



A. GENERAL APPLICATION INFORMATION

1. Project Location

124 North Washington Street (aka 100 North Washington Street) a. Street Address	Boston b. City/Town	02114 c. Zip Code
f. Assessors Map/Plat Number	0301512000 g. Parcel/Lot Number	

2. Applicant

Mary a. First Name	Marshall b. Last Name	The RMR Group LLC c. Company	
255 Washington Street, Suite 300 d. Mailing Address			
Newton e. City/Town		MA f. State	02458 g. Zip Code
617-796-8390 h. Phone Number	i. Fax Number	mmarshall@rmrgroup.com j. Email address	

3. Property Owner

a. First Name	b. Last Name	SIR Boston Realty Trust c. Company	
c/o The RMR Group LLC, 255 Washington Street, Suite 300 d. Mailing Address			
Newton e. City/Town		MA f. State	02458 g. Zip Code
617-796-8390 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)

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code 02458
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	
Exempt Spaces	8	Residential Included Spaces	
Residential Excluded Spaces	0	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
- Self-Parking
- Surface Lot
- Garage



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

Number of Long-Term Bicycle Spaces: N/A	Number of Showers:
Number of Short-Term Bicycle Spaces:	Bikeshare Station Size and Contribution:
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
EV-Ready Points: B	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: 0 8 <i>MIN</i>	Total Parking Facility Square Footage: 1,024 SF
Number of New Spaces: 0	Ratio of Residential Spaces to Units: N/A
Number of Existing Spaces: 8	(Optional) Number of Spaces Returned:

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

Residential Sqft:	Retail Sqft:
Office/Admin Sqft: @56,000 SF	Institutional Sqft:
Industrial Sqft:	Lodging Sqft:

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.

The QMK Group LLC
By: *Mary G. Marshall, Assistant General Counsel* _____ 11/1/2024
Signature of Applicant Date

SIR Boston Realty Trust
By: *CSBTT* _____ 11/1/2024
Signature of Property Owner (if different) Date
Christopher J. Bilotta, Trustee

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.

