

City of Cambridge Community Development Department

Development Log July - September 2022

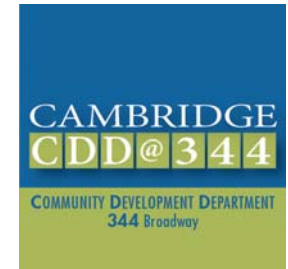


City of Cambridge

Community Development Department

Development Log

July - September 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>

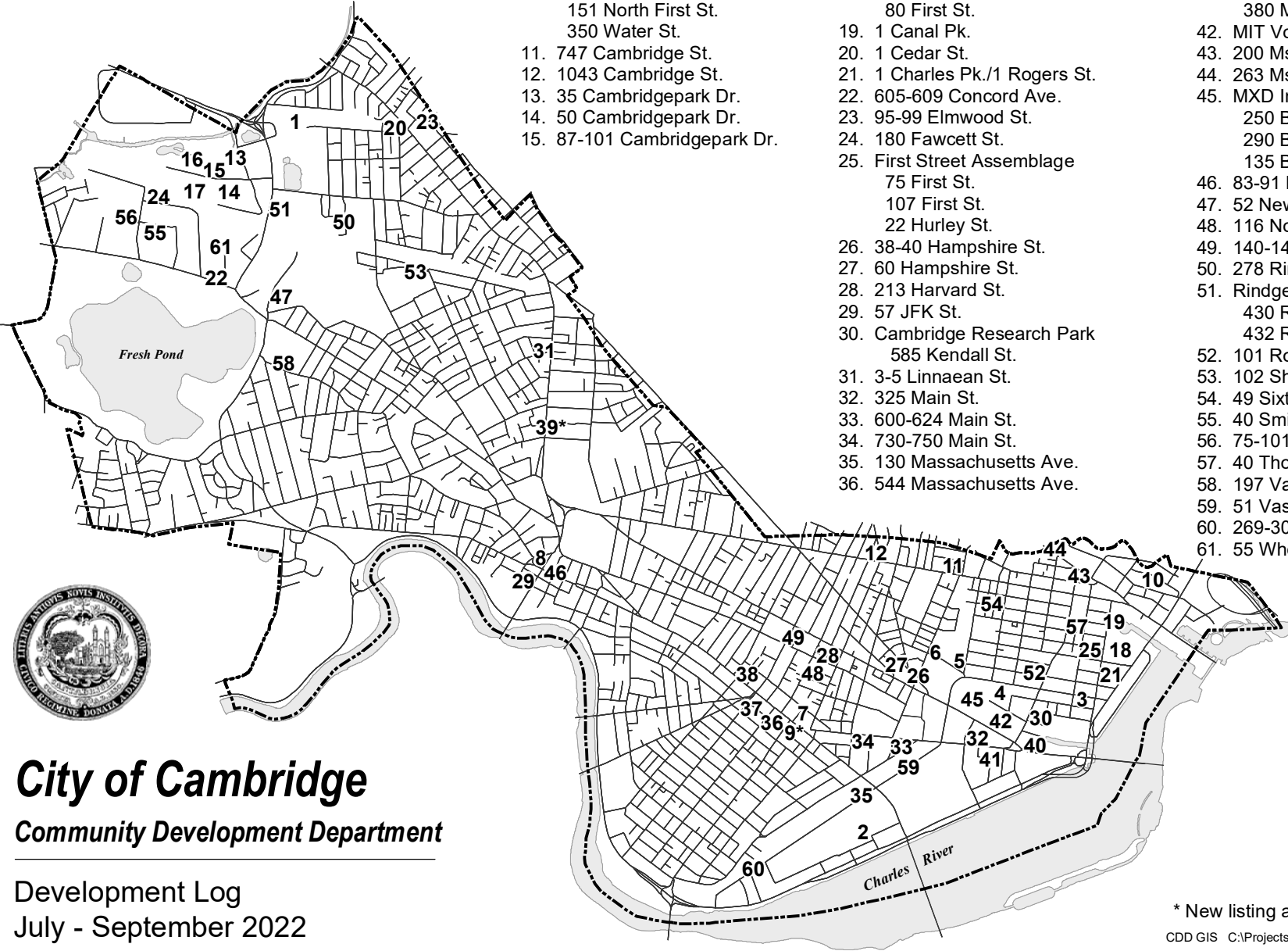
Direct questions or comments about the Development Log to:

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Development Projects in Current Pipeline

- | | | | | |
|-----------------|---------------------------|------------------------------|---------------------------------|--------------------------------|
| 1. Alewife Park | 2. 201 Amherst Street | 7. 48-50 Bishop Allen Dr. | 16. 125 Cambridgepark Dr. | 37. 600 Massachusetts Ave. |
| Building 1 | 3. Binney St. Development | 8. 24 Brattle St. | 17. 150 Cambridgepark Dr. | 38. 711-727 Massachusetts Ave. |
| Building 2 | 161 First St. | 9. 6 Brookline St.* | 18. Cambridgeside Redevelopment | 39. 1627 Massachusetts Ave.* |
| Building 3 | 41 Linskey Way | 10. Cambridge Crossing | 20 Cambridgeside Pl. | 40. MIT Kendall Square: NoMa |
| Building 4 | 4. 220 Binney St. | 151 Morgan Ave. | 100 Cambridgeside Pl. | 165 Main St. |
| Building 5 | 5. 325 Binney St. | 221 Morgan Ave. | 150 Cambridgeside Pl. | 41. MIT Kendall Square: SoMa |
| Garage | 6. 399 Binney St. | 441 Morgan Ave. | 60 First St. | 200 Main St. |
| | | 151 North First St. | 80 First St. | 380 Main St. |
| | | 350 Water St. | 19. 1 Canal Pk. | 42. MIT Volpe Development |
| | | 11. 747 Cambridge St. | 20. 1 Cedar St. | 43. 200 Msgr. O'Brien Highway |
| | | 12. 1043 Cambridge St. | 21. 1 Charles Pk./1 Rogers St. | 44. 263 Msgr. O'Brien Highway |
| | | 13. 35 Cambridgepark Dr. | 22. 605-609 Concord Ave. | 45. MXD Infill |
| | | 14. 50 Cambridgepark Dr. | 23. 95-99 Elmwood St. | 250 Binney St. |
| | | 15. 87-101 Cambridgepark Dr. | 24. 180 Fawcett St. | 290 Binney St. |
| | | | 25. First Street Assemblage | 135 Broadway |
| | | | 75 First St. | 46. 83-91 Mount Auburn St. |
| | | | 107 First St. | 47. 52 New St. |
| | | | 22 Hurley St. | 48. 116 Norfolk St. |
| | | | 26. 38-40 Hampshire St. | 49. 140-142 Prospect St. |
| | | | 27. 60 Hampshire St. | 50. 278 Rindge Ave. |
| | | | 28. 213 Harvard St. | 51. Rindge Commons |
| | | | 29. 57 JFK St. | 430 Rindge Ave. |
| | | | 30. Cambridge Research Park | 432 Rindge Ave. |
| | | | 585 Kendall St. | 52. 101 Rogers St. |
| | | | 31. 3-5 Linnaean St. | 53. 102 Sherman St. |
| | | | 32. 325 Main St. | 54. 49 Sixth St. |
| | | | 33. 600-624 Main St. | 55. 40 Smith Pl. |
| | | | 34. 730-750 Main St. | 56. 75-101 Smith Pl. |
| | | | 35. 130 Massachusetts Ave. | 57. 40 Thorndike St. |
| | | | 36. 544 Massachusetts Ave. | 58. 197 Vassar Ln. |
| | | | | 59. 51 Vassar St. |
| | | | | 60. 269-301 Vassar St. |
| | | | | 61. 55 Wheeler St. |



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* New listing added with this update

Development Log - Project Summary

Project Stage: Pre-Permitting

Address / Name: 48-50 Bishop Allen Drive						Bldg. Permit:	N/A
Neighborhood:	The Port/Area IV	Special Permit:	TBD	Lot Area (SF):	5,150	Gross Floor Area by Use (SF):	
Developer:	Dobia Properties	All Housing Units:	22	Floor-Area Ratio:	4.68	Residential:	24,123
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	24,123
Project Type:	New Construction	Zoning:	BB				
Notes:	Replacement of existing residential structure.						
Address / Name: 6 Brookline Street - former Middle East Restaurant & Club						Bldg. Permit:	N/A
Neighborhood:	Cambridgeport	Special Permit:	N/A	Lot Area (SF):	13,420	Gross Floor Area by Use (SF):	
Developer:	Sater Realty	All Housing Units:	None	Floor-Area Ratio:	3.98	Hotel:	42,413
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Restaurant:	9,903
Project Type:	New Construction	Zoning:	BB-CSQ	Hotel Rooms:	124	Retail:	7,877
Notes:	Existing location of Middle East restaurant and night club complex. Demolition of existing structure received conditional approval from Historical Commission.					Total GFA:	60,193
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:	90	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. 38 to 45 parking spaces to be allocated from 107 First St. garage. Requires amendment to existing special permit.						

Project Stage: Pre-Permitting

Address / Name: **2072 Massachusetts Avenue - former Restaurant** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **8,515** Gross Floor Area by Use (SF):

Developer: **Capstone Communities** All Housing Units: **48** Floor-Area Ratio: **7.13** Residential: **59,756**

Permit Type: **Comprehensive Permit** Affordable Units: **48** Parking: **3** Retail: **995**

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

Notes: **Will replace former site of restaurant.**

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: **102** Floor-Area Ratio: **0.99** Residential: **131,331**

Permit Type: **Affordable Housing Overlay** Affordable Units: **102** 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.**

Subtotals: All Units: **262** Parking Spaces: **245** Hotel Rooms: **124** Gross Floor Area by Use (SF):

Projects: **5** Hotel: **42,413**

Residential: **298,498**

Restaurant: **9,903**

Retail: **8,872**

Total GFA: **359,686**

Project Stage: 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: **33,056**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **33,056**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

Notes: **Infill addition to existing building. Reduction in surface parking expected. Final GFA will be 216,981 SF.**

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.**

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: **27** Floor-Area Ratio: **4.32** Residential: **16,807**

Permit Type: **Board of Zoning Appeals** Affordable Units: **TBD** Parking: **0** Retail: **2,181**

Project Type: **Alteration/Change of Use** Zoning: **BB-CSQ** Total GFA: **18,988**

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.**

Project Stage: Permitting

Address / Name:	40 Smith Place - 15 and 45 Wilson Road	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 Smith Place, 40 to 10 Wilson Road, and 10 to 26 Smith Place. Incorporates linear multi-use path in rear per Alewife District Plan recommendations.						

Subtotals:	All Units: 67	Parking Spaces: 323	Gross Floor Area by Use (SF):	
Projects:	4		Lab/R&D:	33,056
			Office/R&D:	230,321
			Residential:	47,151
			Restaurant:	9,725
			Retail:	2,181
			Total GFA:	322,434

Project Stage: Required Design Review Awaited or Underway

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.						

Subtotals:	All Units:	Parking Spaces:	0	Gross Floor Area by Use (SF):	
Projects:	1			Retail:	13,200
				Total GFA:	13,200

Project Stage: Zoning Permit Granted or As of Right

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: Zoning Permit Granted or As of Right

Address / Name:	119-123 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:	445	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:	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.						

Address / Name:	100 Cambridgeside Place - Core Mall Retail Space - Cambridgeside Redevelopment				Bldg. Permit:	NA	
Neighborhood:	East Cambridge	Special Permit:	PB364	Lot Area (SF):	267,821	Gross Floor Area by Use (SF):	
Developer:	New England Development	All Housing Units:	None	Floor-Area Ratio:	3.20	Retail:	315,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	1,695	Total GFA:	315,000
Project Type:	Alteration	Zoning:	BA/PUD-4				
Notes:	Includes conversion of third floor of Cambridgeside mall to office and lab space. Includes all parking for overall redevelopment.						

