

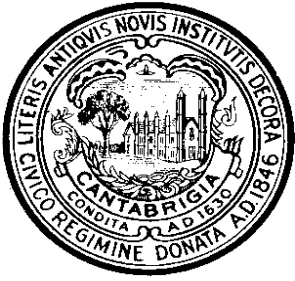
Development Log

2024 Q3 (July - September)

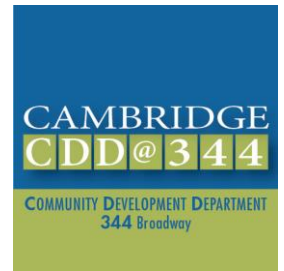
City of Cambridge
Community Development Department

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**City of Cambridge
Community Development Department
Development Log
2024 Q3 (July - September)**



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>

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>

Direct questions or comments about the Development Log to:

Scott Walker, Senior Manager for Data Services
Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139

Phone: (617) 349-4600
Fax: (617) 349-4669
E-mail: swalker@cambridgema.gov

Project Map

- | | | | |
|--|---|--------------------------------------|--|
| 1. 4 Mellen Street/1627 Massachusetts Ave | 16. 1 Canal Park | 32. 2161 Massachusetts Avenue | 47. 101 Smith Place |
| 2. 745 Concord Avenue | 17. 35 Cherry Street | 33. 2400 Massachusetts Avenue | 48. Somerbridge Hotel |
| 3. Acorn Holdings Concord Ave. Phase II | 18. Corcoran Park Redevelopment | 34. 544-550 Massachusetts Avenue | 49. 815 Somerville Avenue |
| 4. Alewife Park | 19. 160-180 Fawcett Street | 35. 600 Massachusetts Avenue | 50. Sullivan Courthouse Redevelopment |
| 5. Alexandria PUD | 20. First Street PUD | 36. Metropolitan Storage Warehouse | 51. The Galleria Residential |
| 6. 300 Binney Street | 21. 2 Garden Street | 37. New MIT Music Building | 52. The Garage/36 JFK Street/33 Dunster Street |
| 7. 87-101 Blanchard Road | 22. Gaslight Building | 38. 52 New Street | 53. 1 Third Street |
| 8. 37 Brookline Street | 23. 30 Hampshire Street | 39. New Tobin School | 54. 235 Third Street |
| 9. Cambridge Crossing (North Point) | 24. 213 Harvard Street | 40. 116 Norfolk Street | 55. United American Veterans Clubhouse |
| 10. Cambridge Fire Department Headquarters | 25. Jefferson Park Federal Revitalization | 41. Polish Club | 56. University Monument Site |
| 11. Cambridge Research Park | 26. 3-5 Linnaean Street | 42. Ragon Institute | 57. Walden Square Apartments II |
| 12. 851 Cambridge Street | 27. MIT Graduate Student Dormitory | 43. Rindge Commons Phase 1 | 58. 28-30 Wendell Street |
| 13. 125 Cambridgepark Drive | 28. MIT Kendall Square | 44. Rindge Commons Phase 2 | 59. 53-55 Wheeler Street |
| 14. 150 Cambridgepark Drive | 29. MIT Volpe Development | 45. Schwartzman College of Computing | |
| 15. Cambridgeside Redevelopment | 30. MXD Infill | 46. 49 Sixth Street | |
| | 31. 2072 Massachusetts Avenue | | |




Summary of Current Projects

Use	Gross Floor Area (sq. ft.)	Item	Count
Educational	299,954	Projects	76
Fire Department	33,325	Residential Units	5,301
Hotel	47,963	Parking Spaces	8,216
Institutional	916,860	Hotel Rooms	235
Lab/R&D	1,459,835	Dorm Rooms	351
Office/R&D	4,950,344		
Residential	4,009,149		
Retail	328,200		
Total	12,045,630		


Status	Count
Pre-Permitting	6
Design Review	1
Zoning Permit Granted or As of Right	25
Building Permit Granted	37
Complete	7
Total	76


Projects by Status

Pre-Permitting


<i>Project Name</i>	745 Concord Avenue	<i>Address</i>	<u>745 Concord Ave</u>	Initial proposal for 227 multifamily units with 15 onsite parking spaces
Gross Floor Area by Use (sq. ft.)		Other Details		
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i> 6,408
				<i>Floor-Area Ratio</i>
				<i>Special Permit</i>
				<i>Building Permit</i>
<i>Total GFA</i>	TBD			
<i>Developer</i>				No Image Available
<i>Neighborhood</i>	12 - Cambridge Highlands			
<i>Zoning</i>	O-1			
<i>Project Type</i>	New Construction/Alteration			
<i>Permit Type</i>	Planning Board Special Permit			
<i>Former Name/Use</i>	Office			
<i>Notes:</i>				
<i>Parking Notes:</i>				


Pre-Permitting

Project Name	37 Brookline Street	Address	37 Brookline Street	Multifamily affordable rental housing	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	6,582
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	TBD				
<i>Developer</i>	Just-a-Start			No Image Available	
<i>Neighborhood</i>	5 - Cambridgeport				
<i>Zoning</i>	C-1/AHO				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>	Former home of artist Peter Valentine				
<i>Notes:</i>	First community meeting held 6/10/2024. Second community meeting held 9/11/2024.				
<i>Parking Notes:</i>					



Project Name	35 Cherry Street	Address	35 Cherry Street	Affordable homeownership development on City-owned vacant lot. Details to be determined.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	10,953
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	TBD				
<i>Developer</i>	Just-A-Start			No Image Available	
<i>Neighborhood</i>	4 - The Port/Area IV				
<i>Zoning</i>	C-1/AHO				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>					
<i>Notes:</i>	No design yet. First community meeting 5/15/2024. Second community meeting 6/26/2024. Third community meeting 8/21/2024.				
<i>Parking Notes:</i>					

Pre-Permitting

Project Name	Corcoran Park Redevelopment	Address	18 Cushing Ct	Redevelopment of CHA development with 153 existing units. Planned units TBD.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	363,539
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
Total GFA	TBD				
Developer	CHA			No Image Available	
Neighborhood	13 - Strawberry Hill				
Zoning	C-1/AHO				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use					
Notes:					
Parking Notes:					

Project Name	2072 Massachusetts Avenue	Address	2072 Massachusetts Avenue	Redevelopment of current restaurant site to affordable rental housing	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	8,515
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
Total GFA	TBD				
Developer	Capstone Communities			No Image Available	
Neighborhood	11 - North Cambridge				
Zoning	BA-2				
Project Type	New Construction				
Permit Type	Affordable Housing Overlay				
Former Name/Use	Darul Kabob restaurant				
Notes:	First community meeting held 10/9/2024, with repeat meeting 10/30/2024 due to technical issues at first meeting.				
Parking Notes:					



Pre-Permitting

<i>Project Name</i>	28-30 Wendell Street	<i>Address</i>	28-30 Wendell Street	Affordable housing development on adjacent lots formerly owned by Lesley University	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>		<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	22,594
				<i>Floor-Area Ratio</i>	
				<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	TBD				
<i>Developer</i>	Homeowner's Rehab, Inc (HRI)				
<i>Neighborhood</i>	8 - Baldwin				
<i>Zoning</i>	C-2A/AHO				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>	Lesley University tennis court and residential buildings				
<i>Notes:</i>	First community meeting held 6/20/2024.				
<i>Parking Notes:</i>					

Summary - Pre-Permitting

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	6	Total	0



Design Review

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



Summary - Design Review



Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	1	Retail	13,200
		Total	13,200

Zoning Permit Granted or As of Right



<i>Project Name</i>	4 Mellen Street/1627 Massachusetts Ave	<i>Address</i>	4 Mellen Street	100% Affordable Housing Overlay project. Preserves existing structure formerly used by Lesley University and includes addition.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	35,263	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	14,465
		<i>Housing Units</i>	29	<i>Floor-Area Ratio</i>	2.44
		<i>Affordable Units</i>	29	<i>Special Permit</i>	
				<i>Building Permit</i>	1139878
<i>Total GFA</i>	35,263				
<i>Developer</i>	Homeowners Rehab				
<i>Neighborhood</i>	8 - Baldwin				
<i>Zoning</i>	C2-A				
<i>Project Type</i>	Alteration/Enlargement				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>	Lesley University Admissions Office				
<i>Notes:</i>					
<i>Parking Notes:</i>					

Zoning Permit Granted or As of Right



Project Name	87-101 Blanchard Road	Address	87-101 Blanchard Road	New Affordable Housing Overlay project. 110 1-bedroom units with 8,000 SF of commercial space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	103,726	<i>Parking Spaces</i>	30	<i>Lot Area (sq. ft.)</i>	133,844
		<i>Housing Units</i>	110	<i>Floor-Area Ratio</i>	1.36
		<i>Affordable Units</i>	110	<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	103,726				
<i>Developer</i>	Bnai Brith Housing				
<i>Neighborhood</i>	12 - Cambridge Highlands				
<i>Zoning</i>	BA/C-1				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>					
<i>Notes:</i>	First of two required Planning Board Design Advisory meetings held 1/30/2024. Second meeting held 6/4/2024.				
<i>Parking Notes:</i>					



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

Zoning Permit Granted or As of Right

<i>Project Name</i>	Cambridge Crossing (North Point) - Remaining Master Plan	<i>Address</i>	Remaining unspecified development for Cambridge Crossing master plan. Once specific building proposals are received, they will be subject to design review.		
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	1,242,255	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	1,690,876
<i>Retail</i>	25,000	<i>Housing Units</i>	1000	<i>Floor-Area Ratio</i>	2.52
<i>Mixed Use</i>	688,340			<i>Special Permit</i>	PB179
				<i>Building Permit</i>	
<i>Total GFA</i>	1,955,595				
<i>Developer</i>	DivcoWest				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	NP/PUD-6/PUD-4A				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>					
<i>Notes:</i>	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.				
<i>Parking Notes:</i>					



Zoning Permit Granted or As of Right

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


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



Zoning Permit Granted or As of Right

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



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

Zoning Permit Granted or As of Right



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



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

Zoning Permit Granted or As of Right



<i>Project Name</i>	MIT Volpe Development - Development Remaining	<i>Address</i>	Remaining as yet unspecified development for US DOT Volpe Transportation Research Center redevelopment. Once specific building proposals are received, they will be subject to design review.		
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Office/R&D</i>	914,711	<i>Parking Spaces</i>	1084	<i>Lot Area (sq. ft.)</i>	455,750
<i>Residential</i>	1,128,000	<i>Housing Units</i>	1400	<i>Floor-Area Ratio</i>	6.19
<i>Retail</i>	83,818			<i>Special Permit</i>	PB368
<i>Other</i>	25,000			<i>Building Permit</i>	
<i>Total GFA</i>	2,151,529				
<i>Developer</i>	MITIMCO				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	PUD-7				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>					
<i>Notes:</i>	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.				
<i>Parking Notes:</i>	Parking will not replace existing Volpe parking.				



Zoning Permit Granted or As of Right

Project Name	MXD Infill - 250 Binney Street	Address	250 Binney Street	New office/R&D building replaces existing Biogen office building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	450,576	Parking Spaces		Lot Area (sq. ft.)	60,624
				Floor-Area Ratio	7.78
				Special Permit	PB315 MA2
				Building Permit	
Total GFA	450,576				
Developer	Boston Properties				
Neighborhood	1 - East Cambridge				
Zoning	MXD				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use	Biogen				
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.				



Project Name	2161 Massachusetts Avenue	Address	2161 Massachusetts Avenue	Relocation, partial demolition, and redevelopment of existing structure for residential and office use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Residential	7,272	Parking Spaces	7	Lot Area (sq. ft.)	7,513
Office/R&D	2,514	Housing Units	8	Floor-Area Ratio	1.3
				Special Permit	PB397
				Building Permit	273468
Total GFA	9,786				
Developer	ND Development				
Neighborhood	11 - North Cambridge				
Zoning	BA-2				
Project Type	Addition/Change of Use				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Received Historic Commission review.				
Parking Notes:					



Zoning Permit Granted or As of Right

Project Name	2400 Massachusetts Avenue	Address	2400 Massachusetts Avenue	Residential and retail building to replace existing two-story commercial building fronting on Mass Ave and rear parking lot.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	87,706	<i>Parking Spaces</i>	67	<i>Lot Area (sq. ft.)</i>	27,786
<i>Retail</i>	7,161	<i>Housing Units</i>	56	<i>Floor-Area Ratio</i>	3.41
				<i>Special Permit</i>	PB403
				<i>Building Permit</i>	
Total GFA	94,867				
Developer	North Cambridge Partners LLC				
Neighborhood	11 - North Cambridge				
Zoning	BA-5				
Project Type	New Construction				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:					
Parking Notes:	67 off-street parking spaces for residents only. No retail parking.				



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

Zoning Permit Granted or As of Right

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

Project Name	Rindge Commons Phase 2	Address	430 Rindge Avenue	One of two new residential buildings to be constructed on the site of existing Rindge Tower Apartments parking lot.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	90,075	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	155,591
		<i>Housing Units</i>	77	<i>Floor-Area Ratio</i>	2.73
		<i>Affordable Units</i>	77	<i>Special Permit</i>	
				<i>Building Permit</i>	
Total GFA	90,075				
<i>Developer</i>	Just-A-Start				
<i>Neighborhood</i>	11 - North Cambridge				
<i>Zoning</i>	C-2				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Comprehensive Permit				
<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

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


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

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

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



Zoning Permit Granted or As of Right

Project Name	The Garage/36 JFK Street/33 Dunster Street	Address	83-91 Mount Auburn Street		Renovation of The Garage with office and retail space.
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Office/R&D</i>	87,494	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	17,608
				<i>Floor-Area Ratio</i>	4.97
				<i>Special Permit</i>	PB386
				<i>Building Permit</i>	225078
<i>Total GFA</i>	87,494				
<i>Developer</i>	Trinity Real Estate Management				
<i>Neighborhood</i>	6 - Mid-Cambridge				
<i>Zoning</i>	BB-HSO				
<i>Project Type</i>	New Construction/Alteration				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	The Garage				
<i>Notes:</i>	Will include retail with GFA to be determined. Demolition will retain historic exterior walls.				
<i>Parking Notes:</i>					

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

Zoning Permit Granted or As of Right

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



Project Name	Walden Square Apartments II	Address	102 Sherman Street	100% Affordable Housing Overlay project expanding existing Walden Square development.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	132,226	<i>Parking Spaces</i>	200	<i>Lot Area (sq. ft.)</i>	319,049
		<i>Housing Units</i>	95	<i>Floor-Area Ratio</i>	0.99
		<i>Affordable Units</i>	95	<i>Special Permit</i>	
				<i>Building Permit</i>	
<i>Total GFA</i>	132,226				
<i>Developer</i>	Winn Companies				
<i>Neighborhood</i>	9 - Neighborhood 9				
<i>Zoning</i>	C-2/AHO				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Affordable Housing Overlay				
<i>Former Name/Use</i>					
<i>Notes:</i>	First of two required Planning Board Advisory Design Consultations held 3/12/2024. Second was held 7/2/2024.				
<i>Parking Notes:</i>	Proposal includes 198 parking spaces to be shared among new and existing units.				

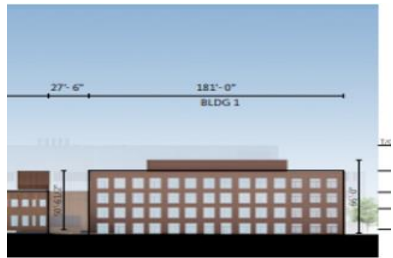

Zoning Permit Granted or As of Right

Summary - Zoning Permit Granted or As of Right



Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	25	Residential	3,391,249
Residential Units	3,350	Office/R&D	2,405,376
Parking Spaces	2,187	Mixed Use	688,340
Hotel Rooms	199	Lab/R&D	423,072
		Retail	208,693
		Other	25,000
		Hotel	23,205
		Total	7,164,935



Building Permit Granted

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


Project Name	Alewife Park - Building 1	Address	1 Alewife Park	Rehab of existing building for lab/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Lab/R&D</i>	90,000	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	45,125
				<i>Floor-Area Ratio</i>	0.94
				<i>Special Permit</i>	PB387
				<i>Building Permit</i>	182959
Total GFA	90,000				
Developer	IQHQ				
Neighborhood	11 - North Cambridge				
Zoning	SD-3				
Project Type	Addition/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.				



Building Permit Granted

Project Name	Alewife Park - Building 2	Address	4 Alewife Park	Rehab of existing building for office/R&D.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	98,500	Parking Spaces	0	Lot Area (sq. ft.)	853,776
				Floor-Area Ratio	0.94
				Special Permit	PB387
				Building Permit	199995
Total GFA	98,500				
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.				



Project Name	Alewife Park - Building 3	Address	5 Alewife Park	New construction and alteration of existing building for office/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	147,400	Parking Spaces	0	Lot Area (sq. ft.)	853,776
				Floor-Area Ratio	0.94
				Special Permit	PB387
				Building Permit	192693
Total GFA	147,400				
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:	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

Project Name	Alewife Park - Building 4	Address	2 Alewife Park	Rehab of existing building for office/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
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.				



Project Name	Alewife Park - Building 5	Address	3 Alewife Park	New construction and alteration of existing building for office/R&D and retail use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
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

Project Name	Alewife Park - Parking Garage	Address	6 Alewife Park		New parking garage for Alewife Park development.	
Gross Floor Area by Use (sq. ft.)			Other Details			
<i>Parking Garage</i>	0	<i>Parking Spaces</i>	609	<i>Lot Area (sq. ft.)</i>	853,776	
				<i>Floor-Area Ratio</i>	0.94	
				<i>Special Permit</i>	PB387	
				<i>Building Permit</i>	192779	
<i>Total GFA</i>	TBD					
<i>Developer</i>	IQHQ					
<i>Neighborhood</i>	11 - North Cambridge					
<i>Zoning</i>	SD-3					
<i>Project Type</i>	New Construction/Alteration					
<i>Permit Type</i>	Planning Board Special Permit					
<i>Former Name/Use</i>	GCP/W. R. Grace Site					
<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.					



Project Name	Alexandria PUD - 161 First Street	Address	161 First Street		Office/R&D redevelopment.	
Gross Floor Area by Use (sq. ft.)			Other Details			
<i>Office/R&D</i>	30,087	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	40,000	
				<i>Floor-Area Ratio</i>	3.75	
				<i>Special Permit</i>	PB243	
				<i>Building Permit</i>	54231	
<i>Total GFA</i>	30,087					
<i>Developer</i>	Alexandria Real Estate					
<i>Neighborhood</i>	1 - East Cambridge					
<i>Zoning</i>	IA-1/PUD-3A					
<i>Project Type</i>	Alteration					
<i>Permit Type</i>	Planning Board Special Permit					
<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

Project Name	Alexandria PUD - 90 Binney Street	Address	90 Binney Street	New office/R&D and retail building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	10,000	Parking Spaces	15	Lot Area (sq. ft.)	9,625
Retail	6,189			Floor-Area Ratio	1.68
				Special Permit	PB243
				Building Permit	182441
Total GFA	16,189				
Developer	Alexandria Real Estate				
Neighborhood	1 - East Cambridge				
Zoning	IA-1/PUD-3A				
Project Type	Addition/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use					
Notes:	Also known as 219 Second St, 41 Linskey Way				
Parking Notes:	Parking provided at 50/60 Binney Street Garage.				


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



Building Permit Granted

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



Project Name	Cambridge Fire Department Headquarters	Address	491 Broadway	Renovation of Cambridge Fire Department Headquarters	
Gross Floor Area by Use (sq. ft.)		Other Details			
Fire Department	33,325	Parking Spaces	18	Lot Area (sq. ft.)	21,172
				Floor-Area Ratio	1.57
				Special Permit	
				Building Permit	263369
Total GFA	33,325				
Developer	City of Cambridge				
Neighborhood	6 - Mid-Cambridge				
Zoning	C-3				
Project Type	Addition/Alteration				
Permit Type	As of Right				
Former Name/Use					
Notes:					
Parking Notes:					



Building Permit Granted

Project Name	Cambridge Research Park - 320-330 Third Street	Address	320-330 Third Street	New office/R&D building with community center.	
Gross Floor Area by Use (sq. ft.)		Other Details			
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.				



Project Name	851 Cambridge Street	Address	851 Cambridge Street	New residential and retail building replaces mixed use building destroyed by fire.	
Gross Floor Area by Use (sq. ft.)		Other Details			
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



Project Name	125 Cambridgepark Drive	Address	125 Cambridgepark Drive	Infill addition to existing building for lab/R&D use.	
Gross Floor Area by Use (sq. ft.)		Other Details			
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:					

Project Name	150 Cambridgepark Drive	Address	150 Cambridgepark Drive	HVAC/elec/elevator/infill work to convert office building to lab space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
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



Project Name	Cambridgeside Redevelopment - 20 Cambridgeside Place	Address	20 Cambridgeside Place	Lab, office, and retail in redeveloped Cambridgeside mall.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Lab/R&D</i>	295,000	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	38,788
<i>Office/R&D</i>	48,000			<i>Floor-Area Ratio</i>	4.66
<i>Retail</i>	17,000			<i>Special Permit</i>	PB364
				<i>Building Permit</i>	130531
<i>Total GFA</i>	360,000				
<i>Developer</i>	New England Development				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	BA/PUD-8				
<i>Project Type</i>	New Construction/Alteration				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	Macy's Department Store				
<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>	Cambridgeside Redevelopment - Core Mall Office Space Conversion	<i>Address</i>	100 Cambridgeside Place	Conversion of third floor of Cambridgeside mall from retail to office and lab space.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Lab/R&D</i>	84,000	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	267,821
<i>Office/R&D</i>	56,000			<i>Floor-Area Ratio</i>	3.2
				<i>Special Permit</i>	PB364
<i>Total GFA</i>	140,000			<i>Building Permit</i>	216130
<i>Developer</i>	New England Development				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	BA/PUD-4				
<i>Project Type</i>	Alteration/Change of Use				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	Cambridgeside mall				
<i>Notes:</i>					
<i>Parking Notes:</i>					

Building Permit Granted

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



Project Name	2 Garden Street	Address	2 Garden Street	13 room boarding house. Expansion of pre-existing building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	7,721	<i>Parking Spaces</i>	1	<i>Lot Area (sq. ft.)</i>	5,261
		<i>Housing Units</i>	13	<i>Floor-Area Ratio</i>	1.69
				<i>Special Permit</i>	
				<i>Building Permit</i>	239759
<i>Total GFA</i>	7,721				
<i>Developer</i>	Garden Lodge LLC				
<i>Neighborhood</i>	10 - West Cambridge				
<i>Zoning</i>	C-2				
<i>Project Type</i>	Addition/Change of Use				
<i>Permit Type</i>	Board of Zoning Appeals				
<i>Former Name/Use</i>					
<i>Notes:</i>					
<i>Parking Notes:</i>					



Building Permit Granted

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



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

Building Permit Granted



Project Name	Jefferson Park Federal Revitalization	Address	1 Jackson Place			100% Affordable Housing Overlay project replacing existing Jefferson Park federal CHA development.
Gross Floor Area by Use (sq. ft.)		Other Details				
<i>Residential</i>	379,925	<i>Parking Spaces</i>	138	<i>Lot Area (sq. ft.)</i>	328,125	
		<i>Housing Units</i>	278	<i>Floor-Area Ratio</i>	1.16	
		<i>Affordable Units</i>	278	<i>Special Permit</i>		
<i>Total GFA</i>	379,925			<i>Building Permit</i>	195497, 195498, 195499, 195500, 195502, 195503, 195504	
<i>Developer</i>	Cambridge Housing Authority					
<i>Neighborhood</i>	11 - North Cambridge					
<i>Zoning</i>	C-1A/C-2/AHO					
<i>Project Type</i>	New Construction					
<i>Permit Type</i>	Affordable Housing Overlay					
<i>Former Name/Use</i>	Jefferson Park federal housing					
<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.					

Project Name	MIT Graduate Student Dormitory	Address	269-299 Vassar Street			Graduate student apartment building replacing MIT Police Station and surface parking lot.
Gross Floor Area by Use (sq. ft.)		Other Details				
<i>Institutional</i>	328,050	<i>Parking Spaces</i>	0	<i>Lot Area (sq. ft.)</i>	765,106	
		<i>Housing Units</i>	351	<i>Floor-Area Ratio</i>	1.87	
		<i>Dorm Rooms</i>	351	<i>Special Permit</i>	PB371	
<i>Total GFA</i>	328,050			<i>Building Permit</i>	151307, 145074	
<i>Developer</i>	MIT					
<i>Neighborhood</i>	2 - MIT / Area 2					
<i>Zoning</i>	SD-6, SD-11, IU Overlay					
<i>Project Type</i>	New Construction					
<i>Permit Type</i>	Planning Board Special Permit					
<i>Former Name/Use</i>	MIT Police station					
<i>Notes:</i>	FAR includes all buildings on larger contiguous MIT-owned parcel. Temporary C of O issued 6/29/2024					
<i>Parking Notes:</i>	Parking included in existing MIT pool.					



Building Permit Granted

Project Name	MIT Kendall Square - Building 2	Address	200 Main Street		New office/R&D and retail building.	
Gross Floor Area by Use (sq. ft.)			Other Details			
<i>Office/R&D</i>	312,355	<i>Parking Spaces</i>	278	<i>Lot Area (sq. ft.)</i>	69,711	
<i>Retail</i>	10,925			<i>Floor-Area Ratio</i>	4.48	
				<i>Special Permit</i>	PB303	
				<i>Building Permit</i>	209931	
<i>Total GFA</i>	323,280					
<i>Developer</i>	MIT					
<i>Neighborhood</i>	2 - MIT / Area 2					
<i>Zoning</i>	C-3B MXD/PUD 5					
<i>Project Type</i>	New Construction					
<i>Permit Type</i>	Planning Board Special Permit					
<i>Former Name/Use</i>	Eastgate Graduate Dormitory					
<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>	MXD Infill - 119-123 Broadway	<i>Address</i>	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.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	420,000	<i>Parking Spaces</i>		<i>Lot Area (sq. ft.)</i>	105,000
<i>Retail</i>	700	<i>Housing Units</i>	439	<i>Floor-Area Ratio</i>	7.78
				<i>Special Permit</i>	PB315 MA2
				<i>Building Permit</i>	222469
<i>Total GFA</i>	420,700				
<i>Developer</i>	Boston Properties				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	MXD				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	Cambridge Center North Garage				
<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>	MXD Infill - 290 Binney Street	<i>Address</i>	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.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Office/R&D</i>	500,000	<i>Parking Spaces</i>	1584	<i>Lot Area (sq. ft.)</i>	105,000
<i>Retail</i>	3,904			<i>Floor-Area Ratio</i>	7.78
				<i>Special Permit</i>	PB315 MA2
				<i>Building Permit</i>	222345
<i>Total GFA</i>	503,904				
<i>Developer</i>	Boston Properties				
<i>Neighborhood</i>	1 - East Cambridge				
<i>Zoning</i>	MXD				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	Cambridge Center North Garage				
<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

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



Project Name	New MIT Music Building	Address	201 Amherst Street	New institutional building.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Institutional</i>	34,000	<i>Parking Spaces</i>	155	<i>Lot Area (sq. ft.)</i>	2,790,855
				<i>Floor-Area Ratio</i>	0.81
				<i>Special Permit</i>	
				<i>Building Permit</i>	147283
<i>Total GFA</i>	34,000				
<i>Developer</i>	MIT				
<i>Neighborhood</i>	2 - MIT / Area 2				
<i>Zoning</i>	C-3				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	As of Right				
<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

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



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



Building Permit Granted

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



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



Building Permit Granted

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

Project Name	Sullivan Courthouse Redevelopment	Address	40 Thorndike Street	Redevelopment of former Middlesex County Courthouse and addition of street-level residential units.	
Gross Floor Area by Use (sq. ft.)		Other Details			
Office/R&D	434,593	Parking Spaces	355	Lot Area (sq. ft.)	59,788
Residential	47,465	Housing Units	48	Floor-Area Ratio	7.97
Retail	15,000	Affordable Units	48	Special Permit	PB288
				Building Permit	97328
Total GFA	497,058				
Developer	Leggat McCall				
Neighborhood	1 - East Cambridge				
Zoning	BB				
Project Type	Addition/Alteration				
Permit Type	Planning Board Special Permit				
Former Name/Use	Middlesex Count Courthouse				
Notes:					
Parking Notes:	Parking includes 85 spaces on-site and 270 spaces leased at First St Garage.				

Building Permit Granted

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



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



Building Permit Granted

Summary - Building Permit Granted

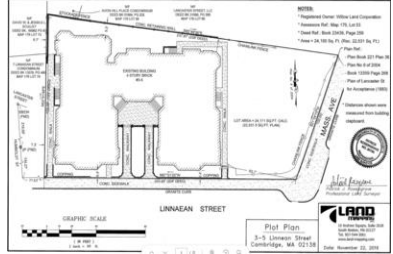

Item	Count	Use	Gross Floor Area (sq. ft.)
Projects	37	Office/R&D	2,753,042
Residential Units	1,397	Residential	1,151,087
Parking Spaces	5,449	Lab/R&D	913,280
Hotel Rooms	36	Institutional	557,050
Dorm Rooms	351	Retail	390,481
		Educational	302,954
		Fire Department	33,325
		Community Center	33,211
		Hotel	24,758
		Total	6,159,188



Complete

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



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



Complete

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



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

Complete

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

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

Complete

Project Name	53-55 Wheeler Street	Address	53-55 Wheeler Street	New residential building replacing Abt Associates offices.	
Gross Floor Area by Use (sq. ft.)		Other Details			
<i>Residential</i>	563,609	<i>Parking Spaces</i>	448	<i>Lot Area (sq. ft.)</i>	249,518
		<i>Housing Units</i>	525	<i>Floor-Area Ratio</i>	2.26
		<i>Affordable Units</i>	99	<i>Special Permit</i>	PB330
				<i>Building Permit</i>	61424, 61926
<i>Total GFA</i>	563,609				
<i>Developer</i>	55-9 Wheels Owner LLC				
<i>Neighborhood</i>	12 - Cambridge Highlands				
<i>Zoning</i>	O1/AOD4				
<i>Project Type</i>	New Construction				
<i>Permit Type</i>	Planning Board Special Permit				
<i>Former Name/Use</i>	Abt Associates				
<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	Count	Use	Gross Floor Area (sq. ft.)
Projects	7	Residential	642,278
Residential Units	554	Institutional	359,810
Parking Spaces	580	Lab/R&D	123,483
		Educational	28,794
		Office/R&D	12,192
		Total	1,166,557

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.	Building Permit Granted	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. Once specific building proposals are received, they will be subject to design review.	Zoning Permit Granted or As of Right	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. Once specific building proposals are received, they will be subject to design review.	Zoning Permit Granted or As of Right	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