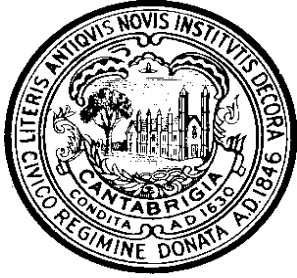


City of Cambridge
Community Development Department
Development Log
October - December 2017



City of Cambridge

Community Development Department

Development Log

October - December 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>

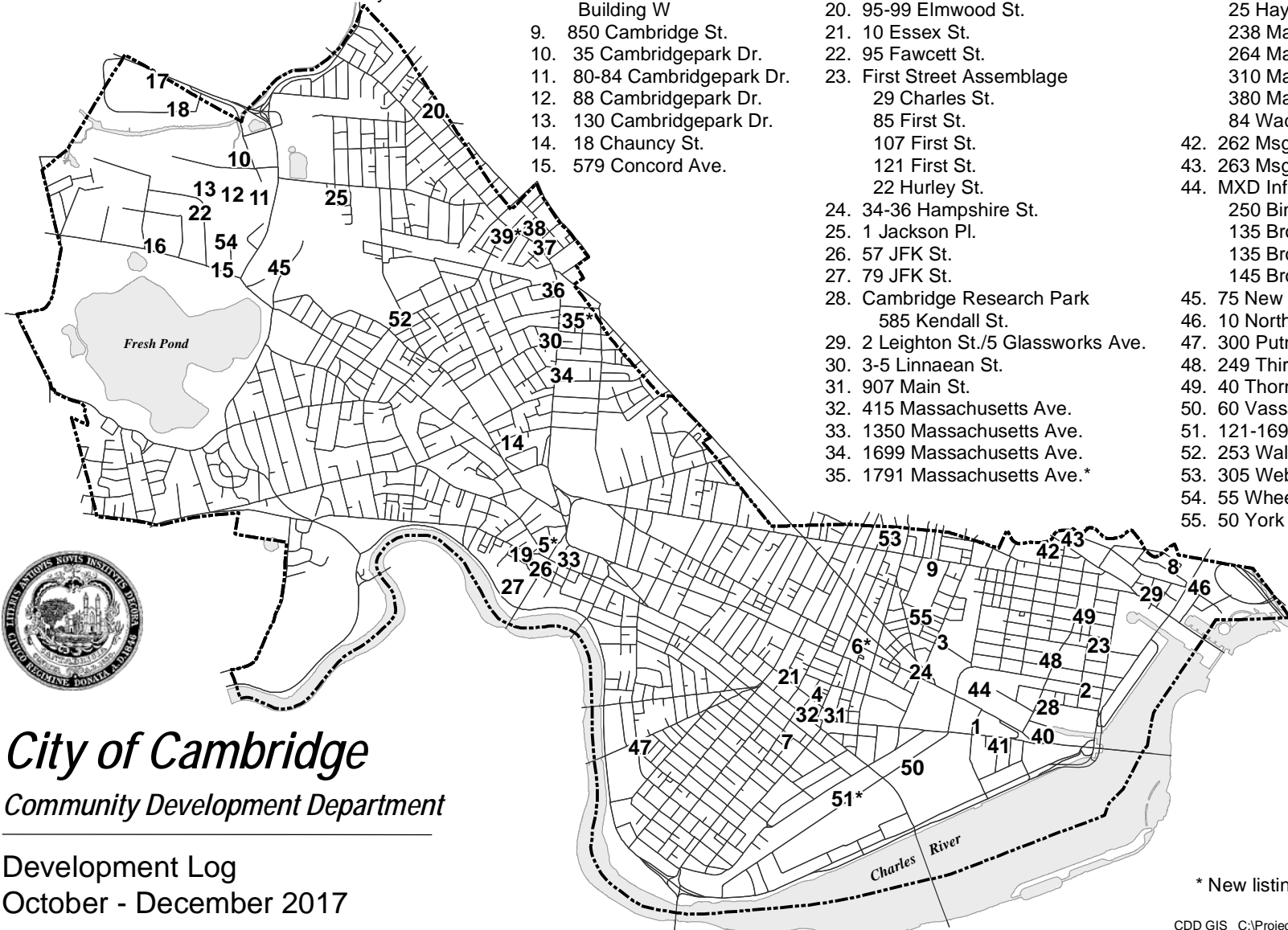
Forward any questions or comments about the Development Log to:

Cliff Cook, Senior Planning Information Manager
Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139

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

Development Projects in Current Pipeline

- | | | | |
|--|--|--|--|
| 1. 88 Ames St. | 4. 47 Bishop Allen Dr. | 16. 671-675 Concord Ave. | 36. 1868 Massachusetts Ave. |
| 2. Binney St. Development
50/60 Binney St.
100 Binney St.
161 First St.
41 Linskey Way | 5. 24 Brattle St.* | 17. 211 Concord Turnpike | 37. 1971 Massachusetts Ave. |
| 3. 399 Binney St. | 6. 261 Broadway* | 18. Discovery Park
20 Acorn Park (Bldg. #500)
30 Acorn Park (Bldg. #400)
40 Acorn Park (Garage B) | 38. 1991-2013 Massachusetts Ave. |
| | 7. 3 Brookline Pl. | 19. 16-18 Eliot St. | 39. 2050 Massachusetts Ave.* |
| | 8. Cambridge Crossing
Building J/K
Building Q1
Building W | 20. 95-99 Elmwood St. | 40. MIT Kendall Square: NoMa
1 Broadway |
| | 9. 850 Cambridge St. | 21. 10 Essex St. | 41. MIT Kendall Square: SoMa
25 Hayward St.
238 Main St.
264 Main St.
310 Main St.
380 Main St.
84 Wadsworth St. |
| | 10. 35 Cambridgepark Dr. | 22. 95 Fawcett St. | 42. 262 Msgr. O'Brien Highway |
| | 11. 80-84 Cambridgepark Dr. | 23. First Street Assemblage
29 Charles St.
85 First St.
107 First St.
121 First St.
22 Hurley St. | 43. 263 Msgr. O'Brien Highway |
| | 12. 88 Cambridgepark Dr. | 24. 34-36 Hampshire St. | 44. MXD Infill
250 Binney St.
135 Broadway North
135 Broadway South
145 Broadway |
| | 13. 130 Cambridgepark Dr. | 25. 1 Jackson Pl. | 45. 75 New St. |
| | 14. 18 Chauncy St. | 26. 57 JFK St. | 46. 10 North Point Blvd. |
| | 15. 579 Concord Ave. | 27. 79 JFK St. | 47. 300 Putnam Ave. |
| | | 28. Cambridge Research Park
585 Kendall St. | 48. 249 Third St. |
| | | 29. 2 Leighton St./5 Glassworks Ave. | 49. 40 Thorndike St. |
| | | 30. 3-5 Linnaean St. | 50. 60 Vassar St. |
| | | 31. 907 Main St. | 51. 121-169 Vassar St.* |
| | | 32. 415 Massachusetts Ave. | 52. 253 Walden St. |
| | | 33. 1350 Massachusetts Ave. | 53. 305 Webster Ave. |
| | | 34. 1699 Massachusetts Ave. | 54. 55 Wheeler St. |
| | | 35. 1791 Massachusetts Ave.* | 55. 50 York St. |



City of Cambridge

Community Development Department

Development Log
October - December 2017

* New listing added with this update

Development Log - Project Summary

Project Stage: Permitting

Address / Name:	24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building	Bldg. Permit:	N/A
Neighborhood:	West Cambridge	Special Permit:	PB334
Developer:	Regency Centers	All Housing Units:	None
Permit Type:	Planning Board Special Permit	Affordable Units:	None
Project Type:	Alteration/Enlargement	Zoning:	BB
		Lot Area (SF):	15,850
		Floor-Area Ratio:	1.00
		Parking:	0
		Gross Floor Area by Use (SF):	
		Office/R&D:	33,941
		Retail:	37,506
		Total GFA:	71,447

Address / Name:	261 Broadway / Squirrelwood	Bldg. Permit:	N/A
Neighborhood:	The Port/Area IV	Special Permit:	N/A
Developer:	Just-A-Start Corporation	All Housing Units:	23
Permit Type:	Comprehensive Permit	Affordable Units:	23
Project Type:	New Construction	Zoning:	C-1
		Lot Area (SF):	59,638
		Floor-Area Ratio:	1.36
		Parking:	See note
		Gross Floor Area by Use (SF):	
		Residential:	24,852
		Total GFA:	24,852
Notes:	Construction of new units at Linwood Court site. Project includes addition of 4 parking spaces to pool shared with existing units and nearby Squirrel Brand Apartments.		

