



**A. GENERAL APPLICATION INFORMATION**

1. Project Location

50-60 Harvard Street and 65 Hudson Street a. Street Address	Boston b. City/Town	02111 c. Zip Code
f. Assessors Map/Plat Number	See attached list of Parcel Numbers g. Parcel/Lot Number	

2. Applicant

James a. First Name	Foley b. Last Name	Tufts Shared Services, Inc. c. Company	
75 Kneeland Street, Suite 701 d. Mailing Address			
Boston e. City/Town		MA f. State	02445 g. Zip Code
617-636-9100 h. Phone Number	i. Fax Number	j. Email address	

3. Property Owner

a. First Name	b. Last Name	Chinese Christian Church of New England, Inc. c. Company	
1835 Beacon Street d. Mailing Address			
Brookline e. City/Town		MA f. State	02445 g. Zip Code
617-232-8652 h. Phone Number	i. Fax Number	j. Email address	

Check if more than one owner:

(If there is more than one property owner, please attach a list of these property owners to this form.)



4. Representative (if any)

Barbara a. First Name	Zhang b. Last Name	Chinese Christian Church of New England, Inc. c. Company	
1835 Beacon Street d. Mailing Address			
Brookline e. City/Town		MA f. State	02445 g. Zip Code
617-232-8652 h. Phone Number		i. Fax Number	
j. Email address			

5. What kind of application is being filed?

Request a New Parking Freeze Permit or Exemption Certification

Modify an existing Parking Freeze Permit or Exemption Certification

6. Which Parking Freeze is your facility located in

Downtown Boston

South Boston

**B. PARKING FACILITY INFORMATION**

1. Applicant

Downtown Boston		South Boston	
Commercial Spaces	0	Commercial Spaces	0
Exempt Spaces	30	Residential Included Spaces	0
Residential Excluded Spaces	0	Residential Excluded Spaces	0

2. Do you currently or will you charge for parking?

Yes

No

Not sure

3. What is your current or proposed parking method and facility type? (select all that apply)

Valet

Surface Lot

Self-Parking

Garage



4. Is your project compliant with the City's Bicycle Parking Guidelines?

Number of Long-Term Bicycle Spaces: <b>0</b>	Number of Showers: <b>0</b>
Number of Short-Term Bicycle Spaces: <b>0</b>	Bikeshare Station Size and Contribution: <b>0</b>
Number of Lockers: <b>0</b>	Other Amenities (Please List): <b>NA</b>

5. Is your project compliant with the City's Electric Vehicle Readiness Policy?

EVSE-Installed Points: <b>A 0</b>	Total number of spaces: <b>C 0</b>
EV-Ready Points: <b>B 0</b>	Does <b>A + B = C</b> ? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Note: Please attach the Electric Vehicle Equivalency Calculator to this application, available at [www.boston.gov/recharge-boston](http://www.boston.gov/recharge-boston).

6. Please fill out the information below:

Total Number of Proposed Spaces: <b>30</b>	Total Parking Facility Square Footage: <b>18 ACRE</b>
Number of New Spaces: <b>0</b>	Ratio of Residential Spaces to Units: <b>NA</b>
Number of Existing Spaces: <b>30</b>	(Optional) Number of Spaces Returned: <b>NA</b>

7. Please list the total facility square footage by use type:

Residential Sqft: <b>0</b>	Retail Sqft: <b>0</b>
Office/Admin Sqft: <b>0</b>	Institutional Sqft: <b>0</b>
Industrial Sqft: <b>0</b>	Lodging Sqft: <b>0</b>

8. Are you required to execute a Transportation Access Plan Agreement (TAPA)?

Yes  No

(If yes, please attach the draft or final TAPA to this form if available.)



**C. SIGNATURES AND SUBMITTAL REQUIREMENTS**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Applicant will place notification of this Application in a local newspaper at the expense of the applicant in accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits.

<i>James O. Foley</i>	<i>5/7/24</i>
Signature of Applicant	Date
<i>Barbara Zhang</i>	<i>5/7/24</i>
Signature of Property Owner (if different)	Date
<i>Barbara Zhang</i>	<i>5/7/24</i>
Signature of Representative (if any)	Date

**D. ADDENDUM: IMPORTANT APPLICATION INFORMATION**

**PAYMENT**

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$20 per parking space. Application and renewal fees apply to all locations within the Downtown, East Boston, and South Boston Parking Freeze Zones.

**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.

**STATEMENT OF NEED**

Please attach 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





### **SITE PLANS**

Please attach a site plan of the parking facility showing:

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

### **OTHER APPLICABLE REVIEWS**

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. If you are working in the floodplain or within 100 feet of a wetland, you should consult with the Conservation Commission. Visit [boston.gov/landmarks](http://boston.gov/landmarks) and [boston.gov/conservation](http://boston.gov/conservation) before starting any work.

### **WHERE TO SEND**

We prefer you complete the digital application using this form. Export the form as a PDF and email your application and supporting documents to [APCC@boston.gov](mailto:APCC@boston.gov). You can also mail your application, documents, and payment to: Air Pollution Control Commission, Boston City Hall, 1 City Hall Square, Room 709, Boston, MA 02201. Please notify us that you have sent an application by mail at [APCC@boston.gov](mailto:APCC@boston.gov).

Addendum to Application of Chinese Christian Church of New England, Inc. for Exempt Parking Permit at Tyler St. Lot located at 50-62 Harvard Street Boston, MA

Complete Parcel List under section A.1.g

<b>Street Address</b>	<b>Assessor's Parcel No.</b>
[50] Harvard Street	03-05229-001
[52] Harvard Street	03-05250-000
[54] Harvard Street	03-05249-000
[56] Harvard Street	03-05248-001
58 Harvard Street	03-05247-000
60 Harvard Street	03-05246-000
65 Hudson Street	03-05245-000

Chinese Christian Church of New England, Inc.  
1835 Beacon Street  
Brookline MA 02446-4206

May 3, 2024

Boston Air Pollution Control Commission  
Environment Department  
1 City Hall Square, Room 709  
Boston, MA 02201

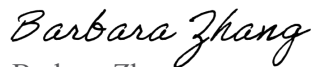
Re: Application for Exempt Parking Permit for the Tyler Street Lot, 50-60 Harvard Street and 65 Hudson Street, Boston, MA.

To whom it may concern:

This letter is in regard to the above Application regarding the Tyler Street Lot that is owned by the Chinese Christian Church of New England, Inc. ("Church"). This confirms that the Church appoints Tufts Shared Services, Inc. to be listed as the Applicant on this Application. The Church leases the Lot to Tufts Shared Services, Inc. for valet parking for its patients and staff and also makes it available to The St. James the Greater Church on weekends at no cost for its parishioners. The Lot is also made available to the nearby Buds & Blossom Child Care and Early Education Center for temporary parking at no cost during the week for parents dropping off and picking up their children.

Please contact me if you have any questions or need additional information. My phone number is 617-232-8652. Thank you.

Sincerely,



Barbara Zhang  
Chairperson of the Board of Trustees of the Chinese Christian Church of New England, Inc.

Chinese Christian Church of New England, Inc.  
1835 Beacon St.  
Brookline, MA 02445

November 16, 2023

Boston Air Pollution Control Commission  
Environment Department  
1 City Hall Square, Room 709  
Boston, MA 02201

Re: Application for Exempt Parking Permit for the Tyler Street Lot, 50-60 Harvard Street and 65 Hudson Street, Boston, MA.

To whom it may concern:

As requested by the Commission in support the Church's Application for an Exempt Parking Permit, this certifies that the Chinese Christian Church of New England, Inc. is the owner of the Tyler Street Lot at the above addresses.

Please contact me if you have any questions or need additional information. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Zhang".

Barbara Zhang  
Chairperson of the Board of Trustees of the Chinese Christian Church of New England, Inc.

Boston Air Pollution Control Commission

Revised Statement of Need for Application of the Chinese Christian Church of New England, Inc.  
for a Downtown Parking Freeze Exempt Spaces Permit

Tyler Street Lot, 50-60 Harvard Street and 65 Hudson Street

This Statement of Need is submitted by Tufts Shared Services, Inc. ("Applicant") on behalf of the Chinese Christian Church of New England, Inc. (the "Church" or "Owner") as part of its Application for a Parking Freeze Exempt Spaces Permit for the Tyler Street Lot ("Lot") that is owned by the Church.

Background

For a number of years, the Church has leased the Lot to Tufts Shared Services, Inc. ("TSS") for valet parking for its patients on weekdays. TSS has made it available to The Saint James the Greater Church on weekends at no cost for its parishioners and to the Buds & Blossom Child Care and Early Education Center at no cost during the week, providing a safe place for the young children of the center to get dropped off and picked up.

As the APCC was made aware, through an inadvertent oversight the Lot itself has never had an exempt Parking Freeze permit, although it is physically connected to the much larger adjacent Hudson Street Lot that is owned by the BPDA and leased to TSS. The Hudson Street Lot has an exempt Parking Freeze Permit for a total of 97 spaces, of which up to 30 spaces are actually located on the Tyler Street Lot. When TSS became aware of the permit situation with the Tyler Street Lot, it filed an application for a Parking Freeze exempt permit in November 2023, and the APCC held a hearing on this application on December 13, 2023. TSS also filed a separate Application to renew the Hudson Street exempt permit and the two permit applications were considered at the same hearing. While the Hudson Street permit was approved by APCC, it did not approve the Tyler Street Lot permit application.

After the hearing and prior to the date of this Application, Applicant closed the Tyler Street Lot for parking by anyone, including TSS patients, The Saint James the Greater Church and the Buds & Blossom Child Care and Early Education Center. On March 30, 2024, TSS closed the Tyler St. access to the Tyler St. Lot by locking the existing chain link gate and coned off access from the Hudson St. lot to the Tyler St. lot. On April 15, 2024, TSS installed a chain-link fence between the Hudson St. lot and the Tyler St. lot to replace the cones. As of the date of this Application, the Tyler Street Lot remains closed for parking and will not be opened unless and until the Church and TSS receive a Parking Freeze exempt permit from the APCC.

The Lot can accommodate a total of 30 spaces. The Lot is not open for public use and neither the Church nor TSS has ever allowed the Lot to be used for commercial parking. The Church has no intent to lease the Lot for commercial purposes in the future or to sell it to a public or private entity for development.

### Basis of Need

**This is an application for patient and staff valet parking for 30 spaces.** TSS expects to lose the use of the adjacent Hudson Street Lot (67 spaces) within one year or less because of the BPDA's approval of an ACDC affordable housing project on this Lot. TSS is also facing an imminent loss of 350 parking spaces due to the development of the Motor Mart garage. Although the APCC granted a Parking Freeze exempt permit to TSS for its Traveler Street Lot for a total of 302 spaces, including 60 additional lifts, effective July 1, 2023, due to transportation-related delays those lifts will not be ready to be installed before 2026 at the earliest, so TSS will be short an additional 60 spaces at the Traveler Street Lot until the Lifts are installed. Thus, TSS is already facing an imminent shortage of convenient and below-market-rate parking for its staff and patients which will be made worse if this permit application is not granted.

Moreover, the Church depends on the rental revenue it receives from TSS to operate, and if it were denied a permit for its Lot it would be seriously impacted. In addition, the Lot provides no-cost parking for parents to safely drop off and pick up their children who attend the Buds & Blossom Child Care and Early Education Center and weekend free parking for parishioners of the St. James the Greater Church.

