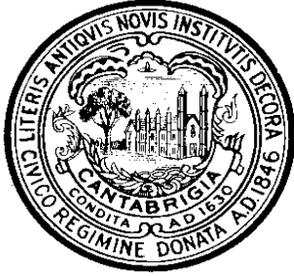


*City of Cambridge*  
*Community Development Department*  
*Development Log*  
*July - September 2017*



# **City of Cambridge**

## **Community Development Department**

### **Development Log**

#### **July - September 2017**

The Development Log provides an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a quarterly basis, is distributed to City departments and the public to keep them posted of development progress, from permitting through construction to completion.

Criteria for inclusion in the Log include:

- ◆ Commercial projects totaling over 50,000 square feet.
- ◆ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage and any other residential project subject to the Inclusionary Zoning Ordinance.
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant.
- ◆ Any project that has a significant impact on the neighborhood in which it is located.

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

- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Permit Granted or As of Right*: Development received Special Permit from the Planning Board or BZA, Comprehensive Permit, Large Project Review conducted with Community Development, or is As of Right.
- ◆ *Building Permit Granted*: Development received Building Permit (construction must start within six months or an extension is required).
- ◆ *Complete*: Project received Certificate of Occupancy (CO) or Temporary CO.

## Notes on other topics included in the Development Log:

- ◆ *Address / Name*: Includes the primary street address of the project and any name by which it is commonly known.
- ◆ *Affordable Units*: Number of affordable housing units included in the development. This value is not shown for developments with inclusionary housing units until the number of affordable units is determined, prior to issuance of a building permit. However the number of affordable units is included for city-financed developments both during the permitting process and while permitted and awaiting construction. “TBD” indicates that the number of affordable units is “to be determined”.
- ◆ *Gross Floor Area*: Includes only the gross floor area of the project under development. Other gross floor area may exist on the parcel, in either existing or prospective buildings, that affects the floor-to-area ratio (FAR) reported.
- ◆ *Neighborhood*: Cambridge is divided into thirteen neighborhoods for planning purposes. For more information see: <http://www.cambridgema.gov/CDD/planud/neighplan.aspx>.
- ◆ *Parking Spaces*: Includes both on-site and off-site spaces assigned to uses found in the project; to avoid double counting on-site spaces assigned to projects reported elsewhere are reported under those projects. Where on-site parking is shared with other developments or parking associated with the project is located off-site additional information about parking is stated in the Notes field.
- ◆ *Permit Type*: refers to the type of development approval required:
  - *Special Permit*: Project required a special permit granted by the Planning Board.
  - *Board of Zoning Appeals*: Project requires a special permit and/or variance granted by the Board of Zoning Appeals.
  - *Comprehensive Permit*: Project permitted under Chapter 40B provisions for development of affordable housing.
  - *Large Project Review*: Projects subject to Large Project Review provisions in Article 19 of the Zoning Ordinance.
  - *As of Right*: Projects that do not require a major development approval and that otherwise meet the criteria for inclusion in the development Log.

- ◆ *Project Type*: refers to the type of construction called for by the project. Project Types include
  - *New Construction*
  - *Alteration*: Includes the rehabilitation of an existing building.
  - *Addition*
  - *Alteration/Addition*: Combines alteration of an existing building with an addition.
  - *Change of Use*: Used where the a change of use requires a special permit, such as the repurposing of an existing building
  - *Master Plan*: Used for approved development that has not been allocated to a specific building.
- ◆ *Zoning*: Refers to the primary zoning under which the project is proceeding. For more information about zoning in Cambridge see: <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning.aspx>

**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: <http://www.cambridgema.gov/CDD/econdev/resources/developmentlog.aspx>

Both current and historical data about projects found in the Development Log are now available to the public in tabular format in the Planning section of the City's Open Data web site. You can view and search data without establishing an account. If you wish to save your work or make comments an account is required. With this edition of the Development Log there are five tables and two associated maps. "Current Edition" tables contain data from the projects listed in the most recent edition. The data in these tables will be changed each time the Log is updated. Note that there are two Current Edition tables, one with project level data and another enumerating individual uses by project. Each table has an associated map. To download a copy of the data found here visit the Planning Category of the City's Open Data Portal: <https://data.cambridgema.gov/browse?category=Planning>

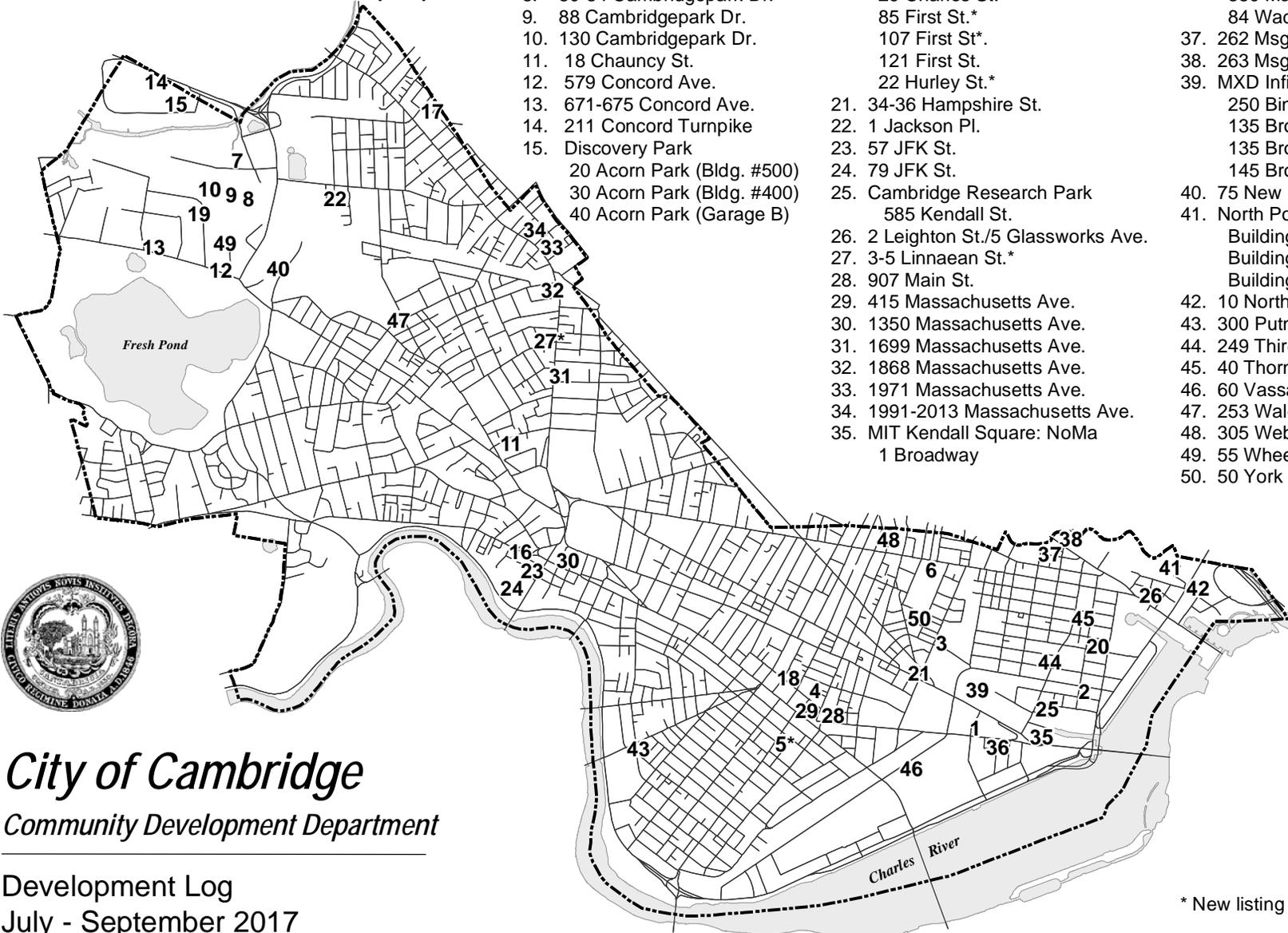
Forward any questions or comments about the Development Log to:

