

# **City of Cambridge Community Development Department**

## **Development Log** January – March 2020

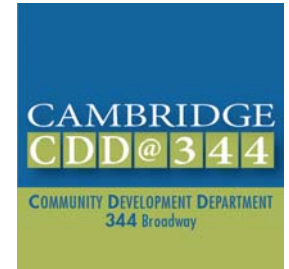


# **City of Cambridge**

## **Community Development Department**

### **Development Log**

#### **January – March 2020**



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.
- ◆ *Zoning 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 for structure (foundation permit alone does not meet definition).

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

Forward any questions or comments about the Development Log to:

Cliff Cook, Senior Planning Information Manager  
Cambridge Community Development Department  
344 Broadway, Cambridge, MA 02139

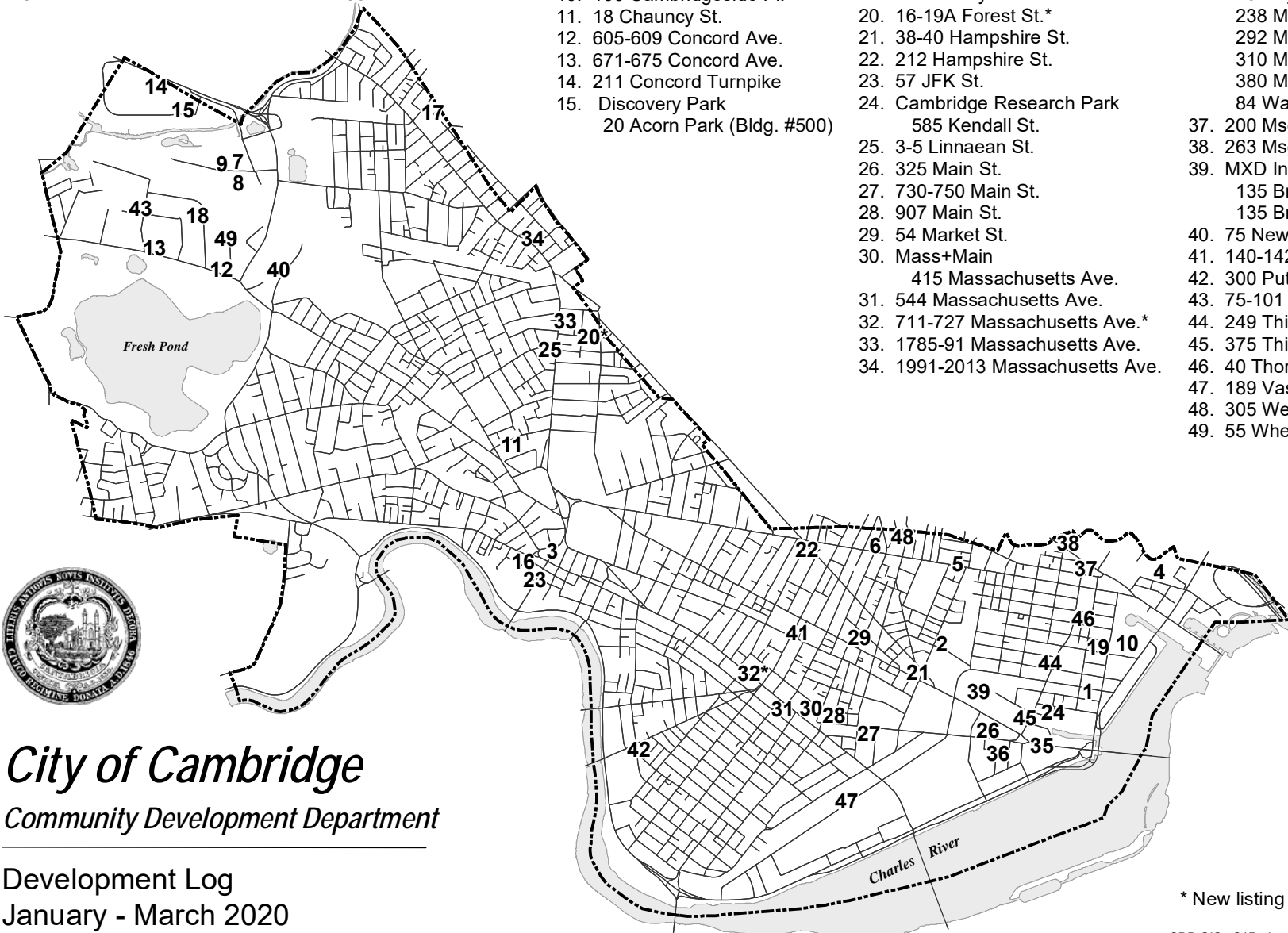
Phone: (617) 349-4656

Fax: (617) 349-4669

E-mail: [ccook@cambridgema.gov](mailto:ccook@cambridgema.gov)

# Development Projects in Current Pipeline

- |   |  |   |  |  |
|---|--|---|--|--|
| 1. Binney St. Development<br>161 First St.<br>41 Linskey Way<br>50 Rogers St. | 4. Cambridge Crossing<br>181 Morgan Ave.<br>100/110 North First St.<br>151 North First St.<br>350 Water St.<br>450 Water St. | 5. 747 Cambridge St.<br>6. 1043 Cambridge St.<br>7. 35 Cambridgepark Dr.<br>8. 50 Cambridgepark Dr.<br>9. 87-101 Cambridgepark Dr.<br>10. 100 Cambridgepark Pl.