

ENV - Parking Freeze Permit Submission

Parcel IDs (separate multiple parcels with a comma)

[View all submission folders.](#)

Type of Request

- Request a new permit
 Modify an existing permit

Facility Information

Name of facility

Address of facility

Facility City

Facility State

Facility Zip Code

Project Contact

Contact First Name

Contact Last Name

Contact Email

Contact Phone

[View submitted proof of ownership.](#)

Please upload proof of ownership

Drop files here to upload

Owner Information

Name of owner

Owner Street Address

Owner Address City

Owner Address State

Owner Address Zip Code

[View submitted proof of approval.](#)

Please upload written proof that applicant is owner of record or has written approval from the owner of record to file application.

No Target File Repository Selected

Request neighborhood

- Downtown
 South Boston

Freeze Area

Total number of spaces

Number of new spaces

Number of existing spaces

The ratio of the number of residential spaces per residential housing unit

The total square footage of the property referred to in this application

Please list on separate lines, the total building square footage by use type for the entire property/project. E.g. 100,000 s.f. commercial, 200,000 s.f. residential, etc.

~297 SF of parking area, no buildings exist on the lot. See statement of need for further detail of building/uses on other parcels to be supported.

Attach a site plan of the parking facility showing:

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

[View submitted site plan.](#)

Statement of Need

This is general description of the facility and the parking needs of the project, local entities, and patrons that the proposed facility will serve. Please upload one below.

Please also include any written support (letters, etc.) that you wish to supply in support of this statement.

[View submitted statement of need.](#)

Do you or will you charge for parking?

- Yes
 No
 Not sure yet

Check all current or proposed parking methods in effect on the property

- Valet
 Self-parking
 Surface
 Garage

Please verify all the information above. If the application is in all respects an accurate and complete document, we'll follow up about coordinating the application fee (\$10 per parking space).

Once the payment is received, the applicant will be placed on the agenda for the next hearing for which this application was received at least 60 days before.

Signature

Signature Name

Sign here

I agree to electronically sign and to create a legally binding contract between the other party and myself, or the entity I am authorized to represent.

Agree

ID

Record ID

[Print](#)

[Save as PDF](#)

[Back](#)

[Edit](#)



Memorandum

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

Date: January 17, 2020

Project #: 14566.03

From: Kathleen Keen, PE

Re: Statement of Need
South Boston Parking Freeze Permit Application
Core Investments, Inc.

Statement of Need

The Proposed Project seeks to reallocate existing permitted parking spaces among adjacent properties/parcels along the west side of Dorchester Avenue (the "Proposed Project"). The Applicant has filed two applications, one for a modification to existing permits and one to request a single new permit, which work in conjunction to complete the reallocation of existing permitted parking spaces. The reallocation of parking spaces is to support the leasing and/or redevelopment of the properties/parcels, including 4 Alger Street parcel which consists of an approximately 95,000 square feet (sf) warehouse/distribution building. The reallocated spaces will all be provided on surface lots and accessed via one driveway along Dorchester Avenue and three driveways along Alger Street. The properties/parcels are all owned by the following entities of the Applicant; Dotave Ventures, LLC; 475 Smiley Dorchester LLC; Smiley Alger LLC; 371 Smiley Dorchester LLC; 409 Pier Smiley Dotave LLC; Smiley 4 Alger LLC; Smiley Wadleigh LLC; and Ellery Smiley LLC (collectively the "Applicant's entities"). These parking spaces will remain under ownership by the Applicant's entities and will be used exclusively by the Owner or by its lessees, employees, patrons, customers, clients, patients, or guests, and will not be available for use by the general public at any time. No fee will be charged to park in the parking spaces.

The Applicant and its entities own a number of parcels, in addition to those included as part of these two applications, along the west side of Dorchester Avenue and are engaged in master planning efforts to redevelop all their land holdings. The proposed reallocation of spaces requested in these two applications are an intermediate step for the Applicant as they begin to lease and/or redevelop the site in the near-term. The Applicant is fully committed to coming back to the City and BAPCC as it proceeds with the permitting for the master plan. Future applications associated with new buildings as part of the master plan will include plans designed to meet the City and BAPCC's standards and requirements regarding environmental policy, bicycle parking, electric vehicle parking, signage, air filter (in parking garages), etc.

The Applicant holds a total of ten existing parking permits for 20 parcels. Under the proposed reallocation, one existing permit will be modified to include additional parking spaces, six existing permits will be modified to reduce parking spaces, three existing permits will be eliminated, and one new permit will be granted. Table 1, below, details each property including the property referenced on the existing permit, the property address consistent with the Boston Inspectional Services Department (ISD), the associated parcel(s), the property owner, the existing permit number, existing number of permitted parking spaces, and number of parking spaces under the proposed reallocation. Existing and proposed site plans showing the location and size of the existing building to remain, layout/number of the parking spaces, total square footage of the parking area, and entry and exit points are attached.

Table 1 Parking Permit Summary

Property/Facility reflected on Existing Permit ¹	Property/Facility Address consistent with ISD ²	Parcel ID(s)	Owner ³	Existing Parking Permit No.	Existing Permitted Spaces	Proposed Permitted Spaces with Reallocation	Change in Permitted Spaces
511 – 537 Dorchester Avenue	511R Dorchester Avenue and 1 Alger Street	0700035000 0700028000	Dotave Ventures LLC	#APCC367738	10	356	+346
3 Alger Street	3 Alger Street	0700028001	Dotave Ventures LLC	n/a	0	1	+1
2 Alger Street	2 Alger Street	0700027001	Smiley Alger LLC	#APCC367761	32	22	-10
475 – 485 Dorchester Avenue	7 – 19 Alger Street, 9 Alger Street, 11 Alger Street, 19 Alger Street, and 475 Dorchester Avenue	0700030000 0700031000 0700032000 0700034000 0700029000	475 Smiley Dorchester LLC	#APCC367716	165	98	-67
4 Alger Street	4 Alger Street	0700027000	Smiley 4 Alger LLC	#APCC367686	62	44	-18
0 Dorchester Avenue	409R Dorchester Avenue	0700017000	409 Pier Smiley Dotave LLC	#APCC367694	15	0	-15
409 Dorchester Avenue	409 – 411 Dorchester Avenue	0700016000	409 Pier Smiley Dotave LLC	#APCC367695	20	0	-20
8 – 6 Wadleigh Place	5 – 7 Wadleigh Place, 8 – 6 Wadleigh Place, and 3 – 3H Ellery Street	0700060000 0700061000 0700062000	Smiley Wadleigh LLC	#APCC367745	22	13	-9
1 Ellery Street	1 Ellery Street	0700056000 0700057000	Ellery Smiley LLC	#APCC367684	30	16	-14
13 Ellery Street	13 Ellery Street	0700065000 0700068000 0700069000	Ellery Smiley LLC	#APCC367685	8	0	-8
371 Dorchester Avenue	371 – 393 Dorchester Avenue	0700014000	371 Smiley Dorchester LLC	#APCC367759	310	124	-186
Total	Total				674	674	0

n/a Property/facility does not have an existing permit.
 1 Property/facility name reflected on existing permit.
 2 Property/facility address consistent with Boston Inspectional Services Department (ISD) to be used on modified and new permits.
 3 All entities are owned by the Applicant.

Ref: 14566.03

January 17, 2020

Page 3

As detailed in Table 1, a total of 674 parking spaces are permitted to properties/parcels owned by the Applicant's entities. These permitted parking spaces are proposed to be reallocated to adjacent properties/parcels owned by the Applicant's entities as outlined in Table 1 and shown on the attached site plans. No new parking beyond those available from the existing permits are proposed, resulting in no increase in the permitted parking supply for the collective properties/parcels.

The reallocation of parking spaces will make the properties/parcels more attractive, allowing for leasing and/or redevelopment which, in turn, will result in new jobs. In addition, the construction of the parking field with reallocated spaces could provide improvements to the area by helping revitalize distressed properties and improving conditions along the adjacent Dorchester Avenue public sidewalk.



CORE INVESTMENTS, INC.

