



A. GENERAL APPLICATION INFORMATION

1. Project Location

365 Albany Street a. Street Address	Boston b. City/Town	02118 c. Zip Code
f. Assessors Map/Plat Number	0306533000 and 0306534000 g. Parcel/Lot Number	

2. Applicant

Mario a. First Name	Nicosia b. Last Name	SoWa North LLC c. Company	
c/o GTI Properties 530 Harrison Avenue d. Mailing Address			
Boston e. City/Town		MA f. State	02118 g. Zip Code
617-799-1844 Katherine h. Phone Number	i. Fax Number	kathy@gtiproperties.com j. Email address	

3. Property Owner

Mario a. First Name	Nicosia b. Last Name	SoWa North LLC c. Company	
c/o GTI Properties 530 Harrison Avenue d. Mailing Address			
Boston e. City/Town		MA f. State	02118 g. Zip Code
617-799-1844 Katherine h. Phone Number	i. Fax Number	kathy@gtiproperties.com 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)

Katherine a. First Name	Cipriani b. Last Name	GTI Properties c. Company	
530 Harrison Avenue d. Mailing Address			
Boston e. City/Town		MA f. State	02118 g. Zip Code
617-799-1844 h. Phone Number	 i. Fax Number	kathy@gtiproperties.com 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	
Exempt Spaces	43	Residential Included Spaces	
Residential Excluded Spaces	68	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: STORED INSIDE BUILDINGS*	Number of Showers: 0
Number of Short-Term Bicycle Spaces: 24 - 36	Bikeshare Station Size and Contribution:
Number of Lockers: 0	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 checked="" 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: 111	Total Parking Facility Square Footage: 35,721
Number of New Spaces: 96	Ratio of Residential Spaces to Units: .6
Number of Existing Spaces: 15	(Optional) Number of Spaces Returned: 0

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

Residential Sqft: 113,600	Retail Sqft: 58,833
Office/Admin Sqft: 86,466 artists&galleries	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.)

* TENANTS ARE ALLOWED TO BRING THEIR BICYCLES INSIDE THE BUILDINGS DUE TO THEFT AND THE VALUE OF THEIR BICYCLES.



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.

Maria Nicora

Signature of Applicant

2/2/2024

Date

Signature of Property Owner (if different)

Date

Katherine Du Coudray

Signature of Representative (if any)

2/2/2024

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:

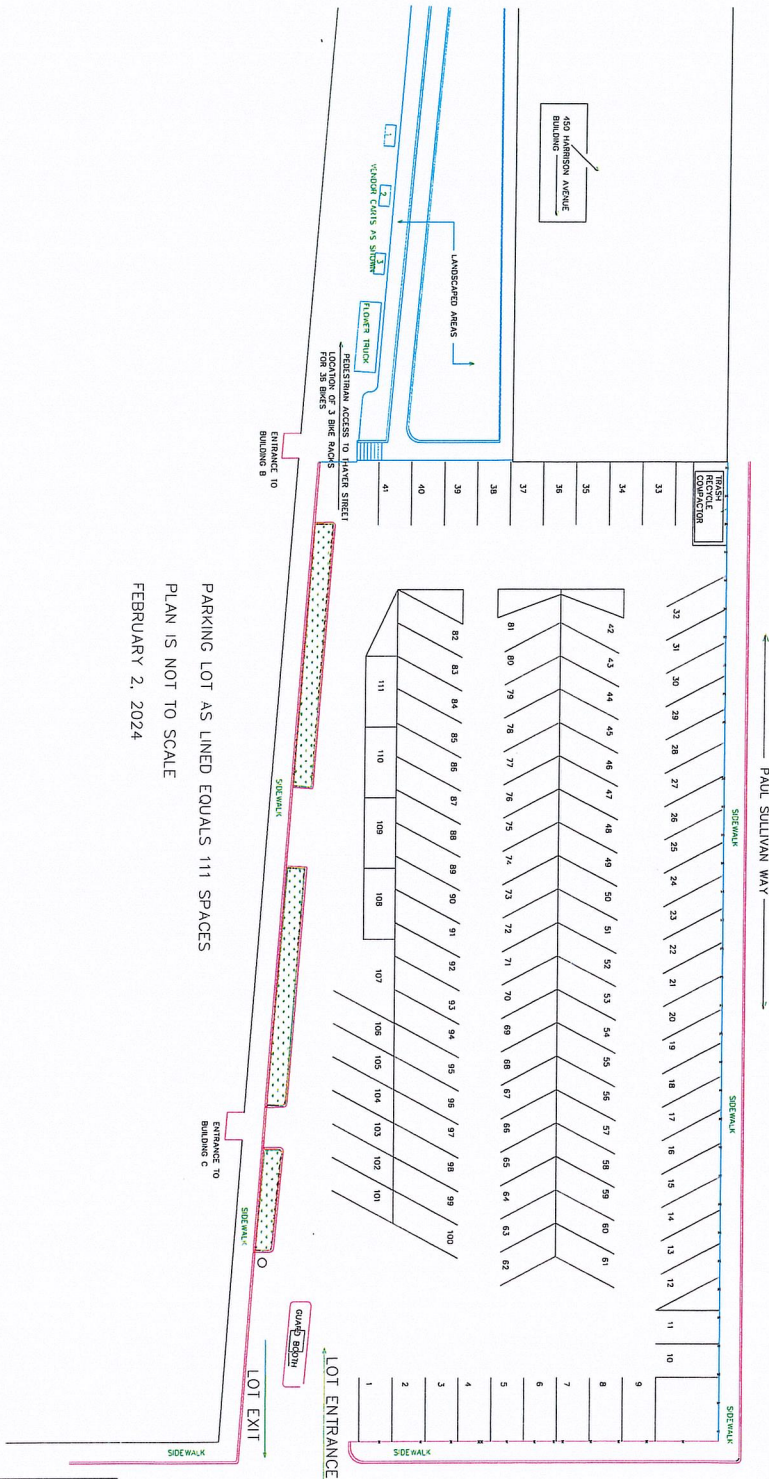
- location of the facility;
- layout of the spaces;
- entry and exit locations;
- total square footage of the parking area;
- location, type and amount of electric vehicle parking;
- location and amount of bicycle parking and bicycle facilities.