<br>11. 18 Chauncy St.<br>12. 605-609 Concord Ave.<br>13. 671-675 Concord Ave.<br>14. 211 Concord Turnpike<br>15. Discovery Park<br>20 Acorn Park (Bldg. #500) | 16. 16-18 Eliot St.<br>17. 95-99 Elmwood St.<br>18. 95 Fawcett St.<br>19. First Street Assemblage<br>107 First St.<br>22 Hurley St.<br>20. 16-19A Forest St.*<br>21. 38-40 Hampshire St.<br>22. 212 Hampshire St.<br>23. 57 JFK St.<br>24. Cambridge Research Park<br>585 Kendall St.<br>25. 3-5 Linnaean St.<br>26. 325 Main St.<br>27. 730-750 Main St.<br>28. 907 Main St.<br>29. 54 Market St.<br>30. Mass+Main<br>415 Massachusetts Ave.<br>31. 544 Massachusetts Ave.<br>32. 711-727 Massachusetts Ave.*<br>33. 1785-91 Massachusetts Ave.<br>34. 1991-2013 Massachusetts Ave. | 35. MIT Kendall Square: NoMa<br>4 Broad Canal<br>1 Broadway<br>165 Main St.<br>36. MIT Kendall Square: SoMa<br>25 Hayward St.<br>238 Main St.<br>292 Main St.<br>310 Main St.<br>380 Main St.<br>84 Wadsworth St.<br>37. 200 Msgr. O'Brien Highway<br>38. 263 Msgr. O'Brien Highway<br>39. MXD Infill<br>135 Broadway North<br>135 Broadway South<br>40. 75 New St.<br>41. 140-142 Prospect St.<br>42. 300 Putnam Ave.<br>43. 75-101 Smith Pl.<br>44. 249 Third St.<br>45. 375 Third St.<br>46. 40 Thorndike St.<br>47. 189 Vassar St.<br>48. 305 Webster Ave.<br>49. 55 Wheeler St. |
|---|--|---|--|--|



