

City of Cambridge Community Development Department

Development Log January – March 2022

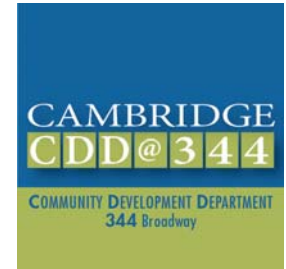


City of Cambridge

Community Development Department

Development Log

January – March 2022



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 scheduled 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.

- ◆ *Required Design Review Underway:* Projects that have either initiated an Affordable Housing Overlay consultation with the Planning Board or undergoing Large Project Review conducted by the Community Development Department, as well as buildings included in approved PUD projects undergoing Planning Board design review.
- ◆ *Zoning Permit Granted or As of Right:* Projects that have received a Special Permit from the Planning Board, received a Special Permit or Comprehensive Permit from the BZA, completed Large Project Review conducted by the Community Development Department, or completed the Affordable Housing Overlay consultation process, or a project that is As of Right.
- ◆ *Building Permit Granted:* Project received Building Permit for structure (foundation and site mobilization permits do not meet standard).
- ◆ *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>

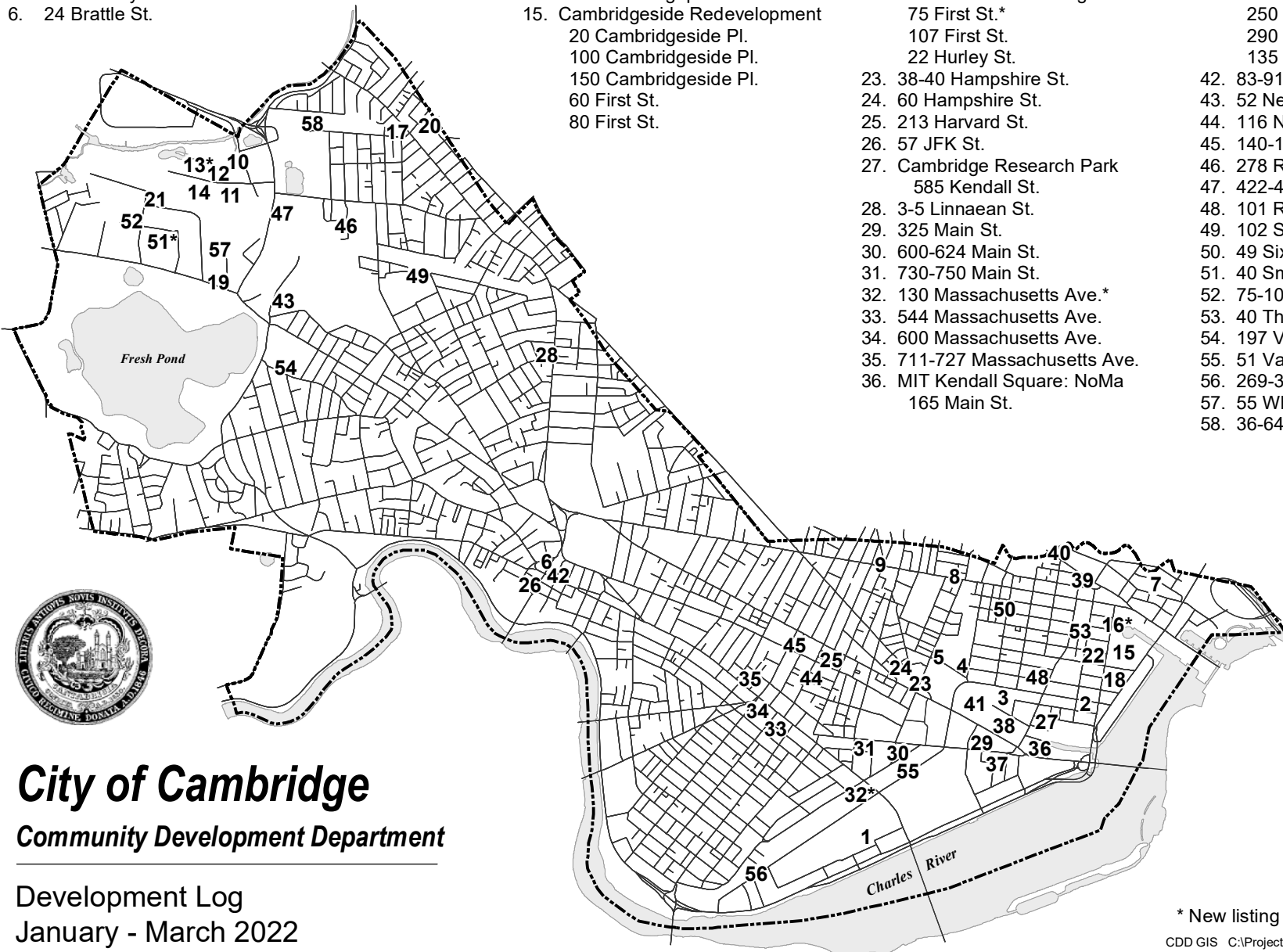
Direct questions or comments about the Development Log to:

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. 201 Amherst Street | 7. Cambridge Crossing | 8. 747 Cambridge St. | 16. 1 Canal Pk.* | 37. MIT Kendall Square: SoMa |
| 2. Binney St. Development | 151 Morgan Ave. | 9. 1043 Cambridge St. | 17. 1 Cedar St. | 200 Main St. |
| 161 First St. | 221 Morgan Ave. | 10. 35 Cambridgepark Dr. | 18. 1 Charles Pk./1 Rogers St. | 380 Main St. |
| 41 Linskey Way | 441 Morgan Ave. | 11. 50 Cambridgepark Dr. | 19. 605-609 Concord Ave. | 38. MIT Volpe Development |
| 3. 220 Binney St. | 151 North First St. | 12. 87-101 Cambridgepark Dr. | 20. 95-99 Elmwood St. | 39. 200 Msgr. O'Brien Highway |
| 4. 325 Binney St. | 350 Water St. | 13. 125 Cambridgepark Dr.* | 21. 180 Fawcett St. | 40. 263 Msgr. O'Brien Highway |
| 5. 399 Binney St. | | 14. 150 Cambridgepark Dr. | 22. First Street Assemblage | 41. MXD Infill |
| 6. 24 Brattle St. | | 15. Cambridgeside Redevelopment | 75 First St.* | 250 Binney St. |
| | | 20 Cambridgeside Pl. | 107 First St. | 290 Binney St. |
| | | 100 Cambridgeside Pl. | 22 Hurley St. | 135 Broadway |
| | | 150 Cambridgeside Pl. | 23. 38-40 Hampshire St. | 42. 83-91 Mount Auburn St. |
| | | 60 First St. | 24. 60 Hampshire St. | 43. 52 New St. |
| | | 80 First St. | 25. 213 Harvard St. | 44. 116 Norfolk St. |
| | | | 26. 57 JFK St. | 45. 140-142 Prospect St. |
| | | | 27. Cambridge Research Park | 46. 278 Rindge Ave. |
| | | | 585 Kendall St. | 47. 422-432 Rindge Ave. |
| | | | 28. 3-5 Linnaean St. | 48. 101 Rogers St. |
| | | | 29. 325 Main St. | 49. 102 Sherman St. |
| | | | 30. 600-624 Main St. | 50. 49 Sixth St. |
| | | | 31. 730-750 Main St. | 51. 40 Smith Pl.* |
| | | | 32. 130 Massachusetts Ave.* | 52. 75-101 Smith Pl. |
| | | | 33. 544 Massachusetts Ave. | 53. 40 Thorndike St. |
| | | | 34. 600 Massachusetts Ave. | 54. 197 Vassar Ln. |
| | | | 35. 711-727 Massachusetts Ave. | 55. 51 Vassar St. |
| | | | 36. MIT Kendall Square: NoMa | 56. 269-301 Vassar St. |
| | | | 165 Main St. | 57. 55 Wheeler St. |
| | | | | 58. 36-64 Whittemore Ave. |



City of Cambridge

Community Development Department

Development Log
January - March 2022

* New listing added with this update

CDD GIS C:\Projects\DevelopmentLog\JanMar2022.mxd

Development Log - Project Summary

Project Stage: Pre-Permitting

Address / Name:	125 Cambridgepark Drive				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB26 Amd 7	Lot Area (SF):	126,612	Gross Floor Area by Use (SF):	
Developer:	Longfellow	All Housing Units:	None	Floor-Area Ratio:	1.77	Lab/R&D:	40,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	40,000
Project Type:	New Construction	Zoning:	O-2A/AOD-6				
Notes:	Infill addition to existing building. Reduction in surface parking expected.						
Address / Name:	75 First Street - Parcel E - First Street PUD				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	231A Amend 6	Lot Area (SF):	16,000	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces	All Housing Units:	87	Floor-Area Ratio:	4.80	Residential:	76,789
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Total GFA:	76,789
Project Type:	New Construction	Zoning:	BA/PUD-4				
Notes:	Land area and FAR approximate. Includes rear portion of previously developed adjacent parcel included as Parcel A in First Street PUD. Parking to be determined. Requires amendment to existing special permit.						
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				
Notes:	Will replace former site of restaurant.						

Project Stage: Pre-Permitting

Address / Name:	116 Norfolk Street	Bldg. Permit:	N/A				
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	25,230	Gross Floor Area by Use (SF):	
Developer:	Cambridge Housing Authority	All Housing Units:	60	Floor-Area Ratio:	1.87	Residential:	47,075
Permit Type:	Affordable Housing Overlay	Affordable Units:	60	Parking:	0	Total GFA:	47,075
Project Type:	Addition/Alteration	Zoning:	C-1/AHO				
Notes:	Current Cambridge Housing Authority congregate housing development planned for conversion to affordable apartments						

Subtotals:	All Units: 196	Parking Spaces: 3	Gross Floor Area by Use (SF):	
			Lab/R&D:	40,000
			Residential:	183,620
			Retail:	995
			Total GFA:	224,615

Project Stage: Permitting

Address / Name:	160-180 Fawcett Street	Bldg. Permit:	N/A				
Neighborhood:	Cambridge Highlands	Special Permit:	PB385	Lot Area (SF):	33,432	Gross Floor Area by Use (SF):	
Developer:	Cabot, Cabot & Forbes	All Housing Units:	None	Floor-Area Ratio:	1.74	Office/R&D:	58,027
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	46	Total GFA:	58,027
Project Type:	New Construction	Zoning:	IB/AOD2				
Notes:	Will include demolition of existing warehouse.						

Address / Name:	213 Harvard Street	Bldg. Permit:	N/A				
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	5,913	Gross Floor Area by Use (SF):	
Developer:	213 Harvard St Condo Assn	All Housing Units:	8	Floor-Area Ratio:	2.21	Residential:	13,107
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	6	Total GFA:	13,107
Project Type:	New Construction	Zoning:	C-1				
Notes:	Replacement of eight unit condominium destroyed by fire.						

Address / Name:	57 JFK Street - The Galleria Residential	Bldg. Permit:	N/A				
Neighborhood:	West Cambridge	Special Permit:	PB390	Lot Area (SF):	14,506	Gross Floor Area by Use (SF):	
Developer:	Raj Dhanda	All Housing Units:	40	Floor-Area Ratio:	4.61	Residential:	30,344
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	30,344
Project Type:	Addition	Zoning:	BB/HSOD				
Notes:	New application for residential addition expected to replace prior special permit for office expansion. Under review by Historical Commission. Details to be determined.						

Project Stage: Permitting

Address / Name:	544-550 Massachusetts Avenue				Bldg. Permit:	N/A	
Neighborhood:	Cambridgeport	Special Permit:	PB381	Lot Area (SF):	4,391	Gross Floor Area by Use (SF):	
Developer:	Central Square Redevelopment LLC	All Housing Units:	29	Floor-Area Ratio:	4.68	Residential:	16,918
Permit Type:	Board of Zoning Appeals	Affordable Units:	TBD	Parking:	0	Retail:	3,164
Project Type:	Alteration/Change of Use	Zoning:	BB-CSQ			Total GFA:	20,082
Notes:	Will expand existing building 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:	83-91 Mount Auburn Street - The Garage/36 JFK Street/33 Dunster Street				Bldg. Permit:	N/A	
Neighborhood:	Mid-Cambridge	Special Permit:	PB386	Lot Area (SF):	17,608	Gross Floor Area by Use (SF):	
Developer:	Trinity Real Estate Management	All Housing Units:	None	Floor-Area Ratio:	4.97	Office/R&D:	87,494
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	87,494
Project Type:	New Construction/Alteration	Zoning:	BB-HSO				
Notes:	Will include retail, GFA to be determined. Demolition will retain historic exterior walls.						

Address / Name:	40 Smith Place - 15 Wilson Rd and 45 Wilson Rd.				Bldg. Permit:	N/A	
Neighborhood:	Cambridge Highlands	Special Permit:	PB391	Lot Area (SF):	167,031	Gross Floor Area by Use (SF):	
Developer:	Davis Companies	All Housing Units:	None	Floor-Area Ratio:	1.58	Office/R&D:	230,321
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	323	Restaurant:	9,725
Project Type:	New Construction	Zoning:	O-1/AOD4			Total GFA:	240,046
Notes:	Replaces existing warehouse/light manufacturing facility. 273 parking spaces allocated to 40 Smoth Place, 40 to an existing building at 10 Wilson Road, and 10 to an existing building at 26 Smith Place.						

Project Stage: Permitting

Address / Name:	36-64 Whittemore Avenue - Alewife Park / former GCP/W. R. Grace Site				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB387	Lot Area (SF):	853,776	Gross Floor Area by Use (SF):	
Developer:	IQHQ	All Housing Units:	None	Floor-Area Ratio:	0.94	Office/R&D:	611,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	609	Retail:	3,500
Project Type:	New Construction/Alteration	Zoning:	SD-3			Total GFA:	614,500
Notes:	Project includes transfer of development rights from Jerry's Pond area and rehab of some existing buildings. Includes 358 space parking garage and 251 surface spaces.						

Subtotals:	All Units: 77	Parking Spaces: 984	Gross Floor Area by Use (SF):	
			Office/R&D:	986,842
			Residential:	60,369
			Restaurant:	9,725
			Retail:	6,664
			Total GFA:	1,063,600

Project Stage: Required Design Review Underway

Address / Name:	250 Binney Street - MXD Infill				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB315 MA2	Lot Area (SF):	60,624	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	None	Floor-Area Ratio:	7.78	Office/R&D:	450,576
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	450,576
Project Type:	New Construction	Zoning:	MXD				
Notes:	Replaces existing Biogen office building in conjunction with construction of underground transformer south of 290 Binney Street. Parking at shared 1,584 space 290 Binney Street garage. FAR approximate. Maximum parking 0.9 spaces/1000 SF.						

Address / Name:	290 Binney Street - former Cambridge Center North Garage - MXD Infill					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB315 MA2	Lot Area (SF):	105,000	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	None	Floor-Area Ratio:	7.78	Office/R&D:	409,500
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	2,500
Project Type:	New Construction	Zoning:	MXD			Total GFA:	412,000
Notes:	Project includes underground transformer, up 1,584 space garage serving multiple MXD buildings, grade level public open space. Lot area and FAR approximate. Maximum parking 0.9 spaces/1000 SF.						

Project Stage: Required Design Review Underway

Address / Name:	135 Broadway - former Cambridge Center North Garage - MXD Infill				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB315 MA2	Lot Area (SF):	105,000	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	465	Floor-Area Ratio:	7.78	Residential:	420,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Retail:	700
Project Type:	New Construction	Zoning:	MXD		Total GFA:	420,700	
Notes:	Project includes underground transformer, up 1,584 space garage serving multiple MXD buildings, grade level public open space. Lot area and FAR approximate. Parking ratio to be 0.4 to 0.75 space/unit.						

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. Includes demolition of former Eastgate high rise dormitory building.						

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: Required Design Review Underway

Address / Name:	151 Morgan Avenue - Building Q2 - Cambridge Crossing (North Point)					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	55,997	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	163,794
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	147	Retail:	1,801
Project Type:	New Construction	Zoning:	NP/PUD-6			Total GFA:	165,595
Notes:	FAR for overall Cambridge Crossing development.						

Address / Name:	221 Morgan Avenue - Building R - Cambridge Crossing (North Point)				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	34,074	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	120	Floor-Area Ratio:	2.66	Residential:	121,852
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	60	Retail:	18,342
Project Type:	New Construction	Zoning:	NP/PUD-6		Total GFA:	140,194	
Notes:	FAR for overall Cambridge Crossing development.						

Address / Name:	102 Sherman Street - Walden Square Apartments II				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	319,049	Gross Floor Area by Use (SF):	
Developer:	Winn Companies	All Housing Units:	95	Floor-Area Ratio:	0.99	Residential:	131,331
Permit Type:	Affordable Housing Overlay	Affordable Units:	95	Parking:	See note	Total GFA:	131,331
Project Type:	New Construction	Zoning:	C-2/AHO				
Notes:	100% Affordable Housing Overlay Project. Proposal includes 212 parking spaces to be shared among new and existing units. Will expand existing Walden Square development.						

Project Stage: Required Design Review Underway

Address / Name:	49 Sixth Street - former Sacred Heart School and CPSD Offices					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	19,865	Gross Floor Area by Use (SF):	
Developer:	POAH	All Housing Units:	46	Floor-Area Ratio:	2.98	Residential:	59,400
Permit Type:	Affordable Housing Overlay	Affordable Units:	46	Parking:	0	Total GFA:	59,400
Project Type:	Alteration/Change of Use	Zoning:	C-1/AHO				
Notes:	100% Affordable Housing Overlay Project. Rehab of former Sacred Heart School and CPSD offices building. Note that building is located at corner of Thorndike and Seventh Streets.						
Subtotals:	All Units: 726	Parking Spaces: 2,300					Gross Floor Area by Use (SF):
							Office/R&D: 1,323,870
							Residential: 732,583
							Retail: 54,543
							Total GFA: 2,110,996

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:	980	Floor-Area Ratio:	2.52	Mixed Use:	670,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Residential:	1,152,056
Project Type:	New Construction	Zoning:	NP/PUD-6/PUD-4A			Retail:	25,000
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.					Total GFA:	1,847,056

Address / Name:	1043-1059 Cambridge Street - University Monument Site				Bldg. Permit:		
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:	Includes demolition of existing warehouse and retail structures. Site preperation underway.						

Address / Name:	150 Cambridgeside Place - Cambridgeside Redevelopment				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB364	Lot Area (SF):	0	Gross Floor Area by Use (SF):	
Developer:	New England Development	All Housing Units:	200	Floor-Area Ratio:	4.66	Residential:	175,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Retail:	10,000
Project Type:	Addition/Change of Use	Zoning:	BA/PUD-8			Total GFA:	185,000
Notes:	Parking included with 100 Cambridgeside Place redevelopment. . FAR is for overall Cambridgeside Mall redevelopment. Existing structure will retained up to second floor slab. Interior demolition underway. Lot area to be determined.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	1 Canal Park				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	30,400	Gross Floor Area by Use (SF):	
Developer:		All Housing Units:	None	Floor-Area Ratio:	3.54	Lab/R&D:	107,662
Permit Type:	As of Right	Affordable Units:	None	Parking:	See note	Total GFA:	107,662
Project Type:	Alteration	Zoning:	C2-A/PUD-4A				
Notes:	Conversion of office building to Lab/R&D. No change to parking.						
Address / Name:	1 Cedar Street - United American Veterans Clubhouse				Bldg. Permit:	141137	
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				
Notes:	Includes demolition of existing veterans club, which will take space in new building. Also subject to Large Project Review under the zoning ordinance.				Total GFA:	12,095	
Address / Name:	80 First Street - Cambridgeside Redevelopment				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB364	Lot Area (SF):	0	Gross Floor Area by Use (SF):	
Developer:	New England Development	All Housing Units:	None	Floor-Area Ratio:	4.66	Office/R&D:	445,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	10,000
Project Type:	Addition/Change of Use	Zoning:	BA/PUD-8				
Notes:	Parking included with 100 Cambridgeside Place redevelopment. FAR is for overall Cambridgeside Mall redevelopment. Existing structure will retained up to second floor slab. Interior demolition underway. Lot area to be determined.						

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 Street Garage.						

Address / Name:	130 Massachusetts Avenue - Metropolitan Storage Warehouse				Bldg. Permit:	N/A	
Neighborhood:	MIT / Area 2	Special Permit:	N/A	Lot Area (SF):	46,666	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	4.71	Institutional:	219,842
Permit Type:	As of Right	Affordable Units:	None	Parking:	0	Total GFA:	219,842
Project Type:	Alteration/Change of Use	Zoning:	SD-6				
Notes:	Conversion of former storage warehouse into new facilities for MIT School of Architecture and Planning. Has received Historical Commission approval. Will include selective demolition.						

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:	46,769
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Retail:	32,427
Project Type:	Addition/Alteration	Zoning:	BB		Total GFA:	79,196	
Notes:	Will include partial demolition of existing retail building to add six floors with housing and commerical space. GFA excludes space subject to basement waiver.						

