



DATE OF APPLICATION: 3 / 19 / 2020

GENERAL APPLICATION INFORMATION

PARCEL ID#: 0304160000

- Request a New Parking Freeze Permit
- Modify an Existing Parking Freeze Permit

POINT OF CONTACT: Michael Connelly

PHONE NUMBER: (617) 531 - 4192

EMAIL: michael.connelly@am.jll.com

FACILITY INFORMATION

FACILITY NAME: One Post Office Square Garage

FACILITY ADDRESS: 1 Post Office Square
 Street
Boston, MA 02109 State, Zip
 City

OWNER NAME: One Post Office Square, L.L.C.

OWNER ADDRESS: 1 Post Office Square
 Street
Boston, MA 02109 State, Zip
 City

OWNER PHONE: (617) 531 - 4192

NEIGHBORHOOD

- Downtown Boston
- South Boston

NEIGHBORHOOD SPECIFIC INFORMATION: (Please list the number of each type of space)

DOWNTOWN BOSTON

Commercial Spaces: 82

Exempt Spaces: 153 (reduced from 318)

Residential Excluded Spaces: N/A

SOUTH BOSTON

Commercial Spaces: _____

Residential Included Spaces: _____

Residential Excluded Spaces: _____

IMPORTANT APPLICATION INFO

PAYMENT

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$10 per parking space. Application and renewal fees only currently apply to locations within the South Boston Parking Freeze Zones.

WHERE TO SEND

We prefer you email your application and supporting documents to APCC@boston.gov. You can mail your application, documents, and payment to:

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

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.

WHAT NOT TO SEND

You'll need to put together at most six paper copies of your application. Do not deliver them to us too far in advance in case there are any changes. About two weeks before your hearing date is fine



FREEZE AREA INFORMATION:

DO YOU OR WILL YOU CHARGE FOR PARKING:

- Yes
- No
- Not Sure

CURRENT OR PROPOSED PARKING METHOD:

- Valet
- Self-parking
- Surface Lot
- Garage

TOTAL NUMBER OF SPACES: 235

TOTAL FACILITY SQUARE FOOTAGE: approx. 35,100 s.f.

NUMBER OF NEW SPACES: N/A (reduction of 136)

RATIO OF RESIDENTIAL SPACES TO RESIDENTIAL UNITS: N/A

NUMBER OF EXISTING SPACES: 371

PLEASE LIST TOTAL BUILDING SQUARE FOOTAGE BY USE TYPE

(E.g. 100,000 s.f. commercial, 200,000 s.f. residential, etc.)

Approximately 1,004,000 s.f. of commercial space; 52,100 s.f. of retail space; 8,800 s.f. of restaurant space; and garage

Please verify all the information above. In anticipation of the application being in all respects an accurate and complete document; please mail the application fee (\$10 per parking space) to our office.

Application and renewal fees only currently apply to locations within the South Boston Parking Freeze Zones.

I hereby attest that this document contains, in all respects, true, accurate and complete information.

Signed, Jennie P. Friend Date March 19, 2020
Print Name, Jennie P. Friend,
Authorized signatory

IMPORTANT APPLICATION INFO

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;
- location and amount of bicycle parking.

STATEMENT OF NEED

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

HISTORIC DISTRICT WORK

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. Visit boston.gov/landmarks before starting any work.

STATEMENT OF NEED OF PROPOSED FACILITY

Include a general description of the facility and the parking needs of local entities and patrons that the proposed facility will serve. Any written proof (letters, etc.) that you wish to supply in support of this statement should be attached.

One Post Office Square, L.L.C. (“Owner”), the owner of One Post Office Square, Boston, MA (the “Property”), is requesting a reduction in the number of exempt spaces under that certain Parking Freeze Permit #725-4416, dated April 24, 1979, issued for an up to 400-space parking garage at the Property (the “Original Garage”). There is no change to the number of approved commercial spaces.

Owner has proposed a redevelopment program for the Property that contemplates, among other things, replacing the Original Garage with a new automated parking garage (the “New Garage”). The following chart shows the reduction in scale of the New Garage compared to the Original Garage:

Item	Original Garage	New Garage	Comment
Commercial vehicle parking spaces	82	82	No change
Total vehicle parking spaces	Up to 400	235	Modification of Parking Freeze Permit #725-4416 relates only to exempt spaces within total space count
Garage s.f.	Approx. 158,000 s.f.	Approx. 52,100 s.f.	Automation and reduced total space count results in reduced floor plate area as shown in greater detail on enclosed plans
EV capability	N/A	All outfitted to be EV-ready; 23 EV-capable vehicle parking spaces upon garage opening	Such EV capability is provided in that certain Transportation Access Plan Agreement dated April 18, 2019, entered into between Owner and the Boston Transportation Department

The number of vehicle parking spaces proposed for the New Garage was approved through Large Project Review, as evidenced by a Certification of Compliance and Consistency dated December 6, 2018, issued by the Boston Planning & Development Agency with respect to the Property. The New Garage will exclude the general public from exempt spaces.

As part of reducing traffic impacts with reduced on-site parking, Owner will enhance existing Travel Demand Management (TDM) measures to encourage employees and visitors to utilize nearby public transit and non-vehicular modes of travel. The TDM program includes the following:

- Through current membership in the local transportation management association, A Better City, employees of the building’s tenants are provided access to benefits including an emergency ride home program, and assistance with ridesharing.
- An anticipated new on-site indoor bicycle storage room and adjoining showering facilities will make biking to work a more viable option for business professionals.
- Continuation of on-site amenities will encourage employees and visitors to reduce the number of trips they make to and from the site.



Air Pollution Control Commission <apcc@boston.gov>

Fwd: One Post Office Square garage

Linhart, David <DLinhart@goulstonstorrs.com>

Mon, May 11, 2020 at 6:25 AM

To: Air Pollution Control Commission <apcc@boston.gov>

Cc: Katherine Eshel <katherine.eshel@boston.gov>, Nicholas Moreno <nicholas.moreno@boston.gov>

Please see responses below. We would like to publish the first notice this week (May 13) if possible to hit that target. I know you need time to generate notices on your end. Does it appear that we'll stay on track with timing? Thanks for your help.

- The TAPA states that the garage will have approximately 300 spaces, however, the application is requesting 235 total spaces. We will need clarification of the total amount of spaces in the garage.

RESPONSE: The TAPA preceded finalization of plans—the final design involves 235 total spaces. This number of spaces is within the amount recited in the project's Article 80 Certification of Compliance/Consistency (i.e., “up to approximately 300 parking spaces”).

- The application does not detail how the general public will be excluded from the exempt spaces.

RESPONSE: The garage automation involves an ID system for monthly parkers. Separately, general public will have a ticket. Once the entry kiosk accepts tickets for the number of general public spaces available, the next ticket will be automatically rejected.

- The application does not detail the number of bicycle spaces (both public and private) or facilities. The Commission has adopted the City's Bicycle Guidelines which will likely be a condition of the permit.

RESPONSE: The bicycle storage area is shown on page 7 of 22 of the application—there will be private indoor parking for 80 bicycles. No public bicycle parking is contemplated.