Project Stage: Zoning Permit Granted or As of Right

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: **170** 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 for overall Cambridgeside redevelopment. Existing structure retained up to second floor slab. Interior demolition underway. Lot area to be determined. Number of units approximate.**

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: **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** Total GFA: **455,000**

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: **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: **312,355**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **278** Retail: **10,925**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **323,280**

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: **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 commercial 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:	24,758
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:	3,006
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:	46,524

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:	121 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.						

Project Stage: Zoning Permit Granted or As of Right

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: **120,901**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Retail: **18,324**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **139,225**

Notes: **FAR for overall Cambridge Crossing development. 60 parking spaces on site for residential units and 10 at 222 Jacobs Street for retail space.**

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: **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: **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: **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: **62** Floor-Area Ratio: **1.87** Residential: **47,075**

Permit Type: **Affordable Housing Overlay** Affordable Units: **62** 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**

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:	430 Rindge Avenue - Rindge Commons Phase 2				Bldg. Permit:	NA	
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:	77	Floor-Area Ratio:	2.73	Residential:	90,075
Permit Type:	Comprehensive Permit	Affordable Units:	77	Parking:	See note	Total GFA:	90,075
Project Type:	New Construction	Zoning:	C-2				
Notes:	One of 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:	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.						

Address / Name:	320-330 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. Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project. Formerly known as 585 Third Street.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name: **36-64 Whittemore Avenue - Alewife Park Bldg 5 / former GCP/W. R. Grace Site - Alewife Park** 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: **140,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **3,500**

Project Type: **New Construction/Alteration** Zoning: **SD-3** Total GFA: **143,700**

Notes: **Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported seperately.**

Address / Name: **36-64 Whittemore Avenue - Alewife Park Bldg 4 / former GCP/W. R. Grace Site - Alewife Park** 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: **130,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **130,000**

Project Type: **New Construction/Alteration** Zoning: **SD-3**

Notes: **Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported seperately..**

Address / Name: **36-64 Whittemore Avenue - Alewife Park Bldg 2 / former GCP/W. R. Grace Site - Alewife Park** 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: **98,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **98,500**

Project Type: **New Construction/Alteration** Zoning: **SD-3**

Notes: **Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported seperately.**

Project Stage: Zoning Permit Granted or As of Right

Address / Name: **36-64 Whittemore Avenue - Parking Garage / former GCP/W. R. Grace Site - Alewife Park** 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** Parking Garage: **0**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **609** Total GFA: **0**

Project Type: **New Construction/Alteration** Zoning: **SD-3**

Notes: **Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported seperately.. 358 space garage and 251 surface spaces.**

Address / Name: **36-64 Whittemore Avenue - Alewife Park Bldg 3 / former GCP/W. R. Grace Site - Alewife Park** 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: **147,400**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **147,400**

Project Type: **New Construction/Alteration** Zoning: **SD-3**

Notes: **Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported seperately..**

Project Stage: Zoning Permit Granted or As of Right

Subtotals: All Units: **3,731** Parking Spaces: **6,382** Hotel Rooms: **156**
Projects: **28**

Gross Floor Area by Use (SF):

Community Center:	30,000
Educational:	3,000
Hotel:	46,554
Institutional:	219,842
Mixed Use:	670,000
Office/R&D:	4,718,519
Other:	25,000
Parking Garage:	0
Residential:	3,745,431
Retail:	533,183
Total GFA:	9,991,529

Project Stage: Building Permit Granted

Address / Name: **1 Alewife Center - Alewife Park / former GCP/W. R. Grace Site - Alewife Park** Bldg. Permit: **182959**

Neighborhood: **North Cambridge** Special Permit: **PB387** Lot Area (SF): **45,125** Gross Floor Area by Use (SF):

Developer: **IQHQ** All Housing Units: **None** Floor-Area Ratio: **0.94** Lab/R&D: **90,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **90,000**

Project Type: **Addition/Alteration** Zoning: **SD-3**

Notes: **Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. Parking for entire Alewife Center development reported seperately.**

