



CITY of BOSTON

Air Pollution Control Commission

APPLICATION FOR PARKING FREE PERMIT

Questions? Call
Air Pollution Control Commission
(617) 635-3850

DATE OF APPLICATION: 07 / 20 / 2018

GENERAL APPLICATION INFORMATION

PARCEL ID#: 0304225000

- Request a New Parking Freeze Permit
Modify an Existing Parking Freeze Permit

POINT OF CONTACT: Halle Thomas

PHONE NUMBER: (617) 451 - 0300 ext. 4032

EMAIL: hthomas@mpbos.com

FACILITY INFORMATION

FACILITY NAME: Winthrop Square Tower

FACILITY ADDRESS: 115 Federal Street
Street
Boston, MA 02110 State, Zip
City

OWNER NAME: Boston Redevelopment Authority d/b/a Boston Planning & Development Agency\*

OWNER ADDRESS: One City Hall Square, 9th Floor
Street
Boston, MA 02201
City State, Zip

OWNER PHONE: (617) 918 - 4300

NEIGHBORHOOD

- Downtown Boston

\*See Attachment A. Applicant (MCAF Winthrop LLC) anticipates acquiring the site in fee from the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (the "BPDA") pursuant to that certain Sale and Construction Agreement dated January 30, 2017 recorded in the Suffolk County Registry of Deeds in Book 57498, Page 1, as amended (the "SCA"). Consistent with the SCA, the Applicant has the approval of the BPDA, as owner of record, to file permit applications.

NEIGHBORHOOD SPECIFIC INFORMATION: (Please list the number of each type of space)

DOWNTOWN BOSTON

Commercial Spaces: 0

Exempt Spaces: Up to 200

Residential Excluded Spaces: 550, less Exempt Spaces

SOUTH BOSTON

Commercial Spaces: N/A

Residential Included Spaces: N/A

Residential Excluded Spaces: N/A

IMPORTANT APPLICATION INFO

PAYMENT

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$10 per parking space. Application and renewal fees only currently apply to locations within the South Boston Parking Freeze Zones.

WHERE TO SEND

We prefer you email your application and supporting documents to APCC@boston.gov. You can mail your application, documents, and payment to: Air Pollution Control Commission Boston City Hall 1 City Hall Square, Room 709 Boston, MA 02201

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.

WHAT NOT TO SEND

You'll need to put together at most six paper copies of your application. Do not deliver them to us too far in advance in case there are any changes. About two weeks before your hearing date is fine



**CITY of BOSTON**  
*Air Pollution Control Commission*  
**APPLICATION FOR PARKING FREE PERMIT**

**FREEZE AREA INFORMATION:**

**DO YOU OR WILL YOU CHARGE FOR PARKING:**

- Yes
- No
- Not Sure

**CURRENT OR PROPOSED PARKING METHOD:**

- Valet
- Self-parking
- Surface Lot
- Garage

**TOTAL NUMBER OF SPACES:**

550\*

**TOTAL FACILITY SQUARE FOOTAGE:**

Up to 1,650,000 square feet in Project.

**NUMBER OF NEW SPACES:**

550\*

**RATIO OF RESIDENTIAL SPACES TO RESIDENTIAL UNITS:**

\*

**NUMBER OF EXISTING SPACES:**

0\*

\*See Attachment A. The Applicant will construct a four-level underground parking garage with capacity for up to 550 vehicles, up to 200 of which will be exempt spaces and the balance of which will be residential spaces. The garage will not be available for use by the general public for a fee at any time.

**PLEASE LIST TOTAL BUILDING SQUARE FOOTAGE BY USE TYPE**

(E.g. 100,000 s.f. commercial, 200,000 s.f. residential, etc.)

The Project will comprise of up to 1,650,000 square feet of gross floor area, and is currently expected to have approximately 760,000 square feet of gross floor area of residential space comprised of up to 500 residences, approximately 750,000 square feet of gross floor area of office space, approximately 65,000 square feet of gross floor area of residential and office amenity space (which may include, for example, common rooms, fitness facilities, pet daycare, etc.), approximately 40,000 square feet of gross floor area of publicly-accessible space and retail, restaurant and support space, and approximately 40,000 square feet of gross floor area of shared meeting space.

Please verify all the information above. In anticipation of the application being in all respects an accurate and complete document; please mail the application fee (\$10 per parking space) to our office.

Application and renewal fees only currently apply to locations within the South Boston Parking Freeze Zones.

I hereby attest that this document contains, in all respects, true, accurate and complete information.

Signed *[Signature]* Date 7/19/18  
 Print Name, Philip H. Lovett, Vice President

**IMPORTANT APPLICATION INFO**

**Attach a site plan of the parking facility showing:**

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

**STATEMENT OF NEED**

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

**HISTORIC DISTRICT WORK**

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. Visit [boston.gov/landmarks](http://boston.gov/landmarks) before starting any work.

**APPENDIX A:  
STATEMENT OF NEED OF PROPOSED FACILITY**

MCAF Winthrop LLC, a Delaware limited liability company ("Applicant"), with a principal place of business at c/o MP Boston, 33 Arch Street, 25th Floor, Boston, MA 02110, seeks approval from the Commission to operate a four-story underground parking garage with capacity for up to 550 vehicles (the "Garage") as a parking facility excluded and/or exempt from the Downtown Parking Freeze. The Garage will be constructed in connection with the construction by Applicant of a new mixed-use residential tower (the "Project") at the site of the former Winthrop Square Garage (the "Site"). The Site is located at 115 Federal Street and has an aggregate land area of approximately 47,874 square feet.

The Site previously included a now-demolished commercial parking garage that was constructed and initially opened by First Federal Parking Corp. pursuant to a lease with the City of Boston dated June 26, 1952. Such prior garage was reconfigured with a one-story addition in 1967, and thereafter existed as a multi-level cast concrete parking structure until its closing in 2013 and demolition earlier this year.

The Applicant and the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (the "BPDA"), the current owner of the Site, are parties to a contract whereby the BPDA will convey the Site in fee to the Applicant so the Applicant can proceed with the Project, which is proposed to contain up to 500 residential units, as well as office, restaurant, meeting space and retail uses.

The Garage will have capacity for up to 550 vehicles for the exclusive use of (i) residents of the residential portions of the Project and their guests, (ii) lessees of the office space within the Project and their respective employees, patrons, customers, clients, patients or guests, and (iii) lessees of retail space within the Project and their respective employees, patrons, customers, clients, patients or guests. At no time will the Garage be available for use by the general public for a fee. The Garage will be constructed with parking primarily or exclusively on stackers.

The development of the Project is not expected to result in significant unmitigated adverse impacts to area traffic operations. The Project has been designed so that surrounding sidewalks and streets will be sufficient to accommodate pedestrian and vehicular movement. As currently designed, residential vehicles arriving to the Project will approach the Project by traveling northbound on Devonshire Street and proceed to the Garage via a ramp and driveway on Devonshire Street. A primary residential porte-cochere/drop-off will be located off-street and internal to the Site on the first underground level of the Garage. Residential vehicles exiting the Garage will turn right on to Devonshire Street and proceed either to Otis Street or Franklin Street, depending on destination. Nonresidential vehicles (other than those accessing the loading dock facilities) will access the Project from the opposite side of the Site via a reversible driveway and ramp on Federal Street. These nonresidential vehicles will primarily exit the Garage by turning left on Federal Street; however, during non-peak hours nonresidential vehicles may enter and exit the Garage through the ramp and driveway on Devonshire Street.

The Project will also include the reconstruction of sidewalks around the Site and the comprehensive redesign and reconstruction of certain open spaces adjacent to the Site, including Winthrop Square, subject to and in accordance with written agreements to be executed between the Applicant and the City of Boston. The Applicant has agreed to implement a comprehensive traffic demand management plan, including commitments aimed at reducing automobile dependency and encouraging travel by non-automobile modes such as public transportation, bicycles and electric vehicles, all as will be more specifically set forth in that a Transportation Access Plan Agreement with the City of Boston Transportation Department. The Project will include (i) electric vehicle charging stations for up to 5% of parking spaces within the Garage that will be available to residential and office users, with sufficient infrastructure capacity for future accommodation of additional electric vehicle charging stations for up to 15% of parking spaces within the Garage, (ii) interior parking for up to 300 bicycles of residents and employees and (iii) outdoor bicycle parking near the entrances to the Project.

