



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 88 Ames Street

Zoning District: Mixed Use Development (MXD) District: Cambridge Center

Applicant Name: BP Cambridge Center Residential, LLC, an affiliate of Boston Properties

Applicant Address: 800 Boylston Street, Suite 1900, Boston, MA

Contact Information: (617) 492-4100 jrafferty@adamsrafferty.com (617) 492-3131
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

10.40 Special Permit

List all submitted materials (include document titles and volume numbers where applicable) below.

Floor Plans, Elevations, Supporting Statement, Narrative, Dimensional Form, Ownership Certificate

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

Background

This is an application for a Special Permit pursuant to Section 10.40 of the Zoning Ordinance seeking to modify the Project Review Special Permit approved in Planning Board Case No. 294 in March 2015 to include a bank, trust company or other financial institution use within the 20,000 square feet of Gross Floor Area authorized for retail use.

Project Narrative

In the Application Documents submitted by the Permittee in Planning Board Case No. 294, portions of the ground floor and second floor of the building were identified as intended for retail use.

The permittee is submitting with this application revised floor plans for the ground and second floor which contain modifications that are the result of the continuing design review by the Community Development Department (CDD) pursuant to condition 2 of the Special Permit decision. In addition, the modified plans also include an alternative plan for the ground floor and second floor of the building that, in addition to retail use, would also permit a bank, trust company or other financial institution use as listed in Section 14.21.2 (2) of the zoning ordinance.

The requested modifications would enable the permittee to enter into a lease with Bank of America. The building at 226 Main Street where the Bank of America has been located in Kendall Square for more than 90 years is being redeveloped. Bank of America wishes to continue to serve its customers in the Kendall Square area and would occupy the space identified in the floor plan.

The ground floor space is limited to 21 feet of frontage and will contain the 24-hour ATMs and a stairway/elevator to the second floor. The second floor will contain the main functions of the Bank of America Financial Center as well as a Merrill Lynch Wealth Management office. This new location at 88 Ames Street will provide Bank of America with the means to serve its existing clients while expanding service offerings for small businesses, home loans and wealth management. The goal is to better serve the evolving needs of the Kendall Square and surrounding area's customer base.

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 88 Ames would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

Section 14.21.2 of the Ordinance authorizes a bank, trust company or other financial institution as a permitted use in the MXD District.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

Including a bank, trust company or other financial institution as an allowed use on portions of the ground and first floor of the building will not alter the traffic pattern associated with the building.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The adjacent uses will not be adversely affected by a bank, trust company or other financial institution at this location. The bank is relocating from a location on Main Street and will generate pedestrian activity on the ground floor that will benefit adjacent uses.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The use will conform to all applicable health and safety codes and requirements and will not cause any nuisance or hazard as proposed.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The bank, trust company or other financial institution is an allowed use in the MXD District and will not result in any Alteration to the design of the ground floor of the building approved in Planning Board Case No. 294.

F) The new use or building construct is inconsistent with the Urban Design Objectives set forth in Section 19.30.

Having ATMs on the ground floor and limiting the storefront width to 25 feet is consistent with the active uses sought for the ground floor of the building.

Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	16,542	N/A	16,542	No Change
Total GFA (sq ft)	216,000	216,000	216,000	216,000
Residential Base	None	per MXD ¹	200,000	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	N/A	per MXD ¹	16,000	
Inclusionary Bonus	N/A	per zoning	TBD	
Total FAR	N/A	per MXD ¹	13.06	Consistent with Application Documents and applicable zoning requirements
Residential Base	N/A	per MXD ¹	12.09	
Non-Residential Base	N/A	per MXD ¹	0.97	
Inclusionary Bonus	N/A	per zoning ²	TBD ²	
Total Dwelling Units	None	N/A	280	280
Base Units	N/A	per zoning ²	TBD ²	Consistent with Application Documents and applicable zoning requirements
Inclusionary Bonus Units	N/A	per zoning ²	TBD ²	
Base Lot Area / Unit (sq ft)	N/A	per zoning ²	TBD ²	
Total Lot Area / Unit (sq ft)	N/A	N/A	59	
Lot Width (ft)	206'-4"	N/A	206'-4"	No Change
Height (ft)	250	250	250	Consistent with Application Documents and applicable zoning requirements
Front Setback (ft)	N/A	None	None	
Side Setbacks (ft)	N/A	None	None	
Rear Setback (ft)	N/A	None	None	
Open Space (% of Lot Area)	N/A	N/A	N/A	Consistent with Application Documents and applicable zoning requirements
Private Open Space	N/A	N/A	N/A	
Permeable Open Space	N/A	N/A	N/A	
Off-Street Parking Spaces	N/A	140	140 ³	140
Long-Term Bicycle Parking	N/A	294	294	Consistent with Application Documents and other applicable requirements
Short-Term Bicycle Parking	N/A	38	38	
Loading Bays	N/A	N/A	4	

¹ Development standards in the MXD district based on aggregate Gross Floor Area.

