

City of Cambridge Community Development Department

Development Log October - December 2019

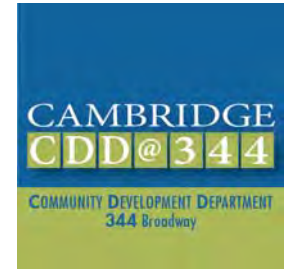


City of Cambridge

Community Development Department

Development Log

October - December 2019



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 30,000 square feet;
- ◆ Any other commercial project that falls under the jurisdiction of the Incentive Zoning Ordinance;
- ◆ Any other commercial project that falls under the jurisdiction of the Parking and Transportation Demand Management Ordinance;
- ◆ Residential projects of eight or more units that are 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;
- ◆ 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.
- ◆ *Zoning 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 for structure (foundation permit alone does not meet definition).

- ◆ *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: <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning>

Disclaimer: All information that is presented here is accurate to the best of our knowledge at the time of publication. All information stated is subject to revision or retraction at any time.

This document is found at: <https://www.cambridgema.gov/CDD/developmentlog>

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?q=development log>

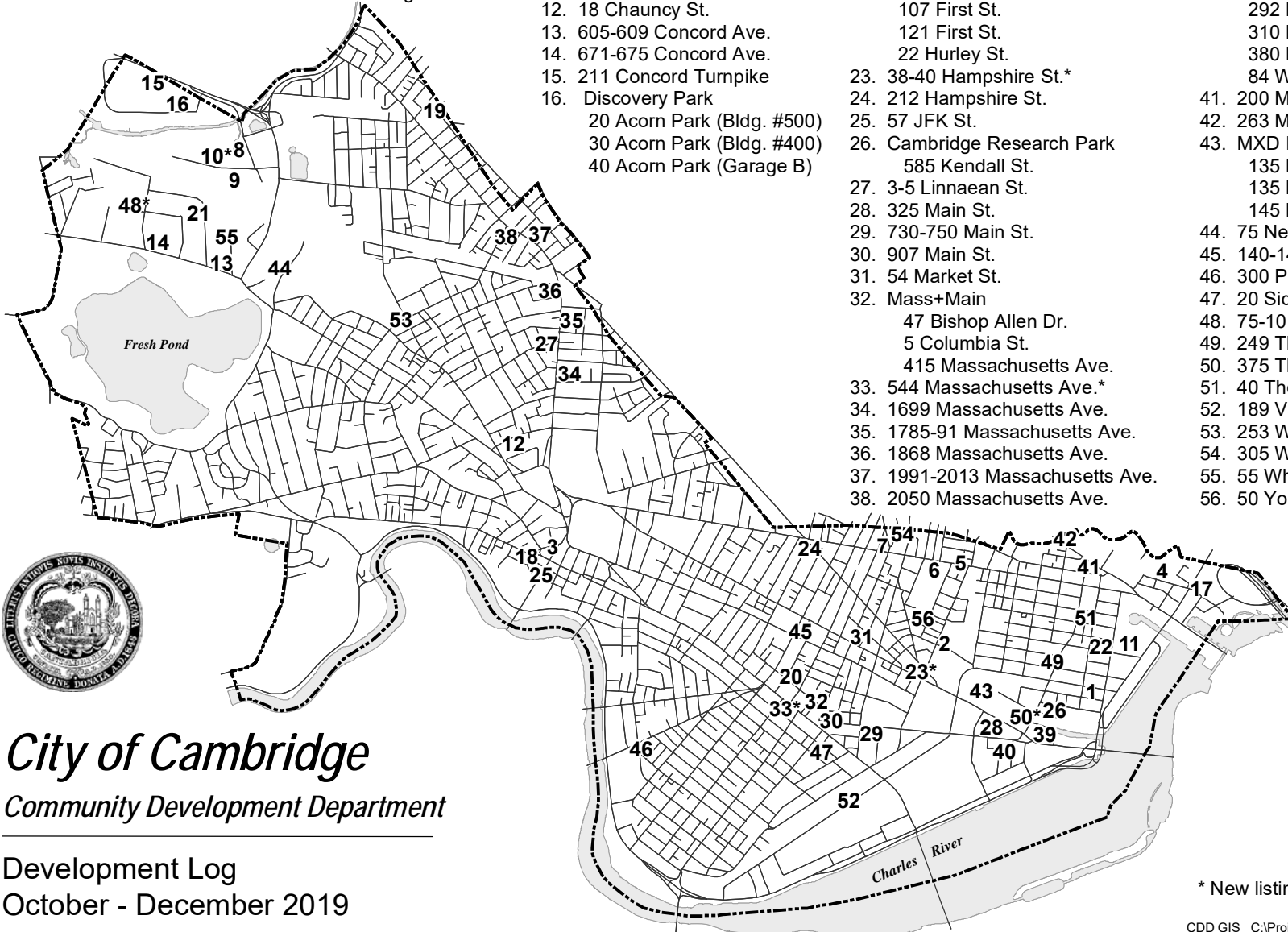
Forward any questions or comments about the Development Log to:

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Development Projects in Current Pipeline

- | | | | | |
|---|--|---|---|---|
| 1. Binney St. Development
161 First St.
41 Linskey Way
50 Rogers St. | 4. Cambridge Crossing
Building G
Building H
Building I
Building J/K
Building Q1
Building W | 5. 747 Cambridge St.
6. 850 Cambridge St.
7. 1043 Cambridge St.
8. 35 Cambridgepark Dr.
9. 50 Cambridgepark Dr.
10. 87-101 Cambridgepark Dr.*
11. 100 Cambridgeside Pl.
12. 18 Chauncy St.
13. 605-609 Concord Ave.
14. 671-675 Concord Ave.
15. 211 Concord Turnpike
16. Discovery Park
20 Acorn Park (Bldg. #500)
30 Acorn Park (Bldg. #400)
40 Acorn Park (Garage B) | 17. 11 Education Cir.
18. 16-18 Eliot St.
19. 95-99 Elmwood St.
20. 10 Essex St.
21. 95 Fawcett St.
22. First Street Assemblage
85 First St.
107 First St.
121 First St.
22 Hurley St.
23. 38-40 Hampshire St.*
24. 212 Hampshire St.
25. 57 JFK St.
26. Cambridge Research Park
585 Kendall St.
27. 3-5 Linnaean St.
28. 325 Main St.
29. 730-750 Main St.
30. 907 Main St.
31. 54 Market St.
32. Mass+Main
47 Bishop Allen Dr.
5 Columbia St.
415 Massachusetts Ave.
33. 544 Massachusetts Ave.*
34. 1699 Massachusetts Ave.
35. 1785-91 Massachusetts Ave.
36. 1868 Massachusetts Ave.
37. 1991-2013 Massachusetts Ave.
38. 2050 Massachusetts Ave. | 39. MIT Kendall Square: NoMa
4 Broad Canal*
1 Broadway
165 Main St.
40. MIT Kendall Square: SoMa
25 Hayward St.
238 Main St.
292 Main St.
310 Main St.
380 Main St.
84 Wadsworth St.
41. 200 Msgr. O'Brien Highway
42. 263 Msgr. O'Brien Highway
43. MXD Infill
135 Broadway North
135 Broadway South
145 Broadway
44. 75 New St.
45. 140-142 Prospect St.
46. 300 Putnam Ave.
47. 20 Sidney St.
48. 75-101 Smith Pl.*
49. 249 Third St.
50. 375 Third St.*
51. 40 Thorndike St.
52. 189 Vassar St.
53. 253 Walden St.
54. 305 Webster Ave.
55. 55 Wheeler St.
56. 50 York St. |
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City of Cambridge

