

City of Cambridge Community Development Department

Development Log April - June 2021

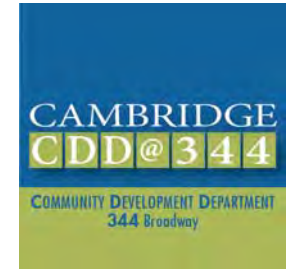


City of Cambridge

Community Development Department

Development Log

April - June 2021



The Development Log provides an active record of large-scale new development projects occurring in the City of Cambridge. The Log, updated on a quarterly basis, is distributed to City departments and the public to keep them posted 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 either new construction, convert from a non-residential use, or add to or subtract from the existing number of units or square footage;
- ◆ Any other residential project subject to the Inclusionary Zoning Ordinance;
- ◆ Any other residential projects that employ 100% Affordable Housing Overlay zoning;
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant;
- ◆ Any other project that has a significant impact on the neighborhood in which it is located.

Projects meeting the criteria are categorized by **Project Stage**, which include:

- ◆ *Pre-Permitting*: Projects that have held a public meeting under the Affordable Housing Overlay provisions of the Zoning Ordinance or that have initiated a formal city permitting application other than with Community Development Department or the Board of Zoning Appeal.
- ◆ *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 for the entire structure.

Notes on other topics included in the Development Log:

- ◆ *Address / Name*: Includes the primary street address of the project and any name by which it is commonly known.
- ◆ *Affordable Units*: Number of affordable housing units included in the development. This value is not shown for developments with inclusionary housing units until the number of affordable units is determined through the filing of a covenant, prior to issuance of a building permit. However, the number of affordable units is included for city-financed developments both during the permitting process and while permitted and awaiting construction. “TBD” indicates that the number of affordable units is “to be determined”.
- ◆ *Gross Floor Area*: Includes only the gross floor area of the project under development. Other gross floor area may exist on the parcel, in either existing or prospective buildings, that affects the floor-to-area ratio (FAR) reported.
- ◆ *Neighborhood*: Cambridge is divided into thirteen neighborhoods for planning purposes. For more information see: <http://www.cambridgema.gov/CDD/planud/neighplan.aspx>.
- ◆ *Parking Spaces*: Includes both on-site and off-site spaces assigned to uses found in the project; to avoid double counting on-site spaces assigned to projects reported elsewhere are reported under those projects. Where on-site parking is shared with other developments or parking associated with the project is located off-site additional information about parking is stated in the Notes field.
- ◆ *Permit Type*: refers to the type of development approval required:
 - *Affordable Housing Overlay*: An all affordable housing project proceeding under the terms of the Affordable Housing Overlay provisions of the Zoning Ordinance.
 - *As of Right*: Projects that do not require a major development approval and that otherwise meet the criteria for inclusion in the development Log.

- *Board of Zoning Appeals*: Project requires a special permit and/or variance granted by the Board of Zoning Appeals.
- *Comprehensive Permit*: Project permitted under Chapter 40B provisions for development of affordable housing.
- *Large Project Review*: Projects subject to Large Project Review provisions in Article 19 of the Zoning Ordinance.
- *Planning Board Special Permit*: Project required a special permit granted by the Planning Board.
- ◆ *Project Type*: refers to the type of construction called for by the project. Project Types include
 - *New Construction*: A new building constructed from foundation on up.
 - *Alteration*: Includes the rehabilitation of an existing building.
 - *Addition*: Addition to an existing structure
 - *Alteration/Addition*: Combines alteration of an existing building with an addition.
 - *Change of Use*: Used where a change of use requires a special permit, such as the repurposing of an existing building
 - *Master Plan*: Used for approved development that has not been allocated to a specific building.
- ◆ *Zoning*: Refers to the primary zoning under which the project is proceeding. For more information about zoning in Cambridge see: <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning>

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

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

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

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

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

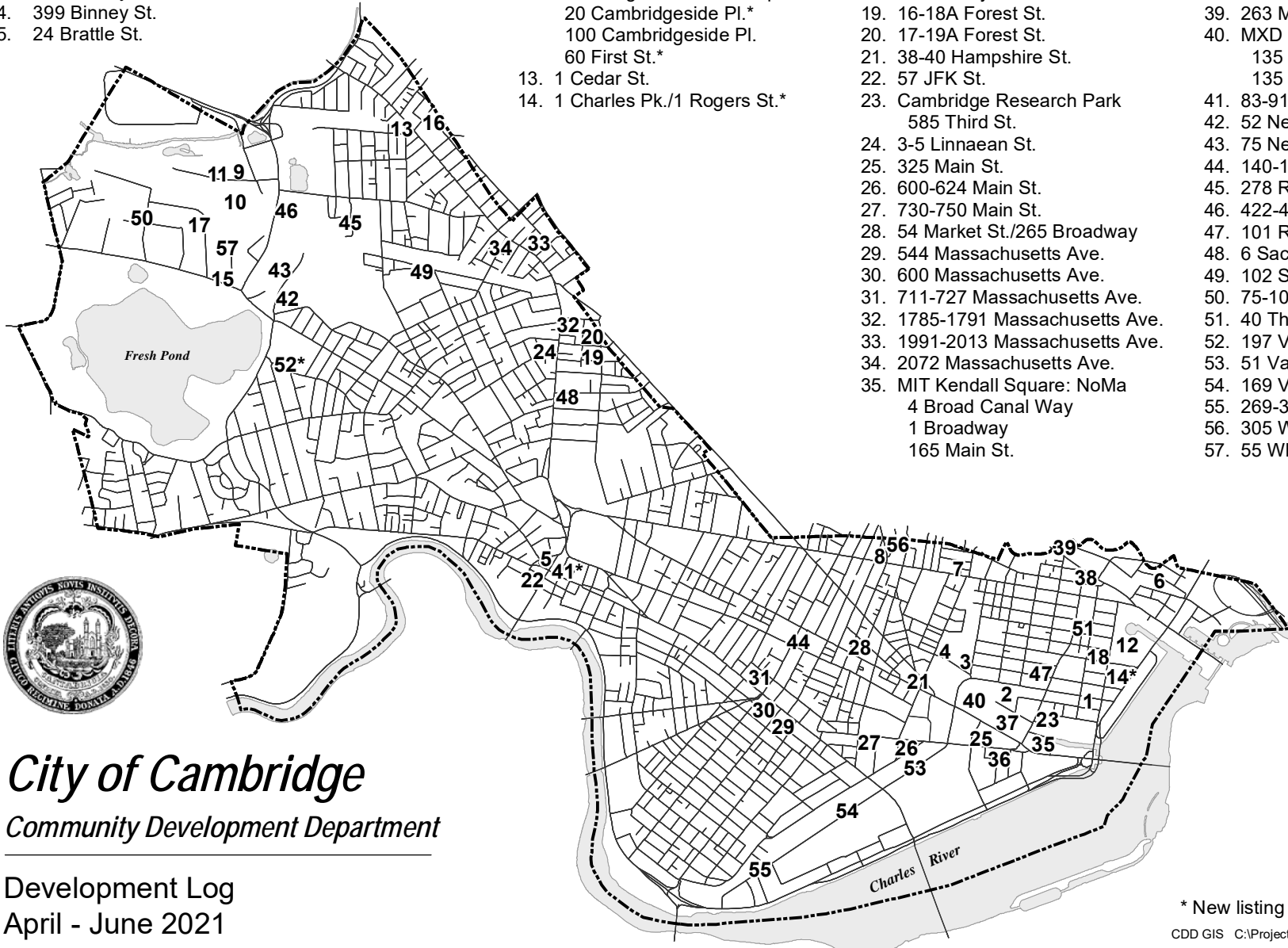
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Development Projects in Current Pipeline

