

City of Cambridge Community Development Department

Development Log April - June 2019

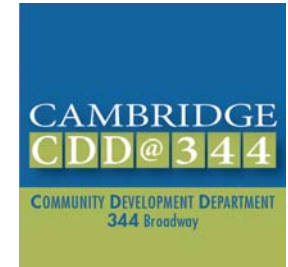


City of Cambridge

Community Development Department

Development Log

April - June 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;
- ◆ 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 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;
- ◆ Any other residential project subject to the Inclusionary Zoning Ordinance;
- ◆ 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>

Forward any questions or comments about the Development Log to:

Cliff Cook, Senior Planning Information Manager

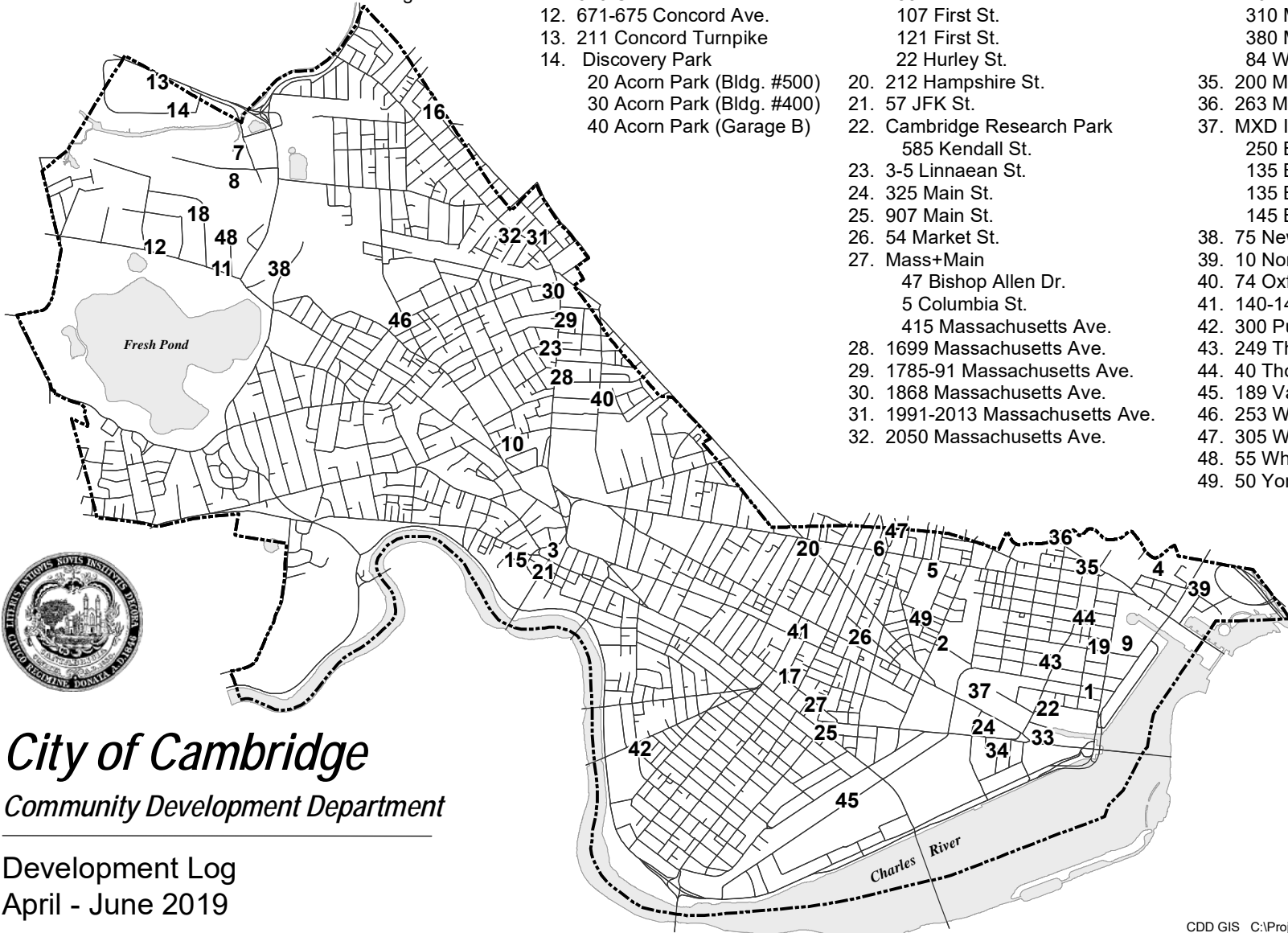
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Development Projects in Current Pipeline

