



CITY of BOSTON

Air Pollution Control Commission

APPLICATION FOR PARKING FREE PERMIT

Questions? Call

Air Pollution Control Commission

(617) 635-3850

DATE OF APPLICATION: 1 / 18 / 2019

GENERAL APPLICATION INFORMATION

PARCEL ID#: 06 / 02642-000, -002, -003, -007

- Request a New Parking Freeze Permit
Modify an Existing Parking Freeze Permit

POINT OF CONTACT: Rebecca Mattson

PHONE NUMBER: (617) 922 - 3409

EMAIL: Rebecca.Mattson@cottonwoodmgmt.com

FACILITY INFORMATION

FACILITY NAME: EchelonSeaport

FACILITY ADDRESS: 131-149 Seaport Boulevard
Street
Boston, MA 02210 State, Zip
City

OWNER NAME: Boston Seaport M1&2 Land, LLC

OWNER ADDRESS: 101 Seaport Blvd Suite 602
Street
Boston, MA 02210 State, Zip
City

OWNER PHONE: (626) 788 - 2305

NEIGHBORHOOD

- Downtown Boston
South Boston

NEIGHBORHOOD SPECIFIC INFORMATION: (Please list the number of each type of space)

DOWNTOWN BOSTON

Commercial Spaces:
Exempt Spaces:
Residential Excluded Spaces:

SOUTH BOSTON

Commercial Spaces: Up to 326 *
Residential Included Spaces: Up to 717 *
Residential Excluded Spaces: Up to 209 *

* See Appendix A. Spaces in South Garage may be shared.

IMPORTANT APPLICATION INFO

PAYMENT

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$10 per parking space. Application and renewal fees only currently apply to locations within the South Boston Parking Freeze Zones.

WHERE TO SEND

We prefer you email your application and supporting documents to APCC@boston.gov. You can mail your application, documents, and payment to: Air Pollution Control Commission Boston City Hall 1 City Hall Square, Room 709 Boston, MA 02201

WRITTEN PROOF

Please attach written proof that the applicant is the owner of record or has written approval from the owner of record to file this application.

WHAT NOT TO SEND

You'll need to put together at most six paper copies of your application. Do not deliver them to us too far in advance in case there are any changes. About two weeks before your hearing date is fine



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FREEZE AREA INFORMATION:

DO YOU OR WILL YOU CHARGE FOR PARKING:

- Yes South Garage (See Appendix A)
No North Garage (See Appendix A)
Not Sure

CURRENT OR PROPOSED PARKING METHOD:

- Valet
Self-parking
Surface Lot
Garage

TOTAL NUMBER OF SPACES: 926 *

TOTAL FACILITY SQUARE FOOTAGE: Approx. 306,839 GSF

NUMBER OF NEW SPACES: 347 *

RATIO OF RESIDENTIAL SPACES TO RESIDENTIAL UNITS: <= 1:1

NUMBER OF EXISTING SPACES: 579 *

* See Appendix A. Number of new spaces includes Residential Exempt Spaces.

PLEASE LIST TOTAL BUILDING SQUARE FOOTAGE BY USE TYPE

(E.g. 100,000 s.f. commercial, 200,000 s.f. residential, etc.)

Approx. 887,000 SF GFA Residential, Approx. 125,000 SF GFA Commercial

Please verify all the information above. In anticipation of the application being in all respects an accurate and complete document; please mail the application fee (\$10 per parking space) to our office.

Application and renewal fees only currently apply to locations within the South Boston Parking Freeze Zones.

I hereby attest that this document contains, in all respects, true, accurate and complete information.

Signed, Katherine Lin, Date 1/18/2019, Print Name, Katherine Lin, Anthony Shing, duly authorized

IMPORTANT APPLICATION INFO

Attach a site plan of the parking facility showing:

- location of the facility;
layout of the spaces;
entry and exit points;
total square footage of the parking area;
location and amount of electric vehicle parking;
location and amount of bicycle parking.

STATEMENT OF NEED

A general description of the facility and the parking needs of the project, local entities, and patrons that the proposed facility will serve. Any written support (letters, etc.) that you wish to supply in support of this statement should be attached

HISTORIC DISTRICT WORK

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. Visit boston.gov/landmarks before starting any work.

**APPENDIX A:
STATEMENT OF NEED OF PROPOSED FACILITY**

Boston Seaport M1&2 Land, LLC, a Delaware limited liability company (“Applicant”), having a mailing address at 101 Seaport Boulevard, Suite 602, Boston, Massachusetts 02210, seeks approval from the Commission to operate a parking facility consisting of a 3-story underground parking garage with capacity for up to 600 vehicles (the “North Garage”) and a 2-story underground parking garage with capacity for up to 326 vehicles (the “South Garage” and together with the North Garage, the “Garage Facility”). The Garage Facility will be constructed in connection with the construction by Applicant of 3 new mixed-use residential towers with approximately 717 residential units and commercial and accessory use space (the “Project”) in South Boston’s Seaport District at 131-149 Seaport Boulevard, Boston, Massachusetts 02210 (the “Site”). The Site has an aggregate land area of approximately 148,222 square feet.

The Site previously consisted of a surface parking lot with 579 inventoried spaces. The Garage Facility will be located on a portion of the Site acquired by the Applicant on October 29, 2015 from MS Boston Seaport, L.L.C. pursuant to that certain Deed recorded in the Suffolk County Registry of Deed in Book 55248, Page 167.

The Garage Facility will collectively have capacity for up to 926 vehicles, which parking may be shared among different users. As currently designed, the Garage Facility will include (i) capacity in the North Garage for up to 600 vehicles (all of which are residential-exempt from the South Boston Parking Freeze), to be used by the residents of the approximately 717 residential units to be constructed as part of the Project and their respective guests and (ii) capacity in the South Garage for up to 326 vehicles, which may be shared among the following users: (a) residents of the approximately 717 residential units to be constructed as part of the Project and their respective guests, (b) by employees and lessees of commercial space within the Project, and their respective employees, patrons, customers, clients, patients or guests, and/or (c) available to the public for a fee. Accordingly, the Parking Facility would necessitate an allocation of 326 inventoried spaces (out of the existing 579 inventoried spaces currently allocated to the Site). The Garage Facility may be constructed with parking partially with stackers.

The development of the Project is not expected to result in significant unmitigated adverse impacts to area traffic operations. The Project has been designed so that surrounding sidewalks and streets will be sufficient to accommodate pedestrian and vehicular movement. As currently designed, vehicles arriving to the Project will approach the Project’s Garage Facility by traveling east or west on Congress Street or from the Massachusetts Turnpike South Boston off-ramp, and either turning or continuing north onto the one-way East Service Road, and proceeding into the Garage Facility from East Service Road via the dedicated ramp for the South Garage or the dedicated ramp for the North Garage. Vehicles exiting either ramp of the Garage Facility will turn right onto East Service Road and continue out to Seaport Boulevard. Access to the Project’s primary loading/service dock will be from Congress Street, with an additional, smaller secondary delivery bay being accessed from East Service Road.

As more specifically set forth in that certain Transportation Access Plan Agreement dated as of November 11, 2016 by and between the Applicant and the City of Boston Transportation

Department (the “TAPA”), the Project is anticipated to include traffic signal system improvements, the reconstruction of sidewalks and resurfacing of streetscape elements around the Site, and the implementation of a comprehensive traffic demand management plan, including commitments aimed at reducing automobile dependency by encouraging travel by ridesharing and carpooling as well as by non-automobile/energy-efficient modes such as public transportation, bicycles and electric vehicles. Pursuant to the TAPA, the Project is anticipated to include (i) electric vehicle charging stations for up to 5% of the total self-parking spaces within the Garage Facility that will be available to residential and office users, with sufficient infrastructure capacity for future accommodation of additional electric vehicle charging stations for up to 15% of parking spaces within the Garage Facility, (ii) interior bicycle storage areas for up to approximately 862 bicycles and (iii) outdoor bicycle racks for up to approximately 150 bicycles distributed among various locations throughout the Site.

Bike storage spaces
362 P1
0 P2-P3
362 Total North Garage

EV spaces
5 P1
13 P2
18 Total North Garage

NORTH GARAGE ELEVATORS
133 Seaport Resident Access

NORTH GARAGE ENTRANCE/EXIT RAMP

NORTH GARAGE
3 Levels

220,416
TOTAL
GSF

P1 LEVEL
87 Striped
(1-87 of 354)

32 Valet
(355-386)

East Service Road

SOUTH GARAGE ELEVATORS
131 Seaport Resident Access

SOUTH GARAGE ENTRANCE/EXIT RAMP

SOUTH GARAGE ELEVATOR
Public Access

NORTH GARAGE ELEVATORS
135 Seaport Resident Access

SOUTH GARAGE
2 Levels

86,423
TOTAL
GSF

P1 LEVEL
80 Striped
(1-80 of 173)