699 BOYLSTON ST, 10TH FLOOR
BOSTON, MA 02116-2848
PH (617) 428-8000 | FAX (617) 428-8001

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

Jan 17, 2020

RE: Core Investments Parking Freeze Application – Ownership Statement

To Whom It May Concern,

Please have it be known that the following ownership entities – as relevant to this application - are legally and solely managed by David Pogorelc:

Dotave Ventures LLC
475 Smiley Dorchester LLC
Smiley Alger LLC
371 Smiley Dorchester LLC
409 Pier Smiley Dotave LLC
Smiley 4 Alger LLC
Ellery Smiley LLC
Smiley Wadleigh Ellery LLC

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,

David Pogorelc
Chief Executive Officer
Core Investments Inc.

January 15, 2020

Reference: 14566.03

Boston Air Pollution Control Commission (BAPCC)
1 City Hall Square, Room 709
Boston, MA 0220

Re: South Boston Parking Freeze Permit Application
Project Tripod

To whom it may concern,

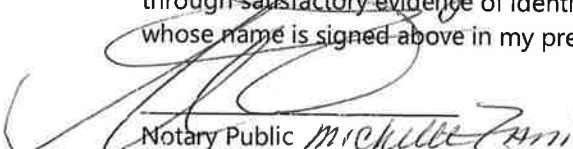
I acknowledge that Vanasse Hangen Brustlin, Inc. (VHB), of Watertown, Massachusetts is hereby authorized to represent Core Investments, Inc for the above referenced project.

Sincerely,

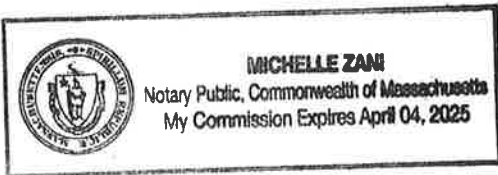


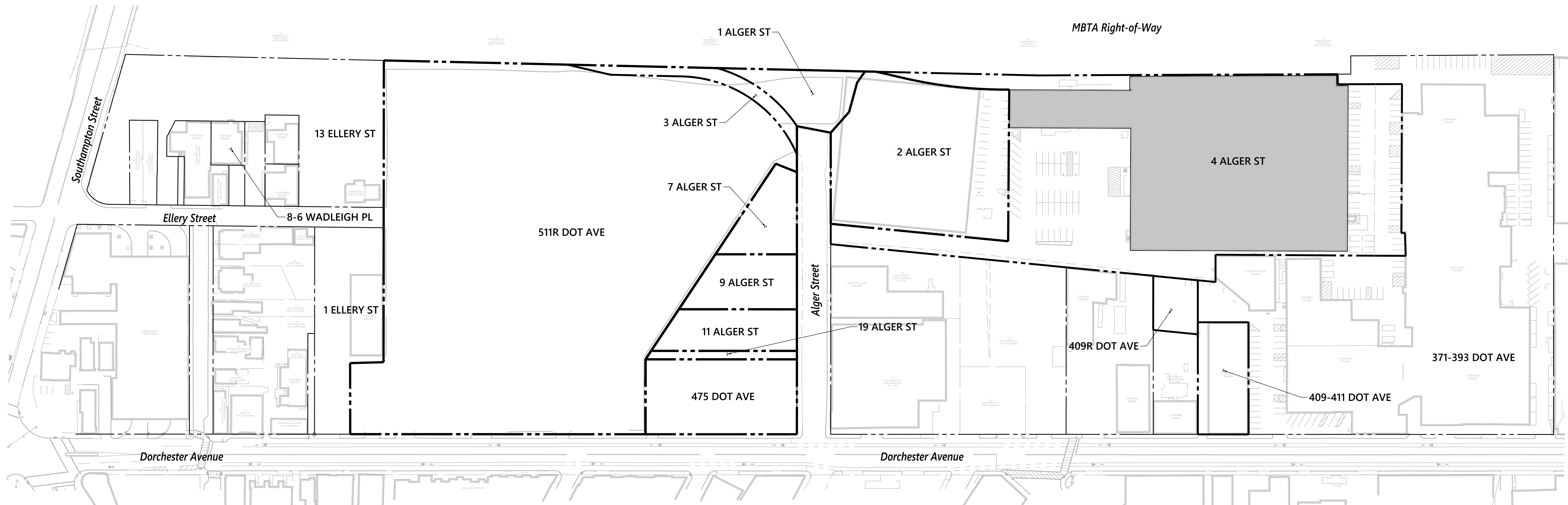
David Pogorelc
Chief Executive Officer
Core Investments

On this 15 day of January, before me, the undersigned notary public, personally and proved to me through satisfactory evidence of identification, which were personally known to me to be the person whose name is signed above in my presence.



Notary Public Michelle Zani
My commission expires 4/4/25

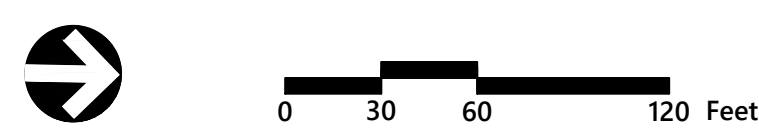




Existing Parking Summary

Current Property Address Consistent with ISD*	Property/Facility Referenced on Existing South Boston Parking Freeze Permit	Existing Permitted Spaces
511R DORCHESTER AVE AND 1 ALGER STREET	511 TO 537 DORCHESTER AVE - SURFACE LOT	10
3 ALGER ST	3 ALGER STREET**	0
2 ALGER ST	2 ALGER ST - SURFACE LOT	32
7 ALGER ST, 9 ALGER ST, 11 ALGER ST, 19 ALGER ST, AND 475 DORCHESTER AVE	475 TO 485 DORCHESTER AVE - SURFACE LOT	165
4 ALGER ST	4 ALGER ST - SURFACE LOT	62
409R DORCHESTER AVE	0 DORCHESTER AVE - SURFACE LOT	15
409-411 DORCHESTER AVE	409 DORCHESTER AVE - GARAGE	20
5-7 WADLEIGH PLACE, 8-6 WADLEIGH PLACE, AND 3-3H ELLERY STREET	8 TO 6 WADLEIGH PL - SURFACE LOT	22
1 ELLERY ST	1 ELLERY ST - SURFACE LOT	30
13 ELLERY ST	13 ELLERY ST - SURFACE LOT	8
371-393 DORCHESTER AVE	371 DORCHESTER AVE - SURFACE LOT	310
TOTAL		674

*AT THE OWNER'S REQUEST, FUTURE PARKING FREEZE PERMITS TO REFERENCE CURRENT PROPERTY ADDRESS (CONSISTENT WITH ISD)
 **3 ALGER STREET DOES NOT HAVE AN EXISTING PARKING FREEZE PERMIT



Core Investments, Inc.

