

371 Dorchester Avenue

South Boston, MA

PREPARED FOR

Core Investments, Inc.
800 Boylston Street
Boston, MA 02199

PREPARED BY



99 High Street
13th Floor
Boston, MA 02110-2354

OCTOBER 14, 2024



A. GENERAL APPLICATION INFORMATION

1. Project Location

371-393 DORCHESTER AVENUE a. Street Address	SOUTH BOSTON, MA b. City/Town	02127 c. Zip Code
f. Assessors Map/Plat Number	0700014000 g. Parcel/Lot Number	

2. Applicant

a. First Name	b. Last Name	371 SMILEY DORCHESTER LLC c. Company	
800 Boylston Street, 30th Floor d. Mailing Address			
Boston e. City/Town		MA f. State	02199 g. Zip Code
617.344.9006 h. Phone Number	i. Fax Number	LMejias@coreinvestmentsinc.com j. Email address	

3. Property Owner

a. First Name	b. Last Name	371 SMILEY DORCHESTER LLC c. Company	
C/O Luis Mejias, Core Investments, Inc., 800 Boylston Street, 30 d. Mailing Address			
Boston e. City/Town		MA f. State	02199 g. Zip Code
617.344.9006 h. Phone Number	i. Fax Number	LMejias@coreinvestmentsinc.com 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)

Lourenço a. First Name	Dantas b. Last Name	VHB c. Company	
99 High Street, 13th Floor d. Mailing Address			
Boston e. City/Town		MA 02110 f. State	02199 g. Zip Code
617.607.2639 h. Phone Number	i. Fax Number	ldantas@vhb.com 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		Commercial Spaces	137
Exempt Spaces		Residential Included Spaces	
Residential Excluded Spaces		Residential Excluded Spaces	

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:	Number of Showers: n/a
Number of Short-Term Bicycle Spaces: 24	Bikeshare Station Size and Contribution: n/a
Number of Lockers:	Other Amenities (Please List):

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

EVSE-Installed Points: A n/a	Total number of spaces: C n/a
EV-Ready Points: B n/a	Does A + B = C ? <input 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.

6. Please fill out the information below:

Total Number of Proposed Spaces: 137	Total Parking Facility Square Footage: ±70,500
Number of New Spaces: 17	Ratio of Residential Spaces to Units: n/a
Number of Existing Spaces: 124	(Optional) Number of Spaces Returned: 0

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

Residential Sqft: 0	Retail Sqft: 0
Office/Admin Sqft: 0	Institutional Sqft: 0
Industrial Sqft: 149,105	Lodging Sqft: 0

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

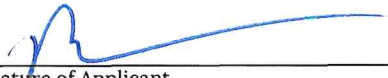
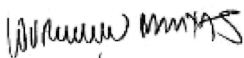
Yes No

(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.

	10/14/24
Signature of Applicant	Date
Signature of Property Owner (if different)	Date
	10/14/2024
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 and 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. 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.



Attachments

- › Written Proof of Ownership
- › Statement of Need
- › Site Plans
 - Locus Map
 - Parking Plans

Written Proof of Ownership

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-
TREASURER
ONE CITY HALL SQUARE, BOSTON, MA
02201



FY 2025
CITY OF BOSTON
PRELIMINARY REAL ESTATE TAX
 Office of the Assessor 617-635-4287
 Office of the Collector 617-635-4131
 Office Hours: Monday - Friday 9:00 AM
 - 5:00 PM

COLLECTOR OF TAXES
Ashley R. Groffenberger

This form approved by Commissioner of Revenue

PAYMENTS CAN BE MADE ONLINE
AT:
www.boston.gov/taxpayments
PAYMENTS CAN BE MADE BY
PHONE AT
 (855) 731-9898
 Credit/debit card payments are subject to fees

371 SMILEY DORCHESTER LLC
 C/O CORE INVESTMENTS INC
 800 BOYLSTON ST 30TH FLR
 BOSTON MA 02199

If you are using a payment service to pay this bill, you **MUST** indicate the **TAXYEAR** and **BILL NUMBER** on the check