32 Valet
(174-205)

EV spaces
9 P1
0 P2
9 Total South Garage

Bike storage spaces
112 P1
388 P2
500 Total South Garage

Seaport Boulevard

B Street

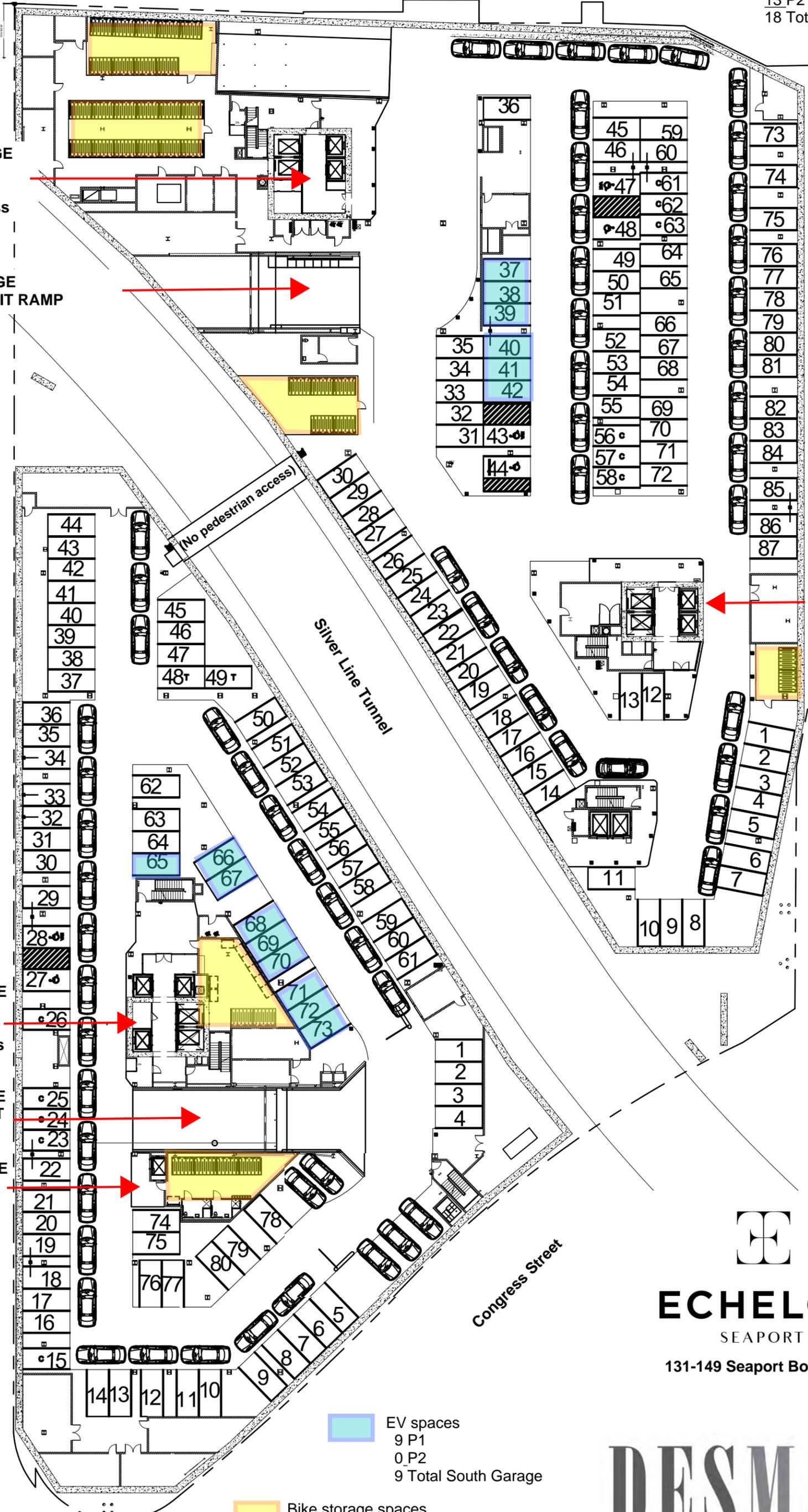
Silver Line Tunnel

Congress Street

ECHELON
SEAPORT

