

KEIR EVANS
Senior Project Manager -Development

April 15, 2020

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

Boston

Re: APCC Permit Modification – 100 Clarendon – Hancock Garage

Los Angeles

To Whom it May Concern:

New York

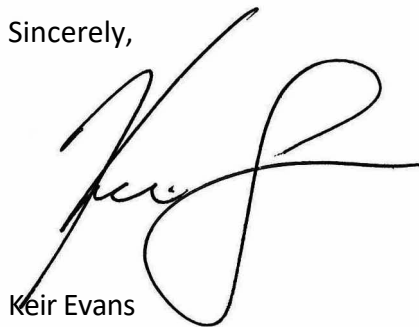
Please accept this letter as confirmation that BP Hancock LLC, an affiliate of Boston Properties with an address at 800 Boylston Street, Boston, MA 02199, is the holder of a 99-year ground lease with the Massachusetts Department of Transportation, which includes the Hancock Garage located at 100 Clarendon Street in Boston. BP Hancock LLC is also the operator of the Garage.

San Francisco

Washington, DC

I have authorized VHB to serve as our agent in the submission of our APCC permit modification request. If you have any questions related to our submission, please do not hesitate to contact me at 617-236-3670, or kevans@bxp.com.

Sincerely,



Keir Evans

ENV - Parking Freeze Permit Submission

Parcel IDs (separate multiple parcels with a comma)

0401086000, 0401082001

Type of Request

- Request a new permit Modify an existing permit

[View all submission folders.](#)

Facility Information

Name of facility

100 Clarendon Street - Hancock Garage

Address of facility

100 Clarendon Street

Facility City

Boston

Facility State

Massachusetts

Facility Zip Code

02116

Project Contact

Contact First Name

Kathleen

Contact Last Name

Keen

Contact Email

kkeen@vhb.com

Contact Phone

1-617-607 2970

[View submitted proof of ownership.](#)

Please upload proof of ownership

Drop files here to upload

Owner Information

Name of owner

BP Hancock LLC

Owner Street Address

800 Boylston Street

Owner Address City

Boston

Owner Address State

Massachusetts

Owner Address Zip Code

02199

[View submitted proof of approval.](#)

Please upload written proof that applicant is owner of record or has written approval from the owner of record to file application.

No Target File Repository Selected

Request neighborhood

- Downtown South Boston

Freeze Area

Total number of spaces

2013

Number of new spaces

0

Number of existing spaces

2013

The ratio of the number of residential spaces per residential housing unit

n/a

The total square footage of the property referred to in this application

720000

Please list on separate lines, the total building square footage by use type for the entire property/project. E.g. 100,000 s.f. commercial, 200,000 s.f. residential, etc.

Total building SF for all four components to be built as part of the new air rights Development = 1,258,800 SF. Includes: Office = 592,000 SF, Retail = 62,000 SF, Residential = 604,000 SF.

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; and
- location and amount of bicycle parking.

[View submitted site plan.](#)

Statement of Need

This is general description of the facility and the parking needs of the project, local entities, and patrons that the proposed facility will serve. Please upload one below.

Please also include any written support (letters, etc.) that you wish to supply in support of this statement.

[View submitted statement of need.](#)

Do you or will you charge for parking?

- Yes
 No
 Not sure yet

Check all current or proposed parking methods in effect on the property

- Valet
 Self-parking
 Surface
 Garage

Please verify all the information above. If the application is in all respects an accurate and complete document, we'll follow up about coordinating the application fee (\$10 per parking space).

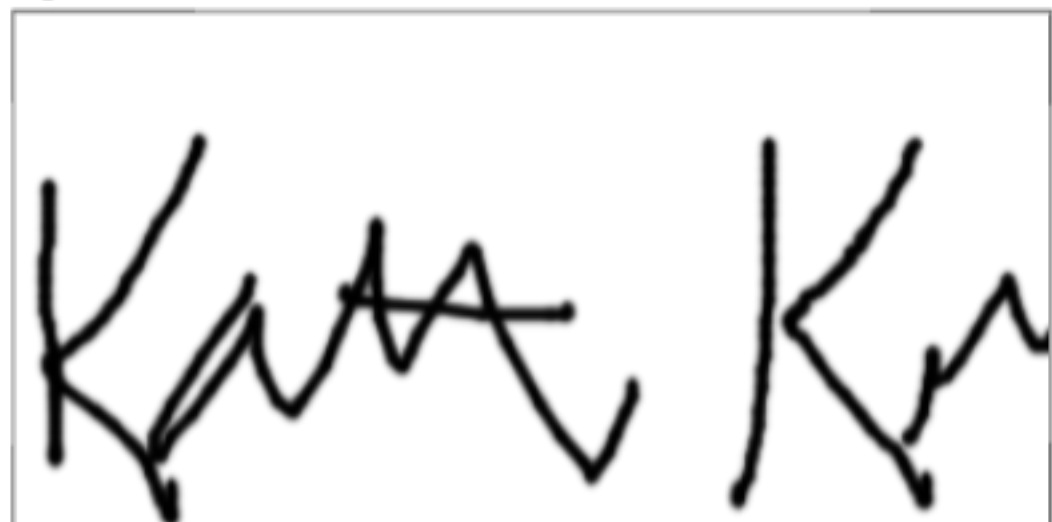
Once the payment is recieved, the applicant will be placed on the agenda for the next hearing for which this application was received at least 60 days before.