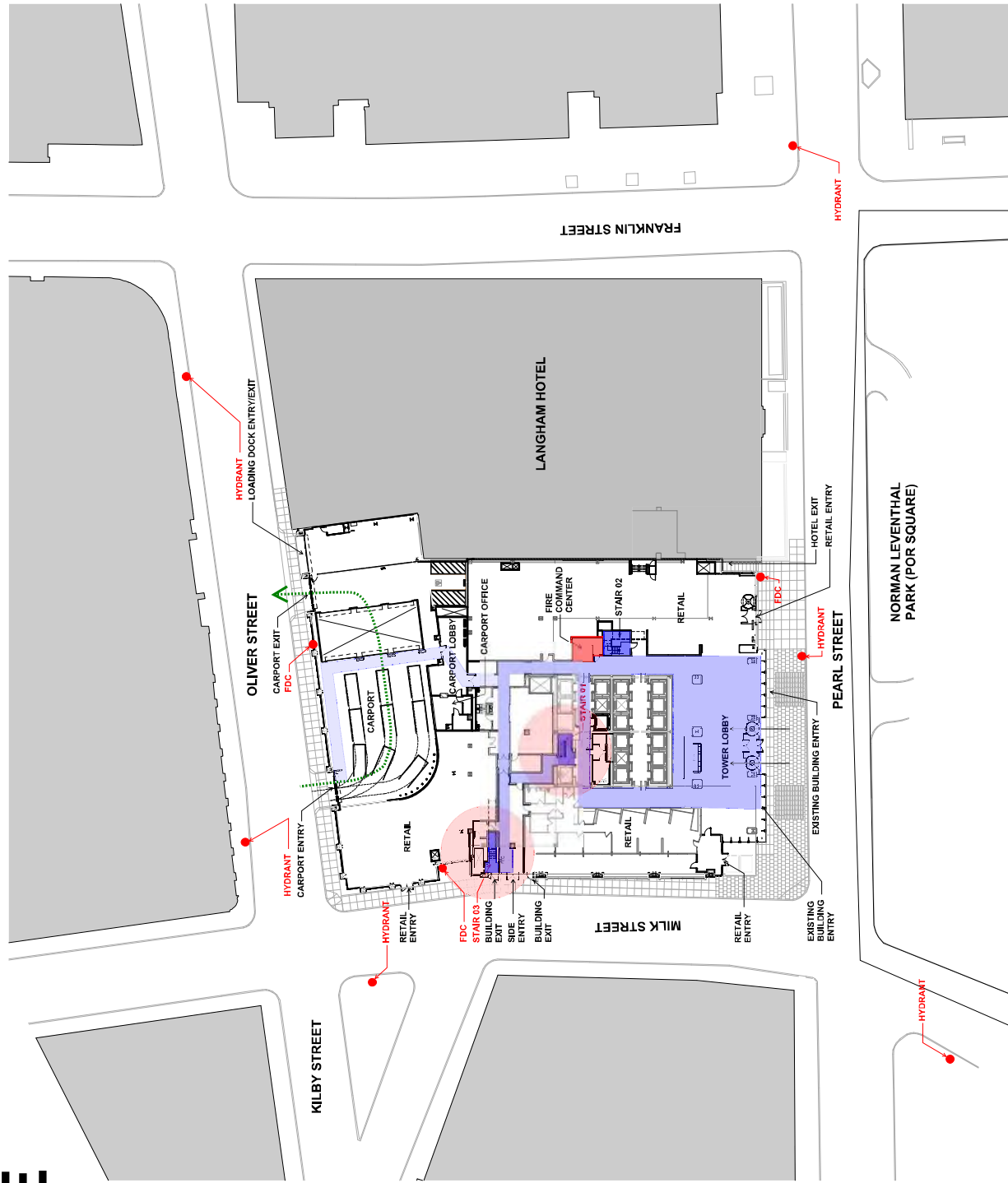
- The application does not detail the type of EV chargers that will be installed. It is unclear whether the project is meeting the EV Readiness Policy, which the Commission adopted during its March 18, 2019 hearing.

RESPONSE: The EV chargers are level 2. The garage user can select the EV Charging option at the entry kiosk, and the automated garage will take the car to one of the 24 set charging receptacles where the charger is integral to the pallet. Locations are shown in green in attached conveyor array.pdf. Additional charging receptacles can be added in future (up to 100% of all parking spaces).

[Quoted text hidden]

 **OPOS conveyor array.pdf**
118K

SITE



SECTIONS

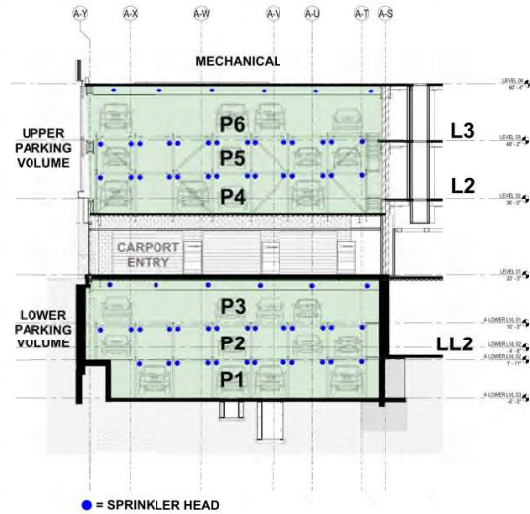
MANUFACTURER:
UNITRONICS

TIME TO RETRIEVE*:
250 SECONDS 1ST RETRIEVAL
175 SECONDS QUEUED
400 SECONDS MAX
*a single vehicle

CARS PER HOUR:
80-90

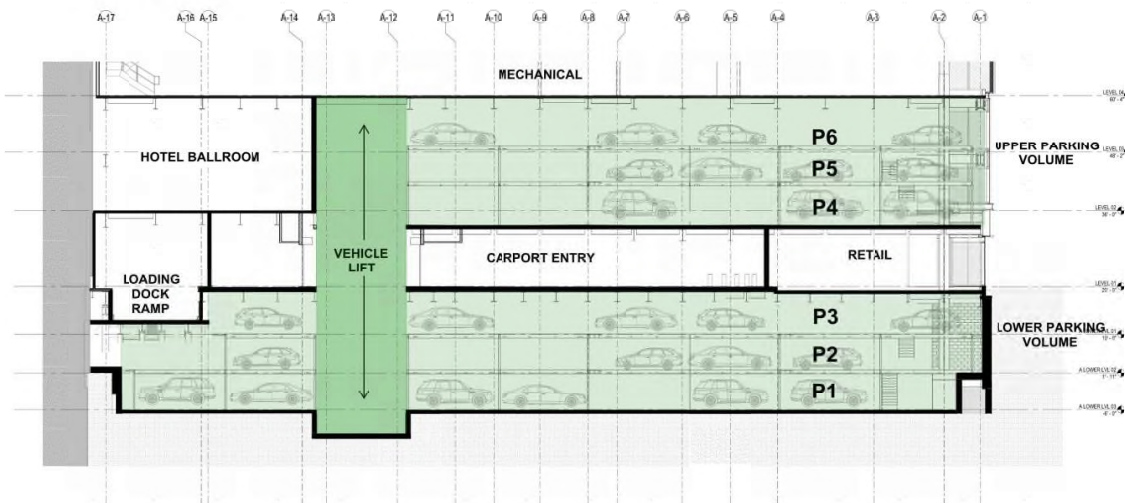
APPROXIMATE VEHICLE MIX:
33% COMPACT
33% MID-SIZE
33% SUV

