



October 15, 2021

BY EMAIL AND OVERNIGHT DELIVERY

Boston Air Pollution Control Commission
c/o Environment Department
1 City Hall Square, Room 709
Boston, MA 02201
Attn: Katherine Eshel
Deputy Director, Climate and Environmental Planning
Email: apcc@boston.gov

Re: Charles Street Garage, 144 Charles Street

Dear Ms. Eshel:

Enclosed please find the Application of RREF II BH GARAGE LLC (the "Applicant") to the City of Boston Air Pollution Control Commission (the "APCC") for a modification to APCC DOWNTOWN Parking Freeze Permit No. APCC227, in connection with the proposed building modifications of 144 Charles Street.

The 144 Charles Street Project proposes a change of use with office space on the upper two floors replacing the existing parking. Renovations will include an office lobby, expanded retail on the ground floor all within the existing building envelope. The proposed program includes 4,748 GSF of retail and 26,231 GSF of office/administration spaces.

The Owner is filing this request for a Permit Modification to reduce the number of parking spaces at the Facility in order to accommodate the redevelopment and conversion of a portion of the parking spaces within the Facility to office space (the "Office Use"). The Permit Modification will be effective upon the issuance of a Certificate of Occupancy for the Office Use. Until said Certificate of Occupancy is issued, the terms and conditions of the Existing Freeze Permit will remain in effect.

As further detailed in the enclosed materials, the Applicant seeks the APCC's approval of a modified Parking Freeze Permit for the Charles Street Garage from 190 spaces to 59 spaces, including a reallocation of 38 commercial parking spaces back to the Downtown Parking Freeze Bank.

We enclose the following in support of this Application:

- A. A completed APCC Application for Parking Freeze Permit;
- B. Statement of Need, including a copy of the EV Requirement Equivalence Calculator;
- C. Copy of the most recent property tax statement for the Property to the Applicant;



- D. Locus Plan showing the location of the parking garage and surrounding area;
- E. Site Plan showing the proposed parking garage modifications and floor plans, 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;
- F. Abutters List within 300 feet of existing facility [via attached spreadsheet]; and
- G. Check no. 49161 in the amount of \$1,180.

We respectfully request to be included on the agenda for the next scheduled APCC meeting on November 17, 2021. In advance of the next APCC meeting, we also kindly request a meeting with APCC staff to discuss this application.

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 November 17, 2021.

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

Sincerely,

Ian McKinnon, P.E., PTOE, RSP
Associate

Enclosures

cc (via email w/encl.):

Alison Brizius, Commissioner of the Environment Department
Katherine Eshel, Deputy Director, Climate and Environmental Planning
Andrew Hayes, Related Beal
Stephen Faber, Related Beal
Guy Busa, Howard Stein Hudson
Mary Marshall, Nutter McClennen & Fish LLP



APPENDIX A

APPLICATION

[See Attached]



A. GENERAL APPLICATION INFORMATION

1. *Project Location*

a. Street Address	b. City/Town	c. Zip Code
f. Assessors Map/Plat Number	g. Parcel/Lot Number	

2. *Applicant*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

Applicant Point of Contact: Andrew Hayes (339) 225-2067 andrew.hayes@related.com

3. *Property Owner*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
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
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 at time of the certificate of occupancy*
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	
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

* The Owner is filing this request for a Permit Modification to reduce the number of parking spaces at the Facility in order to accommodate the redevelopment and conversion of a portion of the parking spaces within the Facility to office space (the "Office Use"). The Permit Modification will be effective upon the issuance of a Certificate of Occupancy for the Office Use. Until said Certificate of Occupancy is issued, the terms and conditions of the Existing Freeze Permit will remain in effect.



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

Number of Long-Term Bicycle Spaces:	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	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:

Existing Parking Facility: 41, 157 SF

Total Number of Proposed Spaces:	Total Parking Facility Square Footage:
Number of New Spaces:	Ratio of Residential Spaces to Units:
Number of Existing Spaces:	(Optional) Number of Spaces Returned:

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

Residential Sqft:	Retail Sqft:
Office/Admin Sqft:	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.

_____ Signature of Applicant	_____ Date
_____ Signature of Property Owner (if different)	_____ Date
_____ 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.



APPENDIX B

CHARLES STREET GARAGE - STATEMENT OF NEED

The Charles Street Garage was acquired by RREF II BH GARAGE LLC, an affiliate of Related Beal (“Owner”), in July 2015 from an entity related to the Massachusetts Eye and Ear Infirmary (“Mass. Eye and Ear”). Downtown Parking Freeze Permit #227, issued by the Commission on December 8, 2015, authorized a total of 190 parking spaces at the Facility: 65 commercial parking spaces which are available to the general public; 70 exempt parking spaces available to employees, patrons and guests of the ground floor businesses, MEEI, and the former John Jeffries House (now The Whitney Hotel); and

55 residential spaces available to area residents, who hold current resident permit parking stickers from the Beacon Hill or West End neighborhoods, including those who hold a unit interest in the garage condominium (the “Existing Freeze Permit”).

The Owner is filing this request for a Permit Modification to reduce the number of parking spaces at the Facility in order to accommodate the redevelopment and conversion of a portion of the parking spaces within the Facility to office space (the “Office Use”). The Permit Modification will be effective upon the issuance of a Certificate of Occupancy for the Office Use. Until said Certificate of Occupancy is issued, the terms and conditions of the Existing Freeze Permit will remain in effect.

The area surrounding the Charles Street Garage is shown on the attached Locus Plan, Exhibit D, prepared by Howard Stein Hudson. The garage is located on Beacon Hill, which is a densely populated neighborhood with limited parking supply for its older row-house housing stock with much of its residential parking supply being on-street. Local businesses on Charles Street and Cambridge Street similarly rely on the areas’ limited on-street parking supply.

As demonstrated in Exhibit D, there is limited commercial public parking options for Beacon Hill and West End residents and local area businesses in the vicinity of the Charles Street Garage. The ability for the Facility to continue to provide parking options for local residents and businesses is important in maintaining a vibrant and successful community in the established neighborhoods of Beacon Hill and the West End. As such, the Owner is requesting to modify the Existing Freeze Permit to allow for a total of 59 parking spaces instead of the 190 parking spaces currently authorized; with 27 commercial spaces instead of 65 and 32 residential spaces instead of 55, with no exempt spaces. The Permit Modification will be effective upon the issuance of a Certificate of Occupancy for the Office Use. Until said Certificate of Occupancy is issued, the terms and conditions of the Existing Freeze Permit will remain in effect.

The Owner can provide additional documentation to support its request under separate cover.

144 Charles Street Garage
INTERACTIVE EV REQUIREMENT EQUIVALENCE CALCULATOR

HOWARD STEIN HUDSON
 October 15, 2021

PROJECT CHARACTERISTICS	<i>Fill Out Cells Below</i>
Total Parking Count -	59

TOTAL EVSE POINTS PROVIDED	TOTAL EVSE POINTS REQUIRED
64	59

EVSE-INSTALLED EQUIVALENCE CALCULATOR

Options	Amount of parking spaces served	Weighted Points (per mitigation measure)	Total Points	Restriction/Range
LEVEL 1 CHARGER	6	1	6	Only residential and office may offset with this option. Parking spaces must be assigned if residential.
LEVEL 2 CHARGER	0	1	0	
DCFC - 50KW	1	8	8	
DCFC - 150KW	0	24	0	
EV Carshare	0	19	0	
Electric Bike Parking Amenities	4	0.25	1	Maximum of 5 points.
Total Vehicle Parking Spaces -	7			

EVSE - INSTALLED POINTS ACCRUED	EVSE - INSTALLED POINTS REQUIRED
15	15

EVSE-READY EQUIVALENCE CALCULATOR

Options	Amount of parking spaces served	Weighted Points (per mitigation measure)	Total Points	Restriction/Range
LEVEL 1 CHARGER	25	1	25	Only residential and office may offset with this option. Parking spaces must be assigned if residential.
LEVEL 2 CHARGER	0	1	0	
DCFC - 50KW	3	8	24	
DCFC - 150KW	0	24	0	
Total Vehicle Parking Spaces -	28			

EVSE - READY POINTS ACCRUED	EVSE - READY POINTS REQUIRED
49	44



APPENDIX C

PROPERTY TAX STATEMENT (PROOF OF OWNERSHIP)

[See Attached]