**City of Cambridge**  
Community Development Department

Development Log  
January - March 2020

\* New listing added with this update

## Development Log - Project Summary

### Project Stage: Permitting

Address / Name: <b>747 Cambridge Street / Polish Club</b>						Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Wellington Harrington</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>4,500</b>	Gross Floor Area by Use (SF):	
Developer:	<b>747 Cambridge St , LLC</b>	All Housing Units:	<b>9</b>	Floor-Area Ratio:	<b>2.22</b>	Community Center:	<b>1,500</b>
Permit Type:	<b>Board of Zoning Appeals</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>9</b>	Residential:	<b>9,235</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BA/C-1</b>			Total GFA:	<b>10,735</b>
Notes:	<b>Includes demolition of current club building.</b>						
Address / Name: <b>87-101 Cambridgepark Drive</b>						Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB354</b>	Lot Area (SF):	<b>132,745</b>	Gross Floor Area by Use (SF):	
Developer:	<b>HCP/King 101 CPD LLC</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>1.55</b>	Office/R&D:	<b>141,834</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>137</b>	Total GFA:	<b>141,834</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-2A/AOD6</b>				
Notes:	<b>Includes redevelopment of front portion of parcel replacing surface parking. Site will retain existing 63,851 SF building and associated parking spaces.</b>						
Address / Name: <b>16-19A Forest Street</b>						Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Agassiz</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>51,943</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Forest Street Cambridge LLC</b>	All Housing Units:	<b>15</b>	Floor-Area Ratio:	<b>2.42</b>	Residential:	<b>19,804</b>
Permit Type:	<b>Board of Zoning Appeals</b>	Affordable Units:	<b>TBD</b>	Parking:	<b>See note</b>	Total GFA:	<b>19,804</b>
Project Type:	<b>Alteration</b>	Zoning:	<b>B</b>				
Notes:	<b>Conversion of existing basement space to add residential units to existing 123 unit building. FAR includes existing structure.</b>						

**Project Stage: Permitting**

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Address / Name: **38-40 Hampshire Street / Independent Hotel** Bldg. Permit: **N/A**

Neighborhood: **The Port/Area IV** Special Permit: **PB358** Lot Area (SF): **5,758** Gross Floor Area by Use (SF):

Developer: **38-40 Hampshire St LLC** All Housing Units: **None** Floor-Area Ratio: **4.00** Hotel: **23,030**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **16** Total GFA: **23,030**

Project Type: **New Construction** Zoning: **I-B** Hotel Rooms: **68**

Notes: **Partial former use was used car lot. Chained off for years and no parking available there at time of application.**

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Address / Name: **544 Massachusetts Avenue** Bldg. Permit: **N/A**

Neighborhood: **Cambridgeport** Special Permit: **TBD** Lot Area (SF): **4,391** Gross Floor Area by Use (SF):

Developer: **Central Square Redevelopment LLC** All Housing Units: **29** Floor-Area Ratio: **3.97** Residential: **17,436**

Permit Type: **Board of Zoning Appeals** Affordable Units: **TBD** Parking: **0** Total GFA: **17,436**

Project Type: **Alteration/Change of Use** Zoning: **BB-CSQ**

Notes: **Existing building to be expanded to accommodate residential use on upper floors. Existing ground floor retail to be retained. Requires both BZA variance and Planning Board special permit.**

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Address / Name: **711-727 Massachusetts Avenue / Gaslight Building** Bldg. Permit: **N/A**

Neighborhood: **Mid-Cambridge** Special Permit: **PB361** Lot Area (SF): **10,553** Gross Floor Area by Use (SF):

Developer: **Gas Light Building LLC** All Housing Units: **None** Floor-Area Ratio: **3.97** Hotel: **24,497**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Office/R&D: **18,746**

Project Type: **Alteration/Change of Use** Zoning: **BB-CSQ** Hotel Rooms: **37** Retail: **3,066**

Notes: **Addition to existing structure and rehab to convert office building with ground floor retail to boutique hotel including office and retail uses.** Total GFA: **46,309**

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**Project Stage: Permitting**

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Address / Name:	<b>75-109 Smith Place</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>Cambridge Highlands</b>	Special Permit:	<b>PB359</b>	Lot Area (SF):	<b>113,246</b>	Gross Floor Area by Use (SF):	
Developer:	<b>The Davis Companies</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>1.26</b>	Office/R&D:	<b>143,153</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking:	<b>154</b>	Total GFA:	<b>143,153</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IB-2/AOD1,01/AOD3</b>				
Notes:	<b>Will include demolition of existing technical office structure.</b>						

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Subtotals:	All Units: <b>53</b>	Parking Spaces: <b>316</b>	Hotel Rooms: <b>105</b>	Gross Floor Area by Use (SF):	
				Community Center:	<b>1,500</b>
				Hotel:	<b>47,527</b>
				Office/R&D:	<b>303,733</b>
				Residential:	<b>46,475</b>
				Retail:	<b>3,066</b>
				Total GFA:	<b>402,301</b>