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY
2ND QUARTER

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
7	00014-000	006089	101
LOCATION 371 393 DORCHESTER AV			
ASSESSED OWNER 371 SMILEY DORCHESTER LLC			

PRELIMINARY REAL ESTATE TAX	\$251,312.68
COMMUNITY PRESERVATION ACT	\$2,500.49
TOTAL PRELIMINARY TAX	\$253,813.17
1ST TAX PAYMENT DUE BY 08/01/2024	\$126,906.59
2ND TAX PAYMENT DUE BY 11/01/2024	\$126,906.58
PAYMENTS TO DATE/CREDITS	\$126,906.59
TAX DUE	\$126,906.58
FEES	\$0.00
INTEREST	\$0.00

TOTAL DUE Pay By 11/01/2024	➔	\$126,906.58
---------------------------------------	---	---------------------

Please detach this portion and remit this slip with payment

**COMMONWEALTH OF
MASSACHUSETTS
CITY OF BOSTON**

**COLLECTOR'S COPY
FY 2025 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER**

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
7	00014-000	006089	101

LOCATION 371 393 DORCHESTER AV
--

COLLECTOR OF TAXES Ashley R. Groffenberger
--

ASSESSED OWNER: 371 SMILEY DORCHESTER LLC

371 SMILEY DORCHESTER LLC
C/O CORE INVESTMENTS INC
800 BOYLSTON ST 30TH FLR
BOSTON MA 02199

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
**BOX 55808
BOSTON, MA 02205**

Do not send cash

TAX DUE	\$126,906.58	
FEES	\$0.00	
INTEREST	\$0.00	
TOTAL DUE Pay By 11/01/2024	➔	\$126,906.58

00182082025500006089700126906585

FISCAL YEAR 2025 PRELIMINARY TAX: This tax bill shows the amount of preliminary taxes you owe for fiscal year 2025 (July 1, 2024 - June 30, 2025).

PRELIMINARY TAX AMOUNT: The preliminary tax shown on this bill is based on the net tax owed on your property for fiscal year 2024 (July 1, 2023 - June 30, 2024). As a general rule, the amount of your preliminary tax will not be more than 50% of your fiscal year 2024 tax (including betterments, special assessments or charges added to the tax) as reduced by any abatements or exemptions. Under certain circumstances, the amount of your preliminary tax may exceed that amount.

PAYMENT DUE DATES/INTEREST CHARGES: Your preliminary tax is payable in two equal installments. Your first payment is due on , 2024. Your second payment is due on , 2024. If your payments are not made by their due dates, interest at the rate of 14% will be charged on the amount of the payment that is unpaid and overdue. Interest is computed on overdue first preliminary tax payments from , 2024 and on overdue second preliminary tax payments from , 2024 to the date payment is made. You will also be required to pay charges and fees incurred for collection if your tax payments are not made when due. Payments are considered made when

received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and both copies of the bill with your payment.

FISCAL YEAR 2025 ACTUAL TAX BILLS: You will receive your actual tax bill for fiscal year 2025 after your community sets its tax rate. Any preliminary tax payments made will be credited toward payment of your fiscal year 2025 tax. Your actual tax bill will provide you with more detailed information on payment due dates.

ABATEMENT /EXEMPTION APPLICATIONS: Your right to seek an abatement of or exemption from your fiscal year 2025 tax is not prejudiced by the issuance of preliminary tax bills. Once the actual tax bills are issued, you will be able to apply for an abatement or exemption. The deadline for filing your abatement or exemption application will be measured from the date that actual tax bills are mailed, not the date preliminary tax bills were mailed. Your actual tax bill will provide you with more detailed information on application procedures and deadlines.