- | | | | | |
|--|--|---|---|--|
| 1. Binney St. Development
161 First St.
41 Linskey Way | 4. Cambridge Crossing
Building G
Building H
Building I
Building J/K
Building Q1
Building W | 5. 850 Cambridge St.
6. 1043 Cambridge St.
7. 35 Cambridgepark Dr.
8. 50 Cambridgepark Dr.
9. 100 Cambridgeside Pl.
10. 18 Chauncy St.
11. 579 Concord Ave.
12. 671-675 Concord Ave.
13. 211 Concord Turnpike
14. Discovery Park
20 Acorn Park (Bldg. #500)
30 Acorn Park (Bldg. #400)
40 Acorn Park (Garage B) | 15. 16-18 Eliot St.
16. 95-99 Elmwood St.
17. 10 Essex St.
18. 95 Fawcett St.
19. First Street Assemblage
29 Charles St.
85 First St.
107 First St.
121 First St.
22 Hurley St.
20. 212 Hampshire St.
21. 57 JFK St.
22. Cambridge Research Park
585 Kendall St.
23. 3-5 Linnaean St.
24. 325 Main St.
25. 907 Main St.
26. 54 Market St.
27. Mass+Main
47 Bishop Allen Dr.
5 Columbia St.
415 Massachusetts Ave.
28. 1699 Massachusetts Ave.
29. 1785-91 Massachusetts Ave.
30. 1868 Massachusetts Ave.
31. 1991-2013 Massachusetts Ave.
32. 2050 Massachusetts Ave. | 33. MIT Kendall Square: NoMa
1 Broadway
165 Main St.
34. MIT Kendall Square: SoMa
25 Hayward St.
238 Main St.
264 Main St.
310 Main St.
380 Main St.
84 Wadsworth St.
35. 200 Msgr. O'Brien Highway
36. 263 Msgr. O'Brien Highway
37. MXD Infill
250 Binney St.
135 Broadway North
135 Broadway South
145 Broadway
38. 75 New St.
39. 10 North Point Blvd.
40. 74 Oxford St.
41. 140-142 Prospect St.
42. 300 Putnam Ave.
43. 249 Third St.
44. 40 Thorndike St.
45. 189 Vassar St.
46. 253 Walden St.
47. 305 Webster Ave.
48. 55 Wheeler St.
49. 50 York St. |
|--|--|---|---|--|



City of Cambridge

Community Development Department

Development Log
April - June 2019

Development Log - Project Summary

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:	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.						
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.						

Project Stage: Permit Granted or As of Right

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

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			Total GFA:	321,683
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.						

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: **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.**

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.**

Project Stage: Permit Granted or As of Right

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: **161 First 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: **None** Floor-Area Ratio: **3.75** Office/R&D: **30,087**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **30,087**

Project Type: **Alteration** Zoning: **IA-1/PUD-3A**

Notes: **18 parking 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.**

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.**

Project Stage: Permit Granted or As of Right

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 underway 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 includes entire existing building.**

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.**

Project Stage: Permit Granted or As of Right

Address / Name: **165 Main Street / NoMa - Phase 4 Residential Tower** 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: **295** Floor-Area Ratio: **5.55** Office/R&D: **305,074**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **150** Retail: **8,195**

Project Type: **New Construction** Zoning: **O-3A, PUD-3** Total GFA: **313,269**

Notes: **FAR includes existing One Broadway and new 165 Main Street. Phase 4 is new residential tower and retail. Parking includes 150 space garage replacing 114 space surface lot. Formerly 1 Broadway.**

Address / Name: **325 Main Street / MXD Infill/Google Building/Former Coop Site** 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 existing 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: **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 dispensary.**

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: **2 North First Street / Cambridge Crossing Bldg I** 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.**

Project Stage: Permit Granted or As of Right

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:	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.						