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

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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.**

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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.**

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Address / Name: **Cambridge Crossing Remaining Master Plan / Cambridge Crossing (North Point)** 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**

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

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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**

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Address / Name: **605 Concord Avenue / Acorn Holdings Concord Ave. 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.**

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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.**

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

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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.**

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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.**

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Address / Name: **585 Kendall 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. Formerly 585 Third Street.**

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

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Address / Name: **3-5 Linnaean Street / Basement Housing** 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.**

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Address / Name: **41 Linskey Way / Alexandria PUD** 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.**

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Address / Name: **380 Main Street / Building 6 / MIT Kendall Square** 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.**

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

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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.**

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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.**

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Address / Name: **151 North First Street / Building I / Cambridge Crossing (North Point)** 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.**

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

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Address / Name: **40 Thorndike Street / Sullivan 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: **48** Floor-Area Ratio: **7.97** Office/R&D: **452,237**

Permit Type: **Planning Board Special Permit** Affordable Units: **48** Parking: **362** Residential: **24,066**

Project Type: **Addition/Alteration** Zoning: **BB** Retail: **15,000**

Notes: **Redevelopment of former Middlesex County Courthouse. Parking includes 92 spaces on-site and 270 spaces leased at First St Garage. GFA figures to be revised.** Total GFA: **491,303**

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Address / Name: **84 Wadsworth Street / Building 2 / MIT Kendall Square** 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.**

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Address / Name: **55 Wheeler Street / former Abt Associates** 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.**

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

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Subtotals:      All Units: **2,915**      Parking Spaces: **1,484**      Hotel Rooms: **120**

Gross Floor Area by Use (SF):

Hotel:	<b>21,796</b>
Mixed Use:	<b>823,448</b>
Office/R&D:	<b>1,682,637</b>
Residential:	<b>2,707,170</b>
Retail:	<b>94,349</b>
Theater:	<b>75,000</b>
Total GFA:	<b>5,404,400</b>



**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: **24 Brattle Street / aka 1 JFK Street/Abbott Building / former Corcoran Building** Bldg. Permit: **30291**

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: **4 Broad Canal / NoMA Phase 5 / MIT Kendall Square** Bldg. Permit: **17488**

Neighborhood: **East Cambridge** Special Permit: **PB302** Lot Area (SF): **41,536** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **5.55** Retail: **6,418**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **6,418**

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

Notes: **Parking included in other project phases.**

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**Project Stage: Building Permit Granted**

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Address / Name: **1 Broadway / NoMa Existing Building Phases 1-3 / MIT Kendall Square** Bldg. Permit: **BLDC-060080-2017**

Neighborhood: **East Cambridge** Special Permit: **PB302** Lot Area (SF): **41,536** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **5.55** Other: **14,040**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **19,782**

Project Type: **New Construction** Zoning: **O-3A, PUD-3** Total GFA: **33,822**

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

---

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: **50 Cambridgepark Drive** Bldg. Permit: **33495**

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: **55** 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. Includes 9 surface parking spaces.**

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**Project Stage: Building Permit Granted**

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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 Cambridgeside Galleria Mall to office space. No change to building structure or parking.**

---

Address / Name: **671-675 Concord Avenue / Finch Building** 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.**

---

Address / Name: **201-203 Concord Turnpike / Tempo at Alewife Station Phases 3/4** 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: **181** Floor-Area Ratio: **1.95** Residential: **160,881**

Permit Type: **Planning Board Special Permit** Affordable Units: **25** Parking: **See note** Total GFA: **160,881**

Project Type: **New Construction** Zoning: **SP-4A**

Notes: **Includes demolition of existing motel and bowling alley. First two phases complete and include 149 units. 239 parking spaces included in prior phases. Total project GFA is 324,440.**

---

**Project Stage: Building Permit Granted**

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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.**

---

Address / Name: **107 First Street / Parcel B / First Street PUD** Bldg. Permit: **19116**  
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: **14** 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. 23 surface parking spaces for retail. Includes 142 space underground garage with 42 spaces for 121 First St/Parcel A. 100 garage spaces shared with 22 Hurley St/Parcel C residential units with 87 apportioned here.**