CHARGING STATIONS*:
24 ELECTRIC
*spread thru-out the storage area



AUTOMATED PARKING VOLUME

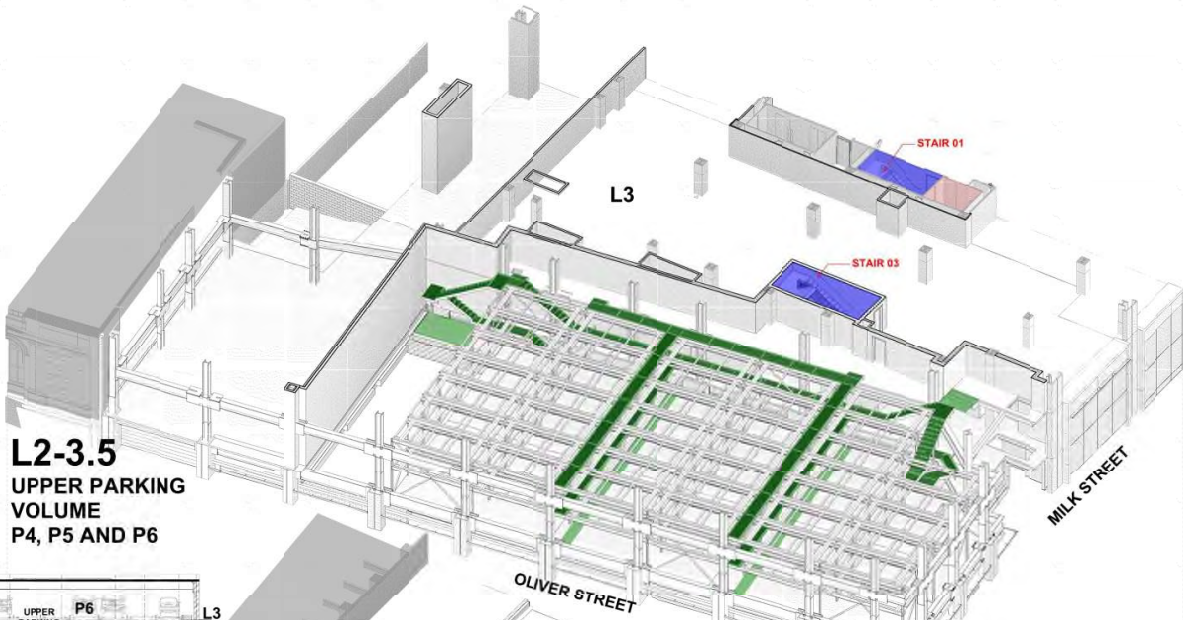
CROSS SECTION



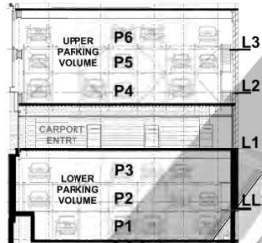
235 SPACES
111 SPACES IN UPPER VOLUME
124 SPACES IN LOWER VOLUME

AUTOMATED PARKING VOLUME

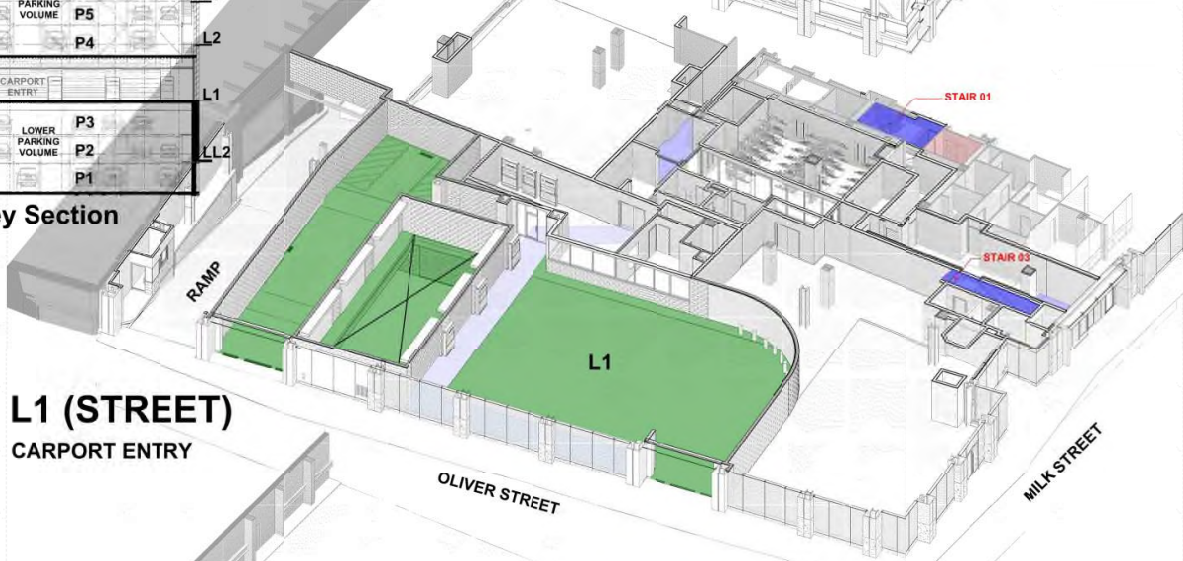
LONGITUDINAL SECTION



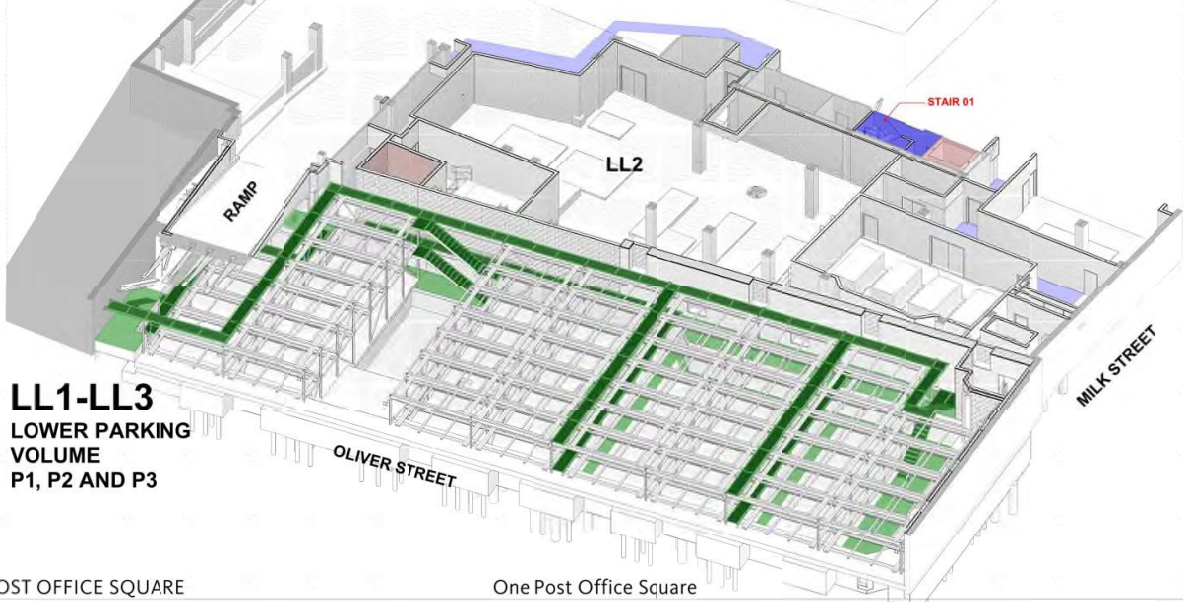
L2-3.5
UPPER PARKING
VOLUME
P4, P5 AND P6



Key Section



L1 (STREET)
CARPORT ENTRY



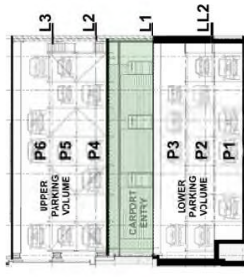
LL1-LL3
LOWER PARKING
VOLUME
P1, P2 AND P3

CARPORT

Parking Level

L1 (Street)