- | | | | | |
|---|--|--|---|---|
| 1. Binney St. Development
161 First St.
41 Linskey Way
50 Rogers St. | 6. Cambridge Crossing
181 Morgan Ave.
441 Morgan Ave.
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. Cambridgeside Redevelopment
20 Cambridgeside Pl.*
100 Cambridgeside Pl.
60 First St.*
13. 1 Cedar St.
14. 1 Charles Pk./1 Rogers St.* | 15. 605-609 Concord Ave.
16. 95-99 Elmwood St.
17. 95 Fawcett St.
18. First Street Assemblage
107 First St.
22 Hurley St.
19. 16-18A Forest St.
20. 17-19A Forest St.
21. 38-40 Hampshire St.
22. 57 JFK St.
23. Cambridge Research Park
585 Third St.
24. 3-5 Linnaean St.
25. 325 Main St.
26. 600-624 Main St.
27. 730-750 Main St.
28. 54 Market St./265 Broadway
29. 544 Massachusetts Ave.
30. 600 Massachusetts Ave.
31. 711-727 Massachusetts Ave.
32. 1785-1791 Massachusetts Ave.
33. 1991-2013 Massachusetts Ave.
34. 2072 Massachusetts Ave.
35. MIT Kendall Square: NoMa
4 Broad Canal Way
1 Broadway
165 Main St. | 36. MIT Kendall Square: SoMa
200 Main St.
238 Main St.
380 Main St.
37. MIT Volpe Development
38. 200 Msgr. O'Brien Highway
39. 263 Msgr. O'Brien Highway
40. MXD Infill
135 Broadway North
135 Broadway South
41. 83-91 Mount Auburn St.*
42. 52 New St.
43. 75 New St.
44. 140-142 Prospect St.
45. 278 Rindge Ave.
46. 422-432 Rindge Ave.
47. 101 Rogers St.
48. 6 Sacramento St.
49. 102 Sherman St.
50. 75-101 Smith Pl.
51. 40 Thorndike St.
52. 197 Vassal Ln.*
53. 51 Vassar St.
54. 169 Vassar St.
55. 269-301 Vassar St.
56. 305 Webster Ave.
57. 55 Wheeler St. |
|---|--|--|---|---|



City of Cambridge
Community Development Department

Development Log
April - June 2021

* New listing added with this update
CDD GIS C:\Projects\DevelopmentLog\AprJun2021.mxd

Development Log - Project Summary

Project Stage: Pre-Permitting

Address / Name:	83-91 Mount Auburn Street / The Garage/36 JFK Street/33 Dunster Street				Bldg. Permit:	N/A	
Neighborhood:	Mid-Cambridge	Special Permit:	TBD	Lot Area (SF):	18,365	Gross Floor Area by Use (SF):	
Developer:	Trinity Realty	All Housing Units:	None	Floor-Area Ratio:	4.84	Office/R&D:	88,900
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	88,900
Project Type:	New Construction/Alteration	Zoning:	BB				
Notes:	Will include retail with GFA to be determined. Demolition will retain historic exterior walls. Application currently under review by Historic Commission.						
Address / Name:	52 New Street / former Warehouse and Gym				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	43,794	Gross Floor Area by Use (SF):	
Developer:	Just-A-Start	All Housing Units:	107	Floor-Area Ratio:	3.30	Educational:	3,000
Permit Type:	Affordable Housing Overlay	Affordable Units:	107	Parking:	43	Residential:	142,000
Project Type:	New Construction	Zoning:	IA-1			Total GFA:	145,000
Notes:	100% Affordable Housing Overlay Project. Details may change when formal application for approval occurs. Project to include daycare space.						
Address / Name:	278 Rindge Avenue / Jefferson Park Federal Revitalization				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	329,935	Gross Floor Area by Use (SF):	
Developer:	Cambridge Housing Authority	All Housing Units:	280	Floor-Area Ratio:	1.13	Residential:	379,925
Permit Type:	Affordable Housing Overlay	Affordable Units:	280	Parking:	113	Total GFA:	379,925
Project Type:	New Construction	Zoning:	C-1A/C-2				
Notes:	100% Affordable Housing Overlay Project. Details may change when formal application for approval occurs.						