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.						

Project Stage: Permit Granted or As of Right

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.**

Subtotals: All Units: **3,621** Parking Spaces: **2,501** Hotel Rooms: **120** Gross Floor Area by Use (SF):

Hotel: **21,796**

Mixed Use: **823,448**

Office/R&D: **2,394,862**

Residential: **3,150,426**

Retail: **179,842**

Theater: **75,000**

Total GFA: **6,645,374**

Project Stage: Building Permit Granted

Address / Name: **20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan** Bldg. Permit: **BLDC-057679-2017**

Neighborhood: **North Cambridge** Special Permit: **PB198** Lot Area (SF): **1,154,420** Gross Floor Area by Use (SF):

Developer: **Bulfinch Company** All Housing Units: **None** Floor-Area Ratio: **0.61** Office/R&D: **132,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **132,000**

Project Type: **New Construction** Zoning: **SD-4**

Notes: **FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.**

Address / Name: **30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan** Bldg. Permit: **BLDC-057678-2017**

Neighborhood: **North Cambridge** Special Permit: **PB198** Lot Area (SF): **1,154,420** Gross Floor Area by Use (SF):

Developer: **Bulfinch Company** All Housing Units: **None** Floor-Area Ratio: **0.61** Office/R&D: **126,618**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **126,618**

Project Type: **New Construction** Zoning: **SD-4**

Notes: **FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.**

Address / Name: **40 Acorn Park / Garage B/Discovery Park Master Plan** Bldg. Permit: **BLDC-072303-2018**

Neighborhood: **North Cambridge** Special Permit: **PB198** Lot Area (SF): **1,154,420** Gross Floor Area by Use (SF):

Developer: **Bulfinch Company** All Housing Units: **None** Floor-Area Ratio: **0.61** Parking Garage: **141,745**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **380** Total GFA: **141,745**

Project Type: **New Construction** Zoning: **SD-4**

Notes: **Above ground garage not counted toward Discovery Park FAR. Parking services multiple buildings at Discovery Park.**

Project Stage: Building Permit Granted

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 - Existing Building Phases 1-3, 5** Bldg. Permit: **-060080-2017/17488**

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** Other: **14,040**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Retail: **26,200**

Project Type: **New Construction** Zoning: **O-3A, PUD-3** Total GFA: **40,240**

Notes: **FAR includes existing One Broadway and new 165 Main Street. Phase 1-3 include new supermarket, loading dock, Main Street retail update. Phase 5 is new Broad Canal building. Parking is in reconfigured existing garage reduced from 316 spaces to 293.**

Address / Name: **145 Broadway / MXD Infill/Akamai Building** Bldg. Permit: **BLDC-061774-2017**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **56,760** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **6.27** Office/R&D: **443,731**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **350** Retail: **10,037**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **453,768**

Notes: **Also known as 11 Cambridge Center. Replacement of existing 78,636 SF office building. FAR for entire MXD Infill project.**

Project Stage: Building Permit Granted

Address / Name: **850 Cambridge Street / King Open School Complex** Bldg. Permit: **BLDC-059462-2017**

Neighborhood: **Wellington Harrington** Special Permit: **PB323** Lot Area (SF): **527,492** Gross Floor Area by Use (SF):

Developer: **City of Cambridge** All Housing Units: **None** Floor-Area Ratio: **0.47** Institutional: **233,862**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **105** Total GFA: **233,862**