Boston, Massachusetts

No. Revision Date App'd

Designed by ERM Checked by WJN

Issued for _____ Date _____

Jan. 17, 2020

Not Approved for Construction

Parking Freeze

Existing Conditions Plan

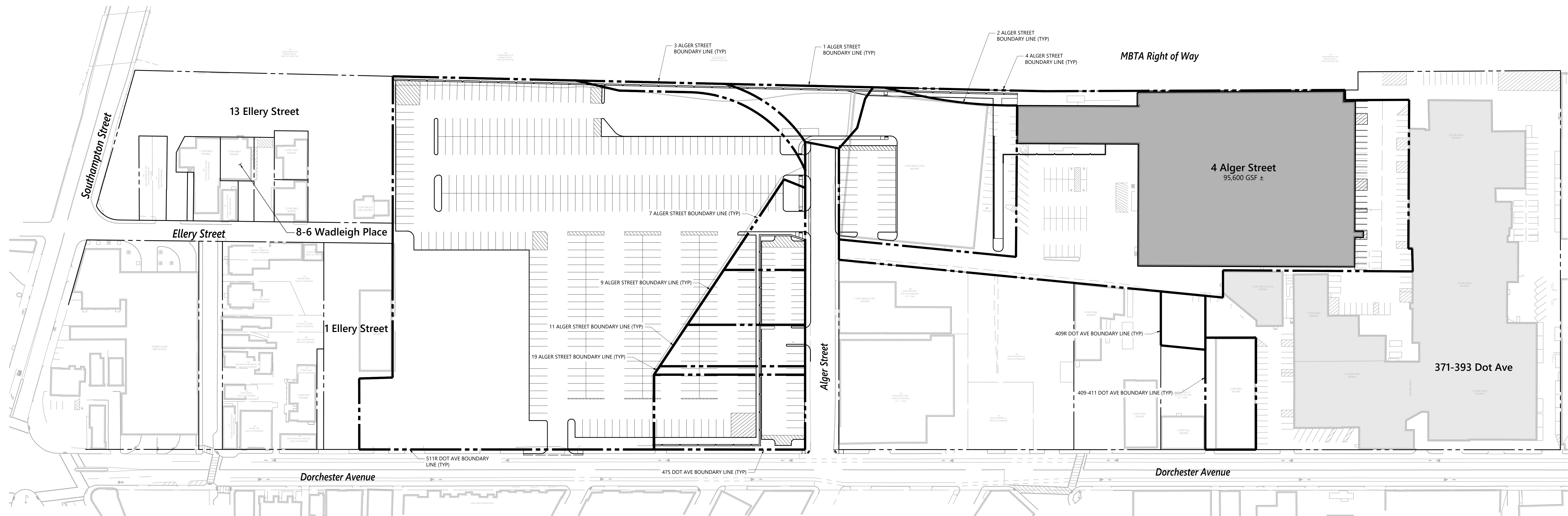
SP-A

Sheet _____ of _____

1 13

Project Number

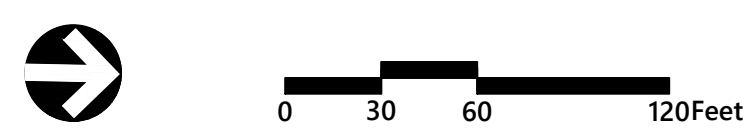
14566.00



Proposed Parking Summary

Current Property Address Consistent with ISD*	Property/Facility Referenced on Existing South Boston Parking Freeze Permit	Existing Permitted Spaces	Proposed Permitted Spaces with Reallocation	Change in Permitted Spaces
511R DORCHESTER AVE AND 1 ALGER STREET	511 TO 537 DORCHESTER AVE - SURFACE LOT	10	356	346
3 ALGER ST	3 ALGER STREET***	0	1	1
2 ALGER ST	2 ALGER ST - SURFACE LOT	32	22	-10
7 ALGER ST, 9 ALGER ST, 11 ALGER ST, 19 ALGER ST, AND 475 DORCHESTER AVE	475 TO 485 DORCHESTER AVE - SURFACE LOT	165	98	-67
4 ALGER ST	4 ALGER ST - SURFACE LOT	62	44	-18
409R DORCHESTER AVE	0 DORCHESTER AVE - SURFACE LOT	15	0	-15
409-411 DORCHESTER AVE	409 DORCHESTER AVE - GARAGE	20	0	-20
5-7 WADLEIGH PLACE, 8-6 WADLEIGH PLACE, AND 3-3H ELLERY STREET	8 TO 6 WADLEIGH PL - SURFACE LOT	22	13	-9
1 ELLERY ST	1 ELLERY ST - SURFACE LOT	30	16	-14
13 ELLERY ST	13 ELLERY ST - SURFACE LOT	8	0	-8
371-393 DORCHESTER AVE	371 DORCHESTER AVE - SURFACE LOT	310	124	-186
TOTAL		674	674	0

*AT THE OWNER'S REQUEST, FUTURE PARKING FREEZE PERMITS TO REFERENCE CURRENT PROPERTY ADDRESS (CONSISTENT WITH ISD)
 **TOTAL PARKING AREA SQUARE FOOTAGE: ±253,274. EXCLUDES AREAS ON 1 ELLERY ST, 8-6 WADLEIGH PL, AND 371-393 DOT AVE
 ***3 ALGER STREET DOES NOT HAVE AN EXISTING PARKING FREEZE PERMIT



Core Investments, Inc.