Signature

Signature Name

Kathleen Keen

Sign here



I agree to electronically sign and to create a legally binding contract between the other party and myself, or the entity I am authorized to represent.

Agree

ID

f3e6a1ba-d780-ea11-822c-c049701f8a48

Record ID

9

Print

Save as PDF

**APCC Permit Application – Statement of Need
100 Clarendon Garage, Permit #242A, 242B
April 17, 2020**

Purpose & Existing Conditions

This Statement of Need is being submitted in support of the APCC Application for the 100 Clarendon Street Garage (the “Garage”), which is being renewed in conjunction with the development of the proposed air rights projects (the “Development”) planned for the Garage and the neighboring Back Bay Station. The Garage is currently operating under the existing permit #242A, 242B, issued on December 28, 2005 and amended on June 9, 2010. The permit allocates 2,013 spaces (576 commercial/public and 1,437 private/exempt) to the facility.

The existing Garage has 1,870 striped spaces with 143 valet spaces, totaling 2,013 spaces. The valet operation is run by the garage operator and valeted vehicles are parked in tandem and in a parallel fashion along the drive aisles. All parking access control is through key card, transponder, ticket dispenser, or equivalent from the first parking garage level. Parking occupancy levels by type (i.e. commercial and exempt spaces) are tracked through the electronic system to ensure the facility is parked in compliance with the conditions specified in the permit at all times. Market rate parking fees are charged for use of the 576 commercial spaces. Monthly passes are purchased and provided to employees, as allowed by the conditions in the permit, for the 1,437 exempt spaces.

Proposed Conditions and Parking Needs

The Development consists of four parcels: the Garage West Parcel, Garage East Parcel, Station East Parcel and Station West Parcel. It has been planned and designed as four separate but interconnected components, described in greater detail in Table 1 below, each of which may proceed independently (each such component being hereinafter referred to individually as a “Component” and collectively as “Components”). The proposed description of each Component and details as to the development program appear in Table 1. The Garage West Component, addressed as 171 Dartmouth, is currently contemplated to be the first Component to move forward. The Development has achieved Board Approval from the Boston Planning and Development Agency on November 16, 2017 and has concluded its Environmental Impact Review under the Massachusetts Environmental Protection Agency with a certificate issued on August 18, 2017.

Table 1 Proposed Development Program ¹

	Garage West Component (171 Dartmouth)	Garage East Component	Station East Component	Station West Component	Total
Total (SF) ²	619,700	222,100	387,000	30,000	1,258,800
Office (SF)	591,800	-	-	-	591,800
Retail (SF)	26,400	-	5,100	30,000	61,500
Residential (SF)	-	222,100	381,900	-	604,000
Residential (Units)	-	240	360	-	600
Parking (Spaces)	2,013 spaces ³ Site-wide, including 1,437 private/exempt spaces and 576 public/commercial spaces				

¹ Program reflects totals submitted with Supplemental Information Document on August 18, 2017.

² Unless labeled otherwise, all areas provided herein are described in gross floor area as such term is used in the definition of "Floor Area Ratio" in the Code; therefore, such areas specifically exclude floor area devoted to garage use, whether or not in the basement of a building or serving residential uses, mechanical equipment, storage, service and loading areas, and areas serving as access to, egress from or use by public transit services, whether directly or indirectly as part of the overall Development. Please note that given the fact that the majority of the Site is on and over air rights, it is not possible to reconstruct parking spaces beneath one or more of the buildings, and thus this filing and PDA No.2 as amended will expressly exclude the square footage allocated to such parking for the purposes of calculating FAR.

³ As allowed under existing APCC permit #242A, 242B.