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.**

Project Stage: Building Permit Granted

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: **Interior fit-out underway. Also known as 325 Binney Street. Will house Moderna Science Center corporate headquarters.**

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: **1043-1059 Cambridge Street - University Monument Site** Bldg. Permit: **155842**

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 preparation underway.**

Project Stage: Building Permit Granted

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.**

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: **5347/155714/172450**

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.**

Project Stage: Building Permit Granted

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.**

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 Office Space Conversion - Cambridgeside Redevelopment** Bldg. Permit: **33363/154887**

Neighborhood: **East Cambridge** Special Permit: **PB364** Lot Area (SF): **267,821** Gross Floor Area by Use (SF):

Developer: **New England Development** All Housing Units: **None** Floor-Area Ratio: **3.20** Lab/R&D: **84,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Office/R&D: **56,000**

Project Type: **Alteration/Change of Use** Zoning: **BA/PUD-4** Total GFA: **140,000**

Notes: **Includes conversion of third floor of Cambridgeside mall to office and lab space.**

Project Stage: Building Permit Granted

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**

Address / Name: **1 Canal Park** Bldg. Permit: **156580**

Neighborhood: **East Cambridge** Special Permit: **N/A** Lot Area (SF): **30,400** Gross Floor Area by Use (SF):

Developer: **1 Canal Park LLC** 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** Total GFA: **12,095**

Notes: **Includes demolition of existing veterans club, which will take space in new building. Also subject to Large Project Review under the zoning ordinance.**

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 was paused to incorporate 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: **213 Harvard Street** Bldg. Permit: **172820**
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: **12,378**
Permit Type: **As of Right** Affordable Units: **None** Parking: **6** Total GFA: **12,378**
Project Type: **New Construction** Zoning: **C-1**
Notes: **Replacement of eight unit condominium destroyed by fire.**

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: **Willow 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: **41 Linskey Way - Alexandria PUD** Bldg. Permit: **182441**
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.**

Project Stage: Building Permit Granted

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: **124 Morgan Avenue - Parcel I2 West - Cambridge Crossing (North Point)** Bldg. Permit: **166479**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **100,837** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Retail: **2,164**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **2,164**

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

Notes: **FAR for overall Cambridge Crossing development. Lot area for all of Cambridge Crossing Parcel I. Parking included with 151 North First Street project.**

Address / Name: **144 Morgan Avenue - Parcel I2 East - Cambridge Crossing (North Point)** Bldg. Permit: **166482**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **100,837** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Retail: **4,463**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **4,463**

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

Notes: **FAR for overall Cambridge Crossing development. Lot area for all of Cambridge Crossing Parcel I. Parking included with 151 North First Street project.**

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: **200 Msgr. O'Brien Highway - Nuestra, LLC Retail Cannabis** Bldg. Permit: **120379**
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: **4,400**
Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **5** Total GFA: **4,400**
Project Type: **Reg. Marijuana Dispensary** Zoning: **BA**
Notes: **Existing retail space to be converted to registered marijuana dispensary.**

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): **100,837** 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. Small retail buildings on Parcel I included elsewhere as 124 and 144 Morgan Street.**

Project Stage: Building Permit Granted

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.**

Address / Name: **432 Rindge Avenue - Rindge Commons Phase 1** Bldg. Permit: **158329**

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: **24** Floor-Area Ratio: **2.73** Educational: **28,794**

Permit Type: **Comprehensive Permit** Affordable Units: **24** Parking: **See note** Office/R&D: **12,192**

Project Type: **New Construction** Zoning: **C-2** Residential: **27,968**

Notes: **One of 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.** Total GFA: **68,954**

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. Tenant fit-outs underway. Complex includes 1 Charles Park.**

Project Stage: Building Permit Granted

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/AOD1,01/AOD3**
Notes: **Includes demolition of existing technical office structure. Site preparation underway.**

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: **197 Vassal Lane - New Tobin School** Bldg. Permit: **185582**
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: Building Permit Granted

Address / Name: **269-299 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.**

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.**

Project Stage: Building Permit Granted

Subtotals: All Units: **1,843** Parking Spaces: **3,247**
Projects: **39**

Gross Floor Area by Use (SF):

Community Center:	3,211
Educational:	328,748
Government:	400,000
Institutional:	721,860
Lab/R&D:	1,732,667
Office/R&D:	1,588,583
Residential:	1,526,705
Retail:	136,166
Total GFA:	6,437,940

Project Stage: Complete

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:	107-111 First Street - Parcel B, AKA 21 Charles Street - 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 to this project						

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.						