**EXHIBIT A**

**Evidence of Authority**

[See attached]



*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

July 18, 2018

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of registration of a Foreign Limited Liability Company was filed in this office by

**MCAF WINTHROP LLC**

in accordance with the provisions of Massachusetts General Laws Chapter 156C on March 29, 2016.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that, said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **NONE**

I further certify that the name of persons authorized to act with respect to real property instruments listed in the most recent filings are: **CHRISTOPHER M. JEFFRIES, PHILIP E. AARONS, PHILIP H. LOVETT, STEVEN L. HOFFMAN, PAMELA MALKANI, MARIO PALUMBO, RICHARD BAUMERT, EDWARD WIERZEL**



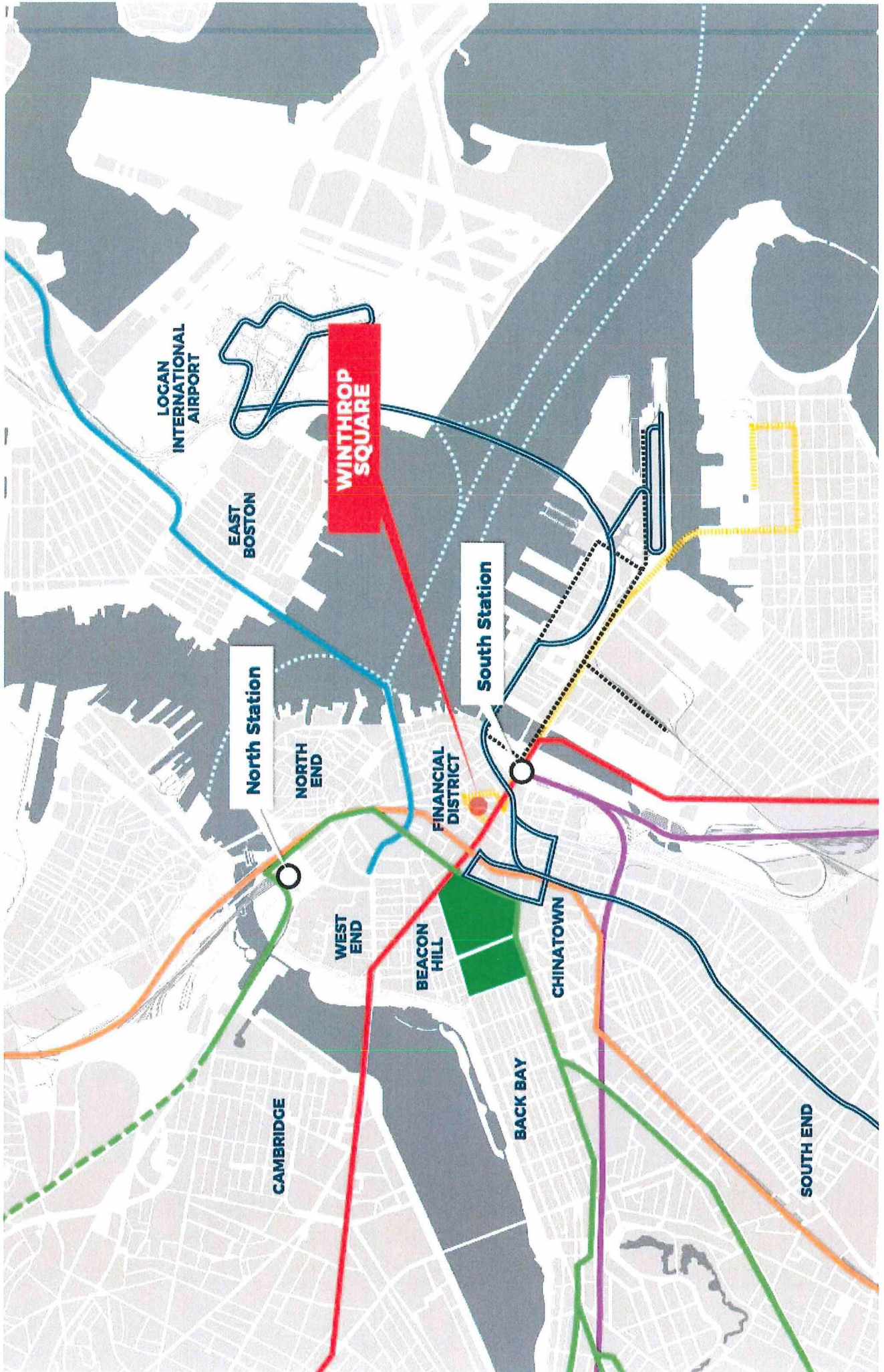
In testimony of which,  
I have hereunto affixed the  
Great Seal of the Commonwealth  
on the date first above written.

