

City of Cambridge Community Development Department

Development Log July - September 2020

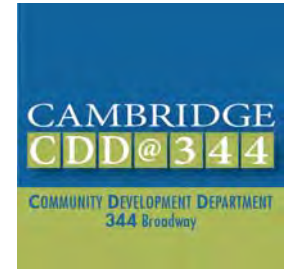


City of Cambridge

Community Development Department

Development Log

October - December 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;
- ◆ Any other residential projects that employ 100% Affordable Housing Overlay zoning;
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant;
- ◆ Any 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)

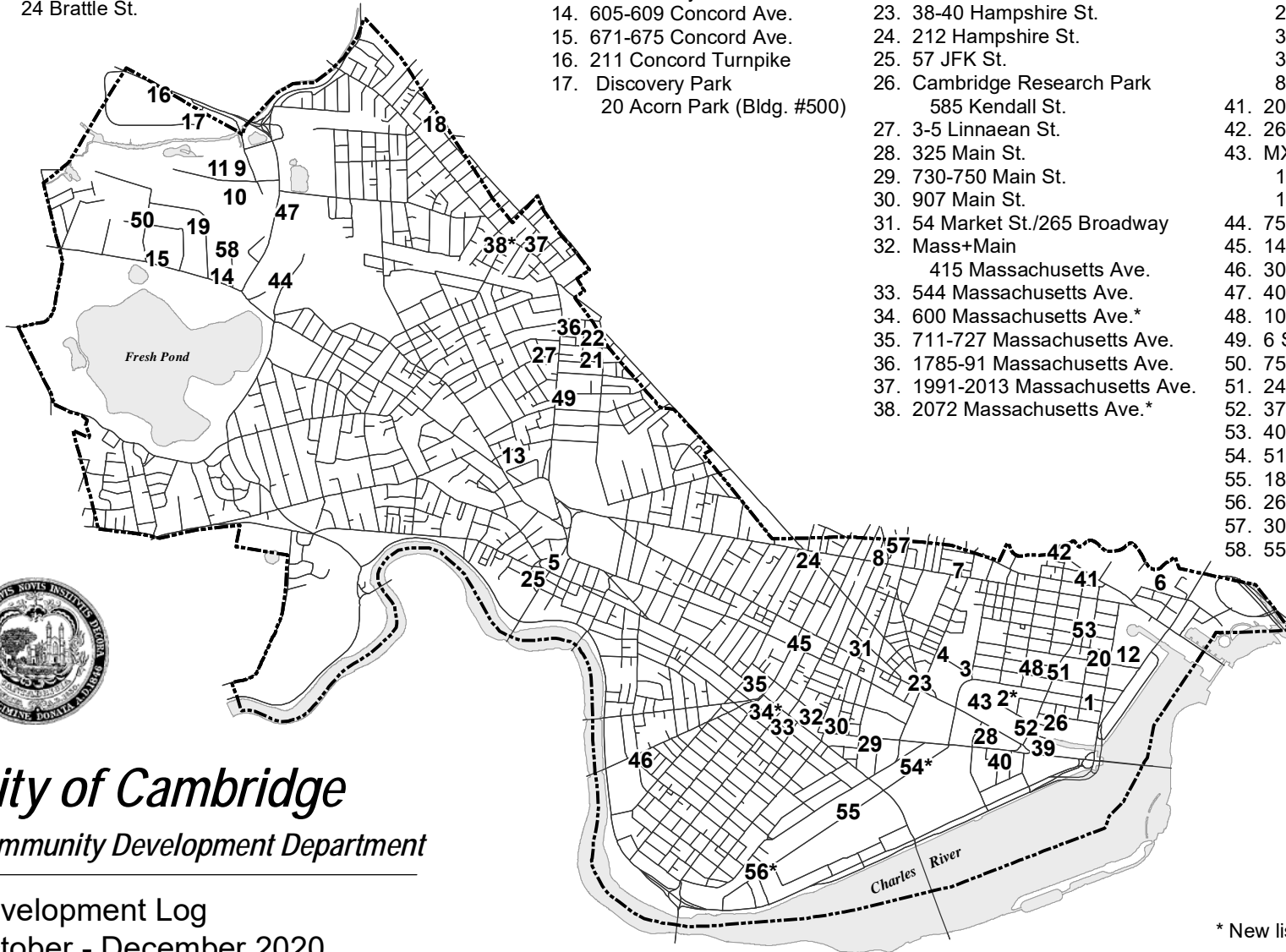
Forward any questions or comments about the Development Log to:

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

Development Projects in Current Pipeline

- | | | | | |
|---|---|---|--|--|
| 1. Binney St. Development
161 First St.
41 Linskey Way
50 Rogers St. | 6. Cambridge Crossing
181 Morgan Ave.
441 Morgan Ave.
100/110 North First St.
151 North First St.
350 Water St.
450 Water St. | 7. 747 Cambridge St.
8. 1043 Cambridge St.
9. 35 Cambridgepark Dr.
10. 50 Cambridgepark Dr.
11. 87-101 Cambridgepark Dr.
12. 100 Cambridgeside Pl.
13. 18 Chauncy St.
14. 605-609 Concord Ave.
15. 671-675 Concord Ave.
16. 211 Concord Turnpike
17. Discovery Park
20 Acorn Park (Bldg. #500) | 18. 95-99 Elmwood St.
19. 95 Fawcett St.
20. First Street Assemblage
107 First St.
22 Hurley St.
21. 16-18A Forest St.
22. 17-19A Forest St.
23. 38-40 Hampshire St.
24. 212 Hampshire St.
25. 57 JFK St.
26. Cambridge Research Park
585 Kendall St.
27. 3-5 Linnaean St.
28. 325 Main St.
29. 730-750 Main St.
30. 907 Main St.
31. 54 Market St./265 Broadway
32. Mass+Main
415 Massachusetts Ave.
33. 544 Massachusetts Ave.
34. 600 Massachusetts Ave.*
35. 711-727 Massachusetts Ave.
36. 1785-91 Massachusetts Ave.
37. 1991-2013 Massachusetts Ave.
38. 2072 Massachusetts Ave.* | 39. MIT Kendall Square: NoMa
4 Broad Canal Way
1 Broadway
165 Main St.
40. MIT Kendall Square: SoMa
25 Hayward St.
238 Main St.
290 Main St.
314 Main St.
380 Main St.
84 Wadsworth St.
41. 200 Msgr. O'Brien Highway
42. 263 Msgr. O'Brien Highway
43. MXD Infill
135 Broadway North
135 Broadway South
44. 75 New St.
45. 140-142 Prospect St.
46. 300 Putnam Ave.
47. 402 Rindge Ave.
48. 101 Rogers St.
49. 6 Sacramento St.
50. 75-101 Smith Pl.
51. 249 Third St.
52. 375 Third St.
53. 40 Thorndike St.
54. 51 Vassar St.*
55. 189 Vassar St.
56. 269-301 Vassar St.*
57. 305 Webster Ave.
58. 55 Wheeler St. |
|---|---|---|--|--|



City of Cambridge

Community Development Department

Development Log
October - December 2020

* New listing added with this update

Development Log - Project Summary

Project Stage: Permitting

Address / Name:	100 Cambridgeside Place / Cambridgeside Galleria				Bldg. Permit:	NA	
Neighborhood:	East Cambridge	Special Permit:	PB364	Lot Area (SF):	359,065	Gross Floor Area by Use (SF):	
Developer:	New England Development	All Housing Units:	200	Floor-Area Ratio:	0.00	Office/R&D:	1,100,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	1695	Residential:	175,000
Project Type:	New Construction/Alteration	Zoning:	BA/PUD-8		Retail:	390,000	
Notes:	Redevelopment of Cambridgeside Galleria mall into a mixed use development with office/R&D and residential components as well as retail. Onsite parking reduced from 2,490 to 1,695 spaces.					Total GFA:	1,665,000

Address / Name:	16-18A Forest Street				Bldg. Permit:	N/A	
Neighborhood:	Agassiz	Special Permit:	N/A	Lot Area (SF):	30,411	Gross Floor Area by Use (SF):	
Developer:	Forest Street Cambridge LLC	All Housing Units:	7	Floor-Area Ratio:	2.01	Residential:	7,375
Permit Type:	Board of Zoning Appeals	Affordable Units:	TBD	Parking:	See note	Total GFA:	7,375
Project Type:	Alteration	Zoning:	B				
Notes:	Conversion of existing basement space to add residential units to existing 57 unit building. FAR includes existing structure. No parking added as part of the conversion.						

Address / Name:	17-19A Forest Street				Bldg. Permit:	N/A	
Neighborhood:	Agassiz	Special Permit:	N/A	Lot Area (SF):	21,532	Gross Floor Area by Use (SF):	
Developer:	Forest Street Cambridge LLC	All Housing Units:	8	Floor-Area Ratio:	2.99	Residential:	11,709
Permit Type:	Board of Zoning Appeals	Affordable Units:	TBD	Parking:	See note	Total GFA:	11,709
Project Type:	Alteration	Zoning:	B				
Notes:	Conversion of existing basement space to add residential units to existing 66 unit building. FAR includes existing structure. No parking added as part of the conversion.						

Project Stage: Permitting

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.						
Address / Name:	600 Main Street / Ragon Institute / former Olmstead-Flint Building					Bldg. Permit:	N/A
Neighborhood:	MIT / Area 2	Special Permit:	PB375	Lot Area (SF):	67,579	Gross Floor Area by Use (SF):	
Developer:	MIT/Ragon Institute	All Housing Units:	None	Floor-Area Ratio:	2.75	Institutional:	185,810
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	120	Total GFA:	185,810
Project Type:	New Construction	Zoning:	IB				
Notes:	Demolition of preexisting industrial and warehouse structures. The Ragon Institute is assoicated with MGH, MIT and Harvard.						
Address / Name:	2072 Massachusetts Avenue / former Restaurant					Bldg. Permit:	N/A
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	8,515	Gross Floor Area by Use (SF):	
Developer:	Capstone Communities	All Housing Units:	48	Floor-Area Ratio:	6.74	Residential:	56,400
Permit Type:	Comprehensive Permit	Affordable Units:	48	Parking:	3	Retail:	995
Project Type:	New Construction	Zoning:	BA-2/B			Total GFA:	57,395
Notes:	Formerly site of restaurant.						

Project Stage: Permitting

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.						

Address / Name:	600 Massachusetts Avenue				Bldg. Permit:	N/A	
Neighborhood:	Cambridgeport	Special Permit:	PB369	Lot Area (SF):	21,262	Gross Floor Area by Use (SF):	
Developer:	Cifrino Mass Ave Realty	All Housing Units:	46	Floor-Area Ratio:	4.39	Residential:	46,787
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Retail:	46,476
Project Type:	Addition/Alteration	Zoning:	BB				
Notes:	Partial demolition of existing retail building to add six floors with housing and commerical space.						

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	

Project Stage: Permitting

Address / Name:	MIT Volpe Development / MIT Volpe Development					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB368	Lot Area (SF):	455,750	Gross Floor Area by Use (SF):	
Developer:	MITIMCO	All Housing Units:	1400	Floor-Area Ratio:	6.19	Community Center:	20,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	1876	Office/R&D:	1,756,913
Project Type:	New Construction	Zoning:	PUD-7			Residential:	1,128,000
Notes:	US DOT Volpe Transportation Research Center redevelopment to follow completion of new federal building. 184,913 SF of development exempt from FAR calculation. Includes MIT graduate student housing. Parking will not replace existing Volpe parking.					Retail:	100,000
						Total GFA:	3,004,913
Address / Name:	269-301 Vassar Street / MIT Graduate Student Dormitory					Bldg. Permit:	N/A
Neighborhood:	MIT / Area 2	Special Permit:	PB371	Lot Area (SF):	765,106	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	1.87	Institutional:	327,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	327,000
Project Type:	New Construction	Zoning:	SD-6, SD-11				
Notes:	Replaces MIT Police Station and existing surface parking lot. Parking included in existing MIT pool. FAR includes all buildings on larger contiguous MIT owned parcel.						

Project Stage: Permitting

Address / Name:	51 Vassar Street / Schwartzman College of Computing / former MIT Building 44					Bldg. Permit:	N/A
Neighborhood:	MIT / Area 2	Special Permit:	PB370	Lot Area (SF):	409,261	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	1.64	Institutional:	174,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	174,000
Project Type:	New Construction	Zoning:	C-3B				
Notes:	Replaces MIT Building 44, which has been demolished. Parking incldued in MIT pool. FAR includes all buildings on parcel. FAR includes all buildings on larger contiguous MIT owned parcel.						