Building Level

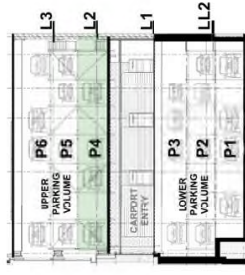


Key Section



P4

Parking Level
L1.5-2
Building Level

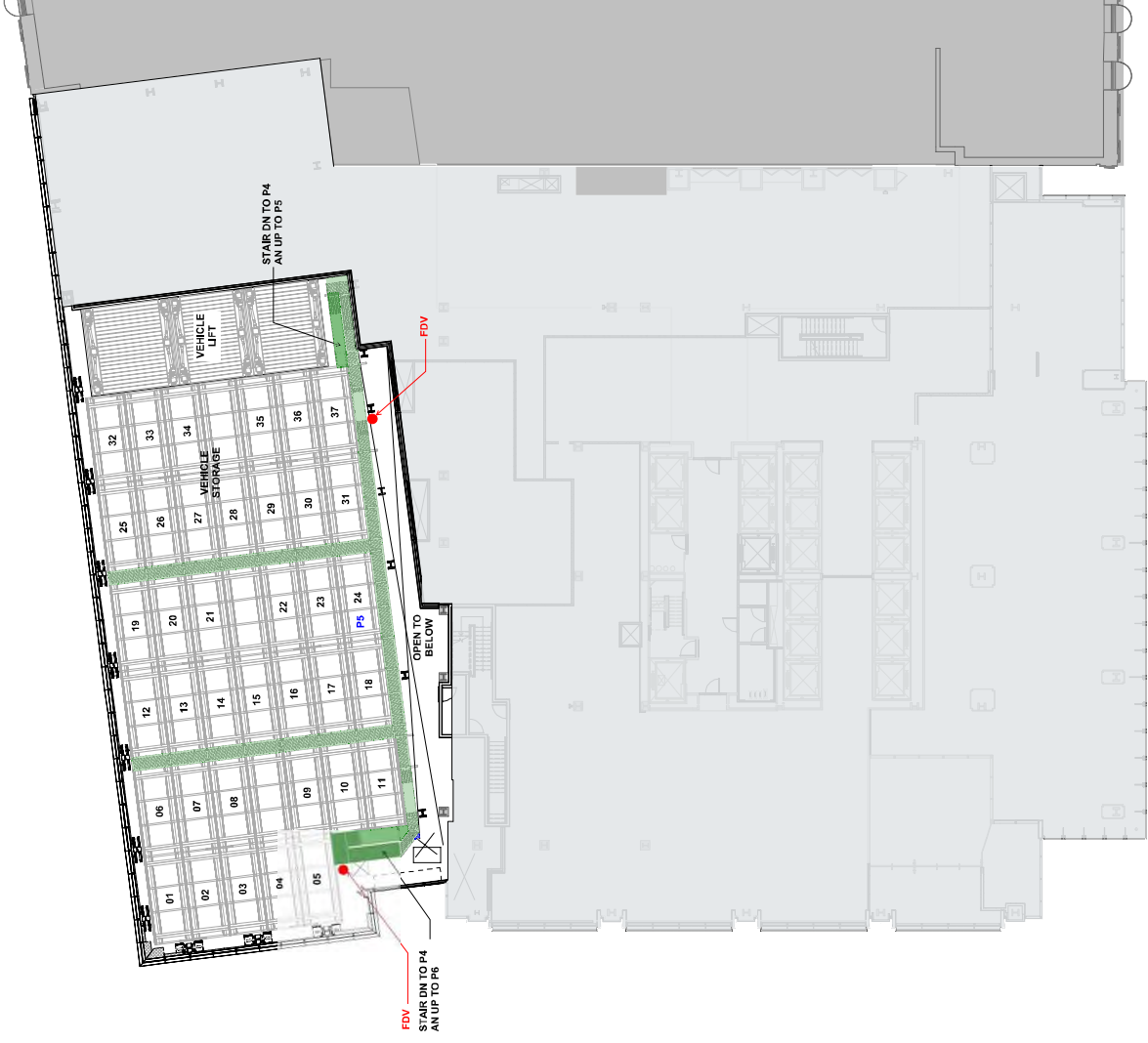
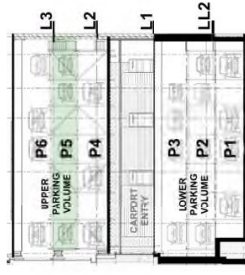


Key Section



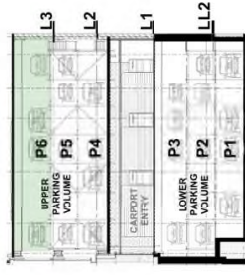
P5

Parking Level
L2.5
Building Level

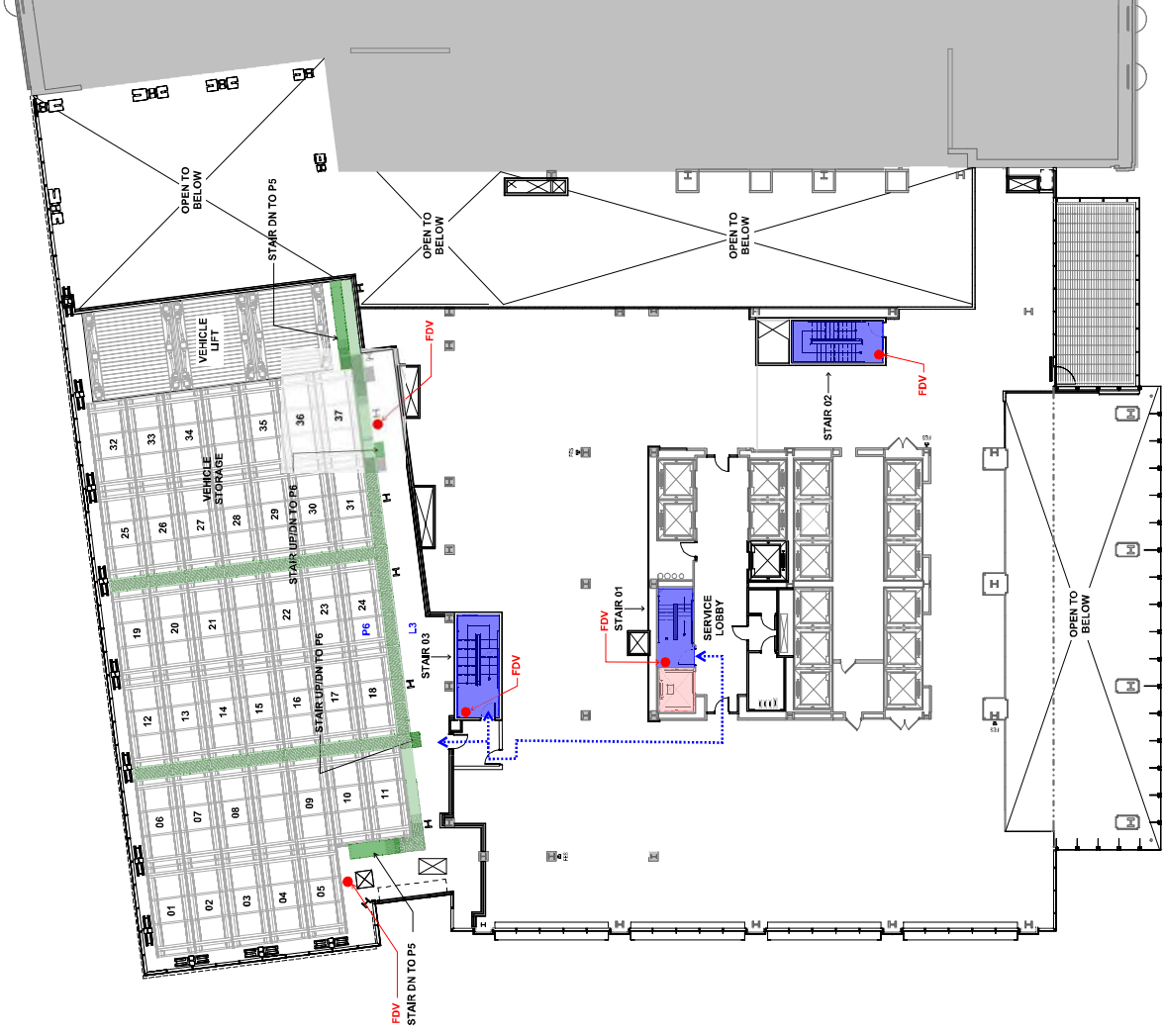


P6

Parking Level
L3-3.5
Building Level



Key Section

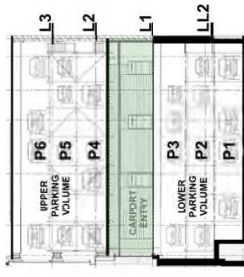


CARPORT

Parking Level

L1 (Street)