Community Development Department

Development Log
October - December 2019

* New listing added with this update

Development Log - Project Summary

Project Stage: Permitting

Address / Name: 747 Cambridge Street / Polish Club					Bldg. Permit: N/A		
Neighborhood:	Wellington Harrington	Special Permit:	N/A	Lot Area (SF):	4,500	Gross Floor Area by Use (SF):	
Developer:	747 Cambridge St , LLC	All Housing Units:	9	Floor-Area Ratio:	2.22	Community Center:	1,500
Permit Type:	Board of Zoning Appeals	Affordable Units:	TBD	Parking:	9	Residential:	9,951
Project Type:	New Construction	Zoning:	BA/C-1			Total GFA:	11,451
Notes:	Includes demolition of current club building.						

Address / Name: 87-101 Cambridgepark Drive					Bldg. Permit: N/A		
Neighborhood:	North Cambridge	Special Permit:	PB354	Lot Area (SF):	132,745	Gross Floor Area by Use (SF):	
Developer:	HCP/King 101 CPD LLC	All Housing Units:	None	Floor-Area Ratio:	1.55	Office/R&D:	141,834
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	137	Total GFA:	141,834
Project Type:	New Construction	Zoning:	O-2A/AOD6				
Notes:	Includes redevelopment of front portion of parcel replacing surface parking. Site will retain existing 63,851 SF building and associated parking spaces.						

Address / Name: 38-40 Hampshire Street / Independent Hotel					Bldg. Permit: N/A		
Neighborhood:	The Port/Area IV	Special Permit:	PB358	Lot Area (SF):	5,758	Gross Floor Area by Use (SF):	
Developer:	38-40 Hampshire St LLC	All Housing Units:	None	Floor-Area Ratio:	4.00	Hotel:	23,030
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	16	Total GFA:	23,030
Project Type:	New Construction	Zoning:	I-B	Hotel Rooms:	68		
Notes:	Partial former use was used car lot. Chained off for years and no parking available there at time of application.						

Project Stage: Permitting

Address / Name: 544 Massachusetts Avenue					Bldg. Permit: N/A	
Neighborhood:	Cambridgeport	Special Permit:	N/A	Lot Area (SF):	4,391	Gross Floor Area by Use (SF):
Developer:	Central Square Redevelopment LLC	All Housing Units:	29	Floor-Area Ratio:	3.97	Residential: 17,436
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA: 17,436
Project Type:	Alteration/Change of Use	Zoning:	BB-CSQ			
Notes:	Existing building to be expanded to accommodate residential use on upper floors. Existing ground floor retail to be retained.					
Address / Name: 75-109 Smith Place					Bldg. Permit: N/A	
Neighborhood:	Cambridge Highlands	Special Permit:	PB359	Lot Area (SF):	113,246	Gross Floor Area by Use (SF):
Developer:	The Davis Companies	All Housing Units:	None	Floor-Area Ratio:	1.26	Office/R&D: 143,153
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	151	Total GFA: 143,153
Project Type:	New Construction	Zoning:	IB-2/AOD1,O1/AOD3			
Notes:	Will include demolition of existing technical office structure.					
Subtotals:	All Units: 38	Parking Spaces: 313	Hotel Rooms: 68	Gross Floor Area by Use (SF):		
				Community Center:	1,500	
				Hotel:	23,030	
				Office/R&D:	284,987	
				Residential:	27,387	
				Total GFA:	336,904	

Project Stage: Zoning Permit Granted or As of Right

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. Project allocates 0.4 parking spaces per unit from existing Cambridge Center parking facilities.						

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. Project allocates 0.4 parking spaces per unit from existing Cambridge Center parking facilities.						

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:	1321	Floor-Area Ratio:	2.52	Mixed Use:	823,448
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	See note	Office/R&D:	902,049
Project Type:	New Construction	Zoning:	NP/PUD-6/PUD-4A			Residential:	1,152,056
Notes:	FAR for Cambridge development only. GFA for portions of overall project in Somerville and Boston to be determined. Affordable housing contribution, parking spaces, and retail GFA to be determined.					Retail:	4,601
						Total GFA:	2,882,154

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	1043-1059 Cambridge Street / University Monument Site				Bldg. Permit:	N/A	
Neighborhood:	Wellington Harrington	Special Permit:	PB336	Lot Area (SF):	15,686	Gross Floor Area by Use (SF):	
Developer:	418 Real Estate	All Housing Units:	18	Floor-Area Ratio:	1.86	Residential:	24,892
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	13	Total GFA:	24,892
Project Type:	New Construction	Zoning:	BA/C-2B				
Notes:	Incldues demolition of existing warehouse and retail structures						
Address / Name:	605-609 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				
Notes:	Includes demolition of existing bank branch building. Parking comprises 49 residential and 19 commercial spaces.						
Address / Name:	16-18 Eliot Street				Bldg. Permit:	N/A	
Neighborhood:	West Cambridge	Special Permit:	PB300	Lot Area (SF):	6,964	Gross Floor Area by Use (SF):	
Developer:	16-18 Eliot LLC	All Housing Units:	15	Floor-Area Ratio:	3.47	Residential:	11,935
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	11,935
Project Type:	Addition	Zoning:	BB/HSOD				
Notes:	FAR includes 12,262 SF of existing retail space not included in project area.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	95-99 Elmwood Street				Bldg. Permit:	N/A	
Neighborhood:	North Cambridge	Special Permit:	PB308	Lot Area (SF):	17,535	Gross Floor Area by Use (SF):	
Developer:	95-99 Elmwood Street LLC	All Housing Units:	34	Floor-Area Ratio:	2.24	Residential:	35,294
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	34	Retail:	480
Project Type:	New Construction	Zoning:	BA-2/NMAOD		Total GFA:	35,774	
Notes:	Existing auto repair facility will be demolished.						

