

City of Cambridge
Community Development Department
Development Log
January ~ March 2015



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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.
- ◆ 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/neighborplan.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:

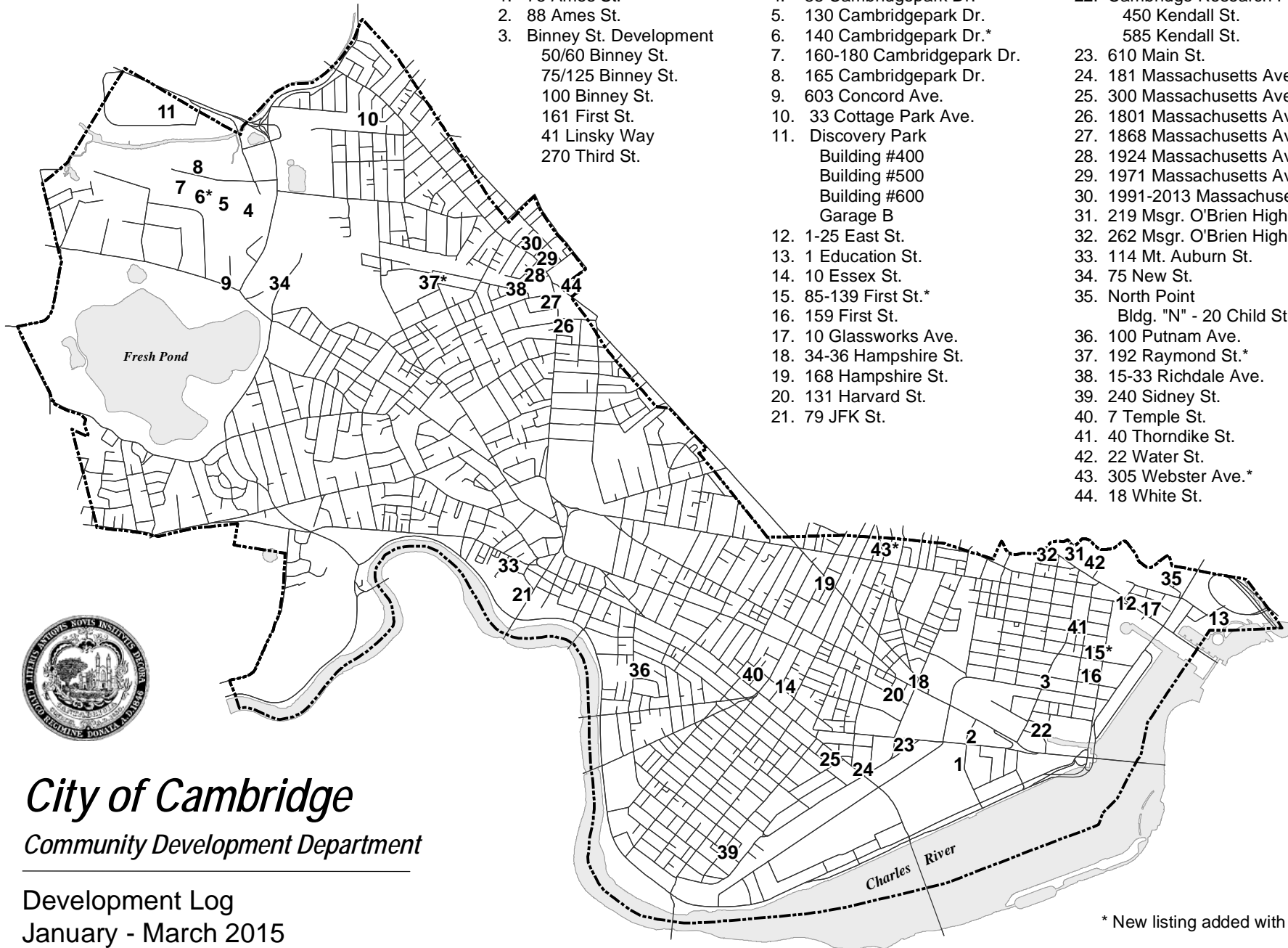
<https://data.cambridgema.gov/browse?category=Planning>

Forward any questions or comments about the Development Log to:

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Development Projects in Current Pipeline



Development Log - Project Summary

Project Stage: Permitting

Address / Name:	88 Ames Street / Cambridge Center				Bldg. Permit:	N/A	
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:	TBD	New Parking :	140	Retail:	16,000
Project Type:	New Construction	Zoning:	MXD			Total GFA:	216,000
Notes:	Parking accommodated in Cambridge Center East Garage.						

Address / Name:	85-139 First Street / First Street Assemblage				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB297	Lot Area (SF):	92,727	Gross Floor Area by Use (SF):	
Developer:	First Street LLC	All Housing Units:	134	Floor-Area Ratio:	2.25	Office/R&D:	46,010
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	204	Residential:	130,488
Project Type:	Change of Use	Zoning:	BA/PUD4B;IA-1/PUD4B			Retail:	32,350
						Total GFA:	208,848
Notes:	NEW PROJECT. Parking will be shared among buildings and uses.						