---

Address / Name: **161 First Street / Alexandria PUD** Bldg. Permit: **54231**  
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.**

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**Project Stage: Building Permit Granted**

Address / Name: **212 Hampshire Street / former Ryles Jazz Club** 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: **Former site of 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.**

Address / Name: **22 Hurley Street / Parcel C / First Street PUD** Bldg. Permit: **19126**

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: **2** 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 shared with 107 First St/Parcel B residential units 13 of which are apportioned here.**

**Project Stage: Building Permit Granted**

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Address / Name: **165 Main Street / NoMa Phase 4 Residential Tower / MIT Kendall Square** Bldg. Permit: **49880**

Neighborhood: **East Cambridge** Special Permit: **PB302** Lot Area (SF): **74,736** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **300** Floor-Area Ratio: **5.55** Office/R&D: **305,074**

Permit Type: **Planning Board Special Permit** Affordable Units: **63** 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. Existing building retains 1 Broadway address.**

---

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

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## Project Stage: Building Permit Granted

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Address / Name: **292 Main Street / Building 4 / MIT Kendall Square** 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 / Building 5 / MIT Kendall Square** 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: **325 Main Street / Google Building / former MIT Coop Building / MXD Infill** Bldg. Permit: **49584**

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.**

---

**Project Stage: Building Permit Granted**

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Address / Name: **730-750 Main Street** Bldg. Permit: **51675/51676**

Neighborhood: **The Port/Area IV** Special Permit: **N/A** Lot Area (SF): **65,211** Gross Floor Area by Use (SF):

Developer: **MITIMCO** All Housing Units: **None** Floor-Area Ratio: **3.13** Office/R&D: **197,495**

Permit Type: **As of Right** Affordable Units: **None** Parking: **123** Retail: **6,594**

Project Type: **Addition/Alteration** Zoning: **IB** Total GFA: **204,089**

Notes: **Updating of existing buildings to current R&D/office standards and addition of retail space. Includes 14,598 addition and creation of 123 space underground parking garage. Structures previously occupied by Polaroid.**

---

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: **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.**

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**Project Stage: Building Permit Granted**

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Address / Name: **1785-91 Massachusetts Avenue / Frost Terrace** Bldg. Permit: **33413/33918/34026**

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. Additional building permit 34030.**

---

Address / Name: **1991-2013 Massachusetts Avenue / St. James at Porter Square** 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: **181 Morgan Avenue / Building Q1 / Cambridge Crossing (North Point)** 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.**

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**Project Stage: Building Permit Granted**

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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: **100/110 North First Street / Building W / Cambridge Crossing (North Point)** Bldg. Permit: **26076/21042**  
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: **140-142 Prospect Street** Bldg. Permit: **58934**  
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**

---

**Project Stage: Building Permit Granted**

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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: **As of Right** 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.**

---

Address / Name: **50 Rogers Street / Alexandria PUD** 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.**

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Address / Name: **375 Third Street / New Volpe Building** Bldg. Permit: **NA/Federal Project**  
Neighborhood: **East Cambridge** Special Permit: **N/A** Lot Area (SF): **174,240** Gross Floor Area by Use (SF):  
Developer: **US GSA/DOT** All Housing Units: **None** Floor-Area Ratio: **2.30** Government: **400,000**  
Permit Type: **As of Right** Affordable Units: **None** Parking: Total GFA: **400,000**  
Project Type: **New Construction** Zoning:  
Notes: **Building permit not required due to this being a federal government project. Details press release and assessing data. Permanent street address to be assigned.**

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**Project Stage: Building Permit Granted**

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Address / Name: **189 Vassar Street / 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: **350 Water Street / Building G / Cambridge Crossing (North Point)** 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.**

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**Project Stage: Building Permit Granted**

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Address / Name: **450 Water Street / Building H / Cambridge Crossing (North Point)** 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 / Inman Crossing / former Columbia Auto Parts** 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**

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Subtotals: All Units: **1,916** Parking Spaces: **3,984** Hotel Rooms: **67**

Gross Floor Area by Use (SF):