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.

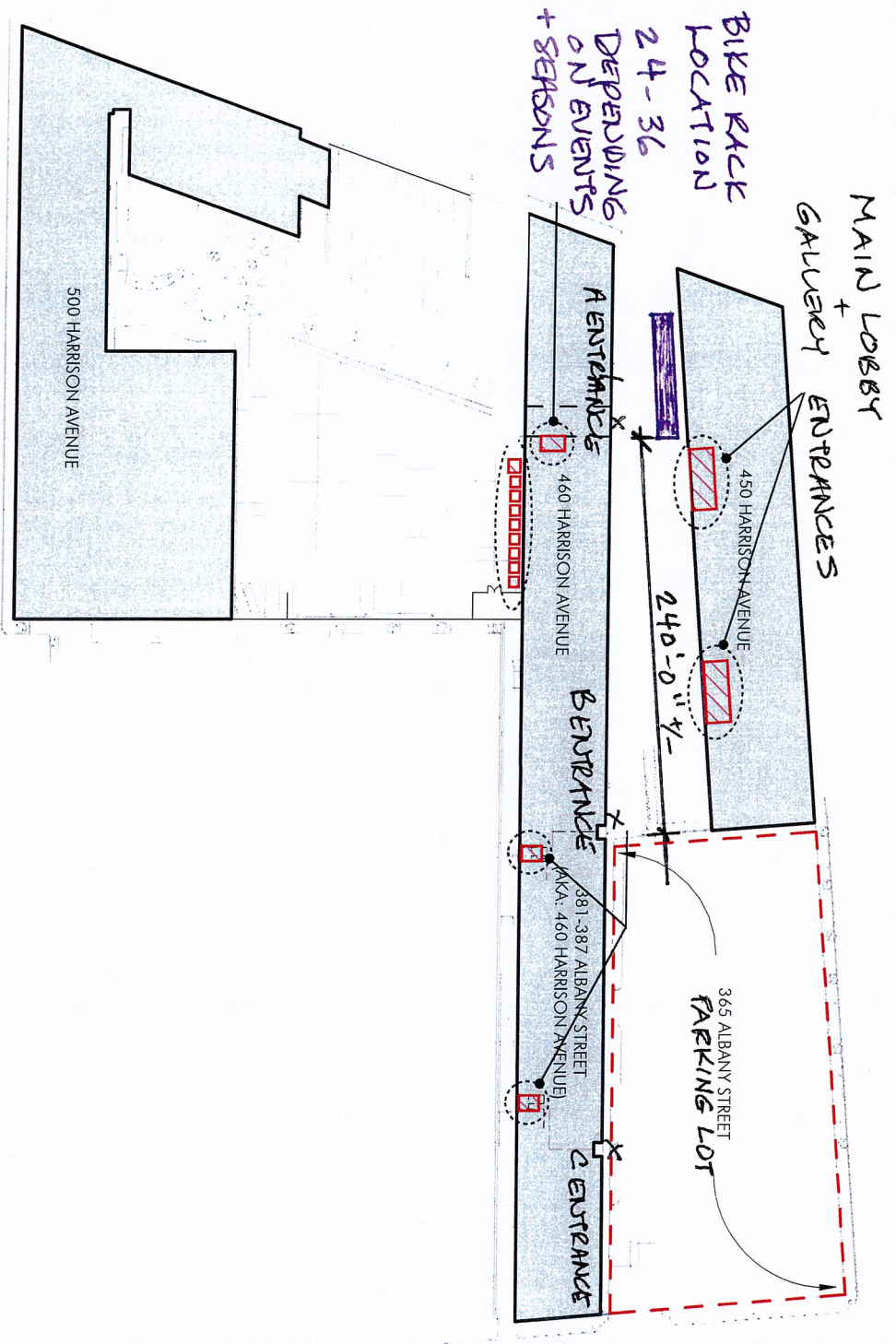
WHERE TO SEND

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.



PARKING LOT AS LINED EQUALS 111 SPACES
 PLAN IS NOT TO SCALE
 FEBRUARY 2, 2024

365 ALBANY STREET
 APCC 453785
 SOWA NORTH LLC
 c/o GTI PROPERTIES
 530 HARRISON AVENUE
 BOSTON, MA 02118



ARCHITECT

EMBARC
STUDIO

ARCHITECTURE + DESIGN

60 K STREET, 3RD FLOOR
 BOSTON, MA 02127
 O: 617.766.8330 F: 617.766.8331
 www.embarcstudio.com

LOCUS MAP
 BIKE RACK
 LOCATION
 AP# 0453785
 365 ALBANY ST



530 HARRISON AVENUE BOSTON, MA 02118 TEL 617.350.8870 FAX 617.451.2145

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

February 2, 2024

Katherine Eshel and
Alyssa Farkas

365 Albany Street - APCC453785
Modification Application Request is for:
111 Parking Spaces consisting of 68 Residential excluded and 43 Exempt Spaces

This existing parking lot serves three properties, 450 Harrison Avenue, 460 Harrison Avenue, and 490 Harrison Avenue. Between the three buildings, there are over 125 artists, 31 galleries, 25 retail shops, and over 200 residential tenants. These artists and galleries frequently host small gatherings and events which further support the local small businesses, restaurants, and neighboring retail shops.

This parking lot provides our tenants safe access to their homes, galleries, studios, retail shops, and businesses.

There is not a lot of activity on Albany St. and our proximity to the Pine Street Inn makes the area difficult to navigate through.


This fenced parking lot has a parking attendant and all monthly parkers have parking badges that allow for entry and exit. Transient parkers are directed to the public lot across the street. SoWa North offers validated parking for the guests and deliveries of these buildings.

This lot is adjacent to the Pine Street Inn on Paul Sullivan Way. The only on-street parking options are on PSW as there is no parking on Albany St. Because of the Pine St. Inn, both ends of the street are designated loading zones with no on-street parking each side of the street for 150 feet in from Harrison and 276 feet in from Albany. This leaves about 14 parking spaces on each side of the street, which are almost always full.

The options for public transportation are the Silver Line on Washington St., which is a 5-minute walk and the 47 bus on Albany St. which goes to Broadway Station and Cambridge. These options offer only limited support and is not practical for handicap employees or visitors.

We believe these additional parking spaces benefit the neighborhood, specifically in regards to traffic, congestion, safety, and pollution, and are essential to supporting the business needs of our local small businesses.

Sincerely,

A handwritten signature in purple ink that reads "Katherine Cipriani". The signature is written in a cursive, flowing style.

Katherine Cipriani
GTI Properties

The Commonwealth of Massachusetts, William Francis Galvin Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Annual Report

(General Laws, Chapter 156C, Section 48)

Filing Fee: \$500.00

Identification Number: 001152051

Annual Report Filing Year: 2023

1.a. Exact name of the limited liability company: SOWA NORTH LLC

1.b. If different, the name under which it does business in the Commonwealth:

2. The Limited Liability Company is organized under the laws of:
State: DE Country: UNITED STATES
The date of its organization is:
09/18/2014

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
REAL ESTATE

4. Location of its principal office:
Number and street: 530 HARRISON AVE.
Address 2:
City or town: BOSTON State: MA Zip code: 02118
Country: UNITED STATES

5. The business address of its principal office in the Commonwealth, if any:
Number and street: 530 HARRISON AVE.
Address 2:
City or town: BOSTON State: MA Zip code: 02118
Country: UNITED STATES

6. The name and business address of each manager, if any:

Title	Name	Address

7. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Name	Address
REAL PROPERTY	MARIO NICOSIA	530 HARRISON AVE. BOSTON, MA 02118 USA

8. Name and address of the Resident Agent:

Agent name: JEFFREY P. CLEVEN

Number and street: 10 ST. JAMES AVE. FLR. 11

Address 2:

City or town: BOSTON

State: MA

Zip code: 02116

9. If the foreign limited liability company has a specific date of dissolution, the latest date on which the limited liability company is to dissolve: (mm/dd/yyyy)

10. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 22 Day of November, 2023,

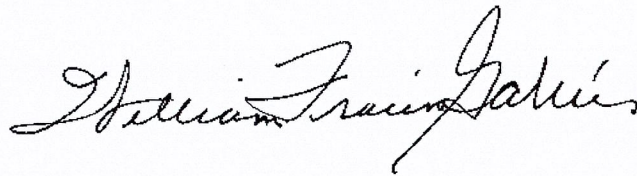
MARIO NICOSIA

, Signature of Authorized Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 22, 2023 04:14 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth