



A. GENERAL APPLICATION INFORMATION

1. Project Location

478-498 Harrison Avenue a. Street Address	Boston b. City/Town	MA c. Zip Code
f. Assessors Map/Plat Number	<i>0 306536000, 0306536001, 0306537000</i> <i>0 306539000, 0306540000</i> 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 h. Phone Number <i>Katherine</i>	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 h. Phone Number <i>Katherine</i>	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	130	Commercial Spaces	
Exempt Spaces	0	Residential Included Spaces	
Residential Excluded Spaces	0	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: INSIDE OF BUILDING *	Number of Showers:
Number of Short-Term Bicycle Spaces: 48 (4 RACKS)	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 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: 130	Total Parking Facility Square Footage: 43,495
Number of New Spaces: 55	Ratio of Residential Spaces to Units: 0
Number of Existing Spaces: 75	(Optional) Number of Spaces Returned: 0

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

Residential Sqft: 24,720	Retail Sqft: 123,312
Office/Admin Sqft: 95,280	Institutional Sqft:
Industrial Sqft: 91,000 ARTIST STUDIOS + ART GALLERIES @ 450 HARRISON	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.)

* TENANTS ARE ALLOWED
TO BRING BIKES INTO BUILDINGS
3 RACKS ON THAYER STREET
1 RACK IN LOT



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.

Mario Medina
Signature of Applicant

3/15/2024
Date

Signature of Property Owner (if different)

Date

Katherine Cuppan
Signature of Representative (if any) *as agent*

3/15/2024
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.



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 0220

March 15, 2024

Alyssa Farkas
Good Afternoon Alyssa,

478-498 Harrison Avenue – APCC 453784
Modification Application Request is for:
130 Commercial Parking Spaces, existing permit is for 75 exempt spaces.

This existing parking lot serves multiple properties, 450 Harrison Ave., 460 Harrison Ave., 480-490 Harrison Ave., and 500 Harrison Ave. and many local neighborhood businesses. Between the four buildings there is approximately 100,000 SF of office space at 500, 100,000 SF of Artist studios and galleries at 450, a 7000 SF restaurant/café and 123,000 SF of retail space. Many of these tenants have transferred to the SoWa Design District within the last 4 years from Newbury Street and The Design Center.

This parking lot has been operating for 27 years as Boston Transportation Department Licensed Commercial Parking lot. The first operating year was 1996. To date in annual fees alone we have paid \$163,000.00 to the City of Boston.

The options for public transportation are the Silver Line on Washington St., 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 commercial 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 that do not comply under the exempt parking space conditions of our current permit. The lot also serves Rotch Park visitors operates year-round.

This lot is the only Commercial Parking Lot on Harrison Avenue. This fenced and landscaped parking lot is gated and has a parking attendant.

Sincerely,
Katherine Cipriani
GTI Properties
530 Harrison Avenue
Boston, MA 02118



ROTCH PARK



478-498 HARRISON AVENUE
 APCC 453784
 SOWA NORTH LLC
 c/oGTIPROPERTIES
 530 HARRISON AVENUE
 BOSTON, MA 02118

EXPRESSWAY (I 93)

ALBANY STREET

EAST BERKELEY STREET

PINE STREET INN

PAUL SULLIVAN WAY

365 ALBANY

450 HARRISON

460 HARRISON

ROTC H PARK

478-498 HARRISON LOT

COURT YARD

500 HARRISON

RANDOLPH STREET

MBTA BUS REPAIR YARD

520

522

550

536

580

RESIDENTIAL

560

UNION PARK STREET

BOSTON WATER + SEWER

WASHINGTON STREET



500
HARRISON AVE.
←

P
←

SoWa Artists' Studios + Galleries

SoWa Art + Design Center

GTI PROPERTIES
530 Harrison Ave.
Boston, MA 02118
617-350-8870
Open 24 hours a day
7 days a week
OPAIR-78953 Capacity:130
First Hour: \$10
Each additional hour: \$5
Maximum charge per 24 hours: \$30.00
Licensed by The City of Boston (B.T.D.)



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
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Annual Report Filing Year: 2023

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

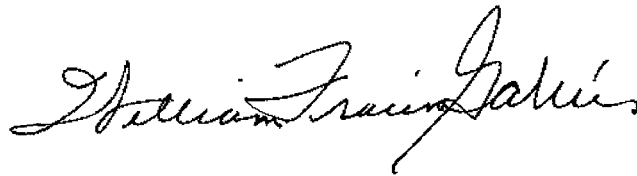
MARIO NICOSIA

, 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, flowing style with a large initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Sowa North LLC

530 Harrison Ave
Boston MA 02118

CITIZENS BANK
530 Harrison Ave
Boston MA 02118

14443

PAY **** TWO THOUSAND SIX HUNDRED AND 00/100 DOLLARS

DATE

AMOUNT

TO THE
ORDER OF

03/15/2024

\$2,600.00***

The City of Boston
P.O BOX 55808
Boston, MA 02205



⑈ 14443 ⑈ ⑆ 211070175 ⑆ 1330407439 ⑈ 0

DATE:03/15/2024 CK#:14443 TOTAL:\$2,600.00*** BANK:Sowa North LLC(sowan)
PAYEE:The City of Boston(citbos)

Property Address - Code	Invoice - Date	Description	Amount
500 Harrison Ave Parking - p500	03/15/24-GTI - 03/15/2024		2,600.00
			<hr/> 2,600.00