### Application Meets All Relevant Criteria for a Parking Freeze Permit

The Application demonstrates that the Church and TSS meet all relevant requirements to obtain a Parking Freeze permit under the APCC regulations.

First, to obtain a Parking Freeze permit there must be: 1) “[e]nough spaces ...available in the Freeze Bank for allocation to a Commercial Parking Facility.”; and 2) [t]he proposed Parking Facility is currently and shall remain in compliance with all local, state, and federal permit requirements and applicable laws, including these Procedures and Criteria and any Parking Freeze Permit of Exemption Certification issued hereunder”. Section VI, A, and B.

**We understand that there are enough spaces available in the Freeze Bank for allocation and since the Lot is not currently being used for any purpose and is applying for an Exempt Permit, the Lot meets both of these criteria.**

Second, the applicant must meet these additional relevant criteria under the APCC regulations, Sections VI, C, and E:

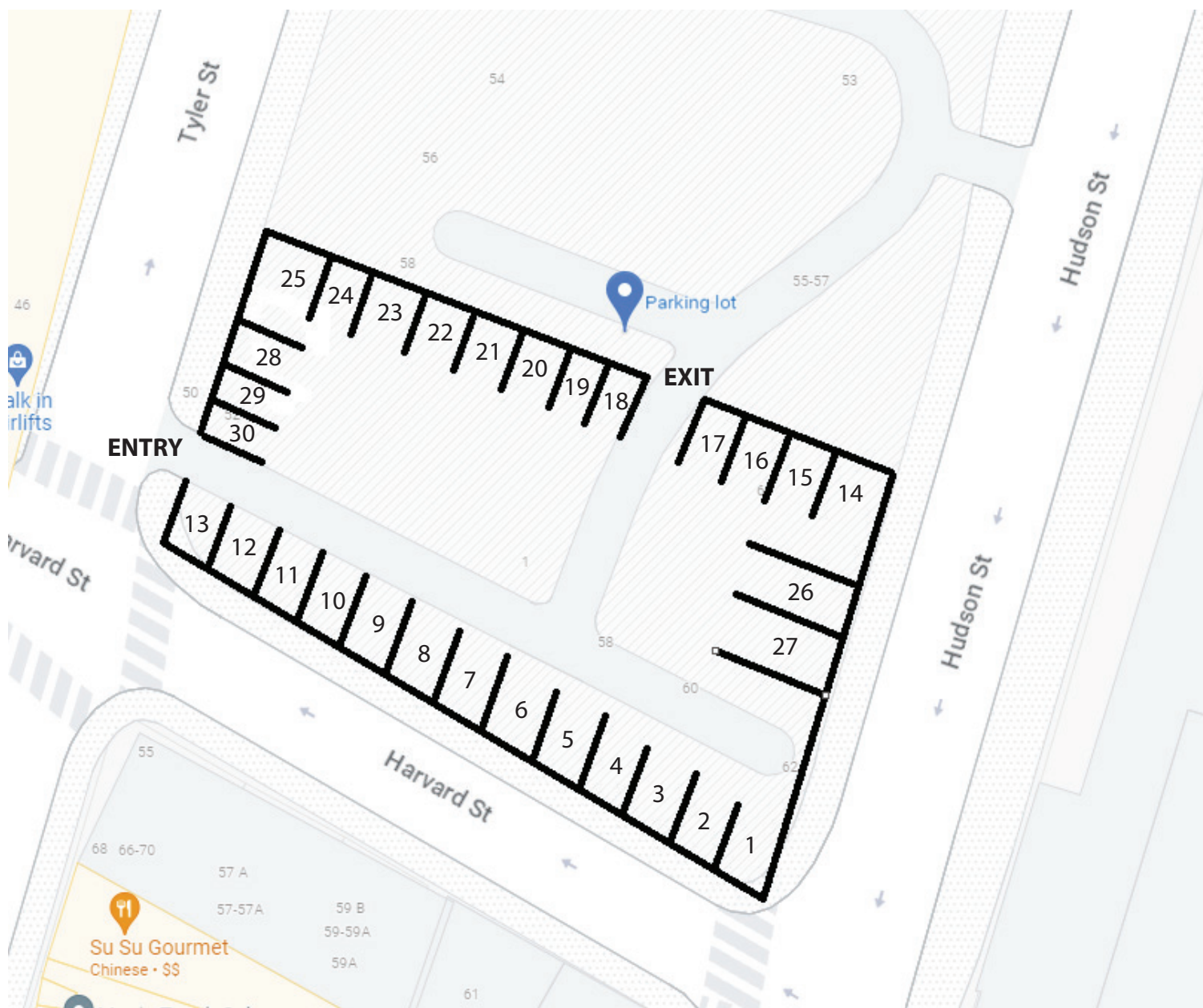
1. “it will not add off-street parking in an area that is already adequately served by existing Commercial Parking Facilities or that has adequate transit access”. **Met. The Lot will not add any off-street parking.**
2. “it will not contribute significantly to traffic flows during peak traffic period”. **Met.**
3. “it is located and designed so that the surrounding sidewalks and streets are sufficient to accommodate pedestrians and vehicular movements”. **Met or n/a.**
4. “it directly serves development in the surrounding area”. **Met because the Lot will help to serve the parking needs of staff and patients of major medical institutions, the Tufts Medical Center and Tufts University Dental School, that are located in Chinatown.**
5. “Its design, including height, bulk, ground floor use, and landscaping, is in accordance with, and consistent with, architectural and land use patterns in the surrounding area and is itself aesthetically pleasing.”.

