

Cambridge Planned/Proposed Development

Cambridge Residents Alliance July 2012, revised 3/25/2013

"Proposed/In Development" uses proposed, but not yet enacted upzoning petitions and proposed upzoning not yet filed in upzoning petitions, proposed development not exceeding current zoning, and major developments permitted or under construction; i.e., the maximum amount being pushed by the development community and the City.

	Commercial Sq Ft	Residential Units	Residential Sq Ft	Combined Residential & Commercial Sq Ft
Existing Citywide	34,838,609	49,530	44,577,000	79,415,609
Proposed/In Development				
North Point/East Cambridge	2,185,000	2,521	2,707,000	4,892,000
Central Square	0	2,333	2,100,000	2,100,000
Novartis	500,000	0	0	500,000
Forest City Asia Block	247,000	0	0	247,000
Kendall Square	7,000,000	1,667	1,500,000	8,500,000
Alewife	<u>1,474,600</u>	<u>1,061</u>	<u>955,319</u>	<u>2,429,919</u>
Total Proposed/In Development	11,406,600	7,582	7,262,319	18,668,919
% Increase Proposed/In Development Over 2010 Existing Development	32.7%	15.3%	16.3%	23.5%

Notes:

Number of Existing Housing Units from "Cambridge Housing Profile August 2010"

Existing commercial sq ft from "Cambridge Statistical Profile 2011"

We do not have information on average residential square feet/unit for most of the above areas.

We are estimating 900 sf/unit--for example, approximately the estimated MITIMCO average Alewife information is from Nov-2005 Concord-Alewife Plan. Whatever has been built since then, should be subtracted from the above proposed/in development. I believe that 400 units (360,000 sq ft) of housing has been developed in Alewife since the 2005 Plan, so this development has been subtracted from the proposed development stated in the plan.

The proposed/in-development above for Kendall, is from combined "Transportation Recommendations Kendall Square-January 2012." Alexandria's 1,590,000 sf commercial and 220,000 sq ft residential (244 units), for a total of 1,810,000 sq ft is part (25%) of the Kendall sq ft.

The MITIMCO petition zoning increase plus already allowed = 800,000 sf academic, 980,000 sf commercial and a minimum (far more allowed) of 240,000 sf residential, for a total of 2,020,000. Combined, Alexandria and MITIMCO = 3,830,000 sf, 45% of the 8,500,000 sf projected for greater Kendall.

According to CDD there was 14,810,811 sq ft of commercial and residential development in Kendall Square, a 37% (4,000,000 sq ft) increase over the amount in 2000, a decade earlier. Proposed upzoning would allow 8,500,000 sq ft more.

The 44,000 households comes from the 6/25/12 CambridgeDay.com "About Cambridge".

Northpoint: numerous articles quote developer stating between 2,800 and 2,900 housing units, of which 329 previously completed: 2,850-329=2521. Wicked Local "NorthPoint Readies Next phase in East Cambridge" states full build out at 5,245,854 sf, of which 2,185,062 is commercial (including 200,000 sf retail), and 3,060,792 is residential. Residential sf/2,850=1,074 sf/unit. 329x1,074=353,346 sf. 3,060,792-353,346=2,707,446 sf yet to build.