Project Stage: Complete

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 One Broadway address.**

Address / Name: **325 Main Street - Google Building / former MIT Coop Building - MXD Infill** Bldg. Permit: **49584**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **28,823** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **13.00** Office/R&D: **343,123**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **278** Retail: **33,000**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **376,123**

Notes: **Includes demolition of existing office building also housing MIT Coop. Parking added to existing Cambridge Center garage through restriping and tandem parking.**

Project Stage: Complete

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.						

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:	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. 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.						

Project Stage: Complete

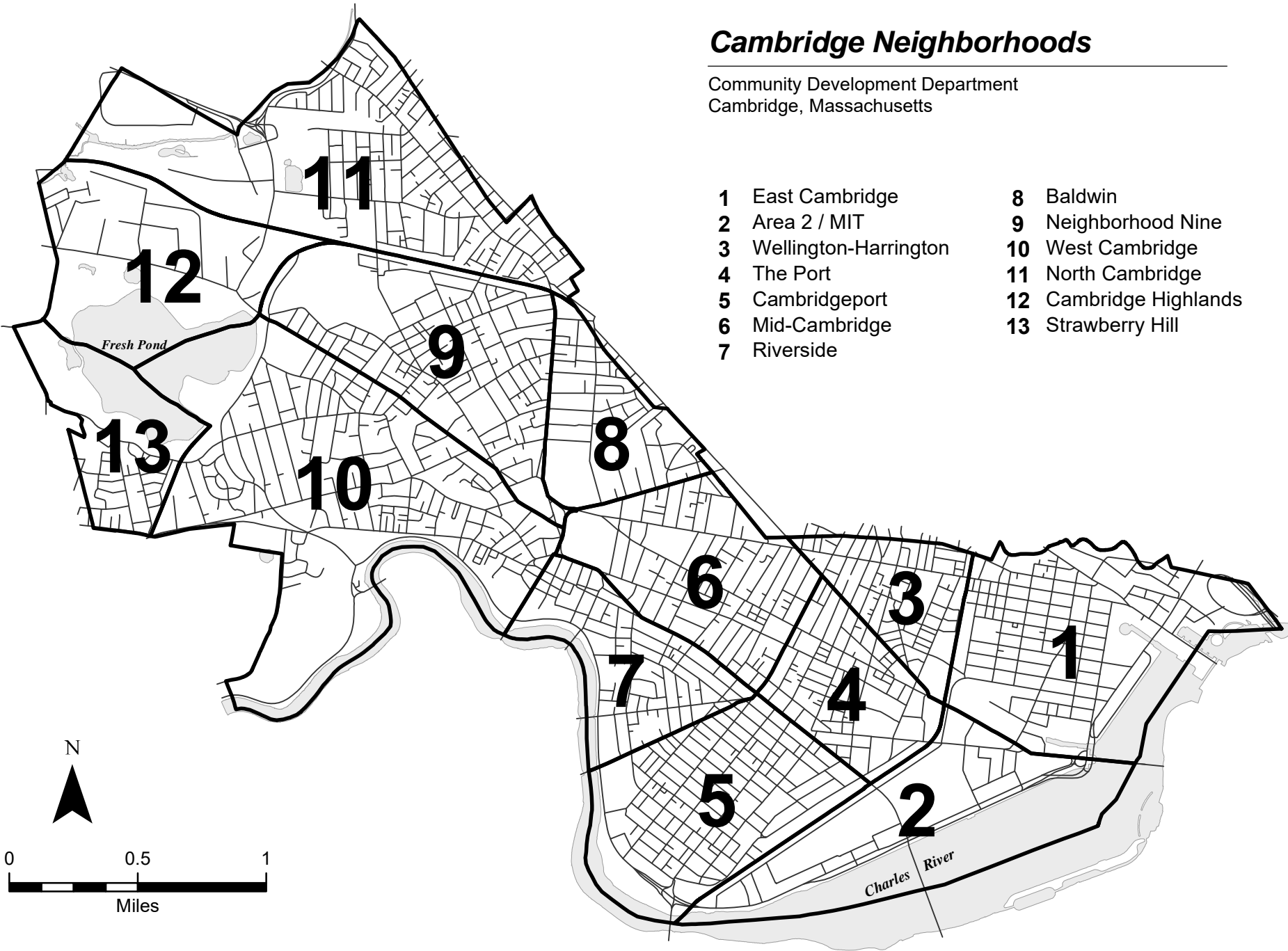
Subtotals: All Units: **436** Parking Spaces: **1,035**
Projects: **9**