Building Level



Key Section

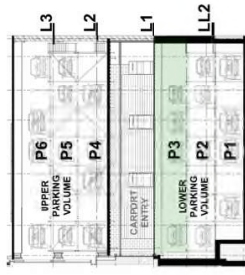


P3

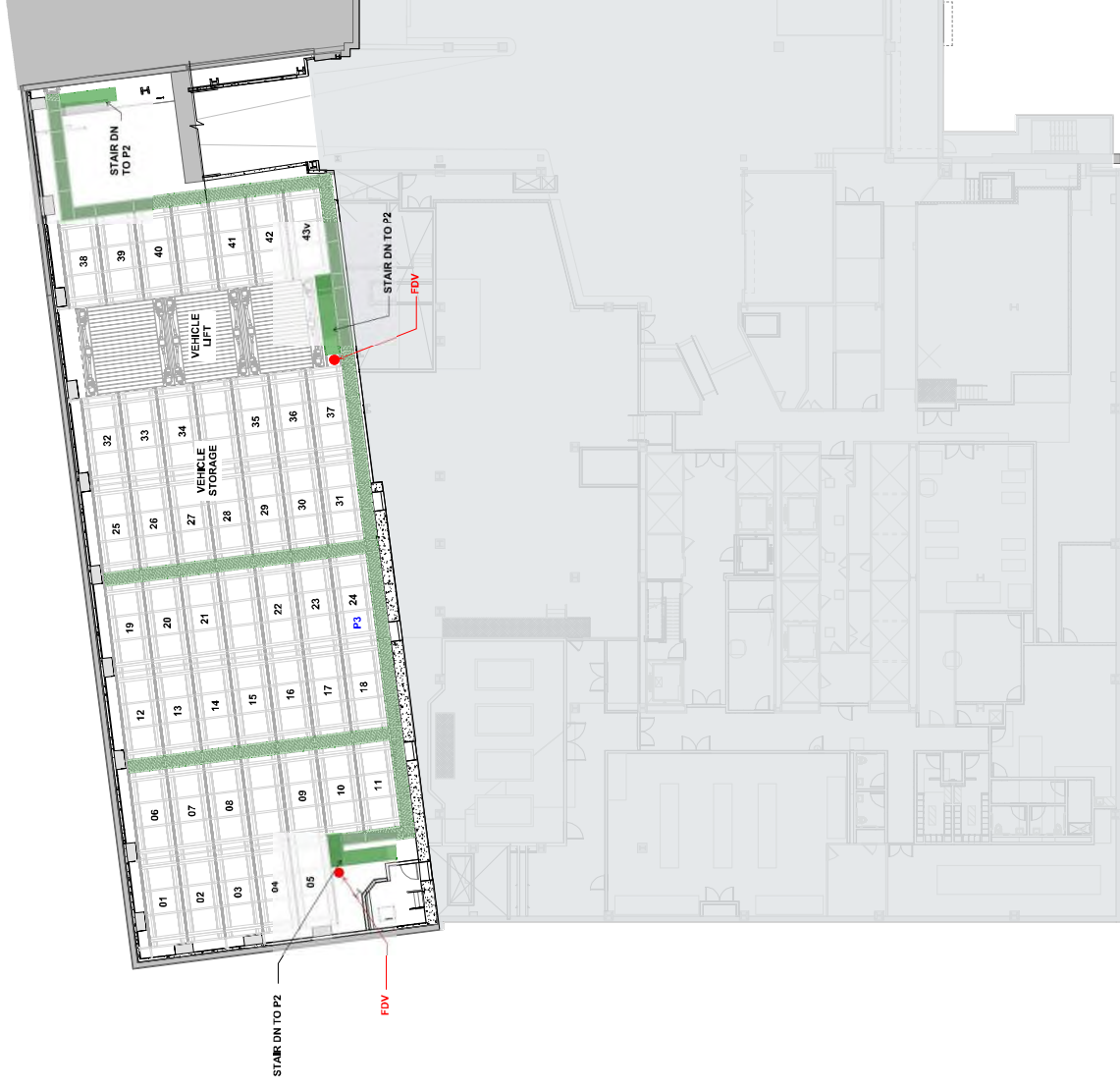
Parking Level

LL1

Building Level



Key Section

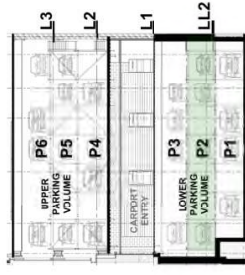


P2

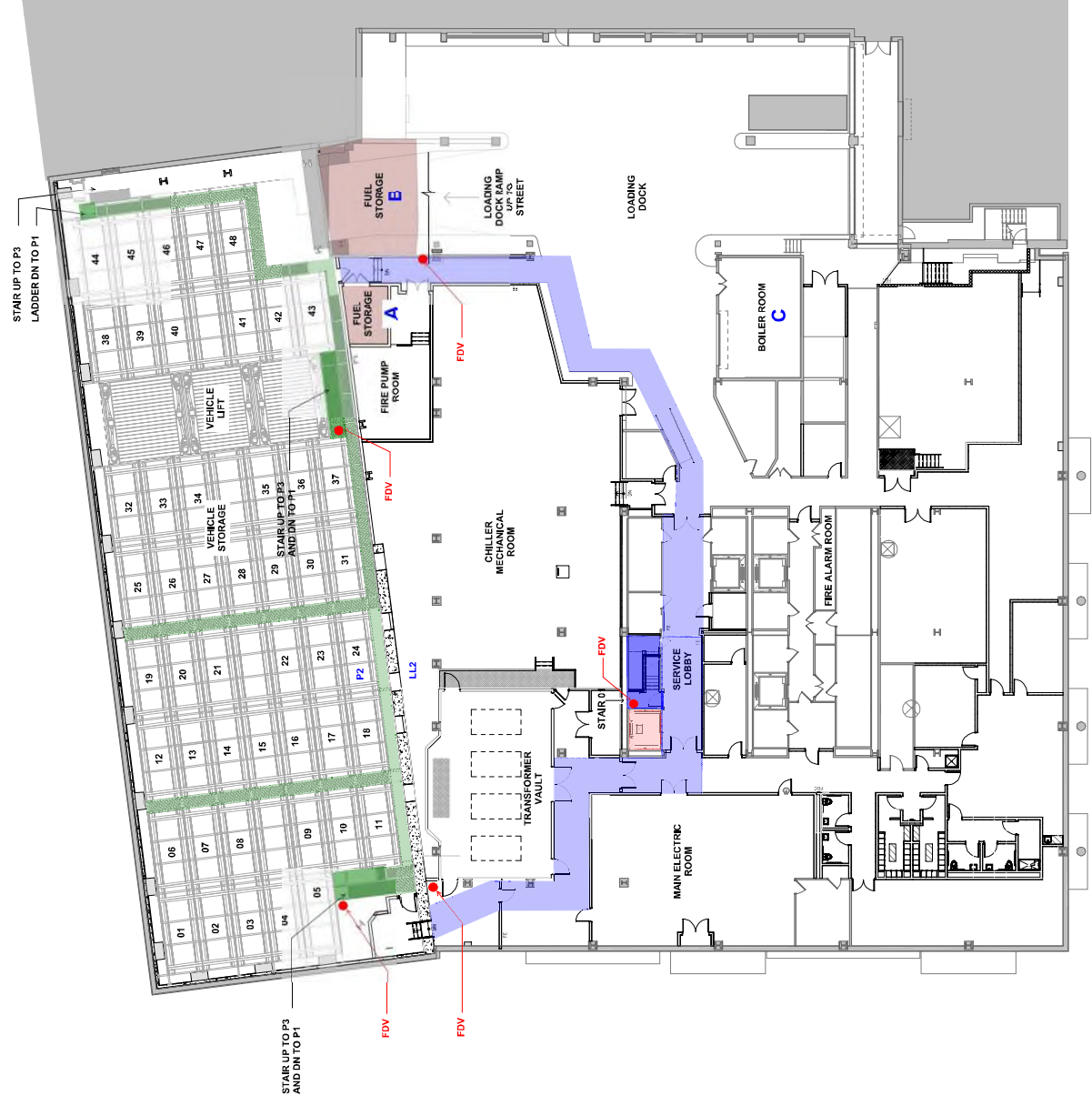