Boston, Massachusetts

No. Revision Date App'd

Designed by: ERM
 Checked by: WJN
 Issued for: _____
 Date: Jan. 17, 2020

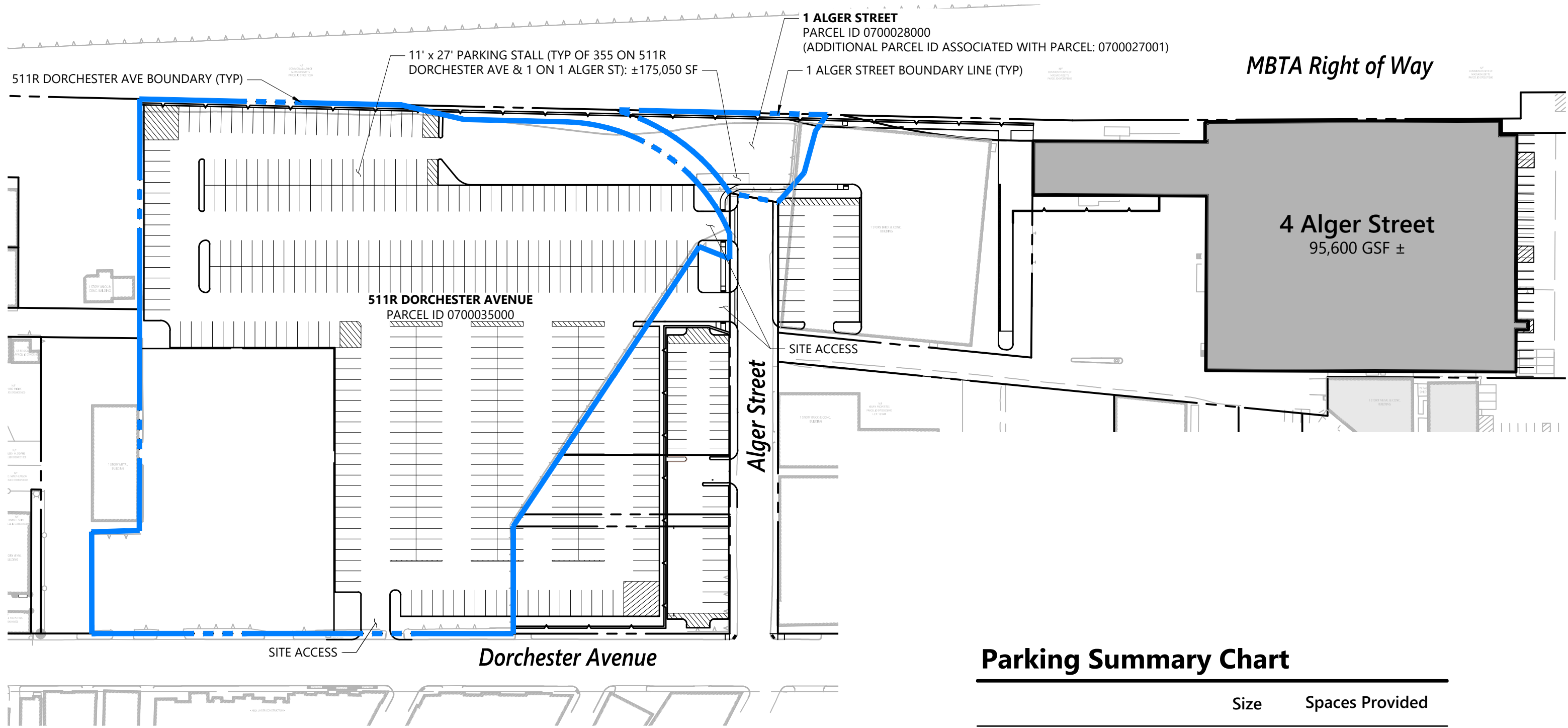
Not Approved for Construction

Parking Freeze
 Overall Site Plan

SP-B

Sheet 2 of 13

Project Number
 14566.00

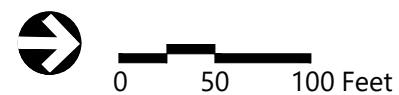


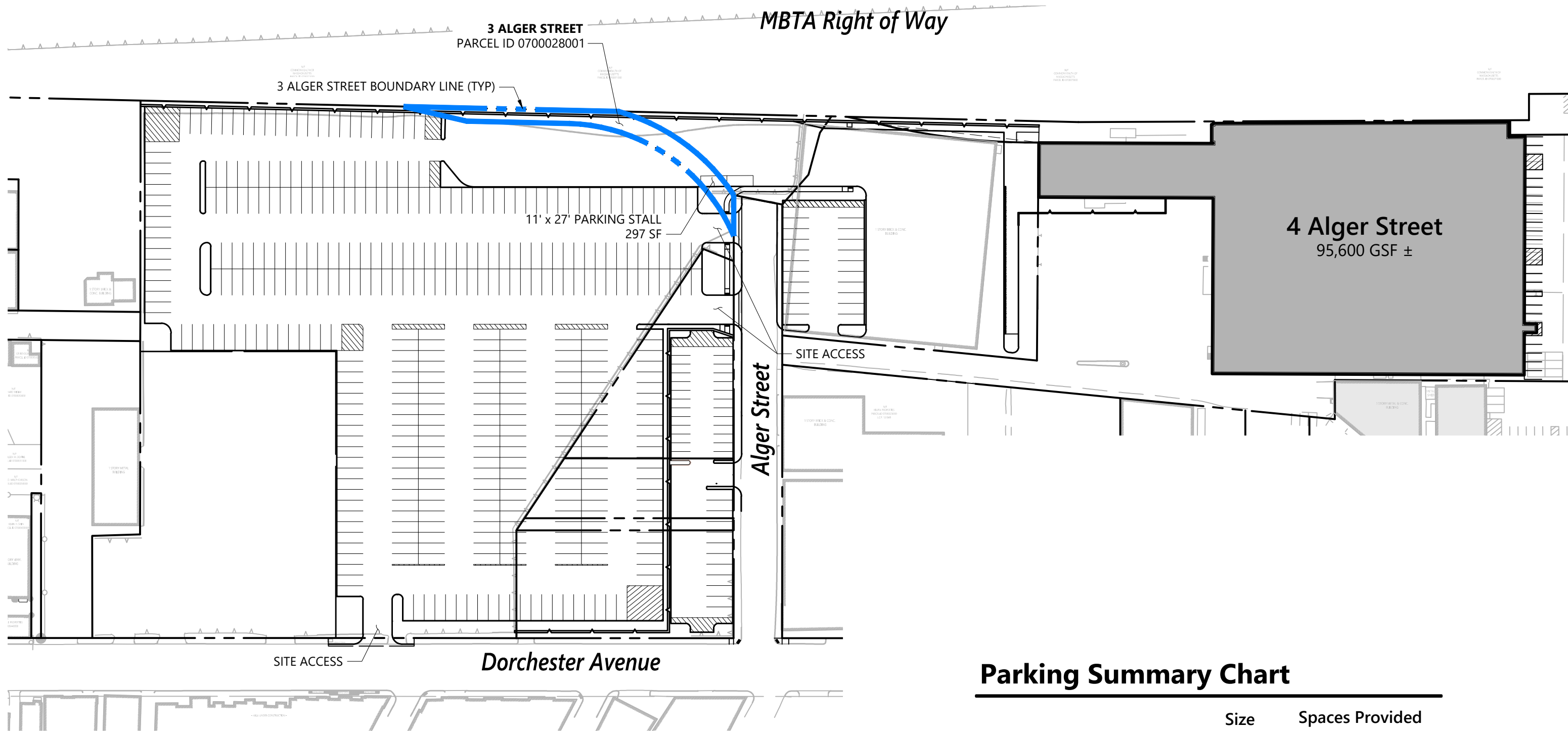
Parking Summary Chart

	Size	Spaces Provided
VEHICLE SPACES	11' x 27'	356

511R Dorchester Avenue Site Plan (SP-C)