Address / Name:	3-5 Linnaean Street / Basement Units	Bldg. Permit:	N/A
Neighborhood:	Neighborhood 9	Special Permit:	PB329
Developer:	Wulow Land Corporation	All Housing Units:	5
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD
Project Type:	Alteration	Zoning:	C-2/BA-2
		Lot Area (SF):	24,153
		Floor-Area Ratio:	2.10
		Parking:	0
		Gross Floor Area by Use (SF):	
		Residential:	50,830
		Total GFA:	50,830
Notes:	Conversion of existing underutilized basement space into housing. GFA is for entire existing building, not project area.		

Project Stage: Permitting

Address / Name: **1791 Massachusetts Avenue / Frost Terrace** Bldg. Permit: **N/A**

Neighborhood: **Agassiz** Special Permit: **N/A** Lot Area (SF): **22,068** Gross Floor Area by Use (SF):

Developer: **Capstone Communities LLC** All Housing Units: **40** Floor-Area Ratio: **1.82** Residential: **40,253**

Permit Type: **Comprehensive Permit** Affordable Units: **40** Parking: **3** Total GFA: **40,253**

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

Notes: **Project includes rehab of existing residential structures.**

Address / Name: **2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center** Bldg. Permit: **N/A**

Neighborhood: **North Cambridge** Special Permit: **N/A** Lot Area (SF): **15,234** Gross Floor Area by Use (SF):

Developer: **Cambridge Housing Authority** All Housing Units: **1** Floor-Area Ratio: **2.90** Residential: **171**

Permit Type: **Comprehensive Permit** Affordable Units: **1** Parking: **0** Total GFA: **171**

Project Type: **New Construction/Alteration** Zoning: **BA-2**

Notes: **Infill project will insert floor into two story space to create an additional unit in existing building. No change to existing parking.**

Address / Name: **121-169 Vassar Street** Bldg. Permit: **N/A**

Neighborhood: **MIT / Area 2** Special Permit: **PB332** Lot Area (SF): **765,106** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **16** Floor-Area Ratio: **1.53** Institutional: **155,978**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** Total GFA: **155,978**

Project Type: **New Construction** Zoning: **SD-6**

Notes: **450 undergraduate dormitory beds. 16 student/staff apartments. Existing 372 space garage and 38 surface spaces removed. Portion of spaces replaced elsewhere in MIT pool. FAR based on larger parcel.**

Project Stage: Permitting

Subtotals: All Units: **85** Parking Spaces: **45**

Gross Floor Area by Use (SF):

Institutional: **155,978**

Office/R&D: **33,941**

Residential: **116,106**

Retail: **37,506**

Total GFA: **343,531**

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: **Above ground 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: **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. Garage reduced from 316 to 293 spaces.**

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: **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 approximately 59 parking spaces.**

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 approximately 156 parking spaces.**

Project Stage: Permit Granted or As of Right

Address / Name: **Cambridge Crossing Bldg Q1 / Cambridge Crossing 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: **Cambridge Crossing Bldg W / Cambridge Crossing 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.**

Address / Name: **Cambridge Crossing 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 development only. Portions of overall project in Somerville and Boston. Affordable housing contribution, parking spaces, and retail GFA to be determined.** Total GFA: **3,132,821**

Project Stage: Permit Granted or As of Right

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: **N/A**

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

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

Permit Type: **Planning Board Special Permit** Affordable Units: **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.**

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.**

Project Stage: Permit Granted or As of Right

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.**

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. Special permit under appeal.**

Project Stage: Permit Granted or As of Right

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

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, 42 spaces at the 75/125 Binney Street and 50/60 Binney Street garages.**

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

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.**

Project Stage: Permit Granted or As of Right

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:	N/A
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.						

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.						