Address / Name:	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:	None	Floor-Area Ratio:	3.75	Office/R&D:	30,087
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	30,087
Project Type:	Alteration	Zoning:	IA-1/PUD-3A				
Notes:	18 parking spaces at 75/125 Binney and 50/60 Binney Street garages. Shared site with 50 Rogers Street, which will consist of a new 102 unit residential building.						

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. Structural work underway to enable project to proceed.						

Project Stage: Zoning 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. Formerly 585 Third Street.						

Address / Name:	3-5 Linnaean Street / Basement Units				Bldg. Permit:	N/A	
Neighborhood:	Neighborhood 9	Special Permit:	PB329	Lot Area (SF):	24,153	Gross Floor Area by Use (SF):	
Developer:	Wulow Land Corporation	All Housing Units:	5	Floor-Area Ratio:	2.10	Residential:	50,701
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	0	Total GFA:	50,701
Project Type:	Alteration	Zoning:	C-2/BA-2				
Notes:	Conversion of existing underutilized basement space into housing. GFA includes entire existing building.						

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

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	325 Main Street / MXD Infill/Google Building/Former Coop Site					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB315	Lot Area (SF):	28,823	Gross Floor Area by Use (SF):	
Developer:	Boston Properties	All Housing Units:	None	Floor-Area Ratio:	13.00	Office/R&D:	343,123
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	278	Retail:	33,000
Project Type:	New Construction	Zoning:	MXD			Total GFA:	376,123
Notes:	Includes demolition of existing office building also housing MIT Coop. Parking added to exsiting Cambridge Center garage through restriping and tandem parking.						
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 MIT Kendall Square SoMa project area including retained buildings.						
Address / Name:	200 Msgr. O'Brien Highway / Ascend Mass RMD					Bldg. Permit:	N/A
Neighborhood:	East Cambridge	Special Permit:	PB342	Lot Area (SF):	5,415	Gross Floor Area by Use (SF):	
Developer:	Ascend Mass LLC	All Housing Units:	None	Floor-Area Ratio:	0.96	Retail:	5,415
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	5	Total GFA:	5,415
Project Type:	Reg. Marijuana Dispensary	Zoning:	BA				
Notes:	Existing retail space being converted to registered marijuana dispensary.						

Project Stage: Zoning Permit Granted or As of Right

Address / Name:	263 Msgr. O'Brien Highway / Somerbridge Hotel				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	15,490	Gross Floor Area by Use (SF):	
Developer:	Somerbridge Hotel LLC	All Housing Units:	None	Floor-Area Ratio:	1.50	Hotel:	21,796
Permit Type:	Board of Zoning Appeals	Affordable Units:	None	Parking:	23	Total GFA:	21,796
Project Type:	New Construction	Zoning:	SD-1	Hotel Rooms:	120		
Notes:	Project partially located in Somerville. Includes demolition of existing structure.						
Address / Name:	151 North First Street / Cambridge Crossing Bldg I				Bldg. Permit:	N/A	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):		Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	475	Floor-Area Ratio:	2.66	Residential:	371,066
Permit Type:	Planning Board Special Permit	Affordable Units:	TBD	Parking:	238	Retail:	26,036
Project Type:	New Construction	Zoning:	NP/PUD-6			Total GFA:	397,102
Notes:	FAR for overall Cambridge Crossing development. Street address to be determined by DPW.						
Address / Name:	140-142 Prospect Street				Bldg. Permit:	N/A	
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	6,220	Gross Floor Area by Use (SF):	
Developer:	Islamic Society of Cambridge	All Housing Units:	5	Floor-Area Ratio:	1.23	Residential:	7,640
Permit Type:	Board of Zoning Appeals	Affordable Units:	0	Parking:	5	Total GFA:	7,640
Project Type:	New Construction	Zoning:	O-1				

Project Stage: Zoning Permit Granted or As of Right

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:	48	Floor-Area Ratio:	7.97	Office/R&D:	452,237
Permit Type:	Planning Board Special Permit	Affordable Units:	48	Parking:	362	Residential:	24,066
Project Type:	Addition/Alteration	Zoning:	BB			Retail:	15,000
Notes:	Redevelopment of former Middlesex County Courthouse. Parking includes 92 spaces on-site and 270 spaces leased at First St Garage. GFA figures to be revised.				Total GFA:	491,303	
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 MIT Kendall Square SoMa project area including retained buildings.						
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:	55-9 Wheels Owner LLC	All Housing Units:	525	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.						

Project Stage: Zoning Permit Granted or As of Right

Subtotals: All Units: **2,920** Parking Spaces: **1,767** Hotel Rooms: **120**

Gross Floor Area by Use (SF):

Hotel:	21,796
Mixed Use:	823,448
Office/R&D:	2,055,847
Residential:	2,714,810
Retail:	127,349
Theater:	75,000
Total GFA:	5,818,250

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

Address / Name:	24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building					Bldg. Permit:	30291
Neighborhood:	West Cambridge	Special Permit:	PB334	Lot Area (SF):	15,850	Gross Floor Area by Use (SF):	
Developer:	Regency Centers	All Housing Units:	None	Floor-Area Ratio:	4.00	Office/R&D:	33,941
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Retail:	37,506
Project Type:	Addition/Alteration	Zoning:	BB				
Notes:	Total project area is 71,447 but applicant received exemption of basement space from GFA, leaving 63,400 square feet counted toward FAR.						

Project Stage: Building Permit Granted

Address / Name: 4 Broad Canal / NoMA Phase 5					Bldg. Permit: 17488		
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	41,536	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	5.55	Retail:	6,418
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	6,418
Project Type:	New Construction	Zoning:	O-3A, PUD-3				
Notes:	Parking included in other project phases.						

Address / Name: 1 Broadway / NoMa - Existing Building Phases 1-3					Bldg. Permit: -060080-2017/17488		
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	41,536	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	None	Floor-Area Ratio:	5.55	Other:	14,040
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Retail:	19,782
Project Type:	New Construction	Zoning:	O-3A, PUD-3				
Notes:	FAR includes existing One Broadway and new 165 Main Street. Phase 1-3 include new supermarket, loading dock, Main Street retail update. Parking is in reconfigured existing garage reduced from 316 spaces to 293.						