Core Investments, Inc.
Boston, MA





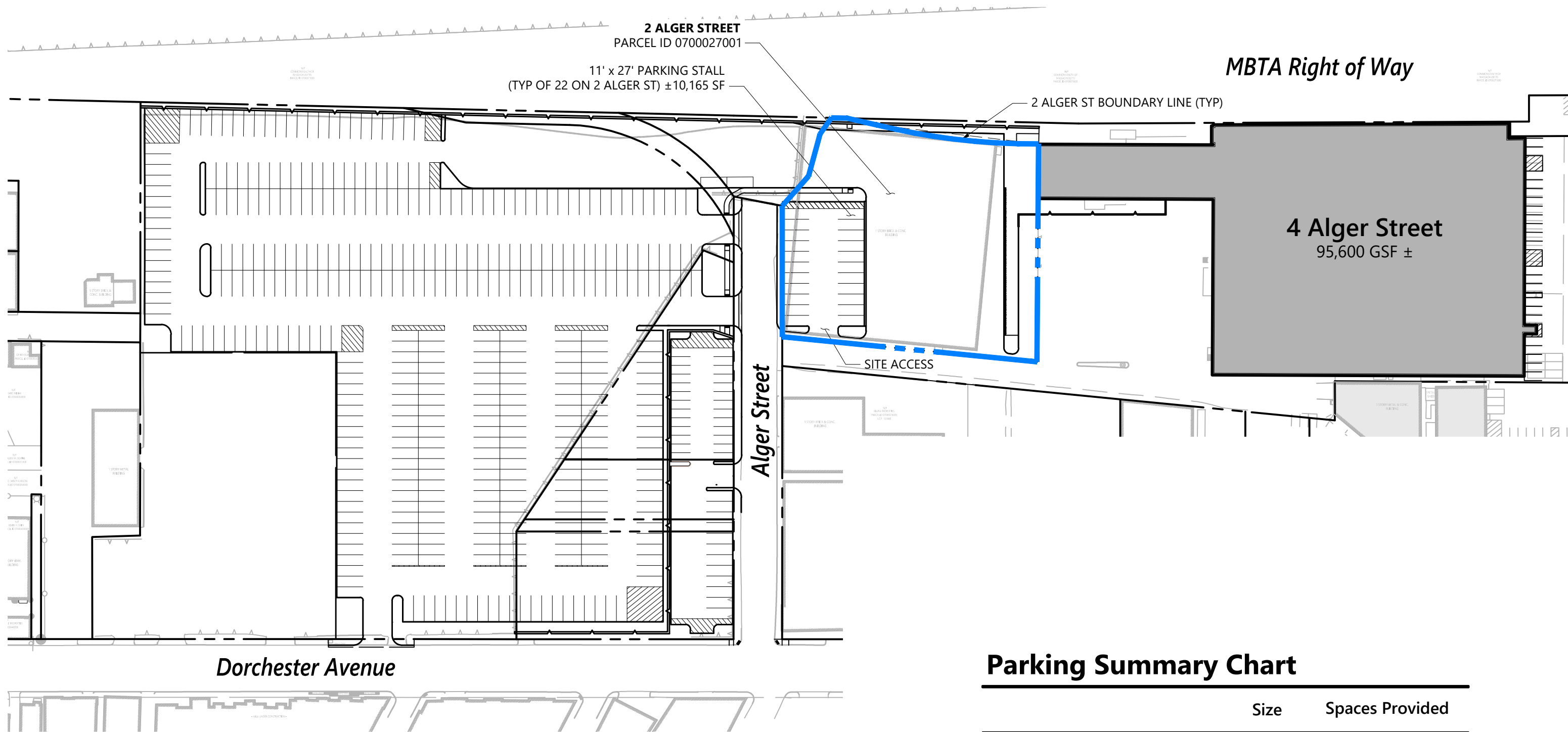
Parking Summary Chart

	Size	Spaces Provided
VEHICLE SPACES	11' x 27'	1

3 Alger Street Site Plan (SP-D)

Core Investments, Inc.
Boston, MA



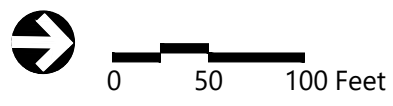


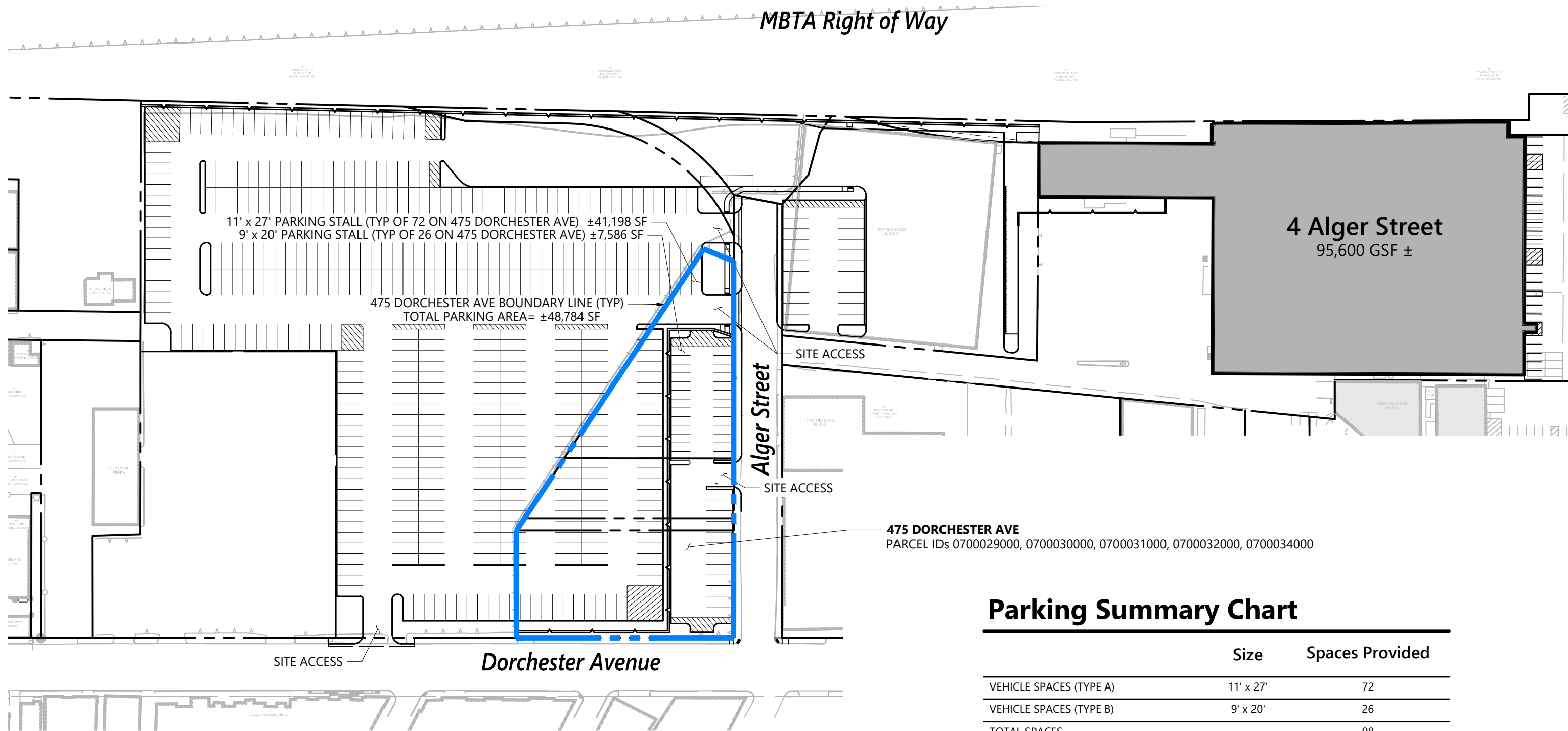
Parking Summary Chart

	Size	Spaces Provided
VEHICLE SPACES	11' x 27'	22

2 Alger Street Site Plan (SP-E)

Core Investments, Inc.
Boston, MA





Parking Summary Chart

	Size	Spaces Provided
VEHICLE SPACES (TYPE A)	11' x 27'	72
VEHICLE SPACES (TYPE B)	9' x 20'	26
TOTAL SPACES		98

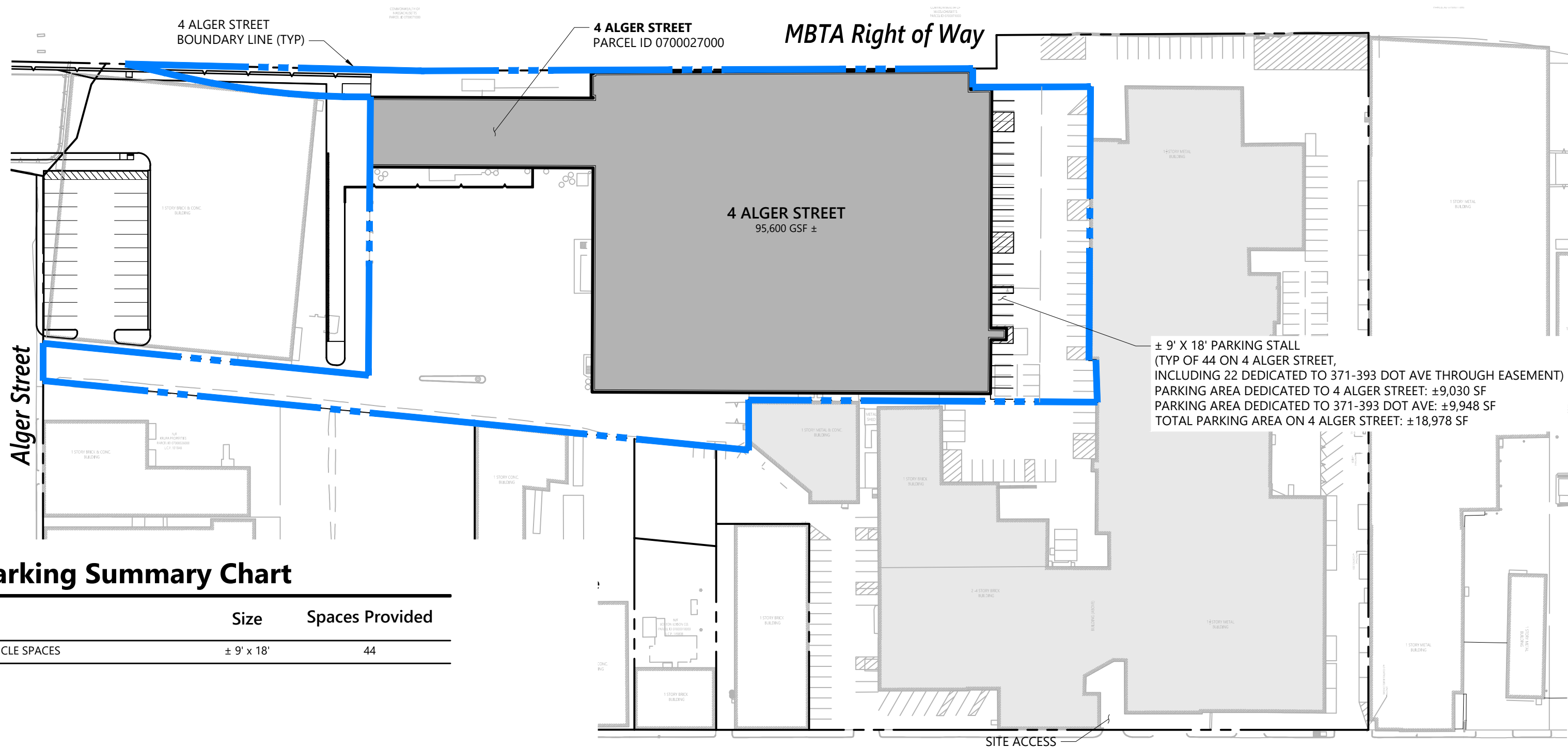
NOTE:
 475 DORCHESTER AVENUE INCLUDES 7 ALGER ST, 9 ALGER ST, 11 ALGER ST,
 19 ALGER ST, AND 475 DORCHESTER AVENUE

475 Dorchester Avenue Site Plan (SP-F)

Core Investments, Inc.

Boston, MA





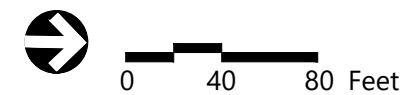
Parking Summary Chart

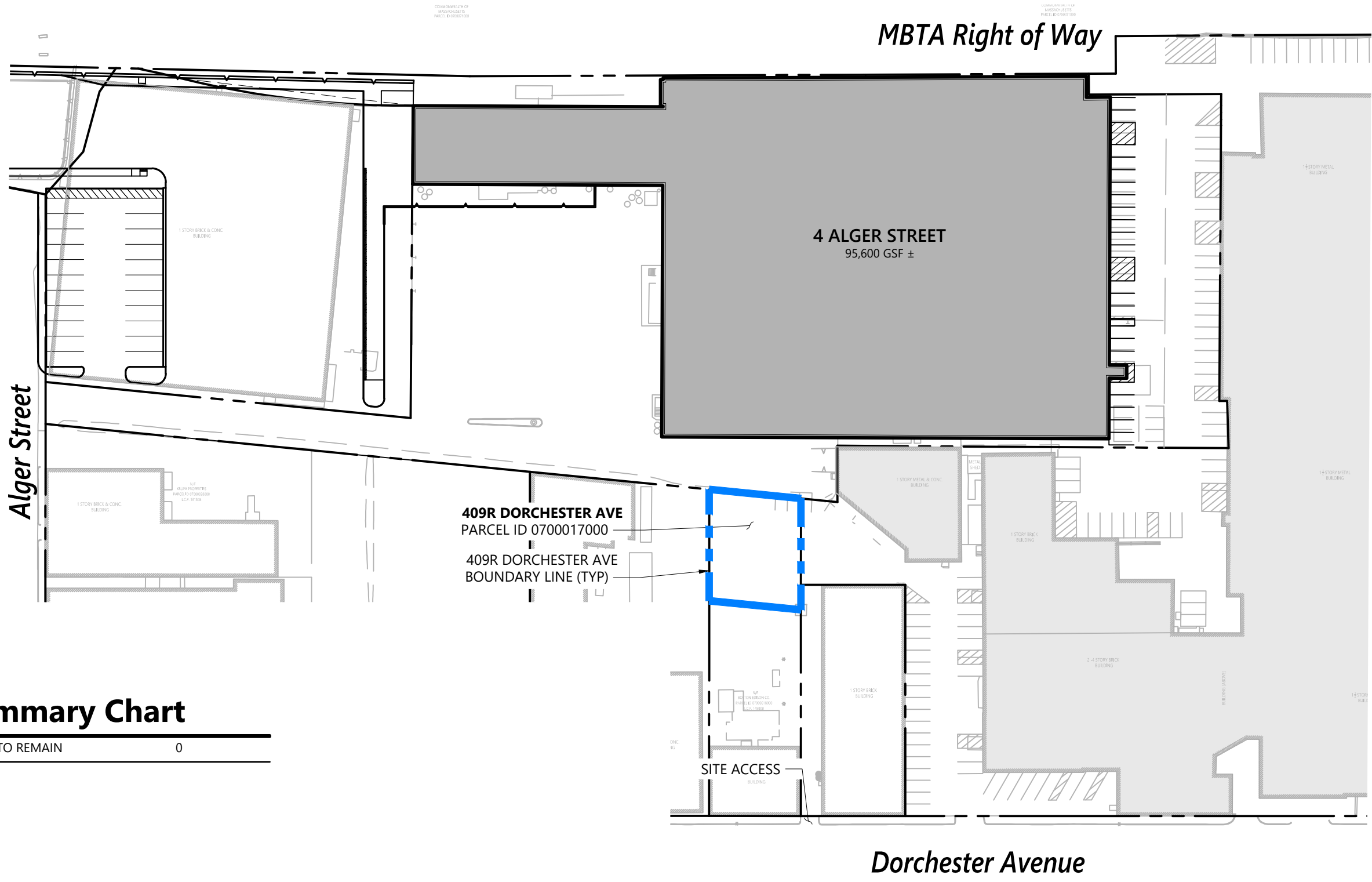
	Size	Spaces Provided
VEHICLE SPACES	± 9' x 18'	44

4 Alger Street Site Plan (SP-G)

Core Investments, Inc.

Boston, MA





Parking Summary Chart

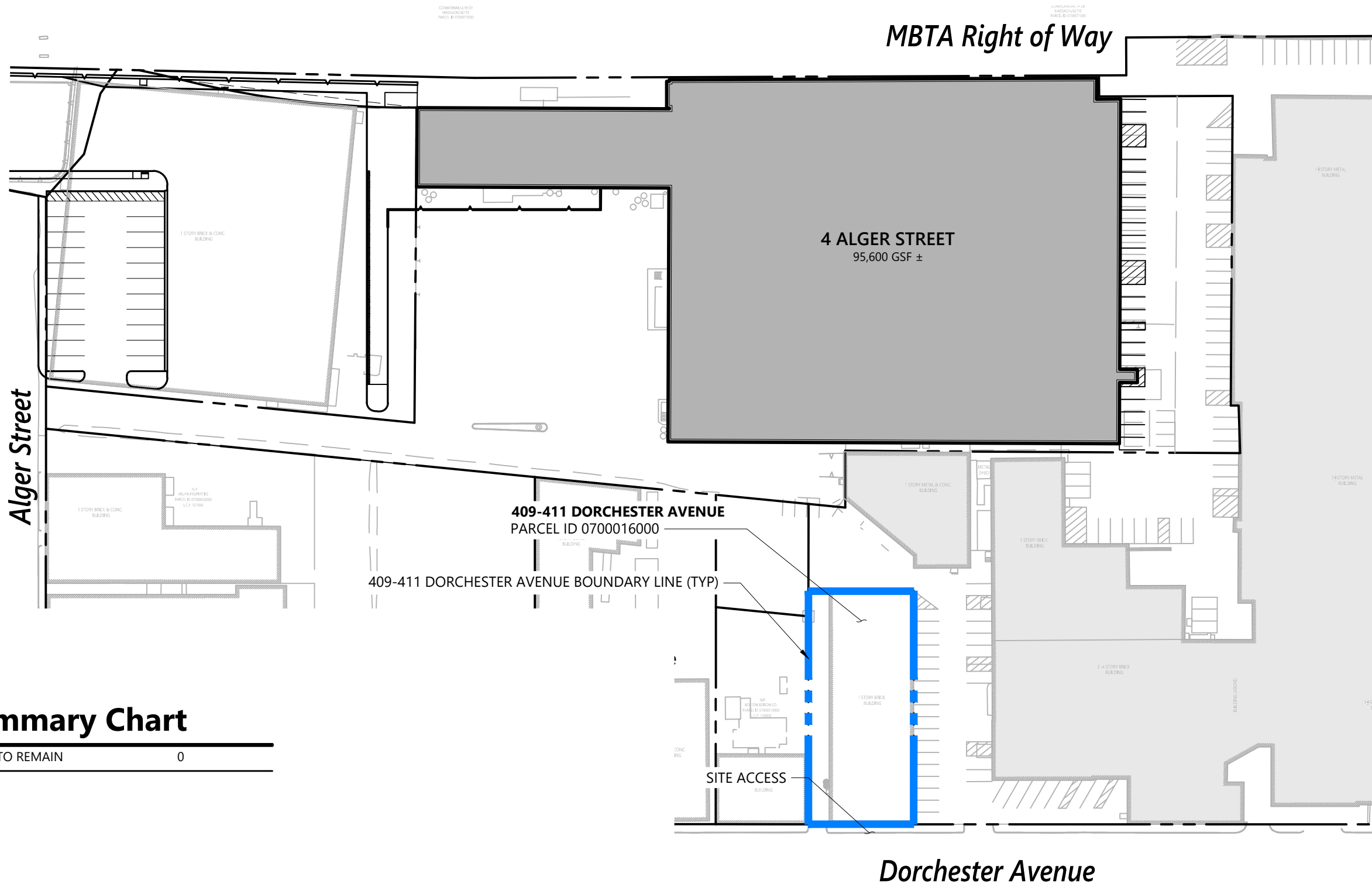
PERMITTED VEHICLE SPACES TO REMAIN	0
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409R Dorchester Avenue Site Plan (SP-H)

Core Investments, Inc.

Boston, MA





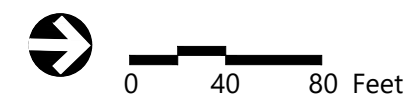
Parking Summary Chart

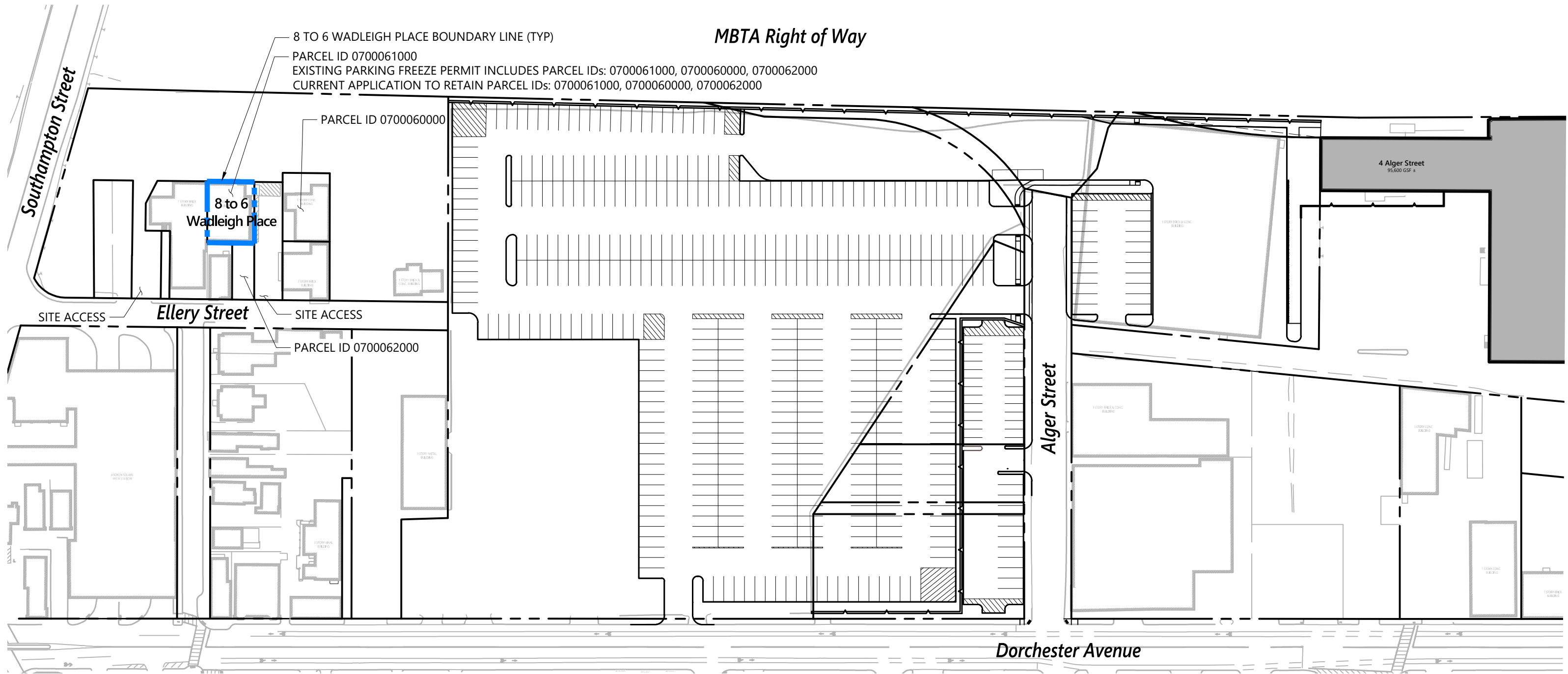
PERMITTED VEHICLE SPACES TO REMAIN	0
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409-411 Dorchester Ave Site Plan (SP-I)

Core Investments, Inc.

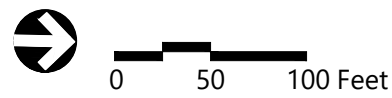
Boston, MA





Parking Summary Chart

PERMITTED VEHICLE SPACES TO REMAIN	13
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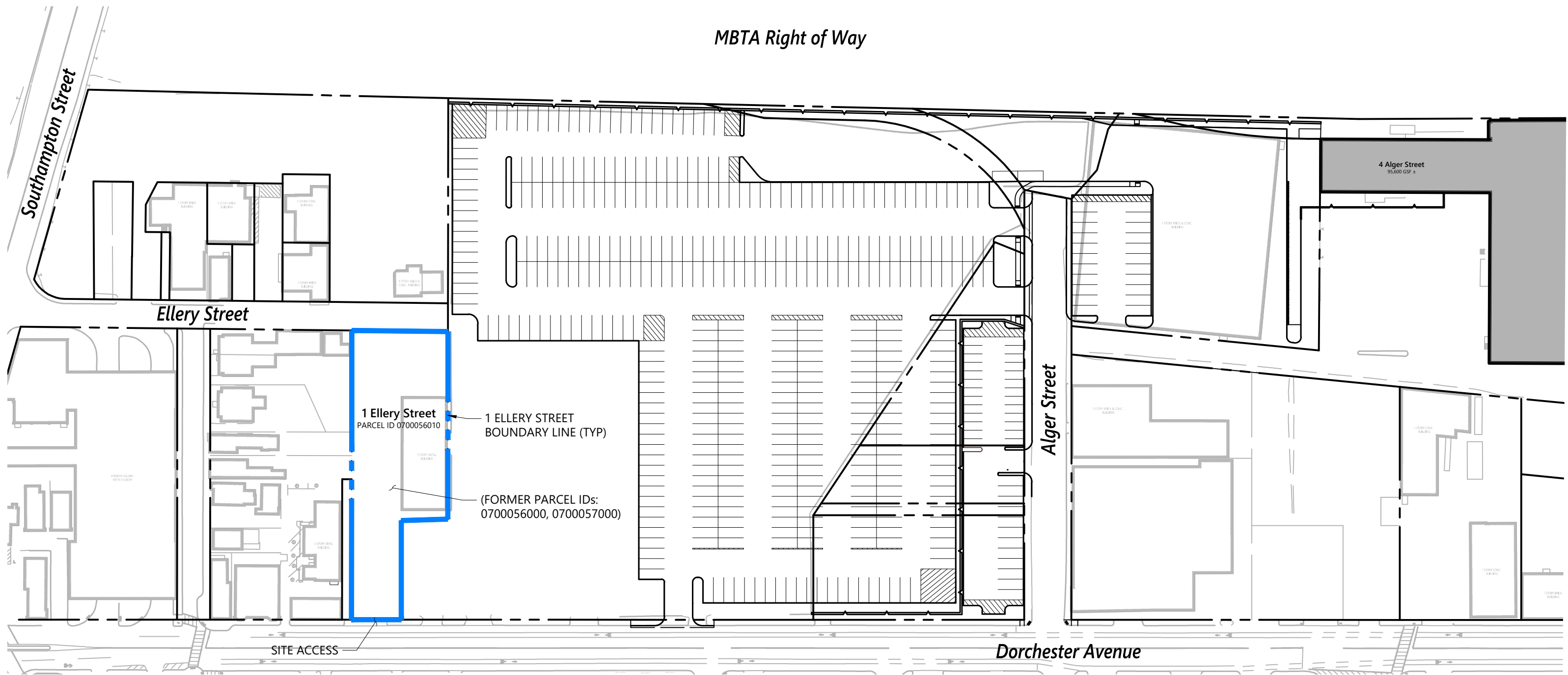


8 to 6 Wadleigh Place Site Plan (SP-J)

Core Investments, Inc.