Address / Name:	305 Webster Avenue				Bldg. Permit:	N/A	
Neighborhood:	Wellington Harrington	Special Permit:	PB295	Lot Area (SF):	18,140	Gross Floor Area by Use (SF):	
Developer:	M & H Realty Trust	All Housing Units:	35	Floor-Area Ratio:	2.07	Office/R&D:	1,780
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	35	Residential:	35,730
Project Type:		Zoning:	BA/C-2B			Total GFA:	37,510
Notes:	NEW PROJECT.						

Project Stage: Permitting

Subtotals: All Units: **449** Parking Spaces: **379**

Gross Floor Area by Use (SF):

Office/R&D: **47,790**

Residential: **366,218**

Retail: **48,350**

Total GFA: **462,358**

Project Stage: Permit Granted or As of Right

Address / Name:	100 Binney Street / Binney St. Alexandria Master Plan				Bldg. Permit:	N/A	
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	New Parking :	321	Retail:	1,941
Project Type:	New Construction	Zoning:	IA-1/PUD-3A		Total GFA:	356,941	
Notes:	185 spaces in underground garage and 136 allocated from 50/60 Binney Street garage.						
Address / Name:	130 Cambridgepark Drive				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB279	Lot Area (SF):	102,013	Gross Floor Area by Use (SF):	
Developer:	The Hanover Company	All Housing Units:	220	Floor-Area Ratio:	2.10	Residential:	213,321
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	216	Total GFA:	213,321
Project Type:	New Construction	Zoning:	O-2A/AOD-6				
Notes:	120 spaces located on-site, 96 spaces located in 140 Cambridgepark Drive garage.						
Address / Name:	88 Cambridgepark Drive				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB292	Lot Area (SF):	174,496	Gross Floor Area by Use (SF):	
Developer:	McKinnon Company	All Housing Units:	254	Floor-Area Ratio:	1.70	Residential:	294,000
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	185	Total GFA:	294,000
Project Type:	New Construction	Zoning:	O-2A/AOD-6				
Notes:	91 spaces on-site and 94 shared parking spaces with adjacent office buildings.						

Project Stage: Permit Granted or As of Right

Address / Name:	20 Charles Street				Bldg. Permit:	N/A		
Neighborhood:	East Cambridge	Special Permit:	PB231	Lot Area (SF):	20,036	Gross Floor Area by Use (SF):		
Developer:	Jones Lang LaSalle	All Housing Units:	8	Floor-Area Ratio:	0.72	Residential:	14,400	
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	8	Total GFA:	14,400	
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B					
Address / Name:	33 Cottage Park Avenue				Bldg. Permit:	N/A		
Neighborhood:	North Cambridge	Special Permit:	PB276	Lot Area (SF):	130,079	Gross Floor Area by Use (SF):		
Developer:	Tyler Court Limited Partnership	All Housing Units:	67	Floor-Area Ratio:	0.64	Residential:	83,067	
Permit Type:	Planning Board Special Permit	Affordable Units:	8	New Parking :	71	Utilities:	461	
Project Type:	New Construction	Zoning:	SD-2				Total GFA:	83,528
Address / Name:	400 Discovery Park / 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	Office/R&D:	96,000	
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	96,000	
Project Type:	New Construction	Zoning:	SD-4					
Notes:	FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.							

Project Stage: Permit Granted or As of Right

Address / Name:	500 Discovery Park / 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	Office/R&D:	132,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New 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:	600 Discovery Park / 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	Hotel:	82,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	82,000
Project Type:	New Construction	Zoning:	SD-4	Hotel Rooms:	150		
Notes:	FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory. Surface spaces for hotel included here.						
Address / Name:	Discovery 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:		Parking Garage:	141,745
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	380	Total GFA:	141,745
Project Type:	New Construction	Zoning:	SD-4				
Notes:	Garage not counted toward Discovery Park FAR.						

Project Stage: Permit Granted or As of Right

Address / Name:	1-25 East Street / Avalon Bay Housing Phase II				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB175	Lot Area (SF):	247,431	Gross Floor Area by Use (SF):	
Developer:	C.E. Smith/Archstone Dev	All Housing Units:	341	Floor-Area Ratio:	3.77	Residential:	443,605
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	447	Retail:	2,400
Project Type:	New Construction	Zoning:	NP/PUD-6		Total GFA:	446,005	
Notes:	FAR includes Phase I building.						

Address / Name:	10 Essex Street				Bldg. Permit:	N/A	
Neighborhood:	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:	TBD	New Parking :	23	Retail:	4,014
Project Type:	New Construction	Zoning:	BB/CSOD		Total GFA:	52,333	
Notes:	FAR includes existing building on parcel.						