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				
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:	50 Cambridgepark Drive				Bldg. Permit:	33495	
Neighborhood:	North Cambridge	Special Permit:	PB338	Lot Area (SF):	79,321	Gross Floor Area by Use (SF):	
Developer:	Hanover Company	All Housing Units:	294	Floor-Area Ratio:	3.95	Residential:	314,691
Permit Type:	Planning Board Special Permit	Affordable Units:	55	Parking:	188	Retail:	6,992
Project Type:	New Construction	Zoning:	O2-A/AOD-6		Total GFA:	321,683	
Notes:	Includes 123,000 SF transfer of development rights from 88 Cambridgepark Drive allowing additional 123 units. Existing structures to be demolished. Incldues 9 surface parking spaces.						

Address / Name:	100 Cambridgeside Place / Cambridgeside Galleria Office Conversion				Bldg. Permit:	33363	
Neighborhood:	East Cambridge	Special Permit:	PB66	Lot Area (SF):	267,821	Gross Floor Area by Use (SF):	
Developer:	New England Development	All Housing Units:	None	Floor-Area Ratio:	3.20	Office/R&D:	140,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	140,000
Project Type:	Change of Use	Zoning:	BA/PUD-4				
Notes:	Amendment that allows owner to convert thrid floor of Cambridgeisde Galleria Mall to office space. No change to building structure or parking.						

Address / Name:	18-26 Chauncy Street / Basement Housing				Bldg. Permit:	BLDM-071904-2018	
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:	1	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. FAR is for entire existing building.						

Project Stage: Building Permit Granted

Address / Name:	671-675 Concord Avenue				Bldg. Permit:	BLDM-072847-2018	
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:	124,027
Permit Type:	Comprehensive Permit	Affordable Units:	98	Parking:	67	Total GFA:	124,027
Project Type:	New Construction	Zoning:					
Notes:	Includes replacement of commercial structures.						

Address / Name:	201-203 Concord Turnpike / Lanes & Games Phase 2				Bldg. Permit:	BLDM-070311-2018	
Neighborhood:	North Cambridge	Special Permit:	PB326	Lot Area (SF):	166,468	Gross Floor Area by Use (SF):	
Developer:	Criterion Development Partners	All Housing Units:	246	Floor-Area Ratio:	1.95	Residential:	257,312
Permit Type:	Planning Board Special Permit	Affordable Units:	35	Parking:	159	Total GFA:	257,312
Project Type:	New Construction	Zoning:	SP-4A				
Notes:	Includes demolition of existing motel and bowling alley. First phase complete and includes 74 units. Total project 324,440 SF and 239 parking spaces.						

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.						

Project Stage: Building Permit Granted

Address / Name:	107 First Street / First Street Assemblage Parcel B				Bldg. Permit:	19116	
Neighborhood:	East Cambridge	Special Permit:	PB231A	Lot Area (SF):	76,227	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces LLC	All Housing Units:	118	Floor-Area Ratio:	2.35	Residential:	102,423
Permit Type:	Planning Board Special Permit	Affordable Units:	14	Parking:	See note	Retail:	14,800
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B		Total GFA:	117,223	
Notes:	FAR includes prior phases. 23 surface parking spaces for retail. Includes 142 space underground garage with 42 spaces for 121 First St/Parcel A. 100 garage spaces shared with 22 Hurley St/Parcel C residential units with 87 apportioned here.						

Address / Name:	212 Hampshire Street / Ryles				Bldg. Permit:	32832	
Neighborhood:	Mid-Cambridge	Special Permit:	N/A	Lot Area (SF):	4,322	Gross Floor Area by Use (SF):	
Developer:	212 Hampshire St LLC c/o Ninoj Pradhan	All Housing Units:	8	Floor-Area Ratio:	2.10	Residential:	4,320
Permit Type:	Board of Zoning Appeals	Affordable Units:	TBD	Parking:	0	Retail:	4,899
Project Type:	Alteration/Change of Use	Zoning:	BA		Total GFA:	9,219	
Notes:	Proposal to add 8 units at site of former Ryles Jazz club.						

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 for entire MIT Kendall Square SoMa project area including retained buildings.						

Project Stage: Building Permit Granted

Address / Name:	22 Hurley Street / First Street Assemblage Parcel C	Bldg. Permit:	19126				
Neighborhood:	East Cambridge	Special Permit:	PB231A	Lot Area (SF):	76,227	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces LLC	All Housing Units:	18	Floor-Area Ratio:	2.35	Residential:	18,502
Permit Type:	Planning Board Special Permit	Affordable Units:	2	Parking:	See note	Total GFA:	18,502
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B				
Notes:	FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. 100 garage spaces shared with 107 First St/Parcel B residential units 13 of which are apportioned here.						

Address / Name:	165 Main Street / NoMa - Phase 4 Residential Tower	Bldg. Permit:	49880				
Neighborhood:	East Cambridge	Special Permit:	PB302	Lot Area (SF):	74,736	Gross Floor Area by Use (SF):	
Developer:	MIT	All Housing Units:	300	Floor-Area Ratio:	5.55	Office/R&D:	305,074
Permit Type:	Planning Board Special Permit	Affordable Units:	63	Parking:	150	Retail:	8,195
Project Type:	New Construction	Zoning:	O-3A, PUD-3			Total GFA:	313,269
Notes:	FAR includes existing One Broadway and new 165 Main Street. Phase 4 is new residential tower and retail. Parking includes 150 space garage replacing 114 space surface lot. Formerly 1 Broadway.						

Project Stage: Building Permit Granted

Address / Name:	238 Main Street / MIT Kendall Square Building 3/18 Hayward St				Bldg. Permit: BLDC-078181-2019		
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 MIT Kendall Square SoMa project area including retained buildings.						

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 MIT Kendall Square SoMa project area including retained buildings.						

Address / Name:	314 Main Street / MIT Kendall Square Building 5				Bldg. Permit: BLDC-077288-2018		
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 MIT Kendall Square SoMa project area including retained buildings.						

Project Stage: Building Permit Granted

Address / Name:	730-750 Main Street				Bldg. Permit:	51675/51676	
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	65,211	Gross Floor Area by Use (SF):	
Developer:	MITIMCO	All Housing Units:	None	Floor-Area Ratio:	3.13	Office/R&D:	197,495
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	123	Retail:	6,594
Project Type:	Addition/Alteration	Zoning:	IB			Total GFA:	204,089
Notes:	Updating of existing buildings to current R&D/office standards and addition of retail space. Includes 14,598 addition and creation of 123 space underground parking garage. Structures previously occupied by Polaroid.						