**This is a long-standing parking lot. However, the Applicant and Owner are offering to significantly improve and green the Lot by adding trees and other shrubbery, replacing the chain-link fence, and providing creative play space options for after-hours use by members of the Community. See the preliminary draft architectural conceptual design offering a more aesthetically pleasing community use option from a landscape architect retained by the Applicant that is attached to the Application.**

6. The Lot will be “operated in a manner such that the general public is effectively excluded from parking in said Exempt Parking Spaces”. **As is it now doing, Applicant is physically able to prevent any access, other than allowed access, to the Lot.**

Therefore, we request the Commission grant this permit application for 30 exempt spaces.

# Site Plan of Tyler Street Lot, 50-60 Harvard Street and 65 Hudson Street, Boston







**Tufts Tyler Street Lot**  
*Preliminary Draft Conceptual Design v.2*



**Existing Conditions  
& Approach**

Chinatown

Proposed ACDC  
Affordable Housing  
Development and Library

TYLER ST

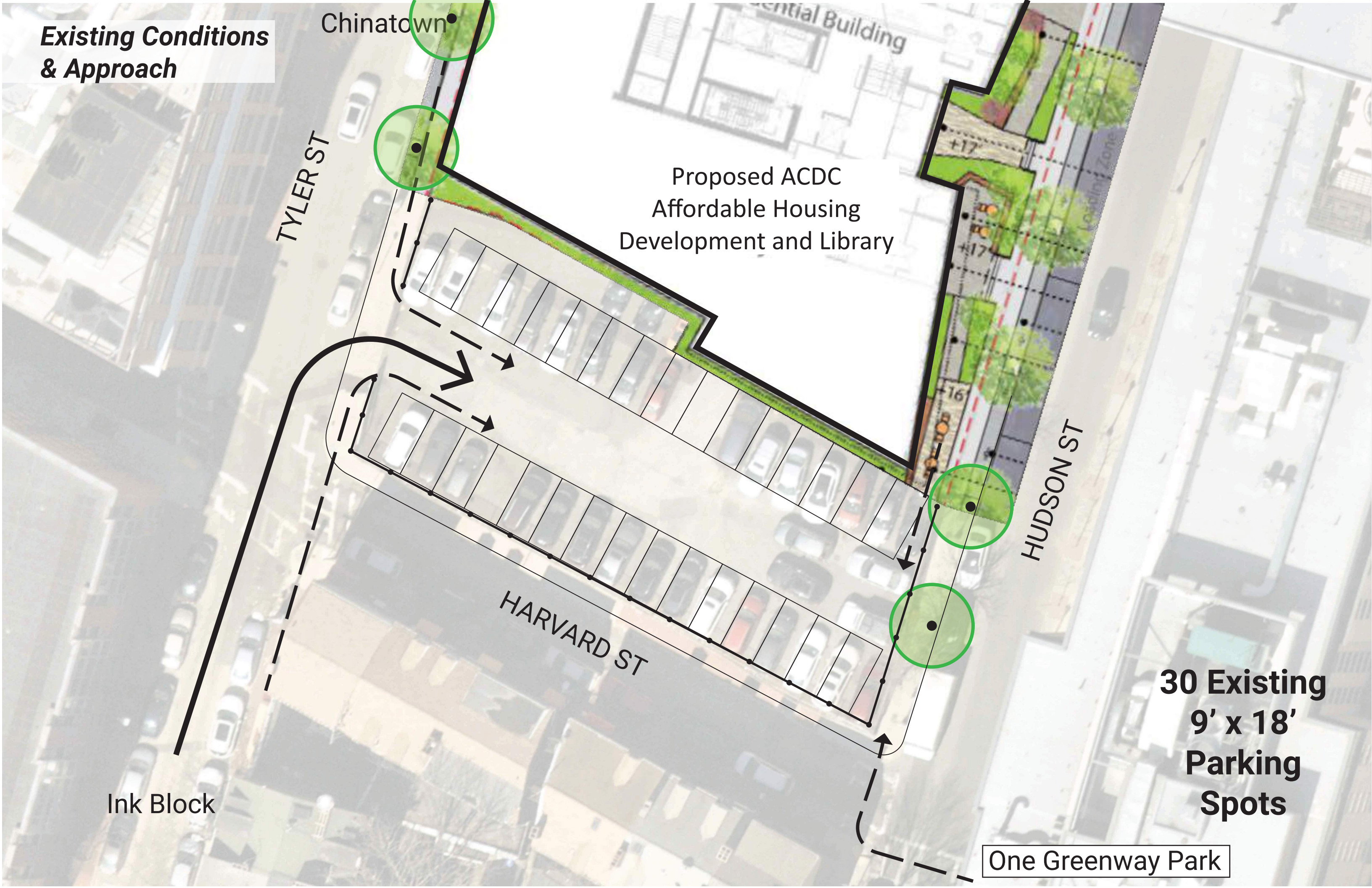
HUDSON ST

HARVARD ST

One Greenway Park

Ink Block

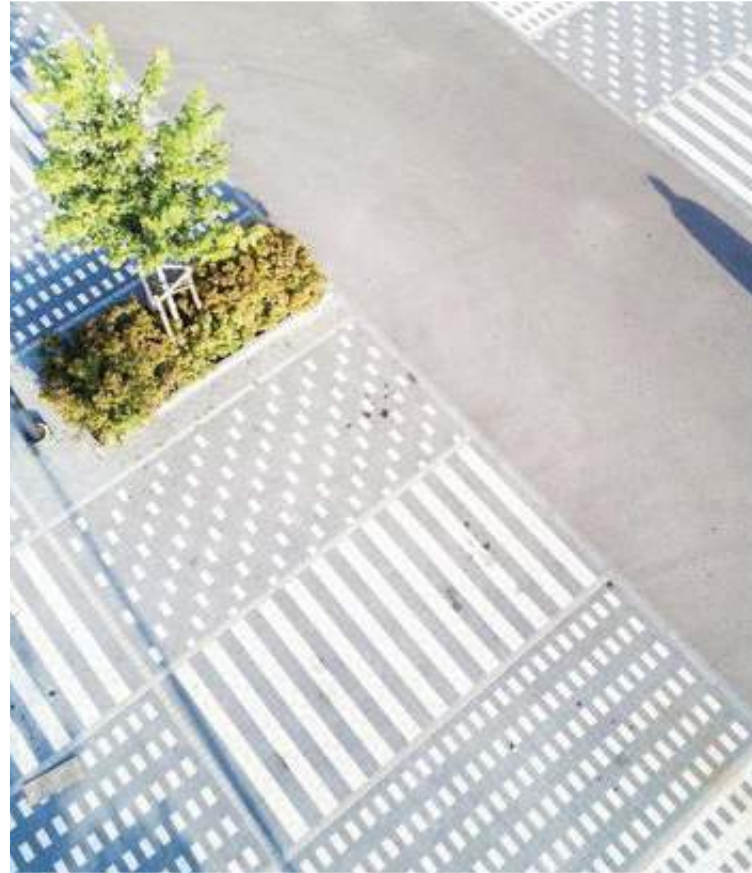
**30 Existing  
9' x 18'  
Parking  
Spots**



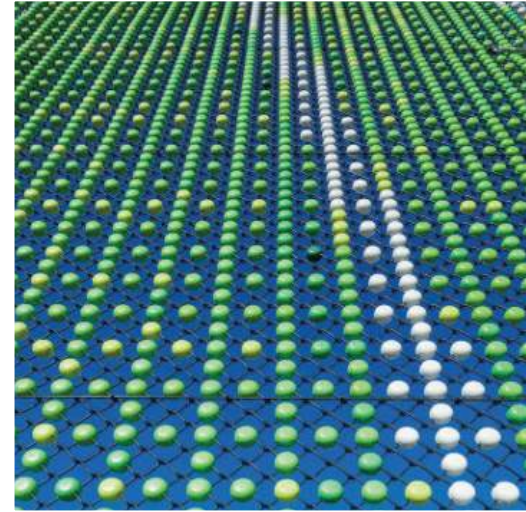


# Kit of Parts

## Parking Delineation



## Beautification



Dedot Fence Artwork



