

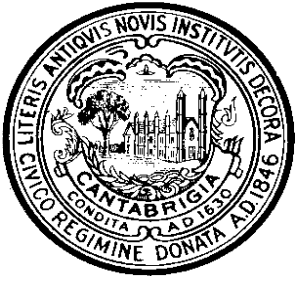
# Development Log

2024 Q1 (January - March)

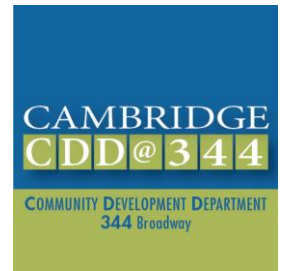
City of Cambridge  
Community Development Department

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**City of Cambridge**  
**Community Development Department**  
**Development Log**  
**2024 Q1 (January - March)**



## Introduction

The Development Log provides an active record of large-scale new 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 about 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 either new construction, convert from a non-residential use, or add to or subtract from the existing number of units or square footage;
- ◆ Any other residential project subject to the Inclusionary Zoning Ordinance;
- ◆ Any other residential projects that employ 100% Affordable Housing Overlay zoning;
- ◆ Municipal projects in which one or more City departments have an interest that is considered significant;
- ◆ Any other 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:

- ◆ *Pre-Permitting*: Projects that have scheduled a public meeting under the Affordable Housing Overlay provisions of the Zoning Ordinance or that have initiated a formal city permitting application other than with Community Development Department or the Board of Zoning Appeal.
- ◆ *Permitting*: Project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Required Design Review Underway*: Projects that have either initiated an Affordable Housing Overlay consultation with the Planning Board or undergoing Large Project Review conducted by the Community Development Department, as well as buildings included in approved PUD projects undergoing Planning Board design review.
- ◆ *Zoning Permit Granted or As of Right*: Projects that have received a Special Permit from the Planning Board, received a Special Permit or Comprehensive Permit from the BZA, completed Large Project Review conducted by the Community Development Department, or completed the Affordable Housing Overlay consultation process, or a project that is As of Right.

- ◆ *Building Permit Granted:* Project received Building Permit for structure (foundation and site mobilization permits do not meet standard).
- ◆ *Complete:* Project received Certificate of Occupancy (CO) or Temporary CO for the entire structure.

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 through the filing of a covenant, 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:
  - *Affordable Housing Overlay:* An all-affordable housing project proceeding under the terms of the Affordable Housing Overlay provisions 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.
  - *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.
  - *Planning Board Special Permit:* Project required a special permit granted by the Planning Board.
- ◆ *Project Type:* refers to the type of construction called for by the project. Project Types include
  - *New Construction:* A new building constructed from foundation on up.
  - *Alteration:* Includes the rehabilitation of an existing building.
  - *Addition:* Addition to an existing structure
  - *Alteration/Addition:* Combines alteration of an existing building with an addition.
  - *Change of Use:* Used where 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>

**Open Data:** Both current and historical data about projects found in the Development Log are 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](https://data.cambridgema.gov/browse?q=development%20log)

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>

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# Project Map

- |   |   |                                      |  |
|---|---|--------------------------------------|--|
| 1. Acorn Holdings Concord Ave. Phase II | 15. First Street PUD                      | 28. 544-550 Massachusetts Avenue     | 42. 101 Smith Place                            |
| 2. Alewife Park                         | 16. 2 Garden Street                       | 29. 600 Massachusetts Avenue         | 43. Somerbridge Hotel                          |
| 3. Alexandria PUD                       | 17. Gaslight Building                     | 30. 4 Mellen Street                  | 44. 815 Somerville Avenue                      |
| 4. 300 Binney Street                    | 18. 30 Hampshire Street                   | 31. Metropolitan Storage Warehouse   | 45. Sullivan Courthouse Redevelopment          |
| 5. 87-101 Blanchard Road                | 19. 213 Harvard Street                    | 32. New MIT Music Building           | 46. The Galleria Residential                   |
| 6. Cambridge Crossing (North Point)     | 20. Jefferson Park Federal Revitalization | 33. 52 New Street                    | 47. The Garage/36 JFK Street/33 Dunster Street |
| 7. Cambridge Research Park              | 21. 3-5 Linnaean Street                   | 34. New Tobin School                 | 48. 1 Third Street                             |
| 8. 851 Cambridge Street                 | 22. MIT Graduate Student Dormitory        | 35. 116 Norfolk Street               | 49. 235 Third Street                           |
| 9. 125 Cambridgepark Drive              | 23. MIT Kendall Square                    | 36. Polish Club                      | 50. United American Veterans Clubhouse         |
| 10. 150 Cambridgepark Drive             | 24. MIT Volpe Development                 | 37. Ragon Institute                  | 51. University Monument Site                   |
| 11. Cambridgeside Redevelopment         | 25. MXD Infill                            | 38. Rindge Commons Phase 1           | 52. Walden Square Apartments II                |
| 12. 1 Canal Park                        | 26. 2161 Massachusetts Avenue             | 39. Rindge Commons Phase 2           | 53. 53-55 Wheeler Street                       |
| 13. 35 Cherry Street                    | 27. 2400 Massachusetts Avenue             | 40. Schwartzman College of Computing |  |
| 14. 160-180 Fawcett Street              |   | 41. 49 Sixth Street                  |  |




## Summary of Current Projects

Use	Gross Floor Area (sq. ft.)	Item	Count
Educational	299,954	Projects	70
Hotel	47,963	Residential Units	5,251
Institutional	916,860	Parking Spaces	8,131
Lab/R&D	1,459,835	Hotel Rooms	235
Office/R&D	4,950,344	Dorm Rooms	351
Residential	3,929,767		
Retail	328,200		
<b>Total</b>	<b>11,932,923</b>		


Status	Count
Pre-Permitting	2
Design Review	5
Zoning Permit Granted or As of Right	21
Building Permit Granted	38
Complete	4
<b>Total</b>	<b>70</b>

# Projects by Status

## Pre-Permitting

<i>Project Name</i>	<a href="#">35 Cherry Street</a>	<i>Address</i>	<a href="#">35 Cherry Street</a>	Affordable housing development on City-owned vacant lot. Details to be determined.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>10,953</b>
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>TBD</b>				
<i>Developer</i>	<b>Just-A-Start</b>			No Image Available	
<i>Neighborhood</i>	<b>4 - The Port/Area IV</b>				
<i>Zoning</i>	<b>C-1/AHO</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	No design yet. First community meeting 5/15/2024.				
<i>Parking Notes:</i>					

Pre-Permitting



<i>Project Name</i>	<b>2400 Massachusetts Avenue</b>	<i>Address</i>	<a href="#"><b>2400 Massachusetts Avenue</b></a>	Residential and retail building to replace existing two-story commercial building fronting on Mass Ave and rear parking lot.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>27,786</b>
<i>Retail</i>				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>TBD</b>				
<i>Developer</i>	<b>North Cambridge Partners LLC</b>			No Image Available	
<i>Neighborhood</i>	<b>11 - North Cambridge</b>				
<i>Zoning</i>	<b>BA-5</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					

Summary - Pre-Permitting



Item	Subtotal	Use	Gross Floor Area (sq. ft.)
Projects	2	Subtotal	0





## Design Review



<i>Project Name</i>	<b><a href="#">87-101 Blanchard Road</a></b>	<i>Address</i>	<b><a href="#">87-101 Blanchard Road</a></b>			New Affordable Housing Overlay project. 110 1-bedroom units with 8,000 SF of commercial space.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>				
<i>Residential</i>	<b>103,726</b>	<i>Parking Spaces</i>	<b>30</b>	<i>Lot Area (sq. ft.)</i>	<b>133,844</b>	
		<i>Housing Units</i>	<b>110</b>	<i>Floor-Area Ratio</i>	<b>1.36</b>	
		<i>Affordable Units</i>	<b>110</b>	<i>Special Permit</i>		
				<i>Building Permit</i>		
<i>Total GFA</i>	<b>103,726</b>					
<i>Developer</i>	<b>Bnai Brith Housing</b>					
<i>Neighborhood</i>	<b>12 - Cambridge Highlands</b>					
<i>Zoning</i>	<b>BA/C-1</b>					
<i>Project Type</i>	<b>New Construction</b>					
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>					
<i>Former Name/Use</i>						
<i>Notes:</i>	First of two required Planning Board Design Advisory meetings held 1/30/2024					
<i>Parking Notes:</i>						



## Design Review

<b>Project Name</b>	<a href="#">Cambridge Crossing (North Point) - Remaining Master Plan</a>		<b>Address</b>			Remaining unspecified development for Cambridge Crossing master plan.
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>			
<i>Residential</i>	<b>1,242,255</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>1,690,876</b>	
<i>Retail</i>	<b>25,000</b>	<i>Housing Units</i>	<b>1000</b>	<i>Floor-Area Ratio</i>	<b>2.52</b>	
<i>Mixed Use</i>	<b>688,340</b>			<i>Special Permit</i>	<b>PB179</b>	
				<i>Building Permit</i>		
<b>Total GFA</b>	<b>1,955,595</b>					
<b>Developer</b>	<b>DivcoWest</b>					
<b>Neighborhood</b>	<b>1 - East Cambridge</b>					
<b>Zoning</b>	<b>NP/PUD-6/PUD-4A</b>					
<b>Project Type</b>	<b>New Construction</b>					
<b>Permit Type</b>	<b>Planning Board Special Permit</b>					
<b>Former Name/Use</b>						
<b>Notes:</b>	FAR for entire Cambridge site. Includes GFA for buildings yet to enter design review. Portions of some buildings partially in Somerville and Boston. Total units, affordable housing contribution, parking spaces, and retail GFA to be determined.					
<b>Parking Notes:</b>						

<b>Project Name</b>	<a href="#">MIT Kendall Square - Building 6</a>		<b>Address</b>	<b>380 Main Street</b>		New retail building.
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>			
<i>Retail</i>	<b>13,200</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>4,971</b>	
				<i>Floor-Area Ratio</i>	<b>4.48</b>	
				<i>Special Permit</i>	<b>PB303</b>	
				<i>Building Permit</i>		
<b>Total GFA</b>	<b>13,200</b>					
<b>Developer</b>	<b>MIT</b>					
<b>Neighborhood</b>	<b>2 - MIT / Area 2</b>					
<b>Zoning</b>	<b>C-3B MXD/PUD 5</b>					
<b>Project Type</b>	<b>New Construction</b>					
<b>Permit Type</b>	<b>Planning Board Special Permit</b>					
<b>Former Name/Use</b>						
<b>Notes:</b>	Permanent street address yet to be assigned by DPW. FAR for entire MIT Kendall Square SoMa project area including retained buildings.					
<b>Parking Notes:</b>	Parking at 25 Hayward Street garage.					