Subtotals:	All Units: 1,738	Parking Spaces: 3,710	Hotel Rooms: 105		Gross Floor Area by Use (SF):	
					Community Center:	20,000
					Hotel:	47,527
					Institutional:	686,810
					Office/R&D:	2,875,659
					Residential:	1,442,707
					Retail:	540,537
					Total GFA:	5,613,240

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	325 Binney Street / former Metroplolitan Pipe & Supply				Bldg. Permit:	NA	
Neighborhood:	East Cambridge	Special Permit:	PB367	Lot Area (SF):	191,506	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate Equities,	All Housing Units:	None	Floor-Area Ratio:	1.93	Office/R&D:	650,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	286	Total GFA:	650,000
Project Type:	New Construction	Zoning:	IA-1				
Notes:	Former site of Metrolitan Pipe& Storage.						
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: Zoning Permit Granted or As of Right

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:	1100	Floor-Area Ratio:	2.52	Mixed Use:	823,448
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Office/R&D:	162,126
Project Type:	New Construction	Zoning:	NP/PUD-6/PUD-4A			Residential:	1,152,056
Notes:	FAR for entire Cambridge site. Includes total GFA for buildings yet to start design review. Portions of some buildings partially in Somerville and Boston, affordable housing contribution, parking spaces, and total retail GFA to be determined.					Retail:	27,301
						Total GFA:	2,164,931
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:	747 Cambridge Street / Polish Club					Bldg. Permit:	N/A
Neighborhood:	Wellington Harrington	Special Permit:	N/A	Lot Area (SF):	4,500	Gross Floor Area by Use (SF):	
Developer:	747 Cambridge St , LLC	All Housing Units:	9	Floor-Area Ratio:	2.22	Community Center:	1,500
Permit Type:	Board of Zoning Appeals	Affordable Units:	TBD	Parking:	9	Residential:	9,235
Project Type:	New Construction	Zoning:	BA/C-1			Total GFA:	10,735
Notes:	Includes demolition of current Polish Club building.						

Project Stage: Zoning Permit Granted or As of Right

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:	7	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:	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:	35,015
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	35,015
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:	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. Current owner expected to propose office/lab building during 2021, replacing this proposal.						

Project Stage: Zoning Permit Granted or As of Right

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:	1	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 / 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				
Notes:	Also known as 219 Second St. Parking provided at 50/60 Binney St. Garage.						

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.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	441 Morgan Avenue / Building U / Cambridge Crossing (North Point)					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	45,969	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Lab/R&D:	313,531
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	282	Total GFA:	313,531
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development.						
Address / Name:	200 Msgr. O'Brien Highway / Nuestra, LLC Retail Cannabis					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB366	Lot Area (SF):	5,415	Gross Floor Area by Use (SF):	
Developer:	Nuestra, LLC Retail Cannabis	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.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	402 Rindge Avenue / Rindge Commons				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	155,591	Gross Floor Area by Use (SF):	
Developer:	Just-A-Start	All Housing Units:	101	Floor-Area Ratio:	2.73	Residential:	111,600
Permit Type:	Comprehensive Permit	Affordable Units:	101	Parking:	0	Retail:	42,500
Project Type:	New Construction	Zoning:	C-2			Total GFA:	154,100
Notes:	Two new buildings to be constructed on the site of the existing Rindge Tower Apartments in the parkign lot, reducing the number of available spaces by 53.						

Address / Name:	75-109 Smith Place				Bldg. Permit:	N/A	
Neighborhood:	Cambridge Highlands	Special Permit:	PB359	Lot Area (SF):	113,246	Gross Floor Area by Use (SF):	
Developer:	The Davis Companies	All Housing Units:	None	Floor-Area Ratio:	1.27	Office/R&D:	144,175
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	154	Total GFA:	144,175
Project Type:	New Construction	Zoning:	IB-2/AOD1,O1/AOD3				
Notes:	Will include demolition of existing technical office structure.						

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

Project Stage: Zoning Permit Granted or As of Right

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.						

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.						

Project Stage: Zoning Permit Granted or As of Right

Subtotals:	All Units: 2,280	Parking Spaces: 1,943	Hotel Rooms: 120	Gross Floor Area by Use (SF):
				Community Center: 1,500
				Hotel: 21,796
				Lab/R&D: 313,531
				Mixed Use: 823,448
				Office/R&D: 1,753,553
				Residential: 2,409,710
				Retail: 133,033
				Theater: 75,000
				Total GFA: 5,531,571

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:	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.						

Project Stage: Building Permit Granted

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.						