Planting



Planter Boxes



Gateway Element



Projectors

## Flexible Programming



Pop up or Food trucks



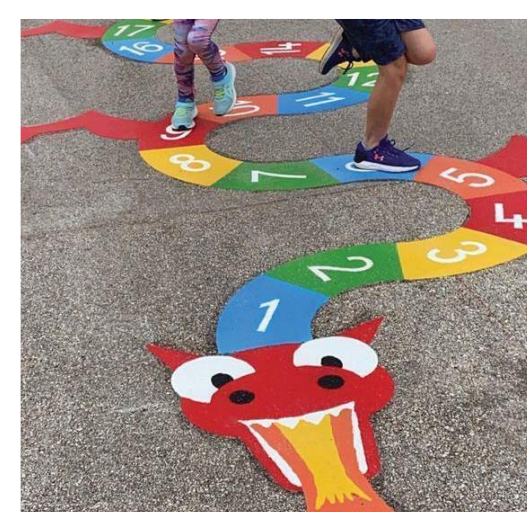
Shade Structure



Fixed Basketball Hoop



Fixed Seating for Parents



Painted Games





# Proposed Design

## Proposed ACDC Affordable Housing Development and Library

TYLER ST

HUDSON ST

HARVARD ST

- 1. Vehicular And Pedestrian Gateway Entry
- 2. New Chainlink Fence
- 3. Dedot Art Fence
- 4. Painted Parking Stalls
- 5. Painted Games
- 6. Basketball Hoop
- 7. Benches With Shade Element
- 8. Reading Plaza With Benches
- 9. Library Entry Plaza Extension
- 10. New Planting Area
- 11. Rock Garden
- 12. Food Truck
- 13. Existing Tree
- 14. Proposed Tree

