



**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
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: <b>A</b>	Total number of spaces: <b>C</b>
EV-Ready Points: <b>B</b>	Does <b>A + B = C</b> ? <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](http://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.)



**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](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).

**Midland LLC**  
c/o The First Church of Christ, Scientist  
210 Massachusetts Avenue, P05-10  
Boston, MA 02115

August 6, 2025

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


To Whom It May Concern:

Midland LLC ("Owner") is the fee owner of certain real property located at 220 Huntington Avenue and 1 Cumberland Street in Boston, Massachusetts (the "Property"). Owner leases the Property to Midtown Tenant LLC ("Ground Lessee") pursuant to a long-term Ground Lease dated as of March 2, 2020 (as amended to date, the "Ground Lease").

This letter acknowledges and evidences Owner's consent to the Ground Lessee submitting an application to and appearing before the APCC in efforts to modify the existing Exemption for the garage located at 200-220 Huntington Avenue (Exemption #APCC453745) to allow up to 30 spaces of the existing 100 spaces within the garage to be designated for commercial parking within such garage.

Thank you,  
Midland LLC

By:

  
\_\_\_\_\_  
Name: Henry C. Osborn  
Title: Authorized Signer



2310 Washington Street  
Newton Lower Falls, MA 02462

617.527.9800 | [www.natdev.com](http://www.natdev.com)

## APCC#453745 – Modification Application – Statement of Need

The parking facility at 220 Huntington Avenue consists of 100 spaces below the existing hotel. Most are covered by the building structure. The Midtown Hotel has been active as a hotel since the 1960's and is currently undergoing a refresh of its guest rooms and common areas. The hotel currently has an active exemption for the 100 spaces. No new spaces are being added by this application. We are seeking a conversion to commercial for 30 of the 100 spaces that could be used to accommodate neighborhood and hourly parking to be in full compliance with APCC regulations. The conversion supports both local businesses and our residential neighbors.

This request has neighborhood support because it provides needed resident and visitor parking while lessening the burden on public on-street parking. As part of the refresh project, the hotel is adding 4 new EV charging spaces and has additional capacity for 4 additional spaces that could be added based on demand. Ten new covered bike spaces are being added to the garage area for short-term use and an additional 10 interior spaces are being added for employees and guests along with lockers. All new EV and bike spaces will be in place no later than December 2025.

220 Huntington Ave

Boston, MA



EXISTING CONDITIONS

Start Accurate. Stay Accurate.™

GPRS DOES MORE  
Let us help you visualize the built environment with additional services, including:

- CAD DRAWINGS
- BIM MODELS
- LEVELNESS REPORTS
- UTILITY LOCATING
- VIDEO PIPE INSPECTIONS
- LEAK DETECTION

These files were created to our clients' specifications. To request additional documentation, please contact us!

Phone: 617.247.9161

Email: [clientsolutions@gprsinc.com](mailto:clientsolutions@gprsinc.com)

[www.gp-radar.com/services/as-built](http://www.gp-radar.com/services/as-built)

- General Notes:**
1. It is expressly understood by client that GPRS is not an architectural or engineering entity. None of the documents prepared by GPRS for client shall have any stamping or certification of such trade professionals.
  2. This is not a structural or MEP analysis or due diligence model. Visible and accessible elements are modeled for location and size. Further structural or MEP analysis could be necessary by others.
  3. **STANDARD OF PRACTICE:** Services performed by GPRS under this Agreement were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this document. Client shall verify all work prior to design.
  4. These drawings are for the intended purposes listed in the scope of work at the time of survey and should not be used for any other reasons. See scope of work provided to client for further information.
  5. Any user of these drawings, or any model information therein, agrees to GPRS' Terms and Conditions as seen at <https://www.existingconditions.com/terms-conditions>

- Laser Scanning Notes:**
1. Visit [navis.com](http://navis.com) and [leica-geosystems.com](http://leica-geosystems.com) for 3D laser scanner tolerances, range information and product specifications.
  2. Laser scanning equipment uses light waves to measure distances. Unforeseen site conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration, etc. may impact registration between scan locations.
  3. Accuracy over long distances can be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scan data into a coordinate system.
  4. The Revit file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized coordinate system. Laser scans completed over multiple days may be tied together by use of site specific features and targets in Revit.

Project Number: 101603PROJ

Existing Level 1 Floor Plan

Date: 8-8-2025

Scale: 1/16" = 1'-0"

Created By: JES

EX01

HUNTINGTON AVE

396' - 3"

Garage Exit

Garage Entrance

Entrance

Ramp Down

Covered Bike Parking

EV Charging parking spaces

Interior Bike Room

ELECTRIC CAR PARKING SPOTS

ELECTRIC CAR PARKING SPOTS

UP

Garage Door Entrance/Exit

341' - 7"

59' - 11"

PUBLIC ALLEY 404

1 Level 1  
1/16" = 1'-0"

Gross Area Schedule	
Level	Area
Level 1	40104 SF
Total	40104 SF