² Total of 280 units approved. Project shall be subject to Inclusionary Housing requirements applied before issuance of a building permit.

³ Parking spaces to be provided in an existing pooled parking facility.

OWNERSHIP CERTIFICATE

Project Address: 88 Ames Street

Application Date: 11/18/2014

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: BP Cambridge Center Residential LLC
at the following address: 800 Boylston Street, Suite 1900, Boston MA, 02199
to apply for a special permit for: Ames Street Residences
on premises located at: 88 Ames Street
for which the record title stands in the name of: See explanation of current ownership of parcels as
whose address is: addressed in the cover letter and Section 1 of the enclosed

by a deed duly recorded in the:

Registry of Deeds of County:

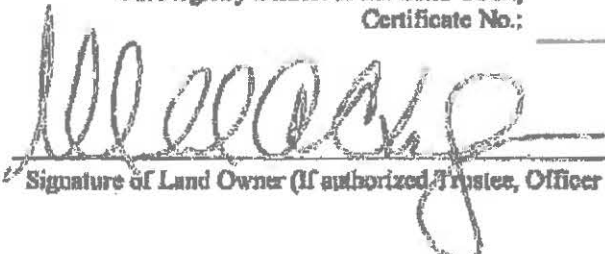
Book:

Page:

OR Registry District of the Land Court,
Certificate No.:

Book:

Page:



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Michael H. Catalano personally appeared before me,

on the month, day and year 11/17/14 and made oath that the above statement is true.

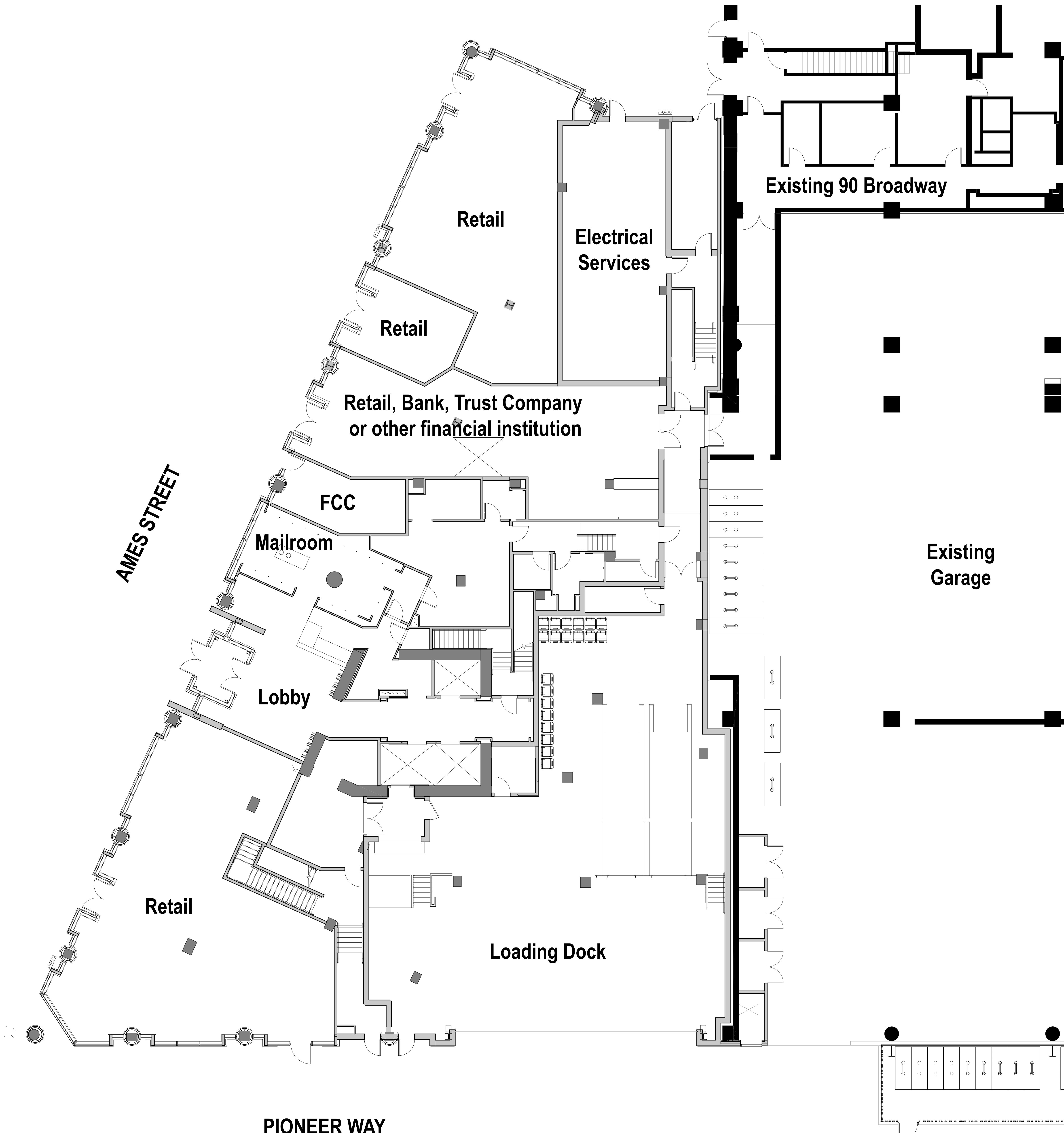
Notary:



