
PARKING FREEZE APPLICATION

2 & 4 Alger Street

South Boston, MA

PREPARED FOR

Core Investments, Inc.
800 Boylston Street
Boston, MA 02199

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

APRIL 14, 2023



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	

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 02472
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		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



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:

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.)

* Note return of these spaces would be from Permit #APCC367738 associated with 511R Dorchester Avenue and is contingent on approval of the application for 2 & 4 Alger Street.



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	4-14-23 Date
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Signature of Property Owner (if different)	Date
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Keen, Kathleen Signature of Representative (if any)	Digitally signed by Keen, Kathleen DN: CN="Keen, Kathleen" Date: 2023.04.14 12:23:18-04'00' 4/14/23 Date
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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.

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APRIL 14, 2023



Attachments

- › Written Proof of Ownership
- › Statement of Need
- › Site Plans
 - Locus Map
 - Vehicle Parking Plan
 - Bicycle Parking Plan

Written Proof of Ownership



SMILEY ALGER LLC

800 BOYLSTON ST, 30TH FLOOR
BOSTON, MA 02199
Ph (617) 428-8000 | Fax (617) 428-8001

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

March 15, 2023

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 J. Pogorelc:

Smiley Alger 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.

I have authorized VHB to serve as our agent in the submission of our APCC permit modification request.

Thank you very much,
SMILEY ALGER LLC

A handwritten signature in black ink, appearing to be "DP", is written over a horizontal line.

By: David J. Pogorelc,
Its Manager



SMILEY 4 ALGER LLC

800 BOYLSTON ST, 30TH FLOOR
BOSTON, MA 02199
Ph (617) 428-8000 | Fax (617) 428-8001

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1 City Hall Square, Room 709
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I have authorized VHB to serve as our agent in the submission of our APCC permit modification request.

Thank you very much,
SMILEY 4 ALGER LLC

A handwritten signature in black ink, appearing to be "D. Pogorelc", is written over a horizontal line.

By: David J. Pogorelc,
Its Manager

Statement of Need



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

Date: April 14, 2023

Memorandum

Project #: 14566.33

From: Kathleen Keen, PE

Re: Statement of Need
2 & 4 Alger Street
South Boston Parking Freeze – Combined Permit Application

Introduction

This Statement of Need is being submitted in support of the APCC Application for a combined permit for 2 Alger Street and 4 Alger Street parcels. The parcels currently have existing APCC Permits; #367761 for 2 Alger Street which allocates 22 spaces, and #367686 for 4 Alger Street, which allocates 44 spaces.

The Applicant is looking to re-occupy the existing buildings at 2 & 4 Alger Street with industrial tenants. The 2 Alger Street building consists of ~42,800 square feet (sf) and the 4 Alger Street building consists of ~95,600 sf.

Previously, the Applicant filed applications for parking freeze permits in March 2020 to accommodate parking needs associated with an Amazon distribution center on the 2 & 4 Alger Street sites. The Amazon distribution center is no longer happening, and the Applicant is planning to re-occupy the existing buildings with industrial tenant(s) and return the parking freeze permit to the previously allocated number of spaces in one combined permit for both sites. Long-term, the 2 & 4 Alger Street sites are part of the On The Dot (OTD) master plan development area, and the sites are anticipated to be redeveloped. The Applicant acknowledges the need to file future applications with the Commission in coordination with future master planning efforts.

Details of the 2 & 4 Alger Street building re-occupancy along with the parking needs are described below.

Proposed Re-occupancy

The Applicant is looking to re-occupy the existing buildings at 2 & 4 Alger Street with industrial tenants and it is anticipated the buildings will function in conjunction with each other, known as “Algerworks”. The 2 Alger Street building consists of ~42,800 square feet (sf) and the 4 Alger Street building consists of ~95,600 sf. The re-occupancy does not require any permitting through Article 80 or MEPA.

To support the re-occupancy of the 2 & 4 Alger Street buildings, the Applicant is committed to significantly improving pedestrian access to/from the site. The Applicant will be reconstructing Alger Street between Dorchester Avenue and the site, which includes maintaining the two existing vehicle travel lanes (one in each direction) along with the sidewalk on the north side, and fully reconstructing the sidewalk along the south side. In addition, the Applicant has improved the existing driveway along Dorchester Avenue to shift it slightly north and incorporate sidewalks along both sides.

Proposed Parking

The 2 & 4 Alger Street building re-occupancy consists re-tenanting the existing buildings with industrial tenant(s), targeted for Summer 2023. The 2 & 4 Alger buildings are anticipated to function in conjunction with each other, and the parking will support both buildings. The Applicant is requesting to return the total number of permitted parking

spaces to 94 in one combined permit, which was the total number of spaces allocated to the 2 & 4 Alger parcels prior to March 2020. The re-occupancy does not require any permitting through Article 80 or MEPA.

To support the re-occupancy, the Applicant is proposing the following to accommodate parking needs:

› Vehicle Parking

- Return the parking permits to the number of permitted spaces prior to March 2020, for a total of 94 vehicle parking spaces. This results in a request of 28 total parking spaces from the bank. The Applicant will return 28 spaces to the bank from Permit #APCC367738 associated with 511R Dorchester Avenue, however the return of these spaces is contingent on approval of the application for 2 & 4 Alger Street.
- All parking will be provided in a surface lot, will be self-park, and the property owner will charge market rates for parking to the lessee(s).
- The parking will be accessed via driveways from Alger Street and Dorchester Avenue. There is no change in the driveway location along Alger Street. The driveway along Dorchester Avenue will be shifted slightly north and improved to accommodate sidewalks on both sides facilitating pedestrian access to/from the site.

› Electric Vehicle Parking

- The Applicant is requesting relief on meeting the City's EV parking requirements since these applications are to support the re-occupancy of existing buildings. As noted previously, in the long-term, the 2 & 4 Alger Street sites are anticipated to be redeveloped as part of the On The Dot (OTD) master plan. At the time the sites are redeveloped, the Applicant will meet the City's guidelines for EV parking.

› Bike Parking

- The Project will meet the City's Bike parking guidelines to the extent practicable.
- A total of 12 long-term/employee spaces will be provided in a secure bike facility located between the 2 & 4 Alger Street buildings.
- A total of 5 short-term/visitor spaces will be provided next to the secure bike facility located between the 2 & 4 Alger Street buildings.
- A total of 3 lockers will be provided in 2 & 4 Alger buildings.
- The Applicant is requesting relief on meeting the City's bikeshare station and bike contribution requirements since these applications are to support the re-occupancy of existing buildings. As noted previously, in the long-term, the 2 & 4 Alger Street sites are anticipated to be redeveloped as part of the On The Dot (OTD) master plan. At the time the sites are redeveloped, the Applicant will meet the City's guidelines for bike parking. Additionally, the Applicant will be installing bikeshare stations and making a bikeshare contribution in adherence with City guidelines as part of the redevelopment of adjacent sites (known as On The Dot (OTD) Phase 1).
- The existing buildings do not include any shower facilities. Since the buildings are to be re-occupied without any significant renovation, the Applicant is requesting relief on the shower commitment. As noted previously, in the long-term, the 2 & 4 Alger Street sites are anticipated to be redeveloped as part of the On The Dot (OTD) master plan. At the time the sites are redeveloped, the Applicant will meet the City's guidelines for bike parking.

Site Plans

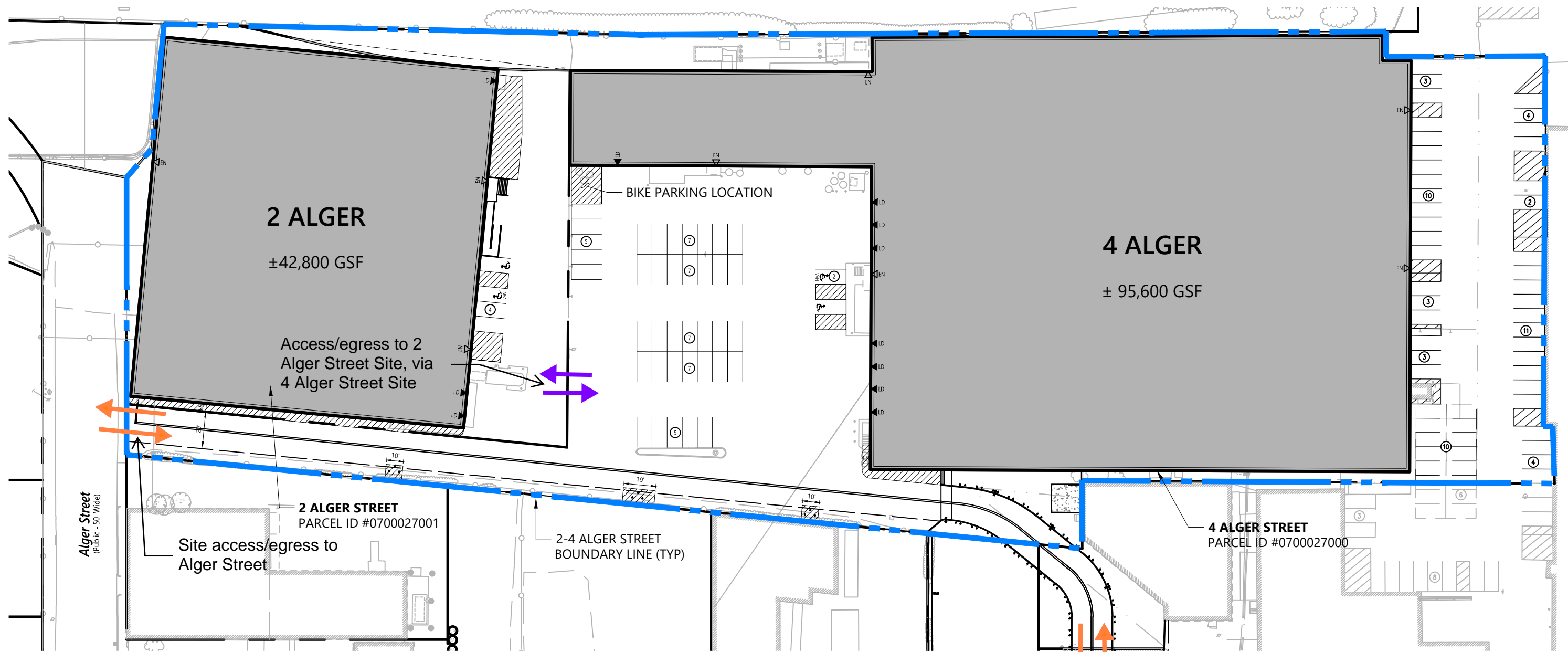
- › Locus Map
- › Vehicle Parking Plan
- › Bicycle Parking Plan

Figure 1: Locus Map

2 & 4 Alger Street | Boston, Massachusetts



\\vhb\gbl\proj\Boston\14566.00 Core DOT\Graphics\FIGURES\Locus Map\Locus Map.indd



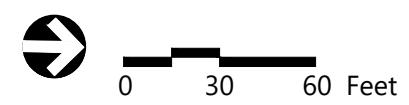
Site access/egress to
Dorchester Avenue

Parking Summary Chart

	Size	Spaces Provided
2 ALGER ST	9' x 18'	4
4 ALGER ST	9' x 18'	90
VEHICLE SPACES (TOTAL)	9' x 18'	94

← 2 Alger Site Access/Egress

← 4 Alger Site Access/Egress



2-4 Alger Street Site Plan

Core Investments, Inc.

Boston, MA

Source: **VHB**
Prepared for: **Parking Freeze Application**