409 PIER SMILEY LLC
800 BOYLSTON ST, 30TH FLOOR
BOSTON, MA 02199-8099
Ph (617) 428-8000 | Fax (617) 428-8001

October 14, 2024

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

RE: Parking Freeze Application of 409 Pier Smiley LLC - Ownership Statement and Authorization

To Whom It May Concern,

This letter is intended to provide the Air Pollution Control Commission of the City of Boston ("BAPCC") notice, in connection with the parking freeze permit application 409 Pier Smiley LLC (the "LLC"), that the LLC is the sole title holder of 409 Dorchester Avenue (Parcel ID. 0700016000). The undersigned is the sole manager of the LLC and has the exclusive right and power to manage and operate the LLC and to take such actions on its behalf as the Manager deems necessary or appropriate to accomplish its purposes, without further authorization, approval or consent from any party.

Furthermore, the undersigned, as Manager of the LLC, has authorized VHB to act as agent of the LLC in the submission of this Air Pollution Control Commission parking freeze permit request.

We look forward to working with the BAPCC on our application. Should you have any further questions, please do not hesitate to reach out.

Thank you very much,
409 PIER SMILEY LLC

By: David J. Pogorelc,
Its Manager

Statement of Need



To: Boston Air Pollution Control Commission
 1 City Hall Square, Room 709
 Boston, MA 02201

Date: October 14, 2024

Memorandum

Project #: 14566.10

Cc: Luis Meijas
 Core Investments, Inc.

From: Lourenço Dantas, AICP
 Senior Transportation Planner
 Rick Dupuis, PE
 Civil Engineer

Re: Statement of Need: South Boston Parking Freeze Permit Application
 2 & 4 Alger Street (#APCC367686) and
 371 Dorchester Avenue (#APCC367759)

Introduction

Core Investments, Inc. (“the Applicant”), on behalf of the property owners Smiley Alger LLC, Smiley 4 Alger LLC, 371 Smiley Dorchester LLC, and 409 Pier Smiley Dotave LLC, seeks to modify the existing surface parking lots to accommodate current/anticipated uses and activity at the properties 2 & 4 Alger Street, 371-383 Dorchester Avenue, 385 Dorchester Avenue, and 409/409R Dorchester Avenue, South Boston. On-site vehicular parking for these properties is provided via surface parking lots associated with two parking freeze permits: 2 & 4 Alger Street (#APCC367686) and 371 Dorchester Avenue (#APCC367759), which are in the South Boston Industrial/Commercial Zone. The proposed modifications to the parking lots include restriping of spaces for improved circulation, better alignment of ADA/accessible parking spaces relative to building entrances, and to support changes in building/space occupancy by increasing the vehicular parking supply by 50 spaces.

The Applicant request the following changes to the parking permits:

Property/Facility	Parcel ID No.	Permit No.	Issued To	Permitted Spaces	Proposed Spaces	Change
2 and 4 Alger St. - Surface Lot(s)	0700027001 0700027000	#APCC367686	Smiley Alger LLC and Smiley 4 Alger LLC	85	122	37
371 to 385 Dorchester Ave. - Surface Lot(s)	0700014000	#APCC367759	371 Smiley Dorchester LLC	124	137	13
Total Vehicle Parking Spaces				209	259	50

These parcels are all slated for redevelopment as part of the Applicant’s approved Master Plan for *On the Dot* (Planned Development Area [PDA] No. 144).¹ Redevelopment of these parcels is expected as part of future development phases (Phases 3 and 4) of the Master Plan project. Until then, the Applicant plans to re-occupy the existing warehouse-style buildings with several, varied tenants and activate open spaces as part of a commitment to the objectives of the City of Boston’s *PLAN: South Boston Dorchester Avenue* (“PLAN: Dot Ave”).² *PLAN: Dot Ave* seeks to introduce amenities

¹ www.bostonplans.org/projects/development-projects/475-511-dorchester-avenue-on-the-dot-pda

² www.bostonplans.org/planning-zoning/planning-initiatives/plan-dot-ave

such as neighborhood retail, services, civic/cultural/art spaces, and new and varied open spaces and activating street edges and sidewalks.