Government:	<b>400,000</b>
Hotel:	<b>24,237</b>
Institutional:	<b>580,789</b>
Office/R&D:	<b>2,929,192</b>
Other:	<b>14,040</b>
Parking Garage:	<b>0</b>
Residential:	<b>1,192,138</b>
Retail:	<b>251,030</b>
Total GFA:	<b>5,391,426</b>

**Project Stage: Complete**

---

Address / Name: **20 Acorn Park Drive / 500 Discovery Park / Discovery Park** 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 allocated from Discovery Park inventory.**

---

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: **201-203 Concord Turnpike / Tempo at Alewife Station Phase 2** 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: **65** Floor-Area Ratio: **1.95** Residential: **96,431**

Permit Type: **Planning Board Special Permit** Affordable Units: **10** Parking: **159** Total GFA: **96,431**

Project Type: **New Construction** Zoning: **SP-4A**

Notes: **Includes demolition of existing motel and bowling alley. Phase 1 and 2 complete and include 139 units. Total project 324,440 SF and 239 parking spaces.**

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**Project Stage: Complete**

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Address / Name: **425 Massachusetts Avenue / Phase 2 / 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: **81** Floor-Area Ratio: **6.50** Residential: **63,625**

Permit Type: **Planning Board Special Permit** Affordable Units: **16** Parking: **See note** Total GFA: **63,625**

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

Notes: **14,479 GFA retail exempt from FAR. 5 Columbia St. has separate permit. Total project includes 259 units, 45 affordable, and 179,255 SF residential. All parking in Phase 1.**

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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.**

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Subtotals: All Units: **239** Parking Spaces: **218** Gross Floor Area by Use (SF):

