



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

Case Number:	294 Amendment 2
Address:	88 Ames Street
Zoning:	Mixed Use Development (MXD) District
Applicant:	BP Cambridge Center Residential LLC, 800 Boylston Street, Suite 1900, Boston, MA 02199
Owner:	BP Cambridge Center Residential LLC 800 Boylston Street, Suite 1900, Boston, MA 02199
Application Date:	June 25, 2025
Date of Planning Board Public Hearing:	August 19, 2025
Date of Planning Board Decision:	August 19, 2025
Date of Filing Planning Board Decision:	October 7, 2025
Application:	Amendment to previously approved special permit for Modification of Bicycle Parking Requirements (6.108) to share existing 150 long-term bicycle parking spaces at 88 Ames Street with 325 Main Street, which is part of PB-315.
Decision:	GRANTED, with Conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

2025 OCT -7 PM 4:12
CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Amendment Application submitted on June 25, 2025, containing the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Project Narrative, and four exhibits including Site Plan, Existing Bike Parking at 88 Ames Street, Bike Parking Use at 88 Ames Street, and photos of existing bike parking.
2. Presentation slides shown to Planning Board on 8/19/2025.

City of Cambridge Documents

3. Memo to the Planning Board from Community Development Department (CDD) Staff, dated 8/12/2025.

APPLICATION SUMMARY

88 Ames Street was constructed as a residential building with 280 dwelling units and 20,000 square feet for retail use. The project includes a special permit for modification of bicycle parking requirements pursuant to Section 6.108 to provide long-term bicycle parking in an attached shed located more than 200 feet from the primary building entrance and to access upper-level spaces via an existing elevator slightly smaller than the minimum dimensional requirements. 295 long-term bicycle parking spaces and 42 short-term bicycle parking spaces were built as part of the project, distributed on various levels of Green Garage.

The Applicant proposes to make 150 long-term bicycle parking spaces, located on the first three levels of the five-level bicycle parking shed built to serve 88 Ames Street shared parking that would be available to users of both 88 Ames Street and 325 Main Street, which has non-residential use. This would result in a reduction in required bicycle parking for 88 Ames Street, because bicycle parking requirements are applied independently to different uses. The applicant submitted documentation, which denotes that the existing bicycle parking facilities allocated for 88 Ames Street are underutilized with no more than an average of 18% total utilization. The applicant plans to monitor bicycle parking utilization in the entire facility to ensure that the demand from residential users continues to be met over time.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Modification of Bicycle Parking Requirements (Section 6.108)

In approving modifications to the bicycle parking requirements set forth in Section 6.100 of the Zoning Ordinance, the Planning Board is guided by the zoning text set forth below.

6.108.3 Findings and Approval. Upon granting a special permit to modify any requirements of this Section 6.100, the Planning Board shall make a general determination that the proposal is consistent with the purpose of this Section 6.100 and that the Bicycle Parking Plan proposes a quantity, design and arrangement of bicycle parking that will serve bicycle users in a way that is sufficiently comparable, given the circumstances of the specific project, to the bicycle parking that would be required under the regulations of this Section 6.100. The Planning Board shall also make specific determinations applicable to the modifications being sought as set forth below:

a. Where an alternative design or layout of Bicycle Parking Spaces is proposed, the Planning Board shall determine that such design or layout shall be durable and convenient for the users whom it is intended to serve. Where new technologies are proposed, the Board may require that the Applicant demonstrate such technologies for review by City staff.

b. Where modifications to the location or quantity of bicycle parking is proposed, the Planning Board shall determine that the Bicycle Parking Plan will satisfactorily serve the needs of all expected users, based on quantitative and/or qualitative evidence provided by the Applicant. Such a modification may be appropriate for a campus master plan or other large development site within which bicycle parking is planned comprehensively across an area instead of on a specific site-by-site basis.

Utilization data in the Application Materials show that the existing bicycle parking facility has spaces far in excess of the current demand from residents at the 88 Ames Street building. It also demonstrates that bicycle parking in the upper levels are more desirable to residents than spaces at the lower levels. There is a clear demand for bicycle parking from other non-residential uses nearby. Better utilization of existing bicycle parking facilities aligns with Kendall Square area planning goals and the MXD District zoning supports modifications of bicycle parking requirements in mixed-use development that can be served by pooled facilities. Based on this evidence, the Board finds that the proposed modifications will continue to satisfactorily meet the needs of all expected users, given that there is reliable information about the demand and utilization from residential and non-residential users at this location. Moreover, a shared parking arrangement between residential buildings and non-residential buildings may support optimized utilization of existing parking facilities to match the needs of both uses. The Department of Transportation staff supports this application and believes there will be no negative consequences from the grant of this amendment.

2. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met, or ...

Upon granting of the requested special permit amendment, it appears that the requirements of the Ordinance will be met.

(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...

The proposed change will not create any new congestion, hazard, or change in neighborhood character. Patterns of access and egress are not changed from the Original Decision.

(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...

The proposed shared bicycle parking will not adversely affect the adjacent permitted uses.

(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...

The proposed shared bicycle parking will not create nuisance or hazard, and all development activity will be subject to applicable health and safety regulations.

(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...

The proposed shared bicycle parking arrangement is consistent with MXD District-specific goals to promote a shared approach for fulfilling bike parking requirements among multiple uses and buildings.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

No new use or building construction is proposed.

DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permit Amendment subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and Amendments and any successor or successors in interest.

1. 150 long-term bicycle parking spaces, located on the first three levels of the five-level bicycle parking shed built to serve 88 Ames Street, are authorized to be shared by users of both 88 Ames Street and 325 Main Street. The Permittee shall monitor bicycle parking utilization in the entire facility to ensure that the demand from residential users continues to be met over time.
2. Except as explicitly set forth above, the Conditions of Special Permit Decision PB-294, as modified by prior Amendments, shall continue to be in effect.

Voting in the affirmative to approve the Special Permit Amendment were Planning Board Members H Theodore Cohen, Mary Lydecker, Diego Macias, Ashley Tan, and Associate Members Daniel Anderson and Joy Jackson, appointed by the Acting Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,



H Theodore Cohen, Acting Chair.

A copy of this decision PB-294 Amendment 2 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and accurate copy of the above decision has been filed on October 7, 2025 with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and: _____ no appeal has been filed; or

_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk