

Yareni Sanchez ysanchez@goulstonstorrs.com (617) 574-3564 (tel)

December 16, 2024

BY EMAIL AND HAND DELIVERY

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

Attn: Alice Brown, Director of Environmental Quality

Email: apcc@boston.gov

Re: Block L-6 Project, Seaport Square Project

Dear Ms. Brown:

Enclosed please find the Application of Seaport L Title Holder LLC (the "<u>Applicant</u>") to the City of Boston Air Pollution Control Commission (the "<u>APCC</u>") for a modification to APCC South Boston Parking Freeze Permit No. APCC367728 (390 Congress Street) (the "<u>L Block Permit</u>"), in connection with the construction of the Block L-6 Project (the "<u>Block L-6 Project</u>") on Block L-6 of the Seaport Square project in the Seaport district of South Boston.

The Block L-6 Project involves the construction of a 24-story mixed-use building of approximately 355,000 square feet of Gross Floor Area of office and/or research, retail, residential and civic uses. The Block L-6 Project building includes a subsurface garage that will contain up to 115 self-park and/or valetassisted spaces. The garage will also include: Electric Vehicle (EV) chargers for 44 spaces, consisting of Level-2 chargers serving 24 spaces and outlets serving 20 electric bicycles; sufficient infrastructure to support installing EV chargers, if needed in the future, for an additional 30 spaces, consisting of Level-2 chargers serving 22 spaces and DCFC-50KW chargers serving 8 spaces; secure long-term bicycle storage for accommodating approximately 235 bicvcles office and/or research. retail/entertainment/restaurant/service, residential and civic uses; and public short-term bicycle parking accommodating approximately 24 bicycles. As further detailed in the enclosed materials, the Applicant seeks the APCC's approval of a modification to the L Block Permit for up to 115 spaces, comprised of (i) 78 commercial spaces currently included in the L Block Permit, and (ii) an allocation of 37 commercial parking spaces from the South Boston Parking Freeze Bank.

We enclose the following in support of this Application:

- A. A completed APCC Application for Parking Freeze Permit, including a check (no. 033739) in the amount of \$2,300 for applicable fees;
- B. A Statement of Need, including a copy of the EV Requirement Equivalence Calculator;

- C. A copy of the Deed of the Property to the Applicant; and
- D. A Site Plan showing the proposed location of the proposed parking garage and surrounding area, the layout and number of parking spaces, ground-level access to and egress from the garage, the total square footage of the parking area, the location, type and amount of electric vehicle parking space and the location and amount of bicycle parking and bicycle facilities.

We respectfully request to be included on the agenda for the next scheduled APCC meeting on January 15, 2025.

Hardcopies of the enclosed materials, together with a Joint Staff Report and a locus map, will be submitted not less than two (2) weeks before the anticipated hearing date of January 15, 2025.

If you have any questions about this matter, please do not hesitate to contact me if any additional information is required.

Sincerely,

Yareni (Yari) Sanchez

Enclosures

cc (via email w/encl.):

Alyssa Farkas, Air Pollution Control Commission Yanni Tsipis, WS Development Amy Prange, WS Development Elizabeth Peart, Howard Stein Hudson Peter N. Kochansky, Goulston & Storrs

APPENDIX A

APPLICATION

[See Attached]



Air	Pollution	Control	Commission

APCC	Permit	Num	ber

GENERAL APPLICATION INFORMATION

1. Project Location

25 Pier 4 Boulevard a. Street Address	Boston b. City/Town	MA c. Zip Code
	0602643075	
f. Assessors Map/Plat Number	g. Parcel/Lot Number	

2. Applicant

Yanni	Tsipis	WS Development	
a. First Name	b. Last Name	c. Company	
c/o WS Asset Management, LLC, 33 Boylston Street, Suite 3000 d. Mailing Address			
Chestnut Hill e. City/Town		MA f. State	g. Zip Code
(617) 646-3180		yanni.tsipis@wsdevelopment.com	
h. Phone Number i. Fax Number		j. Email address	

3. Property Owner

		Seaport L Title Ho	older LLC
a. First Name	b. Last Name	c. Company	
c/o WS Asset Management, LLC, 33 Boylston Street, Suite 3000			
Chestnut Hill e. City/Town		MA f. State	g. Zip Code
(617) 646-3180			evelopment.com

Check if more than one owner:	
(If there is more than one property ow	ner please attach a list of these property owners to this form



PARKING FREEZE APPLICATION)N FORM

Air Pollution Control Commission

APCC Permit Number

4. Representative (if any)

Yareni a. First Name	Sanchez b. Last Name	Goulston & Storrs F	°C	
One Post Office So	quare, 25th Floor			
Boston e. City/Town		MA f. State	g. Zip Code	
(617) 574-3564 h. Phone Number	i. Fax Number	ysanchez@goulst	onstorrs.com	
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 B. PARKING FACILITY INFORMATION				
Applicant Downtown Boston		South Boston		
Commercial Spaces		Commercial Spaces	115	
Exempt Spaces		Residential Included Spaces		
Residential Excluded Spaces Residential Exclude			ices	
2. Do you currently or will you charge for parking? ✓ Yes				



LICATION FORM	

Air Pollution Control Commission

APCC Permit Number

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

Number of Long-Term Bicycle Spaces:	235	Number of Showers:	2
Number of Short-Term Bicycle Spaces:	24	Bikeshare Station Size and Contribution:	\$75,000
Number of Lockers:	12	Other Amenities (Please List):	

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

EVSE-Installed Points:	^A 29	Total number of spaces:	^c 115
EV-Ready Points:	в 86	Does $\mathbf{A} + \mathbf{B} = \mathbf{C}$?	Yes 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: 115	Total Parking Facility Square Footage: 49,800 sf	
Number of New Spaces: 37	Ratio of Residential Spaces to Units: N/A	
Number of Existing Spaces: 78	(Optional) Number of Spaces Returned: N/A	

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

Residential Sqft: 290,000	Retail Sqft: 15,000*
Office/Admin Sqft: 50,000	Institutional Sqft: *
Industrial Sqft:	Lodging Sqft:

8.	Are you required to execute a Transportation .	Acces	s Plan Agreement (TAPA)?
	✓ Yes		No
	(If yes, please attach the draft or final TAPA to this form if available.)		

^{*15,000} aggregate sf of Retail and Institutional uses.



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Air Pollution Control Commission

APCC Permit Number

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.

Daniel B. Preysman	12/13/2024
Signaturerof2tpplicant	Date
Signature of Property Owner (if different)	Date
DocuSigned by:	
Yareni Sandiez	12/13/2024
SiPFRISD7630PRepresentative (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



Air Pollution Control Commission

APCC Permit Number

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

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.

Entity	Remit To:	Date	Invoice	Reference	Amount	Discount	Net
SEASAL	CHRISTA SEMERJI	12/5/2024	PermDEC24L6		2,300.00	0.00	2,300.00
BRYANNA ME		SQUARE ASS	OCIATES LP		neck No. 133739	1.	Check Amoun 2,300.00
	stalement for your records	UC MUU TI TON	SECURITY DOCUMENT.	CHECK BACKGROUND AREA	CUANCES OOL OD OD	ADUALLY EDOM:	

SEAPORT SQUARE ASSOCIATES LP 33 BOYLSTON ST SUITE 3000 CHESTNUT HILL, MA. 02467

Date 12/10/2024

Check No. 033739

2,300.00

Two Thousand Three Hundred AND 00/100 Dollars

Pay to the order of:

(617) 232-8900

VOID IF NOT CASHED WITHIN 90 DAYS WITHIN DATE OF ISSUE

CITY OF BOSTON
AIR POLLUTION CONTROL COMMISSION
ONE CITY HALL SQUARE, ROOM 709
BOSTON, MA 02201

Jose hull

#O33739# #211070175# 1402477543#

APPENDIX B

SEAPORT SQUARE BLOCK L-6 - STATEMENT OF NEED

SUBMITTED DECEMBER 16, 2024

Seaport L Title Holder LLC, a Delaware limited liability company ("<u>Applicant</u>"), is the owner of Block L-6 of the Seaport Square project, which is an approximately 24,888 sf parcel in the Seaport district of South Boston, bounded by Block L-4 of the Seaport Square project to the north, Congress Street to the south, Block L-5 of the Seaport Square project to the west and Pier 4 Boulevard to the east (the "<u>Property</u>"). The Applicant acquired the Property from MS Boston Seaport, L.L.C. ("<u>MS Boston</u>"), by a deed dated October 23, 2015 and recorded with the Suffolk County Registry of Deeds in Book 55221, Page 252. The Applicant proposes to construct a mixed-use building, as well as a two-level subsurface parking garage on the Property (the "Block L-6 Project").

The Property is a part of the approximately 23.5-acre Seaport Square project, a phased, mixed-use project approved in 2010 by the Boston Planning & Development Agency ("BPDA") and the Boston Zoning Commission ("BZC") in the form of a Development Plan for Planned Development Area No. 78, Seaport Square ("2010 PDA Plan"). In 2015, after the construction of certain Blocks of the Seaport Square project, Seaport Square Development Company LLC ("SSDC") acquired the undeveloped Seaport Square Blocks – Blocks D, F, G, L3-L6, N, and P – from MS Boston, the original master developer. In 2017, SSDC filed an Amended and Restated Development Plan for Planned Development Area No. 78 for the Seaport Square Project (the "A&R PDA Plan"), which was approved by the BPDA and the BZC, and in 2022, SSDC filed a First Amendment (the "First Amendment") to the A&R PDA Plan (the A&R Plan, as amended by the First Amendment, the "PDA Plan"), which was approved by the BPDA and the BZC. One key change in the PDA Plan is a reduction in the total number of parking spaces in the Seaport Square project – from approximately 6,350 approved subsurface spaces in the 2010 PDA Plan to approximately 5,500 subsurface spaces in the A&R PDA Plan to approximately 5,300 subsurface spaces in the First Amendment. Of those 5,300 approved spaces, approximately 3,885 spaces have been constructed or are under construction.

The Block L-6 Project is comprised of a 24-story mixed-use building containing approximately 355,000 square feet of Gross Floor Area of commercial office and/or research, retail, residential and civic uses. Significant public realm improvements and cultural amenities will be constructed on the Property. Among them, the Block L-6 Project will include the construction of the hardscape improvements completing the portions of the Harbor Way pedestrian path immediately adjacent to the Property, in addition to the construction of sidewalk improvements along the portions of Pier 4 Boulevard and Congress Street immediately adjacent to the Block L-6 building. The Block L-6 Project will also include civic/educational and cultural uses, complementing other cultural sites across the Seaport Square project.

The subsurface garage to be constructed by the Applicant will contain up to 115 self-park and/or valet-assisted spaces. The 115 total spaces requested under this Application will be for use by the Block L-6 Project's office and/or research tenant(s), retail, residential tenants and their patrons, employees and guests. The garage will also be open to the general public at market rates. The provision of 115 parking spaces is necessary in order to meet the market demands of a first-class office, research and residential building and the destination-style cultural and retail uses envisioned for the Property. Upon completion of the Block L-6 Project, the garage on Block L-6 will connect to, and be operated as a unified garage with, the permitted garages on Blocks L-4 and L-5 and/or the garage to be constructed on Block L-3 of the Seaport Square project.

Vehicular access and egress to the two-level subsurface parking garage will be off of Autumn Lane at the access drive of Block L-4 of the Seaport Square project. The garage will include Electric Vehicle (EV) chargers for 44 spaces, consisting of Level-2 chargers serving 24 spaces and outlets serving 20 electric bicycles, as well as sufficient infrastructure to support installing EV chargers, if needed in the future, for an additional 30 spaces, consisting of Level-2 chargers serving 22 spaces and DCFC-50KW chargers serving 8 spaces. Enclosed is a copy of the EV Requirement Equivalence Calculator for the Block L-6 Project. The garage will also include secure long-term bicycle storage accommodating approximately 235 bicycles for office and/or research, retail/entertainment/restaurant/service, residential and civic use; the Applicant will also provide public short-term bicycle parking on-site for approximately 24 bicycles. The provision of long-term and short-term bicycle parking for the Block L-6 Project meets the minimum spaces required under the Bike Parking Guidelines of the City of Boston Transportation Department.