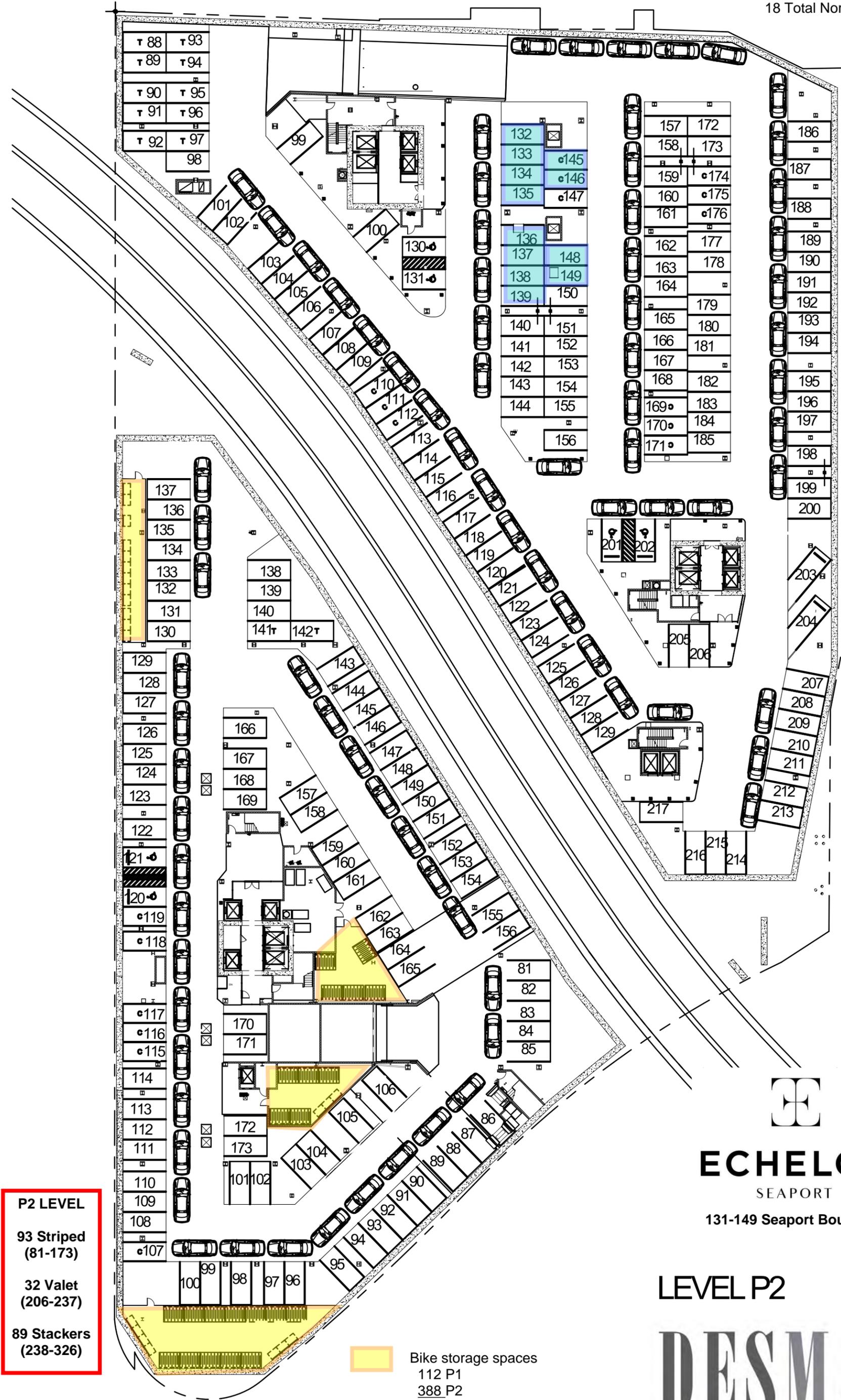
131-149 Seaport Boulevard

DESMAN
Design Management



EV spaces
 6 P1
 12 P2
 18 Total North Garage

P2 LEVEL
 130 Striped
 (87-217)
 50 Valet
 (387-436)



P2 LEVEL
 93 Striped
 (81-173)
 32 Valet
 (206-237)
 89 Stackers
 (238-326)