Project Stage: Pre-Permitting

Address / Name:	102 Sherman Street / Walden Square Apartments II	Bldg. Permit:	N/A				
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	327,837	Gross Floor Area by Use (SF):	
Developer:	Winn Companies	All Housing Units:	103	Floor-Area Ratio:	1.08	Residential:	160,099
Permit Type:	Affordable Housing Overlay	Affordable Units:	103	Parking:	See note	Total GFA:	160,099
Project Type:	New Construction	Zoning:	C-2				
Notes:	100% Affordable Housing Overlay Project. Details may change when formal application for approval occurs. Site includes 188 parking spaces to be shared among new and existing units with an approximate final ratio of 0.64 spaces per unit..						

Subtotals:	All Units: 490	Parking Spaces: 168				Gross Floor Area by Use (SF):	
						Educational:	3,000
						Office/R&D:	88,900
						Residential:	682,024
						Total GFA:	773,924

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: **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: **49** Floor-Area Ratio: **7.13** Residential: **59,756**

Permit Type: **Comprehensive Permit** Affordable Units: **49** Parking: **3** Retail: **995**

Project Type: **New Construction** Zoning: **BA-2/B** Total GFA: **60,751**

Notes: **Formerly site of restaurant.**

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.**

Project Stage: Permitting

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:	3.72	Residential:	49,346
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Retail:	44,388
Project Type:	Addition/Alteration	Zoning:	BB			Total GFA:	93,734
Notes:	Partial demolition of existing retail building to add six floors with housing and commerical space. GFA excludes space subject to basement waiver.						

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:	3.83	Hotel:	23,416
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Office/R&D:	18,760
Project Type:	Alteration/Change of Use	Zoning:	BB-CSQ	Hotel Rooms:	36	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. FAR excludes exempted GFA.					Total GFA:	45,242

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:	25,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	1759	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:	3,009,913

Project Stage: Permitting

Address / Name: **197 Vassal Lane / New Tobin School** Bldg. Permit: **N/A**

Neighborhood: **West Cambridge** Special Permit: **N/A** Lot Area (SF): **396,958** Gross Floor Area by Use (SF):

Developer: **City of Cambridge** All Housing Units: **None** Floor-Area Ratio: **0.76** Educational: **299,954**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **150** Total GFA: **299,954**

Project Type: **New Construction** Zoning: **B/OS**

Notes: **Replacement of existing Tobin Montessori and Vassal Lane Upper Schools. Existing structure to be demolished.**

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: **328,050**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **328,050**

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

Subtotals: All Units: **1,524** Parking Spaces: **1,928** Hotel Rooms: **104**

Gross Floor Area by Use (SF):	
Community Center:	25,000
Educational:	299,954
Hotel:	46,446
Institutional:	328,050
Office/R&D:	1,775,673
Residential:	1,254,538
Retail:	148,449
Total GFA:	3,878,110

Project Stage: Zoning Permit Granted or As of Right

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.**

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**

Project Stage: Zoning Permit Granted or As of Right

Address / Name: **1043-1059 Cambridge Street / University Monument Site** Bldg. Permit: **N/A**

Neighborhood: **Wellington Harrington** Special Permit: **PB336** Lot Area (SF): **15,686** Gross Floor Area by Use (SF):

Developer: **418 Real Estate** All Housing Units: **18** Floor-Area Ratio: **1.86** Residential: **24,892**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **13** Retail: **4,364**

Project Type: **New Construction** Zoning: **BA/C-2B** Total GFA: **29,256**

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.**

Address / Name: **100 Cambridgeside Place / Cambridgeside Galleria Redevelopment Remaining / Cambridgeside Redevelopment** 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: **630,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **1695** Residential: **175,000**

Project Type: **New Construction/Alteration** Zoning: **BA/PUD-8** Retail: **338,000**

Notes: **Redevelopment of Cambridgeside Galleria 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. GFA totals adjusted for 60 First and 20 Cambridgeside projects.** Total GFA: **1,143,000**

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	20 Cambridgeside Place / former Macy's Department Store / Cambridgeside Redevelopment				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB364	Lot Area (SF):	38,788	Gross Floor Area by Use (SF):	
Developer:	New England Development	All Housing Units:	None	Floor-Area Ratio:	4.66	Lab/R&D:	295,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Office/R&D:	48,000
Project Type:	New Construction/Alteration	Zoning:	BA/PUD-8			Retail:	17,000
Notes:	Parking included with overall project. FAR is for overall Cambridgeside Mall redevelopment. Existing structure will retained up to second floor slab.				Total GFA:	360,000	
Address / Name:	1 Cedar Street / former United American Veterans				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	7,590	Gross Floor Area by Use (SF):	
Developer:	John Repucci	All Housing Units:	8	Floor-Area Ratio:	1.59	Community Center:	2,114
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	8	Residential:	9,981
Project Type:	New Construction	Zoning:	BA-2			Total GFA:	12,095
Notes:	Plans include demolition of existing veterans club, which will retain space in new building.						
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.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name: **60 First Street / former Sears Department Store / Cambridgeside Redevelopment** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB364** Lot Area (SF): **42,561** Gross Floor Area by Use (SF):

Developer: **New England Development** All Housing Units: **None** Floor-Area Ratio: **4.66** Lab/R&D: **175,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **35,000**

Project Type: **Addition/Change of Use** Zoning: **BA/PUD-8** Total GFA: **210,000**

Notes: **Parking included with overall project. FAR is for overall Cambridgeside Mall redevelopment.**

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: **18,596**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Total GFA: **18,596**

Project Type: **Addition** Zoning: **BB/HSOD**

Notes: **FAR includes existing building not included in project area. Structural and utility work underway to enable project to proceed. New application for residential addition expected to replace current special permit.**

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.**

Project Stage: Zoning Permit Granted or As of Right

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.**

Address / Name: **200 Main Street / Building 2 / former Eastgate Graduate Dormitory / 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: **Formerly 84 Wadsworth Street. FAR for entire MIT Kendall Square SoMa project area including retained buildings.**

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: **600-624 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: **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. Both Planning Board and BZA Special Permits have been granted for project.**

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: **422-432 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. Formerly referred to 418-450 Rindge Ave.**

Address / Name: **101 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/AOD1,01/AOD3**

Notes: **Will include demolition of existing technical office structure.**

Address / Name: **585 Third Street / Constellation Theatre / Cambridge Research Park** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB141** Lot Area (SF): **35,865** Gross Floor Area by Use (SF):

Developer: **Constellation** All Housing Units: **None** Floor-Area Ratio: **2.09** Theater: **75,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **75,000**

Project Type: **New Construction** Zoning: **O-3/PUD-3**

Notes: **Parking provided in Cambridge Research Park pooled facility. Formerly 585 Kendall 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:	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 included in MIT pool. FAR includes all buildings on parcel. FAR includes all buildings on larger contiguous MIT owned parcel. Site preparation underway.						

Subtotals:	All Units: 1,915	Parking Spaces: 2,388	Hotel Rooms: 120		Gross Floor Area by Use (SF):	
					Community Center:	3,614
					Hotel:	21,796
					Institutional:	359,810
					Lab/R&D:	470,000
					Mixed Use:	823,448
					Office/R&D:	1,312,897
					Residential:	2,007,016
					Retail:	512,397
					Theater:	75,000
					Total GFA:	5,585,978

Project Stage: Building Permit Granted

Address / Name: **220 Binney 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.**

Address / Name: **303 Binney Street / former Metroplolitan Pipe & Supply** Bldg. Permit: **106270**

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: **366,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **286** Total GFA: **366,500**

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

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.**

Project Stage: Building Permit Granted

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: **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 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 Cambridge Side Place / Cambridge Side 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 third floor of Cambridge Side Galleria Mall to office space. No change to building structure or parking.**

Address / Name: **1 Charles Park / Charles Park Lab Conversion** Bldg. Permit: **112658**

Neighborhood: **East Cambridge** Special Permit: **N/A** Lot Area (SF): **23,915** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **4.97** Lab/R&D: **119,021**

Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Total GFA: **119,021**

Project Type: **Change of Use** Zoning: **BA/PUD-4**

Notes: **Major rehab of existing office building to lab space. No change to existing parking. Complex includes 1 Rogers Street.**

Project Stage: Building Permit Granted

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** Total GFA: **36,274**
Notes: **Existing auto repair facility will be demolished.**

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: **107-111 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.**

Project Stage: Building Permit Granted

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.**

Address / Name: **20-22 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.**

Project Stage: Building Permit Granted

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.**

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.**

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.**

Project Stage: Building Permit Granted

Address / Name: **1785-1791 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: **441 Morgan Avenue / Building U / Cambridge Crossing (North Point)** Bldg. Permit: **106555**

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: **285** Total GFA: **313,531**

Project Type: **New Construction** Zoning: **NP/PUD-6**

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

Project Stage: Building Permit Granted

Address / Name: **151 North First Street / Building I/Park 151 / 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: **468** 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**

Address / Name: **1 Rogers Street / Charles Park Lab Conversion** Bldg. Permit: **112660**

Neighborhood: **East Cambridge** Special Permit: **N/A** Lot Area (SF): **111,530** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **2.35** Lab/R&D: **262,552**

Permit Type: **As of Right** Affordable Units: **None** Parking: **See note** Total GFA: **262,552**

Project Type: **Change of Use** Zoning: **BA/PUD-4**

Notes: **Major rehab of existing office building to lab space. No change to existing parking. Complex includes 1 Charles Park.**

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: **40 Thorndike Street / Sullivan Courthouse Redevelopment** Bldg. Permit: **97328**
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: **428,203**
Permit Type: **Planning Board Special Permit** Affordable Units: **48** Parking: **355** Residential: **48,100**
Project Type: **Addition/Alteration** Zoning: **BB** Retail: **15,000**
Notes: **Redevelopment of former Middlesex County Courthouse. Parking includes 85 spaces on-site and 270 spaces leased at First St Garage. GFA figures to be revised.** Total GFA: **491,303**

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.**

Address / Name: **55 Wheeler Street / former Abt Associates** Bldg. Permit: **61424/61926**

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: **99** Parking: **448** Total GFA: **563,609**

Project Type: **New Construction** Zoning: **O1/AOD4**

Notes: **Project includes replacement of existing office complex.**

Project Stage: Building Permit Granted

Subtotals: All Units: **1,975** Parking Spaces: **4,041**

Gross Floor Area by Use (SF):

Government:	400,000
Institutional:	69,473
Lab/R&D:	695,104
Office/R&D:	3,191,085
Residential:	1,968,355
Retail:	196,166
Total GFA:	6,520,183

Project Stage: Complete

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.**

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: **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: Complete

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.**

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: **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.**

Project Stage: Complete

Address / Name: **169 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: **169,529**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **169,529**

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.**

Subtotals: All Units: **262** Parking Spaces: **531** Gross Floor Area by Use (SF):