Project Type: **New Construction** Zoning: **C-1**

Notes: **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.**

Address / Name: **35 Cambridgepark Drive** Bldg. Permit: **BLDC-058169-2017**

Neighborhood: **North Cambridge** Special Permit: **PB314** Lot Area (SF): **106,095** Gross Floor Area by Use (SF):

Developer: **Davis Companies/TDC Development** All Housing Units: **None** Floor-Area Ratio: **1.75** Office/R&D: **177,274**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **331** Retail: **7,500**

Project Type: **Alteration/Enlargement** Zoning: **AOD6** Total GFA: **184,774**

Notes: **Addition to existing office building. FAR includes existing structure. Development will reduce parking from 351 to 331 spaces. Existing building is 137,635 SF.**

Address / Name: **100 Cambridgeside Place / Cambridgeside Galleria Office Conversion** Bldg. Permit: **33363**

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: Building Permit Granted

Address / Name: **18-26 Chauncy Street / Basement Housing** Bldg. Permit: **BLDM-071904-2018**

Neighborhood: **Neighborhood 9** Special Permit: **PB311** Lot Area (SF): **28,027** Gross Floor Area by Use (SF):

Developer: **Chestnut Hill Realty** All Housing Units: **9** Floor-Area Ratio: **2.87** Residential: **11,152**

Permit Type: **Planning Board Special Permit** Affordable Units: **1** Parking: **0** Total GFA: **11,152**

Project Type: **Alteration** Zoning: **C-2/A-1/BAOD**

Notes: **Conversion of existing basement space to add residential units to existing 98 unit building. FAR is for entire existing building.**

Address / Name: **5 Columbia Street / Mass & Main** Bldg. Permit: **BLDC-068516-2018**

Neighborhood: **The Port/Area IV** Special Permit: **PB321** Lot Area (SF): **2,776** Gross Floor Area by Use (SF):

Developer: **Watermark Central Venture** All Housing Units: **60** Floor-Area Ratio: **6.50** Residential: **65,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **13** Parking: **See note** Total GFA: **65,000**

Project Type: **New Construction** Zoning: **BB/BA/C-1**

Notes: **Parking included with 415 Massachusetts Avenue. FAR for entire project.**

Address / Name: **671-675 Concord Avenue** Bldg. Permit: **BLDM-072847-2018**

Neighborhood: **Cambridge Highlands** Special Permit: **N/A** Lot Area (SF): **48,186** Gross Floor Area by Use (SF):

Developer: **HRI** All Housing Units: **98** Floor-Area Ratio: **2.89** Residential: **124,027**

Permit Type: **Comprehensive Permit** Affordable Units: **98** Parking: **67** Total GFA: **124,027**

Project Type: **New Construction** Zoning:

Notes: **Includes replacement of commercial structures.**

Project Stage: Building Permit Granted

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

Address / Name: **6-10 Essex Street** Bldg. Permit: **BLDC-054470-2017**
Neighborhood: **The Port/Area IV** Special Permit: **PB285** Lot Area (SF): **34,744** Gross Floor Area by Use (SF):
Developer: **3 MJ Associates LLC** All Housing Units: **46** Floor-Area Ratio: **3.27** Residential: **48,319**
Permit Type: **Planning Board Special Permit** Affordable Units: **5** Parking: **24** Retail: **4,014**
Project Type: **New Construction** Zoning: **BB/CSOD** Total GFA: **52,333**
Notes: **FAR includes existing building on parcel.**

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

Project Stage: Building Permit Granted

Address / Name: **121 First Street / First Street Assemblage Parcel A** Bldg. Permit: **BLDC-052710-2017**

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **16,500** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **None** Floor-Area Ratio: **2.35** Office/R&D: **46,891**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **52** Retail: **9,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B** Total GFA: **56,691**

Notes: **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.**

Address / Name: **212 Hampshire Street / Ryles** Bldg. Permit: **32832**

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.**

Address / Name: **25 Hayward Street / SoMa Garage - MIT Kendall Square** Bldg. Permit: **BLDC-053887-2017**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **0** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Parking Garage: **0**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **0**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5**

