



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: 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.)



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 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.

This form approved by Commissioner of Revenue

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER



FY 2025
CITY OF BOSTON
REAL ESTATE TAX

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

Office Hours: Monday - Friday 9:00 AM - 5:00 PM

T-C FORT POINT CREATIVE
 C/O GENERAL MANAGER
 99 HIGH ST #801
 BOSTON MA 02110

PAYMENTS CAN BE MADE ONLINE AT:
www.boston.gov/taxpayments
 PAYMENTS CAN BE MADE BY PHONE AT
 (855) 731-9898
 credit/debit card payments are subject to fees

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
06	02662-100	160610	
LOCATION			AREA
38 FARNSWORTH ST			8531
RESIDENTIAL OPEN SPACE COMMERCIAL INDUSTRIAL			
Tax Rate Per \$1,000 11.58 11.58 25.96 25.96			
CLASS	DESCRIPTION	ASSESSED OWNER	
CL CL	LAND BUILDING	T-C FORT POINT CREATIVE	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

IF YOU WISH TO CONTEST YOUR ASSESSMENT, YOU MAY FILE AN ABATEMENT BY 02/03/2025.
 DEADLINE FOR PAYMENT WITHOUT INTEREST IS 02/03/2025.

Please detach this portion and remit this slip with payment

If you are using a payment service to pay this bill, you
 MUST indicate the **TAX YEAR** and **BILL NUMBER** on the check

TAXPAYER'S COPY
3RD QUARTER

TOTAL FULL VALUATION	2,432,600.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	2,432,600.00
COMMUNITY PRESERVATION ACT	605.54
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	63,755.84
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	31,030.63
NET TAX & SPEC. ASSMNT. DUE	32,725.21
PRELIMINARY OVERDUE	.00
1ST TAX PAYMENTS DUE BY 02/03/2025	16,362.61
2ND TAX PAYMENTS DUE BY 05/01/2025	16,362.60
TAX DUE	16,362.61
FEES	.00
INTEREST	.00
TOTAL DUE	16,362.61
Pay by 02/03/2025	

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

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06	02662-100	160610	
LOCATION			
38 FARNSWORTH ST			

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER

ASSESSED OWNER: T-C FORT POINT CREATIVE

T-C FORT POINT CREATIVE
 C/O GENERAL MANAGER
 99 HIGH ST #801
 BOSTON MA 02110

MAKE CHECKS PAYABLE TO:
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COLLECTOR'S COPY
2025 REAL ESTATE TAX
3RD QUARTER

TAX DUE	16,362.61
FEES	.00
INTEREST	.00
TOTAL DUE	16,362.61
Pay by 02/03/2025	

00182082025500160610200016362618

FISCAL YEAR 2025 TAX: This tax bill shows the amount of real estate taxes you owe for fiscal year 2025 (July 1, 2024 - June 30, 2025). The tax shown in this bill is based on assessments as of January 1, 2024. This bill also shows betterments, special assessments and other charges.

PAYMENT DUE DATES: The City of Boston has adopted Mass. Gen. Law Ch. 59 § 57C which establishes a quarterly property tax bill system. The preliminary tax was payable in two installments. The first payment was due on August 1, 2024 and the second payment was due on November 1, 2024. Your preliminary tax payments are shown on this bill as a credit against FY 2025 tax, special assessments and other charges. If tax bills were mailed on or before December 31, 2024, the balance remaining after credit for preliminary tax payments is payable in two equal installments. Your first payment is due on February 1, 2025. Your second payment is due on May 2, 2025. However, if tax bills were mailed after December 31, 2024, the entire balance remaining is due on May 2, 2025, or 30 days after the bills were mailed, whichever is later.

Payments are considered made when received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and both portions of the bill with your payment.

If you have a mortgage with a real estate escrow account, it is important that you forward this bill to the mortgagee in sufficient time so that the bill can be paid timely.

INTEREST CHARGES: If your payments are not made by their due dates, interest at the rate of 14% will be charged on the amount of the payment that is unpaid and overdue. If tax bills were mailed on or before December 31, 2024, interest will be computed on overdue first payments from February 1, 2025 and on overdue second payments from May 2, 2025 to the date payment is made. If tax bills were mailed after December 31, 2024, interest will be computed on overdue remaining payments from May 2, 2025 or the payment due date, whichever is later, to the date payment is made. You will also be required to pay charges and fees incurred for collection if payments are not made when due.

ABATEMENT/EXEMPTION APPLICATIONS: You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with Assessing Department. You may apply for an abatement, if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or is not properly classified. The filing deadline for an abatement applications is February 1, 2025. You may be eligible for an exemption from or a deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the Assessing Department. The filing deadline for an exemption such as elderly, surviving spouse or minor, blind, veteran, hardship and surviving spouse or minor of a police officer or firefighter killed in the line of duty under Mass. G.L. Ch. 59 § 5, Cls. 17D, 18, 22A, 22B, 22C, 22D, 22E, 37A, 41C, 42 or 43, or a deferral under Cl. 41A is 3 months after the date tax bills were mailed. The filing deadline for all other exemptions under CH. 59 § 5 is February 1, 2025. The filing deadline for a residential exemption under Ch. 59 § 5C, if not shown on your bill, is 3 months after the date tax bills were mailed.