Gross Floor Area by Use (SF):
Institutional: **50,200**
Lab/R&D: **36,000**
Office/R&D: **1,025,454**
Residential: **425,999**
Retail: **100,095**
Total GFA: **1,637,748**

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 Baldwin
- 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 US DOT Building	Government	US GSA/DOT	Bldg. Permit Granted
250 Binney Street	Office/R&D	Boston Properties	Zoning Permit Granted/AOR
290 Binney Street	Office/R&D	Boston Properties	Zoning Permit Granted/AOR
325 Binney Street / Moderna Science Center	Office/R&D	Alexandria Real Estate Equities,	Bldg. Permit Granted
119-123 Broadway	Residential	Boston Properties	Zoning Permit Granted/AOR
Cambridge Crossing Remaining Master Plan	Residential	DivcoWest	Zoning Permit Granted/AOR
100 Cambridgeside Place / Core Mall Office Space Conversion	Lab/R&D	New England Development	Bldg. Permit Granted
100 Cambridgeside Place / Core Mall Retail Space	Retail	New England Development	Zoning Permit Granted/AOR
150 Cambridgeside Place	Residential	New England Development	Zoning Permit Granted/AOR
20 Cambridgeside Place	Lab/R&D	New England Development	Bldg. Permit Granted
1 Canal Park	Lab/R&D	1 Canal Park LLC	Bldg. Permit Granted
1 Charles Park / Charles Park Lab Conversion	Lab/R&D	Alexandria Real Estate	Bldg. Permit Granted
107-111 First Street / Parcel B, AKA 21 Charles Street	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

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
75 First Street / Parcel E	Residential	Urban Spaces	Pre-Permitting
80 First Street	Office/R&D	New England Development	Zoning Permit Granted/AOR
20-22 Hurley Street / Parcel C/85-121 First Street	Residential	Urban Spaces LLC	Complete
41 Linskey Way	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
165 Main Street / NoMa Phase 4 Residential Tower	Residential	MIT	Complete
325 Main Street / Google Building	Office/R&D	Boston Properties	Complete
MIT Volpe Development	Office/R&D	MITIMCO	Zoning Permit Granted/AOR
121 Morgan Avenue / Building Q2	Office/R&D	DivcoWest	Zoning Permit Granted/AOR
124 Morgan Avenue / Parcel I2 West	Retail	DivcoWest	Bldg. Permit Granted
144 Morgan Avenue / Parcel I2 East	Retail	DivcoWest	Bldg. Permit Granted
221 Morgan Avenue / Building R	Residential	DivcoWest	Zoning Permit Granted/AOR
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	Bldg. Permit Granted
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Zoning Permit Granted/AOR
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

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
101 Rogers Street / The Foundry	Institutional	Cambridge Redevelopment Authority	Complete
49 Sixth Street	Residential	POAH	Zoning Permit Granted/AOR
320-330 Third Street	Office/R&D	Constellation	Zoning Permit Granted/AOR
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	Zoning Permit Granted/AOR
380 Main Street / Building 6	Retail	MIT	Design Review
600-624 Main Street / Ragon Institute	Institutional	MIT/Ragon Institute	Bldg. Permit Granted
130 Massachusetts Avenue / Metropolitan Storage Warehouse	Institutional	MIT	Zoning Permit Granted/AOR
269-299 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	Bldg. Permit Granted

Neighborhood 3 - Wellington Harrington	Primary Use	Developer	Project Stage
747 Cambridge Street / Polish Club	Residential	747 Cambridge St , LLC	Bldg. Permit Granted
Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
48-50 Bishop Allen Drive	Residential	Dobia Properties	Pre-Permitting
36 Hampshire Street	Lab/R&D	38-40 Hampshire St LLC	Bldg. Permit Granted
60 Hampshire Street	Lab/R&D	BioMed Realty	Complete
213 Harvard Street	Residential	213 Harvard St Condo Assn	Bldg. Permit Granted
730-750 Main Street / The Engine	Office/R&D	MITIMCO	Complete
116 Norfolk Street	Residential	Cambridge Housing Authority	Zoning Permit Granted/AOR
140-142 Prospect Street	Residential	Islamic Society of Cambridge	Bldg. Permit Granted
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
6 Brookline Street	Hotel	Sater Realty	Pre-Permitting
544-550 Massachusetts Avenue	Residential	Central Square Redevelopment LLC	Permitting
600 Massachusetts Avenue	Residential	Cifrino Mass Ave Realty	Zoning Permit Granted/AOR
Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
711-727 Massachusetts Avenue / Gaslight Building	Hotel	Gas Light Building LLC	Zoning Permit Granted/AOR
83-91 Mount Auburn Street / The Garage/36 JFK Street/33 Dunster Street	Office/R&D	Trinity Real Estate Management	Zoning Permit Granted/AOR

Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
3-5 Linnaean Street / Basement Housing	Residential	Willow Land Corporation	Bldg. Permit Granted
52 New Street	Residential	Just-A-Start	Zoning Permit Granted/AOR
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	Complete
57 JFK Street / The Galleria Residential	Residential	Raj Dhanda	Permitting
197 Vassal Lane / New Tobin School	Educational	City of Cambridge	Bldg. Permit Granted
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
1 Alewife Center / Alewife Park	Lab/R&D	IQHQ	Bldg. Permit Granted
101 Cambridgepark Drive	Office/R&D	HCP/King 101 CPD LLC	Bldg. Permit Granted
125 Cambridgepark Drive	Lab/R&D	Longfellow	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	Bldg. Permit Granted
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Bldg. Permit Granted
2072 Massachusetts Avenue	Residential	Capstone Communities	Pre-Permitting
278 Rindge Avenue / Jefferson Park Federal Revitalization	Residential	Cambridge Housing Authority	Zoning Permit Granted/AOR

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
430 Rindge Avenue / Rindge Commons Phase 2	Residential	Just-A-Start	Zoning Permit Granted/AOR
432 Rindge Avenue / Rindge Commons Phase 1	Residential	Just-A-Start	Bldg. Permit Granted
36-64 Whittemore Avenue / Alewife Park Bldg 2	Office/R&D	IQHQ	Zoning Permit Granted/AOR
36-64 Whittemore Avenue / Alewife Park Bldg 3	Office/R&D	IQHQ	Zoning Permit Granted/AOR
36-64 Whittemore Avenue / Alewife Park Bldg 4	Office/R&D	IQHQ	Zoning Permit Granted/AOR
36-64 Whittemore Avenue / Alewife Park Bldg 5	Office/R&D	IQHQ	Zoning Permit Granted/AOR
36-64 Whittemore Avenue / Parking Garage	Parking Garage	IQHQ	Zoning Permit Granted/AOR
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	Zoning Permit Granted/AOR
101 Smith Place	Office/R&D	The Davis Companies	Bldg. Permit Granted
40 Smith Place / 15 and 45 Wilson Road	Office/R&D	Davis Companies	Permitting
53-55 Wheeler Street	Residential	55-9 Wheels Owner LLC	Bldg. Permit Granted