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



FY 2022

**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
Justin Sterritt

This form approved by Commissioner of Revenue

RREF II BH GARAGE LLC
 142-162 CHARLES ST GARAGE
 BOSTON MA 02114

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

MAKE CHECKS PAYABLE TO:
 THE CITY OF BOSTON

MAIL CHECKS TO:
 BOX 55808
 BOSTON, MA 02205

Do not send cash

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY

2ND QUARTER

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	02444-002	139587	
LOCATION			
142 162 CHARLES ST Unit GARAGE			
ASSESSED OWNER			
RREF II BH GARAGE LLC			

PRELIMINARY REAL ESTATE TAX	59,047.66
COMMUNITY PRESERVATION ACT	578.20
TOTAL PRELIMINARY TAX	59,625.86
1ST TAX PAYMENT DUE BY 08/02/2021	29,812.93
2ND TAX PAYMENT DUE BY 11/01/2021	29,812.93
PAYMENTS TO DATE/CREDITS	29,812.93
TAX DUE	29,812.93
FEES	.00
INTEREST	.00
TOTAL DUE →	29,812.93
Pay by 11/01/2021	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
 CITY OF BOSTON

COLLECTOR'S COPY

**2022 PRELIMINARY
 REAL ESTATE TAX
 2ND QUARTER**

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
05	02444-002	139587	
LOCATION			
142 162 CHARLES ST Unit GARAGE			

MAKE CHECKS PAYABLE TO:
 THE CITY OF BOSTON

MAIL CHECKS TO:
 BOX 55808
 BOSTON, MA 02205

Do not send cash

COLLECTOR OF TAXES
Justin Sterritt

ASSESSED OWNER: RREF II BH GARAGE LLC

RREF II BH GARAGE LLC
 142-162 CHARLES ST GARAGE
 BOSTON MA 02114

TAX DUE	29,812.93
FEES	.00
INTEREST	.00
TOTAL DUE →	29,812.93
Pay by 11/01/2021	

00182082022200139587000029812930



APPENDIX D

LOCUS PLAN

[See Attached]



Locus Plan





APPENDIX E

FLOOR PLANS OF GARAGE

[See Attached]

NOT FOR CONSTRUCTION

KEY PLAN

BAPCC PERMIT APPLICATION

DATE: 15 OCTOBER 2021

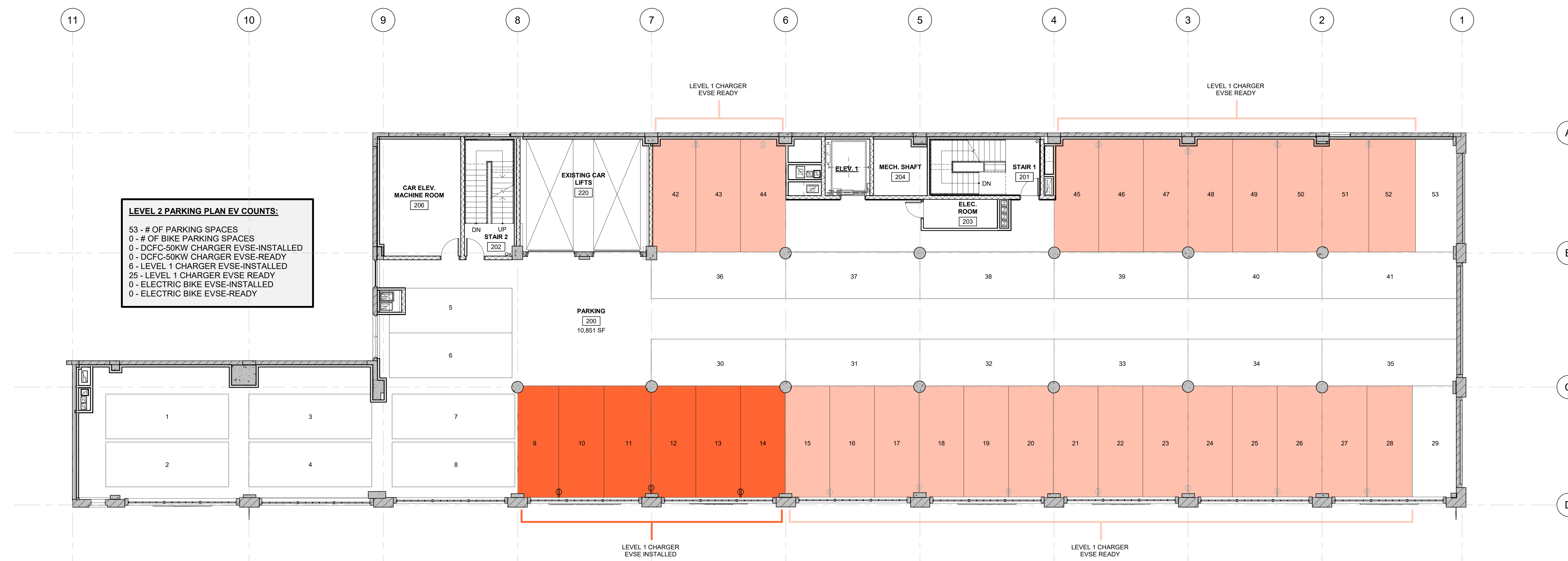
ISSUANCE

NO.	DATE	ISSUE

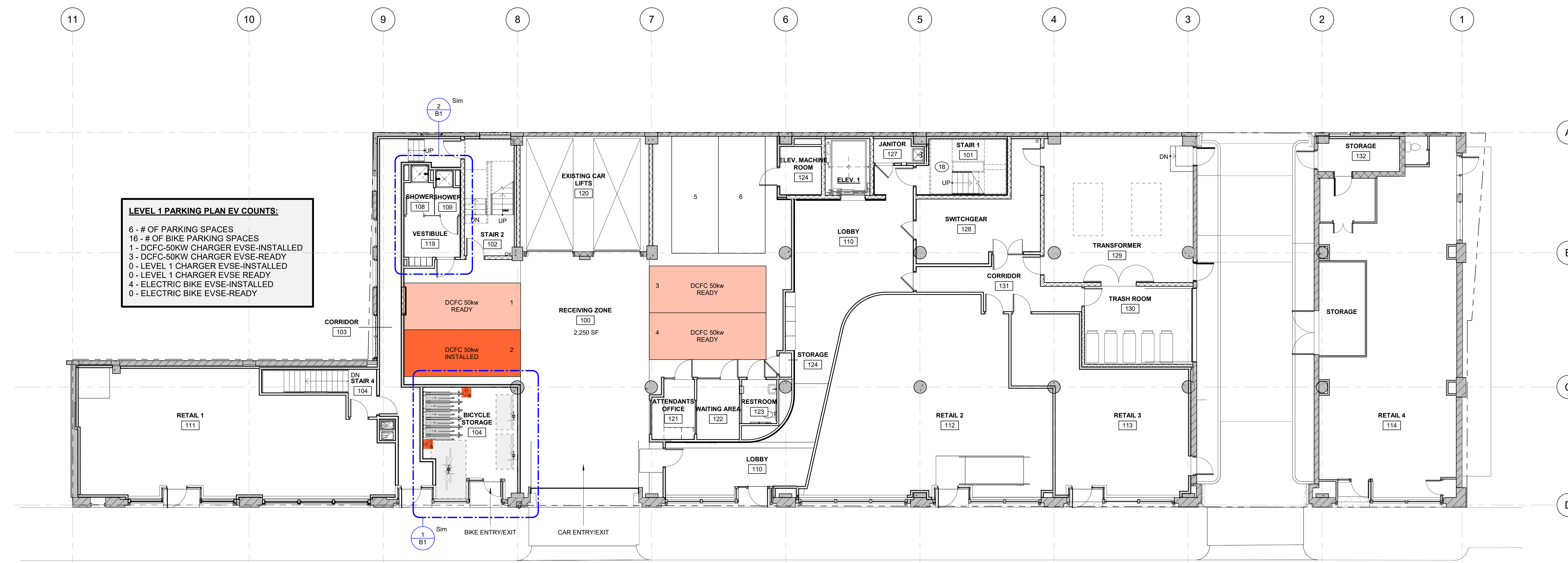
LEVEL 1 + 2
PARKING
PLANS

SCALE: 1/8" = 1'-0"