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:	54 Market Street / Squirrelwood				Bldg. Permit:	32294/32295/32298	
Neighborhood:	The Port/Area IV	Special Permit:	N/A	Lot Area (SF):	59,638	Gross Floor Area by Use (SF):	
Developer:	Just-A-Start Corporation	All Housing Units:	23	Floor-Area Ratio:	1.36	Residential:	24,852
Permit Type:	Comprehensive Permit	Affordable Units:	23	Parking:	See note	Total GFA:	24,852
Project Type:	New Construction	Zoning:	C-1				
Notes:	Construction of new units at Linwood Court site. Project adds 4 parking spaces to pool. There will be 45 spaces for 88 units, including nearby Squirrel Brand Apartments.						

Project Stage: Building Permit Granted

Address / Name: 1785-91 Massachusetts Avenue / Frost Terrace					Bldg. Permit: 33413/33918/34026		
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/Alteration	Zoning:	B				
Notes:	Project includes rehab of existing residential structures. Addiiotnal building permit 34030.						

Address / Name: 1991-2013 Massachusetts Avenue / St. James Development					Bldg. Permit: BLDM-076394-2018		
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	Institutional:	19,273
Permit Type:	Planning Board Special Permit	Affordable Units:	5	Parking:	64	Residential:	72,287
Project Type:	Addition	Zoning:	BA-2/NMAOD			Retail:	2,539
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.					Total GFA:	94,099

Address / Name: 425 Massachusetts Avenue / Mass & Main Phase 2					Bldg. Permit: BLDC-071299-2018		
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:	126	Floor-Area Ratio:	6.50	Residential:	63,625
Permit Type:	Planning Board Special Permit	Affordable Units:	16	Parking:	See note	Total GFA:	63,625
Project Type:	New Construction	Zoning:	BB/BA/C-1				
Notes:	14,479 GFA retail exempt from FAR. 5 Columbia St. has separate permit. Total project incldues 259 units, 45 affordable, and 179,255 SF residential. All parking in Phase 1.						

Project Stage: Building Permit Granted

Address / Name:	181 Morgan Avenue / Cambridge Crossing Bldg Q1				Bldg. Permit:	43776	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	14,799	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	10,318
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Retail:	8,533
Project Type:	New Construction	Zoning:	NP/PUD-6			Total GFA:	18,851
Notes:	FAR for overall Cambridge Crossing development.						

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:	93	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.						

Address / Name:	100/110 North First Street / Cambridge Crossing Bldg W				Bldg. Permit:	21038/21042	
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:	17,559
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	0	Total GFA:	17,559
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development.						

Project Stage: Building Permit Granted

Address / Name:	300 Putnam Avenue				Bldg. Permit:	33213		
Neighborhood:	Cambridgeport	Special Permit:	N/A	Lot Area (SF):	23,851	Gross Floor Area by Use (SF):		
Developer:	Biotech Realty Investors	All Housing Units:	7	Floor-Area Ratio:	0.98	Residential:	8,415	
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	7	Total GFA:	8,415	
Project Type:	New Construction	Zoning:	BA-3/C-1					
Notes:	Includes demolition of existing building. Also known as 357-363 Allston Street.							
Address / Name:	50 Rogers Street / Binney St. Alexandria Master Plan				Bldg. Permit:	22027		
Neighborhood:	East Cambridge	Special Permit:	PB243	Lot Area (SF):	40,000	Gross Floor Area by Use (SF):		
Developer:	Alexandria Real Estate	All Housing Units:	136	Floor-Area Ratio:	3.75	Residential:	132,231	
Permit Type:	Planning Board Special Permit	Affordable Units:	44	Parking:	102	Total GFA:	132,231	
Project Type:	Addition/Alteration	Zoning:	IA-1/PUD-3A					
Notes:	Shared site with 161 First Street, which will consist of a renovated office building.							
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.							

Project Stage: Building Permit Granted

Address / Name:	375 Third Street / New Volpe Building				Bldg. Permit:	NA/Federal Project	
Neighborhood:	East Cambridge	Special Permit:	N/A	Lot Area (SF):	174,240	Gross Floor Area by Use (SF):	
Developer:	US GSA/DOT	All Housing Units:	None	Floor-Area Ratio:	2.30	Government:	400,000
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:		Total GFA:	400,000
Project Type:	New Construction	Zoning:					
Notes:	Building permit not required due to this being a federal government project. Details press release and assessing data. Permanent street address to be assigned.						
Address / Name:	189 Vassar Street / New MIT Undergraduate Dormitory				Bldg. Permit:	BLDC-076869-2018	
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:	FAR based on larger parcel. 450 undergraduate dorm beds, 301 rooms. 16 student/staff apartments. 372 space garage & 38 surface spaces removed. Some replaced in MIT pool. No parking for this building.						
Address / Name:	350 Water Street / Cambridge Crossing Bldg G				Bldg. Permit:	25148	
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	58,562	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	450,895
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	361	Total GFA:	450,895
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development. Street address and portion of structure in Boston both to be determined. 406 space garage also includes 16 spaces for Bldg H and 29 yet to be assigned to a building.						

Project Stage: Building Permit Granted

Address / Name:	450 Water Street / Cambridge Crossing Bldg H	Bldg. Permit:	26076				
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	56,805	Gross Floor Area by Use (SF):	
Developer:	DivcoWest	All Housing Units:	None	Floor-Area Ratio:	2.66	Office/R&D:	365,110
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	328	Total GFA:	365,110
Project Type:	New Construction	Zoning:	NP/PUD-6				
Notes:	FAR for overall Cambridge Crossing development. Street address and portion of structure in Boston both to be determined. 16 spaces located at Bldg. G garage. Site also includes 128 residential parking spaces for Sierra and Tango condominium buildings						

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:	35	Floor-Area Ratio:	2.10	Residential:	35,964
Permit Type:	Planning Board Special Permit	Affordable Units:	4	Parking:	35	Retail:	1,546
Project Type:	New Construction	Zoning:	BA			Total GFA:	37,510
Notes:	Project includes demolition of existing auto parts supply building.						

Project Stage: Building Permit Granted

Subtotals: All Units: **2,195** Parking Spaces: **3,919** Hotel Rooms: **67**

Gross Floor Area by Use (SF):

Government:	400,000
Hotel:	24,237
Institutional:	580,789
Office/R&D:	2,687,982
Other:	14,040
Parking Garage:	0
Residential:	1,426,083
Retail:	219,570
Total GFA:	5,352,701

Project Stage: Complete

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:	40 Acorn Park / Garage B/Discovery Park Master Plan					Bldg. Permit:	BLDC-072303-2018
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:	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 located off-site at 65 Bishop Allen Drive.						