Described in this memorandum are the details of the re-occupancy of the buildings at 2 Alger Street, 4 Alger Street, 371-385 Dorchester Avenue, along with the parking needs for the activation of open areas at 409 and 409R Dorchester Avenue and the lot at 383 Dorchester Avenue.

Background

The 2 Alger Street parcel (0700027001) consists of a building \approx 42,800 square feet (sf) in gross floor area (GFA), the 4 Alger Street parcel (0700027000) consists of a building \approx 95,600 sf in GFA, and the parcel associated with 371 to 385 Dorchester Avenue (0700014000) consists of buildings totaling \approx 149,105 sf in GFA. The re-occupancy does not require any permitting through Article 80 of the Boston Zoning Code.

The 409 Dorchester Avenue activation area, which includes parcels 409 and 409R (parcels 0700016000 and 0700017000, respectively) and portions of the 4 Alger Street and 371-385 Dorchester Avenue parcels, consists of \approx 28,450 sf of area. Most of the activation area is currently unoccupied by any permanent building/structure except for a small portion of the 385 Dorchester Avenue building, which will be used for storage.

All parking at these sites is provided via surface lots that operate as self-park. The property owner charges market rates for parking to the lessee(s). The 2 Alger Street and 4 Alger Street buildings share a common parking lot that supports both buildings. The 4 Alger Street building also has parking on the north side of the building. The 371-385 Dorchester Avenue buildings share parking on the south side of the 383 Dorchester Avenue building and along the drive aisle that wraps around the 371 Dorchester Avenue building.

The parking lots for 2 and 4 Alger Street are accessed via a driveway from Alger Street. The parking lots for north side of 4 Alger Street and 371-383 Dorchester Avenue are accessed via two driveways from Dorchester Avenue. The small lot on the south side of 383 Dorchester Avenue is accessed directly from Dorchester Avenue.

In late 2023, the Applicant improved pedestrian access to/from the site by reconstructing Alger Street between Dorchester Avenue and the 2 Alger Street property. The project maintained the two existing vehicle travel lanes (one in each direction), repaired the sidewalk on the north side, fully reconstructed the sidewalk along the south side, and introduced wheelchair ramps at the Alger Street intersection with Dorchester Avenue.

The Applicant recently installed bike racks to exterior of a few buildings. A secure bike cage with 12 long-term/employee spaces is now provided between the 2 and 4 Alger Street buildings. Next to the bike cage are 6 short-term/visitor bike parking spaces (via 3 post-and-ring bike racks). There are 8 short-term/visitor bike parking spaces (via 4 post-and-ring bike racks) adjacent to the fitness tenant in 383 Dorchester Avenue building and 8 spaces (via 4 decorative inverted-U bike racks) adjacent to the café tenant in the 371-383 Dorchester Avenue Building. These new installations add on-site bike parking, which previously consisted of 4 post-and-ring bike racks outside of the 371 Dorchester Avenue gym tenant.

When these sites are redeveloped as part of the On the Dot (OTD) master plan, the Applicant will meet the City of Boston's guidelines for bike parking, as part of the development approval commitments. Additionally, the Applicant will install a nearby bikeshare station on the adjacent site known as On the Dot Phase 1. As OTD master plan buildings are developed, the Applicant will contribute a financial share to the bikeshare program, according to the City

guidelines. Thus, the Applicant requests relief on meeting these requirements currently, because these applications are associated with the re-occupancy of existing buildings.

Activation of Vacant Parcels

Description

The 383 Dorchester Avenue lot activation project temporarily repurposes the existing 27-space surface parking lot to periodically include weekly activity nights (such as trivia or a movie), using the lot at times when it is underutilized. The 409 Dorchester activation project plans to include elements such as food trucks, a bar area, a beer garden, seating and table areas, lawn games, and a stage for live music. When in-season, the activated area is expected to operate seven days a week, during weekday evenings and weekend afternoons/evenings.