Notes: **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.**

Project Stage: Building Permit Granted

Address / Name: **222 Jacobs Street / Cambridge Crossing Bldg J/K** Bldg. Permit: **BLDC-057377-2017**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **42,461** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Office/R&D: **357,378**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **334** Retail: **14,055**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **371,433**

Notes: **FAR for overall Cambridge Crossing development. Portion of 611,000 SF building and related parcel located in Somerville not included.**

Address / Name: **165 Main Street / NoMa - Phase 4 Podium** Bldg. Permit: **BLDC-073239-2018**

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** Residential: **0**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **0**

Project Type: **New Construction** Zoning: **O-3A, PUD-3**

Notes: **FAR includes existing One Broadway and new 165 Main Street, including new residential garage. Project is podium for Phase 4 new residential tower. No GFA. Related parking in Phase 5. Formerly 1 Broadway.**

Address / Name: **238 Main Street / MIT Kendall Square Building 3/18 Hayward St** 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.**

Project Stage: Building Permit Granted

Address / Name: **292 Main Street / MIT Kendall Square Building 4** Bldg. Permit: **BLDC-065869-2017**

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.**

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.**

Project Stage: Building Permit Granted

Address / Name: **54 Market Street / Squirrelwood** Bldg. Permit: **32294/32295/32298**

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 family at rear of parcel. Single family bldg permit in August 2018. Formerly used as parking lot.**

Address / Name: **1785-91 Massachusetts Avenue / Frost Terrace** Bldg. Permit: **I/33918/34026/34030**

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.**

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. 5 Columbia St. has separate permit.**

Address / Name: **181 Morgan Avenue / Cambridge Crossing Bldg Q1** Bldg. Permit: **43776**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **14,799** 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** Total GFA: **18,851**

Notes: **FAR for overall Cambridge Crossing development.**

Project Stage: Building Permit Granted

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.**

Address / Name: **101/111 North First Street / Cambridge Crossing Bldg W** Bldg. Permit: **21038/21042**
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: **300 Putnam Avenue** Bldg. Permit: **33213**
Neighborhood: **Cambridgeport** Special Permit: **N/A** Lot Area (SF): **23,851** Gross Floor Area by Use (SF):
Developer: **Biotech Realty Investors** All Housing Units: **7** Floor-Area Ratio: **0.98** Residential: **8,415**
Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **7** Total GFA: **8,415**
Project Type: **New Construction** Zoning: **BA-3/C-1**
Notes: **Includes demolition of existing building. Also known as 357-363 Allston Street.**

Project Stage: Building Permit Granted

Address / Name: **50 Rogers Street / Binney St. Alexandria Master Plan** Bldg. Permit: **22027**

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: **44** 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: **20 Sidney Street / Old Star Market Location** Bldg. Permit: **21341/32399**

Neighborhood: **Cambridgeport** Special Permit: **N/A** Lot Area (SF): **89,697** Gross Floor Area by Use (SF):

Developer: **Forest City** All Housing Units: **None** Floor-Area Ratio: **2.51** Office/R&D: **31,365**

Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Total GFA: **31,365**

Project Type: **Change of Use** Zoning:

Notes: **Conversion of Star Market location of office/R&D for Takeda Pharmaceuticals. Permit 21341 removed existing retail fit out. Permit 32399 for conversion to office/R&D. Parking handled through existing pool.**

Address / Name: **249 Third Street** Bldg. Permit: **BLDM-066649-2017**

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.**

Project Stage: Building Permit Granted

Address / Name: **189 Vassar Street / New MIT Undergraduate Dormitory** Bldg. Permit: **BLDC-076869-2018**

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: **BLDC-046326-2016**

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.**

Address / Name: **350 Water Street / Cambridge Crossing Bldg G** Bldg. Permit: **25148**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **58,562** 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.**

Project Stage: Building Permit Granted

Address / Name: **450 Water Street / Cambridge Crossing Bldg H** Bldg. Permit: **26076**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **56,805** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Office/R&D: **365,110**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **328** Total GFA: **365,110**

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. 16 spaces located at Bldg. G garage. Site also includes 128 residential parking spaces for Sierra and Tango condominium buildings**

Address / Name: **305 Webster Avenue / Columbia Auto Parts Site** Bldg. Permit: **BLDC-064166-2017**

Neighborhood: **Wellington Harrington** Special Permit: **PB316** Lot Area (SF): **18,140** Gross Floor Area by Use (SF):

Developer: **M & H Realty Trust** All Housing Units: **35** Floor-Area Ratio: **2.10** Residential: **35,964**

Permit Type: **Planning Board Special Permit** Affordable Units: **4** Parking: **35** Retail: **1,546**

Project Type: **New Construction** Zoning: **BA** Total GFA: **37,510**

Notes: **Project includes demolition of existing auto parts supply building.**

Project Stage: Building Permit Granted

Subtotals: All Units: **2,083** Parking Spaces: **4,832** Hotel Rooms: **67**

Gross Floor Area by Use (SF):

Hotel:	24,237
Institutional:	814,651
Office/R&D:	3,157,455
Other:	14,040
Parking Garage:	141,745
Residential:	1,334,595
Retail:	203,855
Total GFA:	5,690,578

Project Stage: Complete

Address / Name: **47 Bishop Allen Drive / Mass & Main** Bldg. Permit: **BLDM-064722-2017**

Neighborhood: **The Port/Area IV** Special Permit: **PB320** Lot Area (SF): **11,893** Gross Floor Area by Use (SF):

Developer: **Watermark Central Venture** All Housing Units: **23** Floor-Area Ratio: **2.10** Residential: **24,531**

Permit Type: **Planning Board Special Permit** Affordable Units: **3** Parking: **12** Total GFA: **24,531**

Project Type: **New Construction** Zoning: **BA/C-1**

Notes: **12 parking spaces located off-site at 65 Bishop Allen Drive.**

Address / Name: **11 Education Circle / EF Building 3 including Student Housing** Bldg. Permit: **BLDC-071000-2018**

Neighborhood: **East Cambridge** Special Permit: **PB328** Lot Area (SF): **125,000** Gross Floor Area by Use (SF):

Developer: **EFEKTRA Schools, Inc** All Housing Units: **140** Floor-Area Ratio: **2.40** Institutional: **228,354**

Permit Type: **Planning Board Special Permit** Affordable Units: **0** Parking: **110** Total GFA: **228,354**

Project Type: **New Construction** Zoning:

Notes: **Current use is as DCR storage yard. 140 student units and 138 dorm rooms are preliminary estimates. Not subject to inclusionary zoning requirement.**

Address / Name: **85 First Street / First Street Assemblage Parcel D** Bldg. Permit: **BLDC-072867-2017**

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **76,227** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **None** Floor-Area Ratio: **2.35** Retail: **9,800**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **11** Total GFA: **9,800**

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. Project replaces existing commercial structure.**

Project Stage: Complete

Address / Name: **1868 Massachusetts Avenue / Gourmet Express Redevelopment** Bldg. Permit: **BLDC-021553-2014**

Neighborhood: **Neighborhood 9** Special Permit: **N/A** Lot Area (SF): **13,325** Gross Floor Area by Use (SF):

Developer: **1868 Mass Ave LLC** All Housing Units: **None** Floor-Area Ratio: **1.24** Hotel: **32,485**

Permit Type: **Large Project Review** Affordable Units: **None** Parking: **32** Retail: **2,363**

Project Type: **New Construction** Zoning: **BC/C-1** Hotel Rooms: **50** Total GFA: **34,848**

Notes: **Existing retail building demolished. 47 total on-site spaces include 15 spaces to be used by Lesley University. Was planned for housing.**

Address / Name: **2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center** Bldg. Permit: **BLDC-065301-2017**