Project Stage: Complete

Address / Name: 145 Broadway / MXD Infill/Akamai Building					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:	457	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. 457 space parking garage includes managed parking (i. e., valet). 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: 5 Columbia Street / Mass & Main					Bldg. Permit: BLDC-068516-2018		
Neighborhood:	The Port/Area IV	Special Permit:	PB321	Lot Area (SF):	2,776	Gross Floor Area by Use (SF):	
Developer:	Watermark Central Venture	All Housing Units:	60	Floor-Area Ratio:	6.50	Residential:	65,000
Permit Type:	Planning Board Special Permit	Affordable Units:	13	Parking:	See note	Total GFA:	65,000
Project Type:	New Construction	Zoning:	BB/BA/C-1				
Notes:	Parking included with 415 Massachusetts Avenue. FAR for entire project.						

Project Stage: Complete

Address / Name:	201-203 Concord Turnpike / Lanes & Games Phase 1				Bldg. Permit:	BLDM-070311-2018	
Neighborhood:	North Cambridge	Special Permit:	PB326	Lot Area (SF):	166,468	Gross Floor Area by Use (SF):	
Developer:	Criterion Development Partners	All Housing Units:	74	Floor-Area Ratio:	1.95	Residential:	67,128
Permit Type:	Planning Board Special Permit	Affordable Units:	9	Parking:	80	Total GFA:	67,128
Project Type:	New Construction	Zoning:	SP-4A				
Notes:	Includes demolition of existing motel and bowling alley. Second phase includes 259 units out of 320. Total project 324,440 SF and 239 parking spaces.						

Address / Name:	11 Education Circle / EF Building 3 including Student Housing				Bldg. Permit:	BLDC-071000-2018	
Neighborhood:	East Cambridge	Special Permit:	PB328	Lot Area (SF):	125,000	Gross Floor Area by Use (SF):	
Developer:	EFEKTRA Schools, Inc	All Housing Units:	148	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. 148 graduate student apartments and 144 undergraduate dorm rooms. Not subject to inclusionary zoning requirement.						

Address / Name:	6-10 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: Complete

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:	50,042
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	50	Retail:	6,649
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 8 spaces on site and 42 at 107 First St garage. Replaces existing commercial structure.						

Address / Name:	85 First Street / First Street Assemblage Parcel D					Bldg. Permit:	BLDC-072867-2017
Neighborhood:	East Cambridge	Special Permit:	PB231A	Lot Area (SF):	76,227	Gross Floor Area by Use (SF):	
Developer:	Urban Spaces LLC	All Housing Units:	None	Floor-Area Ratio:	2.35	Retail:	9,800
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	11	Total GFA:	9,800
Project Type:	New Construction	Zoning:	IA-1/BA/PUD-4B				
Notes:	FAR includes earlier phases at 150 First and 65 Bent Streets and 4 buildings in this phase. Project replaces existing commercial structure.						

Address / Name:	222 Jacobs Street / Cambridge Crossing Bldg J/K					Bldg. Permit:	BLDC-057377-2017
Neighborhood:	East Cambridge	Special Permit:	PB179	Lot Area (SF):	42,461	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 Cambridge Crossing development. Portion of 611,000 SF building and related parcel located in Somerville not included.						

Project Stage: Complete

Address / Name:	165 Main Street / NoMa - Phase 4 Podium				Bldg. Permit:	BLDC-075743-2018	
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	Residential:	0
Permit Type:	Planning Board Special Permit	Affordable Units:	None	Parking:	See note	Total GFA:	0
Project Type:	New Construction	Zoning:	O-3A, PUD-3				
Notes:	FAR includes existing One Broadway and new 165 Main Street, including new residential garage. Project is podium for Phase 4 new residential tower. No GFA. Related parking in Phase 5. Formerly 1 Broadway.						

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:	17	Floor-Area Ratio:	2.26	Residential:	27,500	
Permit Type:	Board of Zoning Appeals	Affordable Units:	2	Parking:	20	Retail:	1,638	
Project Type:	New Construction	Zoning:	BA-2/B/NMAOD				Total GFA:	29,138
Notes:	Project includes 16 units in multifamily structure and single famly at rear of parcel. Single family bldg permit in August 2018. Formerly used as parking lot.							

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:	32	Retail:	2,363
Project Type:	New Construction	Zoning:	BC/C-1	Hotel Rooms:	50	Total GFA:	34,848
Notes:	Existing retail building demolished. 47 total on-site spaces include 15 spaces to be used by Lesley University. Was planned for housing.						

Project Stage: Complete

Address / Name:	2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center					Bldg. Permit:	BLDC-065301-2017
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:	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:	425 Massachusetts Avenue / Mass & Main Phase 1					Bldg. Permit:	BLDC-071299-2018
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:	133	Floor-Area Ratio:	6.50	Residential:	115,630
Permit Type:	Planning Board Special Permit	Affordable Units:	29	Parking:	125	Retail:	17,279
Project Type:	New Construction	Zoning:	BB/BA/C-1				
Notes:	86 parking spaces below grade on-site. 39 off-site at 65 Bishop Allen Dr. 5 spaces for car-sharing. 14,479 GFA retail exempt from FAR. 5 Columbia St. has separate permit. Total project incldues 259 units, 45 affordable, and 179,255 SF residential.						

Address / Name:	20 Sidney Street / Old Star Market Location					Bldg. Permit:	21341/32399
Neighborhood:	Cambridgeport	Special Permit:	N/A	Lot Area (SF):	89,697	Gross Floor Area by Use (SF):	
Developer:	Forest City	All Housing Units:	None	Floor-Area Ratio:	2.51	Office/R&D:	31,365
Permit Type:	As of Right	Affordable Units:	None	Parking:	See note	Total GFA:	31,365
Project Type:	Change of Use	Zoning:					
Notes:	Converstion of Star Market location of office/R&D for Takeda Pharmaceuticals. Permit 21341 removed existing retail fit out. Permit 32399 for conversion to office/R&D. Parking handled through existing pool.						

Project Stage: Complete

Address / Name: 253 Walden Street / Masse Hardware Parking Lot and Warehouse					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 demolition of existing warehouse.						