Project Stage: Zoning Permit Granted or As of Right

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:	23,758
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Office/R&D:	15,674
Project Type:	Alteration/Change of Use	Zoning:	BB-CSQ	Hotel Rooms:	36	Retail:	3,006
Notes:	Will include 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 retail GFA.					Total GFA:	42,438

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	Office/R&D:	1,756,913
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	1,759	Other:	25,000
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. 189,913 SF of development exempt from FAR calculation. Parking will not replace existing Volpe parking.					Retail:	100,000
						Total GFA:	3,009,913

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 to be converted to registered marijuana dispensary.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	263 Msgr. O'Brien Highway - Somerbridge Hotel					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	15,490	Gross Floor Area by Use (SF):	
Developer:	Somerbridge Hotel LLC	All Housing Units:	None	Floor-Area Ratio:	1.50	Hotel:	21,796
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	23	Total GFA:	21,796
Project Type:	New Construction	Zoning:	SD-1	Hotel Rooms:	120		
Notes:	Project partially located in Somerville. Includes demolition of existing structure.						
Address / Name:	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:	126,230
Project Type:	New Construction	Zoning:	IA-1/AHO			Total GFA:	129,230
Notes:	100% Affordable Housing Overlay Project. Project proposed to include daycare space. Will replace existing gym.						
Address / Name:	278 Rindge Avenue - Jefferson Park Federal Revitalization					Bldg. Permit:	N/A
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	328,125	Gross Floor Area by Use (SF):	
Developer:	Cambridge Housing Authority	All Housing Units:	278	Floor-Area Ratio:	1.16	Residential:	379,925
Permit Type:	Affordable Housing Overlay	Affordable Units:	278	Parking:	See note	Total GFA:	379,925
Project Type:	New Construction	Zoning:	C-1A/C-2/AHO				
Notes:	100% Affordable Housing Overlay Project. Application includes 132 on site parking spaces and 3 off site spaces. Will replace existing Jefferson Park federal CHA development.						

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 existing Rindge Tower Apartments parking lot. Remaining 233 parking spaces will serve new and existing buildings. Formerly referred to 418-450 Rindge Ave.						

Address / Name:	585 Third Street - Cambridge Research Park				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB383	Lot Area (SF):	49,721	Gross Floor Area by Use (SF):	
Developer:	Constellation	All Housing Units:	None	Floor-Area Ratio:	10.01	Community Center:	30,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Office/R&D:	500,000
Project Type:	New Construction	Zoning:	O-3/PUD-CDK			Total GFA:	530,000
Notes:	Up to 406 parking spaces provided from Cambridge Research Park pooled facility. Under amendment to SP141 this development replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project.						

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:	Replaces existing Tobin Montessori and Vassal Lane Upper Schools. Site preparation underway.						

Project Stage: Zoning Permit Granted or As of Right

Subtotals: All Units: **3,138** Parking Spaces: **2,154** Hotel Rooms: **156**

Gross Floor Area by Use (SF):

Community Center:	32,114
Educational:	302,954
Hotel:	45,554
Institutional:	219,842
Lab/R&D:	107,662
Mixed Use:	670,000
Office/R&D:	2,727,587
Other:	25,000
Residential:	3,154,453
Retail:	238,901
Total GFA:	7,524,067

Project Stage: Building Permit Granted

Address / Name:	201 Amherst Street - New MIT Music Building					Bldg. Permit:	147283
Neighborhood:	MIT / Area 2	Special Permit:	N/A	Lot Area (SF):	2,790,855	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	0.81	Institutional:	34,000
Permit Type:	As of Right	Affordable Units:	None	Parking:	See note	Total GFA:	34,000
Project Type:	New Construction	Zoning:	C-3				
Notes:	No net increase in parking due to relocation of spaces from other campus locations.						

Address / Name:	220 Binney Street - New Volpe US DOT 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.						

Address / Name:	325 Binney Street - Moderna Science Center / former Metropolitan 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				
Notes:	Also known as 325 Binney Street. Will house Moderna Science Center corporate headquarters.						

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:	Includes rehab or replacement of existing buildings. 7,847 SF of of basement space exempted from GFA.						

Address / Name: 747 Cambridge Street - Polish Club					Bldg. Permit: 115390		
Neighborhood:	Wellington Harrington	Special Permit:	N/A	Lot Area (SF):	6,200	Gross Floor Area by Use (SF):	
Developer:	747 Cambridge St , LLC	All Housing Units:	6	Floor-Area Ratio:	1.71	Community Center:	1,097
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	9	Residential:	6,869
Project Type:	New Construction	Zoning:	BA/C-1			Total GFA:	7,966
Notes:	Includes replacement of existing Polish Club building. Club will take space in new building.						

Project Stage: Building Permit Granted

Address / Name:	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:	Redevelopment of front portion of parcel replacing surface parking. Site will retain existing 63,851 SF building and associated parking spaces.						

Address / Name:	150 Cambridgepark Drive	Bldg. Permit:	135347/155714				
Neighborhood:	North Cambridge	Special Permit:	PB47 Amend	Lot Area (SF):	125,089	Gross Floor Area by Use (SF):	
Developer:	Longfellow Real Estate	All Housing Units:	None	Floor-Area Ratio:	2.65	Lab/R&D:	270,080
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	270,080
Project Type:	Alteration/Change of Use	Zoning:	O2A/AOD6				
Notes:	HVAC/elec/elevator/infill work to convert office building to lab space.. Might need new Planning Board special permit later depending on scope. FAR includes all structures on parcel. No changes to parking.						

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 137,635 SF existing office building. FAR includes existing structure. Development will reduce parking from 351 to 331 spaces.						

Project Stage: Building Permit Granted

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. Several existing structures demolished. Includes 9 surface parking spaces.						

Address / Name:	100 Cambridgeside Place - Core Mall - Cambridgeside Redevelopment				Bldg. Permit:	33363/154887	
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	Retail:	315,000
Project Type:	Alteration/Change of Use	Zoning:	BA/PUD-4		Total GFA:	455,000	
Notes:	Includes conversion of third floor of Cambridgeside mall to office and lab space. Includes all parking for overall redevelopment.						

Address / Name:	20 Cambridgeside Place - former Macy's Department Store - Cambridgeside Redevelopment				Bldg. Permit:	130531	
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 100 Cambridgeside Place redevelopment. FAR is for overall redevelopment. Existing structure will be retained up to second floor slab. Interior demolition underway.				Total GFA:	360,000	

Project Stage: Building Permit Granted

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 and conversion of existing office building to lab space. No new construction. No change to existing parking. Complex includes 1 Rogers Street. Work paused to icorporate urban design review.						