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Phone: (617) 349-4656  
Fax: (617) 349-4669  
E-mail: [ccook@cambridgema.gov](mailto:ccook@cambridgema.gov)

## Development Projects in Current Pipeline

- |                           |                            |                                      |                               |
|---------------------------|----------------------------|--------------------------------------|-------------------------------|
| 1. 88 Ames St.            | 3. 399 Binney St.          | 16. 16-18 Eliot St.                  | 36. MIT Kendall Square: SoMa  |
| 2. Binney St. Development | 4. 47 Bishop Allen Dr.     | 17. 95-99 Elmwood St.                | 25 Hayward St.                |
| 50/60 Binney St.          | 5. 3 Brookline Pl.*        | 18. 10 Essex St.                     | 238 Main St.                  |
| 100 Binney St.            | 6. 850 Cambridge St.       | 19. 95 Fawcett St.                   | 264 Main St.                  |
| 161 First St.             | 7. 35 Cambridgepark Dr.    | 20. First Street Assemblage          | 310 Main St.                  |
| 41 Linskey Way            | 8. 80-84 Cambridgepark Dr. | 29 Charles St.                       | 380 Main St.                  |
|                           | 9. 88 Cambridgepark Dr.    | 85 First St.*                        | 84 Wadsworth St.              |
|                           | 10. 130 Cambridgepark Dr.  | 107 First St.*                       | 37. 262 Msgr. O'Brien Highway |
|                           | 11. 18 Chauncy St.         | 121 First St.                        | 38. 263 Msgr. O'Brien Highway |
|                           | 12. 579 Concord Ave.       | 22 Hurley St.*                       | 39. MXD Infill                |
|                           | 13. 671-675 Concord Ave.   | 21. 34-36 Hampshire St.              | 250 Binney St.*               |
|                           | 14. 211 Concord Turnpike   | 22. 1 Jackson Pl.                    | 135 Broadway North*           |
|                           | 15. Discovery Park         | 23. 57 JFK St.                       | 135 Broadway South*           |
|                           | 20 Acorn Park (Bldg. #500) | 24. 79 JFK St.                       | 145 Broadway                  |
|                           | 30 Acorn Park (Bldg. #400) | 25. Cambridge Research Park          | 40. 75 New St.                |
|                           | 40 Acorn Park (Garage B)   | 585 Kendall St.                      | 41. North Point               |
|                           |                            | 26. 2 Leighton St./5 Glassworks Ave. | Building J/K                  |
|                           |                            | 27. 3-5 Linnaean St.*                | Building Q1                   |
|                           |                            | 28. 907 Main St.                     | Building W                    |
|                           |                            | 29. 415 Massachusetts Ave.           | 42. 10 North Point Blvd.      |
|                           |                            | 30. 1350 Massachusetts Ave.          | 43. 300 Putnam Ave.           |
|                           |                            | 31. 1699 Massachusetts Ave.          | 44. 249 Third St.             |
|                           |                            | 32. 1868 Massachusetts Ave.          | 45. 40 Thorndike St.          |
|                           |                            | 33. 1971 Massachusetts Ave.          | 46. 60 Vassar St.             |
|                           |                            | 34. 1991-2013 Massachusetts Ave.     | 47. 253 Walden St.            |
|                           |                            | 35. MIT Kendall Square: NoMa         | 48. 305 Webster Ave.          |
|                           |                            | 1 Broadway                           | 49. 55 Wheeler St.            |
|                           |                            |                                      | 50. 50 York St.               |



**City of Cambridge**

Community Development Department

Development Log  
July - September 2017

\* New listing added with this update

## Development Log - Project Summary

**Project Stage: Permitting**

Address / Name:	<b>3-5 Linnaean Street / Basement Units</b>		Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>PB329</b>	Lot Area (SF): <b>24,153</b>
Developer:		All Housing Units:	<b>5</b>	Floor-Area Ratio: <b>2.10</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking: <b>0</b>
Project Type:		Zoning:	<b>C-2/BA-2</b>	
Notes:	<b>Conversion of existing underutilized basement space into housing. GFA is for entire existing building, not project area.</b>			

Address / Name:	<b>55 Wheeler Street / Abt Associates Site</b>		Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Cambridge Highlands</b>	Special Permit:	<b>PB330</b>	Lot Area (SF): <b>249,518</b>
Developer:	<b>55-59 Wheeler Street LLC</b>	All Housing Units:	<b>526</b>	Floor-Area Ratio: <b>2.26</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking: <b>448</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O1/AOD4</b>	
Notes:	<b>Project includes replacement of existing office complex.</b>			

Subtotals:	All Units: <b>531</b>	Parking Spaces: <b>448</b>		Gross Floor Area by Use (SF):
				Residential: <b>614,439</b>
				Total GFA: <b>614,439</b>

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

---

Address / Name: **40 Acorn Park / Garage B/Discovery Park Master Plan** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** Special Permit: **PB198** Lot Area (SF): **1,154,420** Gross Floor Area by Use (SF):

Developer: **Bulfinch Company** All Housing Units: **None** Floor-Area Ratio: **0.61** Parking Garage: **141,745**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **380** Total GFA: **141,745**

Project Type: **New Construction** Zoning: **SD-4**

Notes: **Garage not counted toward Discovery Park FAR. Parking services multiple buildings at Discovery Park.**

---

Address / Name: **250 Binney Street / MXD Infill** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **60,624** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **6.27** Office/R&D: **310,615**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **650** Retail: **8,029**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **318,644**

Notes: **Also known as 14 Cambridge Center. Replacement of existing 62,576 SF office building. FAR for entire MXD Infill project.**

---

Address / Name: **47 Bishop Allen Drive / Mass & Main** Bldg. Permit: **N/A**

Neighborhood: **The Port/Area IV** Special Permit: **PB320** Lot Area (SF): **11,893** Gross Floor Area by Use (SF):

Developer: **Watermark Central Venture** All Housing Units: **23** Floor-Area Ratio: **2.10** Residential: **24,509**

Permit Type: **Planning Board Special Permit** Affordable Units: **3** Parking: **12** Total GFA: **24,509**

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

Notes: **12 parking spaces will be located off-site at 65 Bishop Allen Dr.**

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

---

Address / Name: **1 Broadway / NoMa - New Building** Bldg. Permit: **N/A**

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

Developer: **MIT** All Housing Units: **295** Floor-Area Ratio: **5.55** Residential: **315,400**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **150** Retail: **9,600**

Project Type: **New Construction** Zoning: **O-3A, PUD-3** Total GFA: **325,000**

Notes: **FAR includes existing One Broadway and proposed new Building 1, including new residential garage. Project area south of Main Street permitted separately.**

---

Address / Name: **1 Broadway / NoMa - Original Building Phase 3-5** Bldg. Permit: **N/A**

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

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **5.55** Office/R&D: **305,074**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **293** Retail: **8,195**

Project Type: **New Construction** Zoning: **O-3A, PUD-3** Total GFA: **313,269**