Parking Level

LL2

Building Level

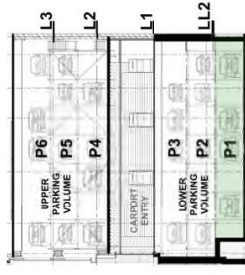


Key Section

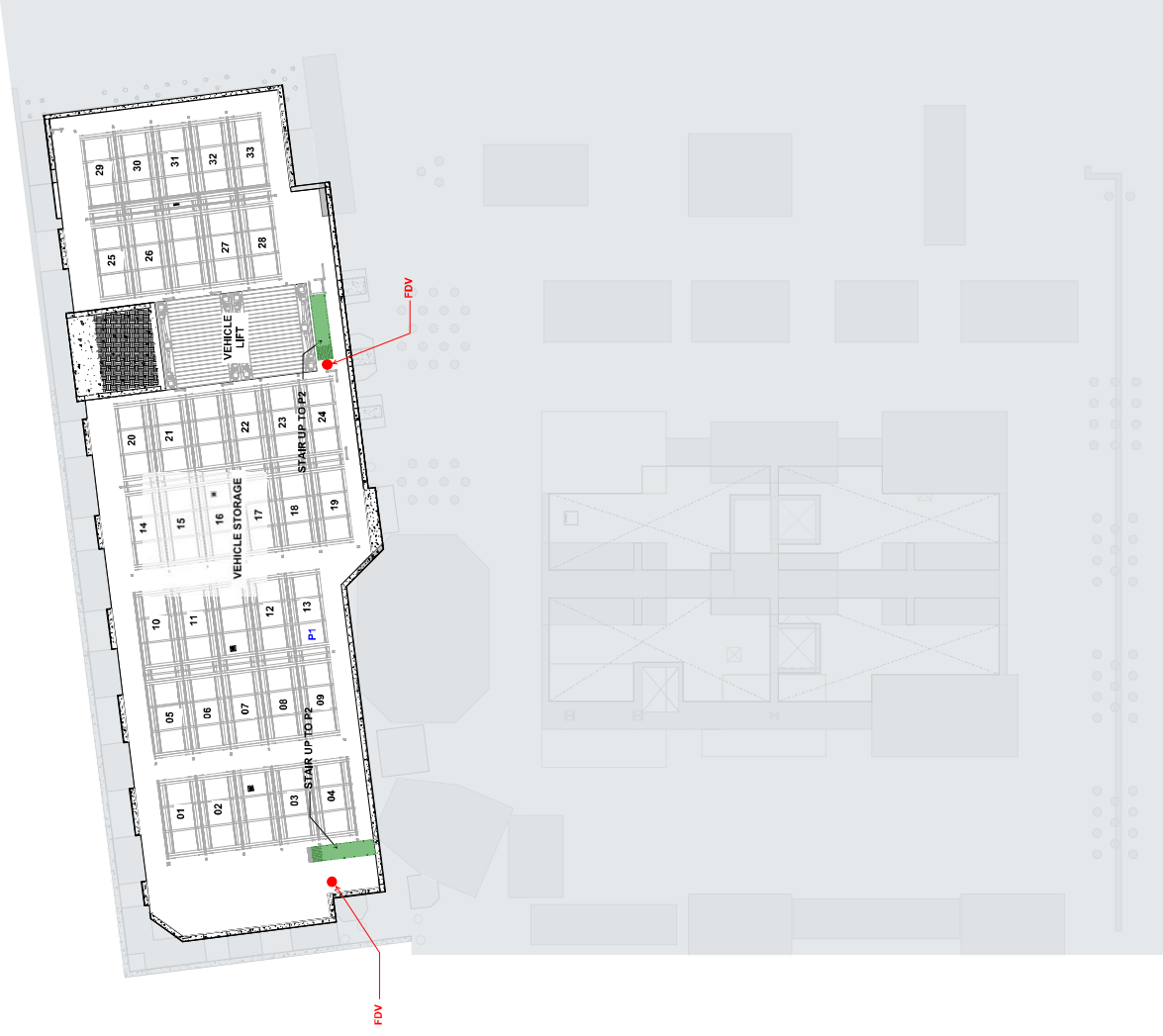


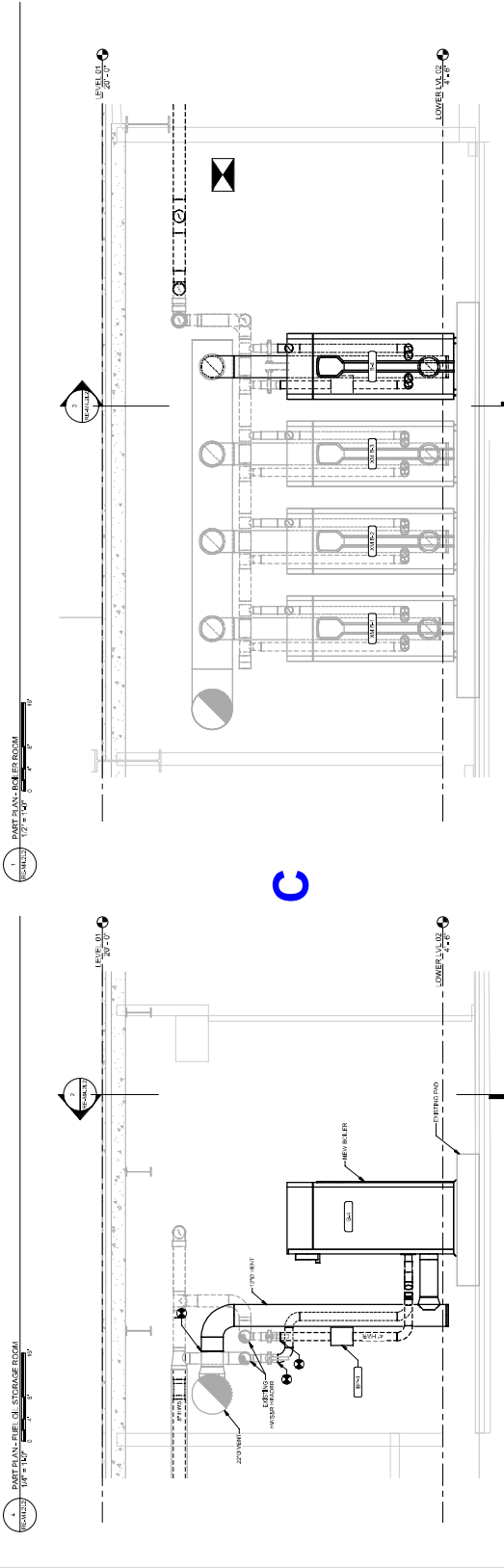
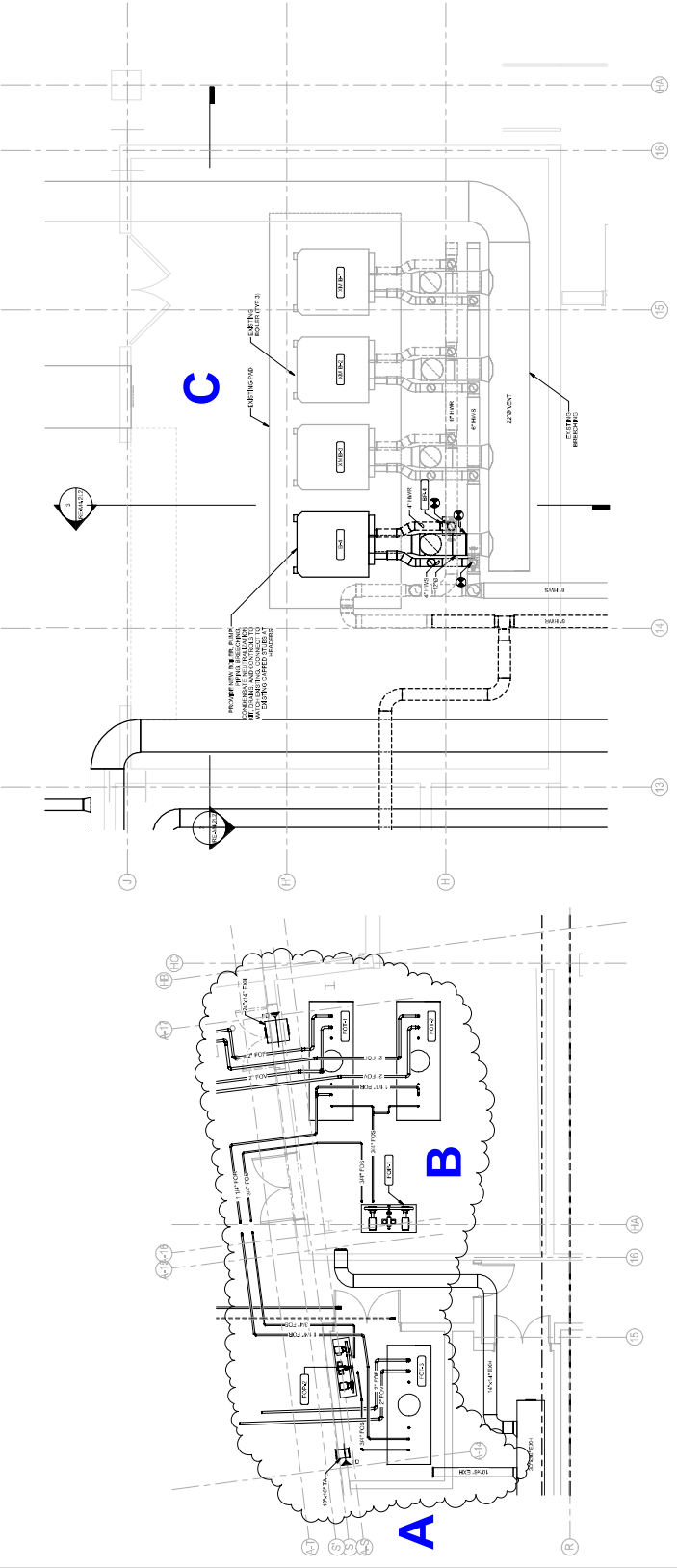
REFER TO PAGE 12 OF 12

P1 Parking Level
LL3 Building Level



Key Section

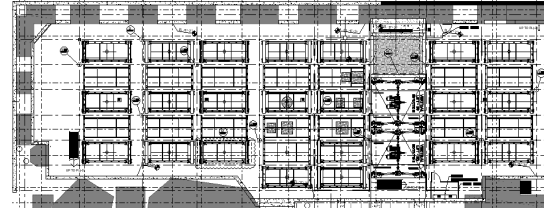
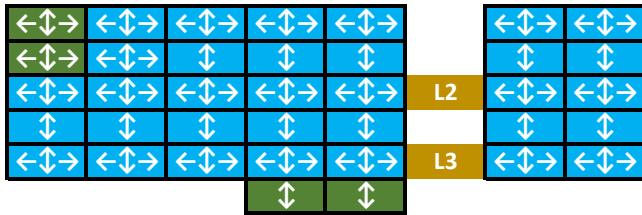




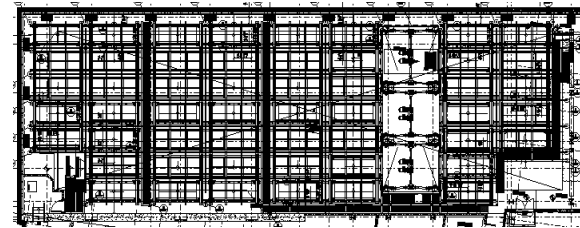
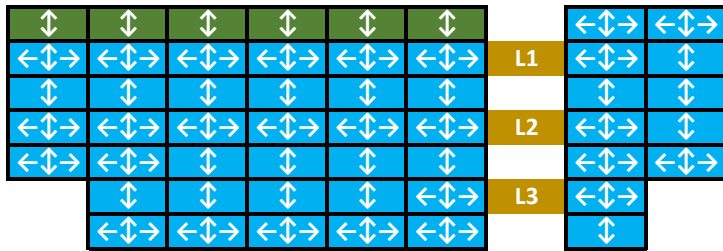
REFER TO PAGE 10 OF 12

OPOS EV Charging Station Layout
Spaces in Green indicate Charging Stations 24 Total)

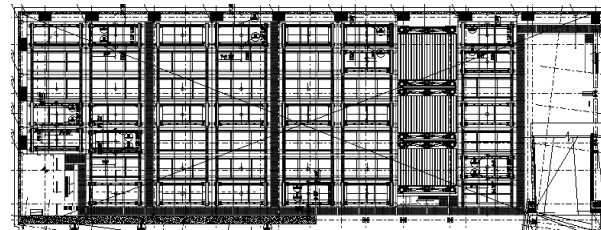
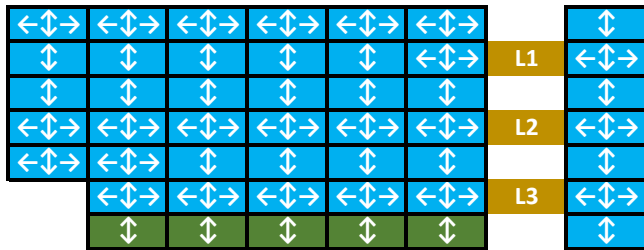
PL(-3)
 4 EV Stations



PL(-2)
 6 EV Stations

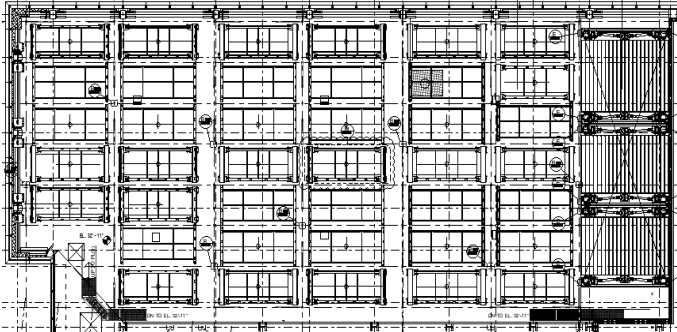
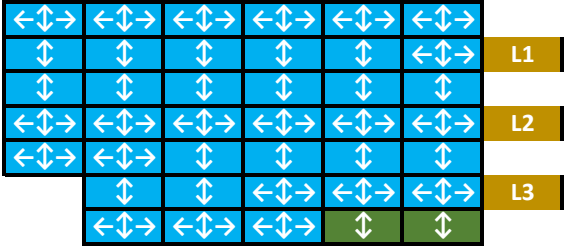


PL(-1)
 5 EV Stations

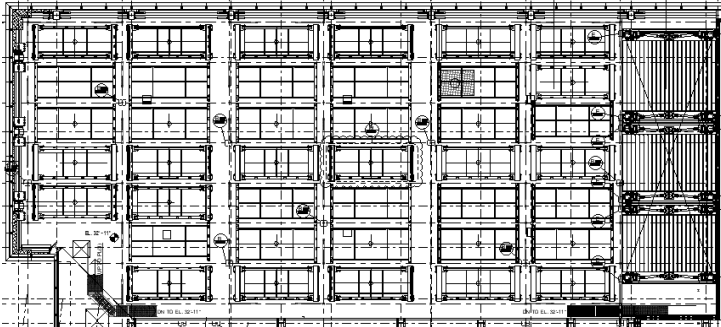
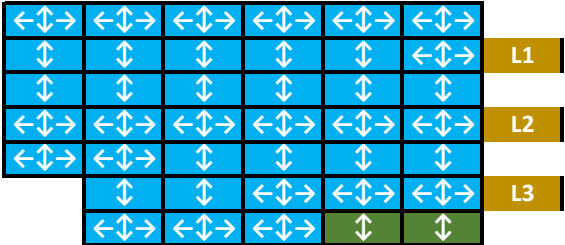