Address / Name:	161 First Street / Binney St. Alexandria Master Plan				Bldg. Permit:		
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	New 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:	34-36 Hampshire Street				Bldg. Permit:	N/A	
Neighborhood:	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	New Parking :	10	Residential:	20,940
Project Type:	New Construction	Zoning:	IB			Total GFA:	21,300
Address / Name:	131 Harvard Street				Bldg. Permit:	N/A	
Neighborhood:	Area IV	Special Permit:	N/A	Lot Area (SF):	10,000	Gross Floor Area by Use (SF):	
Developer:	Capstone Communities/Sean Hope RE	All Housing Units:	20	Floor-Area Ratio:	2.34	Residential:	30,983
Permit Type:	Board of Zoning Appeals	Affordable Units:	20	New Parking :	See note	Total GFA:	30,983
Project Type:	New Construction	Zoning:	C-2B				
Notes:	GFA includes structured parking.						
Address / Name:	79 JFK Street / Harvard JFK School Expansion				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 10	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	New 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. Approved Special Permit was filed January 5, 2015.						

Project Stage: Permit Granted or As of Right

Address / Name:	585 Kendall Street / Constellation Theatre/Cambridge Research Park					Bldg. Permit:		
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	New 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	New Parking :	See note	Retail:	6,189	
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A				Total GFA:	16,189
Notes:	A.K.A. 219 Second St. Parking is included in 50/60 Binney St. Garage.							
Address / Name:	1868 Massachusetts Avenue / Gourmet Express Redevelopment					Bldg. Permit:		DEMO-018477-2014
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	13,325	Gross Floor Area by Use (SF):		
Developer:	Peter Wasserman	All Housing Units:	27	Floor-Area Ratio:	2.31	Residential:	28,245	
Permit Type:	Large Project Review	Affordable Units:	3	New Parking :	27	Retail:	2,514	
Project Type:	New Construction	Zoning:	BC/C-1				Total GFA:	30,759
Notes:	42 total on-site spaces include 27 residential spaces plus 15 spaces to be used by Lesley University.							

Project Stage: Permit Granted or As of Right

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	New 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:	262 Msgr. O'Brien Highway / The Ivy Residents				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	19,078	Gross Floor Area by Use (SF):	
Developer:	YIHE Group	All Housing Units:	56	Floor-Area Ratio:	3.37	Residential:	64,222
Permit Type:	Large Project Review	Affordable Units:	TBD	New Parking :	56	Total GFA:	64,222
Project Type:	New Construction	Zoning:	SD-1				

Address / Name:	75 New Street				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 9	Special Permit:	PB286	Lot Area (SF):	49,256	Gross Floor Area by Use (SF):	
Developer:	AbodeZ Acorn LLC	All Housing Units:	93	Floor-Area Ratio:	1.95	Residential:	96,049
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	94	Total GFA:	96,049
Project Type:	New Construction	Zoning:	IA-1				

Project Stage: Permit Granted or As of Right

Address / Name:	North Point Remaining Master Plan					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	3,256,310	Gross Floor Area by Use (SF):	
Developer:	HYM Investments/Pan Am	All Housing Units:	1796	Floor-Area Ratio:		Office/R&D:	1,795,215
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	New Parking :	See note	Residential:	1,872,409
Project Type:	Change of Use	Zoning:	NP/PUD-6/PUD-4A			Retail:	66,743
Notes:	Affordable housing contribution, parking spaces, and total project FAR to be determined.					Total GFA:	3,734,367
Address / Name:	15-33 Richdale Avenue					Bldg. Permit:	N/A
Neighborhood:	Neighborhood 9	Special Permit:	PB284	Lot Area (SF):	42,043	Gross Floor Area by Use (SF):	
Developer:	Hathaway Lofts LLC	All Housing Units:	46	Floor-Area Ratio:	1.58	Residential:	65,384
Permit Type:	Planning Board Special Permit	Affordable Units:	5	New Parking :	46	Total GFA:	65,384
Project Type:	Addition/Alteration	Zoning:	C-1A				
Address / Name:	240 Sidney Street					Bldg. Permit:	N/A
Neighborhood:	Cambridgeport	Special Permit:	PB278	Lot Area (SF):	54,130	Gross Floor Area by Use (SF):	
Developer:	Dinosaur Capital	All Housing Units:	96	Floor-Area Ratio:	1.78	Residential:	96,431
Permit Type:	Planning Board Special Permit	Affordable Units:	11	New Parking :	106	Total GFA:	96,431
Project Type:	New Construction	Zoning:	SD-8A				

Project Stage: Permit Granted or As of Right

Address / Name: 40 Thorndike Street / Courthouse Redevelopment					Bldg. Permit:		N/A
Neighborhood:	East Cambridge	Special Permit:	PB298	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	New Parking :	512	Residential:	24,066
Project Type:	Addition/Alteration	Zoning:	BB			Total GFA:	476,303
Notes:	92 on-site spaces, 420 existing off-site spaces.						
Subtotals:	All Units: 3,289	Parking Spaces: 2,709	Hotel Rooms: 150			Gross Floor Area by Use (SF):	
						Educational:	76,862
						Hotel:	82,000
						Office/R&D:	2,840,812
						Parking Garage:	141,745
						Residential:	3,605,112
						Retail:	113,599
						Theater:	75,000
						Utilities:	461
						Total GFA:	6,935,591