Project Stage: Building Permit Granted

Address / Name:	87-101 Cambridgepark Drive				Bldg. Permit:	89338	
Neighborhood:	North Cambridge	Special Permit:	PB354	Lot Area (SF):	132,745	Gross Floor Area by Use (SF):	
Developer:	HCP/King 101 CPD LLC	All Housing Units:	None	Floor-Area Ratio:	1.55	Office/R&D:	141,834
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	137	Total GFA:	141,834
Project Type:	New Construction	Zoning:	O-2A/AOD6				
Notes:	Includes redevelopment of front portion of parcel replacing surface parking. Site will retain existing 63,851 SF building and associated parking spaces.						

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:	95-99 Elmwood Street				Bldg. Permit:	45061	
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:	35,894
Permit Type:	Planning Board Special Permit	Affordable Units:	4	Parking:	34	Retail:	380
Project Type:	New Construction	Zoning:	BA-2/NMAOD				
Notes:	Existing auto repair facility will be demolished.						

Project Stage: Building Permit Granted

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.						

Project Stage: Building Permit Granted

Address / Name:	22 Hurley Street / Parcel C/85-121 First Street / 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.						

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	Residential:	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 / 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:	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:	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 exsiting Cambridge Center garage through restriping and tandem parking.						
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:	40-54 Market Street / Squirrelwood Phase 2					Bldg. Permit:	32294/32295
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	59,638	Gross Floor Area by Use (SF):	
Developer:	Just-A-Start Corporation	All Housing Units:	17	Floor-Area Ratio:	1.36	Residential:	18,452
Permit Type:	Comprehensive Permit	Affordable Units:	17	Parking:	See note	Total GFA:	18,452
Project Type:	New Construction	Zoning:	C-1				
Notes:	Includes two of three new buildings at Linwood Court site. Project adds 4 parking spaces to pool. There will be 45 spaces for 88 units, including nearby Squirrel Brand Apartments. Other address is 265 Broadway. FAR and lot area for entire project.						

Project Stage: Building Permit Granted

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.						

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:	151 North First Street / Building I / Cambridge Crossing (North Point)				Bldg. Permit:	47542	
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:	54	Parking:	238	Retail:	26,036
Project Type:	New Construction	Zoning:	NP/PUD-6			Total GFA:	397,102
Notes:	FAR for overall Cambridge Crossing development. Street address to be determined by DPW.						

Address / Name:	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

Address / Name:	101 Rogers Street / The Foundry	Bldg. Permit:	73982				
Neighborhood:	East Cambridge	Special Permit:	PB362	Lot Area (SF):	37,493	Gross Floor Area by Use (SF):	
Developer:	City of Cambridge	All Housing Units:	None	Floor-Area Ratio:	1.34	Institutional:	50,200
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	50,200
Project Type:	Alteration/Change of Use	Zoning:	IA-1/PUD 4C				
Notes:	Rehab of historic industrial building and conversion into municipal program space						

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.						

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 from press release and assessing data. Permanent street address to be assigned.						

Project Stage: Building Permit Granted

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.						

Project Stage: Building Permit Granted

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.						

Subtotals:	All Units: 1,671	Parking Spaces: 3,198	Gross Floor Area by Use (SF):	
			Government:	400,000
			Institutional:	225,451
			Office/R&D:	2,406,700
			Other:	14,040
			Residential:	1,600,129
			Retail:	215,899
			Total GFA:	4,862,219

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: 265 Broadway / Squirrelwood Phase 1					Bldg. Permit: 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:	6	Floor-Area Ratio:	1.36 Residential: 6,400
Permit Type:	Comprehensive Permit	Affordable Units:	6	Parking:	See note Total GFA: 6,400
Project Type:	New Construction	Zoning:	C-1		
Notes:	One of three new buildings at Linwood Court site. Project adds 4 parking spaces to pool. There will be 45 spaces for 88 units, including nearby Squirrel Brand Apartments. Also known as 54 Market Street. FAR and lot area for entire project.				
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.				

Project Stage: Complete

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 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:	139	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.				
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: Complete

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:	290-292 Main Street / Building 4/45 Haywad St. / 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				
Notes:	Site incorporates existing building at 290-292 Main St. 454 graduate student housing units at 45 Hayward St. Parking at 25 Hayward Street garage. FAR for entire MIT Kendall Square SoMa project area including retained buildings.						

Project Stage: Complete

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: 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: 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.						

Project Stage: Complete

Address / Name:	100/110 North First Street / Building W / Cambridge Crossing (North Point)	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:	16,395
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	16,395
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development. Certificate of Occupancy for 100 North First Street dated 10/15/2020.						