Project Stage: Permit Granted or As of Right

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.**

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.**

Project Stage: Permit Granted or As of Right

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.**

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: **5** 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.**

Project Stage: Permit Granted or As of Right

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: **58** Parking: **125** Retail: **17,279**

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

Notes: **86 parking spaces below grade on-site. 39 parking spaces off-site at 65 Bishop Allen Dr. 5 spaces for car-sharing. 14,479 GFA retail exempt from FAR.**

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: **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: **0** Parking: **110** Total GFA: **228,354**

Project Type: **New Construction** Zoning:

Notes: **Current use is as DCR storage yard. 140 student units and 138 dorm rooms are preliminary estimates. Not subject to inclusionary zoning requirement.**

Project Stage: Permit Granted or As of Right

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.**

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.**

Project Stage: Permit Granted or As of Right

Address / Name:	55 Wheeler Street / Abt Associates Site	Bldg. Permit:	N/A				
Neighborhood:	Cambridge Highlands	Special Permit:	PB330	Lot Area (SF):	249,518	Gross Floor Area by Use (SF):	
Developer:	55-59 Wheeler Street LLC	All Housing Units:	526	Floor-Area Ratio:	2.26	Residential:	563,609
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	448	Total GFA:	563,609
Project Type:	New Construction	Zoning:	O1/AOD4				
Notes:	Project includes replacement of existing office complex.						

Subtotals:	All Units: 4,363	Parking Spaces: 3,765	Hotel Rooms: 120	Gross Floor Area by Use (SF):	
				Hotel:	23,221
				Institutional:	228,354
				Office/R&D:	3,104,444
				Parking Garage:	141,745
				Residential:	4,613,006
				Retail:	244,260
				Theater:	75,000
				Total GFA:	8,430,030

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.**

Project Stage: Building Permit Granted

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

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

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

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

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

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

Address / Name: **47 Bishop Allen Drive / Mass & Main** Bldg. Permit:**BLDM-064722-2017**

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: **24,531**

Permit Type: **Planning Board Special Permit** Affordable Units: **3** Parking: **12** Total GFA: **24,531**

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

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

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.**

Project Stage: Building Permit Granted

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.**

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** Institutional: **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.**

Project Stage: Building Permit Granted

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 / Cambridge Crossing 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. Portion of building located in Somerville not included.**

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.**

Project Stage: Building Permit Granted

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

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

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

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

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

Notes: **Existing warehouse demolished.**

Address / Name: **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

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

Address / Name: **292 Main Street / MIT Kendall Square Building 4** Bldg. Permit:**BLDC-065869-2017**

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

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

Permit Type: **Planning Board Special Permit** Affordable Units: **0** Parking: **See note** Retail: **20,608**

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

Notes: **454 graduate student 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.**

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** 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: **32,485**

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: **34,848**

Notes: **Existing retail building demolished. 42 total on-site spaces include 15 spaces to be used by Lesley University. Was planned for housing.**

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: **249 Third Street** Bldg. Permit: **BLDM-066649-2017**

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

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

Permit Type: **Planning Board Special Permit** Affordable Units: **12** Parking: **59** Retail: **1,540**

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

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

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: Institutional: **216,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking: **See note** 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: **32,716**

Permit Type: **As of Right** Affordable Units: **3** Parking: **27** Retail: **1,549**

Project Type: **New Construction** Zoning: **BA-4** Total GFA: **34,265**

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

Project Stage: Building Permit Granted

Address / Name: **305 Webster Avenue / Columbia Auto Parts Site** Bldg. Permit:**BLDC-064166-2017**

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

Developer: **M & H Realty Trust** All Housing Units: **36** Floor-Area Ratio: **2.10** Residential: **35,964**

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

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

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

Address / Name: **50 York Street / St. Patricks** Bldg. Permit:**BLDM-065327-2017**

Neighborhood: **Wellington Harrington** Special Permit: **N/A** Lot Area (SF): **32,535** Gross Floor Area by Use (SF):

Developer: **Just-A-Start** All Housing Units: **16** Floor-Area Ratio: **0.71** Residential: **22,417**

Permit Type: **Comprehensive Permit** Affordable Units: **16** Parking: **See note** Total GFA: **22,417**