Institutional: **169,529**

Office/R&D: **10,318**

Other: **14,040**

Residential: **243,483**

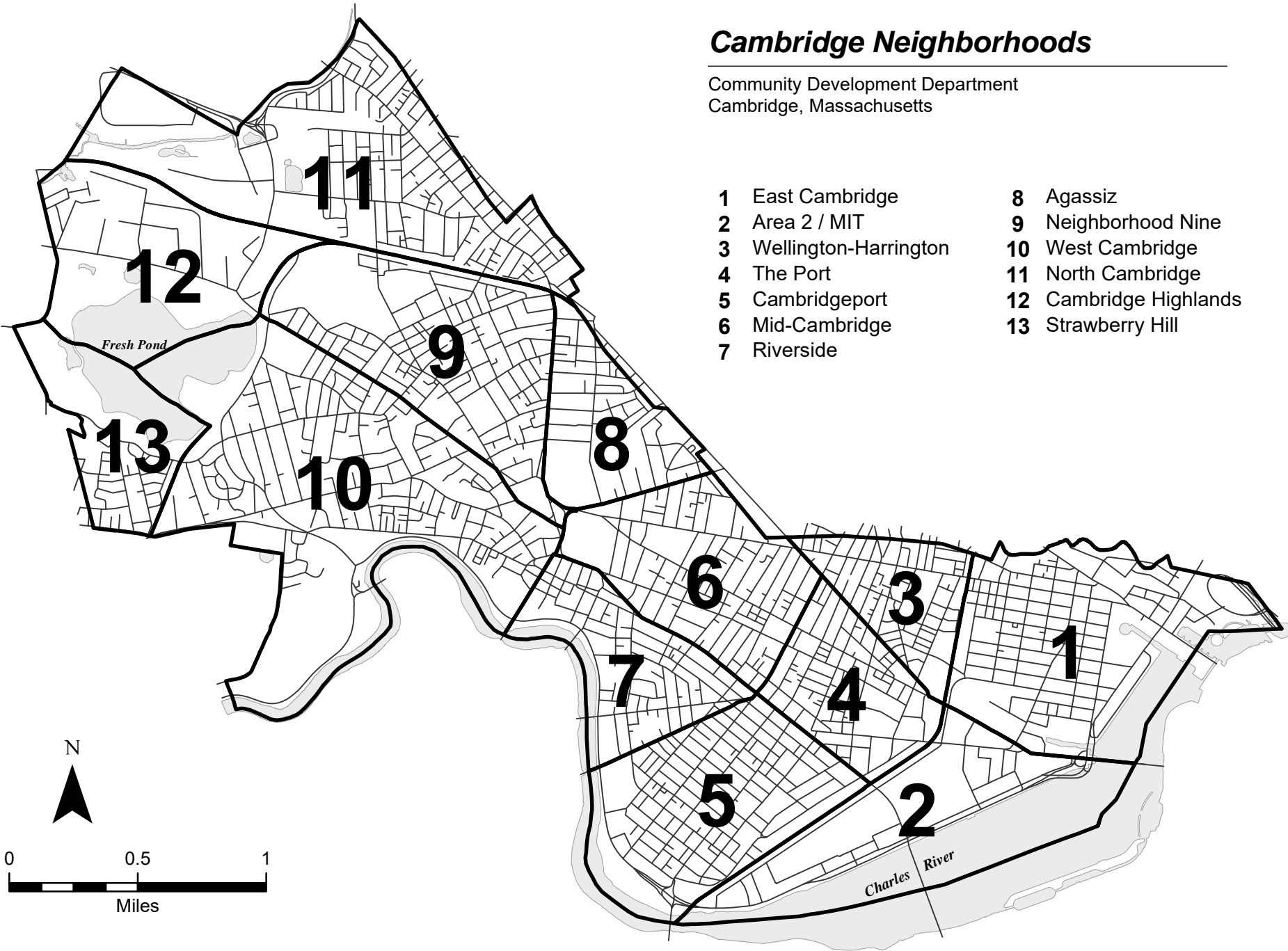
Retail: **34,733**

Total GFA: **472,103**

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

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



Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
220 Binney Street / New Volpe Building	Government	US GSA/DOT	Bldg. Permit Granted
303 Binney Street	Office/R&D	Alexandria Real Estate Equities,	Bldg. Permit Granted
4 Broad Canal / NoMA Phase 5	Retail	MIT	Complete
1 Broadway / NoMa Existing Building Phases 1-3	Retail	MIT	Complete
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
100 Cambridgeside Place / Cambridgeside Galleria Redevelopment Remaining	Office/R&D	New England Development	Zoning Permit Granted/A
20 Cambridgeside Place	Lab/R&D	New England Development	Zoning Permit Granted/A
1 Charles Park / Charles Park Lab Conversion	Lab/R&D	Alexandria Real Estate	Bldg. Permit Granted
107-111 First Street / Parcel B	Residential	Urban Spaces LLC	Bldg. Permit Granted
161 First Street	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
60 First Street	Lab/R&D	New England Development	Zoning Permit Granted/A
20-22 Hurley Street / Parcel C/85-121 First Street	Residential	Urban Spaces LLC	Bldg. Permit Granted
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