Office/R&D: **132,000**

Residential: **241,585**

Retail: **1,540**

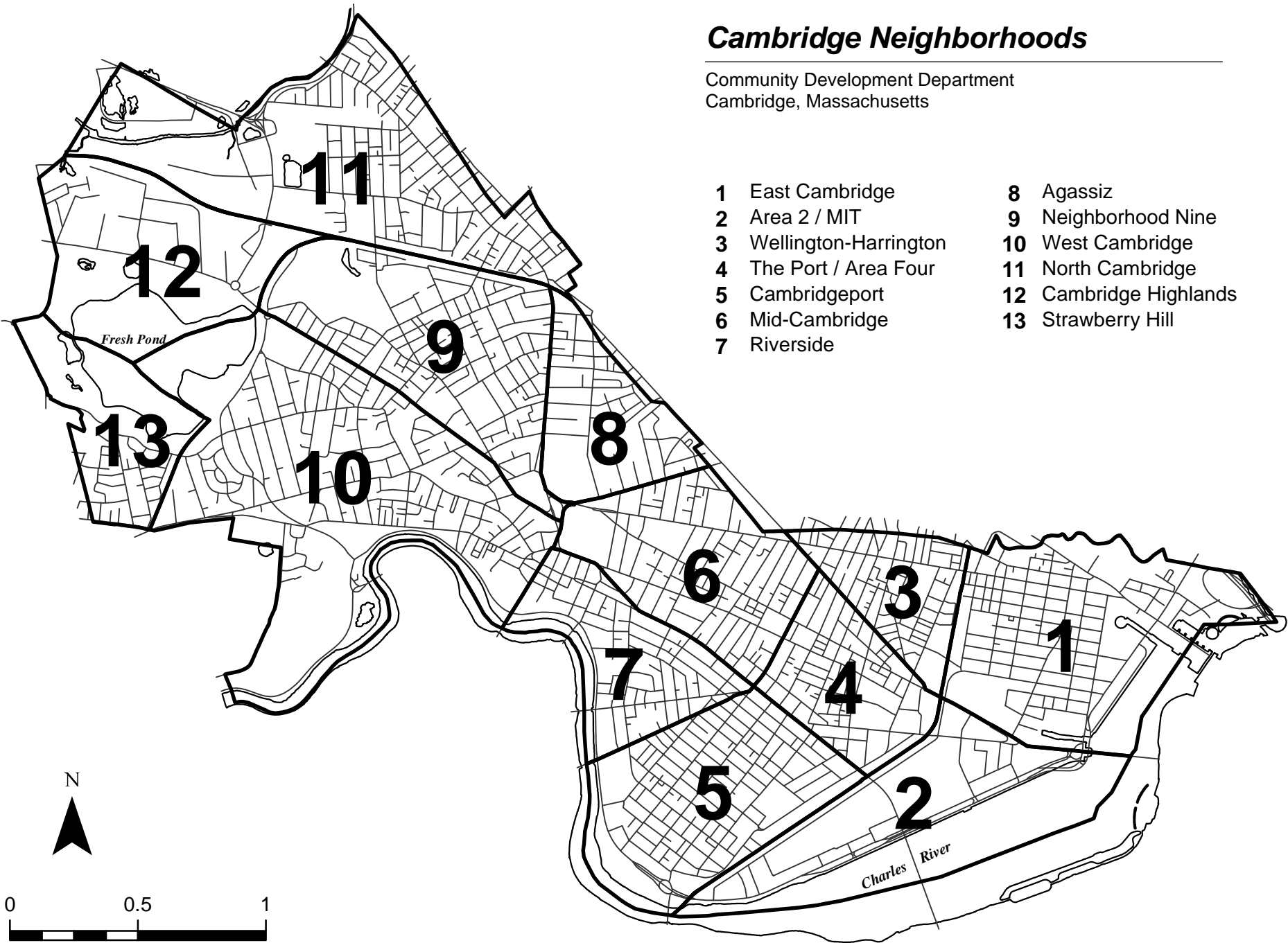
Total GFA: **375,125**



# 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
4 Broad Canal / NoMA Phase 5	Retail	MIT	Bldg. Permit Granted
1 Broadway / NoMa Existing Building Phases 1-3	Retail	MIT	Bldg. Permit Granted
135 Broadway North	Residential	Boston Properties	Zoning Permit Granted/A
135 Broadway South	Residential	Boston Properties	Zoning Permit Granted/A
Cambridge Crossing Remaining Master Plan	Residential	DivcoWest	Zoning Permit Granted/A
100 Cambridgeside Place / Cambridgeside Galleria Office Conversion	Office/R&D	New England Development	Bldg. Permit Granted
107 First Street / Parcel B	Residential	Urban Spaces LLC	Bldg. Permit Granted
161 First Street	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
22 Hurley Street / Parcel C	Residential	Urban Spaces LLC	Bldg. Permit Granted
585 Kendall Street / Constellation Theatre	Theater	Constellation	Zoning Permit Granted/A
41 Linskey Way	Office/R&D	Alexandria Real Estate	Zoning Permit Granted/A
165 Main Street / NoMa Phase 4 Residential Tower	Office/R&D	MIT	Bldg. Permit Granted
325 Main Street / Google Building	Office/R&D	Boston Properties	Bldg. Permit Granted
181 Morgan Avenue / Building Q1	Office/R&D	DivcoWest	Bldg. Permit Granted
200 Msgr. O'Brien Highway / Ascend Mass RMD	Retail	Ascend Mass LLC	Zoning Permit Granted/A
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Zoning Permit Granted/A
100/110 North First Street / Building W	Retail	DivcoWest	Bldg. Permit Granted
151 North First Street / Building I	Residential	DivcoWest	Zoning Permit Granted/A

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
50 Rogers Street	Residential	Alexandria Real Estate	Bldg. Permit Granted
249 Third Street	Residential	Equity Residential	Complete
375 Third Street / New Volpe Building	Government	US GSA/DOT	Bldg. Permit Granted
40 Thorndike Street / Sullivan Courthouse Redevelopment	Office/R&D	Leggat McCall	Zoning Permit Granted/A
350 Water Street / Building G	Office/R&D	DivcoWest	Bldg. Permit Granted
450 Water Street / Building H	Office/R&D	DivcoWest	Bldg. Permit Granted
<b>Neighborhood 2 - MIT / Area 2</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
25 Hayward Street / SoMa Garage	Parking Garage	MIT	Bldg. Permit Granted
238 Main Street / aka 18 Hayward St/Building 3	Office/R&D	MIT	Bldg. Permit Granted
292 Main Street / Building 4	Institutional	MIT	Bldg. Permit Granted
314 Main Street / Building 5	Office/R&D	MIT	Bldg. Permit Granted
380 Main Street / Building 6	Retail	MIT	Zoning Permit Granted/A
189 Vassar Street / MIT Undergraduate Dormitory	Institutional	MIT	Bldg. Permit Granted
84 Wadsworth Street / Building 2	Office/R&D	MIT	Zoning Permit Granted/A
<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	Zoning Permit Granted/A
747 Cambridge Street / Polish Club	Residential	747 Cambridge St , LLC	Permitting
305 Webster Avenue / Inman Crossing	Residential	M & H Realty Trust	Bldg. Permit Granted

<b>Neighborhood 4 - The Port/Area IV</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
38-40 Hampshire Street / Independent Hotel	Hotel	38-40 Hampshire St LLC	Permitting
730-750 Main Street	Office/R&D	MITIMCO	Bldg. Permit Granted
907 Main Street	Hotel	Patrick Barrett	Bldg. Permit Granted
54 Market Street / Squirrelwood	Residential	Just-A-Start Corporation	Bldg. Permit Granted
425 Massachusetts Avenue / Phase 2	Residential	Watermark Central Venture	Complete
140-142 Prospect Street	Residential	Islamic Society of Cambridge	Bldg. Permit Granted
<b>Neighborhood 5 - Cambridgeport</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
544 Massachusetts Avenue	Residential	Central Square Redevelopment LLC	Permitting
300 Putnam Avenue	Residential	Biotech Realty Investors	Bldg. Permit Granted
<b>Neighborhood 6 - Mid-Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
212 Hampshire Street	Residential	212 Hampshire St LLC c/o Ninoj Pradhan	Bldg. Permit Granted
711-727 Massachusetts Avenue / Gaslight Building	Hotel	Gas Light Building LLC	Permitting
<b>Neighborhood 8 - Agassiz</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
16-19A Forest Street	Residential	Forest Street Cambridge LLC	Permitting
1785-91 Massachusetts Avenue / Frost Terrace	Residential	Capstone Communities LLC	Bldg. Permit Granted
<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	Complete
3-5 Linnaean Street / Basement Housing	Residential	Wulow Land Corporation	Zoning Permit Granted/A
75-77 New Street	Residential	AbodeZ Acorn LLC	Bldg. Permit Granted

<b>Neighborhood 10 - West Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
24 Brattle Street / aka 1 JFK Street/Abbott Building	Retail	Regency Centers	Bldg. Permit Granted
16-18 Eliot Street	Residential	16-18 Eliot LLC	Zoning Permit Granted/A
57 JFK Street	Office/R&D	Raj Dhanda	Zoning Permit Granted/A
<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
20 Acorn Park Drive / 500 Discovery Park	Office/R&D	Bulfinch Company	Complete
35 Cambridgepark Drive	Office/R&D	Davis Companies/TDC Development	Bldg. Permit Granted
50 Cambridgepark Drive	Residential	Hanover Company	Bldg. Permit Granted
87-101 Cambridgepark Drive	Office/R&D	HCP/King 101 CPD LLC	Permitting
201-203 Concord Turnpike / Tempo at Alewife Station Phase 2	Residential	Criterion Development Partners	Complete
201-203 Concord Turnpike / Tempo at Alewife Station Phases 3/4	Residential	Criterion Development Partners	Bldg. Permit Granted
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Zoning Permit Granted/A
1991-2013 Massachusetts Avenue / St. James at Porter Square	Residential	Oaktree Development	Bldg. Permit Granted
<b>Neighborhood 12 - Cambridge Highlands</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
605 Concord Avenue / Acorn Holdings Concord Ave. Phase II	Residential	Acorn Holdings	Zoning Permit Granted/A
671-675 Concord Avenue / Finch Building	Residential	HRI	Bldg. Permit Granted
95 Fawcett Street	Residential	95 Fawcett LLC	Bldg. Permit Granted
75-109 Smith Place	Office/R&D	The Davis Companies	Permitting
55 Wheeler Street	Residential	55-9 Wheels Owner LLC	Zoning Permit Granted/A