Notes: **FAR includes existing One Broadway and proposed Building 1, including new residential garage. Net increase of 23,150 SF. Project area south of Main Street permitted separately.**

---

Address / Name: **135 Broadway North / MXD Infill** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **91,845** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **70** Floor-Area Ratio: **6.27** Residential: **70,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Retail: **1,300**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **71,300**

Notes: **FAR for entire MXD Infill project. New building atop of Cambridge Center north garage will lead to net loss of 59 parking spaces.**

---

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

---

Address / Name: **135 Broadway South / MXD Infill** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **91,845** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **355** Floor-Area Ratio: **6.27** Residential: **350,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Total GFA: **350,000**

Project Type: **New Construction** Zoning: **MXD**

Notes: **FAR for entire MXD Infill project. New building atop of Cambridge Center north garage will lead to net loss of 156 parking spaces.**

---

Address / Name: **18-26 Chauncy Street / Basement Housing** Bldg. Permit: **N/A**

Neighborhood: **Neighborhood 9** Special Permit: **PB311** Lot Area (SF): **28,027** Gross Floor Area by Use (SF):

Developer: **Chestnut Hill Realty** All Housing Units: **9** Floor-Area Ratio: **2.87** Residential: **11,152**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **0** Total GFA: **11,152**

Project Type: **Alteration** Zoning: **C-2/A-1/BAOD**

Notes: **Conversion of existing basement space to add residential units to existing 98 unit building.**

---

Address / Name: **579-605 Concord Avenue / Concord Wheeler Phase II** Bldg. Permit: **BLDC-051228-2016**

Neighborhood: **Cambridge Highlands** Special Permit: **PB319** Lot Area (SF): **21,666** Gross Floor Area by Use (SF):

Developer: **Acorn Holdings** All Housing Units: **49** Floor-Area Ratio: **2.66** Residential: **53,551**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **68** Retail: **4,128**

Project Type: **New Construction** Zoning: **BA, AOD-5** Total GFA: **57,679**

Notes: **Includes demolition of existing bank branch building. Parking includes 49 residential and 19 commercial spaces.**

---

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

---

Address / Name: **671-675 Concord Avenue** Bldg. Permit: **N/A**

Neighborhood: **Cambridge Highlands** Special Permit: **N/A** Lot Area (SF): **48,186** Gross Floor Area by Use (SF):

Developer: **HRI** All Housing Units: **98** Floor-Area Ratio: **2.89** Residential: **125,276**

Permit Type: **Comprehensive Permit** Affordable Units: **98** Parking: **67** Total GFA: **125,276**

Project Type: **New Construction** Zoning:

Notes: **Includes replacement of commercial structures.**

---

Address / Name: **201-203 Concord Turnpike / Lanes & Games** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** Special Permit: **PB326** Lot Area (SF): **166,468** Gross Floor Area by Use (SF):

Developer: **Criterion Development Partners** All Housing Units: **320** Floor-Area Ratio: **1.95** Residential: **324,440**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **239** Total GFA: **324,440**

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

Notes: **Includes demolition of existing motel and bowling alley.**

---

Address / Name: **16-18 Eliot Street** Bldg. Permit: **N/A**

Neighborhood: **West Cambridge** Special Permit: **PB300** Lot Area (SF): **6,964** Gross Floor Area by Use (SF):

Developer: **16-18 Eliot LLC** All Housing Units: **15** Floor-Area Ratio: **3.47** Residential: **11,935**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **0** Total GFA: **11,935**

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

Notes: **FAR includes 12,262 SF of existing retail space not included in project area.**

---

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

---

Address / Name: **95-99 Elmwood Street** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** Special Permit: **PB308** Lot Area (SF): **17,535** Gross Floor Area by Use (SF):

Developer: **95-99 Elmwood Street LLC** All Housing Units: **34** Floor-Area Ratio: **2.24** Residential: **35,294**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **34** Retail: **480**

Project Type: **New Construction** Zoning: **BA-2/NMAOD** Total GFA: **35,774**

Notes: **Existing auto repair facility will be demolished.**

---

Address / Name: **107 First Street / First Street Assemblage Parcel B** Bldg. Permit:

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: **TBD** Parking: **26** Retail: **14,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B** Total GFA: **117,223**

Notes: **FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. Also includes address as 21 Charles Street. Project replaces existing commercial structure.**

---

Address / Name: **161 First Street / Binney St. Alexandria Master Plan** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **40,000** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **129** Floor-Area Ratio: **3.75** Residential: **137,384**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **122** Retail: **28,557**

Project Type: **Addition/Alteration** Zoning: **IA-1/PUD-3A** Total GFA: **165,941**

Notes: **80 parking spaces located on site, 25 in the 270 Third Street garage and 17 spaces in the garage at 50/60 Binney Street.**

---

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

---

Address / Name: **85 First Street / First Street Assemblage Parcel D** Bldg. Permit:

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **76,227** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **None** Floor-Area Ratio: **2.35** Retail: **9,800**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **11** Total GFA: **9,800**

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. Project replaces existing commercial structure.**

---

Address / Name: **34-36 Hampshire Street** Bldg. Permit: **N/A**

Neighborhood: **The Port/Area IV** Special Permit: **PB256** Lot Area (SF): **4,176** Gross Floor Area by Use (SF):

Developer: **CJ Griffen Enterprises** All Housing Units: **20** Floor-Area Ratio: **5.10** Office/R&D: **360**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **10** Residential: **20,940**

Project Type: **New Construction** Zoning: **IB** Total GFA: **21,300**

---

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

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: **TBD** Parking: **142** 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. Project replaces existing commercial structure.**

---

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

---

Address / Name: **57 JFK Street** Bldg. Permit: **N/A**  
Neighborhood: **West Cambridge** Special Permit: **PB296** Lot Area (SF): **17,357** Gross Floor Area by Use (SF):  
Developer: **Raj Dhanda** All Housing Units: **None** Floor-Area Ratio: **3.53** Office/R&D: **18,351**  
Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Total GFA: **18,351**  
Project Type: **Addition** Zoning: **BB/HSOD**  
Notes: **FAR includes existing building not included in project area.**

---

Address / Name: **585 Kendall Street / Constellation Theatre/Cambridge Research Park** Bldg. Permit: **N/A**  
Neighborhood: **East Cambridge** Special Permit: **PB141** Lot Area (SF): **35,865** Gross Floor Area by Use (SF):  
Developer: **Constellation** All Housing Units: **None** Floor-Area Ratio: **2.09** Theater: **75,000**  
Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **75,000**  
Project Type: **New Construction** Zoning: **O-3/PUD-3**  
Notes: **Parking provided in Cambridge Research Park pooled facility.**

---

Address / Name: **41 Linskey Way / Binney St. Alexandria Master Plan** Bldg. Permit: **N/A**  
Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **9,625** Gross Floor Area by Use (SF):  
Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **1.68** Office/R&D: **10,000**  
Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **15** Retail: **6,189**  
Project Type: **Addition/Alteration** Zoning: **IA-1/PUD-3A** Total GFA: **16,189**  
Notes: **Also known as 219 Second St. Parking provided at 50/60 Binney St. Garage.**

---

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

---

Address / Name: **238 Main Street / MIT Kendall Square Building 3** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **60,594** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Office/R&D: **346,673**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **33,528**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **380,201**

Notes: **Permanent street address to be assigned by DPW. Site incorporates existing building at 238 Main Street. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.**

---

Address / Name: **264 Main Street / MIT Kendall Square Building 4** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **89,129** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **454** Floor-Area Ratio: **4.48** Institutional: **405,538**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **20,608**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **426,146**