OPOS EV Charging Station Layout
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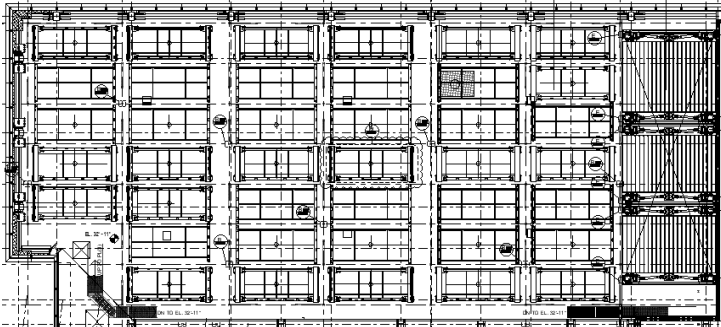
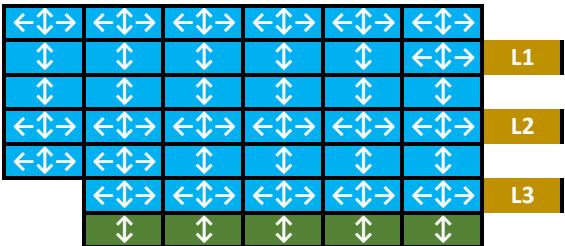
PL(+1)
 2 EV Stations



PL(+2)
 2 EV Stations



PL(+3)
 5 EV Stations



25208 170

QUITCLAIM DEED

178

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES ("Equitable"), a New York Corporation, and EOP OPERATING LIMITED PARTNERSHIP, a Delaware limited partnership, successor by merger to Beacon Properties, L.P., co-partners for the purpose of a joint venture doing business as ONE POST OFFICE SQUARE ASSOCIATES, for nominal non-monetary consideration paid, the receipt and sufficiency of which are hereby acknowledged, grant to ONE POST OFFICE SQUARE, L.L.C., a Delaware limited liability company, whose address is Two North Riverside Plaza, Chicago, Illinois 60606, with QUITCLAIM COVENANTS, the land with the buildings and other improvements thereon, if any, situated in Boston, Suffolk County, Massachusetts, more particularly described in Exhibit A hereto.

The above described premises are conveyed subject to and with the benefit of all rights, easements, restrictions and takings of record, insofar as now in force and applicable, and subject to real estate taxes assessed for the current fiscal year not yet due and payable which the grantee, by acceptance hereof, hereby assumes and agrees to pay.

Being the same premises conveyed to grantor by deed dated May 26, 1994, recorded with said Deeds in Book 19093, Page 269.

This conveyance does not constitute the sale of all or substantially all of the assets of Equitable within the Commonwealth of Massachusetts.

The consideration for this conveyance being less than One Hundred Dollars (\$100.00), there are no Massachusetts deed excise taxes payable under Massachusetts General Laws Chapter 64D.

[signature page follow]

SUFFOLK COUNTY DEEDS
RECORDING DEPARTMENT
2002 JUN -3 AM 10:05
Carol R. Terry
OFFICIAL OF DEEDS

JLB

CHIDOC52/21392/3143812.1 7/21/2000 3:30 PM

22451930030001

Chicago Title Insurance Company
75 Federal Street, 4th Floor
Boston, Massachusetts 02110
7051-2598-rw

25208 171

[signature page for Quitclaim Deed]

Witness the execution hereof under seal this 1st day of August, 2000.

(THE EQUITABLE LIFE ASSURANCE
(SOCIETY OF THE UNITED STATES, a New
(York corporation
(
(
(

(By: Allison K. Turner
(Name: Allison K. Turner
(Title: Investment Officer
(
(

Co-Partners for the purpose of
a Joint Venture doing business as
One Post Office Square Associates

(and
(
(EOP OPERATING LIMITED PARTNERSHIP,
(a Delaware limited partnership
(
(

(By: EQUITY OFFICE PROPERTIES TRUST,
(a Maryland real estate investment trust,
(its managing member
(
(

(By: _____
(Name:
(Title:

25208 172

[signature page for Quitclaim Deed]

Witness the execution hereof under seal this ____ day of _____, 2000.

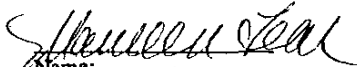
(THE EQUITABLE LIFE ASSURANCE
(SOCIETY OF THE UNITED STATES, a New
(York corporation

(
(
(
(By: _____
(Name:
(Title:

Co-Partners for the purpose of
a Joint Venture doing business as
One Post Office Square Associates

(and
(
(EOP OPERATING LIMITED PARTNERSHIP,
(a Delaware limited partnership

(By: EQUITY OFFICE PROPERTIES TRUST,
(a Maryland real estate investment trust,
(its managing member

(
(
(
(By: 
(Name: Maura D. Fear
(Title: Senior Vice President, Treasurer

25208 173

STATE/Commonwealth of Georgia

County of Cobb, ss. July 27, 2000

Then personally appeared the above named Allison S. Turner, Investment Officer of The Equitable Life Assurance Society of the United States, who acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of The Equitable Life Assurance Society of the United States, before me,

James L. Semler
Notary Public
My commission expires:
Notary Public, Cobb County, Georgia
My Commission Expires April 18, 2004

STATE OF _____

County of _____, ss. _____, 2000

Then personally appeared the above named _____ of Equity Office Properties Trust, who acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of Equity Office Properties Trust and EOP Operating Limited Partnership, before me,

Notary Public
My commission expires:

25208 174

STATE/Commonwealth of _____

County of _____, ss. _____, 2000

Then personally appeared the above named _____ of The Equitable Life Assurance Society of the United States, who acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of The Equitable Life Assurance Society of the United States, before me,

Notary Public
My commission expires:

STATE OF New York

County of New York, ss.

July 27
2000

Then personally appeared the above named Maureen Fear, St. V. P. of Equity Office Properties Trust, who acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of Equity Office Properties Trust and EOP Operating Limited Partnership, before me,

Mark D Woodward
Notary Public
My commission expires:

MARK D. WOODWARD
Notary Public State of New York
No. 4937816
Qualified in New York County
Commission Expires June 16, 2002

25208 175

EXHIBIT A

Legal Description

25208 176

EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND LOCATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY BY PEARL STREET, ONE HUNDRED SIXTY-FIVE AND 46/100 (165.46) FEET;

NORTHERLY BY MILK STREET, BY TWO BOUNDS HAVING A TOTAL DISTANCE OF TWO HUNDRED THIRTY-ONE AND 93/100 (231.93) FEET;

EASTERLY BY OLIVER STREET, BY TWO BOUNDS HAVING A TOTAL DISTANCE OF ONE HUNDRED EIGHTY-NINE AND 74/100 (189.74) FEET;

SOUTHERLY BY LOT "H" AS SHOWN ON THE PLAN HEREINAFTER REFERRED TO, SIXTY-FOUR AND 17/100 (64.17) FEET;

WESTERLY BY SAID LOT "H" AGAIN, TWENTY-THREE AND 69/100 (23.69) FEET;

SOUTHERLY BY SAID LOT "H" AGAIN, ONE HUNDRED FIFTY-FIVE AND 84/100 (155.84) FEET;

WESTERLY BY SAID LOT "H" AGAIN, ONE AND 50/100 (1.50) FEET; AND

SOUTHERLY BY SAID LOT "H" AGAIN, THIRTY-ONE AND 32/100 (31.32) FEET.

BEING SHOWN AS LOT "O" ON A PLAN RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 9345, AT PAGE 173, DRAWN BY R.E. CAMERON AND ASSOC., INC., DATED JULY 11, 1979 AND ENTITLED "EXHIBIT A PLAN OF LAND, ONE POST OFFICE SQUARE, BOSTON MASS." AND CONTAINING 41,326 FEET ± ACCORDING TO SAID PLAN.

TOGETHER WITH THE BENEFIT OF THE APPURTENANT RIGHTS AND EASEMENTS SET FORTH IN EASEMENTS, RESTRICTIONS AND COOPERATION AGREEMENT REFERRED TO IN SCHEDULE B ITEM 6, IN ACCORDANCE WITH THE TERMS THEREOF.

TOGETHER, ALSO, WITH THE BENEFIT OF THE APPURTENANT RIGHTS AND EASEMENTS CONTAINED IN GRANT OF EASEMENT FROM THE CITY OF BOSTON TO POST OFFICE SQUARE COMPANY DATED JUNE 28, 1979, RECORDED WITH SAID DEEDS IN BOOK 9202, PAGE 113.