Access to both areas by guests will occur off Dorchester Avenue and via the 2-4 Alger Street parking lot. As part of these projects, the Applicant is reconstructing the sidewalk on Dorchester Avenue fronting these parcels.

A goal of these activation projects is to attract local residents as patrons, consistent with input from the neighborhood on the desire for more gathering places. Thus, most patrons are expected to arrive at the site by walking from South Boston neighborhoods, as evidenced by the Applicant's past experiences hosting themed activities on-site. Furthermore, the MBTA's Andrew station is 1,600 feet (0.3 mile) walking distance from the site. The City of Boston is expanding the number of Bluebikes bikeshare stations in South Boston in 2025.³

Parking Demand

VHB estimated the peak parking demand for the combined activation of these areas to be 50 spaces. This estimate is based on input from the planned operator of the activation projects and their past experiences with hosting/running similar efforts. Because these activation projects are a neighborhood amenity (as opposed to destination retail), VHB expects a small travel mode share for automobiles at about 10 percent of person-trips to the site.

Due to the unique and varied use of the activation projects, Institute of Transportation Engineers (ITE) based trip/parking generation methods are not applicable to estimate the projected trips and parking needs for these activation spaces. Therefore, an empirical trip generation estimate is used, based on the event operator input and reflective of the site's characteristics. The event operator expects to draw up to 2,000 people to the site over the course of a busy weekend day: approximately 1,500 people at the 409 Dorchester space and approximately 500 people at 383 Dorchester lot space. Applying the travel arrival/departure patterns of the *Brewery Tap Room* land use code under ITE's *Trip Generation Manual* reveals that approximately one sixth of the total daily trips would occur during the site's peak hour period.⁴ Applying this pattern to the total daily trip activity produces a peak person-trip estimate of about 330 trips per hour. Most patrons/guests are expected to arrive via walking, bicycling, and public transit; by applying a 10 percent automobile mode share to the estimated 330 person-trips generated during the peak hour, approximately 33 people are expected to arrive via a vehicle. For these activation spaces/events, we assume that each vehicle will carry an average of two people, resulting in an hourly parking demand of about 17 vehicles. To

³ www.boston.gov/departments/transportation/bike-share-expansion-2024-2025

⁴ *Trip Generation Manual (11th edition)*, Institute of Transportation Engineers (ITE) (Washington DC, 2021); Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use Code 971.

account for duration of stay and turnover, we assume patrons will remain on-site for about three hours. Thus, the peak parking demand to support the activation project is estimated to be about 50 parking spaces.

To maintain this potential vehicle parking activity on-site, the Applicant seeks to use the existing adjacent surface lots to accommodate the demand, as detailed next.

Proposed Parking

To support the re-occupancy and the activation projects, the Applicant proposes the following modifications to the parking lots:

Parking Lot Access

There is no change proposed to the driveway locations or curb cuts.

Vehicle Parking

The Applicant proposes to modify the parking space layout of the surface lots as follows:

- provide 122 spaces within the 2 & 4 Alger Street lots, an increase of 37 spaces
- provide 137 spaces within the 371-385 Dorchester Avenue lots, an increase of 13 spaces

The additional 50 spaces are intended to support the added demand expected by the activation of 383 Dorchester parking lot (which temporarily would occupy its 27 spaces) and the 409/409R Dorchester activation area.

Electric Vehicle Parking

The Applicant requests relief on meeting the City of Boston's EV parking requirements because these applications are to support the re-occupancy of existing buildings. As noted previously, in the long-term these sites are slated for redevelopment as part of the On the Dot master plan. When the sites are redeveloped, the Applicant will meet the City's guidelines for EV parking.