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

Notes: **Replacement of 16 unit affordable residential building destroyed by fire in 2016 under amendment to 1991 comprehensive permit. 28 parking spaces shared across development with other buildings.**

Project Stage: Building Permit Granted

Subtotals: All Units: **1,802** Parking Spaces: **3,659** Hotel Rooms: **117**

Gross Floor Area by Use (SF):

Hotel:	56,722
Institutional:	950,900
Office/R&D:	1,453,842
Parking Garage:	0
Residential:	1,450,900
Retail:	132,185
Total GFA:	4,044,549

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.**

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.**

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. Parking provided in existing Auburn Court pool.**

Project Stage: Complete

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: **216** 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.**

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.**

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** Institutional: **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 Harvard campus pool.**

Project Stage: Complete

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.**

Subtotals: All Units: **241** Parking Spaces: **1,648** Gross Floor Area by Use (SF):

Institutional: **76,862**

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

Parking Garage: **0**

Residential: **246,772**

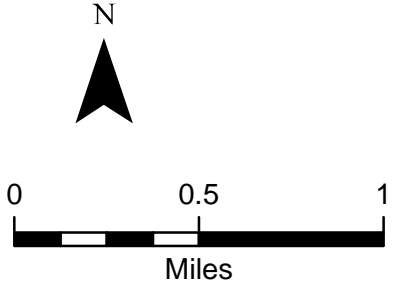
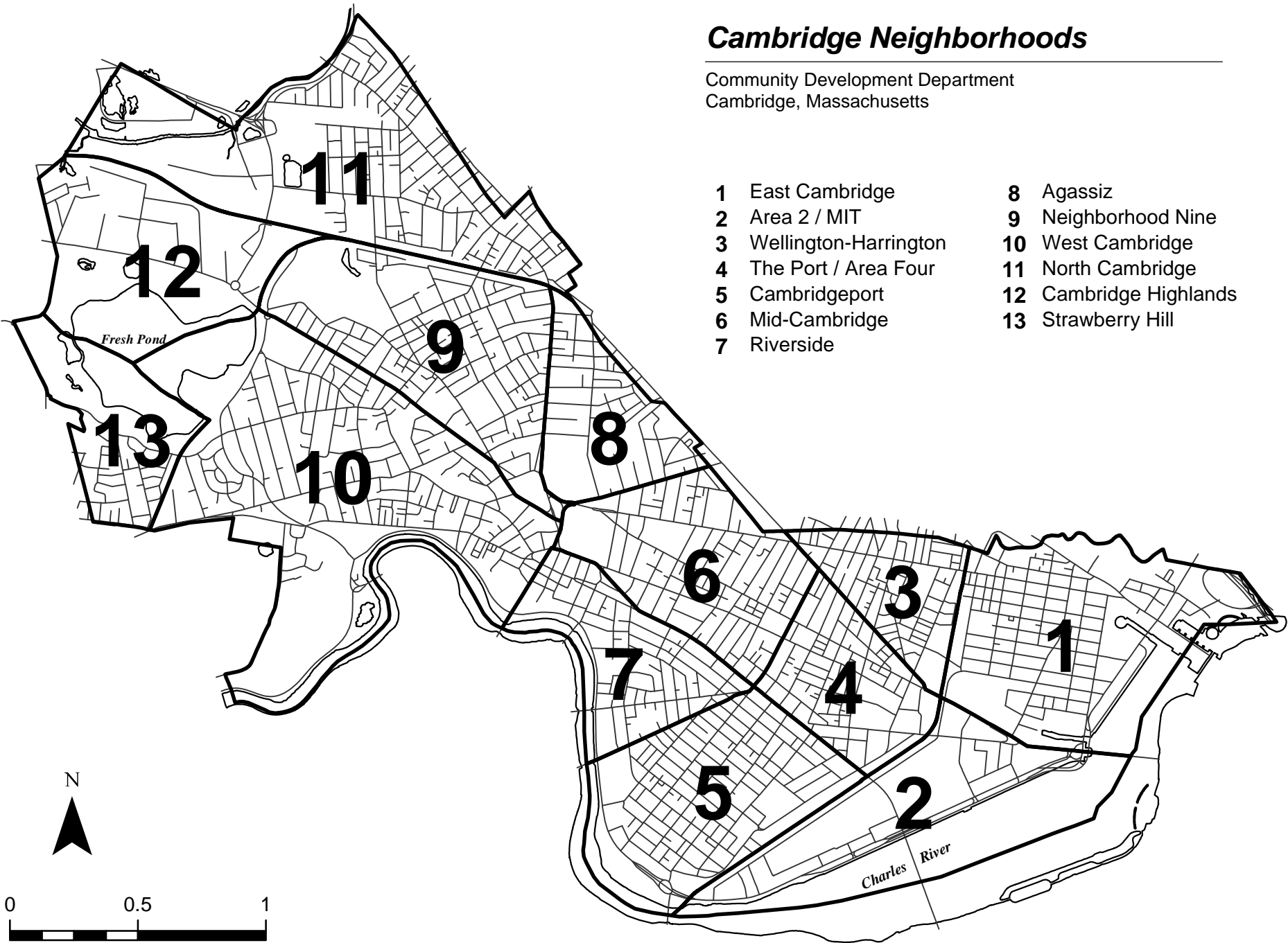
Retail: **10,866**

