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By City Clerk at 4:18 pm, Mar 01, 2024

**PUBLIC HEARING
BOSTON AIR POLLUTION CONTROL COMMISSION
March 13, 2024**

In accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits adopted under M.G.L. Chapter 111, Section 31C, and pursuant to the Building Emissions Reduction and Disclosure Ordinance, Boston City Code, Ordinances, Section 7-2.2, the City of Boston Air Pollution Control Commission will hold a **virtual public hearing at 2:30 p.m. on March 13, 2024**, to review the following projects to regulate and control air pollution so as to promote the public health and welfare of Boston residents.

Any matter posted as part of a public hearing may be deliberated on at a subsequent meeting.

PUBLIC HEARING:

Application for a Modified South Boston Parking Freeze Permit from Howard Stein Hudson on behalf of Channelside Acquisitions, LLC for 345 commercial spaces and 70 residential excluded spaces in a garage at 244-284 A St. The existing facility consists of 814 commercial parking spaces. This permit modification is to demolish the existing surface parking lot in order to redevelop the site and build an underground parking garage. Issuance of the permit would return 469 spaces to the South Boston parking freeze bank. **Continued from the February 14, 2024 meeting*

Application for a Modified Downtown Boston Parking Freeze Permit from GTI Properties on behalf of SoWa South LLC for 99 exempt spaces in a surface lot at 38 Wareham St. This application requests modification of an existing permit for 64 spaces to add an additional 35 exempt parking spaces. Issuance of the permit would have no effect on the Downtown Boston parking freeze bank. **Continued from the January 17, 2024 meeting*

Application for a Modified Downtown Boston Parking Freeze Permit from GTI Properties on behalf of SoWa North LLC for 43 exempt spaces and 68 excluded residential spaces in a surface lot at 365 Albany St. This application requests modification of an existing permit for 15 exempt spaces to add an additional 28 exempt parking spaces and 68 residential excluded parking spaces. Issuance of the permit would have no effect on the Downtown Boston parking freeze bank.

Application for a Modified Downtown Boston Parking Freeze Permit from GTI Properties on behalf of SoWa South LLC for 265 exempt spaces and 12 excluded residential spaces in a surface lot



at 536–550 Harrison Ave. This application requests modification of an existing permit for 35 exempt spaces to add an additional 230 exempt parking spaces and 12 residential excluded parking spaces. Issuance of the permit would have no effect on the Downtown Boston parking freeze bank.

Application for a Modified Downtown Boston Parking Freeze Permit from Oxford Properties Group on behalf of 125 Lincoln Street Owner (DE) LLC for 150 commercial spaces in a garage at 84 Beach Street. The existing facility consists of 150 commercial parking spaces. This permit modification is to demolish the existing building and above-ground parking garage and develop a new building with below-grade parking. Issuance of the permit would have no effect on the Downtown Boston parking freeze bank. **Continued to an upcoming meeting*

Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 575 park and fly spaces. This permit is to relocate spaces from a surface lot at 320 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank. **Continued to an upcoming meeting*

Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 127 park and fly spaces. This permit is to relocate spaces from a surface lot at 380 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank. **Continued to an upcoming meeting*

COMMISSION MEETING:

Update on Building Emissions Reduction and Disclosure Ordinance stakeholder engagement.

Update on the status of the Downtown Boston, South Boston, and East Boston parking freezes.

Administrative Updates

Acceptance of Meeting Minutes from February 14, 2024.

Translation and sign language interpreters are available upon prior request. The Commission may hold a public meeting immediately following the last hearing or as appropriate following any hearing. Copies of applications may be requested via email from apcc@boston.gov or viewed by appointment only at the Environment Department, Boston City Hall, Room 709, from 9 AM to 5 PM Monday through Friday. Questions should be directed to: APCC@boston.gov or 617-635-3850.

Alyssa Farkas