



**A. GENERAL APPLICATION INFORMATION**

1. *Project Location*

51-55, 59-61 Hudson Street a. Street Address	Boston b. City/Town	02111 c. Zip Code
f. Assessors Map/Plat Number	See attached addendum for complete list of Parcel Lot numbers g. Parcel/Lot Number	

2. *Applicant*

a. First Name	b. Last Name	Tufts Shared Services, Inc. c. Company	
171 Harrison Ave. #799 d. Mailing Address			
Boston e. City/Town		Massachusetts f. State	02111 g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

3. *Property Owner*

a. First Name	b. Last Name	Boston Planning & Development Agency c. Company	
One City Hall Square, 9th Floor d. Mailing Address			
Boston e. City/Town		Massachusetts f. State	02111 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)

James a. First Name	Foley b. Last Name	Tufts Shared Services, Inc. c. Company
171 Harrison Ave. #799 d. Mailing Address		
Boston e. City/Town	Massachusetts f. State	02111 g. Zip Code
617-636-9100 h. Phone Number	617-636-9101 i. Fax Number	jfoley@tuftsmedicalcenter.org 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	0	Commercial Spaces	0
Exempt Spaces	67	Residential Included Spaces	0
Residential Excluded Spaces	0	Residential Excluded Spaces	0

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: 0	Number of Showers: 0
Number of Short-Term Bicycle Spaces: 0	Bikeshare Station Size and Contribution: 0
Number of Lockers: 0	Other Amenities (Please List): 0

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

EVSE-Installed Points: A 0	Total number of spaces: C 0
EV-Ready Points: B 0	Does A + B = C? <input checked="" 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](http://www.boston.gov/recharge-boston).

6. Please fill out the information below:

Total Number of Proposed Spaces: 67	Total Parking Facility Square Footage: 19,390
Number of New Spaces: 0	Ratio of Residential Spaces to Units: 0
Number of Existing Spaces: 67	(Optional) Number of Spaces Returned: 0

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

Residential Sqft: 0	Retail Sqft: 0
Office/Admin Sqft: 0	Institutional Sqft: 0
Industrial Sqft: 0	Lodging Sqft: 0

8. Are you required to execute a Transportation Access Plan Agreement (TAPA)?

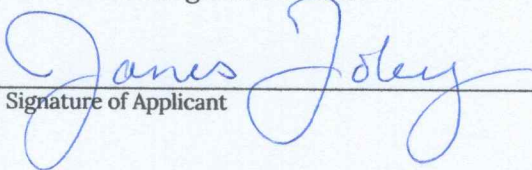
Yes  No

(If yes, please attach the draft or final TAPA to this form if available.)

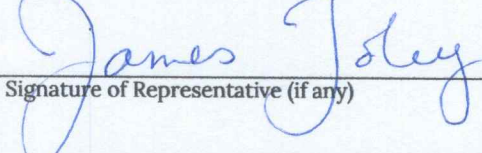


**C. SIGNATURES AND SUBMITTAL REQUIREMENTS**

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.

	11/13/2023
Signature of Applicant	Date

Signature of Property Owner (if different)	Date
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	11/13/2023
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](http://boston.gov/landmarks) and [boston.gov/conservation](http://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](mailto: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](mailto:APCC@boston.gov).



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Signature of Applicant	Date
	11/13/23
Signature of Property Owner	Date
<b>Dennis M. Davis, CCIM, CRE, CPM</b> <i>Senior Deputy Director, Real Estate Leasing, Sales, and Acquisitions</i>	
Signature of Representative (if any)	Date

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Addendum to Application of Tufts Shared Services, Inc. for Exempt Parking Permit at Hudson Street Boston, MA

Complete Parcel List under section A.1.g

**0305229001, 0305230000, 0305231000, 0305232000, 0305233000, 0305234000, 0305235000, 0305236000, 0305238000, 0305239000, 0305240000, 0305241000, 0305242000, 0305243000, 0305244000, 0305245000, 0305246000, 0305247000, 0305248001, 0305249000, 0305250000**

Boston Air Pollution Control Commission

Statement of Need of Tufts Shared Services, Inc. for Renewal of a  
Downtown Parking Freeze Exempt Spaces Permit

Hudson Street Lot, Parcel R-1, 51-55 and 59-61 Hudson Street, Chinatown

Tufts Shared Services, Inc. (“TSS”) is a 501 (c)(3) Massachusetts non-profit corporation that provides a range of services to the Tufts Medical Center and Tufts University Health Science Campus, located in Chinatown. These services include utilities, parking lots, valet parking, printing and other administrative operations that benefit the two Tufts entities.

