City of Cambridge

Community Development Department

Development Log

October / November / December 2009

City of Cambridge

Community Development Department
Development Log
October / November / December 2009

The Development Log was started to keep 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 to keep them posted of development progress from permitting and construction to completion. Criteria for the Log include:

- Commercial projects totaling over 50,000 square feet and any which have a significant impact on the neighborhood in which it is located.
- 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.
- All municipal projects in which a cross section of City departments may have an interest and all which are considered significant.

Projects meeting the criteria will be categorized by status, which include:

- ***Permitting*** = project under review by Community Development and/or Inspectional Services.
- ***Special Permit Granted*** = development received Special Permit from the Planning Board.
- ***In Construction*** = development received Building Permit.
- ***Complete*** = project received Certificate of Occupancy (CO) or Temporary CO.

This document can be found on the City's website at: http://www.cambridgema.gov/~CDD/ed/realest/re_devlog.html

Forward any questions or comments about the Development Log to:

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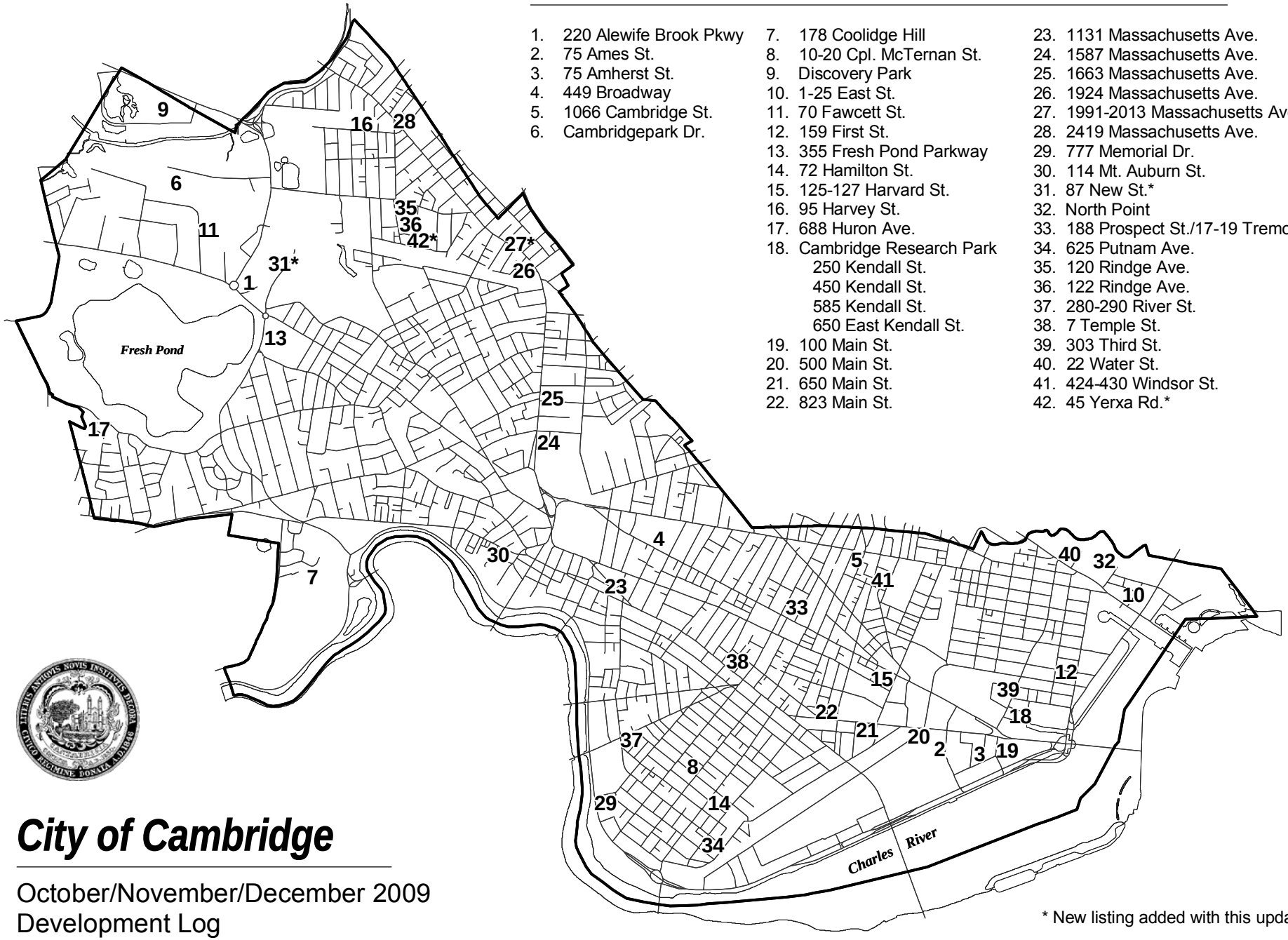
Current Pipeline