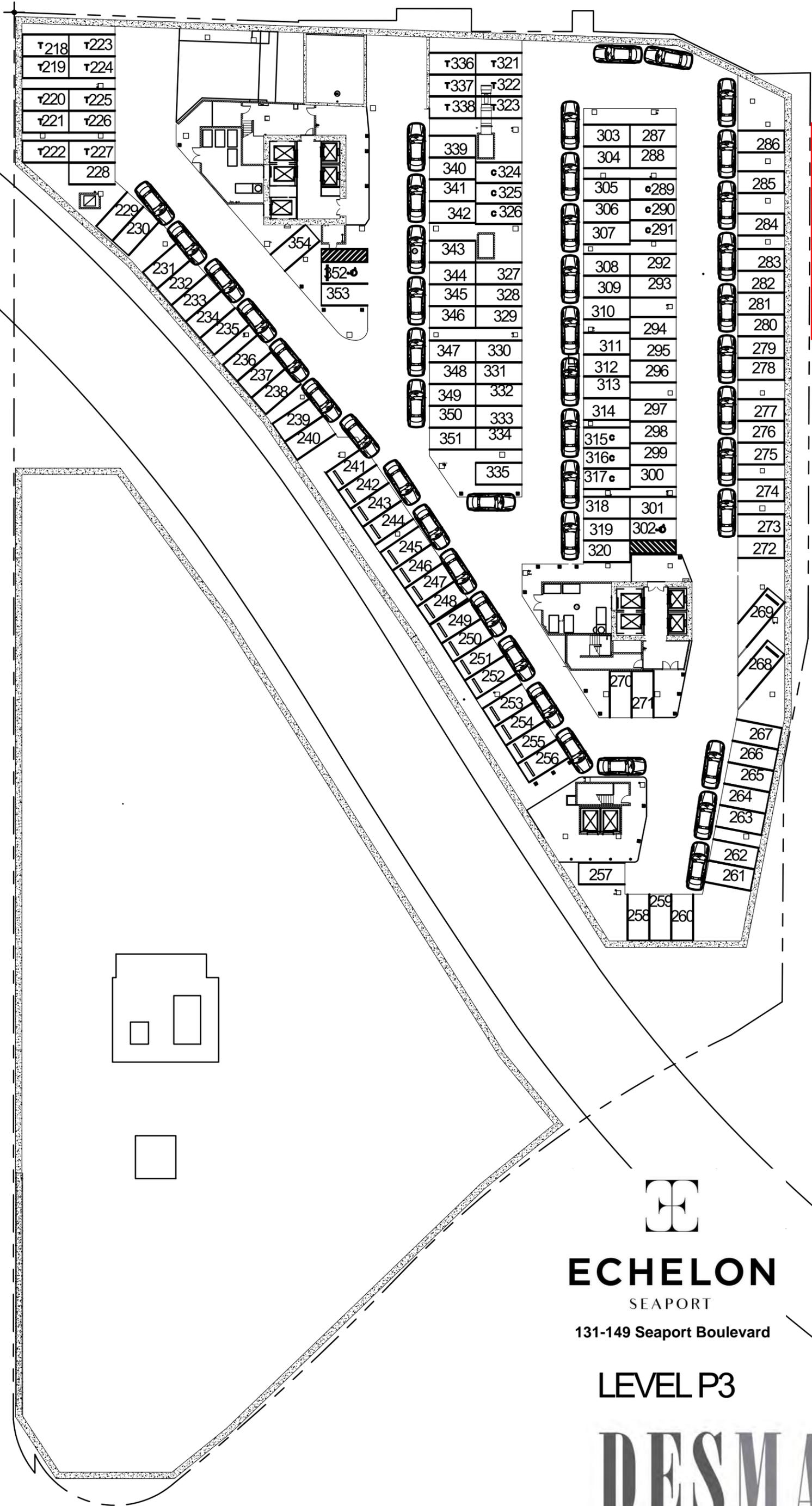
Bike storage spaces
 112 P1
 388 P2
 500 Total South Garage



ECHELON
 SEAPORT
 131-149 Seaport Boulevard

LEVEL P2

DESMAN
 Design Management

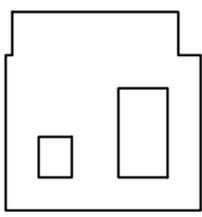


P3 LEVEL

**137 Striped
(218-354)**

**45 Valet
(437-481)**

**119
Stackers
(482-600)**



ECHELON

SEAPORT

131-149 Seaport Boulevard

LEVEL P3

DESMAN
Design Management