Notes: **Includes 454 graduate units. Project includes existing buildings at 290-292 Main St. Permanent street address to be assigned by DPW. Parking at 25 Hayward Street garage. FAR for entire SoMa project.**

---

Address / Name: **314 Main Street / MIT Kendall Square Building 5** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **36,002** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Office/R&D: **359,252**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Retail: **12,858**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **372,110**

Notes: **Includes demolition of existing low-rise retail building. Parking at 25 Hayward Street garage. FAR for entire SoMa project including retained buildings.**

---

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

---

Address / Name: **380 Main Street / MIT Kendall Square Building 6** 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 SoMa project including retained buildings.**

---

Address / Name: **1991-2013 Massachusetts Avenue / St. James Development** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** Special Permit: **PB241** Lot Area (SF): **58,194** Gross Floor Area by Use (SF):

Developer: **Oaktree Development** All Housing Units: **46** Floor-Area Ratio: **1.75** Residential: **72,287**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **46** Retail: **1,241**

Project Type: **Addition** Zoning: **BA-2/NMAOD** Total GFA: **73,528**

Notes: **64 total spaces on-site include 46 spaces for 1991-2013 Mass Ave and 18 spaces for adjacent St. James Church. FAR includes existing 22,560 SF church.**

---

Address / Name: **415 Massachusetts Avenue / Mass & Main** Bldg. Permit: **N/A**

Neighborhood: **The Port/Area IV** Special Permit: **PB321** Lot Area (SF): **38,773** Gross Floor Area by Use (SF):

Developer: **Watermark Central Venture** All Housing Units: **285** Floor-Area Ratio: **6.50** Residential: **249,255**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **134** Retail: **17,279**

Project Type: **New Construction** Zoning: **BB/BA/C-1** Total GFA: **266,534**

Notes: **95 parking spaces below grade on-site. 39 parking spaces off-site at 65 Bishop Allen Dr. 14,479 GFA retail exempt from FAR.**

---

**Project Stage: 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: **23,221**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **23** Total GFA: **23,221**

Project Type: **New Construction** Zoning: **SD-1** Hotel Rooms: **120**

Notes: **Project partially located in Somerville. Includes demolition of existing structure.**

---

Address / Name: **North Point Bldg Q1 / North Point Master Plan** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **11,584** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Office/R&D: **9,567**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Retail: **8,108**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **17,675**

Notes: **FAR for overall North Point development. Street address to be determined by DPW.**

---

Address / Name: **North Point Bldg W / North Point Master Plan** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **20,743** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Retail: **12,700**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Total GFA: **12,700**

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

Notes: **FAR for overall North Point development. Street address to be determined by DPW.**

---

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

---

Address / Name: **10 North Point Boulevard / EF Building 3** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB328** Lot Area (SF): **125,000** Gross Floor Area by Use (SF):

Developer: **EFEKTRA Schools, Inc** All Housing Units: **140** Floor-Area Ratio: **2.40** Institutional: **228,354**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **110** Total GFA: **228,354**

Project Type: **New Construction** Zoning:

Notes: **Current use is as DCR storage yard. 140 units and 138 dorm rooms are preliminary estimates.**

---

Address / Name: **North Point Remaining Master Plan** 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: **1796** Floor-Area Ratio: **2.52** Office/R&D: **992,315**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **See note** Residential: **2,104,238**

Project Type: **Change of Use** Zoning: **NP/PUD-6/PUD-4A** Retail: **36,268**

Notes: **FAR for Cambridge portion of development only. Includes portions of Somerville and Boston. Affordable housing contribution, parking spaces, and retail GFA to be determined.** Total GFA: **3,132,821**

---

Address / Name: **300 Putnam Avenue** Bldg. Permit: **N/A**

Neighborhood: **Cambridgeport** Special Permit: **PB317** Lot Area (SF): **23,851** Gross Floor Area by Use (SF):

Developer: **Biotech Realty Investors** All Housing Units: **16** Floor-Area Ratio: **0.98** Residential: **23,254**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **16** Total GFA: **23,254**

Project Type: **New Construction** Zoning: **BA-3/C-1**

Notes: **Includes demolition of existing building. Also known as 357-363 Allston Street.**

---

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

---

Address / Name: **249 Third Street** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB301** Lot Area (SF): **26,918** Gross Floor Area by Use (SF):

Developer: **Equity Residential** All Housing Units: **84** Floor-Area Ratio: **2.67** Residential: **70,377**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **59** Retail: **1,540**

Project Type: **New Construction** Zoning: **IA-1 ECHO** Total GFA: **71,917**

Notes: **2 parking spaces on site and 57 accomodated at existing parking facility at 195 Binney Street.**

---

Address / Name: **40 Thorndike Street / Courthouse Redevelopment** Bldg. Permit: **N/A**

Neighborhood: **East Cambridge** Special Permit: **PB288** Lot Area (SF): **59,788** Gross Floor Area by Use (SF):

Developer: **Leggat McCall** All Housing Units: **24** Floor-Area Ratio: **7.97** Office/R&D: **452,237**

Permit Type: **Planning Board Special Permit** Affordable Units: **TBD** Parking: **512** Residential: **24,066**

Project Type: **Addition/Alteration** Zoning: **BB** Total GFA: **476,303**

Notes: **Redevelopment of former Middlesex County Courthouse. Parking includes 92 spaces on-site and 420 spaces located off-site.**

---

Address / Name: **84 Wadsworth Street / MIT Kendall Square Building 2** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **69,711** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Office/R&D: **300,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **278** Retail: **18,000**

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5** Total GFA: **318,000**

Notes: **Permanent street address to be assigned by DPW. FAR for entire SoMa project including retained buildings.**

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

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Address / Name:	<b>50 York Street / St. Patricks</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>Wellington Harrington</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>32,535</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Just-A-Start</b>	All Housing Units:	<b>16</b>	Floor-Area Ratio:	<b>0.71</b>	Residential:	<b>22,962</b>
Permit Type:	<b>Comprehensive Permit</b>	Affordable Units:	<b>16</b>	Parking:	<b>28</b>	Total GFA:	<b>22,962</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-1</b>				
Notes:	<b>Replacement of 16 unit affordable residential building destroyed by fire in 2016 under amendment to 1991 comprehensive permit. GFA may differ from that stated.</b>						

---

Subtotals:	All Units: <b>4,414</b>	Parking Spaces: <b>3,425</b>	Hotel Rooms: <b>120</b>		Gross Floor Area by Use (SF):
					Hotel: <b>23,221</b>
					Institutional: <b>633,892</b>
					Office/R&D: <b>3,104,444</b>
					Parking Garage: <b>141,745</b>
					Residential: <b>4,167,245</b>
					Retail: <b>266,408</b>
					Theater: <b>75,000</b>
					Total GFA: <b>8,411,955</b>

**Project Stage: Building Permit Granted**

---

Address / Name: **20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan** Bldg. Permit:**BLDC-057679-2017**

Neighborhood: **North Cambridge** Special Permit: **PB198** Lot Area (SF): **1,154,420** Gross Floor Area by Use (SF):

Developer: **Bulfinch Company** All Housing Units: **None** Floor-Area Ratio: **0.61** Office/R&D: **132,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **132,000**

Project Type: **New Construction** Zoning: **SD-4**

Notes: **FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.**

---

Address / Name: **30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan** Bldg. Permit:**BLDC-057678-2017**

Neighborhood: **North Cambridge** Special Permit: **PB198** Lot Area (SF): **1,154,420** Gross Floor Area by Use (SF):

Developer: **Bulfinch Company** All Housing Units: **None** Floor-Area Ratio: **0.61** Office/R&D: **126,618**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **126,618**