Project Stage: Building Permit Granted

Address / Name:	75 Ames Street / Broad Institute Expansion/ Cambridge Center					Bldg. Permit:	1111176-001974
Neighborhood:	MIT / Area 2	Special Permit:	PB257	Lot Area (SF):	66,599	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	None	Floor-Area Ratio:	3.76	Office/R&D:	246,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Restaurant:	4,000
Project Type:	New Construction	Zoning:	MXD			Total GFA:	250,000
Notes:	Parking to be accomodated in existing Cambridge Center garages.						
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	New Parking :	421	Retail:	5,000
Project Type:	New Construction	Zoning:	IA-1/PUD-3A			Total GFA:	467,512
Notes:	Garage totals 899 spaces with 302 allocated to 215 First Street, 136 to 100 Binney Street, 15 to 41 Linsky Way, and 25 to 161 First Street.						
Address / Name:	140 Cambridgepark Drive					Bldg. Permit:	BLDC-022767-2015
Neighborhood:	North Cambridge	Special Permit:	PB279	Lot Area (SF):	125,089	Gross Floor Area by Use (SF):	
Developer:	The Hanover Company	All Housing Units:	0	Floor-Area Ratio:		Parking Garage:	0
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	427	Total GFA:	0
Project Type:	New Construction	Zoning:	O-2A/AOD-6				
Notes:	456 pkg spaces, 360 replacements at 150 Cambridgepark Dr, 29 for 130 Cambridgepark Dr, 67 shared between bldgs. Bldg has no habitable space & no GFA.						

Project Stage: Building Permit Granted

Address / Name: 160-180 Cambridgepark Drive					Bldg. Permit:BLDM-000826-2013	
Neighborhood:	North Cambridge	Special Permit:	PB270	Lot Area (SF):	183,604	Gross Floor Area by Use (SF):
Developer:	BRE/CPD	All Housing Units:	398	Floor-Area Ratio:	2.40	Residential: 445,000
Permit Type:	Planning Board Special Permit	Affordable Units:	46	New Parking :	398	Total GFA: 445,000
Project Type:	New Construction	Zoning:	O-2A/AOD-6			
Notes:	Garage also includes 150 spaces shared with adjacent office buildings.					
Address / Name: 165 Cambridgepark Drive					Bldg. Permit:BLDM-009426-2013	
Neighborhood:	North Cambridge	Special Permit:	PB275	Lot Area (SF):	119,274	Gross Floor Area by Use (SF):
Developer:	Hines Interests Limited	All Housing Units:	244	Floor-Area Ratio:	2.35	Residential: 280,000
Permit Type:	Planning Board Special Permit	Affordable Units:	28	New Parking :	230	Total GFA: 280,000
Project Type:	New Construction	Zoning:	O-2A/AOD-6			
Address / Name: 20 Child Street / North Point Master Plan Bldg "N"/2020					Bldg. Permit: BLDC-003384-2013	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):		Gross Floor Area by Use (SF):
Developer:	HYM Investments	All Housing Units:	355	Floor-Area Ratio:		Residential: 379,743
Permit Type:	Planning Board Special Permit	Affordable Units:	41	New Parking :	184	Retail: 8,257
Project Type:	New Construction	Zoning:	NP/PUD-6			
Notes:	Lot area and FAR to be determined.					

Project Stage: Building Permit Granted

Address / Name: 603 Concord Avenue					Bldg. Permit: BLDC-005490-2013		
Neighborhood:	Cambridge Highlands	Special Permit:	PB269	Lot Area (SF):	29,034	Gross Floor Area by Use (SF):	
Developer:	AbodeZ Acorn LLC	All Housing Units:	61	Floor-Area Ratio:	2.21	Residential:	57,005
Permit Type:	Planning Board Special Permit	Affordable Units:	7	New Parking :	77	Retail:	7,184
Project Type:	New Construction	Zoning:	BA/AOD-5		Total GFA:	64,189	
Notes:	61 residential and 16 retail spaces						

Address / Name: 1 Education Street / EF Offices					Bldg. Permit: BLDC-014347-2014		
Neighborhood:	East Cambridge	Special Permit:	PB262	Lot Area (SF):	138,000	Gross Floor Area by Use (SF):	
Developer:	EFEKTA Inc.	All Housing Units:	None	Floor-Area Ratio:	2.14	Office/R&D:	295,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	126	Total GFA:	295,000
Project Type:	New Construction	Zoning:	NP/PUD-6				

Address / Name: 159 First Street					Bldg. Permit: BLDM-002316-2013		
Neighborhood:	East Cambridge	Special Permit:	PB231	Lot Area (SF):	29,999	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces	All Housing Units:	115	Floor-Area Ratio:	4.20	Residential:	122,200
Permit Type:	Planning Board Special Permit	Affordable Units:	13	New Parking :	79	Retail:	3,800
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B		Total GFA:	126,000	
Notes:	64 spaces located on-site and 15 spaces located off-site.						

Project Stage: Building Permit Granted

Address / Name: 168 Hampshire Street / KFC Redevelopment					Bldg. Permit:	213013-027680	
Neighborhood:	Area IV	Special Permit:	N/A	Lot Area (SF):	10,100	Gross Floor Area by Use (SF):	
Developer:	Agnosis Developmnet LLC	All Housing Units:	11	Floor-Area Ratio:	2.33	Residential:	23,543
Permit Type:	As of Right	Affordable Units:	1	New Parking :	11	Total GFA:	23,543
Project Type:	New Construction	Zoning:	BA				
Address / Name: 610 Main Street / MITIMCO Phase 2/North Building					Bldg. Permit:	BLDC-015112-2014	
Neighborhood:	Area IV	Special Permit:	PB238	Lot Area (SF):	210,215	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	2.75	Office/R&D:	238,264
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	270	Total GFA:	238,264
Project Type:	New Construction	Zoning:	IB				
Notes:	FAR includes Phase I building. 650 Parking spaces in underground garage. 380 spaces allocated to Phase I and 700 Main St.						
Address / Name: 1801 Massachusetts Avenue / Art Institute of Boston					Bldg. Permit:	BLDC-011478-2014	
Neighborhood:	Agassiz	Special Permit:	PB253	Lot Area (SF):	28,063	Gross Floor Area by Use (SF):	
Developer:	Lesley University	All Housing Units:	None	Floor-Area Ratio:	2.65	Educational:	74,500
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	74,500
Project Type:	Addition/Alteration	Zoning:	BA-2/NMAOD				
Notes:	Parking allocated from Lesley University pool.						

Project Stage: Building Permit Granted

Address / Name: 181 Massachusetts Avenue / Novartis					Bldg. Permit: 612325-027729
Neighborhood: Area IV	Special Permit: PB265	Lot Area (SF): 163,618	Gross Floor Area by Use (SF):		
Developer: Novartis	All Housing Units: None	Floor-Area Ratio: 3.50	Office/R&D: 572,663		
Permit Type: Planning Board Special Permit	Affordable Units: None	New Parking : 458	Total GFA: 572,663		
Project Type: New Construction	Zoning: SD-15				
Address / Name: 1924 Massachusetts Avenue / Kaya Hotel					Bldg. Permit: BLDC-010552-2013
Neighborhood: North Cambridge	Special Permit: PB237	Lot Area (SF): 14,880	Gross Floor Area by Use (SF):		
Developer: Kaya-Ka	All Housing Units: None	Floor-Area Ratio: 1.60	Hotel: 24,162		
Permit Type: Planning Board Special Permit	Affordable Units: None	New Parking : 40	Total GFA: 24,162		
Project Type: New Construction	Zoning: BC/B/NMAOD	Hotel Rooms: 65			
Notes:	Includes restaurant, component GFA unknown. Parking for hotel and restaurant.				
Address / Name: 1971 Massachusetts Avenue / Miso Block Redevelopment					Bldg. Permit: 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: TBD	New Parking : 20	Retail: 3,925		
Project Type: New Construction	Zoning: BC	Total GFA: 26,351			

Project Stage: Building Permit Granted

Address / Name: 300 Massachusetts Avenue / University Park Millenium Bldg.					Bldg. Permit: BLDC-010858-2014		
Neighborhood:	Cambridgeport	Special Permit:	PB283	Lot Area (SF):	50,634	Gross Floor Area by Use (SF):	
Developer:	Forest City	All Housing Units:	None	Floor-Area Ratio:	4.30	Office/R&D:	203,501
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	227	Retail:	15,000
Project Type:	New Construction	Zoning:	CRDD			Total GFA:	218,501
Notes:	Parking willl be provided by using existing University Park garage at 55 Franklin St.						

Address / Name: 114 Mt. Auburn Street / Conductor's Building					Bldg. Permit: BLDC-012909-2014		
Neighborhood:	Neighborhood 10	Special Permit:	PB235	Lot Area (SF):	20,800	Gross Floor Area by Use (SF):	
Developer:	Carpenter Company	All Housing Units:	None	Floor-Area Ratio:	4.00	Office/R&D:	83,200
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Total GFA:	83,200
Project Type:	New Construction	Zoning:	BB/HSOD				
Notes:	Includes retail component with size TBD. Parking reduced to zero because of commercial parking available in Charles Hotel garage.						

Address / Name: 100 Putnam Avenue / MLK, Jr. School					Bldg. Permit: BLDC-012909-2014		
Neighborhood:	Riverside	Special Permit:	PB277	Lot Area (SF):	147,534	Gross Floor Area by Use (SF):	
Developer:	City of Cambridge	All Housing Units:	None	Floor-Area Ratio:	1.15	Government:	169,221
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	75	Total GFA:	169,221
Project Type:	New Construction	Zoning:	C-1				
Notes:	34 spaces by zoning but 75 spaces available using tandem parking.						

Project Stage: Building Permit Granted

Address / Name:	192 Raymond Street					Bldg. Permit:	022666-2015
Neighborhood:	Neighborhood 9	Special Permit:	N/A	Lot Area (SF):	6,278	Gross Floor Area by Use (SF):	
Developer:	Raymond Street Realty Trust	All Housing Units:	8	Floor-Area Ratio:	1.30	Residential:	8,200
Permit Type:	As of Right	Affordable Units:	0	New Parking :	8	Total GFA:	8,200
Project Type:	New Construction	Zoning:	C-2				
Notes:	NEW PROJECT.						
Address / Name:	7-11 Temple Street / YWCA					Bldg. Permit:	BLDM-008282-2013
Neighborhood:	Mid-Cambridge	Special Permit:	N/A	Lot Area (SF):	36,990	Gross Floor Area by Use (SF):	
Developer:	Cambridge Affordable Hsg. Corp	All Housing Units:	40	Floor-Area Ratio:	2.59	Residential:	96,161
Permit Type:	Comprehensive Permit	Affordable Units:	40	New Parking :	33	Total GFA:	96,161
Project Type:	New Construction	Zoning:	BB/O-3/CSOD				
Notes:	Parking spaces serve a total of 66 units on-site; 42 new units and 24 existing units.						
Address / Name:	270 Third Street / Binney St. Alexandria Master Plan					Bldg. Permit:	BLDM-020260-2014
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	17,435	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	91	Floor-Area Ratio:	4.47	Residential:	82,616
Permit Type:	Planning Board Special Permit	Affordable Units:	27	New Parking :	76	Retail:	8,506
Project Type:	New Construction	Zoning:	IA-1/PUD-4B			Total GFA:	91,122
Notes:	Parking allocated from 75-125 Binney Street garage.						

Project Stage: Building Permit Granted

Address / Name: 22 Water Street					Bldg. Permit: BLDC-002865-2013	
Neighborhood:	East Cambridge	Special Permit:	PB247	Lot Area (SF):	104,673	Gross Floor Area by Use (SF):
Developer:	Catamount Holdings LLC	All Housing Units:	392	Floor-Area Ratio:	4.62	Residential: 408,225
Permit Type:	Planning Board Special Permit	Affordable Units:	45	New Parking :	351	Total GFA: 408,225
Project Type:	New Construction	Zoning:	NP/PUD-6			
Address / Name: 18 White Street					Bldg. Permit: BLDM-007372-2013	
Neighborhood:	North Cambridge	Special Permit:	N/A	Lot Area (SF):	5,080	Gross Floor Area by Use (SF):
Developer:	Ben Rogan	All Housing Units:	8	Floor-Area Ratio:	1.96	Residential: 9,979
Permit Type:	As of Right	Affordable Units:	None	New Parking :	8	Total GFA: 9,979
Project Type:	New Construction	Zoning:	BC			
Subtotals: All Units: 1,743 Parking Spaces: 3,519 Hotel Rooms: 65					Gross Floor Area by Use (SF):	
					Educational:	74,500
					Government:	169,221
					Hotel:	24,162
					Office/R&D:	2,101,140
					Parking Garage:	0
					Residential:	1,935,098
					Restaurant:	4,000
					Retail:	51,672
					Total GFA:	4,359,793

Project Stage: Complete

Address / Name:	75/125 Binney Street / Binney St. Alexandria Master Plan				Bldg. Permit:	1112169-012177	
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	104,185	Gross Floor Area by Use (SF):	
Developer:	Alexandria Real Estate	All Housing Units:	None	Floor-Area Ratio:	3.37	Office/R&D:	330,258
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	304	Retail:	8,000
Project Type:	New Construction	Zoning:	IA-1/PUD-3A		Total GFA:	338,258	
Notes:	Garge totals 397 spaces with 76 allocated to 270 Third Street and 17 allocated to 161 First Street.						
Address / Name:	10 Glassworks Avenue / Maple Leaf Building				Bldg. Permit:	1112137-020645	
Neighborhood:	East Cambridge	Special Permit:	PB175	Lot Area (SF):	247,431	Gross Floor Area by Use (SF):	
Developer:	Archstone Development	All Housing Units:	104	Floor-Area Ratio:	3.77	Residential:	63,210
Permit Type:	Planning Board Special Permit	Affordable Units:	12	New Parking :	See note	Total GFA:	63,210
Project Type:	Alteration/Change of Use	Zoning:	NP/PUD-6				
Notes:	Parking located in existing Avalon Bay / Archstone Phase I garage.						
Address / Name:	450 Kendall Street / Cambridge Research Park				Bldg. Permit:	BLDC-008322-2013	
Neighborhood:	East Cambridge	Special Permit:	PB141	Lot Area (SF):	14,463	Gross Floor Area by Use (SF):	
Developer:	Biomed Realty Trust	All Housing Units:	None	Floor-Area Ratio:	3.66	Office/R&D:	46,809
Permit Type:	Planning Board Special Permit	Affordable Units:	None	New Parking :	See note	Retail:	6,191
Project Type:	New Construction	Zoning:	O-3/PUD-3		Total GFA:	53,000	
Notes:	Parking is provided in Cambridge Research Park pooled facility.						