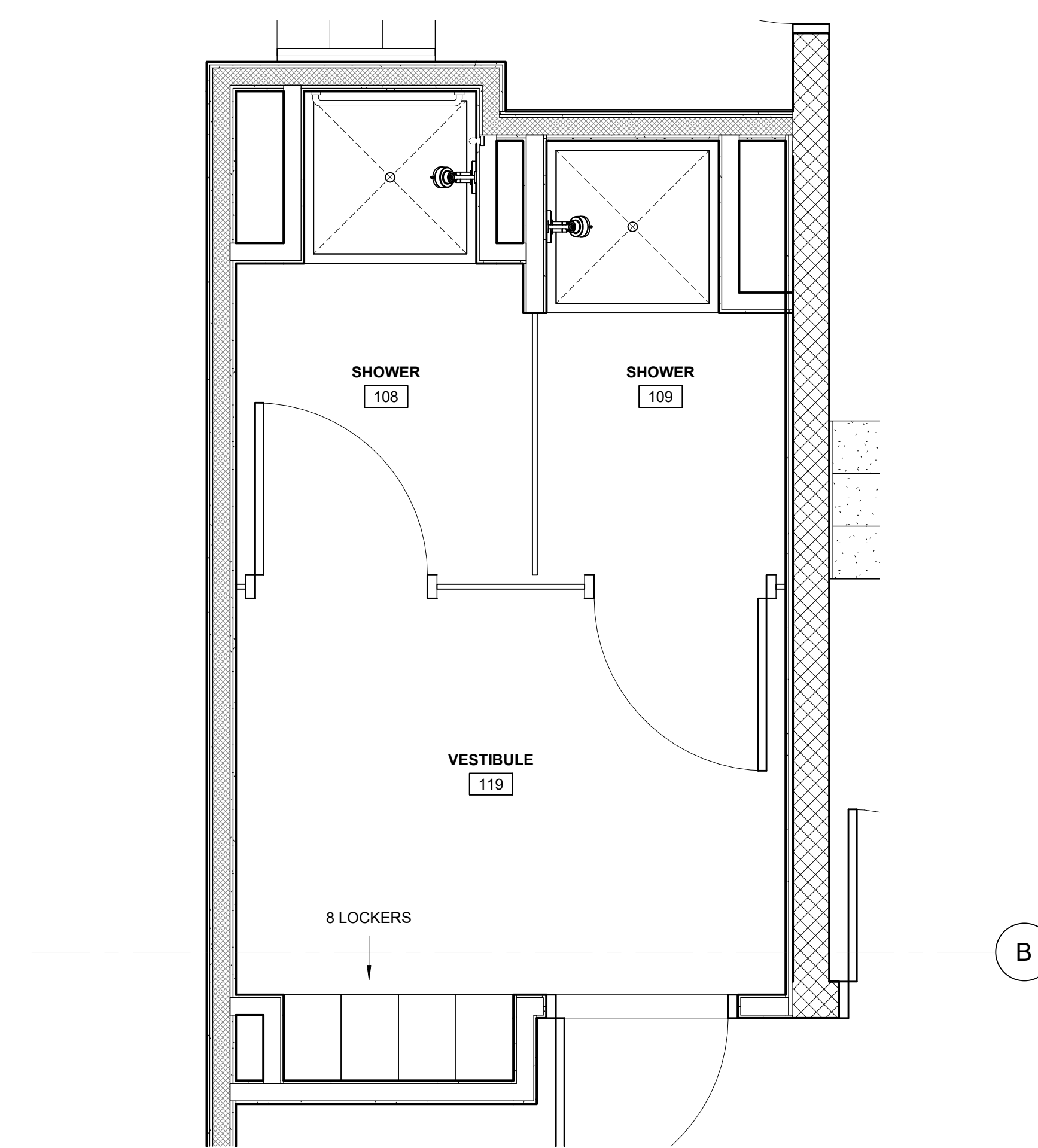
P1-P2



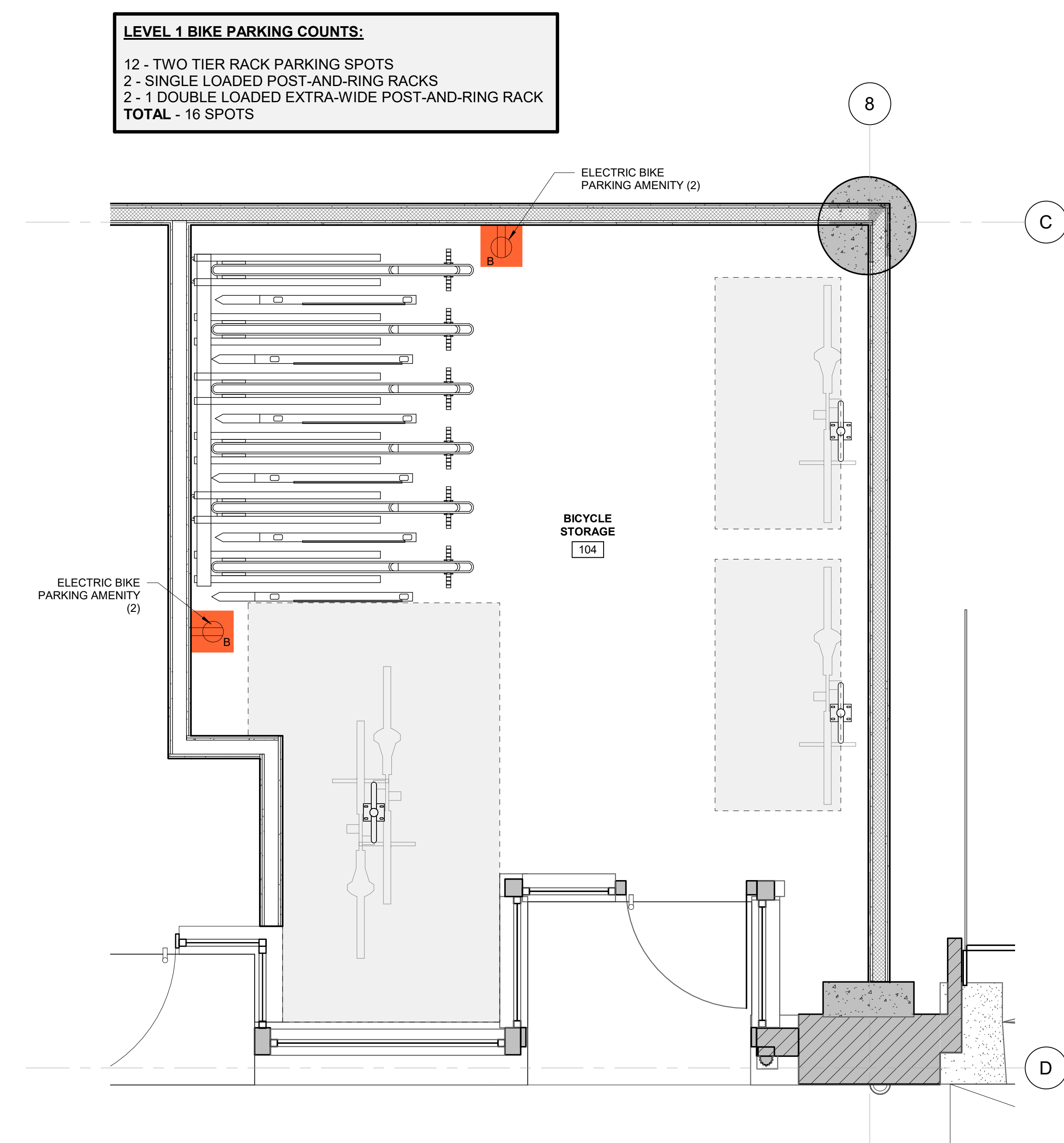
2 | LEVEL 2 PARKING PLAN
1/8" = 1'-0"



1 | LEVEL 1 PARKING PLAN
1/8" = 1'-0"



2 | SHOWER ROOMS AND LOCKERS
1/2" = 1'-0"



1 | BICYCLE STORAGE
1/2" = 1'-0"

LEVEL 1 BIKE PARKING COUNTS:
12 - TWO TIER RACK PARKING SPOTS
2 - SINGLE LOADED POST-AND-RING RACKS
2 - 1 DOUBLE LOADED EXTRA-WIDE POST-AND-RING RACK
TOTAL - 16 SPOTS

NOT FOR CONSTRUCTION

KEY PLAN

BAPCC PERMIT APPLICATION

DATE: 15 OCTOBER 2021

ISSUANCE

NO.	DATE	ISSUE

BICYCLE STORAGE, SHOWERS AND LOCKERS

SCALE: 1/2" = 1'-0"