Application forms are available at the Assessing Department, Room 301, City Hall, Boston, MA 02201, Monday-Friday 9:00 A.M. to 5:00 P.M. Applications are considered filed when received by the Assessing Department. If your application is not received by the applicable deadline, the assessors cannot, by law, grant an abatement or exemption.

FURTHER INFORMATION:

TRAC:
Taxpayer Referral & Assistance Center
Mezzanine, Boston City Hall
Boston, MA 02201
617-635-4287
www.cityofboston.gov/trac

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COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER



FY 2025

CITY OF BOSTON

REAL ESTATE TAX

Office of the Assessor 617-635-4287

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Office Hours: Monday - Friday 9:00 AM - 5:00 PM

FORT POINT CHANNEL INVESTORS LLC
 2001 ROSS AVE
 C/O INVESCO ADVISERS INC, UNIT 3400
 DALLAS TX 75201

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BOSTON, MA 02205

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WARD	PARCEL NO.	BILL NUMBER	BANK NO.
06	02662-000	64084	
LOCATION			AREA
FARNSWORTH ST			900
RESIDENTIAL OPEN SPACE COMMERCIAL INDUSTRIAL			
Tax Rate Per \$1,000 11.58 11.58 25.96 25.96			
CLASS	DESCRIPTION	ASSESSED OWNER	
CL	LAND	FORT POINT CHANNEL INVESTORS LLC	

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TAXPAYER'S COPY

3RD QUARTER

TOTAL FULL VALUATION	15,800.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	15,800.00
COMMUNITY PRESERVATION ACT	0.00
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	410.17
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	199.64
NET TAX & SPEC. ASSMNT. DUE	210.53
PRELIMINARY OVERDUE	.00
1ST TAX PAYMENTS DUE BY 02/03/2025	105.27
2ND TAX PAYMENTS DUE BY 05/01/2025	105.26
TAX DUE	105.27
FEES	.00
INTEREST	.00
TOTAL DUE	105.27
Pay by 02/03/2025	

COMMONWEALTH OF MASSACHUSETTS

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LOCATION			
FARNSWORTH ST			

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER

ASSESSED OWNER: FORT POINT CHANNEL
INVESTORS LLC

FORT POINT CHANNEL INVESTORS
 LLC
 2001 ROSS AVE
 C/O INVESCO ADVISERS INC, UNIT
 3400
 DALLAS TX 75201

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2025 REAL ESTATE TAX

3RD QUARTER

TAX DUE	105.27
FEES	.00
INTEREST	.00
TOTAL DUE	105.27
Pay by 02/03/2025	

00182082025500064084700000105270

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Statement of Need: Parking Expansion at 38 Farnsworth Street

This Statement of Need outlines the necessity for an expansion of the parking facilities located at 38 Farnsworth Street, aimed at better serving the current and projected parking demands of the tenants of **34 Farnsworth Street and 44 Farnsworth Street**.

General Description of the Facility and Project:

The parking lot at 38 Farnsworth Street exclusively serves the tenants of the adjacent office buildings at **34 Farnsworth Street and 44 Farnsworth Street**. These buildings house commercial businesses whose tenant parking needs have increasingly strained the existing 16 spots due to recent occupancy growth and increased activity in the area.

Parking Needs of the Project:

The primary objective of this expansion is to alleviate the current parking deficit and accommodate the growing demand specifically from the tenants of 34 Farnsworth Street and 44 Farnsworth Street. The existing 16 parking spots are frequently at capacity, making it challenging for tenants to find convenient parking on-site.

The project requires an additional two (2) parking spots to adequately support the current operational needs and anticipated future growth for the tenants of 34 and 44 Farnsworth Street. This addition will bring the total number of available parking spaces to eighteen (18). These additional spaces are crucial for:

1. **Tenant Accessibility:** Ensuring that employees of businesses at **34 Farnsworth Street and 44 Farnsworth Street** have reliable access to on-site parking at 38 Farnsworth Street, improving efficiency.
2. **Local Traffic Flow:** By providing sufficient on-site parking, we aim to minimize the impact on surrounding street parking.
3. **Future Growth:** The additional capacity will allow for a small buffer to accommodate future increases in tenant demand.

The proposed addition of two parking spots at 38 Farnsworth Street is a necessary step to address immediate parking needs, enhance accessibility for all tenants, and support the continued vitality of the businesses located at **34 Farnsworth Street and 44 Farnsworth Street**.

34 FARNSWORTH

38 FARNSWORTH STREET

FARNSWORTH STREET

6,600 SF

44 FARNSWORTH

MAIN ENTRANCE/EXIT

REAR EXIT

11 spaces

2 spaces

5 spaces