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:	6	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:	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.						

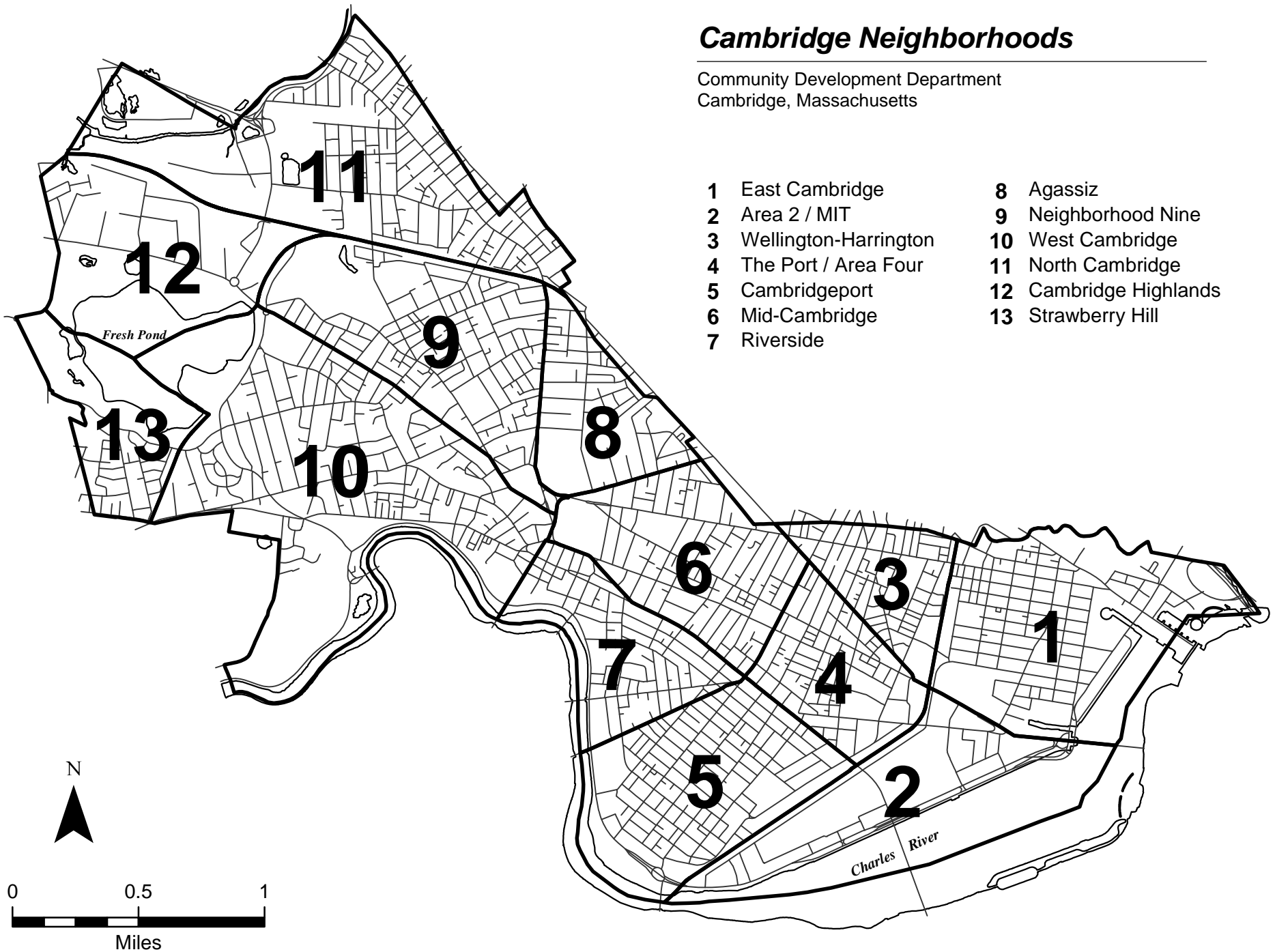
Project Stage: Complete

Subtotals:	All Units: 1,066	Parking Spaces: 1,413	Hotel Rooms: 67	Gross Floor Area by Use (SF):
				Hotel: 24,237
				Institutional: 405,538
				Office/R&D: 491,252
				Parking Garage: 0
				Residential: 545,628
				Retail: 61,923
				Total GFA: 1,528,578