Address / Name:	605 Concord Avenue - Acorn Holdings Concord Ave. Phase II				Bldg. Permit:	55622	
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:	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 demolished.						

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 is a new 102 unit residential building.						

Address / Name:	60 First Street - former Sears Department Store - Cambridgeside Redevelopment				Bldg. Permit:	132949		
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 100 Cambridgeside Place redevelopment. FAR is for overall Cambridgeside Mall redevelopment. Interior demoliton underway.							

Address / Name:	36 Hampshire Street				Bldg. Permit:	150581	
Neighborhood:	The Port/Area IV	Special Permit:	N/A	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	Lab/R&D:	15,821
Permit Type:	As of Right	Affordable Units:	None	Parking:	12	Total GFA:	15,821
Project Type:	New Construction	Zoning:	I-B				
Notes:	Parcel fenced off for years and no parking available there at time of application. Previously permitted at hotel under SP PB358.						

Project Stage: Building Permit Granted

Address / Name:	60 Hampshire Street	Bldg. Permit:	122757/148426				
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	87,470	Gross Floor Area by Use (SF):	
Developer:	BioMed Realty	All Housing Units:	None	Floor-Area Ratio:	2.95	Lab/R&D:	36,000
Permit Type:	As of Right	Affordable Units:	None	Parking:	0	Total GFA:	36,000
Project Type:	Alteration/Change of Use	Zoning:	O-1				
Notes:	Major rehab and conversion of existing office building to lab space. No new construction. FAR includes all structures on aprcel. No changes to parking arrangements.						

Address / Name:	3-5 Linnaean Street - Basement Housing	Bldg. Permit:	25045				
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 37 unit building.						

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 One Broadway address.						

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 existing Cambridge Center garage through restriping and tandem parking.						
Address / Name:	600-624 Main Street - Ragon Institute / former Olmstead-Flint Building					Bldg. Permit:	149353
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:	Includes demolition of preexisting industrial and warehouse structures. The Ragon Institute is associated with MGH, MIT and Harvard. Site preparation underway.						
Address / Name:	730-750 Main Street - The Engine					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 SF addition and creation of 123 space underground parking garage. Structures previously occupied by Polaroid.						

Project Stage: Building Permit Granted

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.						

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				
Notes:	FAR for overall Cambridge Crossing development.						

Address / Name:	140-142 Prospect Street					Bldg. Permit:	58934
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	6,220	Gross Floor Area by Use (SF):	
Developer:	Islamic Society of Cambridge	All Housing Units:	5	Floor-Area Ratio:	1.23	Residential:	7,640
Permit Type:	Board of Zoning Appeals	Affordable Units:	0	Parking:	5	Total GFA:	7,640
Project Type:	New Construction	Zoning:	O-1				
Notes:	Expansion of existing residential building to five units.						

Project Stage: Building Permit Granted

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 and conversion of existing office building to lab space. No new construction. No change to existing parking. Complex includes 1 Charles Park. Work paused to incorporate urban design review.						

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:	Cambridge Redevelopment Authority	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:	101 Smith Place					Bldg. Permit:	107682
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:	142,153
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	154	Total GFA:	142,153
Project Type:	New Construction	Zoning:	IB-2/AOD1,O1/AOD3				
Notes:	Includes demolition of existing technical office structure. Site preparation underway.						

Project Stage: Building Permit Granted

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:	434,593
Permit Type:	Planning Board Special Permit	Affordable Units:	48	Parking:	355	Residential:	47,465
Project Type:	Addition/Alteration	Zoning:	BB			Retail:	15,000
Notes:	Redevelopment of former Middlesex County Courthouse and addition of street level residential units. Parking includes 85 spaces on-site and 270 spaces leased at First St Garage.					Total GFA:	497,058

Address / Name:	269-301 Vassar Street - MIT Graduate Student Dormitory				Bldg. Permit:	151307/145074	
Neighborhood:	MIT / Area 2	Special Permit:	PB371	Lot Area (SF):	765,106	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	351	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, IU Overlay				
Notes:	Graduate student apartment building replacing MIT Police Station and surface parking lot. Parking included in existing MIT pool. FAR includes all buildings on larger contiguous MIT-owned parcel.						

Address / Name:	51 Vassar Street - Schwartzman College of Computing / former MIT Building 44				Bldg. Permit:	141637	
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 larger contiguous MIT-owned parcel. Site preparation underway.						

Project Stage: Building Permit Granted

Address / Name:	53-55 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.						

Subtotals:	All Units: 2,085	Parking Spaces: 5,296	Gross Floor Area by Use (SF):	
			Community Center:	1,097
			Government:	400,000
			Institutional:	772,060
			Lab/R&D:	1,487,005
			Office/R&D:	2,224,950
			Residential:	1,756,560
			Retail:	514,881
			Total GFA:	7,156,553

Project Stage: Complete

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
Developer:	Urban Spaces LLC	All Housing Units:	118	Floor-Area Ratio:	2.35
Permit Type:	Planning Board Special Permit	Affordable Units:	14	Parking:	See note
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B		
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 to this project				

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
Developer:	Urban Spaces LLC	All Housing Units:	18	Floor-Area Ratio:	2.35
Permit Type:	Planning Board Special Permit	Affordable Units:	2	Parking:	See note
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B		
Notes:	FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. 100 garage spaces shared with 107 First St/Parcel B residential units, 13 of which are apportioned here.				

Project Stage: Complete

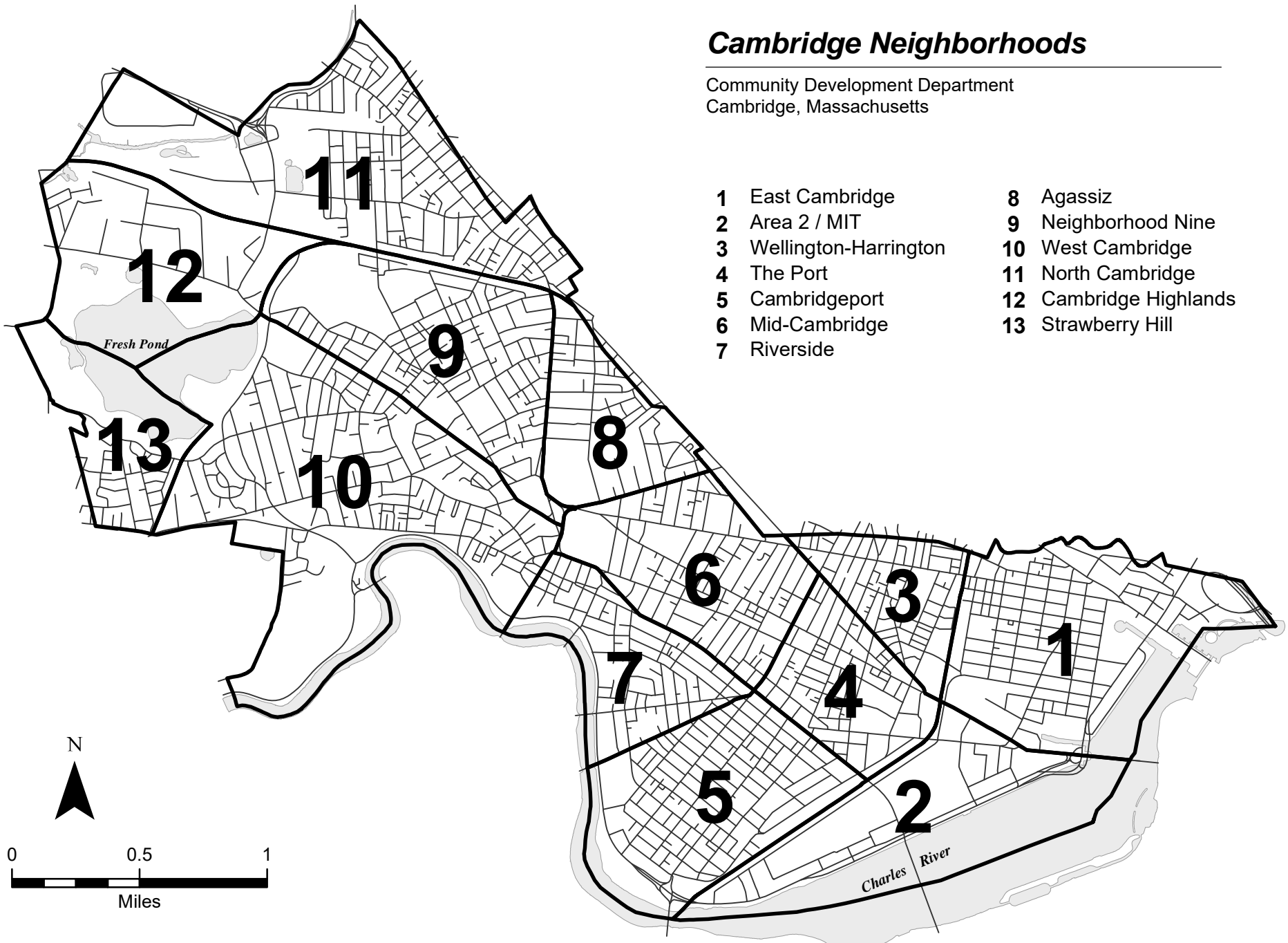
Address / Name:	350 Water Street - Building G - Cambridge Crossing (North Point)	Bldg. Permit:	25148
Neighborhood:	East Cambridge	Special Permit:	PB179
		Lot Area (SF):	58,562
Developer:	DivcoWest	All Housing Units:	None
		Floor-Area Ratio:	2.66
Permit Type:	Planning Board Special Permit	Affordable Units:	None
		Parking:	361
Project Type:	New Construction	Zoning:	NP/PUD-6
Notes:	FAR for overall Cambridge Crossing development. Portion of structure in Boston to be determined. 406 space garage also includes 16 spaces for Bldg H and 29 yet to be assigned to a building.		

Subtotals:	All Units: 136	Parking Spaces: 484	Gross Floor Area by Use (SF):
			Institutional: 188,802
			Office/R&D: 722,101
			Other: 14,040
			Residential: 444,839
			Retail: 72,346
			Total GFA: 1,442,128