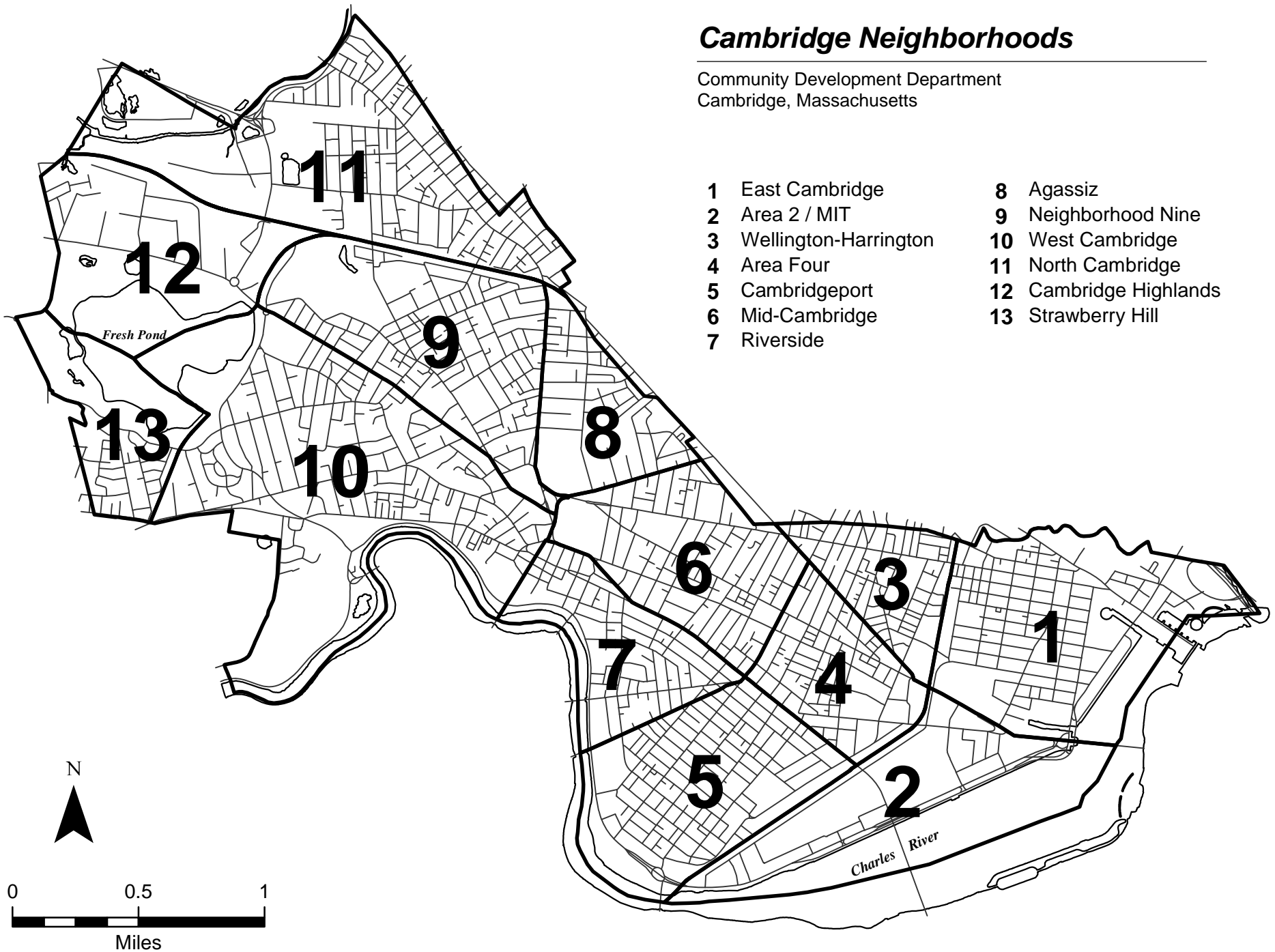
Project Stage: Complete

Address / Name: 219 Monsignor O'Brien Highway					Bldg. Permit: BLDC-008152-2013	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	12,478	Gross Floor Area by Use (SF):
Developer:	Pro Con Inc	All Housing Units:	None	Floor-Area Ratio:	4.04	Hotel: 50,368
Permit Type:	Large Project Review	Affordable Units:	None	New Parking :	55	Total GFA: 50,368
Project Type:	New Construction	Zoning:	SD-1	Hotel Rooms:	123	
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Subtotals:	All Units: 104	Parking Spaces: 359	Hotel Rooms: 123	Gross Floor Area by Use (SF):		
						Hotel: 50,368
						Office/R&D: 377,067
						Residential: 63,210
						Retail: 14,191
						Total GFA: 504,836

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 | Area Four | 11 | North Cambridge |
| 5 | Cambridgeport | 12 | Cambridge Highlands |
| 6 | Mid-Cambridge | 13 | Strawberry Hill |
| 7 | Riverside | | |



Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
100 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
50/60 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
75/125 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Complete
20 Charles Street	Residential	Jones Lang LaSalle	Permit Granted/AOR
20 Child Street / North Point Master Plan Bldg "N"/2020	Residential	HYM Investments	Bldg. Permit Granted
1-25 East Street / Avalon Bay Housing Phase II	Residential	C.E. Smith/Archstone Dev	Permit Granted/AOR
1 Education Street / EF Offices	Office/R&D	EFEKTA Inc.	Bldg. Permit Granted
159 First Street	Residential	Urban Spaces	Bldg. Permit Granted
161 First Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Permit Granted/AOR
85-139 First Street / First Street Assemblage	Residential	First Street LLC	Permitting
10 Glassworks Avenue / Maple Leaf Building	Residential	Archstone Development	Complete
450 Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	Complete
585 Kendall Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Permit Granted/AOR
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
219 Monsignor O'Brien Highway	Hotel	Pro Con Inc	Complete
262 Msgr. O'Brien Highway / The Ivy Residents	Residential	YIHE Group	Permit Granted/AOR
North Point Remaining Master Plan	Mixed Use	HYM Investments/Pan Am	Permit Granted/AOR

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
270 Third Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Bldg. Permit Granted
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
22 Water Street	Residential	Catamount Holdings LLC	Bldg. Permit Granted
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
75 Ames Street / Broad Institute Expansion/ Cambridge Center	Office/R&D	Boston Properties	Bldg. Permit Granted
88 Ames Street / Cambridge Center	Residential	Boston Properties	Permitting
Neighborhood 3 - Wellington Harrington	Primary Use	Developer	Project Stage
305 Webster Avenue	Residential	M & H Realty Trust	Permitting
Neighborhood 4 - Area IV	Primary Use	Developer	Project Stage
10 Essex Street	Residential	3 MJ Associates LLC	Permit Granted/AOR
168 Hampshire Street / KFC Redevelopment	Residential	Agnosis Developmnet LLC	Bldg. Permit Granted
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Permit Granted/AOR
131 Harvard Street	Residential	Capstone Communities/Sean Hope RE	Permit Granted/AOR
610 Main Street / MITIMCO Phase 2/North Building	Office/R&D	MIT	Bldg. Permit Granted
181 Massachusetts Avenue / Novartis	Office/R&D	Novartis	Bldg. Permit Granted
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
300 Massachusetts Avenue / University Park Millenium Bldg.	Office/R&D	Forest City	Bldg. Permit Granted
240 Sidney Street	Residential	Dinosaur Capital	Permit Granted/AOR

Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
7-11 Temple Street / YWCA	Residential	Cambridge Affordable Hsg. Corp	Bldg. Permit Granted
Neighborhood 7 - Riverside	Primary Use	Developer	Project Stage
100 Putnam Avenue / MLK, Jr. School	Government	City of Cambridge	Bldg. Permit Granted
Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
1801 Massachusetts Avenue / Art Institute of Boston	Educational	Lesley University	Bldg. Permit Granted
Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Residential	Peter Wasserman	Permit Granted/AOR
75 New Street	Residential	AbodeZ Acorn LLC	Permit Granted/AOR
192 Raymond Street	Residential	Raymond Street Realty Trust	Bldg. Permit Granted
15-33 Richdale Avenue	Residential	Hathaway Lofts LLC	Permit Granted/AOR
Neighborhood 10 - Neighborhood 10	Primary Use	Developer	Project Stage
79 JFK Street / Harvard JFK School Expansion	Educational	Harvard University	Permit Granted/AOR
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company	Bldg. Permit Granted
Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
130 Cambridgepark Drive	Residential	The Hanover Company	Permit Granted/AOR
140 Cambridgepark Drive	Parking Garage	The Hanover Company	Bldg. Permit Granted
160-180 Cambridgepark Drive	Residential	BRE/CPD	Bldg. Permit Granted
165 Cambridgepark Drive	Residential	Hines Interests Limited	Bldg. Permit Granted
88 Cambridgepark Drive	Residential	McKinnon Company	Permit Granted/AOR

Neighborhood 11 - North Cambridge	Primary Use	Developer	Project Stage
33 Cottage Park Avenue	Residential	Tyler Court Limited Partnership	Permit Granted/AOR
400 Discovery Park / Discovery Park Master Plan	Office/R&D	Bulfinch Company	Permit Granted/AOR
500 Discovery Park / Discovery Park Master Plan	Office/R&D	Bulfinch Company	Permit Granted/AOR
600 Discovery Park / Discovery Park Master Plan	Hotel	Bulfinch Company	Permit Granted/AOR
Discovery Park Garage B	Parking Garage	Bulfinch Company	Permit Granted/AOR
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Bldg. Permit Granted
1971 Massachusetts Avenue / Miso Block Redevelopment	Residential	Urban Spaces	Bldg. Permit Granted
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Permit Granted/AOR
18 White Street	Residential	Ben Rogan	Bldg. Permit Granted
Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
603 Concord Avenue	Residential	AbodeZ Acorn LLC	Bldg. Permit Granted