1. 220 Alewife Brook Pkwy
2. 75 Ames St.
3. 75 Amherst St.
4. 449 Broadway
5. 1066 Cambridge St.
6. Cambridgepark Dr.
7. 178 Coolidge Hill
8. 10-20 Cpl. McTernan St.
9. Discovery Park
10. 1-25 East St.
11. 70 Fawcett St.
12. 159 First St.
13. 355 Fresh Pond Parkway
14. 72 Hamilton St.
15. 125-127 Harvard St.
16. 95 Harvey St.
17. 688 Huron Ave.
18. Cambridge Research Park
    - 250 Kendall St.
    - 450 Kendall St.
    - 585 Kendall St.
    - 650 East Kendall St.
19. 100 Main St.
20. 500 Main St.
21. 650 Main St.
22. 823 Main St.
23. 1131 Massachusetts Ave.
24. 1587 Massachusetts Ave.
25. 1663 Massachusetts Ave.
26. 1924 Massachusetts Ave.
27. 1991-2013 Massachusetts Ave.*
28. 2419 Massachusetts Ave.
29. 777 Memorial Dr.
30. 114 Mt. Auburn St.
31. 87 New St.*
32. North Point
33. 188 Prospect St./17-19 Tremont St.
34. 625 Putnam Ave.
35. 120 Rindge Ave.
36. 122 Rindge Ave.
37. 280-290 River St.
38. 7 Temple St.
39. 303 Third St.
40. 22 Water St.
41. 424-430 Windsor St.
42. 45 Yerxa Rd.*



City of Cambridge

October/November/December 2009
Development Log

* New listing added with this update

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Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permitting						
1991-2013 Massachusetts Avenue / St. James Dev.	Oaktree Development	1.75	58,194	84,920	46	Residential
2419 Massachusetts Avenue / Rounder Record Site	Oaktree Acorn LLC	1.75	25,997	46,535	37	Residential
87 New Street	Oaktree Development	1.95	30,000	58,500	54	Residential
Totals				**189,955**	**137**	
Status -- Special Permit Granted						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
1066 Cambridge St / 256 Elm St	Just A Start	1.60	16,084	27,732	19	Residential
160-180 Cambridgepark Drive	Archon/Jones Lang LaSalle	1.52	385,070	337,800	0	Office/R&D
Discovery Park Remaining Master Plan	Bulfinch Company	0.00	1,154,420	661,909	0	Office/R&D
1-25 East Street Phase II / Charles E. Smith Housing	C.E. Smith/Archstone Dev	2.90	247,431	509,215	341	Residential
70 Fawcett Street	New Boston	1.36	213,097	289,000	260	Residential
159 First Street / 65 Bent St. / 29 Charles St.	Jones Lang LaSalle	2.24	109,972	245,976	108	Mixed Use Development
355 Fresh Pond Parkway	Roberta Sidney	0.68	41,854	19,400	0	Retail
585 Kendall Street / Cambridge Research Park	Constellation	3.00	0	75,000	0	Theater
250 Kendall Street / Cambridge Research Park	Twining Properties	3.00	0	150,000	0	Hotel
450 Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	14,463	46,293	8	Residential
650 Main Street	MIT	2.75	210,215	418,317	0	Office/R&D
1924 Massachusetts Avenue / Kaya Hotel	Kaya-Ka	1.60	14,880	23,800	0	Hotel
777 Memorial Drive	Nordic Properties	3.15	66,410	66,137	56	Residential
114 Mt. Auburn Street / Conductor's Building	Carpenter Company/Bulfinch Co	4.00	20,800	83,200	0	Office/R&D

Development Log -- Project Summary

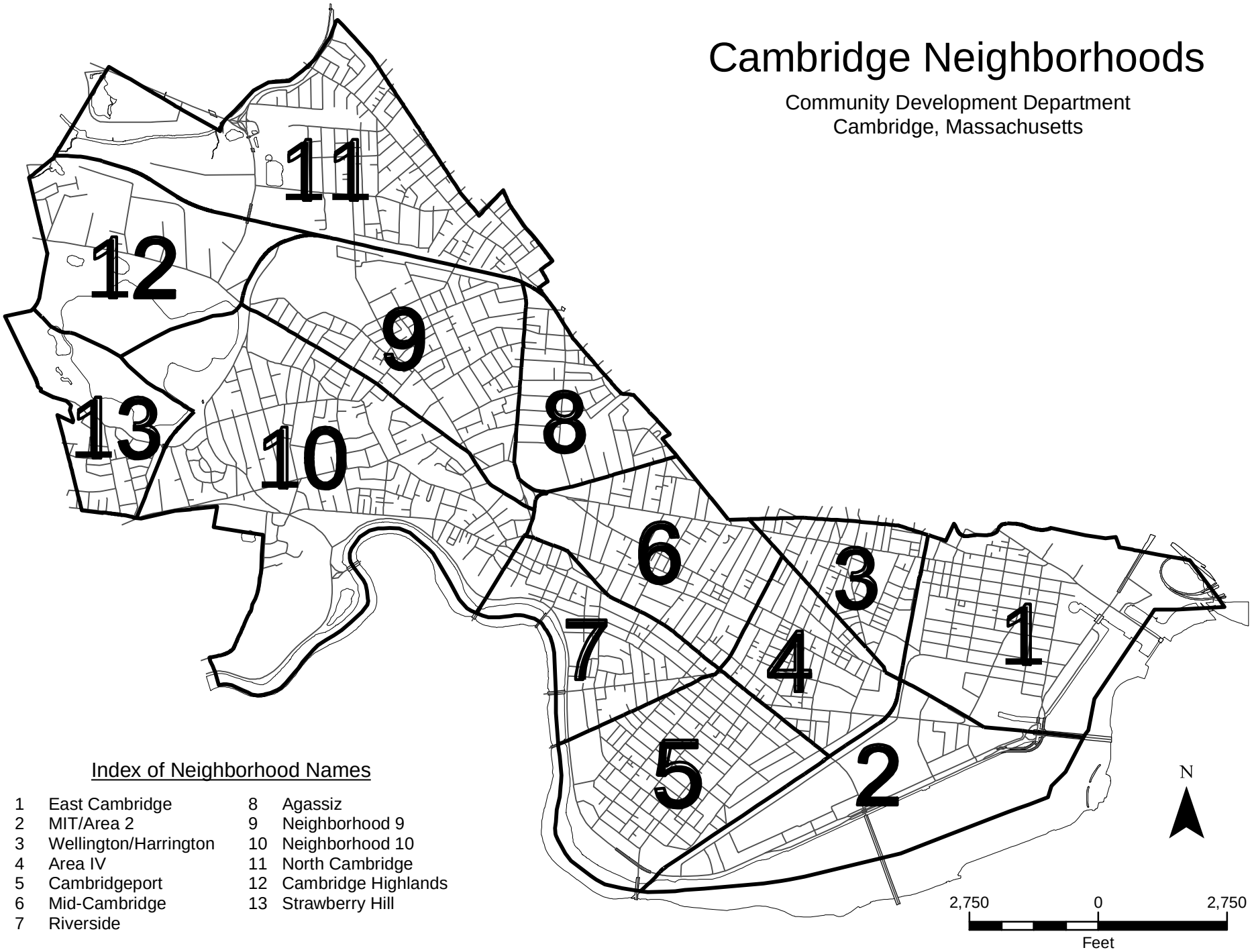
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Special Permit Granted						
North Point Remaining Master Plan	JonesLangLaSalle-GuilfordTransport	2.66	3,256,310	4,134,318	2,151	Mixed Use Development
625 Putnam Avenue	Homeowners Rehab, Inc.	1.50	27,970	44,303	40	Residential
7 Temple Street / YWCA	Cambridge Affordable Housing Corp	2.59	36,990	96,161	42	Residential
22 Water Street / North Point	Catamount	3.90	104,673	408,225	392	Residential
424-430 Windsor Street / Immaculate Conception	Just A Start	0.00	0	24,710	16	Residential
Totals				**7,866,195**	**3,620**	
Status -- In Construction						
449 Broadway / Main Library Expansion	City of Cambridge	1.50	513,809	102,210	0	Institutional
10 Cpl. McTernan St. / Blessed Sacrament Phase 2	Pearl McTernan LLC	3.27	30,174	37,430	20	Residential
650 East Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	49,470	217,398	0	Office/R&D
72 Hamilton Street	Peggy Morrissey	1.32	11,172	14,777	11	Residential
95 Harvey Street	Michael O'Shea	1.61	8,514	13,739	8	Residential
100 Main Street / Sloan School of Management	MIT	2.44	268,713	209,000	0	College/University
500 Main Street / MIT Cancer Research Center	MIT	2.01	2,012,983	308,756	0	Office/R&D
1587 Massachusetts Avenue / Harvard Law School	Harvard University	1.71	1,343,528	234,000	0	College/University
1663 Massachusetts Avenue	Lesley University	1.81	18,980	34,700	0	College/University
1131 Massachusetts Avenue	Veritas LLC	1.75	6,330	11,077	0	Hotel
120 Rindge Avenue / St. John's Resident Phase 1	120 Realty Trust	0.76	100,068	35,154	28	Residential
122 Rindge Avenue / St. John's Resident Phase 2	120 Realty Trust	0.76	100,068	21,189	16	Residential
280-290 River Street	Orwig Associates	0.95	25,127	22,418	20	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
19 Tremont-188 Prospect / Prospect Court Phase 4	Prospect Street Housing Trust	0.93	31,498	15,899	11	Residential
Totals				**1,277,747**	**114**	
Status -- Complete						
220 Alewife Brook Parkway / Hotel Tria Expansion	KW Cambridge Properties LLC	0.84	68,907	57,759	0	Hotel
75 Amherst Street / MIT Media Lab	MIT	2.62	294,849	162,665	0	College/University
178 Coolidge Hill / Shady Hill Arts Center & Gym	Shady Hill School	0.26	472,716	75,363	0	Institutional
125-127 Harvard Street	CASCAP Realty, Inc.	0.00	10,200	33,857	24	Residential
688 Huron Avenue / Youth Center/VFW	City of Cambridge	1.08	28,592	31,000	0	Community Center
823 Main Street	Just A Start	2.28	5,950	13,356	10	Residential
303 Third Street Phase 2 / South Building	Extell Cambridge LLC	3.90	148,693	289,779	190	Residential
17 Tremont Street / Prospect Court Phase 3	Prospect Street Housing Trust	0.93	31,498	5,664	4	Residential
45 Yerxa Road / St. John's Resident	120 Realty Strust	0.76	100,068	17,388	19	Residential
Totals				**686,831**	**247**	

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts



Index of Neighborhood Names

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

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DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
650 East Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	In Construction
1-25 East Street Phase II / Charles E. Smith Housing	Residential	C.E. Smith/Archstone Dev	Special Permit Granted
159 First Street / 65 Bent St. / 29 Charles St.	Mixed Use Development	Jones Lang LaSalle	Special Permit Granted
250 Kendall Street / Cambridge Research Park	Hotel	Twining Properties	Special Permit Granted
450 Kendall Street / Cambridge Research Park	Residential	Biomed Realty Trust	Special Permit Granted
585 Kendall Street / Cambridge Research Park	Theater	Constellation	Special Permit Granted
North Point Remaining Master Plan	Mixed Use Development	JonesLangLaSalle-GuilfordTransport	Special Permit Granted
303 Third Street Phase 2 / South Building	Residential	Extell Cambridge LLC	Complete
22 Water Street / North Point	Residential	Catamount	Special Permit Granted

Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Residential	Boston Properties	Special Permit Granted
75 Amherst Street / MIT Media Lab	College/University	MIT	Complete
100 Main Street / Sloan School of Management	College/University	MIT	In Construction
500 Main Street / MIT Cancer Research Center	Office/R&D	MIT	In Construction
650 Main Street	Office/R&D	MIT	Special Permit Granted

Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
1066 Cambridge St / 256 Elm St	Residential	Just A Start	Special Permit Granted
424-430 Windsor Street / Immaculate Conception	Residential	Just A Start	Special Permit Granted

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 4 - AREA IV	Project Use	Developer	Status
125-127 Harvard Street	Residential	CASCAP Realty, Inc.	Complete
823 Main Street	Residential	Just A Start	Complete
7 Temple Street / YWCA	Residential	Cambridge Affordable Housing Corp	Special Permit Granted
17 Tremont Street / Prospect Court Phase 3	Residential	Prospect Street Housing Trust	Complete
19 Tremont-188 Prospect / Prospect Court Phase 4	Residential	Prospect Street Housing Trust	In Construction

Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
10 Cpl. McTernan St. / Blessed Sacrament Phase 2	Residential	Pearl McTernan LLC	In Construction
72 Hamilton Street	Residential	Peggy Morrissey	In Construction
777 Memorial Drive	Residential	Nordic Properties	Special Permit Granted
625 Putnam Avenue	Residential	Homeowners Rehab, Inc.	Special Permit Granted
280-290 River Street	Residential	Orwig Associates	In Construction

Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
449 Broadway / Main Library Expansion	Institutional	City of Cambridge	In Construction
1131 Massachusetts Avenue	Hotel	Veritas LLC	In Construction

Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
1587 Massachusetts Avenue / Harvard Law School	College/University	Harvard University	In Construction
1663 Massachusetts Avenue	College/University	Lesley University	In Construction

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
87 New Street	Residential	Oaktree Development	Permitting

Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status
178 Coolidge Hill / Shady Hill Arts Center & Gym	Institutional	Shady Hill School	Complete
355 Fresh Pond Parkway	Retail	Roberta Sidney	Special Permit Granted
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company/Bulfinch Co	Special Permit Granted

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
160-180 Cambridgepark Drive	Office/R&D	Archon/Jones Lang LaSalle	Special Permit Granted
Discovery Park Remaining Master Plan	Office/R&D	Bulfinch Company	Special Permit Granted
95 Harvey Street	Residential	Michael O'Shea	In Construction
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Special Permit Granted
1991-2013 Massachusetts Avenue / St. James Dev.	Residential	Oaktree Development	Permitting
2419 Massachusetts Avenue / Rounder Record Site	Residential	Oaktree Acorn LLC	Permitting
120 Rindge Avenue / St. John's Resident Phase 1	Residential	120 Realty Trust	In Construction
122 Rindge Avenue / St. John's Resident Phase 2	Residential	120 Realty Trust	In Construction
45 Yerxa Road / St. John's Resident	Residential	120 Realty Strust	Complete

Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
220 Alewife Brook Parkway / Hotel Tria Expansion	Hotel	KW Cambridge Properties LLC	Complete
70 Fawcett Street	Residential	New Boston	Special Permit Granted

DEVELOPMENT LOG
Projects by Neighborhood

Neighborhood 13 - STRAWBERRY HILL	Project Use	Developer	Status
688 Huron Avenue / Youth Center/VFW	Community Center	City of Cambridge	Complete

DEVELOPMENT LOG

Completed Projects

Projects Completed in 2008

Albany Street, 235
Brookline Street, 21
Concord Avenue, 479
Cpl. McTernan Street, 20 (Blessed Sacrament Phase 1)
East Street, 1-25 (Charles E. Smith Housing Phase 1)
First Street, 273 (Kendall Sq. Electric Plant)
First Street, 1 (Phase 2)
Massachusetts Avenue, 1979
Memorial Drive, 870-888 (Harvard Affiliate Housing)
Mt. Auburn Street, 330 (Acute Care Bldg.)
North Point Bldg., "S"
North Point Bldg., "T"
Oxford Street, 24 (NW Lab Bldg.)
Prospect Street, 239-241
Prospect Street, 182-184 (Prospect Court Phase 1)
Prospect Street, 190 (Prospect Court Phase 2)
Third Street, 303 (Extell Housing Phase 1)
Wheeler Street, 37 (Baker Bldg.)