Design Review

<b>Project Name</b>	<a href="#">MIT Volpe Development - Development Remaining</a>	<b>Address</b>		Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>		
Office/R&D	<b>914,711</b>	Parking Spaces	<b>1084</b>	Lot Area (sq. ft.) <b>455,750</b>
Residential	<b>1,128,000</b>	Housing Units	<b>1400</b>	Floor-Area Ratio <b>6.19</b>
Retail	<b>83,818</b>			Special Permit <b>PB368</b>
Other	<b>25,000</b>			Building Permit
Total GFA	<b>2,151,529</b>			
Developer	<b>MITIMCO</b>			
Neighborhood	<b>1 - East Cambridge</b>			
Zoning	<b>PUD-7</b>			
Project Type	<b>New Construction</b>			
Permit Type	<b>Planning Board Special Permit</b>			
Former Name/Use				
Notes:	US DOT Volpe Transportation Research Center redevelopment to follow completion of new federal building. 189,913 SF of development exempt from FAR calculation. Excludes buildings C1 and C3.			
Parking Notes:	Parking will not replace existing Volpe parking.			



<b>Project Name</b>	<a href="#">Walden Square Apartments II</a>	<b>Address</b>	<a href="#">102 Sherman Street</a>	100% Affordable Housing Overlay project expanding existing Walden Square development.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>		
Residential	<b>140,550</b>	Parking Spaces	<b>200</b>	Lot Area (sq. ft.) <b>319,049</b>
		Housing Units	<b>95</b>	Floor-Area Ratio <b>1.01</b>
		Affordable Units	<b>95</b>	Special Permit
				Building Permit
Total GFA	<b>140,550</b>			
Developer	<b>Winn Companies</b>			
Neighborhood	<b>9 - Neighborhood 9</b>			
Zoning	<b>C-2/AHO</b>			
Project Type	<b>New Construction</b>			
Permit Type	<b>Affordable Housing Overlay</b>			
Former Name/Use				
Notes:	First of two required Planning Board Advisory Design Consultations held 3/12/2024.			
Parking Notes:	Proposal includes 200 parking spaces to be shared among new and existing units.			



## Design Review

### Summary - Design Review



Item	Subtotal	Use	Gross Floor Area (sq. ft.)
Projects	5	Residential	2,614,531
Residential Units	2,605	Office/R&D	914,711
Parking Spaces	1,314	Mixed Use	688,340
		Retail	122,018
		Other	25,000
		Subtotal	4,364,600



## Zoning Permit Granted or As of Right

<b>Project Name</b>	<b><a href="#">Cambridge Crossing (North Point) - Building Q2</a></b>	<b>Address</b>	<b><a href="#">121 Morgan Avenue</a></b>	New office/R&D building with retail.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	<b>163,794</b>	Parking Spaces	<b>144</b>	Lot Area (sq. ft.)	<b>55,997</b>
Retail	<b>1,801</b>			Floor-Area Ratio	<b>2.66</b>
				Special Permit	<b>PB179</b>
				Building Permit	<b>206184</b>
<b>Total GFA</b>	<b>165,595</b>				
<b>Developer</b>	<b>DivcoWest</b>				
<b>Neighborhood</b>	<b>1 - East Cambridge</b>				
<b>Zoning</b>	<b>NP/PUD-6</b>				
<b>Project Type</b>	<b>New Construction</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	FAR for overall Cambridge Crossing development. Site work underway.				
<b>Parking Notes:</b>					

<b>Project Name</b>	<b><a href="#">Cambridge Crossing (North Point) - Building R</a></b>	<b>Address</b>	<b><a href="#">221 Morgan Avenue</a></b>	New residential and retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Residential	<b>120,901</b>	Parking Spaces	<b>60</b>	Lot Area (sq. ft.)	<b>34,074</b>
Retail	<b>18,324</b>	Housing Units	<b>120</b>	Floor-Area Ratio	<b>2.66</b>
				Special Permit	<b>PB179</b>
				Building Permit	
<b>Total GFA</b>	<b>139,225</b>				
<b>Developer</b>	<b>DivcoWest</b>				
<b>Neighborhood</b>	<b>1 - East Cambridge</b>				
<b>Zoning</b>	<b>NP/PUD-6</b>				
<b>Project Type</b>	<b>New Construction</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	FAR for overall Cambridge Crossing development. 60 parking spaces on site for residential units and 10 at 222 Jacobs Street for retail space.				
<b>Parking Notes:</b>					



Zoning Permit Granted or As of Right

<b>Project Name</b>	<b><a href="#">Cambridgeside Redevelopment - 150 Cambridgeside Place</a></b>	<b>Address</b>	<b><a href="#">150 Cambridgeside Place</a></b>	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>175,000</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>0</b>
<i>Retail</i>	<b>10,000</b>	<i>Housing Units</i>	<b>170</b>	<i>Floor-Area Ratio</i>	<b>4.66</b>
				<i>Special Permit</i>	<b>PB364</b>
				<i>Building Permit</i>	
<b>Total GFA</b>	<b>185,000</b>				
<b>Developer</b>	<b>New England Development</b>				
<b>Neighborhood</b>	<b>1 - East Cambridge</b>				
<b>Zoning</b>	<b>BA/PUD-8</b>				
<b>Project Type</b>	<b>Addition/Change of Use</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>	<b>Cambridgeside Mall</b>				
<b>Notes:</b>	FAR for overall Cambridgeside redevelopment. Existing structure retained up to second floor slab. Interior demolition underway. Lot area to be determined. Number of units approximate.				
<b>Parking Notes:</b>	Parking included with 100 Cambridgeside Place redevelopment.				

<b>Project Name</b>	<b><a href="#">Cambridgeside Redevelopment - 80 First Street</a></b>	<b>Address</b>	<b><a href="#">80 First Street</a></b>	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>445,000</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>0</b>
<i>Retail</i>	<b>10,000</b>			<i>Floor-Area Ratio</i>	<b>4.66</b>
				<i>Special Permit</i>	<b>PB364</b>
				<i>Building Permit</i>	
<b>Total GFA</b>	<b>455,000</b>				
<b>Developer</b>	<b>New England Development</b>				
<b>Neighborhood</b>	<b>1 - East Cambridge</b>				
<b>Zoning</b>	<b>BA/PUD-8</b>				
<b>Project Type</b>	<b>Addition/Change of Use</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>	<b>Cambridgeside Mall</b>				
<b>Notes:</b>	FAR is for overall Cambridgeside Mall redevelopment. Interior demolition underway. Lot area to be determined.				
<b>Parking Notes:</b>	Parking included with 100 Cambridgeside Place redevelopment.				



Zoning Permit Granted or As of Right



<b>Project Name</b>	<b>160-180 Fawcett Street</b>	<b>Address</b>	<b>160-180 Fawcett Street</b>	New office/R&D building replaces existing warehouse.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	<b>58,027</b>	Parking Spaces	<b>46</b>	Lot Area (sq. ft.)	<b>33,432</b>
				Floor-Area Ratio	<b>1.74</b>
				Special Permit	<b>PB385</b>
				Building Permit	
Total GFA	<b>58,027</b>				
Developer	<b>Cabot, Cabot &amp; Forbes</b>				
Neighborhood	<b>12 - Cambridge Highlands</b>				
Zoning	<b>IB/AOD2</b>				
Project Type	<b>New Construction</b>				
Permit Type	<b>Planning Board Special Permit</b>				
Former Name/Use					
Notes:	Will Include demolition of existing warehouse.				
Parking Notes:					

<b>Project Name</b>	<b>First Street PUD - Parcel E</b>	<b>Address</b>	<b>75 First Street</b>	New residential and retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Residential	<b>80,698</b>	Parking Spaces		Lot Area (sq. ft.)	<b>9,749</b>
Retail	<b>3,600</b>	Housing Units	<b>90</b>	Floor-Area Ratio	<b>8.65</b>
				Special Permit	<b>PB231A Amend 7</b>
				Building Permit	
Total GFA	<b>84,298</b>				
Developer	<b>Urban Spaces</b>				
Neighborhood	<b>1 - East Cambridge</b>				
Zoning	<b>BA/PUD-4</b>				
Project Type	<b>New Construction</b>				
Permit Type	<b>Planning Board Special Permit</b>				
Former Name/Use					
Notes:	Requires amendment to existing special permit. Includes rear portion of previously developed adjacent Parcel A in First Street PUD.				
Parking Notes:	38 to 45 parking spaces to be allocated from 107 First St. garage.				