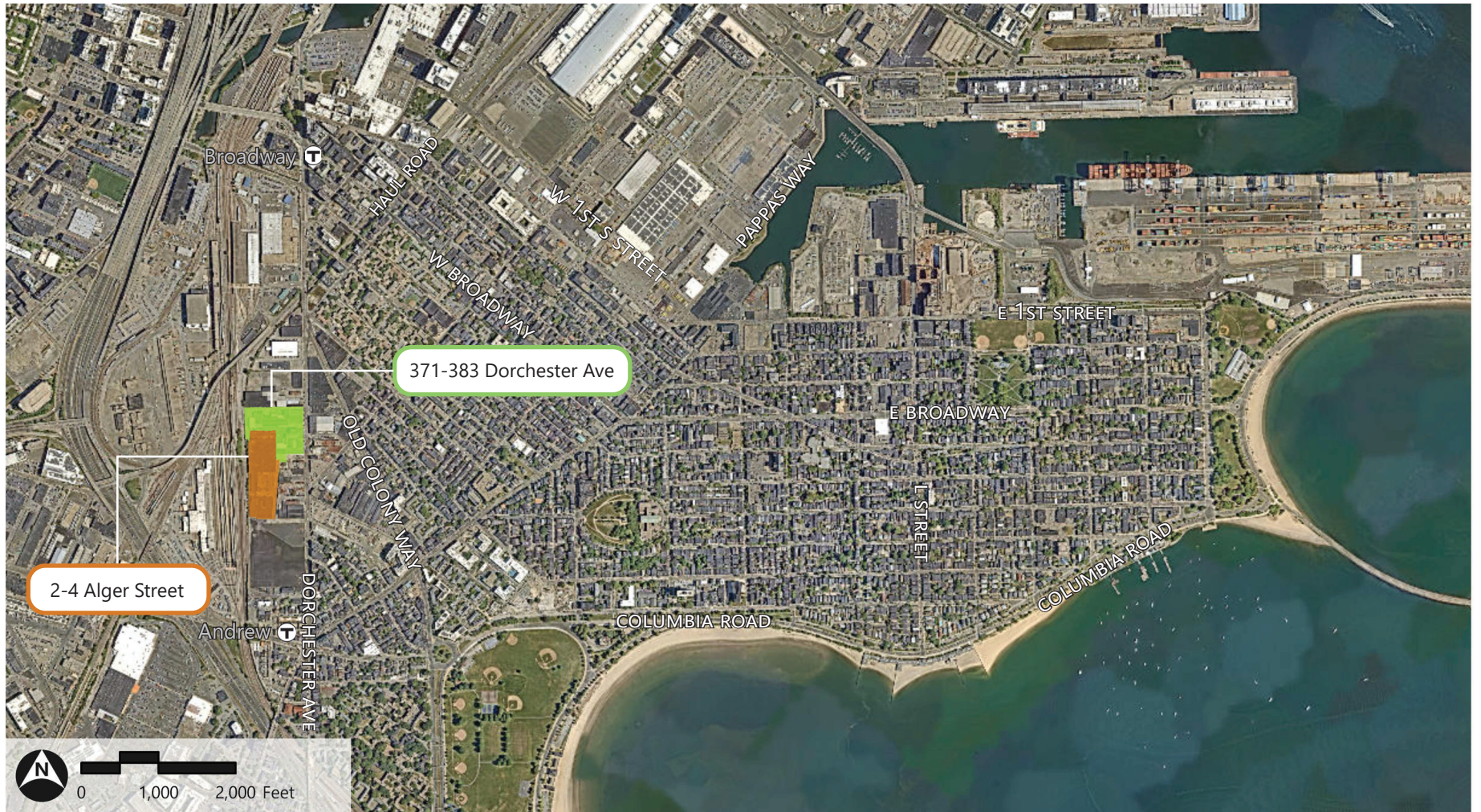
In the interim, the Applicant has engaged with an EV charging operator to assess the feasibility and demand for EV parking.

Site Plans

- › Locus Map
- › Parking Plans

Figure 1: Locus Map

2-4 Alger Street & 371-383 Dorchester Ave | Boston, Massachusetts



\\vhb.com\gbl\proj\Boston\14566.10 2 - 4 Alger\Graphics\FIGURES\2024-10-TT_Locus_Map.incd

Source: Maxar, NearMAP