Boston, MA





Parking Summary Chart

PERMITTED VEHICLE SPACES TO REMAIN	16
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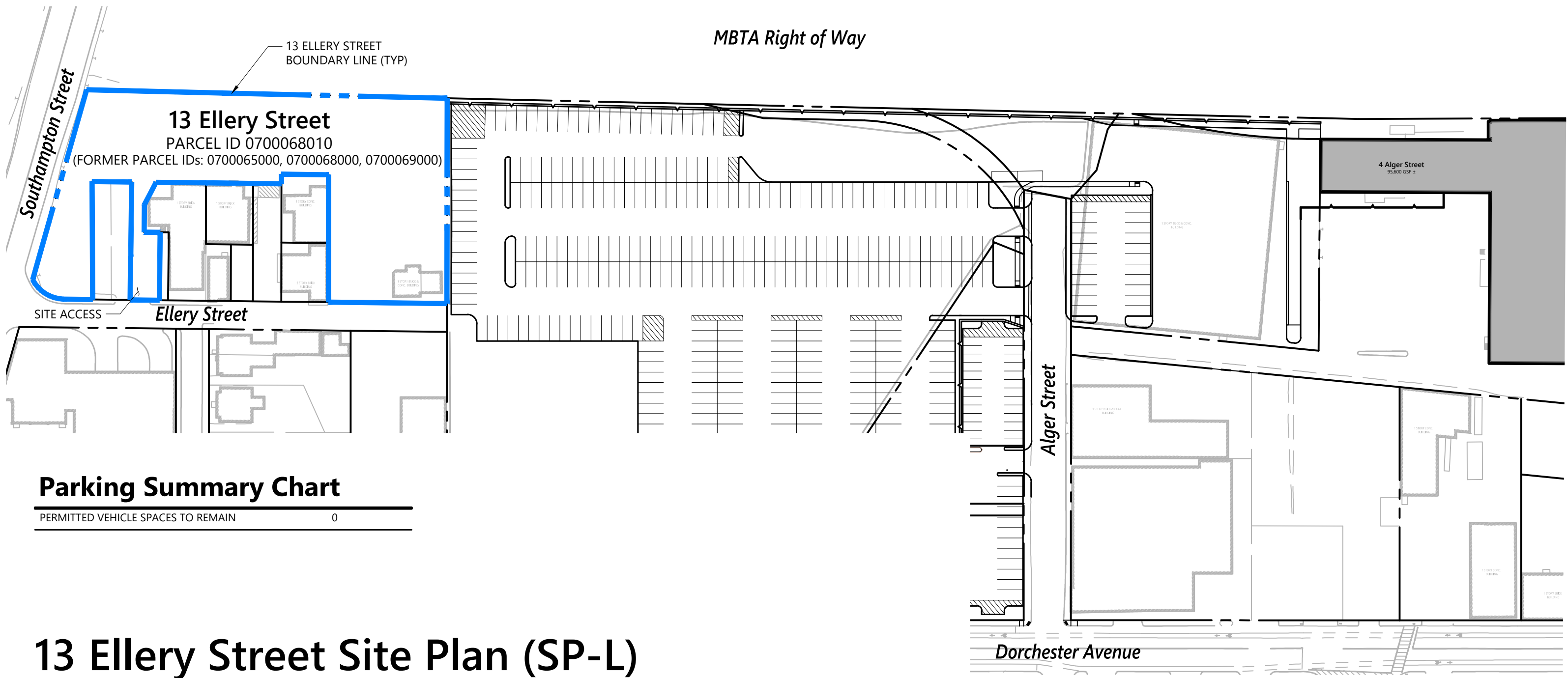
1 Ellery Street Site Plan (SP-K)

Core Investments, Inc.

Boston, MA

Prepared for: **Parking Freeze Application**
 Date: **01/17/2020**





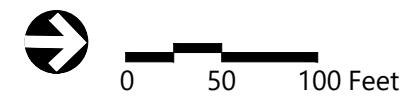
Parking Summary Chart

PERMITTED VEHICLE SPACES TO REMAIN	0
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13 Ellery Street Site Plan (SP-L)

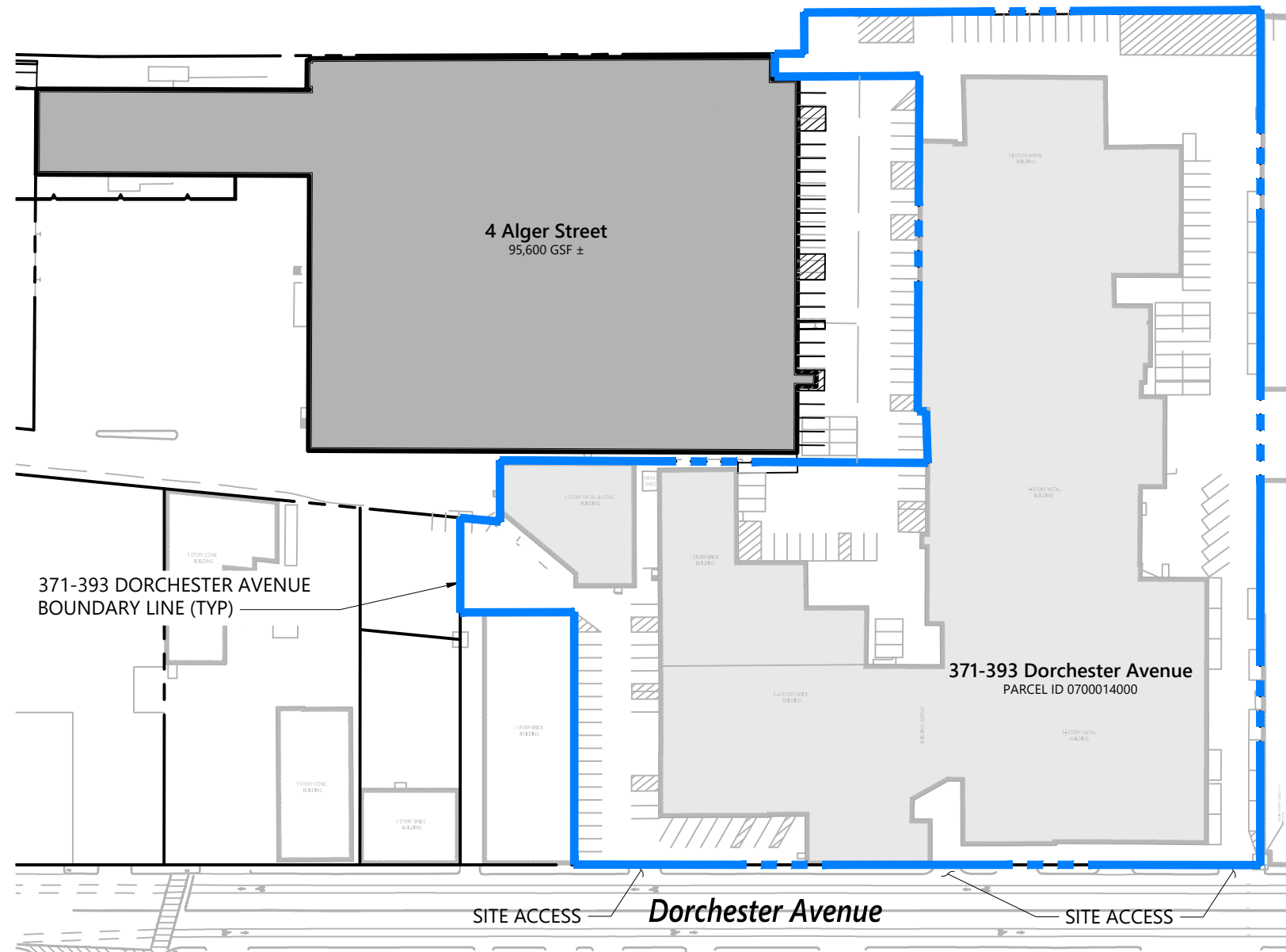
Core Investments, Inc.

Boston, MA



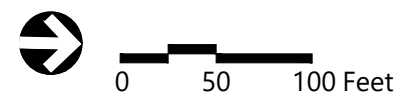
MBTA Right of Way

NOTE:
EXISTING PARKING SPACE LAYOUT FOR 371-393
DORCHESTER AVE SHOWN BASED ON FIELD
INSPECTION BY VHB ON JANUARY 16, 2020.



Parking Summary Chart

PERMITTED VEHICLE SPACES TO REMAIN 124



371-393 Dorchester Ave Site Plan (SP-M)

Core Investments, Inc.

Boston, MA