Zoning Permit Granted or As of Right



<b>Project Name</b>	<b>2 Garden Street</b>	<b>Address</b>	<b>2 Garden Street</b>	13 room boarding house. Expansion of pre-existing building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>7,721</b>	<i>Parking Spaces</i>	<b>1</b>	<i>Lot Area (sq. ft.)</i>	<b>5,261</b>
		<i>Housing Units</i>	<b>13</b>	<i>Floor-Area Ratio</i>	<b>1.69</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>7,721</b>				
<i>Developer</i>	<b>Garden Lodge LLC</b>				
<i>Neighborhood</i>	<b>10 - West Cambridge</b>				
<i>Zoning</i>	<b>C-2</b>				
<i>Project Type</i>	<b>Addition/Change of Use</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					

<b>Project Name</b>	<b>MIT Volpe Development - Building C1</b>	<b>Address</b>	<b>25 Broadway</b>	New lab/R&D and retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Lab/R&amp;D</i>	<b>395,248</b>	<i>Parking Spaces</i>	<b>321</b>	<i>Lot Area (sq. ft.)</i>	<b>455,750</b>
<i>Retail</i>	<b>12,645</b>			<i>Floor-Area Ratio</i>	<b>6.19</b>
				<i>Special Permit</i>	<b>PB368</b>
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>407,893</b>				
<i>Developer</i>	<b>MITIMCO</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>PUD-7</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	FAR and land area for overall development.				
<i>Parking Notes:</i>	Parking from MIT Volpe development pool.				







Zoning Permit Granted or As of Right

<b>Project Name</b>	<b><a href="#">MIT Volpe Development - Building C3</a></b>	<b>Address</b>	<b><a href="#">75 Broadway</a></b>	New office/R&D and retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	<b>447,054</b>	Parking Spaces	<b>354</b>	Lot Area (sq. ft.)	<b>455,750</b>
Retail	<b>3,537</b>			Floor-Area Ratio	<b>6.19</b>
				Special Permit	<b>PB368</b>
				Building Permit	
Total GFA	<b>450,591</b>				
Developer	<b>MITIMCO</b>				
Neighborhood	<b>1 - East Cambridge</b>				
Zoning	<b>PUD-7</b>				
Project Type	<b>New Construction</b>				
Permit Type	<b>Planning Board Special Permit</b>				
Former Name/Use					
Notes:	FAR and land area for overall development.				
Parking Notes:	Parking from MIT Volpe development pool.				



<b>Project Name</b>	<b><a href="#">MXD Infill - 250 Binney Street</a></b>	<b>Address</b>	<b><a href="#">250 Binney Street</a></b>	New office/R&D building replaces existing Biogen office building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	<b>450,576</b>	Parking Spaces		Lot Area (sq. ft.)	<b>60,624</b>
				Floor-Area Ratio	<b>7.78</b>
				Special Permit	<b>PB315 MA2</b>
				Building Permit	
Total GFA	<b>450,576</b>				
Developer	<b>Boston Properties</b>				
Neighborhood	<b>1 - East Cambridge</b>				
Zoning	<b>MXD</b>				
Project Type	<b>New Construction</b>				
Permit Type	<b>Planning Board Special Permit</b>				
Former Name/Use	<b>Biogen</b>				
Notes:	To be done in conjunction with construction of underground transformer south of 290 Binney Street. FAR approximate.				
Parking Notes:	Parking at shared 1,584 space 290 Binney Street garage. Maximum parking 0.9 spaces/1000 SF.				



Zoning Permit Granted or As of Right

<b>Project Name</b>	<a href="#">2161 Massachusetts Avenue</a>	<b>Address</b>	<a href="#">2161 Massachusetts Avenue</a>	Relocation, partial demolition, and redevelopment of existing structure for residential and office use.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>7,272</b>	<i>Parking Spaces</i>	<b>7</b>	<i>Lot Area (sq. ft.)</i>	<b>7,513</b>
<i>Office/R&amp;D</i>	<b>2,514</b>	<i>Housing Units</i>	<b>8</b>	<i>Floor-Area Ratio</i>	<b>1.3</b>
				<i>Special Permit</i>	<b>PB397</b>
				<i>Building Permit</i>	
<b>Total GFA</b>	<b>9,786</b>				
<b>Developer</b>	<b>ND Development</b>				
<b>Neighborhood</b>	<b>11 - North Cambridge</b>				
<b>Zoning</b>	<b>BA-2</b>				
<b>Project Type</b>	<b>Addition/Change of Use</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	Received Historic Commission review.				
<b>Parking Notes:</b>					



<b>Project Name</b>	<a href="#">544-550 Massachusetts Avenue</a>	<b>Address</b>	<a href="#">544-550 Massachusetts Avenue</a>	Expansion of existing building to accommodate residential use on upper floors. Existing ground floor retail to be retained.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>16,807</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>4,394</b>
<i>Retail</i>	<b>2,181</b>	<i>Housing Units</i>	<b>27</b>	<i>Floor-Area Ratio</i>	<b>4.32</b>
				<i>Special Permit</i>	<b>PB381</b>
				<i>Building Permit</i>	
<b>Total GFA</b>	<b>18,988</b>				
<b>Developer</b>	<b>Central Square Redevelopment LLC</b>				
<b>Neighborhood</b>	<b>5 - Cambridgeport</b>				
<b>Zoning</b>	<b>BB-CSQ</b>				
<b>Project Type</b>	<b>Alteration/Change of Use</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	Requires both BZA variance and Planning Board special permit.				
<b>Parking Notes:</b>					

Zoning Permit Granted or As of Right



<b>Project Name</b>	<b><a href="#">600 Massachusetts Avenue</a></b>	<b>Address</b>	<b><a href="#">600 Massachusetts Avenue</a></b>	Partial demolition of existing retail building to add six floors with housing and commercial space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>46,769</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>21,262</b>
<i>Retail</i>	<b>32,427</b>	<i>Housing Units</i>	<b>46</b>	<i>Floor-Area Ratio</i>	<b>3.72</b>
				<i>Special Permit</i>	<b>PB369</b>
				<i>Building Permit</i>	
<b>Total GFA</b>	<b>79,196</b>				
<i>Developer</i>	<b>Cifrino Mass Ave Realty</b>				
<i>Neighborhood</i>	<b>5 - Cambridgeport</b>				
<i>Zoning</i>	<b>BB</b>				
<i>Project Type</i>	<b>Addition/Alteration</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	GFA excludes space subject to basement waiver.				
<i>Parking Notes:</i>					

<b>Project Name</b>	<b><a href="#">4 Mellen Street</a></b>	<b>Address</b>	<b><a href="#">4 Mellen Street</a></b>	100% Affordable Housing Overlay project. Preserves existing structure formerly used by Lesley University and includes addition.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>35,263</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>14,465</b>
		<i>Housing Units</i>	<b>29</b>	<i>Floor-Area Ratio</i>	<b>2.44</b>
		<i>Affordable Units</i>	<b>29</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	
<b>Total GFA</b>	<b>35,263</b>				
<i>Developer</i>	<b>Homeowners Rehab</b>				
<i>Neighborhood</i>	<b>8 - Baldwin</b>				
<i>Zoning</i>	<b>C2-A</b>				
<i>Project Type</i>	<b>Alteration/Enlargement</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Lesley University Admissions Office</b>				
<i>Notes:</i>					
<i>Parking Notes:</i>					

Zoning Permit Granted or As of Right

<i>Project Name</i>	<b>Rindge Commons Phase 2</b>	<i>Address</i>	<a href="#"><b>430 Rindge Avenue</b></a>		One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>		
<i>Residential</i>	<b>90,075</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>155,591</b>
		<i>Housing Units</i>	<b>77</b>	<i>Floor-Area Ratio</i>	<b>2.73</b>
		<i>Affordable Units</i>	<b>77</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>90,075</b>				
<i>Developer</i>	<b>Just-A-Start</b>				
<i>Neighborhood</i>	<b>11 - North Cambridge</b>				
<i>Zoning</i>	<b>C-2</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Comprehensive Permit</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	Formerly referred to 418-450 Rindge Ave.				
<i>Parking Notes:</i>	Remaining 233 parking spaces will serve new and existing buildings.				



Zoning Permit Granted or As of Right

<b>Project Name</b>	<b>49 Sixth Street</b>	<b>Address</b>	<b>49 Sixth Street</b>	100% Affordable Housing Overlay project. Rehab of former Sacred Heart School and CPSD offices building. Located at corner of Thorndike and Seventh Streets.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>59,400</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>19,865</b>
		<i>Housing Units</i>	<b>46</b>	<i>Floor-Area Ratio</i>	<b>2.98</b>
		<i>Affordable Units</i>	<b>46</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>59,400</b>				
<i>Developer</i>	<b>POAH</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>C-1/AHO</b>				
<i>Project Type</i>	<b>Alteration/Change of Use</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Sacred Heart School and CPSD Offices</b>				
<i>Notes:</i>					
<i>Parking Notes:</i>					

<b>Project Name</b>	<b>Somerbridge Hotel</b>	<b>Address</b>	<b>263 Msgr. O'Brien Highway</b>	Hotel. Partially located in Somerville.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Hotel</i>	<b>23,205</b>	<i>Parking Spaces</i>	<b>13</b>	<i>Lot Area (sq. ft.)</i>	<b>15,490</b>
		<i>Hotel Rooms</i>	<b>199</b>	<i>Floor-Area Ratio</i>	<b>1.5</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>23,205</b>				
<i>Developer</i>	<b>Somerbridge Hotel LLC</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>SD-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	Includes demolition of existing structure. Site work underway. Additional approvals might be needed.				
<i>Parking Notes:</i>					



Zoning Permit Granted or As of Right

<b>Project Name</b>	<b>815 Somerville Avenue</b>	<b>Address</b>	<b>815 Somerville Avenue</b>	Gut renovation of existing office building into laboratory space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Lab/R&amp;D</i>	<b>27,824</b>	<i>Parking Spaces</i>	<b>5</b>	<i>Lot Area (sq. ft.)</i>	<b>10,382</b>
				<i>Floor-Area Ratio</i>	<b>2.66</b>
				<i>Special Permit</i>	<b>PB402</b>
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>27,824</b>				
<i>Developer</i>	<b>KS Partners</b>				
<i>Neighborhood</i>	<b>11 - North Cambridge</b>				
<i>Zoning</i>	<b>BC</b>				
<i>Project Type</i>	<b>Alteration/Change of Use</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					

<b>Project Name</b>	<b>The Garage/36 JFK Street/33 Dunster Street</b>	<b>Address</b>	<b>83-91 Mount Auburn Street</b>	Renovation of The Garage with office and retail space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>87,494</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>17,608</b>
				<i>Floor-Area Ratio</i>	<b>4.97</b>
				<i>Special Permit</i>	<b>PB386</b>
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>87,494</b>				
<i>Developer</i>	<b>Trinity Real Estate Management</b>				
<i>Neighborhood</i>	<b>6 - Mid-Cambridge</b>				
<i>Zoning</i>	<b>BB-HSO</b>				
<i>Project Type</i>	<b>New Construction/Alteration</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>The Garage</b>				
<i>Notes:</i>	Will include retail with GFA to be determined. Demolition will retain historic exterior walls.				
<i>Parking Notes:</i>					



Zoning Permit Granted or As of Right

<b>Project Name</b>	<b>1 Third Street</b>	<b>Address</b>	<b>1 Third Street</b>	New residential building replacing a Dunkin Donuts.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>16,921</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>7,404</b>
		<i>Housing Units</i>	<b>19</b>	<i>Floor-Area Ratio</i>	<b>2.28</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>16,921</b>				
<i>Developer</i>	<b>DND Homes, LLC</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>BA/C-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>	<b>Dunkin Donuts</b>				
<i>Notes:</i>					
<i>Parking Notes:</i>					

<b>Project Name</b>	<b>235 Third Street</b>	<b>Address</b>	<b>235 Third Street</b>	New residential building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>18,080</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>5,563</b>
		<i>Housing Units</i>	<b>19</b>	<i>Floor-Area Ratio</i>	<b>3.25</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	<b>18,080</b>				
<i>Developer</i>	<b>DND Homes</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>IA-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					



Zoning Permit Granted or As of Right

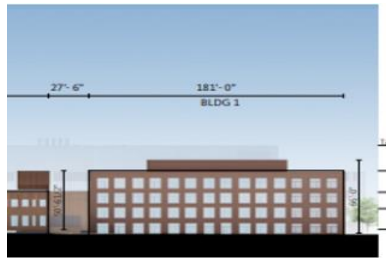

Summary - Zoning Permit Granted or As of Right

Item	Subtotal	Use	Gross Floor Area (sq. ft.)
Projects	21	Office/R&D	1,654,459
Residential Units	664	Residential	674,907
Parking Spaces	951	Lab/R&D	423,072
Hotel Rooms	199	Retail	94,515
		Hotel	23,205
		Subtotal	2,870,158







## Building Permit Granted

<b>Project Name</b>	<b>Acorn Holdings Concord Ave. Phase II</b>	<b>Address</b>	<b>605 Concord Avenue</b>	New residential and retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>53,551</b>	<i>Parking Spaces</i>	<b>68</b>	<i>Lot Area (sq. ft.)</i>	<b>21,666</b>
<i>Retail</i>	<b>4,128</b>	<i>Housing Units</i>	<b>49</b>	<i>Floor-Area Ratio</i>	<b>2.66</b>
		<i>Affordable Units</i>	<b>7</b>	<i>Special Permit</i>	<b>PB319</b>
				<i>Building Permit</i>	<b>55622</b>
<b>Total GFA</b>	<b>57,679</b>				
<b>Developer</b>	<b>Acorn Holdings</b>				
<b>Neighborhood</b>	<b>12 - Cambridge Highlands</b>				
<b>Zoning</b>	<b>BA/AOD-5</b>				
<b>Project Type</b>	<b>New Construction</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>	<b>Bank</b>				
<b>Notes:</b>	Includes demolition of existing bank branch building.				
<b>Parking Notes:</b>	Parking comprises 49 residential and 19 commercial spaces.				



<b>Project Name</b>	<b>Alewife Park - Building 1</b>	<b>Address</b>	<b>1 Alewife Park</b>	Rehab of existing building for lab/R&D use.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Lab/R&amp;D</i>	<b>90,000</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>45,125</b>
				<i>Floor-Area Ratio</i>	<b>0.94</b>
				<i>Special Permit</i>	<b>PB387</b>
				<i>Building Permit</i>	<b>182959</b>
<b>Total GFA</b>	<b>90,000</b>				
<b>Developer</b>	<b>IQHQ</b>				
<b>Neighborhood</b>	<b>11 - North Cambridge</b>				
<b>Zoning</b>	<b>SD-3</b>				
<b>Project Type</b>	<b>Addition/Alteration</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>	<b>GCP/W. R. Grace Site</b>				
<b>Notes:</b>	Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.				
<b>Parking Notes:</b>	Parking for entire Alewife Center development reported separately.				



### Building Permit Granted

<b>Project Name</b>	<b>Alewife Park - Building 2</b>	<b>Address</b>	<b>4 Alewife Park</b>	Rehab of existing building for office/R&D.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	<b>98,500</b>	Parking Spaces	<b>0</b>	Lot Area (sq. ft.)	<b>853,776</b>
				Floor-Area Ratio	<b>0.94</b>
				Special Permit	<b>PB387</b>
				Building Permit	<b>199995</b>
Total GFA	<b>98,500</b>				
Developer	<b>IQHQ</b>				
Neighborhood	<b>11 - North Cambridge</b>				
Zoning	<b>SD-3</b>				
Project Type	<b>New Construction/Alteration</b>				
Permit Type	<b>Planning Board Special Permit</b>				
Former Name/Use	<b>GCP/W. R. Grace Site</b>				
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. Foundation work underway. FAR is for entire Alewife Park project.				
Parking Notes:	Parking for entire Alewife Center development reported separately.				



<b>Project Name</b>	<b>Alewife Park - Building 3</b>	<b>Address</b>	<b>5 Alewife Park</b>	New construction and alteration of existing building for office/R&D use.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	<b>147,400</b>	Parking Spaces	<b>0</b>	Lot Area (sq. ft.)	<b>853,776</b>
				Floor-Area Ratio	<b>0.94</b>
				Special Permit	<b>PB387</b>
				Building Permit	<b>192693</b>
Total GFA	<b>147,400</b>				
Developer	<b>IQHQ</b>				
Neighborhood	<b>11 - North Cambridge</b>				
Zoning	<b>SD-3</b>				
Project Type	<b>New Construction/Alteration</b>				
Permit Type	<b>Planning Board Special Permit</b>				
Former Name/Use	<b>GCP/W. R. Grace Site</b>				
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.				
Parking Notes:	Parking for entire Alewife Center development reported separately. Foundation work underway.				



Building Permit Granted

<b>Project Name</b>	<b>Alewife Park - Building 4</b>	<b>Address</b>	<b>2 Alewife Park</b>	Rehab of existing building for office/R&D use.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	98,400	Parking Spaces	0	Lot Area (sq. ft.)	853,776
				Floor-Area Ratio	0.94
				Special Permit	PB387
				Building Permit	192754
Total GFA	98,400				
Developer	IQHQ				
Neighborhood	11 - North Cambridge				
Zoning	SD-3				
Project Type	New Construction/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	GCP/W. R. Grace Site				
Notes:	Rehab of existing building. Overall project includes transfer of development rights from Jerry's Pond area. FAR is for entire Alewife Park project.				
Parking Notes:	Parking for entire Alewife Center development reported separately.				



<b>Project Name</b>	<b>Alewife Park - Building 5</b>	<b>Address</b>	<b>3 Alewife Park</b>	New construction and alteration of existing building for office/R&D and retail use.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	140,200	Parking Spaces	0	Lot Area (sq. ft.)	853,776
Retail	3,500			Floor-Area Ratio	0.94
				Special Permit	PB387
				Building Permit	192769
Total GFA	143,700				
Developer	IQHQ				
Neighborhood	11 - North Cambridge				
Zoning	SD-3				
Project Type	New Construction/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	GCP/W. R. Grace Site				
Notes:	Overall project includes transfer of development rights from Jerry's Pond area. Foundation work underway. FAR is for entire Alewife Park project.				
Parking Notes:	Parking for entire Alewife Center development reported separately.				



## Building Permit Granted

<b>Project Name</b>	<b><a href="#">Alewife Park - Parking Garage</a></b>	<b>Address</b>	<b><a href="#">6 Alewife Park</a></b>		New parking garage for Alewife Park development.	
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>			
<i>Parking Garage</i>	<b>0</b>	<i>Parking Spaces</i>	<b>609</b>	<i>Lot Area (sq. ft.)</i>	<b>853,776</b>	
				<i>Floor-Area Ratio</i>	<b>0.94</b>	
				<i>Special Permit</i>	<b>PB387</b>	
				<i>Building Permit</i>	<b>192779</b>	
<i>Total GFA</i>	<b>TBD</b>					
<i>Developer</i>	<b>IQHQ</b>					
<i>Neighborhood</i>	<b>11 - North Cambridge</b>					
<i>Zoning</i>	<b>SD-3</b>					
<i>Project Type</i>	<b>New Construction/Alteration</b>					
<i>Permit Type</i>	<b>Planning Board Special Permit</b>					
<i>Former Name/Use</i>	<b>GCP/W. R. Grace Site</b>					
<i>Notes:</i>	Overall project includes transfer of development rights from Jerry's Pond area. Foundation work underway. FAR is for entire Alewife Park project.					
<i>Parking Notes:</i>	Includes all parking for entire Alewife Center development. 358 space garage and 251 surface spaces.					

<b>Project Name</b>	<b><a href="#">Alexandria PUD - 161 First Street</a></b>	<b>Address</b>	<b><a href="#">161 First Street</a></b>		Office/R&D redevelopment.	
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>30,087</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>40,000</b>	
				<i>Floor-Area Ratio</i>	<b>3.75</b>	
				<i>Special Permit</i>	<b>PB243</b>	
				<i>Building Permit</i>	<b>54231</b>	
<i>Total GFA</i>	<b>30,087</b>					
<i>Developer</i>	<b>Alexandria Real Estate</b>					
<i>Neighborhood</i>	<b>1 - East Cambridge</b>					
<i>Zoning</i>	<b>IA-1/PUD-3A</b>					
<i>Project Type</i>	<b>Alteration</b>					
<i>Permit Type</i>	<b>Planning Board Special Permit</b>					
<i>Former Name/Use</i>						
<i>Notes:</i>	Shared site with 50 Rogers Street, which is a new 102-unit residential building.					
<i>Parking Notes:</i>	Includes 18 parking spaces at 75/125 Binney and 50/60 Binney Street garages.					



## Building Permit Granted

<b>Project Name</b>	<b>Alexandria PUD - 90 Binney Street</b>	<b>Address</b>	<b>90 Binney Street</b>	New office/R&D and retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	<b>10,000</b>	Parking Spaces	<b>15</b>	Lot Area (sq. ft.)	<b>9,625</b>
Retail	<b>6,189</b>			Floor-Area Ratio	<b>1.68</b>
				Special Permit	<b>PB243</b>
				Building Permit	<b>182441</b>
Total GFA	<b>16,189</b>				
Developer	<b>Alexandria Real Estate</b>				
Neighborhood	<b>1 - East Cambridge</b>				
Zoning	<b>IA-1/PUD-3A</b>				
Project Type	<b>Addition/Alteration</b>				
Permit Type	<b>Planning Board Special Permit</b>				
Former Name/Use					
Notes:	Also known as 219 Second St.				
Parking Notes:	Parking provided at 50/60 Binney Street Garage.				

<b>Project Name</b>	<b>300 Binney Street</b>	<b>Address</b>	<b>300 Binney Street</b>	Renovation of former Biogen office with lab and office uses.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Lab/R&D	<b>124,200</b>	Parking Spaces		Lot Area (sq. ft.)	<b>49,544</b>
Office/R&D	<b>82,800</b>			Floor-Area Ratio	<b>4.18</b>
				Special Permit	
				Building Permit	<b>221669</b>
Total GFA	<b>207,000</b>				
Developer	<b>Boston Properties</b>				
Neighborhood	<b>1 - East Cambridge</b>				
Zoning	<b>MXD</b>				
Project Type	<b>Alteration/Change of Use</b>				
Permit Type	<b>As of Right</b>				
Former Name/Use	<b>Biogen Office</b>				
Notes:					
Parking Notes:	No change in parking.				



## Building Permit Granted



<b>Project Name</b>	<b>Cambridge Research Park - 320-330 Third Street</b>	<b>Address</b>	<b>320-330 Third Street</b>	New office/R&D building with community center.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Office/R&D	470,000	Parking Spaces	0	Lot Area (sq. ft.)	51,341
Community Center	30,000			Floor-Area Ratio	10.01
				Special Permit	PB383
				Building Permit	196010
Total GFA	500,000				
Developer	Biomed				
Neighborhood	1 - East Cambridge				
Zoning	O-3/PUD-CDK				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Replaces Constellation Theatre proposal and gas transmission station. FAR for entire Cambridge Research Park project.				
Parking Notes:	Up to 406 parking spaces provided from Cambridge Research Park pooled facility.				

<b>Project Name</b>	<b>851 Cambridge Street</b>	<b>Address</b>	<b>851 Cambridge Street</b>	New residential and retail building replaces mixed use building destroyed by fire.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Residential	15,000	Parking Spaces	6	Lot Area (sq. ft.)	5,836
Retail	4,964	Housing Units	10	Floor-Area Ratio	2.48
				Special Permit	
				Building Permit	74225
Total GFA	19,964				
Developer	Cambridge Hunting STS Realty Trust				
Neighborhood	3 - Wellington Harrington				
Zoning	BA/C-1				
Project Type	New Construction				
Permit Type	As of Right				
Former Name/Use					
Notes:					
Parking Notes:					





### Building Permit Granted

<b>Project Name</b>	<b>125 Cambridgepark Drive</b>	<b>Address</b>	<b>125 Cambridgepark Drive</b>	Infill addition to existing building for lab/R&D use.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Lab/R&D	50,000	Parking Spaces		Lot Area (sq. ft.)	126,612
				Floor-Area Ratio	1.77
				Special Permit	PB26 Amd 7
				Building Permit	215450
Total GFA	50,000				
Developer	Longfellow				
Neighborhood	11 - North Cambridge				
Zoning	O-2A/AOD-6				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Reduction in surface parking expected. Final GFA for building will total 216,981 SF.				
Parking Notes:					



<b>Project Name</b>	<b>150 Cambridgepark Drive</b>	<b>Address</b>	<b>150 Cambridgepark Drive</b>	HVAC/elec/elevator/infill work to convert office building to lab space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Lab/R&D	270,080	Parking Spaces	0	Lot Area (sq. ft.)	125,089
				Floor-Area Ratio	2.65
				Special Permit	PB47 Amend
				Building Permit	135347, 155714, 172450
Total GFA	270,080				
Developer	Longfellow Real Estate				
Neighborhood	11 - North Cambridge				
Zoning	O2A/AOD6				
Project Type	Alteration/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Might need new Planning Board special permit later depending on scope. FAR includes all structures on parcel.				
Parking Notes:	No changes to parking.				

## Building Permit Granted



<i>Project Name</i>	<b><a href="#">Cambridgeside Redevelopment - 20 Cambridgeside Place</a></b>	<i>Address</i>	<b><a href="#">20 Cambridgeside Place</a></b>	Lab, office, and retail in redeveloped Cambridgeside mall.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Lab/R&amp;D</i>	<b>295,000</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>38,788</b>
<i>Office/R&amp;D</i>	<b>48,000</b>			<i>Floor-Area Ratio</i>	<b>4.66</b>
<i>Retail</i>	<b>17,000</b>			<i>Special Permit</i>	<b>PB364</b>
				<i>Building Permit</i>	<b>130531</b>
<i>Total GFA</i>	<b>360,000</b>				
<i>Developer</i>	<b>New England Development</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>BA/PUD-8</b>				
<i>Project Type</i>	<b>New Construction/Alteration</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Macy's Department Store</b>				
<i>Notes:</i>	FAR is for overall redevelopment. Existing structure will be retained up to second floor slab.				
<i>Parking Notes:</i>	Parking included with 100 Cambridgeside Place redevelopment.				





## Building Permit Granted



<i>Project Name</i>	<a href="#">Cambridgeside Redevelopment - Core Mall Office Space Conversion</a>	<i>Address</i>	<a href="#">100 Cambridgeside Place</a>	Conversion of third floor of Cambridgeside mall from retail to office and lab space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Lab/R&amp;D</i>	<b>84,000</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>267,821</b>
<i>Office/R&amp;D</i>	<b>56,000</b>			<i>Floor-Area Ratio</i>	<b>3.2</b>
				<i>Special Permit</i>	<b>PB364</b>
				<i>Building Permit</i>	<b>216130</b>
<i>Total GFA</i>	<b>140,000</b>				
<i>Developer</i>	<b>New England Development</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>BA/PUD-4</b>				
<i>Project Type</i>	<b>Alteration/Change of Use</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Cambridgeside mall</b>				
<i>Notes:</i>					
<i>Parking Notes:</i>					



## Building Permit Granted

<b>Project Name</b>	<b><a href="#">Cambridgeside Redevelopment - Core Mall Retail Space</a></b>	<b>Address</b>	<b><a href="#">100 Cambridgeside Place</a></b>		Redevelopment of the core mall retail space.
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>		
<i>Retail</i>	<b>315,000</b>	<i>Parking Spaces</i>	<b>1695</b>	<i>Lot Area (sq. ft.)</i>	<b>267,821</b>
				<i>Floor-Area Ratio</i>	<b>3.2</b>
				<i>Special Permit</i>	<b>PB364</b>
				<i>Building Permit</i>	<b>252579, 253670</b>
<b>Total GFA</b>	<b>315,000</b>				
<b>Developer</b>	<b>New England Development</b>				
<b>Neighborhood</b>	<b>1 - East Cambridge</b>				
<b>Zoning</b>	<b>BA/PUD-4</b>				
<b>Project Type</b>	<b>Alteration</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	This record does not include 3rd floor conversion to lab.				
<b>Parking Notes:</b>	Includes all parking for overall redevelopment.				

<b>Project Name</b>	<b><a href="#">1 Canal Park</a></b>	<b>Address</b>	<b><a href="#">1 Canal Park</a></b>		Conversion of office building to Lab/R&D.
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>		
<i>Lab/R&amp;D</i>	<b>107,662</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>30,400</b>
				<i>Floor-Area Ratio</i>	<b>3.54</b>
				<i>Special Permit</i>	<b>PB038</b>
				<i>Building Permit</i>	<b>156580</b>
<b>Total GFA</b>	<b>107,662</b>				
<b>Developer</b>	<b>1 Canal Park LLC</b>				
<b>Neighborhood</b>	<b>1 - East Cambridge</b>				
<b>Zoning</b>	<b>C2-A/PUD-4A</b>				
<b>Project Type</b>	<b>Alteration</b>				
<b>Permit Type</b>	<b>As of Right</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>					
<b>Parking Notes:</b>	No change to parking.				



## Building Permit Granted

<b>Project Name</b>	<b><a href="#">Gaslight Building</a></b>	<b>Address</b>	<b><a href="#">711-727 Massachusetts Avenue</a></b>	Redevelopment of office building with ground floor retail to boutique hotel including office and retail uses.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Hotel	<b>24,758</b>	Parking Spaces	<b>0</b>	Lot Area (sq. ft.)	<b>10,553</b>
Office/R&D	<b>18,760</b>	Hotel Rooms	<b>36</b>	Floor-Area Ratio	<b>3.83</b>
Retail	<b>3,006</b>			Special Permit	<b>PB361</b>
				Building Permit	<b>195428</b>
<b>Total GFA</b>	<b>46,524</b>				
<b>Developer</b>	<b>Gas Light Building LLC</b>				
<b>Neighborhood</b>	<b>6 - Mid-Cambridge</b>				
<b>Zoning</b>	<b>BB-CSQ</b>				
<b>Project Type</b>	<b>Alteration/Change of Use</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	FAR excludes exempted retail GFA.				
<b>Parking Notes:</b>					



<b>Project Name</b>	<b>30 Hampshire Street</b>	<b>Address</b>	<b><a href="#">30 Hampshire Street</a></b>	New lab/R&D building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
Lab/R&D	<b>15,821</b>	Parking Spaces	<b>12</b>	Lot Area (sq. ft.)	<b>5,758</b>
				Floor-Area Ratio	<b>4</b>
				Special Permit	
				Building Permit	<b>150581</b>
<b>Total GFA</b>	<b>15,821</b>				
<b>Developer</b>	<b>38-40 Hampshire St LLC</b>				
<b>Neighborhood</b>	<b>4 - The Port/Area IV</b>				
<b>Zoning</b>	<b>I-B</b>				
<b>Project Type</b>	<b>New Construction</b>				
<b>Permit Type</b>	<b>As of Right</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	Previously permitted as hotel under SP PB358.				
<b>Parking Notes:</b>	No parking at site at time of permit application.				



## Building Permit Granted

<b>Project Name</b>	<b>213 Harvard Street</b>	<b>Address</b>	<b>213 Harvard Street</b>	New residential building replacing building destroyed by fire.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>12,378</b>	<i>Parking Spaces</i>	<b>6</b>	<i>Lot Area (sq. ft.)</i>	<b>5,913</b>
		<i>Housing Units</i>	<b>8</b>	<i>Floor-Area Ratio</i>	<b>2.21</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	<b>172820</b>
<i>Total GFA</i>	<b>12,378</b>				
<i>Developer</i>	<b>213 Harvard St Condo Assn</b>				
<i>Neighborhood</i>	<b>4 - The Port/Area IV</b>				
<i>Zoning</i>	<b>C-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>As of Right</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					



<b>Project Name</b>	<b>Jefferson Park Federal Revitalization</b>	<b>Address</b>	<b>1 Jackson Place</b>	100% Affordable Housing Overlay project replacing existing Jefferson Park federal CHA development.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>379,925</b>	<i>Parking Spaces</i>	<b>138</b>	<i>Lot Area (sq. ft.)</i>	<b>328,125</b>
		<i>Housing Units</i>	<b>278</b>	<i>Floor-Area Ratio</i>	<b>1.16</b>
		<i>Affordable Units</i>	<b>278</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	<b>195497, 195498, 195499, 195500, 195502, 195503, 195504</b>
<i>Total GFA</i>	<b>379,925</b>				
<i>Developer</i>	<b>Cambridge Housing Authority</b>				
<i>Neighborhood</i>	<b>11 - North Cambridge</b>				
<i>Zoning</i>	<b>C-1A/C-2/AHO</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Jefferson Park federal housing</b>				
<i>Notes:</i>	Construction underway. Formerly 278 Rindge Ave. Net gain of 103 units.				
<i>Parking Notes:</i>	Application includes 132 on site and 3 off site spaces.				

## Building Permit Granted



<b>Project Name</b>	<a href="#">MIT Graduate Student Dormitory</a>	<b>Address</b>	<a href="#">269-299 Vassar Street</a>		Graduate student apartment building replacing MIT Police Station and surface parking lot.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Institutional</i>	<b>328,050</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>765,106</b>
		<i>Housing Units</i>	<b>351</b>	<i>Floor-Area Ratio</i>	<b>1.87</b>
		<i>Dorm Rooms</i>	<b>351</b>	<i>Special Permit</i>	<b>PB371</b>
				<i>Building Permit</i>	<b>151307, 145074</b>
<i>Total GFA</i>	<b>328,050</b>				
<i>Developer</i>	<b>MIT</b>				
<i>Neighborhood</i>	<b>2 - MIT / Area 2</b>				
<i>Zoning</i>	<b>SD-6, SD-11, IU Overlay</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>MIT Police station</b>				
<i>Notes:</i>	FAR includes all buildings on larger contiguous MIT-owned parcel.				
<i>Parking Notes:</i>	Parking included in existing MIT pool.				

<b>Project Name</b>	<a href="#">MIT Kendall Square - Building 2</a>	<b>Address</b>	<a href="#">200 Main Street</a>		New office/R&D and retail building.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>312,355</b>	<i>Parking Spaces</i>	<b>278</b>	<i>Lot Area (sq. ft.)</i>	<b>69,711</b>
<i>Retail</i>	<b>10,925</b>			<i>Floor-Area Ratio</i>	<b>4.48</b>
				<i>Special Permit</i>	<b>PB303</b>
				<i>Building Permit</i>	<b>209931</b>
<i>Total GFA</i>	<b>323,280</b>				
<i>Developer</i>	<b>MIT</b>				
<i>Neighborhood</i>	<b>2 - MIT / Area 2</b>				
<i>Zoning</i>	<b>C-3B MXD/PUD 5</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Eastgate Graduate Dormitory</b>				
<i>Notes:</i>	FAR for entire MIT Kendall Square SoMa project area including retained buildings. Includes demolition of former Eastgate high rise dormitory building.				
<i>Parking Notes:</i>					

## Building Permit Granted


<i>Project Name</i>	<a href="#">MXD Infill - 119-123 Broadway</a>	<i>Address</i>	<a href="#">119-123 Broadway</a>	Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>420,000</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>105,000</b>
<i>Retail</i>	<b>700</b>	<i>Housing Units</i>	<b>445</b>	<i>Floor-Area Ratio</i>	<b>7.78</b>
				<i>Special Permit</i>	<b>PB315 MA2</b>
				<i>Building Permit</i>	<b>222469</b>
<i>Total GFA</i>	<b>420,700</b>				
<i>Developer</i>	<b>Boston Properties</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>MXD</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Cambridge Center North Garage</b>				
<i>Notes:</i>	Lot area and FAR approximate. Site work underway.				
<i>Parking Notes:</i>	Parking ratio to be 0.4 to 0.75 space/unit.				

## Building Permit Granted


<i>Project Name</i>	<a href="#">MXD Infill - 290 Binney Street</a>	<i>Address</i>	<a href="#">290 Binney Street</a>	Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>500,000</b>	<i>Parking Spaces</i>	<b>1584</b>	<i>Lot Area (sq. ft.)</i>	<b>105,000</b>
<i>Retail</i>	<b>3,904</b>			<i>Floor-Area Ratio</i>	<b>7.78</b>
				<i>Special Permit</i>	<b>PB315 MA2</b>
				<i>Building Permit</i>	<b>222345</b>
<i>Total GFA</i>	<b>503,904</b>				
<i>Developer</i>	<b>Boston Properties</b>				
<i>Neighborhood</i>	<b>1 - East Cambridge</b>				
<i>Zoning</i>	<b>MXD</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Cambridge Center North Garage</b>				
<i>Notes:</i>	Lot area and FAR approximate. Site work for building and transformer underway.				
<i>Parking Notes:</i>	Maximum parking 0.9 spaces/1000 SF.				



## Building Permit Granted

<b>Project Name</b>	<b>Metropolitan Storage Warehouse</b>	<b>Address</b>	<a href="#"><b>134 Massachusetts Avenue</b></a>	Conversion of former storage warehouse into new facilities for MIT School of Architecture and Planning.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Institutional</i>	<b>195,000</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>46,666</b>
				<i>Floor-Area Ratio</i>	<b>4.71</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	<b>200381, 216308</b>
<i>Total GFA</i>	<b>195,000</b>				
<i>Developer</i>	<b>MIT</b>				
<i>Neighborhood</i>	<b>2 - MIT / Area 2</b>				
<i>Zoning</i>	<b>SD-6</b>				
<i>Project Type</i>	<b>Alteration/Change of Use</b>				
<i>Permit Type</i>	<b>As of Right</b>				
<i>Former Name/Use</i>	<b>Metropolitan Storage Warehouse</b>				
<i>Notes:</i>	Includes selective demolition. Variance allows food service operation on first floor.				
<i>Parking Notes:</i>					







<b>Project Name</b>	<b>New MIT Music Building</b>	<b>Address</b>	<a href="#"><b>201 Amherst Street</b></a>	New institutional building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Institutional</i>	<b>34,000</b>	<i>Parking Spaces</i>	<b>155</b>	<i>Lot Area (sq. ft.)</i>	<b>2,790,855</b>
				<i>Floor-Area Ratio</i>	<b>0.81</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	<b>147283</b>
<i>Total GFA</i>	<b>34,000</b>				
<i>Developer</i>	<b>MIT</b>				
<i>Neighborhood</i>	<b>2 - MIT / Area 2</b>				
<i>Zoning</i>	<b>C-3</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>As of Right</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	Will be campus building W18.				
<i>Parking Notes:</i>	No net increase in parking due to relocation of spaces from other campus locations.				








## Building Permit Granted

<b>Project Name</b>	<b>52 New Street</b>	<b>Address</b>	<b>52 New Street</b>	100% Affordable Housing Overlay project including daycare space.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>126,230</b>	<i>Parking Spaces</i>	<b>43</b>	<i>Lot Area (sq. ft.)</i>	<b>43,794</b>
<i>Educational</i>	<b>3,000</b>	<i>Housing Units</i>	<b>107</b>	<i>Floor-Area Ratio</i>	<b>3.3</b>
		<i>Affordable Units</i>	<b>107</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	<b>230992</b>
<i>Total GFA</i>	<b>129,230</b>				
<i>Developer</i>	<b>Just-A-Start</b>				
<i>Neighborhood</i>	<b>9 - Neighborhood 9</b>				
<i>Zoning</i>	<b>IA-1/AHO</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>	<b>Warehouse and Gym</b>				
<i>Notes:</i>					
<i>Parking Notes:</i>					



<b>Project Name</b>	<b>New Tobin School</b>	<b>Address</b>	<b>197 Vassal Lane</b>	New public school.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Educational</i>	<b>299,954</b>	<i>Parking Spaces</i>	<b>150</b>	<i>Lot Area (sq. ft.)</i>	<b>396,958</b>
				<i>Floor-Area Ratio</i>	<b>0.76</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	<b>185582</b>
<i>Total GFA</i>	<b>299,954</b>				
<i>Developer</i>	<b>City of Cambridge</b>				
<i>Neighborhood</i>	<b>10 - West Cambridge</b>				
<i>Zoning</i>	<b>B/OS</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>	<b>Tobin Montessori and Vassal Lane Upper Schools.</b>				
<i>Notes:</i>					
<i>Parking Notes:</i>					



Building Permit Granted

<b>Project Name</b>	<b>116 Norfolk Street</b>	<b>Address</b>	<b>116 Norfolk Street</b>	100% Affordable Housing Overlay project. Conversion of congregate housing development to affordable apartments for formerly homeless persons.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>47,075</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>25,230</b>
		<i>Housing Units</i>	<b>62</b>	<i>Floor-Area Ratio</i>	<b>1.87</b>
		<i>Affordable Units</i>	<b>62</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	<b>201178</b>
<i>Total GFA</i>	<b>47,075</b>				
<i>Developer</i>	<b>Cambridge Housing Authority</b>				
<i>Neighborhood</i>	<b>4 - The Port/Area IV</b>				
<i>Zoning</i>	<b>C-1/AHO</b>				
<i>Project Type</i>	<b>Addition/Alteration</b>				
<i>Permit Type</i>	<b>Affordable Housing Overlay</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					



<b>Project Name</b>	<b>Polish Club</b>	<b>Address</b>	<b>747 Cambridge Street</b>	New residential building with community center.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>6,869</b>	<i>Parking Spaces</i>	<b>9</b>	<i>Lot Area (sq. ft.)</i>	<b>6,200</b>
<i>Community Center</i>	<b>1,097</b>	<i>Housing Units</i>	<b>6</b>	<i>Floor-Area Ratio</i>	<b>1.71</b>
				<i>Special Permit</i>	
				<i>Building Permit</i>	<b>115390</b>
<i>Total GFA</i>	<b>7,966</b>				
<i>Developer</i>	<b>747 Cambridge St , LLC</b>				
<i>Neighborhood</i>	<b>3 - Wellington Harrington</b>				
<i>Zoning</i>	<b>BA/C-1</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>				
<i>Former Name/Use</i>	<b>Polish Club</b>				
<i>Notes:</i>	Polish Club will take space in new building.				
<i>Parking Notes:</i>					



## Building Permit Granted

<b>Project Name</b>	<b>Ragon Institute</b>	<b>Address</b>	<b>600-624 Main Street</b>	New institutional building associated with MGH, MIT and Harvard.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Institutional</i>	<b>185,810</b>	<i>Parking Spaces</i>	<b>120</b>	<i>Lot Area (sq. ft.)</i>	<b>67,579</b>
				<i>Floor-Area Ratio</i>	<b>2.75</b>
				<i>Special Permit</i>	<b>PB375</b>
				<i>Building Permit</i>	<b>149353</b>
<i>Total GFA</i>	<b>185,810</b>				
<i>Developer</i>	<b>MIT/Ragon Institute</b>				
<i>Neighborhood</i>	<b>2 - MIT / Area 2</b>				
<i>Zoning</i>	<b>IB</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Olmstead-Flint Building</b>				
<i>Notes:</i>	Includes demolition of preexisting industrial and warehouse structures. The Ragon Institute is associated with MGH, MIT and Harvard.				
<i>Parking Notes:</i>					



<b>Project Name</b>	<b>101 Smith Place</b>	<b>Address</b>	<b>101 Smith Place</b>	New office/R&D building.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Office/R&amp;D</i>	<b>142,153</b>	<i>Parking Spaces</i>	<b>154</b>	<i>Lot Area (sq. ft.)</i>	<b>113,246</b>
				<i>Floor-Area Ratio</i>	<b>1.273</b>
				<i>Special Permit</i>	<b>PB359</b>
				<i>Building Permit</i>	<b>107682</b>
<i>Total GFA</i>	<b>142,153</b>				
<i>Developer</i>	<b>The Davis Companies</b>				
<i>Neighborhood</i>	<b>12 - Cambridge Highlands</b>				
<i>Zoning</i>	<b>IB-2/AOD1, O1/AOD3</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>					
<i>Notes:</i>	Includes demolition of existing technical office structure.				
<i>Parking Notes:</i>					



## Building Permit Granted

<b>Project Name</b>	<b><a href="#">Sullivan Courthouse Redevelopment</a></b>	<b>Address</b>	<b><a href="#">40 Thorndike Street</a></b>			Redevelopment of former Middlesex County Courthouse and addition of street-level residential units.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>				
Office/R&D	<b>434,593</b>	Parking Spaces	<b>355</b>	Lot Area (sq. ft.)	<b>59,788</b>	
Residential	<b>47,465</b>	Housing Units	<b>48</b>	Floor-Area Ratio	<b>7.97</b>	
Retail	<b>15,000</b>	Affordable Units	<b>48</b>	Special Permit	<b>PB288</b>	
Total GFA					Building Permit	<b>97328</b>
Developer	<b>Leggat McCall</b>					
Neighborhood	<b>1 - East Cambridge</b>					
Zoning	<b>BB</b>					
Project Type	<b>Addition/Alteration</b>					
Permit Type	<b>Planning Board Special Permit</b>					
Former Name/Use	<b>Middlesex Count Courthouse</b>					
Notes:						
Parking Notes:	Parking includes 85 spaces on-site and 270 spaces leased at First St Garage.					

<b>Project Name</b>	<b><a href="#">The Galleria Residential</a></b>	<b>Address</b>	<b><a href="#">57 JFK Street</a></b>			Residential addition to existing retail structure.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>				
Residential	<b>30,150</b>	Parking Spaces	<b>0</b>	Lot Area (sq. ft.)	<b>14,506</b>	
		Housing Units	<b>38</b>	Floor-Area Ratio	<b>4.61</b>	
					Special Permit	<b>PB390</b>
Total GFA					Building Permit	<b>250597</b>
Developer	<b>Raj Dhanda</b>					
Neighborhood	<b>10 - West Cambridge</b>					
Zoning	<b>BB/HSOD</b>					
Project Type	<b>Addition</b>					
Permit Type	<b>Planning Board Special Permit</b>					
Former Name/Use						
Notes:	Supersedes prior proposal for office expansion. Under review by Historical Commission, though Certificate of Appropriateness was issued 2/2/23 and amended 11/30/23. Building permit 250597 issued for new basement entry and and 2nd floor balcony. Further permits to follow.					
Parking Notes:						

### Building Permit Granted

<b>Project Name</b>	<b>United American Veterans Clubhouse</b>	<b>Address</b>	<b><a href="#">1 Cedar Street</a></b>		New residential building with community center to be occupied by United American Veterans Clubhouse	
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>			
<i>Residential</i>	<b>9,981</b>	<i>Parking Spaces</i>	<b>8</b>	<i>Lot Area (sq. ft.)</i>	<b>7,590</b>	
<i>Community Center</i>	<b>2,114</b>	<i>Housing Units</i>	<b>8</b>	<i>Floor-Area Ratio</i>	<b>1.59</b>	
				<i>Special Permit</i>		
				<i>Building Permit</i>	<b>141137</b>	
<b>Total GFA</b>	<b>12,095</b>					
<i>Developer</i>	<b>John Repucci</b>					
<i>Neighborhood</i>	<b>11 - North Cambridge</b>					
<i>Zoning</i>	<b>BA-2</b>					
<i>Project Type</i>	<b>New Construction</b>					
<i>Permit Type</i>	<b>Board of Zoning Appeals</b>					
<i>Former Name/Use</i>	<b>United American Veterans Clubhouse</b>					
<i>Notes:</i>	Includes demolition of existing veterans club. Also subject to Large Project Review under the zoning ordinance.					
<i>Parking Notes:</i>						

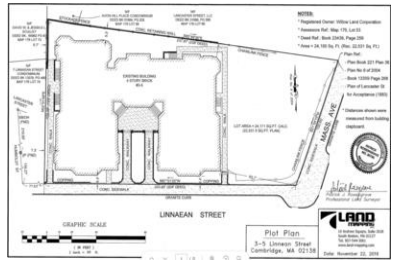

<b>Project Name</b>	<b><a href="#">University Monument Site</a></b>	<b>Address</b>	<b><a href="#">1043-1059 Cambridge Street</a></b>		New residential and retail building.	
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>			
<i>Residential</i>	<b>24,892</b>	<i>Parking Spaces</i>	<b>13</b>	<i>Lot Area (sq. ft.)</i>	<b>15,686</b>	
<i>Retail</i>	<b>4,364</b>	<i>Housing Units</i>	<b>18</b>	<i>Floor-Area Ratio</i>	<b>1.86</b>	
		<i>Affordable Units</i>	<b>4</b>	<i>Special Permit</i>	<b>PB336</b>	
				<i>Building Permit</i>	<b>152842</b>	
<b>Total GFA</b>	<b>29,256</b>					
<i>Developer</i>	<b>418 Real Estate</b>					
<i>Neighborhood</i>	<b>3 - Wellington Harrington</b>					
<i>Zoning</i>	<b>BA/C-2B</b>					
<i>Project Type</i>	<b>New Construction</b>					
<i>Permit Type</i>	<b>Planning Board Special Permit</b>					
<i>Former Name/Use</i>	<b>University Monument Works</b>					
<i>Notes:</i>						
<i>Parking Notes:</i>						

Building Permit Granted

Summary - Building Permit Granted



Item	Subtotal	Use	Gross Floor Area (sq. ft.)
Projects	38	Office/R&D	2,589,248
Residential Units	1,428	Residential	1,173,516
Parking Spaces	5,418	Lab/R&D	1,036,763
Hotel Rooms	36	Institutional	742,860
Dorm Rooms	351	Retail	388,680
		Educational	302,954
		Community Center	33,211
		Hotel	24,758
		<b>Subtotal</b>	<b>6,291,990</b>



## Complete

<b>Project Name</b>	<a href="#">3-5 Linnaean Street</a>	<b>Address</b>	<a href="#">3-5 Linnaean Street</a>			Conversion of existing underutilized basement space into housing.
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>				
<i>Residential</i>	<b>50,701</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>24,153</b>	
		<i>Housing Units</i>	<b>5</b>	<i>Floor-Area Ratio</i>	<b>2.1</b>	
		<i>Affordable Units</i>	<b>1</b>	<i>Special Permit</i>	<b>PB329</b>	
				<i>Building Permit</i>	<b>25045</b>	
<i>Total GFA</i>	<b>50,701</b>					
<i>Developer</i>	<b>Willow Land Corporation</b>					
<i>Neighborhood</i>	<b>9 - Neighborhood 9</b>					
<i>Zoning</i>	<b>C-2/BA-2</b>					
<i>Project Type</i>	<b>Alteration</b>					
<i>Permit Type</i>	<b>Planning Board Special Permit</b>					
<i>Former Name/Use</i>						
<i>Notes:</i>	GFA includes entire existing 37 unit building.					
<i>Parking Notes:</i>						



Complete

<b>Project Name</b>	<b>Rindge Commons Phase 1</b>	<b>Address</b>	<b><a href="#">432 Rindge Avenue</a></b>		One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>		
<i>Residential</i>	<b>27,968</b>	<i>Parking Spaces</i>	<b>0</b>	<i>Lot Area (sq. ft.)</i>	<b>155,591</b>
<i>Educational</i>	<b>28,794</b>	<i>Housing Units</i>	<b>24</b>	<i>Floor-Area Ratio</i>	<b>2.73</b>
<i>Office/R&amp;D</i>	<b>12,192</b>	<i>Affordable Units</i>	<b>24</b>	<i>Special Permit</i>	
				<i>Building Permit</i>	<b>158329</b>
<b>Total GFA</b>	<b>68,954</b>				
<b>Developer</b>	<b>Just-A-Start</b>				
<b>Neighborhood</b>	<b>11 - North Cambridge</b>				
<b>Zoning</b>	<b>C-2</b>				
<b>Project Type</b>	<b>New Construction</b>				
<b>Permit Type</b>	<b>Comprehensive Permit</b>				
<b>Former Name/Use</b>					
<b>Notes:</b>	Formerly referred to 418-450 Rindge Ave.				
<b>Parking Notes:</b>	Remaining 233 parking spaces will serve new and existing buildings.				

<b>Project Name</b>	<b><a href="#">Schwartzman College of Computing</a></b>	<b>Address</b>	<b><a href="#">51 Vassar Street</a></b>		New MIT institutional building.
<b>Gross Floor Area by Use (sq. ft.)</b>			<b>Other Details</b>		
<i>Institutional</i>	<b>174,000</b>	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	<b>409,261</b>
				<i>Floor-Area Ratio</i>	<b>1.64</b>
				<i>Special Permit</i>	<b>PB370</b>
				<i>Building Permit</i>	<b>141637</b>
<b>Total GFA</b>	<b>174,000</b>				
<b>Developer</b>	<b>MIT</b>				
<b>Neighborhood</b>	<b>2 - MIT / Area 2</b>				
<b>Zoning</b>	<b>C-3B</b>				
<b>Project Type</b>	<b>New Construction</b>				
<b>Permit Type</b>	<b>Planning Board Special Permit</b>				
<b>Former Name/Use</b>	<b>MIT Building 44</b>				
<b>Notes:</b>	Replaces MIT Building 44, which has been demolished. FAR includes all buildings on larger contiguous MIT-owned parcel.				
<b>Parking Notes:</b>	Parking included in MIT pool.				

Complete

<b>Project Name</b>	<b>53-55 Wheeler Street</b>	<b>Address</b>	<b>53-55 Wheeler Street</b>	New residential building replacing Abt Associates offices.	
<b>Gross Floor Area by Use (sq. ft.)</b>		<b>Other Details</b>			
<i>Residential</i>	<b>563,609</b>	<i>Parking Spaces</i>	<b>448</b>	<i>Lot Area (sq. ft.)</i>	<b>249,518</b>
		<i>Housing Units</i>	<b>525</b>	<i>Floor-Area Ratio</i>	<b>2.26</b>
		<i>Affordable Units</i>	<b>99</b>	<i>Special Permit</i>	<b>PB330</b>
				<i>Building Permit</i>	<b>61424, 61926</b>
<i>Total GFA</i>	<b>563,609</b>				
<i>Developer</i>	<b>55-9 Wheels Owner LLC</b>				
<i>Neighborhood</i>	<b>12 - Cambridge Highlands</b>				
<i>Zoning</i>	<b>O1/AOD4</b>				
<i>Project Type</i>	<b>New Construction</b>				
<i>Permit Type</i>	<b>Planning Board Special Permit</b>				
<i>Former Name/Use</i>	<b>Abt Associates</b>				
<i>Notes:</i>	C of O 249844 for 405 units at 55 Wheeler St issued 1/19/2024, C of O 249856 for 120 units at 53 Wheeler St issued 2/29/2024				
<i>Parking Notes:</i>					

Summary - Complete

Item	Subtotal	Use	Gross Floor Area (sq. ft.)
Projects	4	Residential	642,278
Residential Units	554	Institutional	174,000
Parking Spaces	448	Educational	28,794
		Office/R&D	12,192
		<b>Subtotal</b>	<b>857,264</b>

## Phased Developments in Process

Does not include phases completed in prior years.

### Alewife Park

Project Name	Address	Description	Status	Total GFA
Alewife Park - Building 1	1 Alewife Park	Rehab of existing building for lab/R&D use.	Building Permit Granted	90,000
Alewife Park - Building 2	4 Alewife Park	Rehab of existing building for office/R&D.	Building Permit Granted	98,500
Alewife Park - Building 3	5 Alewife Park	New construction and alteration of existing building for office/R&D use.	Building Permit Granted	147,400
Alewife Park - Building 4	2 Alewife Park	Rehab of existing building for office/R&D use.	Building Permit Granted	98,400
Alewife Park - Building 5	3 Alewife Park	New construction and alteration of existing building for office/R&D and retail use.	Building Permit Granted	143,700
Alewife Park - Parking Garage	6 Alewife Park	New parking garage for Alewife Park development.	Building Permit Granted	0

### Alexandria PUD

Project Name	Address	Description	Status	Total GFA
Alexandria PUD - 161 First Street	161 First Street	Office/R&D redevelopment.	Building Permit Granted	30,087
Alexandria PUD - 90 Binney Street	90 Binney Street	New office/R&D and retail building.	Building Permit Granted	16,189

### Cambridge Crossing (North Point)

Project Name	Address	Description	Status	Total GFA
Cambridge Crossing (North Point) - Building Q2	121 Morgan Avenue	New office/R&D building with retail.	Zoning Permit Granted or As of Right	165,595
Cambridge Crossing (North Point) - Building R	221 Morgan Avenue	New residential and retail building.	Zoning Permit Granted or As of Right	139,225
Cambridge Crossing (North Point) - Remaining Master Plan		Remaining unspecified development for Cambridge Crossing master plan.	Design Review	1,955,595

## Cambridge Research Park

Project Name	Address	Description	Status	Total GFA
Cambridge Research Park - 320-330 Third Street	320-330 Third Street	New office/R&D building with community center.	Building Permit Granted	500,000

## Cambridgeside Redevelopment

Project Name	Address	Description	Status	Total GFA
Cambridgeside Redevelopment - 150 Cambridgeside Place	150 Cambridgeside Place	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	Zoning Permit Granted or As of Right	185,000
Cambridgeside Redevelopment - 20 Cambridgeside Place	20 Cambridgeside Place	Lab, office, and retail in redeveloped Cambridgeside mall.	Building Permit Granted	360,000
Cambridgeside Redevelopment - 80 First Street	80 First Street	Redevelopment for office/R&D use. Existing structure will be retained up to second floor slab.	Zoning Permit Granted or As of Right	455,000
Cambridgeside Redevelopment - Core Mall Office Space Conversion	100 Cambridgeside Place	Conversion of third floor of Cambridgeside mall from retail to office and lab space.	Building Permit Granted	140,000
Cambridgeside Redevelopment - Core Mall Retail Space	100 Cambridgeside Place	Redevelopment of the core mall retail space.	Building Permit Granted	315,000

## First Street PUD

Project Name	Address	Description	Status	Total GFA
First Street PUD - Parcel E	75 First Street	New residential and retail building.	Zoning Permit Granted or As of Right	84,298

## MIT Kendall Square

Project Name	Address	Description	Status	Total GFA
MIT Kendall Square - Building 2	200 Main Street	New office/R&D and retail building.	Building Permit Granted	323,280
MIT Kendall Square - Building 6	380 Main Street	New retail building.	Design Review	13,200

## MIT Volpe Development

Project Name	Address	Description	Status	Total GFA
MIT Volpe Development - Building C1	25 Broadway	New lab/R&D and retail building.	Zoning Permit Granted or As of Right	407,893
MIT Volpe Development - Building C3	75 Broadway	New office/R&D and retail building.	Zoning Permit Granted or As of Right	450,591
MIT Volpe Development - Development Remaining		Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment.	Design Review	2,151,529

## MXD Infill

Project Name	Address	Description	Status	Total GFA
MXD Infill - 119-123 Broadway	119-123 Broadway	Residential/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	Building Permit Granted	420,700
MXD Infill - 250 Binney Street	250 Binney Street	New office/R&D building replaces existing Biogen office building.	Zoning Permit Granted or As of Right	450,576
MXD Infill - 290 Binney Street	290 Binney Street	Office/retail building. Project includes underground transformer, up to 1,584 space garage serving multiple MXD buildings, grade level public open space.	Building Permit Granted	503,904