*William Francis Galvin*  
Secretary of the Commonwealth

**EXHIBIT B**

**Plan**

[See attached]



LOGAN INTERNATIONAL AIRPORT

EAST BOSTON

WINTHROP SQUARE

North Station

NORTH END

South Station

FINANCIAL DISTRICT

WEST END

BEACON HILL

CHINATOWN

CAMBRIDGE

BACK BAY

SOUTH END

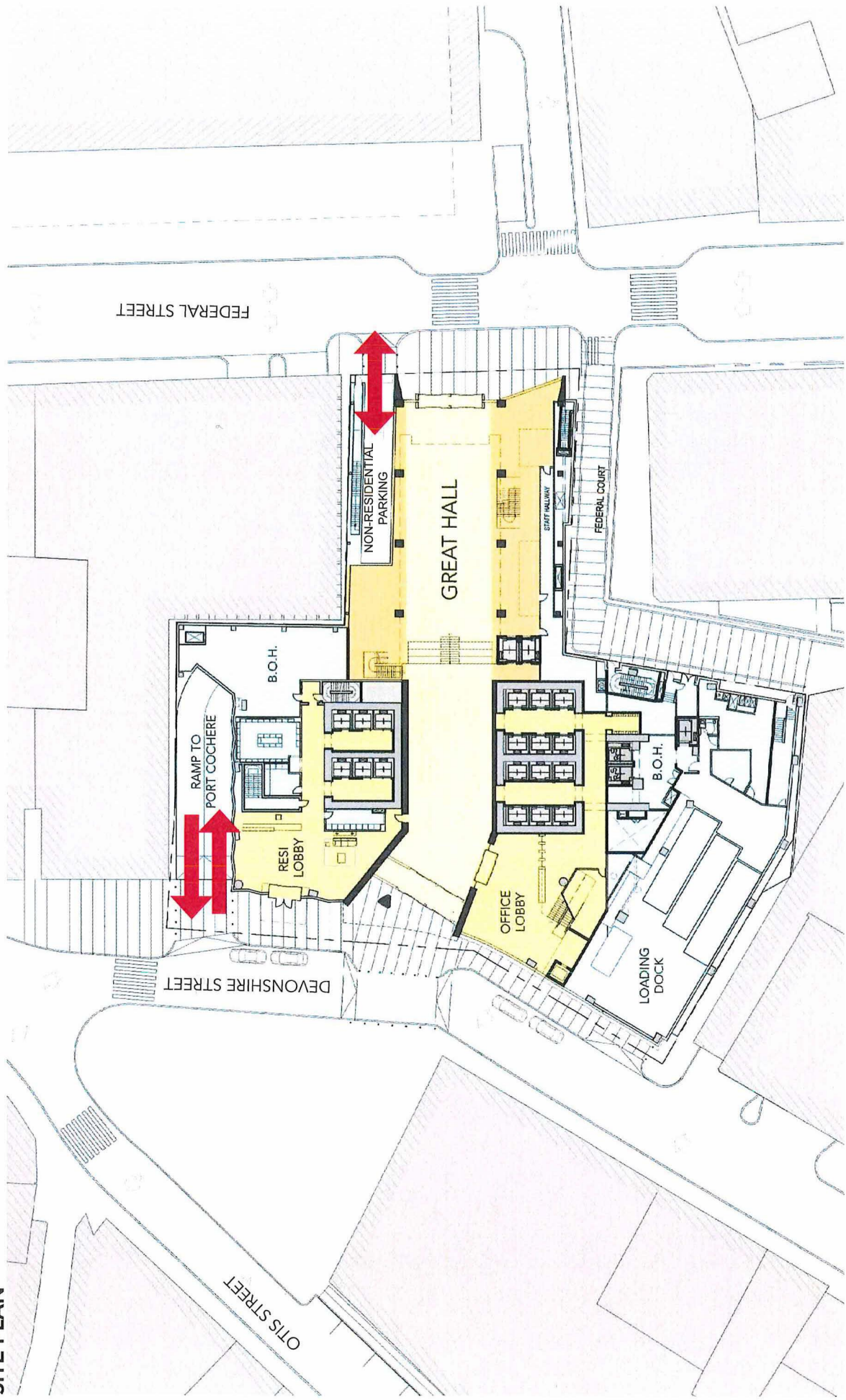
**EXHIBIT C**

**Site Plan**

[See attached]



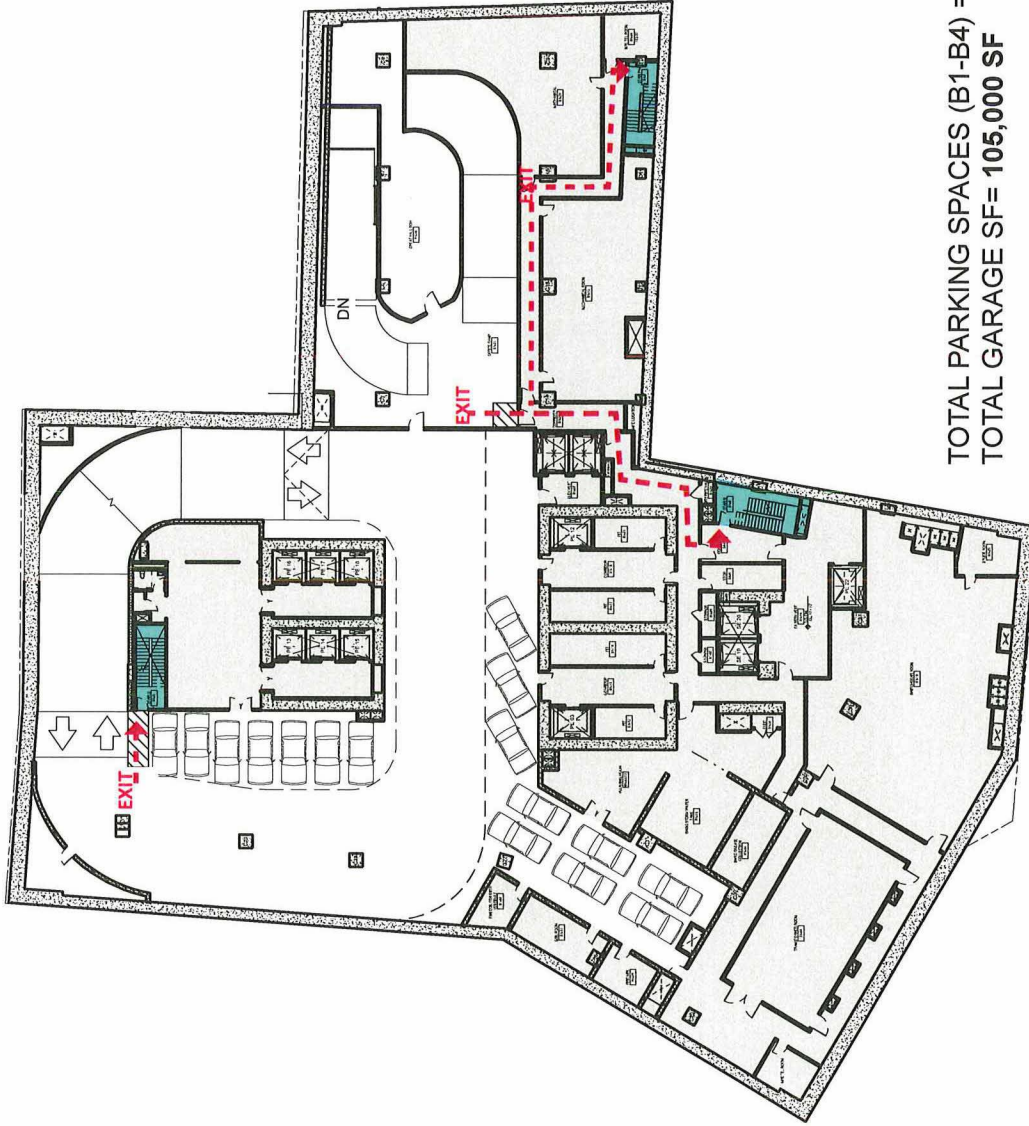
SITE PLAN



**EXHIBIT D**

**Parking Garage Floor Plans**

[See attached]

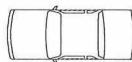


TOTAL PARKING SPACES (B1-B4) = 550  
 TOTAL GARAGE SF = 105,000 SF

115 WINTHROP SQUARE

LEVEL B1

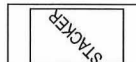
Date: June 21, 2018



Valet drop off and staging.



Valet Assist and Valet Spaces



Stacker spaces need a minimum of 20' clear in front of the space for a valet driver to maneuver into the apparatus.



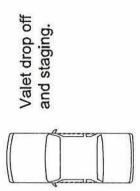
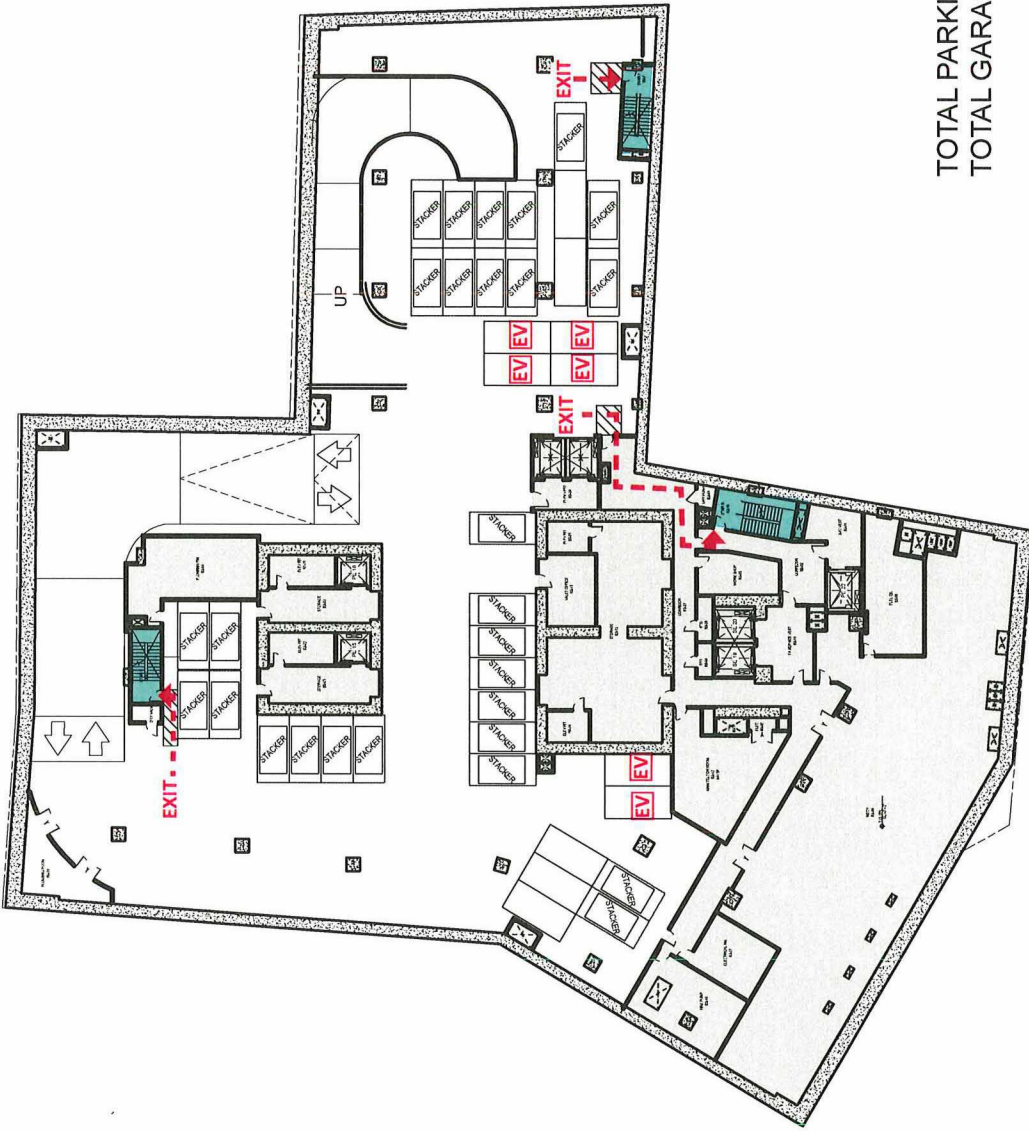
Electric vehicle parking (11 total)



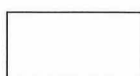
NORTH



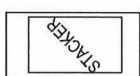
SCALE: 1/32" = 1'-0"



Valet drop off and staging.



Valet Assist and Valet Spaces



Stacker spaces need a minimum of 20' clear in front of the space for a valet driver to maneuver into the apparatus.



Electric vehicle parking (11 total)



NORTH



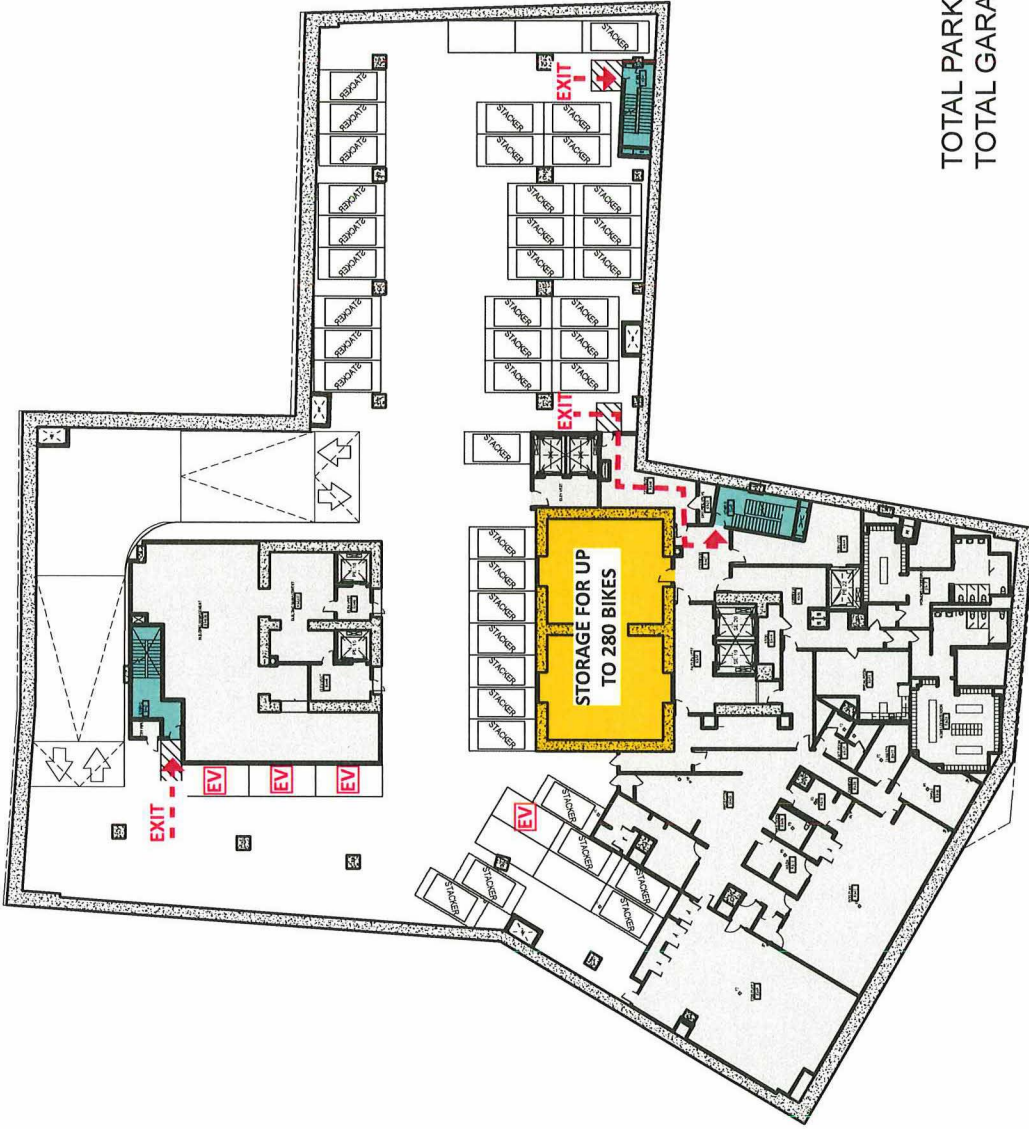
SCALE: 1/32" = 1'-0"

TOTAL PARKING SPACES (B1-B4) = 550  
 TOTAL GARAGE SF = 105,000 SF

115 WINTHROP SQUARE

LEVEL B2

Date: June 21, 2018

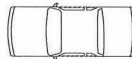


TOTAL PARKING SPACES (B1-B4) = 550  
 TOTAL GARAGE SF = 105,000 SF

115 WINTHROP SQUARE

LEVEL B3

Date: June 21, 2018



Valet drop off and staging.



Valet Assist and Valet Spaces



Stacker spaces need a minimum of 20' clear in front of the space for a valet driver to maneuver into the apparatus.



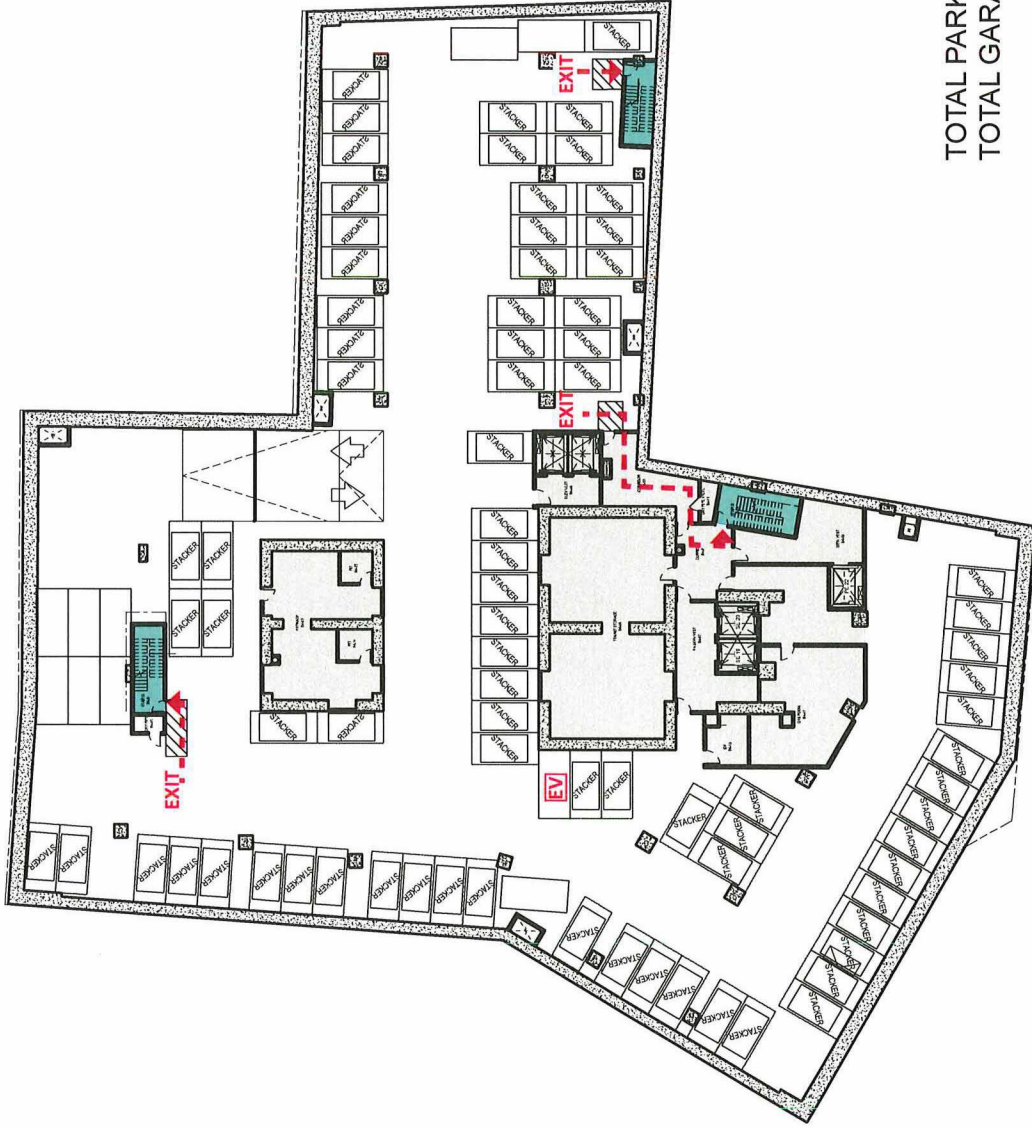
Electric vehicle parking (11 total)



NORTH

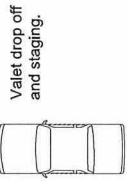


SCALE: 1/32" = 1'-0"



TOTAL PARKING SPACES (B1-B4) = 550  
 TOTAL GARAGE SF = 105,000 SF

115 WINTHROP SQUARE  
 LEVEL B4  
 Date: June 21, 2018



Valet drop off and staging.



Valet Assist and Valet Spaces



Stacker spaces need a minimum of 20' clear in front of the space for a valet driver to maneuver into the apparatus.



Electric vehicle parking (11 total)



NORTH



SCALE: 1/32" = 1'-0"