TSS owns or leases spaces in several parking facilities in the Chinatown area for use by its patients, doctors and staff. One of these parking facilities is the Hudson Street Lot (the “Lot”), located at 51-55 and 59-61, Hudson Street, Chinatown, which TSS operates under a renewable year to year lease from the Boston Planning and Development Agency (“BPDA”).<sup>1</sup> The Lot was previously permitted by APCC for a total of 97 exempt spaces (Permit dated July 1, 2022), of which 50 spaces were designated for commercial use. That Permit expired on June 30, 2023, which was the deadline in the Permit, without right of renewal. TSS inadvertently failed to notice that the Permit had expired until late October 2023 at which time it immediately notified the APCC and sought advice on renewing the Permit for exempt spaces only since the Lot was barely used for commercial parking during its term. TSS also immediately disabled the ability of the Lot to accept commercial parkers. This is an application for 67 exempt spaces, 30 spaces less than the previously permitted amount.

The Statement and Basis of Need for this Application is clear. TSS is already challenged in providing parking for its patients, doctors and staff convenient to the Health Sciences Campus. While many of its staff take public transit under a Tufts subsidized discount program, the demand in particular for patient parking continually increases at the same time that TSS is facing the loss of exempt spaces in other facilities it leases. Moreover, TSS uses this Lot to park over-sized vans needed to transport physically challenged patients. The lease for the Motor Mart Garage (26 Park Plaza) allows TSS a minimum of 250 spaces per day and the owner has allowed over 300 spaces to date for staff parking and over-flow patient parking. However, TSS has been informed by the owner that it plans a construction project in the near future that could reduce the exempt spaces. Further, TSS’ plans for the addition of 60 lifts at its Traveler Street Lot, which at the time of the application for the expired Hudson Street Permit were anticipated to take the parking load off of the Hudson Street Lot, unfortunately have been adversely impacted not only by the COVID 19 pandemic, but also by a several yearlong shipping delay as well as near doubling of the cost of the lifts. In short, if anything the need for renewal of this Permit is more compelling than ever.

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<sup>1</sup>While this lease allows TSS potentially to use the Lot until the year 2025, it allows the BPDA to cancel it prior to 2025 if the ACDC breaks ground for its proposed multi-family moderate income housing project sooner.



Statement of Need  
Hudson Street Lot, Chinatown  
November 2023

In addition to its use for staff and patient parking, TSS has long allowed free weekend daytime use of the Lot by St. James the Greater Church, located at 125 Harrison Avenue, and will continue this arrangement with the Church. If the Application were denied, the Church would be severely impacted and could be forced to close.

To be clear, in light of the BPDA's ability to cancel its lease with TSS on short notice depending on the progress of the planned ACDC development, this is a request for a short-term Permit until the ACDC begins construction. We would readily agree to a special condition to this effect in the Permit.

#### Provisions for Bicycle Storage

TSS currently provides a locked bicycle storage facility at the Tremont Street Garage with capacity for 30 bikes and provides bike racks in the center plaza adjacent to the Tremont Street Garage building and the Wang Center with capacity for 10 bikes. The Tufts Medical Center and Tufts University also provide bike racks elsewhere in the Health Sciences Campus.

#### EV Spaces and Charging Stations

TSS is in the process of installing EV spaces and charging stations in the Tremont Street Garage and Traveler Street Lot.

#### Conclusion

This is a reasonable request for renewal of the exempt parking spaces permit for the Hudson Street Lot. The application reduces the number of previously permitted exempt spaces from 97 to 67. Prior to the hearing TSS will provide letters in support of this Application from the BPDA, local community associations, local religious institutions to which it provides free parking, and others. We welcome the APCC staff and Commissioners' questions.



11/13/23

James O. Foley  
Executive Director  
Tufts Shared Services, Inc.  
75 Kneeland Street  
Boston, MA 02111

Re: Hudson Street Lot, 51-55 and 59-61 Hudson Street, Boston, MA 02111

Dear Mr. Foley:

As you know, the BPDA is the owner of the above referenced Hudson Street Lot and we currently License that Lot to Tufts Shared Services, Inc. ("TSS"). The current License Term expires on December 31, 2024 unless terminated or extended by either party on or before October 1, 2024. We understand that TSS plans to make an Application to the Boston Air Pollution Control Commission for approval to provide 67 Staff and Patient parking spaces at the Hudson Street Lot during the week and for free weekend use by the "The Saint James the Greater" church.

You are aware that BPDA issued a Request for Proposals for the future development of the subject lot, and BPDA has awarded Tentative Designation to a special purpose entity controlled by the Asian Community Development Corporation ("ACDC"). The Boston Planning & Development Agency ("BPDA") and ACDC are close to finalizing the terms and conditions of a long-term lease of the subject property and we anticipate that ACDC will be requesting periodic access to the site for due diligence purposes, and ultimately construction commencement – all in 2024.

