrington | 10 | West Cambridge      |
| 4 | The Port / Area Four  | 11 | North Cambridge     |
| 5 | Cambridgeport         | 12 | Cambridge Highlands |
| 6 | Mid-Cambridge         | 13 | Strawberry Hill     |
| 7 | Riverside             |    |                     |



## Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
1 Broadway / NoMa - New Building Phase 4	Residential	MIT	Bldg. Permit Granted
1 Broadway / NoMa - Original Building Phase 2, 5	Office/R&D	MIT	Permit Granted/AOR
1 Broadway / NoMa - Original Building Phases 1, 3	Retail	MIT	Bldg. Permit Granted
145 Broadway / MXD Infill	Office/R&D	Boston Properties	Bldg. Permit Granted
135 Broadway North / MXD Infill	Residential	Boston Properties	Permit Granted/AOR
135 Broadway South / MXD Infill	Residential	Boston Properties	Permit Granted/AOR
Cambridge Crossing Bldg I	Residential	DivcoWest	Permit Granted/AOR
Cambridge Crossing Remaining Master Plan	Residential	DivcoWest	Permit Granted/AOR
100 Cambridgeside Place / Cambridgeside Galleria Office Conversion	Office/R&D	New England Development	Permit Granted/AOR
350 Dawes Street / Cambridge Crossing Bldg G	Office/R&D	DivcoWest	Permit Granted/AOR
450 Dawes Street / Cambridge Crossing Bldg H	Office/R&D	DivcoWest	Bldg. Permit Granted
10 Education Circle / EF Building 3 including Student Housing	Institutional	EFEKTRA Schools, Inc	Bldg. Permit Granted
107 First Street / First Street Assemblage Parcel B	Residential	Urban Spaces LLC	Permit Granted/AOR
121 First Street / First Street Assemblage Parcel A	Office/R&D	Urban Spaces LLC	Bldg. Permit Granted
161 First Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
85 First Street / First Street Assemblage Parcel D	Retail	Urban Spaces LLC	Bldg. Permit Granted
22 Hurley Street / First Street Assemblage Parcel C	Residential	Urban Spaces LLC	Permit Granted/AOR
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
325 Main Street / Cambridge Center Coop Building Site/MXD Infill	Office/R&D	Boston Properties	Permit Granted/AOR
200 Msgr. O'Brien Highway / Ascend Mass RMD	Retail	Ascend Mass LLC	Permit Granted/AOR
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Permit Granted/AOR
100/110 North First Street / Cambridge Crossing Bldg W	Retail	DivcoWest	Permit Granted/AOR
175 North Point Boulevard / Cambridge Crossing Bldg Q1	Office/R&D	DivcoWest	Permit Granted/AOR
250 North Street / Cambridge Crossing Bldg J/K	Office/R&D	DivcoWest	Bldg. Permit Granted
50 Rogers Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Permit Granted/AOR
249 Third Street	Residential	Equity Residential	Bldg. Permit Granted
585 Third Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Permit Granted/AOR
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
<b>Neighborhood 2 - MIT / Area 2</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
25 Hayward Street / SoMa Garage - MIT Kendall Square	Parking Garage	MIT	Bldg. Permit Granted
238 Main Street / MIT Kendall Square Building 3	Office/R&D	MIT	Bldg. Permit Granted
292 Main Street / MIT Kendall Square Building 4	Institutional	MIT	Bldg. Permit Granted
314 Main Street / MIT Kendall Square Building 5	Office/R&D	MIT	Bldg. Permit Granted
380 Main Street / MIT Kendall Square Building 6	Retail	MIT	Permit Granted/AOR
189 Vassar Street / New MIT Undergraduate Dormitory	Institutional	MIT	Bldg. Permit Granted