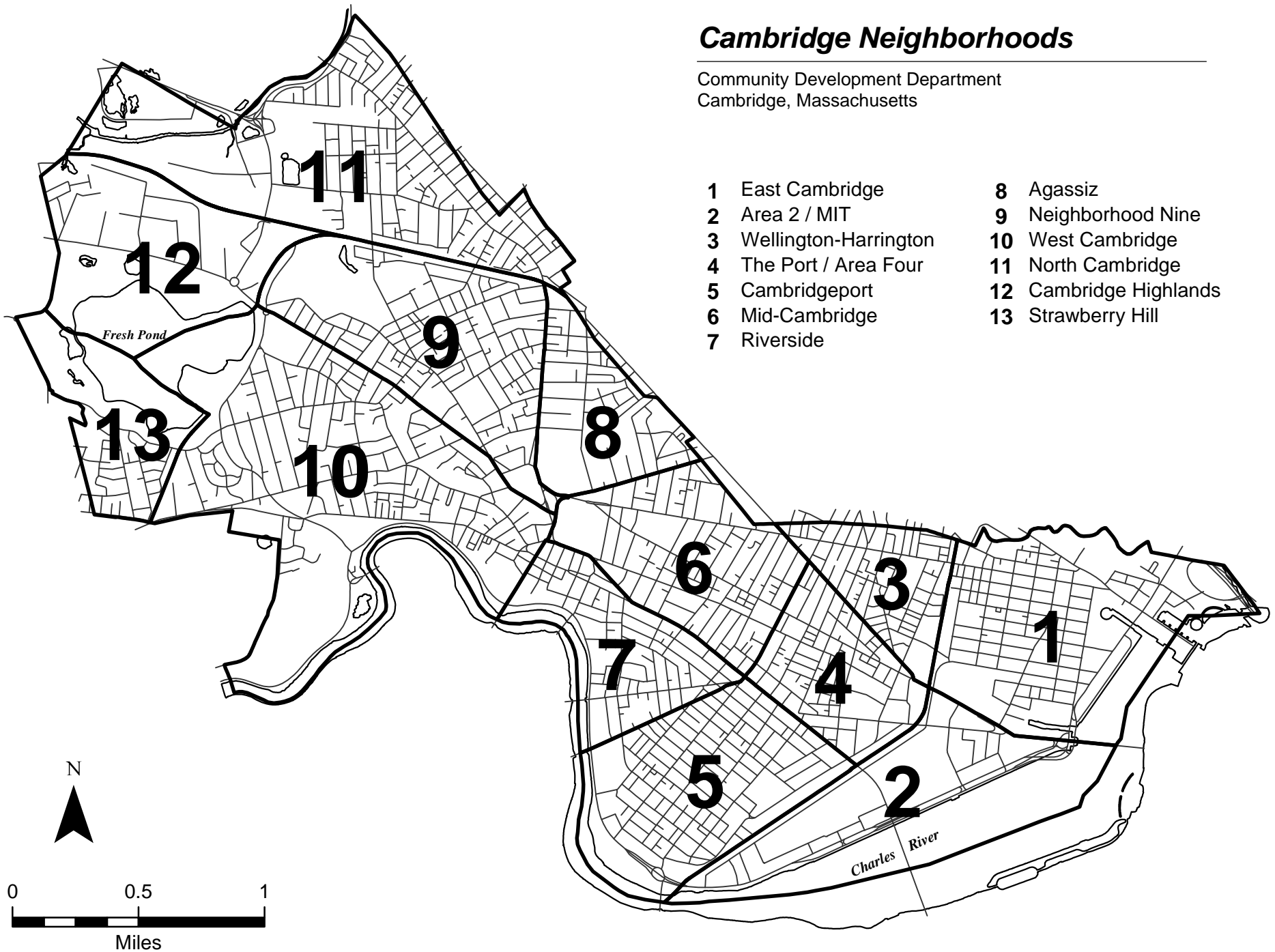
Address / Name:	50 York Street / St. Patricks				Bldg. Permit: BLDM-065327-2017		
Neighborhood:	Wellington Harrington	Special Permit:	N/A	Lot Area (SF):	32,535	Gross Floor Area by Use (SF):	
Developer:	Just-A-Start	All Housing Units:	16	Floor-Area Ratio:	0.71	Residential:	22,417
Permit Type:	Comprehensive 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.						

Subtotals:	All Units: 545	Parking Spaces: 1,795	Hotel Rooms: 50		Gross Floor Area by Use (SF):
					Hotel: 32,485
					Institutional: 462,216
					Office/R&D: 1,009,134
					Parking Garage: 141,745
					Residential: 403,412
					Retail: 67,384
					Total GFA: 2,116,376

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

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



Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
4 Broad Canal / NoMA Phase 5	Retail	MIT	Bldg. Permit Granted
1 Broadway / NoMa - Existing Building Phases 1-3	Retail	MIT	Bldg. Permit Granted
145 Broadway / MXD Infill/Akamai Building	Office/R&D	Boston Properties	Complete
135 Broadway North / MXD Infill	Residential	Boston Properties	Zoning Permit Granted/
135 Broadway South / MXD Infill	Residential	Boston Properties	Zoning Permit Granted/
Cambridge Crossing Remaining Master Plan	Residential	DivcoWest	Zoning Permit Granted/
100 Cambridgeside Place / Cambridgeside Galleria Office Conversion	Office/R&D	New England Development	Bldg. Permit Granted
11 Education Circle / EF Building 3 including Student Housing	Institutional	EFEKTRA Schools, Inc	Complete
107 First Street / First Street Assemblage Parcel B	Residential	Urban Spaces LLC	Bldg. Permit Granted
121 First Street / First Street Assemblage Parcel A	Office/R&D	Urban Spaces LLC	Complete
161 First Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Zoning Permit Granted/
85 First Street / First Street Assemblage Parcel D	Retail	Urban Spaces LLC	Complete
22 Hurley Street / First Street Assemblage Parcel C	Residential	Urban Spaces LLC	Bldg. Permit Granted
222 Jacobs Street / Cambridge Crossing Bldg J/K	Office/R&D	DivcoWest	Complete
585 Kendall Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Zoning Permit Granted/
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Zoning Permit Granted/
165 Main Street / NoMa - Phase 4 Podium	Residential	MIT	Complete
165 Main Street / NoMa - Phase 4 Residential Tower	Office/R&D	MIT	Bldg. Permit Granted