Total GFA: **1,178,812**

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

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



Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
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
Cambridge Crossing Bldg Q1	Retail	DivcoWest	Permit Granted/AOR
Cambridge Crossing Bldg W	Retail	DivcoWest	Permit Granted/AOR
Cambridge Crossing Remaining Master Plan	Residential	DivcoWest	Permit Granted/AOR
24 East Street / Cambridge Crossing 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

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
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
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
10 North Point Boulevard / EF Building 3	Institutional	EFEKTRA Schools, Inc	Permit Granted/AOR
249 Third Street	Residential	Equity Residential	Bldg. Permit Granted
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
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
292 Main Street / MIT Kendall Square Building 4	Institutional	MIT	Bldg. Permit Granted
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
121-169 Vassar Street	Institutional	MIT	Permitting
60 Vassar Street / Nano Building	Institutional	MIT	Bldg. Permit Granted
84 Wadsworth Street / MIT Kendall Square Building 2	Office/R&D	MIT	Permit Granted/AOR

Neighborhood 3 - Wellington Harrington	Primary Use	Developer	Project Stage
399 Binney Street / 1 Kendall Square Addition	Office/R&D	DivcoWest	Bldg. Permit Granted
850 Cambridge Street / King Open School Complex	Institutional	City of Cambridge	Bldg. Permit Granted
305 Webster Avenue / Columbia Auto Parts Site	Residential	M & H Realty Trust	Bldg. Permit Granted
50 York Street / St. Patricks	Residential	Just-A-Start	Bldg. Permit Granted
Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
47 Bishop Allen Drive / Mass & Main	Residential	Watermark Central Venture	Bldg. Permit Granted
261 Broadway / Squirrelwood	Residential	Just-A-Start Corporation	Permitting
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	Bldg. Permit Granted
415 Massachusetts Avenue / Mass & Main	Residential	Watermark Central Venture	Permit Granted/AOR
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
3 Brookline Place / Auburn Court Addition	Residential	HRI	Complete
300 Putnam Avenue	Residential	Biotech Realty Investors	Permit Granted/AOR
Neighborhood 7 - Riverside	Primary Use	Developer	Project Stage
1336-1362 Massachusetts Avenue / Smith Campus Center/formerly Holyoke Center	Institutional	Harvard University	Bldg. Permit Granted
Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
1699 Massachusetts Avenue / Changsho Parking Lot	Residential	Lotus Harvard Enterprise	Bldg. Permit Granted
1791 Massachusetts Avenue / Frost Terrace	Residential	Capstone Communities LLC	Permitting

Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
18-26 Chauncy Street / Basement Housing	Residential	Chestnut Hill Realty	Permit Granted/AOR
3-5 Linnaean Street / Basement Units	Residential	Wulow Land Corporation	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
Neighborhood 10 - West Cambridge	Primary Use	Developer	Project Stage
24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building	Retail	Regency Centers	Permitting
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	Institutional	Harvard University	Complete
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
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

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
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
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
2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center	Residential	Cambridge Housing Authority	Permitting
Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
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	Permit Granted/AOR