

# MXD DEVELOPMENT STATUS

**Binney/Broadway/Galileo Streetscape Project**  
100% Streetscape Designs

**145 Broadway**  
Substantially Complete

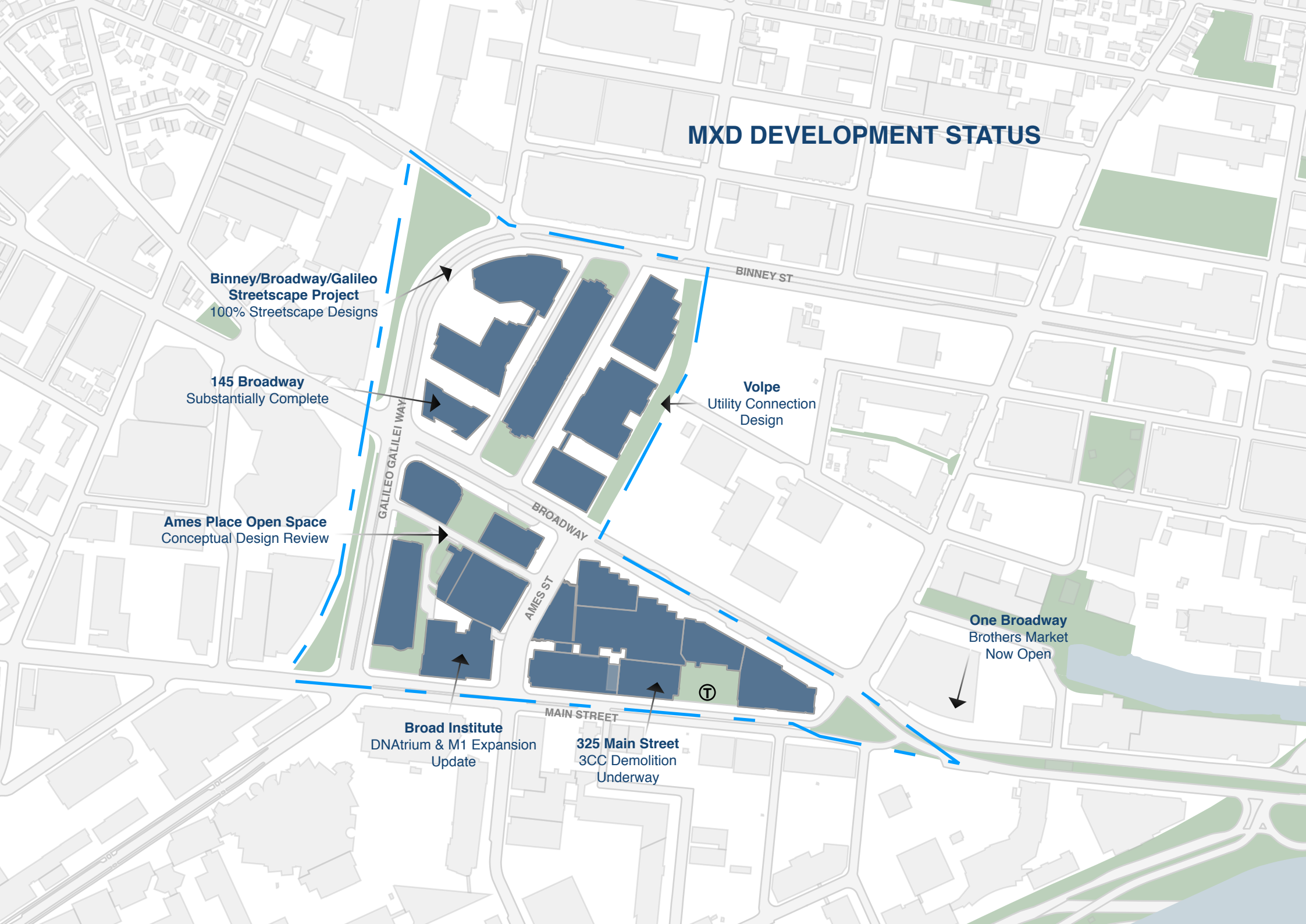
**Ames Place Open Space**  
Conceptual Design Review

**Volpe**  
Utility Connection Design

**One Broadway**  
Brothers Market  
Now Open

**Broad Institute**  
DNatrium & M1 Expansion  
Update

**325 Main Street**  
3CC Demolition  
Underway



**Kendall Square Urban Renewal Area**

**Aggregate GFA of Development - Sum of GFA of all buildings which are, are being, or may be constructed. As per Article 2.0 in the Zoning Ordinance, parking garages and accessory parking facilities shall not be included in the calculation of GFA.**  
 Per the MXD Zoning 14.32.3 (2) and the Kendall Square Urban Renewal Plan, the CRA shall provide an Aggregate GFA record to ISD and CDD with a building permit or certificate of occupancy utilizing infill GFA.

GFA Cap in MXD            3,673,000  
 GFA Infill Increase In Cap (Residential Only)    400,000  
 BZA Variance for 415 Main Street            29,100  
**Total Allowable GFA            4,302,100**

**MXD DISTRICT**

Parcel Data				Development Program													
Parcel Number	Project Name	Owner	Aggregate Total (sf)	Completed GFA (sf)						Under Development (sf)							
				TOTAL	Office	Residential	Hotel	Retail/Recreational Use	Pool	TOTAL	Infill Residential	Infill Office	Infill Retail				
2	105 Broadway / 10 CC	BP	145,603	145,603	145,603												
2	145 Broadway / 11 CC	BP	441,614	441,614	432,877			8,737									
2	115 Broadway / 12 CC	Biogen	233,945	233,945	96,537					137,408							
2	250 Binney / 14 CC	BP	62,576	62,576	62,576												
2	125 Broadway / 15 CC	Biogen	218,288	218,288							218,288						
2	300 Binney / 17 CC	BP	188,079	188,079							188,079						
2	Res Building North	BP	66,667	-								66,667	66,667				
2	135 Broadway	BP	333,333	-								333,333	333,333				
<b>Sub-total Parcel 2</b>			<b>1,690,105</b>	<b>1,290,105</b>	<b>737,593</b>	<b>-</b>	<b>-</b>	<b>8,737</b>	<b>543,775</b>	<b>400,000</b>	<b>400,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
3	Residence Inn / 6 CC (enia Developmen		187,474	187,474			185,356			2,118							
3	415 Main / 7 CC	BP / MIT	194,096	194,096	181,641					12,455							
3	150 Broadway / 8 CC	BP	176,562	176,562	176,562												
3	Whitehead / 9 CC	Whitehead	257,519	197,519	130,310						67,209	60,000		60,000			
3	75 Ames St (1)	Broad	263,800	249,800	246,000				3,800			14,000		14,000			
<b>Sub-total Parcel 3</b>			<b>1,079,451</b>	<b>1,005,451</b>	<b>734,513</b>	<b>-</b>	<b>185,356</b>	<b>-</b>	<b>18,373</b>	<b>67,209</b>	<b>74,000</b>	<b>-</b>	<b>74,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
4	255 Main / 1 CC	BP	110,177	110,177	115,342					100,035	(105,200)			(105,200)			
4	Marriott / 2 CC	BP	330,058	330,058			250,000		40,245	39,813							
4	325 Main / 3 CC	BP	385,423	105,057	61,330				42,300	1,427	280,366			280,366			
4	90 Broadway / 4 CC	BP	221,237	221,237	192,358				4,486	24,393							
4	355 Main / 5 CC	BP	260,243	272,387	231,919				14,507	25,961	(12,144)			(12,144)			
4	88 Ames	BP	212,477	212,477	10,492	197,107			4,878								
<b>Sub-total Parcel 4</b>			<b>1,519,615</b>	<b>1,356,593</b>	<b>611,441</b>	<b>197,107</b>	<b>250,000</b>	<b>-</b>	<b>106,416</b>	<b>191,629</b>	<b>163,022</b>	<b>-</b>	<b>163,022</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTALS</b>			<b>4,289,171</b>	<b>3,652,149</b>	<b>2,083,547</b>	<b>197,107</b>	<b>435,356</b>	<b>-</b>	<b>133,526</b>	<b>802,613</b>	<b>637,022</b>	<b>400,000</b>	<b>237,022</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

(1) Official documentation for 75 Ames pending

Total GFA Built To Date	3,652,149
GFA Non-Multi-Family	600,000
GFA Multi-Family	400,000
Total Allowable SF	4,302,100
Aggregate Total	4,289,171
<b>Projected GFA Under Cap</b>	<b>12,929</b>

**Ames Street District**

Parcel Data				Development Program													
Parcel Number	Project Name	Owner	Aggregate Total (sf)	Completed GFA (sf)						Under Development (sf)							
				TOTAL	Office	Residential	Hotel	Retail	Pool	TOTAL	Infill Residential	Infill Office	Infill Retail				
3	75 Ames St	Broad	263,800	249,800	246,000				3,800			14,000		14,000			
4	255 Main / 1 CC	BP	110,177	110,177	115,342					100,035	(105,200)			(105,200)			
4	Marriott / 2 CC	BP	330,058	330,058			250,000		40,245	39,813							
4	325 Main / 3 CC	BP	385,423	105,057	61,330				42,300	1,427	280,366			280,366			
4	90 Broadway / 4 CC	BP	221,237	221,237	192,358				4,486	24,393							
4	355 / 5 CC	BP	260,243	272,387	231,919				14,507	25,961	(12,144)			(12,144)			
4	88 Ames	BP	212,477	212,477	10,492	197,107			4,878								
<b>Sub-total Parcel 4</b>			<b>1,783,415</b>	<b>1,606,393</b>	<b>857,441</b>	<b>197,107</b>	<b>250,000</b>	<b>-</b>	<b>110,216</b>	<b>191,629</b>	<b>177,022</b>	<b>-</b>	<b>177,022</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Total GFA Built To Date	1,606,393
Projected Build Out Non-Multi-Family	177,022
Projected Build Out Multi-Family	-
<b>Aggregate Total</b>	<b>1,783,415</b>