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
MIT Volpe Development	Office/R&D	MITIMCO	Permitting
181 Morgan Avenue / Building Q1	Office/R&D	DivcoWest	Complete
441 Morgan Avenue / Building U	Lab/R&D	DivcoWest	Bldg. Permit Granted
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
151 North First Street / Building I/Park 151	Residential	DivcoWest	Bldg. Permit Granted
1 Rogers Street / Charles Park Lab Conversion	Lab/R&D	Alexandria Real Estate	Bldg. Permit Granted
101 Rogers Street / The Foundry	Institutional	City of Cambridge	Bldg. Permit Granted
50 Rogers Street	Residential	Alexandria Real Estate	Complete
585 Third Street / Constellation Theatre	Theater	Constellation	Zoning Permit Granted/A
40 Thorndike Street / Sullivan Courthouse Redevelopment	Office/R&D	Leggat McCall	Bldg. Permit Granted
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
200 Main Street / Building 2	Office/R&D	MIT	Zoning Permit Granted/A
238 Main Street / 18 Hayward St/Building 3	Office/R&D	MIT	Bldg. Permit Granted
380 Main Street / Building 6	Retail	MIT	Zoning Permit Granted/A
600-624 Main Street / Ragon Institute	Institutional	MIT/Ragon Institute	Zoning Permit Granted/A
169 Vassar Street / MIT Undergraduate Dormitory	Institutional	MIT	Complete

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	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
38-40 Hampshire Street / Independent Hotel	Hotel	38-40 Hampshire St LLC	Permitting
730-750 Main Street	Office/R&D	MITIMCO	Bldg. Permit Granted
40-54 Market Street / Squirrelwood Phase 2	Residential	Just-A-Start Corporation	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
600 Massachusetts Avenue	Residential	Cifrino Mass Ave Realty	Permitting
Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
711-727 Massachusetts Avenue / Gaslight Building	Hotel	Gas Light Building LLC	Permitting
83-91 Mount Auburn Street / The Garage/36 JFK Street/33 Dunster Street	Office/R&D	Trinity Realty	Pre-Permitting

Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
1785-1791 Massachusetts Avenue / Frost Terrace	Residential	Capstone Communities LLC	Bldg. Permit Granted
Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
3-5 Linnaean Street / Basement Housing	Residential	Wulow Land Corporation	Zoning Permit Granted/A
52 New Street	Residential	Just-A-Start	Pre-Permitting
75-77 New Street	Residential	AbodeZ Acorn LLC	Complete
102 Sherman Street / Walden Square Apartments II	Residential	Winn Companies	Pre-Permitting
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
197 Vassal Lane / New Tobin School	Educational	City of Cambridge	Permitting
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
35 Cambridgepark Drive	Office/R&D	Davis Companies/TDC Development	Bldg. Permit Granted
50 Cambridgepark Drive	Residential	Hanover Company	Bldg. Permit Granted
87 Cambridgepark Drive	Office/R&D	HCP/King 101 CPD LLC	Bldg. Permit Granted
1 Cedar Street	Residential	John Repucci	Zoning Permit Granted/A
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

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
278 Rindge Avenue / Jefferson Park Federal Revitalization	Residential	Cambridge Housing Authority	Pre-Permitting
422-432 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
95 Fawcett Street	Residential	95 Fawcett LLC	Bldg. Permit Granted
101 Smith Place	Office/R&D	The Davis Companies	Zoning Permit Granted/A
55 Wheeler Street	Residential	55-9 Wheels Owner LLC	Bldg. Permit Granted