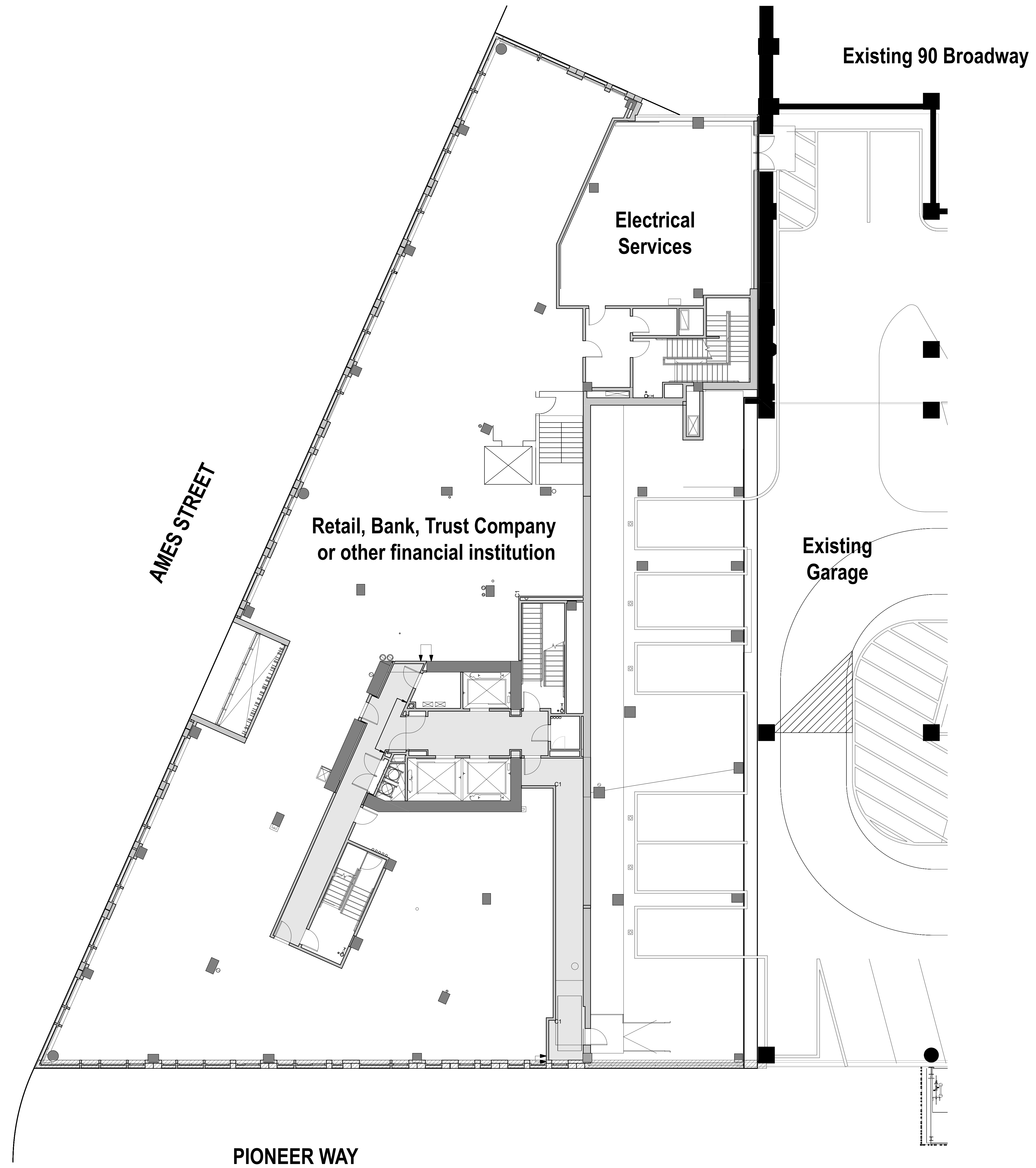
My Commission expires:

3/21/19





**88 Ames Street
Ground Floor Plan
Dec. 2017**



88 Ames Street
Second Floor Plan
Dec. 2017