Project Type: **New Construction** Zoning: **SD-4**

Notes: **FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.**

---

Address / Name: **88 Ames Street / Cambridge Center** Bldg. Permit:**BLDC-038200-2016**

Neighborhood: **MIT / Area 2** Special Permit: **PB294** Lot Area (SF): **16,542** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **280** Floor-Area Ratio: **13.06** Residential: **200,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **36** Parking: **140** Retail: **16,000**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **216,000**

Notes: **Parking accommodated in existing Cambridge Center East Garage.**

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**Project Stage: Building Permit Granted**

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Address / Name: **399 Binney Street / 1 Kendall Square Addition** Bldg. Permit: **BLDC-057636-2017**

Neighborhood: **Wellington Harrington** Special Permit: **PB310** Lot Area (SF): **152,868** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **1.13** Office/R&D: **169,950**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **225** Retail: **2,550**

Project Type: **New Construction** Zoning: **IA-1 ECHO** Total GFA: **172,500**

Notes: **Addition to One Kendall Square development. FAR includes parking garage parcel. All parking provided in existing garage. Demolition of existing 29,200 SF building.**

---

Address / Name: **1 Broadway / NoMa - Original Building Phase 1** Bldg. Permit: **BLDC-060080-2017**

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

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **5.55** Retail: **26,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **26,200**

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

Notes: **FAR includes existing One Broadway and proposed Building 1, including new residential garage. Parking included in phases 3-5.**

---

Address / Name: **145 Broadway / MXD Infill** Bldg. Permit: **BLDC-061774-2017**

Neighborhood: **East Cambridge** Special Permit: **PB315** Lot Area (SF): **56,760** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **6.27** Office/R&D: **443,731**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **350** Retail: **10,037**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **453,768**

Notes: **Also known as 11 Cambridge Center. Replacement of existing 78,636 SF office building. FAR for entire MXD Infill project.**

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**Project Stage: Building Permit Granted**

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Address / Name: **3 Brookline Place / Auburn Court Addition** Bldg. Permit:**BLDM-047719-2016**

Neighborhood: **Cambridgeport** Special Permit: **N/A** Lot Area (SF): **67,745** Gross Floor Area by Use (SF):

Developer: **HRI** All Housing Units: **8** Floor-Area Ratio: **1.46** Residential: **11,025**

Permit Type: **Comprehensive Permit** Affordable Units: **8** Parking: **See note** Total GFA: **11,025**

Project Type: **New Construction** Zoning: **CRDD**

Notes: **Infill addition to Auburn Court. FAR includes existing development.**

---

Address / Name: **850 Cambridge Street / King Open School Complex** Bldg. Permit:**BLDC-059462-2017**

Neighborhood: **Wellington Harrington** Special Permit: **PB323** Lot Area (SF): **527,492** Gross Floor Area by Use (SF):

Developer: **City of Cambridge** All Housing Units: **None** Floor-Area Ratio: **0.47** Educational: **233,862**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **105** Total GFA: **233,862**

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

Notes: **Replacement of King Open School complex. FAR includes existing Frisoli Youth Center. Project includes two school buildings, library branch, pool replacement, and offices for School Department.**

---

Address / Name: **35 Cambridgepark Drive** Bldg. Permit:**BLDC-058169-2017**

Neighborhood: **North Cambridge** Special Permit: **PB314** Lot Area (SF): **106,095** Gross Floor Area by Use (SF):

Developer: **Davis Companies/TDC Development** All Housing Units: **None** Floor-Area Ratio: **1.75** Office/R&D: **177,274**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **331** Retail: **7,500**

Project Type: **Alteration/Enlargement** Zoning: **AOD6** Total GFA: **184,774**

Notes: **Addition to existing office building. FAR includes existing structure. Development will reduce parking from 351 to 331 spaces. Existing building is 137,635 SF.**

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**Project Stage: Building Permit Granted**

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Address / Name: **80-84 Cambridgepark Drive / Residential Units** Bldg. Permit:**BLDM-051623-2016**

Neighborhood: **North Cambridge** Special Permit: **PB292** Lot Area (SF): **174,496** Gross Floor Area by Use (SF):

Developer: **Hanover** All Housing Units: **254** Floor-Area Ratio: **1.70** Residential: **290,600**

Permit Type: **Planning Board Special Permit** Affordable Units: **30** Parking: **185** Retail: **1,800**

Project Type: **New Construction** Zoning: **O-2A/AOD-6** Total GFA: **292,400**

Notes: **Parking includes 94 spaces shared with nearby office buildings. 121 spaces sited underneath residential structure. Remainder included in separate phase 541 space garage. Formerly 88 Cambridgepark Dr.**

---

Address / Name: **24 East Street / North Point Master Plan Bldg J/K** Bldg. Permit:**BLDC-057377-2017**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): **65,502** Gross Floor Area by Use (SF):

Developer: **DivcoWest** All Housing Units: **None** Floor-Area Ratio: **2.66** Office/R&D: **357,378**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **334** Retail: **14,055**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **371,433**

Notes: **FAR for overall North Point development. Permanent street address to be assigned by DPW.**

---

Address / Name: **10 Essex Street** Bldg. Permit:**BLDC-054470-2017**

Neighborhood: **The Port/Area IV** Special Permit: **PB285** Lot Area (SF): **34,744** Gross Floor Area by Use (SF):

Developer: **3 MJ Associates LLC** All Housing Units: **46** Floor-Area Ratio: **3.27** Residential: **48,319**

Permit Type: **Planning Board Special Permit** Affordable Units: **5** Parking: **24** Retail: **4,014**

Project Type: **New Construction** Zoning: **BB/CSOD** Total GFA: **52,333**

Notes: **FAR includes existing building on parcel.**

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**Project Stage: Building Permit Granted**

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Address / Name: **95 Fawcett Street** Bldg. Permit: **BLDM-054801-2017**

Neighborhood: **Cambridge Highlands** Special Permit: **PB309** Lot Area (SF): **20,522** Gross Floor Area by Use (SF):

Developer: **95 Fawcett LLC** All Housing Units: **44** Floor-Area Ratio: **2.58** Residential: **52,852**

Permit Type: **Planning Board Special Permit** Affordable Units: **5** Parking: **44** Total GFA: **52,852**

Project Type: **New Construction** Zoning: **O-1/AOD-4**

Notes: **Existing warehouse to be demolished.**

---

Address / Name: **121 First Street / First Street Assemblage Parcel A** Bldg. Permit: **BLDC-052710-2017**

Neighborhood: **East Cambridge** Special Permit: **PB231A** Lot Area (SF): **16,500** Gross Floor Area by Use (SF):

Developer: **Urban Spaces LLC** All Housing Units: **None** Floor-Area Ratio: **2.35** Office/R&D: **46,891**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **26** Retail: **9,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B** Total GFA: **56,691**

Notes: **FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. Parking includes 10 spaces on site and 16 at 22 Hurley Street. Replaces existing commercial structure.**

---

Address / Name: **25 Hayward Street / SoMa Garage - MIT Kendall Square** Bldg. Permit: **BLDC-053887-2017**

Neighborhood: **MIT / Area 2** Special Permit: **PB303** Lot Area (SF): **0** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **4.48** Parking Garage: **0**

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

Project Type: **New Construction** Zoning: **C-3B MXD/PUD 5**

Notes: **Includes 1,121 space subsurface garage. Will serve four SoMa buildings at 238-380 Main Street. Includes replacement of existing surfaces lots and academic spaces. FAR includes entire SoMa project.**

---

**Project Stage: Building Permit Granted**

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Address / Name: **1-6 Jefferson Park / Jefferson Park** Bldg. Permit:**BLDM-034930-2015**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **457,992** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **104** Floor-Area Ratio: **0.32** Residential: **143,072**

Permit Type: **Comprehensive Permit** Affordable Units: **104** Parking: **74** Total GFA: **143,072**

Project Type: **Alteration** Zoning: **B**

Notes: **Demolition and replacement of state-assisted public housing units at Jefferson Park, a Cambridge Housing Authority development.**

---

Address / Name: **79 JFK Street / Harvard JFK School Expansion** Bldg. Permit:**BLDC-026899-2015**

Neighborhood: **West Cambridge** Special Permit: **PB293** Lot Area (SF): **126,655** Gross Floor Area by Use (SF):

Developer: **Harvard University** All Housing Units: **None** Floor-Area Ratio: **2.51** Educational: **76,862**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **76,862**

Project Type: **Addition** Zoning: **C-3**

Notes: **FAR includes existing building on-site. 129 spaces to be allocated from campus pool.**

---

Address / Name: **2 Leighton Street / Avalon Bay Housing Phase 2** Bldg. Permit:**BLDM-042391-2016**

Neighborhood: **East Cambridge** Special Permit: **PB175** Lot Area (SF): **247,431** Gross Floor Area by Use (SF):

Developer: **Avalon Bay** All Housing Units: **265** Floor-Area Ratio: **3.77** Residential: **351,779**

Permit Type: **Planning Board Special Permit** Affordable Units: **31** Parking: **212** Total GFA: **351,779**

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

Notes: **FAR includes Phase I buildings and 10 Glassworks Avenue. This project includes building at 5 Glassworks Avenue. Unknown amount of retail space will included in new building.**

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**Project Stage: Building Permit Granted**

---

Address / Name: **907 Main Street** Bldg. Permit: **BLDC-053436-2017**

Neighborhood: **The Port/Area IV** Special Permit: **PB324** Lot Area (SF): **9,436** Gross Floor Area by Use (SF):

Developer: **Patrick Barrett III** All Housing Units: **None** Floor-Area Ratio: **3.14** Hotel: **24,237**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Retail: **5,623**

Project Type: **Alteration/Change of Use** Zoning: **BB** Hotel Rooms: **67** Total GFA: **29,860**

Notes: **Conversion/rehab of existing building. Retail and Hotel floor area split estimated. Central Square Advisory Committee provided Large Project Review. Received parking waiver from Planning Board.**

---

Address / Name: **1336-1362 Massachusetts Avenue / Smith Campus Center/formerly Holyoke Center** Bldg. Permit: **BLDC-043682-2016**

Neighborhood: **Riverside** Special Permit: **N/A** Lot Area (SF): **74,913** Gross Floor Area by Use (SF):

Developer: **Harvard University** All Housing Units: **None** Floor-Area Ratio: **1.27** Institutional: **95,000**

Permit Type: **Board of Zoning Appeals** Affordable Units: **None** Parking: **130** Total GFA: **95,000**

Project Type: **Alteration** Zoning: **BB**

Notes: **Project consists of significant updates to building formerly known as Holyoke Center and adjacent publicly-accessible privately-owned open space. 130 existing parking spaces retained.**

---

Address / Name: **1699 Massachusetts Avenue / Changsho Parking Lot** Bldg. Permit: **BLDM-055098-2017**

Neighborhood: **Agassiz** Special Permit: **N/A** Lot Area (SF): **13,044** Gross Floor Area by Use (SF):

Developer: **Lotus Harvard Enterprise** All Housing Units: **20** Floor-Area Ratio: **2.26** Residential: **21,251**

Permit Type: **Board of Zoning Appeals** Affordable Units: **2** Parking: **20** Retail: **7,000**

Project Type: **New Construction** Zoning: **BA-2/B/NMAOD** Total GFA: **28,251**

Notes: **GFA assigned to residential and retail use is an estimate based on assumption that first floor of structure will be retail.**

---

**Project Stage: Building Permit Granted**

---

Address / Name: **1868 Massachusetts Avenue / Gourmet Express Redevelopment** Bldg. Permit:**BLDC-021553-2014**

Neighborhood: **Neighborhood 9** Special Permit: **N/A** Lot Area (SF): **13,325** Gross Floor Area by Use (SF):

Developer: **1868 Mass Ave LLC** All Housing Units: **None** Floor-Area Ratio: **1.24** Hotel: **25,546**

Permit Type: **Large Project Review** Affordable Units: **None** Parking: **27** Retail: **2,363**

Project Type: **New Construction** Zoning: **BC/C-1** Hotel Rooms: **50** Total GFA: **27,909**

Notes: **Existing retail building demolished. 42 total on-site spaces include 15 spaces to be used by Lesley University. Was planned for housing. GFA figure, bldg permit, cost from housing plan.**

---

Address / Name: **262 Msgr. O'Brien Highway / The Ivy Residents** Bldg. Permit:**BLDM-030215-2015**

Neighborhood: **East Cambridge** Special Permit: **N/A** Lot Area (SF): **19,078** Gross Floor Area by Use (SF):

Developer: **YIHE Group** All Housing Units: **55** Floor-Area Ratio: **3.37** Residential: **64,222**

Permit Type: **Large Project Review** Affordable Units: **6** Parking: **56** Total GFA: **64,222**

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

---

Address / Name: **75-77 New Street** Bldg. Permit:**BLDM-058523-2017**

Neighborhood: **Neighborhood 9** Special Permit: **PB286** Lot Area (SF): **49,256** Gross Floor Area by Use (SF):

Developer: **AbodeZ Acorn LLC** All Housing Units: **94** Floor-Area Ratio: **1.95** Residential: **92,800**

Permit Type: **Planning Board Special Permit** Affordable Units: **11** Parking: **94** Total GFA: **92,800**

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

Notes: **Includes demolition of existing warehouse.**

---

**Project Stage: Building Permit Granted**

---

Address / Name: **60 Vassar Street / Nano Building** Bldg. Permit: **BLDC-027113-2015**

Neighborhood: **MIT / Area 2** Special Permit: **N/A** Lot Area (SF): Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: Educational: **216,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **0** Total GFA: **216,500**

Project Type: **New Construction** Zoning: **C-3B**

Notes: **Parking allocated from MIT pool. Infill project located on site of MIT main building complex.**

---

Address / Name: **253 Walden Street** Bldg. Permit: **BLDC-046326-2016**

Neighborhood: **Neighborhood 9** Special Permit: **N/A** Lot Area (SF): **14,102** Gross Floor Area by Use (SF):

Developer: **Eric Hoagland** All Housing Units: **27** Floor-Area Ratio: **2.43** Residential: **34,265**

Permit Type: **As of Right** Affordable Units: **3** Parking: **27** Total GFA: **34,265**

Project Type: **New Construction** Zoning: **BA-4**

Notes: **Includes retail on first floor, square feet TBD.**

---

Address / Name: **305 Webster Avenue** Bldg. Permit: **N/A**

Neighborhood: **Wellington Harrington** Special Permit: **PB316** Lot Area (SF): **18,140** Gross Floor Area by Use (SF):

Developer: **M & H Realty Trust** All Housing Units: **35** Floor-Area Ratio: **2.10** Residential: **35,964**

Permit Type: **Planning Board Special Permit** Affordable Units: **4** Parking: **35** Retail: **1,546**

Project Type: **New Construction** Zoning: **BA** Total GFA: **37,510**

Notes: **Project includes demolition of existing auto parts supply building.**

---

**Project Stage: Building Permit Granted**

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Subtotals: All Units: **1,232** Parking Spaces: **3,689** Hotel Rooms: **117**

Gross Floor Area by Use (SF):

Educational:	<b>527,224</b>
Hotel:	<b>49,783</b>
Institutional:	<b>95,000</b>
Office/R&D:	<b>1,453,842</b>
Parking Garage:	<b>0</b>
Residential:	<b>1,346,149</b>
Retail:	<b>108,488</b>
Total GFA:	<b>3,580,486</b>

**Project Stage: Complete**

---

Address / Name: **100 Binney Street / Binney St. Alexandria Master Plan** Bldg. Permit:**BLDC-029720-2015**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **54,433** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **7.12** Office/R&D: **355,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **321** Retail: **1,941**

Project Type: **New Construction** Zoning: **IA-1/PUD-3A** Total GFA: **356,941**

Notes: **185 spaces in on-site underground garage and 136 allocated from 50/60 Binney Street garage.**

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Address / Name: **50/60 Binney Street / Binney St. Alexandria Master Plan** Bldg. Permit:**BLDC-018436-2014**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **63,844** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **7.59** Office/R&D: **462,512**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **421** Retail: **5,000**

Project Type: **New Construction** Zoning: **IA-1/PUD-3A** Total GFA: **467,512**

Notes: **Garage totals 899 spaces with 421 allocated to 50/60 Binney Street, 302 to 215 First Street, 136 to 100 Binney Street, 15 to 41 Linsky Way, and 25 to 161 First Street.**

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Address / Name: **130 Cambridgepark Drive** Bldg. Permit:**BLDM-031440-2015**

Neighborhood: **North Cambridge** Special Permit: **PB279** Lot Area (SF): **102,013** Gross Floor Area by Use (SF):

Developer: **The Hanover Company** All Housing Units: **213** Floor-Area Ratio: **2.10** Residential: **213,321**

Permit Type: **Planning Board Special Permit** Affordable Units: **25** Parking: **217** Total GFA: **213,321**

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

Notes: **120 spaces located on-site, 28 dedicated and 68 shared spaces located in 140 Cambridgepark Drive garage.**

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**Project Stage: Complete**

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Address / Name: **88 Cambridgepark Drive / Parking Garage** Bldg. Permit: **BLDC-041235-2016**

Neighborhood: **North Cambridge** Special Permit: **PB292** Lot Area (SF): **174,496** Gross Floor Area by Use (SF):

Developer: **McKinnon Company** All Housing Units: **None** Floor-Area Ratio: **1.70** Office/R&D: **26,800**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **541** Parking Garage: **0**

Project Type: **New Construction** Zoning: **O-2A/AOD-6** Total GFA: **26,800**

Notes: **541 parking spaces for 100, 125, & 150 Cambridgepark Drive, including 94 spaces shared with on-site residences. Residences in separate phase.**

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Address / Name: **1971 Massachusetts Avenue / Miso Block Redevelopment** Bldg. Permit: **BLDM-022573-2015**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **14,044** Gross Floor Area by Use (SF):

Developer: **Urban Spaces** All Housing Units: **20** Floor-Area Ratio: **1.81** Residential: **22,426**

Permit Type: **Large Project Review** Affordable Units: **2** Parking: **20** Retail: **3,925**

Project Type: **New Construction** Zoning: **BC** Total GFA: **26,351**

Notes: **Includes demolition of existing retail building.**

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Subtotals: All Units: **233** Parking Spaces: **1,520** Gross Floor Area by Use (SF):

Office/R&D: **844,312**

Parking Garage: **0**

Residential: **235,747**

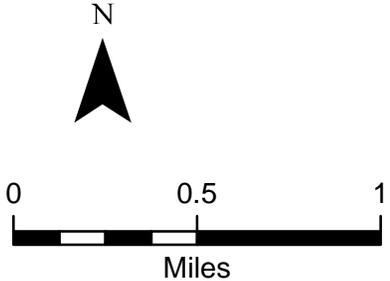
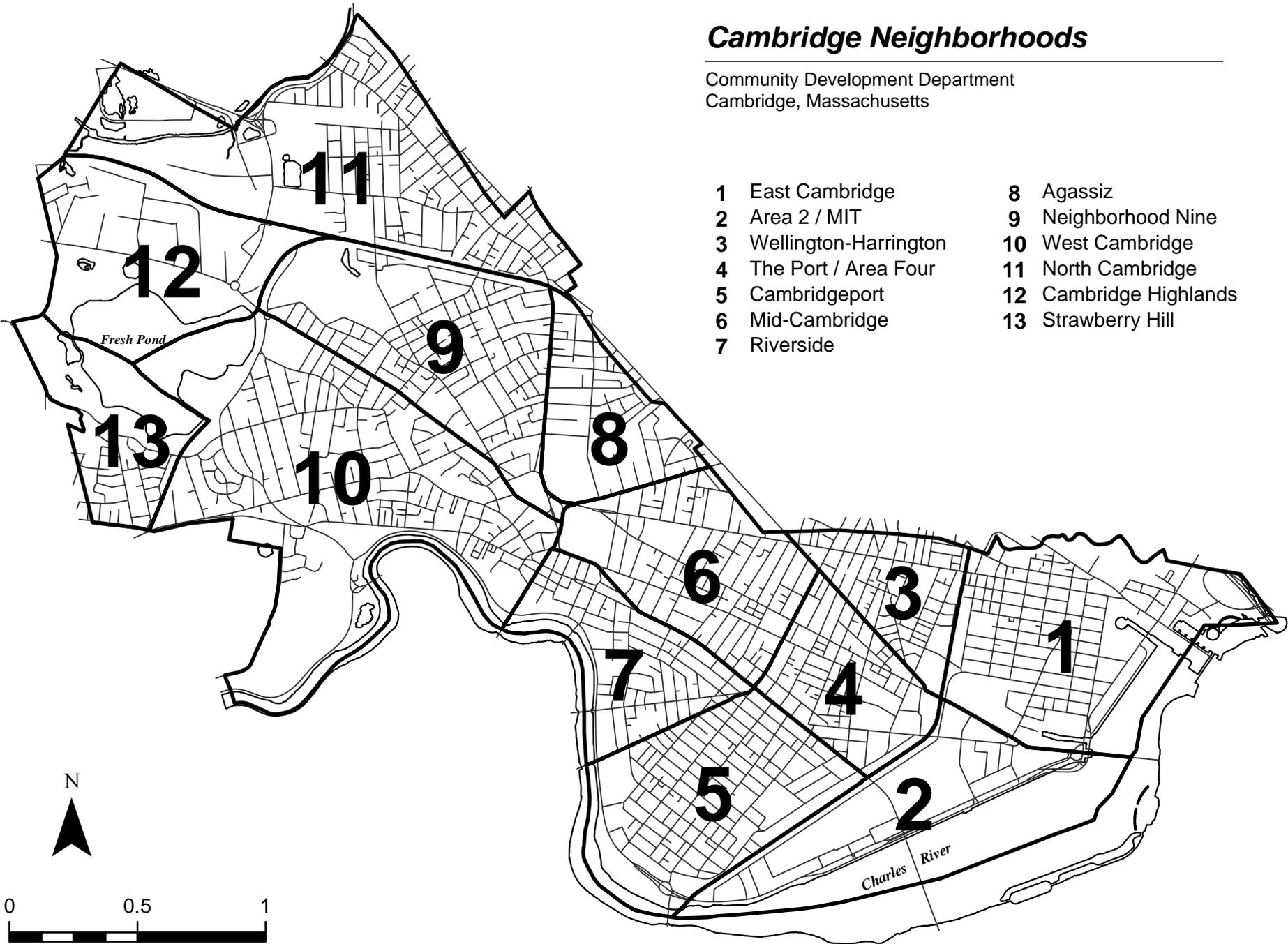
Retail: **10,866**

Total GFA: **1,090,925**

# Cambridge Neighborhoods

Community Development Department  
Cambridge, Massachusetts

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



## Development Log - Projects by Neighborhood

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
100 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Complete
250 Binney Street / MXD Infill	Office/R&D	Boston Properties	Permit Granted/AOR
50/60 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Complete
1 Broadway / NoMa - New Building	Residential	MIT	Permit Granted/AOR
1 Broadway / NoMa - Original Building Phase 1	Retail	MIT	Bldg. Permit Granted
1 Broadway / NoMa - Original Building Phase 3-5	Office/R&D	MIT	Permit Granted/AOR
145 Broadway / MXD Infill	Office/R&D	Boston Properties	Bldg. Permit Granted
135 Broadway North / MXD Infill	Residential	Boston Properties	Permit Granted/AOR
135 Broadway South / MXD Infill	Residential	Boston Properties	Permit Granted/AOR
24 East Street / North Point Master Plan Bldg J/K	Office/R&D	DivcoWest	Bldg. Permit Granted
107 First Street / First Street Assemblage Parcel B	Residential	Urban Spaces LLc	Permit Granted/AOR
121 First Street / First Street Assemblage Parcel A	Office/R&D	Urban Spaces LLc	Bldg. Permit Granted
161 First Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Permit Granted/AOR
85 First Street / First Street Assemblage Parcel D	Retail	Urban Spaces LLc	Permit Granted/AOR
22 Hurley Street / First Street Assemblage Parcel C	Residential	Urban Spaces LLc	Permit Granted/AOR
585 Kendall Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Permit Granted/AOR
2 Leighton Street / Avalon Bay Housing Phase 2	Residential	Avalon Bay	Bldg. Permit Granted

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
262 Msgr. O'Brien Highway / The Ivy Residents	Residential	YIHE Group	Bldg. Permit Granted
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Permit Granted/AOR
North Point Bldg Q1	Retail	DivcoWest	Permit Granted/AOR
North Point Bldg W	Retail	DivcoWest	Permit Granted/AOR
10 North Point Boulevard / EF Building 3	Institutional	EFEKTRA Schools, Inc	Permit Granted/AOR
North Point Remaining Master Plan	Residential	DivcoWest	Permit Granted/AOR
249 Third Street	Residential	Equity Residential	Permit Granted/AOR
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
<b>Neighborhood 2 - MIT / Area 2</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
88 Ames Street / Cambridge Center	Residential	Boston Properties	Bldg. Permit Granted
25 Hayward Street / SoMa Garage - MIT Kendall Square	Parking Garage	MIT	Bldg. Permit Granted
238 Main Street / MIT Kendall Square Building 3	Office/R&D	MIT	Permit Granted/AOR
264 Main Street / MIT Kendall Square Building 4	Institutional	MIT	Permit Granted/AOR
314 Main Street / MIT Kendall Square Building 5	Office/R&D	MIT	Permit Granted/AOR
380 Main Street / MIT Kendall Square Building 6	Retail	MIT	Permit Granted/AOR
60 Vassar Street / Nano Building	Educational	MIT	Bldg. Permit Granted
84 Wadsworth Street / MIT Kendall Square Building 2	Office/R&D	MIT	Permit Granted/AOR

<b>Neighborhood 3 - Wellington Harrington</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
399 Binney Street / 1 Kendall Square Addition	Office/R&D	DivcoWest	Bldg. Permit Granted
850 Cambridge Street / King Open School Complex	Educational	City of Cambridge	Bldg. Permit Granted
305 Webster Avenue	Residential	M & H Realty Trust	Bldg. Permit Granted
50 York Street / St. Patricks	Residential	Just-A-Start	Permit Granted/AOR
<b>Neighborhood 4 - The Port/Area IV</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
47 Bishop Allen Drive / Mass & Main	Residential	Watermark Central Venture	Permit Granted/AOR
10 Essex Street	Residential	3 MJ Associates LLC	Bldg. Permit Granted
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Permit Granted/AOR
907 Main Street	Hotel	Patrick Barrett III	Bldg. Permit Granted
415 Massachusetts Avenue / Mass & Main	Residential	Watermark Central Venture	Permit Granted/AOR
<b>Neighborhood 5 - Cambridgeport</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
3 Brookline Place / Auburn Court Addition	Residential	HRI	Bldg. Permit Granted
300 Putnam Avenue	Residential	Biotech Realty Investors	Permit Granted/AOR
<b>Neighborhood 7 - Riverside</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1336-1362 Massachusetts Avenue / Smith Campus Center/formerly Holyoke Center	Institutional	Harvard University	Bldg. Permit Granted
<b>Neighborhood 8 - Agassiz</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1699 Massachusetts Avenue / Changsho Parking Lot	Residential	Lotus Harvard Enterprise	Bldg. Permit Granted
<b>Neighborhood 9 - Neighborhood 9</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
18-26 Chauncy Street / Basement Housing	Residential	Chestnut Hill Realty	Permit Granted/AOR

<b>Neighborhood 9 - Neighborhood 9</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
3-5 Linnaean Street / Basement Units	Residential		Permitting
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Hotel	1868 Mass Ave LLC	Bldg. Permit Granted
75-77 New Street	Residential	AbodeZ Acorn LLC	Bldg. Permit Granted
253 Walden Street	Residential	Eric Hoagland	Bldg. Permit Granted
<b>Neighborhood 10 - West Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
16-18 Eliot Street	Residential	16-18 Eliot LLC	Permit Granted/AOR
57 JFK Street	Office/R&D	Raj Dhanda	Permit Granted/AOR
79 JFK Street / Harvard JFK School Expansion	Educational	Harvard University	Bldg. Permit Granted
<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
20 Acorn Park / 500 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted
30 Acorn Park / 400 Discovery Park/Discovery Park Master Plan	Office/R&D	Bulfinch Company	Bldg. Permit Granted
40 Acorn Park / Garage B/Discovery Park Master Plan	Parking Garage	Bulfinch Company	Permit Granted/AOR
130 Cambridgepark Drive	Residential	The Hanover Company	Complete
35 Cambridgepark Drive	Office/R&D	Davis Companies/TDC Development	Bldg. Permit Granted
80-84 Cambridgepark Drive / Residential Units	Residential	Hanover	Bldg. Permit Granted
88 Cambridgepark Drive / Parking Garage	Parking Garage	McKinnon Company	Complete
201-203 Concord Turnpike / Lanes & Games	Residential	Criterion Development Partners	Permit Granted/AOR
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Permit Granted/AOR

<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1-6 Jefferson Park / Jefferson Park	Residential	Cambridge Housing Authority	Bldg. Permit Granted
1971 Massachusetts Avenue / Miso Block Redevelopment	Residential	Urban Spaces	Complete
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Permit Granted/AOR
<b>Neighborhood 12 - Cambridge Highlands</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
579-605 Concord Avenue / Concord Wheeler Phase II	Residential	Acorn Holdings	Permit Granted/AOR
671-675 Concord Avenue	Residential	HRI	Permit Granted/AOR
95 Fawcett Street	Residential	95 Fawcett LLC	Bldg. Permit Granted
55 Wheeler Street / Abt Associates Site	Residential	55-59 Wheeler Street LLC	Permitting