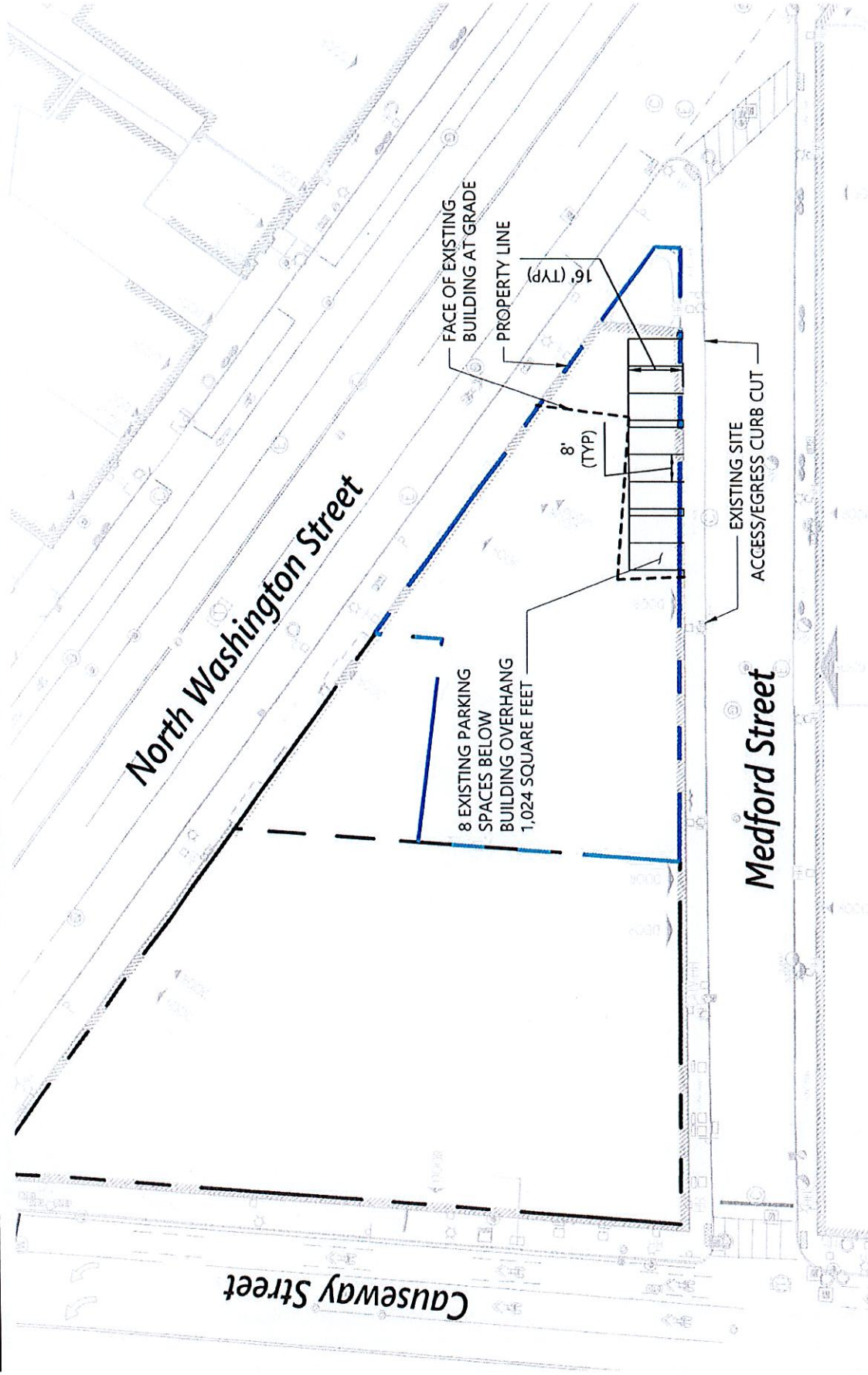
WHERE TO SEND

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.

STATEMENT OF NEED

Addenda to Parking Freeze Application Form Filed with the Air Pollution Control Commission - 124 North Washington Street (also known as 100 North Washington Street, Boston, Massachusetts)

The Owner acquired this Property in September of 2021, and the eight (8) parking spaces which are the subject of this application existed at the time of acquisition in the same location as they exist today. Each of these existing spaces qualify as an "Exempt Parking Space" as defined in Section II of the APPC Regulations, as they are utilized by tenants of the office building located at 124 North Washington Street, also known as 100 North Washington Street, Boston, MA pursuant to the terms of the lease of said building.



Parking Summary Chart

Space Size	Existing Spaces Provided
8 x 16	8

124 WASHINGTON STREET



Figure 1
Existing Parking Plan
124 North Washington Street
(also known as 100 North Washington Street)
Boston, MA
October 28, 2024
For APCC Review

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

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

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

COLLECTOR OF TAXES
 Ashley R. Groffenberger

This form approved by Commissioner of Revenue

SIR BOSTON REALTY TRUST
 255 WASHINGTON ST, UNIT STE-300
 NEWTON MA 02458

MAKE CHECKS PAYABLE TO:
 THE CITY OF BOSTON

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY

MAIL CHECKS TO:
 BOX 55808
 BOSTON, MA 02205

2ND QUARTER

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
3	01512-000	153169	103
LOCATION 124 96 N WASHINGTON ST			
ASSESSED OWNER SIR BOSTON REALTY TRUST			

PRELIMINARY REAL ESTATE TAX	\$185,202.57
COMMUNITY PRESERVATION ACT	\$1,839.39
TOTAL PRELIMINARY TAX	\$187,041.96
1ST TAX PAYMENT DUE BY 08/01/2024	\$93,520.98
2ND TAX PAYMENT DUE BY 11/01/2024	\$93,520.98
PAYMENTS TO DATE/CREDITS	\$93,520.98
TAX DUE	\$93,520.98
FEES	\$0.00
INTEREST	\$0.00
TOTAL DUE Pay By 11/01/2024	\$93,520.98

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
 CITY OF BOSTON

COLLECTOR'S COPY

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
3	01512-000	153169	103
LOCATION 124 96 N WASHINGTON ST			

MAKE CHECKS PAYABLE TO:
 THE CITY OF BOSTON

MAIL CHECKS TO:
 BOX 55808
 BOSTON, MA 02205

Do not send cash

COLLECTOR OF TAXES
 Ashley R. Groffenberger

ASSESSED OWNER: SIR BOSTON REALTY TRUST

SIR BOSTON REALTY TRUST
 255 WASHINGTON ST, UNIT STE-300
 NEWTON MA 02458

TAX DUE	\$93,520.98
FEES	\$0.00
INTEREST	\$0.00
TOTAL DUE Pay By 11/01/2024	\$93,520.98

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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.