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
325 Binney Street	Office/R&D	Alexandria Real Estate Equities,	Zoning Permit Granted/A
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/R&D	New England Development	Permitting
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/85-121 First Street	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	Residential	MIT	Bldg. Permit Granted
325 Main Street / Google Building	Office/R&D	Boston Properties	Bldg. Permit Granted
MIT Volpe Development	Office/R&D	MITIMCO	Permitting
181 Morgan Avenue / Building Q1	Office/R&D	DivcoWest	Bldg. Permit Granted
441 Morgan Avenue / Building U	Lab/R&D	DivcoWest	Zoning Permit Granted/A

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
200 Msgr. O'Brien Highway / Nuestra, LLC Retail Cannabis	Retail	Nuestra, LLC Retail Cannabis	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	Complete
151 North First Street / Building I	Residential	DivcoWest	Bldg. Permit Granted
101 Rogers Street / The Foundry	Institutional	City of Cambridge	Bldg. Permit Granted
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
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
25 Hayward Street / SoMa Garage	Parking Garage	MIT	Complete
238 Main Street / 18 Hayward St/Building 3	Office/R&D	MIT	Bldg. Permit Granted
290-292 Main Street / Building 4/45 Haywad St.	Institutional	MIT	Complete
314 Main Street / Building 5	Office/R&D	MIT	Complete
380 Main Street / Building 6	Retail	MIT	Zoning Permit Granted/A
600 Main Street / Ragon Institute	Institutional	MIT/Ragon Institute	Permitting
189 Vassar Street / MIT Undergraduate Dormitory	Institutional	MIT	Bldg. Permit Granted

Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
269-301 Vassar Street / MIT Graduate Student Dormitory	Institutional	MIT	Permitting
51 Vassar Street / Schwartzman College of Computing	Institutional	MIT	Permitting
84 Wadsworth Street / Building 2	Office/R&D	MIT	Zoning Permit Granted/A
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	Zoning Permit Granted/A
747 Cambridge Street / Polish Club	Residential	747 Cambridge St , LLC	Zoning Permit Granted/A
305 Webster Avenue / Inman Crossing	Residential	M & H Realty Trust	Bldg. Permit Granted
Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
265 Broadway / Squirrelwood Phase 1	Residential	Just-A-Start Corporation	Complete
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	Complete
40-54 Market Street / Squirrelwood Phase 2	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
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
544 Massachusetts Avenue	Residential	Central Square Redevelopment LLC	Permitting

Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
600 Massachusetts Avenue	Residential	Cifrino Mass Ave Realty	Permitting
300 Putnam Avenue	Residential	Biotech Realty Investors	Complete
Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
212 Hampshire Street	Residential	212 Hampshire St LLC c/o Ninoj Pradhan	Complete
711-727 Massachusetts Avenue / Gaslight Building	Hotel	Gas Light Building LLC	Permitting
Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
16-18A Forest Street	Residential	Forest Street Cambridge LLC	Permitting
17-19A Forest Street	Residential	Forest Street Cambridge LLC	Permitting
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	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
Neighborhood 10 - West Cambridge	Primary Use	Developer	Project Stage
24 Brattle Street / aka 1 JFK Street/Abbott Building	Retail	Regency Centers	Bldg. Permit Granted
57 JFK Street	Office/R&D	Raj Dhanda	Zoning Permit Granted/A
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
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

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
50 Cambridgepark Drive	Residential	Hanover Company	Bldg. Permit Granted
87-101 Cambridgepark Drive	Office/R&D	HCP/King 101 CPD LLC	Bldg. Permit Granted
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	Complete
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Bldg. Permit Granted
1991-2013 Massachusetts Avenue / St. James at Porter Square	Residential	Oaktree Development	Bldg. Permit Granted
2072 Massachusetts Avenue	Residential	Capstone Communities	Permitting
402 Rindge Avenue / Rindge Commons	Residential	Just-A-Start	Zoning Permit Granted/A
Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
605 Concord Avenue / Acorn Holdings Concord Ave. Phase II	Residential	Acorn Holdings	Zoning Permit Granted/A
671-675 Concord Avenue / Finch Building	Residential	HRI	Complete
95 Fawcett Street	Residential	95 Fawcett LLC	Bldg. Permit Granted
75-109 Smith Place	Office/R&D	The Davis Companies	Zoning Permit Granted/A
55 Wheeler Street	Residential	55-9 Wheels Owner LLC	Zoning Permit Granted/A