Over the years, TSS has proven to be a respectful and professional tenant at the site, and as you've attested to me, it is our expectation that TSS will continue to work cooperatively with BPDA and ACDC toward the development of the parcel while also utilizing it for TSS parking in 2024. As a result of this continued professional relationship, BPDA is pleased to consent to the submittal of this application by TSS, subject to your understanding that we have long term future development plans for this Lot. Please feel free to forward this letter to the APCC.

Please do not hesitate to reach out with any questions or concerns.

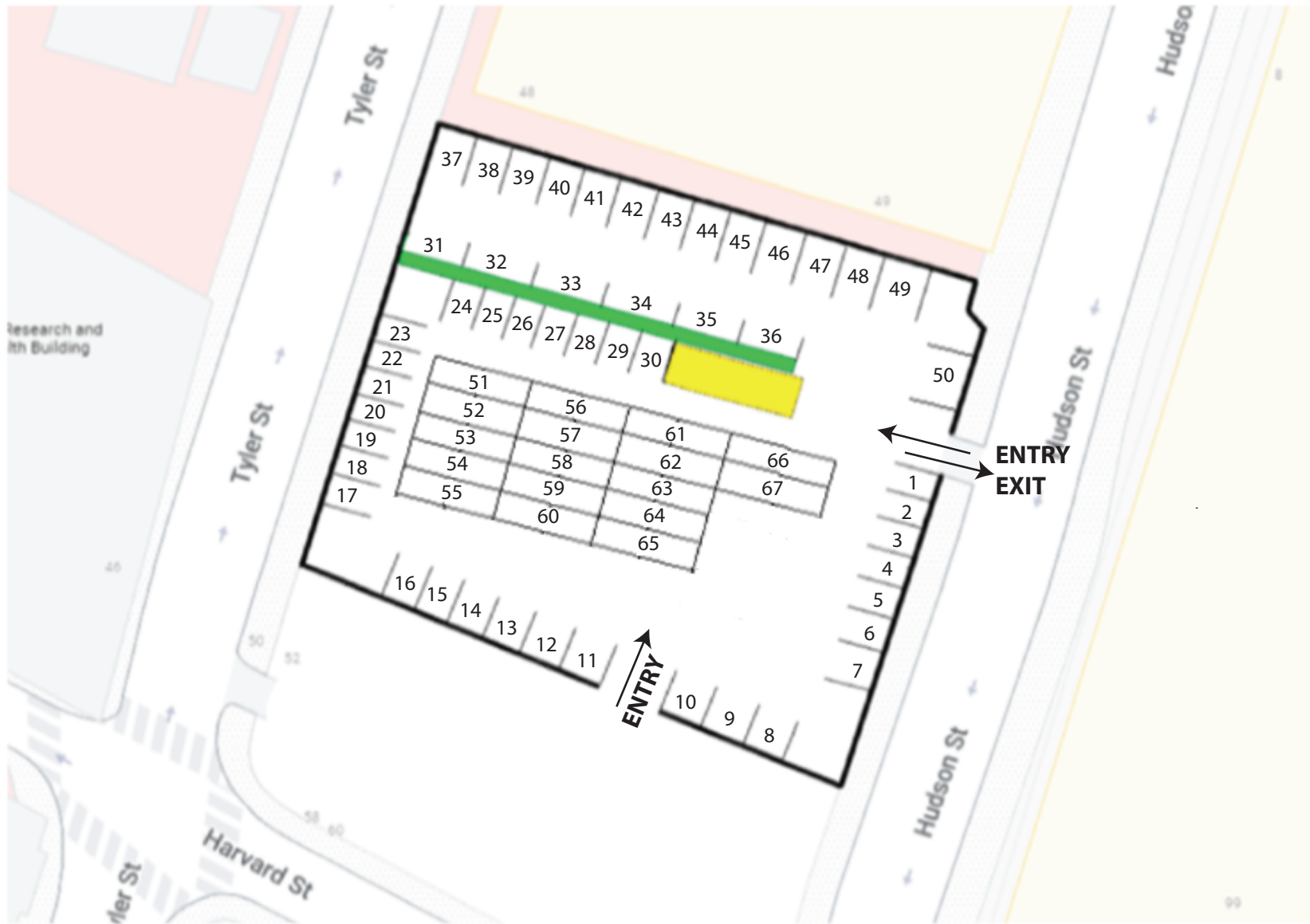
Sincerely,

A handwritten signature in blue ink that reads "Dennis M. Davis".

Dennis M Davis, CCIM, CRE, CPM  
Senior Deputy Director Real Estate Leasing, Sales, and Acquisitions

Cc: Rebecca Hansen, Lauren Firnstein, Emma Bird – BPDA

# Site Plan of Hudson Street Lot, 51-55, 59-61 Hudson Street, Boston



 Attendant's Booth

18,714 sq. ft.