



City of Boston
Environment



City of Boston
Mayor Michelle Wu

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ATTENTION: THIS MEETING MAY ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://US02WEB.ZOOM.US/J/86329377111](https://us02web.zoom.us/j/86329377111) OR CALLING 929-205-6099 AND ENTER MEETING ID 863 2937 7111 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO APCC@BOSTON.GOV

**PUBLIC HEARING
BOSTON AIR POLLUTION CONTROL COMMISSION
October 19, 2022**

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 1:00 p.m. on October 19, 2022**, 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.

APPLICATIONS:

Application for a Modified Downtown Boston Parking Freeze Exemption Certification from Goulston and Storrs on behalf of The General Hospital Corporation for 864 exempt parking spaces located at 15 North Anderson St & 261 Cambridge Street. The existing facilities consist of 557 commercial spaces in the Parkman Street Garage at 261 Cambridge Street and 85 exempt spaces in the Wang Ambulatory Care Center lot at 15 North Anderson Street. This modification is to demolish the existing facilities and construct an underground parking garage that will serve a new clinical building, with spaces to be shared between employees, patients, guests, and visitors. Modification of the permit would return 557 commercial spaces to the Downtown Boston parking freeze bank. * *Continued from the September 19, 2022 hearing*

Application for a Modified Downtown Boston Parking Freeze Permit from Rubin and Rudman LLP on behalf of Cambria-Scotia Company for 567 commercial parking spaces located at 50 Dalton St. This existing facility consists of 501 permitted commercial parking spaces in a parking garage. This permit is to add 66 commercial parking spaces to be shared between the public, employees, and patrons. Modification of the permit would withdraw 66 commercial spaces from the Downtown Boston parking freeze bank. * *Continued from the September 19, 2022 hearing*

Application for a New Downtown Boston Parking Freeze Exemption Certification from Sullivan & Worcester LLC on behalf of SCD 380 Stuart St LLC for 175 exempt parking spaces located at 380 Stuart St. This exemption is for the construction of an underground parking garage with spaces to



be shared between employees, tenants, and visitors. Issuance of the exemption would have no effect on the Downtown Boston parking freeze bank. * *Continued from the September 19, 2022 hearing*

Application for a New Downtown Boston Parking Freeze Exemption Certification from Harrison Affordable LLC on behalf of CCBA Tai Tung Management, Inc. for 8 exempt parking spaces and 29 residential spaces located at 288 Harrison Avenue. This exemption is for the construction of an above ground surface lot with spaces to be shared between residents, employees, tenants, and visitors. Issuance of the exemption would have no effect on the Downtown Boston parking freeze bank.

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Application for a Modified South Boston Parking Freeze Permit from VHB on behalf of Hilco Redevelopment Partners for 650 commercial parking spaces located at 776 Summer Street. This permit is for the construction of two underground garages to be shared between employees, tenants and visitors of the project, including up to 60 spaces to be made available to South Boston residents. Modification of the permit would withdraw 375 commercial spaces from the South Boston parking freeze bank.

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

Discussion on the proposed second phase draft regulations for the Building Emissions Reduction and Disclosure Ordinance. The second phase of regulations cover topics including the Review Board member nomination and selection process, compensation and meeting rules for the Review Board, designating a tenant as an owner, emissions factors, renewable energy purchases, blended emissions standards and other clarifying regulations as needed.

Acceptance of Meeting Minutes from July 20, 2022.

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.

Katherine Eshel



City of Boston
Environment

Air Pollution Control Commission