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 | 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
220 Binney Street / New Volpe US DOT Building	Government	US GSA/DOT	Bldg. Permit Granted
250 Binney Street	Office/R&D	Boston Properties	Design Review
290 Binney Street	Office/R&D	Boston Properties	Design Review
325 Binney Street / Moderna Science Center	Office/R&D	Alexandria Real Estate Equities,	Bldg. Permit Granted
135 Broadway	Residential	Boston Properties	Design Review
Cambridge Crossing Remaining Master Plan	Residential	DivcoWest	Zoning Permit Granted/
100 Cambridgeside Place / Core Mall	Office/R&D	New England Development	Bldg. Permit Granted
150 Cambridgeside Place	Residential	New England Development	Zoning Permit Granted/
20 Cambridgeside Place	Lab/R&D	New England Development	Bldg. Permit Granted
1 Canal Park	Lab/R&D		Zoning Permit Granted/
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	Complete
161 First Street	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
60 First Street	Lab/R&D	New England Development	Bldg. Permit Granted
75 First Street / Parcel E	Residential	Urban Spaces	Pre-Permitting
80 First Street	Office/R&D	New England Development	Zoning Permit Granted/
20-22 Hurley Street / Parcel C/85-121 First Street	Residential	Urban Spaces LLC	Complete
41 Linskey Way	Office/R&D	Alexandria Real Estate	Zoning Permit Granted/
165 Main Street / NoMa Phase 4 Residential Tower	Residential	MIT	Bldg. Permit Granted

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
325 Main Street / Google Building	Office/R&D	Boston Properties	Bldg. Permit Granted
MIT Volpe Development	Office/R&D	MITIMCO	Zoning Permit Granted/
151 Morgan Avenue / Building Q2	Office/R&D	DivcoWest	Design Review
221 Morgan Avenue / Building R	Residential	DivcoWest	Design Review
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/
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Zoning Permit Granted/
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	Cambridge Redevelopment Authority	Bldg. Permit Granted
49 Sixth Street	Residential	POAH	Design Review
585 Third Street	Office/R&D	Constellation	Zoning Permit Granted/
40 Thorndike Street / Sullivan Courthouse Redevelopment	Office/R&D	Leggat McCall	Bldg. Permit Granted
350 Water Street / Building G	Office/R&D	DivcoWest	Complete
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
201 Amherst Street / New MIT Music Building	Institutional	MIT	Bldg. Permit Granted
200 Main Street / Building 2	Office/R&D	MIT	Design Review
380 Main Street / Building 6	Retail	MIT	Design Review

Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
600-624 Main Street / Ragon Institute	Institutional	MIT/Ragon Institute	Bldg. Permit Granted
130 Massachusetts Avenue / Metropolitan Storage Warehouse	Institutional	MIT	Zoning Permit Granted/
269-301 Vassar Street / MIT Graduate Student Dormitory	Institutional	MIT	Bldg. Permit Granted
51 Vassar Street / Schwartzman College of Computing	Institutional	MIT	Bldg. Permit Granted
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/
747 Cambridge Street / Polish Club	Residential	747 Cambridge St , LLC	Bldg. Permit Granted
Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
36 Hampshire Street	Lab/R&D	38-40 Hampshire St LLC	Bldg. Permit Granted
60 Hampshire Street	Lab/R&D	BioMed Realty	Bldg. Permit Granted
213 Harvard Street	Residential	213 Harvard St Condo Assn	Permitting
730-750 Main Street / The Engine	Office/R&D	MITIMCO	Bldg. Permit Granted
116 Norfolk Street	Residential	Cambridge Housing Authority	Pre-Permitting
140-142 Prospect Street	Residential	Islamic Society of Cambridge	Bldg. Permit Granted
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
544-550 Massachusetts Avenue	Residential	Central Square Redevelopment LLC	Permitting
600 Massachusetts Avenue	Residential	Cifrino Mass Ave Realty	Zoning Permit Granted/

Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
711-727 Massachusetts Avenue / Gaslight Building	Hotel	Gas Light Building LLC	Zoning Permit Granted/
83-91 Mount Auburn Street / The Garage/36 JFK Street/33 Dunster Street	Office/R&D	Trinity Real Estate Management	Permitting
Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
3-5 Linnaean Street / Basement Housing	Residential	Wulow Land Corporation	Bldg. Permit Granted
52 New Street	Residential	Just-A-Start	Zoning Permit Granted/
102 Sherman Street / Walden Square Apartments II	Residential	Winn Companies	Design Review
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 / The Galleria Residential	Residential	Raj Dhanda	Permitting
197 Vassal Lane / New Tobin School	Educational	City of Cambridge	Zoning Permit Granted/
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
101 Cambridgepark Drive	Office/R&D	HCP/King 101 CPD LLC	Bldg. Permit Granted
125 Cambridgepark Drive	Lab/R&D	Longfellow	Pre-Permitting
150 Cambridgepark Drive	Lab/R&D	Longfellow Real Estate	Bldg. Permit Granted
35 Cambridgepark Drive	Office/R&D	Davis Companies/TDC Development	Bldg. Permit Granted
50 Cambridgepark Drive	Residential	Hanover Company	Bldg. Permit Granted
1 Cedar Street / United American Veterans Clubhouse	Residential	John Repucci	Zoning Permit Granted/
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Bldg. Permit Granted

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
2072 Massachusetts Avenue	Residential	Capstone Communities	Pre-Permitting
278 Rindge Avenue / Jefferson Park Federal Revitalization	Residential	Cambridge Housing Authority	Zoning Permit Granted/
422-432 Rindge Avenue / Rindge Commons	Residential	Just-A-Start	Zoning Permit Granted/
36-64 Whittemore Avenue / Alewife Park	Office/R&D	IQHQ	Permitting
Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
605 Concord Avenue / Acorn Holdings Concord Ave. Phase II	Residential	Acorn Holdings	Bldg. Permit Granted
160-180 Fawcett Street	Office/R&D	Cabot, Cabot & Forbes	Permitting
101 Smith Place	Office/R&D	The Davis Companies	Bldg. Permit Granted
40 Smith Place / 15 Wilson Rd and 45 Wilson Rd.	Office/R&D	Davis Companies	Permitting
53-55 Wheeler Street	Residential	55-9 Wheels Owner LLC	Bldg. Permit Granted