Projects Completed in 2007

Bay State Road, 18-24
Binney Street, 301
Blackstone Street, 25-45 (Switchhouse Housing)
Columbia Street, 199-209 (Columbia Court)
Grant/Cowpwerthwaite Streets (Harvard Housing)
Massachusetts Avenue, 2101-2103
Massachusetts Avenue, 2440
Oxford Street, 15 (LISE)
Richdale Avenue, 113 (Richdale Place)
Russell Street, 1
Second Street, 110

Projects Completed in 2006

Cambridge Center, #7 (Broad Institute)
Concord Avenue, #773
First Street, #1 (Phase 1)
Hampshire Street, #1 (Draper Labs)
Massachusetts Avenue, #250
Massachusetts Avenue, #2377-2399 (Trolley Square)
Massachusetts Avenue, #2495
Rindge Avenue, #310 (Brikkworks Housing)
Rindge Avenue, #390 (Alewife Brook Condos II)
Third Street, #350 (The Residences at Kendall Sq.)

Projects Completed in 2005

Aberdeen Avenue, #60
Acorn Park, #10 (Discovery Park)
Cambridge Center, #12R (Biogen)
Cambridge Street, #1730 (Harvard CGIS-South)
Cambridge Street, #1737 (Harvard CGIS-North)
Charles Street, #320 (Whitehead Institute)
Decatur Street, #10
Landsdowne Street, #100 (University Park)
Oxford Street, #52 (Parking Garage)
Prospect Street, #146-152 (Scouting Way)
Sidney Street, #23 (University Park)
Vassar Street, #43 (MIT Brain & Cognitive Center)

Projects Completed in 2004

Arrow Street, #0 (Theater)
Bishop Allen Drive, #47 (Parking Garage)
Concord Avenue #650 (Neville Manor)
Franklin Street, #369 (Oaktree Housing)
Main Street, #853 (La Groceria)
Massachusetts Avenue, #254 (Novartis)
Sixth Street, #157
Vassar Street, #10 (MIT Stata Center)
West Kendall Street, #675 (Vertex)

Projects Completed in 2003

Auburn Street, #196-198 (CASCAP Housing)
Bent Street, #300 (Lohnes)
Columbia Street, #55-59 (CAST Housing)
Kendall Street, #500 (Genzyme Building)
Land Boulevard, #25 (Hotel Marlowe)
Memorial Drive, #778-784 (Polaroid-Offices)
Pleasant Street, #157-173 (Polaroid-Housing)
Rindge Avenue, #265
Technology Square, #100

Projects Completed in 2002

Albany Street, #224 (MIT Dorm)
Bigelow Street, #8
Boardman Street (Squirrel Properties)
Cambridge Park Drive, #200 (Genetics Inst.)
Cambridge Park Drive, #30
Cambridge Street, #803-815
Cambridge Street, #1167 (JAS Housing/Nobrega's)
Landsdowne Street, #35 (Millennium Pharmaceuticals)
Landsdowne Street, #40 (University Park)
Landsdowne Street, #80 (University Park)
Main Street, #350 (Firehouse Hotel)
Massachusetts Avenue, #2443
Msgr. O'Brien Highway, 187-199 (Hotel)
Osborn Street, #28 (TKT, Inc.)
Pacific Street, #70 (MIT Dorm)
Sidney Street, #88 (University Park)
Sidney Street, #91 (University Park)
Technology Square, #300
Technology Square, #600
Technology Square, #700
Technology Square, #800
Third Street, #286 (Beal Company)
Vassar Street, #100
Vassar Street #229 (MIT Dorm/Simmons Hall)

Projects Completed in 2001

Broadway, #330, #332, #334
Cambridge Center, #15
Central Square, #1-9 (Carl Baron Plaza)
Concord Avenue, #650 (Neville Assisted Living)
Erie Street, #98-100
Fresh Pond Parkway, #250 (Water Treatment Plant)
Harvey Street, #181
Kendall Square, #1 (Amgen)
Landsdowne Street, #65 (University Park)
Massachusetts Avenue, #580
Mt. Auburn Street, #125 (Post Office)
Putnam Avenue, #396-398
Rindge Avenue, #70 (Fitzgerald School)
River Street, #241
River Street, #320-366 (Bread & Circus)
Sidney Street, #180 (Vertex)
Third Street, #101

Projects Completed in 2000

Ames Street E18, #50
Bent Street, #320
Brookline Street (Auburn Court, Phase II)
Brookline Street, #139-155
Norfolk Street, #59
Otis Street, #210
Oxford Street, #12
Prospect Street, #195
Rindge Avenue, #354, #358, #368, #384-390