<b>Neighborhood 2 - MIT / Area 2</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
84 Wadsworth Street / MIT Kendall Square Building 2	Office/R&D	MIT	Permit Granted/AOR
<b>Neighborhood 3 - Wellington Harrington</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
399 Binney Street / 1 Kendall Square Addition	Office/R&D	DivcoWest	Bldg. Permit Granted
1043-1059 Cambridge Street / University Monument Site	Residential	418 Real Estate	Permit Granted/AOR
850 Cambridge Street / King Open School Complex	Institutional	City of Cambridge	Bldg. Permit Granted
305 Webster Avenue / Columbia Auto Parts Site	Residential	M & H Realty Trust	Bldg. Permit Granted
50 York Street / St. Patricks	Residential	Just-A-Start	Bldg. Permit Granted
<b>Neighborhood 4 - The Port/Area IV</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
47 Bishop Allen Drive / Mass & Main	Residential	Watermark Central Venture	Complete
25 Columbia Street / Mass & Main	Residential	Watermark Central Venture	Bldg. Permit Granted
10 Essex Street	Residential	3 MJ Associates LLC	Bldg. Permit Granted
907 Main Street	Hotel	Patrick Barrett	Bldg. Permit Granted
54 Market Street / Squirrelwood	Residential	Just-A-Start Corporation	Bldg. Permit Granted
415 Massachusetts Avenue / Mass & Main	Residential	Watermark Central Venture	Bldg. Permit Granted
140-142 Prospect Street	Residential	Islamic Society of Cambridge	Permit Granted/AOR
<b>Neighborhood 5 - Cambridgeport</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
300 Putnam Avenue	Residential	Biotech Realty Investors	Bldg. Permit Granted
20 Sidney Street / Old Star Market Location	Office/R&D	Forest City	Bldg. Permit Granted

<b>Neighborhood 6 - Mid-Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
212 Hampshire Street / Ryles	Residential	212 Hampshire St LLC c/o Ninoj Pradhan	Permit Granted/AOR
<b>Neighborhood 8 - Agassiz</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1699 Massachusetts Avenue / Changsho Parking Lot	Residential	Lotus Harvard Enterprise	Bldg. Permit Granted
1791 Massachusetts Avenue / Frost Terrace	Residential	Capstone Communities LLC	Permit Granted/AOR
74 Oxford Street	Residential	74 Oxford St LLC c/o William Senne	Permitting
<b>Neighborhood 9 - Neighborhood 9</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
18-26 Chauncy Street / Basement Housing	Residential	Chestnut Hill Realty	Bldg. Permit Granted
3-5 Linnaean Street / Basement Units	Residential	Wulow Land Corporation	Permit Granted/AOR
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Hotel	1868 Mass Ave LLC	Complete
75-77 New Street	Residential	AbodeZ Acorn LLC	Bldg. Permit Granted
253 Walden Street / Masse Hardware Parking Lot and Warehouse	Residential	Eric Hoagland	Bldg. Permit Granted
<b>Neighborhood 10 - West Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building	Retail	Regency Centers	Permit Granted/AOR
16-18 Eliot Street	Residential	16-18 Eliot LLC	Permit Granted/AOR
57 JFK Street	Office/R&D	Raj Dhanda	Permit Granted/AOR
<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted

<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted
40 Acorn Park / Garage B/Discovery Park Master Plan	Parking Garage	Bulfinch Company	Bldg. Permit Granted
35 Cambridgepark Drive	Office/R&D	Davis Companies/TDC Development	Bldg. Permit Granted
50 Cambridgepark Drive	Residential	Hanover Company	Permit Granted/AOR
201-203 Concord Turnpike / Lanes & Games	Residential	Criterion Development Partners	Bldg. Permit Granted
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Permit Granted/AOR
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Bldg. Permit Granted
2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center	Residential	Cambridge Housing Authority	Permit Granted/AOR
<b>Neighborhood 12 - Cambridge Highlands</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
605-609 Concord Avenue / Concord Wheeler Phase II	Residential	Acorn Holdings	Permit Granted/AOR
671-675 Concord Avenue	Residential	HRI	Bldg. Permit Granted
95 Fawcett Street	Residential	95 Fawcett LLC	Bldg. Permit Granted
55 Wheeler Street / Abt Associates Site	Residential	55-9 Wheels Owner LLC	Permit Granted/AOR