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: **50 York Street / St. Patricks** Bldg. Permit: **BLDM-065327-2017**

Neighborhood: **Wellington Harrington** Special Permit: **N/A** Lot Area (SF): **32,535** Gross Floor Area by Use (SF):

Developer: **Just-A-Start** All Housing Units: **16** Floor-Area Ratio: **0.71** Residential: **22,417**

Permit Type: **Comprehensive Permit** Affordable Units: **16** Parking: **See note** Total GFA: **22,417**

Project Type: **New Construction** Zoning: **C-1**

Notes: **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.**

Project Stage: Complete

Subtotals: All Units: **180** Parking Spaces: **193** Hotel Rooms: **50**

Gross Floor Area by Use (SF):

Hotel: **32,485**

Institutional: **508,854**

Residential: **913,108**

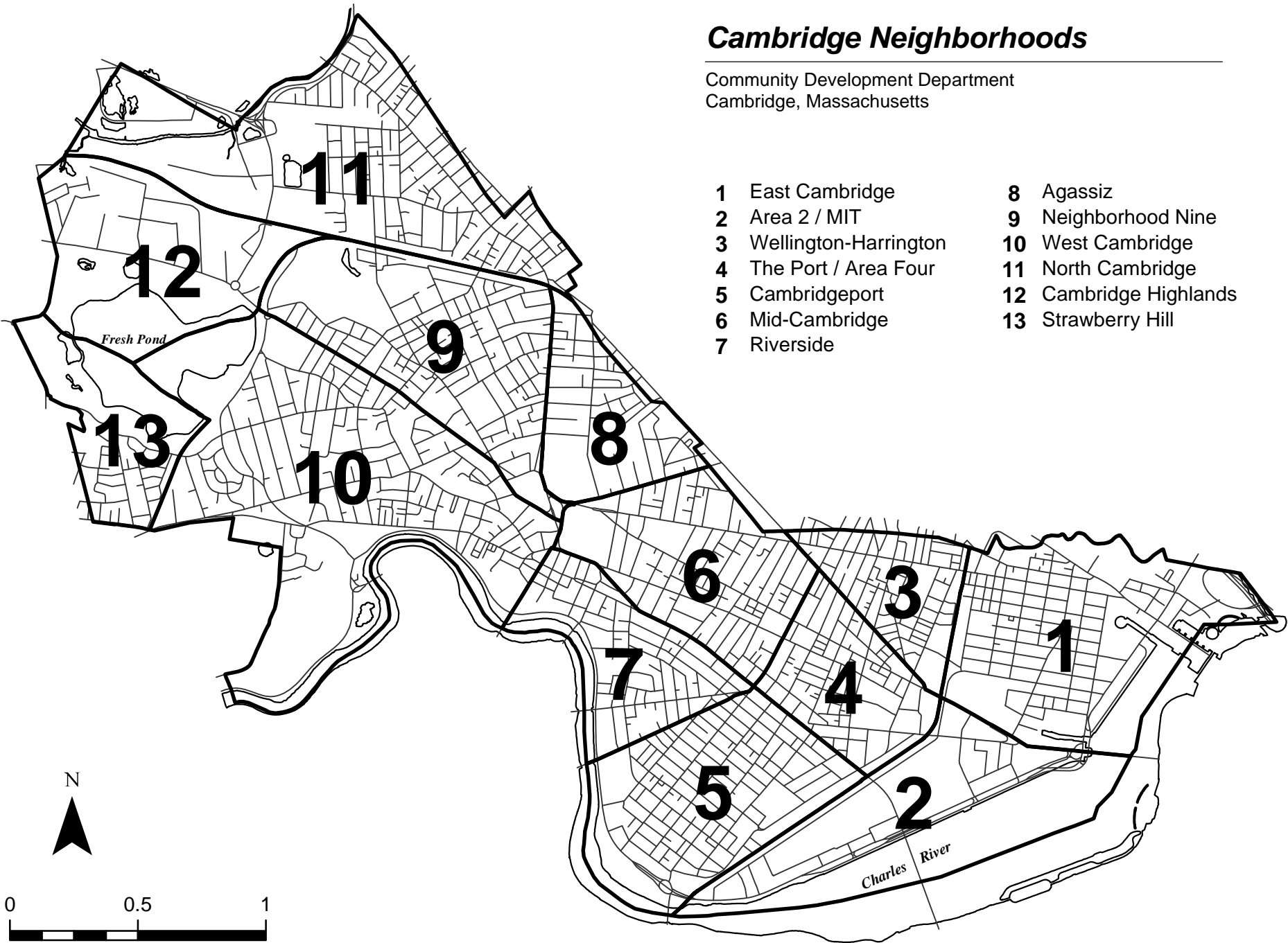
Retail: **60,963**

Total GFA: **1,515,410**

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

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



Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
1 Broadway / NoMa - Existing Building Phases 1-3, 5	Retail	MIT	Bldg. Permit Granted
145 Broadway / MXD Infill/Akamai Building	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 Remaining Master Plan	Residential	DivcoWest	Permit Granted/AOR
100 Cambridgeside Place / Cambridgeside Galleria Office Conversion	Office/R&D	New England Development	Bldg. Permit Granted
11 Education Circle / EF Building 3 including Student Housing	Institutional	EFEKTRA Schools, Inc	Complete
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	Permit Granted/AOR
85 First Street / First Street Assemblage Parcel D	Retail	Urban Spaces LLC	Complete
22 Hurley Street / First Street Assemblage Parcel C	Residential	Urban Spaces LLC	Permit Granted/AOR
222 Jacobs Street / Cambridge Crossing Bldg J/K	Office/R&D	DivcoWest	Bldg. Permit Granted
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
165 Main Street / NoMa - Phase 4 Podium	Residential	MIT	Bldg. Permit Granted
165 Main Street / NoMa - Phase 4 Residential Tower	Office/R&D	MIT	Permit Granted/AOR
325 Main Street / MXD Infill/Google Building/Former Coop Site	Office/R&D	Boston Properties	Permit Granted/AOR
181 Morgan Avenue / Cambridge Crossing Bldg Q1	Office/R&D	DivcoWest	Bldg. Permit Granted

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
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
101/111 North First Street / Cambridge Crossing Bldg W	Retail	DivcoWest	Bldg. Permit Granted
2 North First Street / Cambridge Crossing Bldg I	Residential	DivcoWest	Permit Granted/AOR
50 Rogers Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Bldg. Permit Granted
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
350 Water Street / Cambridge Crossing Bldg G	Office/R&D	DivcoWest	Bldg. Permit Granted
450 Water Street / Cambridge Crossing Bldg H	Office/R&D	DivcoWest	Bldg. Permit Granted
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
25 Hayward Street / SoMa Garage - MIT Kendall Square	Parking Garage	MIT	Bldg. Permit Granted
238 Main Street / MIT Kendall Square Building 3/18 Hayward St	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

Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
84 Wadsworth Street / MIT Kendall Square Building 2	Office/R&D	MIT	Permit Granted/AOR
Neighborhood 3 - Wellington Harrington	Primary Use	Developer	Project Stage
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	Complete
Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
47 Bishop Allen Drive / Mass & Main	Residential	Watermark Central Venture	Complete
5 Columbia Street / Mass & Main	Residential	Watermark Central Venture	Bldg. Permit Granted
6-10 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
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
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

Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
212 Hampshire Street / Ryles	Residential	212 Hampshire St LLC c/o Ninoj Pradhan	Bldg. Permit Granted
Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
1699 Massachusetts Avenue / Changsho Parking Lot	Residential	Lotus Harvard Enterprise	Bldg. Permit Granted
1785-91 Massachusetts Avenue / Frost Terrace	Residential	Capstone Communities LLC	Bldg. Permit Granted
Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
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
Neighborhood 10 - West Cambridge	Primary Use	Developer	Project Stage
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
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted
30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
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	Complete
Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
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