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
325 Main Street / MXD Infill/Google Building/Former Coop Site	Office/R&D	Boston Properties	Zoning Permit Granted/
181 Morgan Avenue / Cambridge Crossing Bldg Q1	Office/R&D	DivcoWest	Bldg. Permit Granted
200 Msgr. O'Brien Highway / Ascend Mass RMD	Retail	Ascend Mass LLC	Zoning Permit Granted/
263 Msgr. O'Brien Highway / Somerbridge Hotel	Hotel	Somerbridge Hotel LLC	Zoning Permit Granted/
100/110 North First Street / Cambridge Crossing Bldg W	Retail	DivcoWest	Bldg. Permit Granted
151 North First Street / Cambridge Crossing Bldg I	Residential	DivcoWest	Zoning Permit Granted/
50 Rogers Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Bldg. Permit Granted
249 Third Street	Residential	Equity Residential	Bldg. Permit Granted
375 Third Street / New Volpe Building	Government	US GSA/DOT	Bldg. Permit Granted
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Zoning Permit Granted/
350 Water Street / Cambridge Crossing Bldg G	Office/R&D	DivcoWest	Bldg. Permit Granted
450 Water Street / Cambridge Crossing Bldg H	Office/R&D	DivcoWest	Bldg. Permit Granted
Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
25 Hayward Street / SoMa Garage - MIT Kendall Square	Parking Garage	MIT	Bldg. Permit Granted
238 Main Street / MIT Kendall Square Building 3/18 Hayward St	Office/R&D	MIT	Bldg. Permit Granted
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	Bldg. Permit Granted
380 Main Street / MIT Kendall Square Building 6	Retail	MIT	Zoning Permit Granted/

Neighborhood 2 - MIT / Area 2	Primary Use	Developer	Project Stage
189 Vassar Street / New MIT Undergraduate Dormitory	Institutional	MIT	Bldg. Permit Granted
84 Wadsworth Street / MIT Kendall Square Building 2	Office/R&D	MIT	Zoning Permit Granted/
Neighborhood 3 - Wellington Harrington	Primary Use	Developer	Project Stage
399 Binney Street / 1 Kendall Square Addition	Office/R&D	DivcoWest	Bldg. Permit Granted
1043-1059 Cambridge Street / University Monument Site	Residential	418 Real Estate	Zoning Permit Granted/
747 Cambridge Street / Polish Club	Residential	747 Cambridge St , LLC	Permitting
850 Cambridge Street / King Open School Complex	Institutional	City of Cambridge	Complete
305 Webster Avenue / Columbia Auto Parts Site	Residential	M & H Realty Trust	Bldg. Permit Granted
50 York Street / St. Patricks	Residential	Just-A-Start	Complete
Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
47 Bishop Allen Drive / Mass & Main	Residential	Watermark Central Venture	Complete
5 Columbia Street / Mass & Main	Residential	Watermark Central Venture	Complete
6-10 Essex Street	Residential	3 MJ Associates LLC	Complete
38-40 Hampshire Street / Independent Hotel	Hotel	38-40 Hampshire St LLC	Permitting
730-750 Main Street	Office/R&D	MITIMCO	Bldg. Permit Granted
907 Main Street	Hotel	Patrick Barrett	Bldg. Permit Granted
54 Market Street / Squirrelwood	Residential	Just-A-Start Corporation	Bldg. Permit Granted
425 Massachusetts Avenue / Mass & Main Phase 1	Residential	Watermark Central Venture	Complete

Neighborhood 4 - The Port/Area IV	Primary Use	Developer	Project Stage
425 Massachusetts Avenue / Mass & Main Phase 2	Residential	Watermark Central Venture	Bldg. Permit Granted
140-142 Prospect Street	Residential	Islamic Society of Cambridge	Zoning Permit Granted/
Neighborhood 5 - Cambridgeport	Primary Use	Developer	Project Stage
544 Massachusetts Avenue	Residential	Central Square Redevelopment LLC	Permitting
300 Putnam Avenue	Residential	Biotech Realty Investors	Bldg. Permit Granted
20 Sidney Street / Old Star Market Location	Office/R&D	Forest City	Complete
Neighborhood 6 - Mid-Cambridge	Primary Use	Developer	Project Stage
212 Hampshire Street / Ryles	Residential	212 Hampshire St LLC c/o Ninoj Pradhan	Bldg. Permit Granted
Neighborhood 8 - Agassiz	Primary Use	Developer	Project Stage
1699 Massachusetts Avenue / Changsho Parking Lot	Residential	Lotus Harvard Enterprise	Complete
1785-91 Massachusetts Avenue / Frost Terrace	Residential	Capstone Communities LLC	Bldg. Permit Granted
Neighborhood 9 - Neighborhood 9	Primary Use	Developer	Project Stage
18-26 Chauncy Street / Basement Housing	Residential	Chestnut Hill Realty	Bldg. Permit Granted
3-5 Linnaean Street / Basement Units	Residential	Wulow Land Corporation	Zoning Permit Granted/
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Hotel	1868 Mass Ave LLC	Complete
75-77 New Street	Residential	AbodeZ Acorn LLC	Bldg. Permit Granted
253 Walden Street / Masse Hardware Parking Lot and Warehouse	Residential	Eric Hoagland	Complete

Neighborhood 10 - West Cambridge	Primary Use	Developer	Project Stage
24 Brattle Street / 1 JFK Street/Abbott Building/Corcoran Building	Retail	Regency Centers	Bldg. Permit Granted
16-18 Eliot Street	Residential	16-18 Eliot LLC	Zoning Permit Granted/
57 JFK Street	Office/R&D	Raj Dhanda	Zoning Permit Granted/
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	Complete
40 Acorn Park / Garage B/Discovery Park Master Plan	Parking Garage	Bulfinch Company	Complete
35 Cambridgepark Drive	Office/R&D	Davis Companies/TDC Development	Bldg. Permit Granted
50 Cambridgepark Drive	Residential	Hanover Company	Bldg. Permit Granted
87-101 Cambridgepark Drive	Office/R&D	HCP/King 101 CPD LLC	Permitting
201-203 Concord Turnpike / Lanes & Games Phase 1	Residential	Criterion Development Partners	Complete
201-203 Concord Turnpike / Lanes & Games Phase 2	Residential	Criterion Development Partners	Bldg. Permit Granted
95-99 Elmwood Street	Residential	95-99 Elmwood Street LLC	Zoning Permit Granted/
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Bldg. Permit Granted
2050 Massachusetts Avenue / Russell Apartments/North Cambridge Senior Center	Residential	Cambridge Housing Authority	Complete

Neighborhood 12 - Cambridge Highlands	Primary Use	Developer	Project Stage
605-609 Concord Avenue / Concord Wheeler Phase II	Residential	Acorn Holdings	Zoning Permit Granted/
671-675 Concord Avenue	Residential	HRI	Bldg. Permit Granted
95 Fawcett Street	Residential	95 Fawcett LLC	Bldg. Permit Granted
75-109 Smith Place	Office/R&D	The Davis Companies	Permitting
55 Wheeler Street / Abt Associates Site	Residential	55-9 Wheels Owner LLC	Zoning Permit Granted/