Currently, the Property contains a total of 78 commercial surface parking spaces. Those spaces are included within the larger APCC South Boston Parking Freeze Permit No. APCC367728 (390 Congress Street) (the "L Block Permit"). The L Block Permit originally corresponded to Blocks L-3, L-4, L-5 and L-6 of the Seaport Square project. Since the initial issuance of the L Block Permit, a garage facility has been constructed on Block L-4, which operates pursuant to APCC South Boston Parking Freeze Permit No. APCC387316, and a garage facility has been constructed on Block L-5, which operates pursuant to APCC South Boston Parking Freeze Permit No. APCC447277. The Applicant recently worked with APCC staff to administratively modify the L Block Permit to return 385 spaces to the South Boston Freeze Bank, and the administratively modified L Block Permit now authorizes 164 spaces, of which 78 are permitted on the Property and 86 are permitted on Block L-3 of the Seaport Square project. Simultaneously herewith, the Applicant is filing a separate Application to the APCC relating to the project to be constructed on Block L-3 of the Seaport Square project, which requests an allocation from the L Block Permit of 86 spaces, resulting in a modification of the L Block Permit reducing the number of spaces permitted under the L Block Permit from 164 spaces to 78 spaces.

Accordingly, the Applicant respectfully requests that the APCC (i) allocate 37 spaces from the South Boston Freeze Bank and (ii) modify the L Block Permit (following the modification associated with the Block L-3 application) to reflect such allocation, for a total of 115 spaces to be authorized by the L Block Permit.

INTERACTIVE EV REQUIREMENT EQUIVALENCE CALCULATOR

PROJECT CHARACTERISTICS	Fill Out Cells Below
Parking Requested	115

REQUIRED	EVSE READY TOTAL POINTS REQUIRED
29	86

EVSE-INSTALLED EQUIVALENCE CALCULATOR

		Weighted Points (per		
Options	Amount of parking spaces served	mitigation measure)	Total Points	Restriction/Range
LEVEL I CHARGER		ı	U	office may offset with
LEVEL 2 CHARGER	24	1	24	
DCFC - 50KW		8	0	
DCFC - 150KW		24	0	
EV Carshare		19		
Electric Bike Parking Amenities	20	0.5	10	Maximum of 5 points.
Total Vehicle Parking Spaces	44			

TOTAL POINTS ACCRUED	EVSE-INSTALLED POINTS REQUIRED
34*	29

*29 accounting for the maximum of 5 points in the "Electric Bike Parking Amenities" category.

EV READY EQUIVALENCE CALCULATOR

Options	Amount of parking spaces served	Weighted Points (per mitigation measure)	Total Points	Restriction/Range
LEVEL 1 CHARGER		1		office may offset with this option. Parking spaces must be assigned if residential.
LEVEL 2 CHARGER	22	1	22	
DCFC - 50KW DCFC - 15UKW	8	8 24	64 U	
Total Vehicle Parking Spaces	30		ı	ı

POINTS REQUIRED
86

APPENDIX C

DEED TO THE APPLICANT

[See Attached]

Bk: 55221 Pg: 252

2015 00094790 55221 Pg: 252 Recorded: 10/29/2015 12:00 PM

ATTEST: Francis M. Roache, Register Sutfolk County Registry of Deeds

Date: 10/23/2015 12:00 PM

Ctrl# 153309 28156 Doc# 00094790 Fee: \$624,827.16 Cons: \$137,023,462.00

DEED

MS BOSTON SEAPORT, L.L.C., a Delaware limited liability company with an address of c/o Morgan Stanley Real Estate Funds, 1585 Broadway, 37th Floor, New York, New York 10036 ("Grantor"), for consideration paid and full consideration of One Hundred Thirty-Seven Million Twenty-Three Thousand Four Hundred Sixty-Two and 00/100 DOLLARS (\$137,023,462.00) grants to SEAPORT L TITLE HOLDER LLC, a Delaware limited liability company with an address of c/o WS Development LLC, 33 Boylston Street, Suite 3000, Chestnut Hill, Massachusetts 02467, with QUITCLAIM COVENANTS, the land, together with any improvements thereon, located in Boston, Suffolk County, Massachusetts, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

Subject to and together with that certain Declaration of Covenants, Restrictions, Development Standards and Easements, recorded with the Suffolk County Registry of Deeds ("Deeds") in Book 48846, Page 1 (as amended and supplemented to date, the "Declaration"), which Declaration provides inter alia that the Seaport Square Project is a multi-phase, mixed-use project being developed in the Seaport District of Boston. Development of the Seaport Square Project may occur in phases over a period of time. The Seaport Square Project will involve a variety of uses, including without limitation residential, office, hotel, research and development. cultural, educational, retail, and restaurant uses. As a result of the Seaport Square Project, the character of the Seaport Square area will change over time. The Seaport Square Project is expected to bring pedestrian and vehicular traffic into the area, and involves the construction of roadway and traffic signalization improvements. Because the Seaport Square Project will occur over an extended period of time in a phased manner, construction activities will occur on the Seaport Square Project property and on adjacent roadways regularly.

Grantor certifies that it has not elected to be treated as a corporation for federal tax purposes for the current taxable year.

The conveyance is made together with and subject to all recorded easements, conditions, restrictions, contracts, and agreements, and other matters of record that encumber, affect or otherwise apply to the Property, including, without limitation, that certain Notice of Activity and Use Limitation dated December 22, 2000, recorded with said Deeds in Book 25700, Page 329, as affected by Confirmatory Notice of Activity and Use Limitation dated January 8, 2001, recorded with said Deeds in Book 25788, Page 287, and as affected by Partial Terminations of Notice of Activity and Use Limitation, recorded with said Deeds in Book 54915, Pages 47 and 54.

For Grantor's title to the Property see Deed of Fox Boston Seaport Land LLC, dated September 1, 2006, recorded with the Suffolk County Registry of Deeds in Book 40319, Page 52. Bk: 55221 Pg: 253

Witness our hand and seal as of the 33 day of October, 2015.

MS Boston Seaport, L.L.C., a Delaware limited liability company

By:

Name: John P. J

Title. Vice Presiden

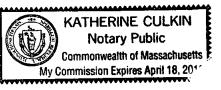
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 22nd day of October, 2015, before me, the undersigned notary public, personally appeared John P. Buza, provided to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Vice President of MS Boston Seaport, L.L.C.

atherine Culkin

(official signature and seal of notary) My commission expires: 4/18/19



Bk: 55221 Pg: 254

EXHIBIT A

Legal Description

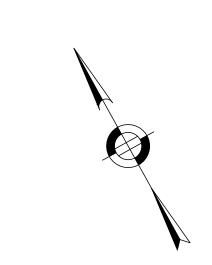
BLOCKS L3, L4, L5 AND L6:

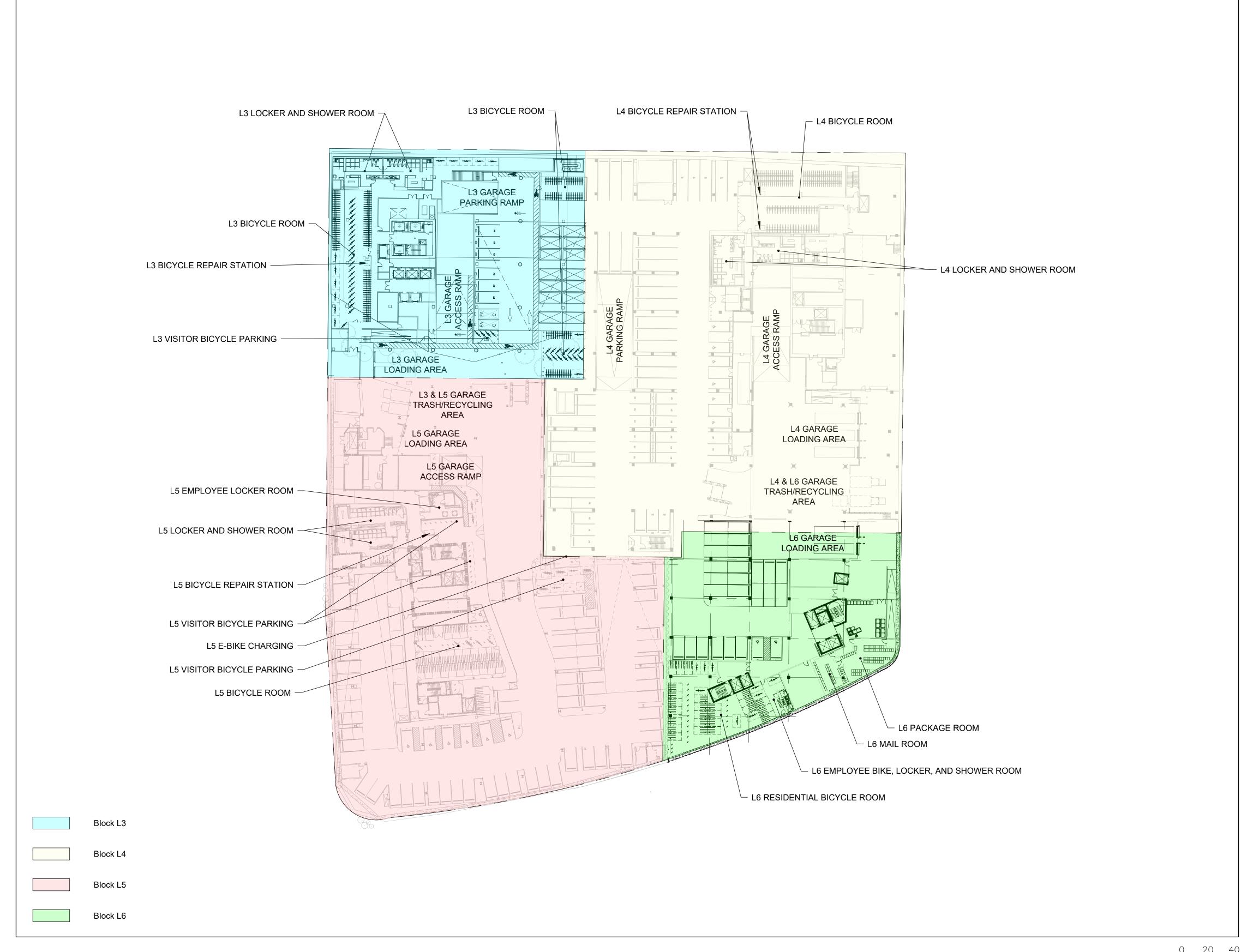
That certain parcel of land in the City of Boston, South Boston District, County of Suffolk, located on the southerly side of Seaport Boulevard, being shown as Remaining L Block on a plan titled "Subdivision Plan – L Block, Boston Seaport Square, Boston, Massachusetts", dated October 10, 2012, prepared by Nitsch Engineering and recorded with the Suffolk County Registry of Deeds in Plan Book 2012, Plan 414, containing an area of 205,076 square feet, more or less, according to said plan.

APPENDIX D

SITE PLAN OF THE GARAGE

[See Attached]





NOT FOR CONSTRUCTION

12/19/2024 L:\06233\TAPAs\PARCEL L3\TAPA\06233 L3 TAPA.dwg Last Saved by: MWHITE

FINAL DESIGN PER	Seaport Square Block L		
DRAFT	SITE PLAN GARAGE LEVEL 1		EXHIBIT X
TRANSPORTATION ACCESS PLAN AGREEMENT	HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshassoc.com	Date: December 2024	Scale: 1" = 40'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY BTD AND PIC