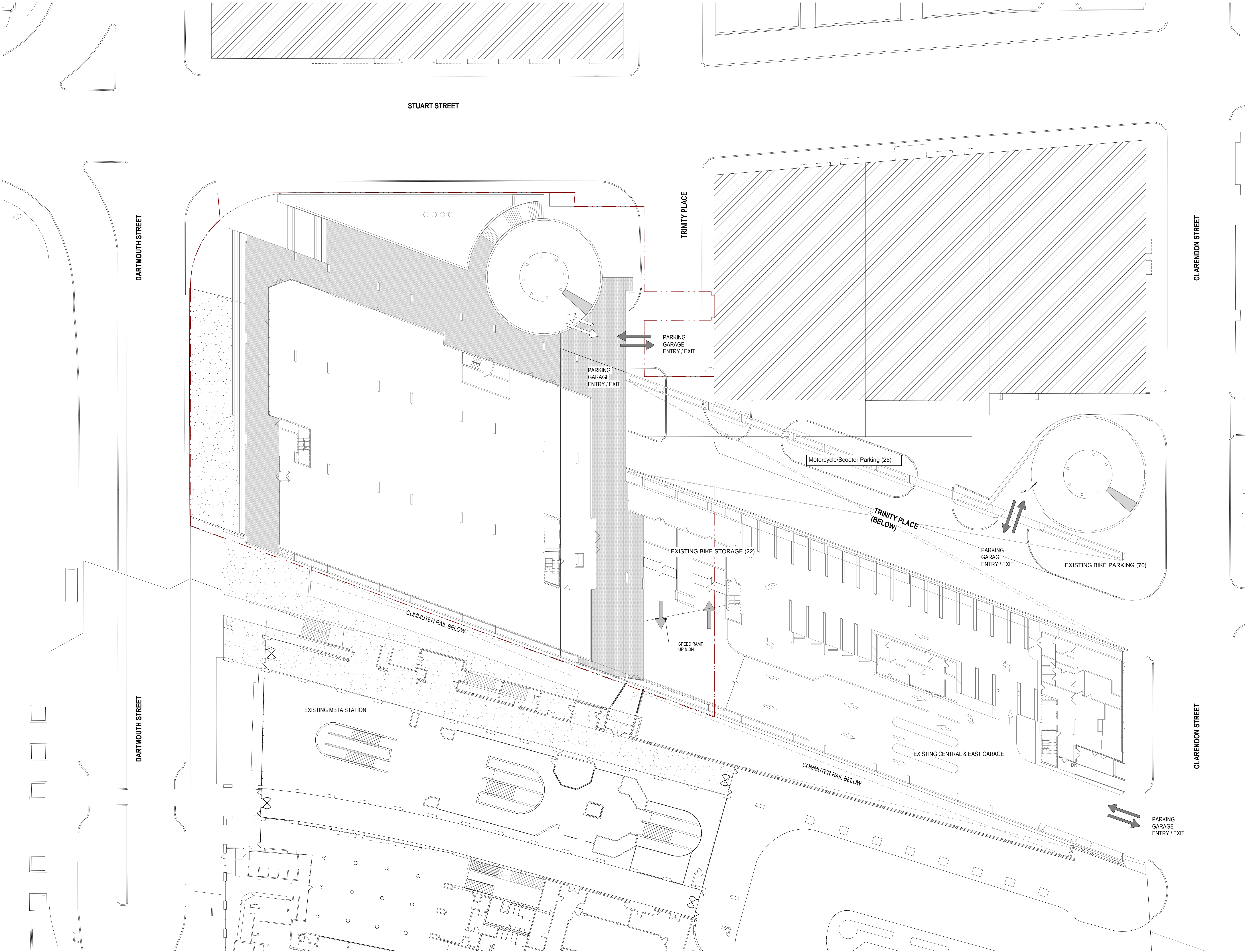
171 Dartmouth Street (Garage West Component) will consist of a 28-level office tower, with approximately 592,000 SF of office and ancillary uses, and 26,000 SF of retail uses. The new tower is being constructed over the western third of the existing Garage. Construction will be phased such that the western third of the Garage will be demolished, new foundations will be installed, and the vertical construction of the new tower will then proceed. New garage levels will be constructed within the footprint of the new tower on levels 3-7, which will then be tied back into the existing Garage. The previously demolished, western levels of the Garage are effectively being reconstructed within the new tower. The construction of the Garage West Component will affect 394 existing striped spaces. The parking supply during construction will not exceed the permitted number of 2,013 spaces.

The Development and all its Components will not result in the net creation of new parking spaces on the Site. The object of this submission and the renewal/modification of the APCC permit is to provide the APCC with the updated physical condition of the Garage following the development of 171 Dartmouth, as well as the proposed changes to the parking management plan needed to support the Development as a whole while meeting the governing conditions of the existing APCC permit. The proposed parking management plan is described below:

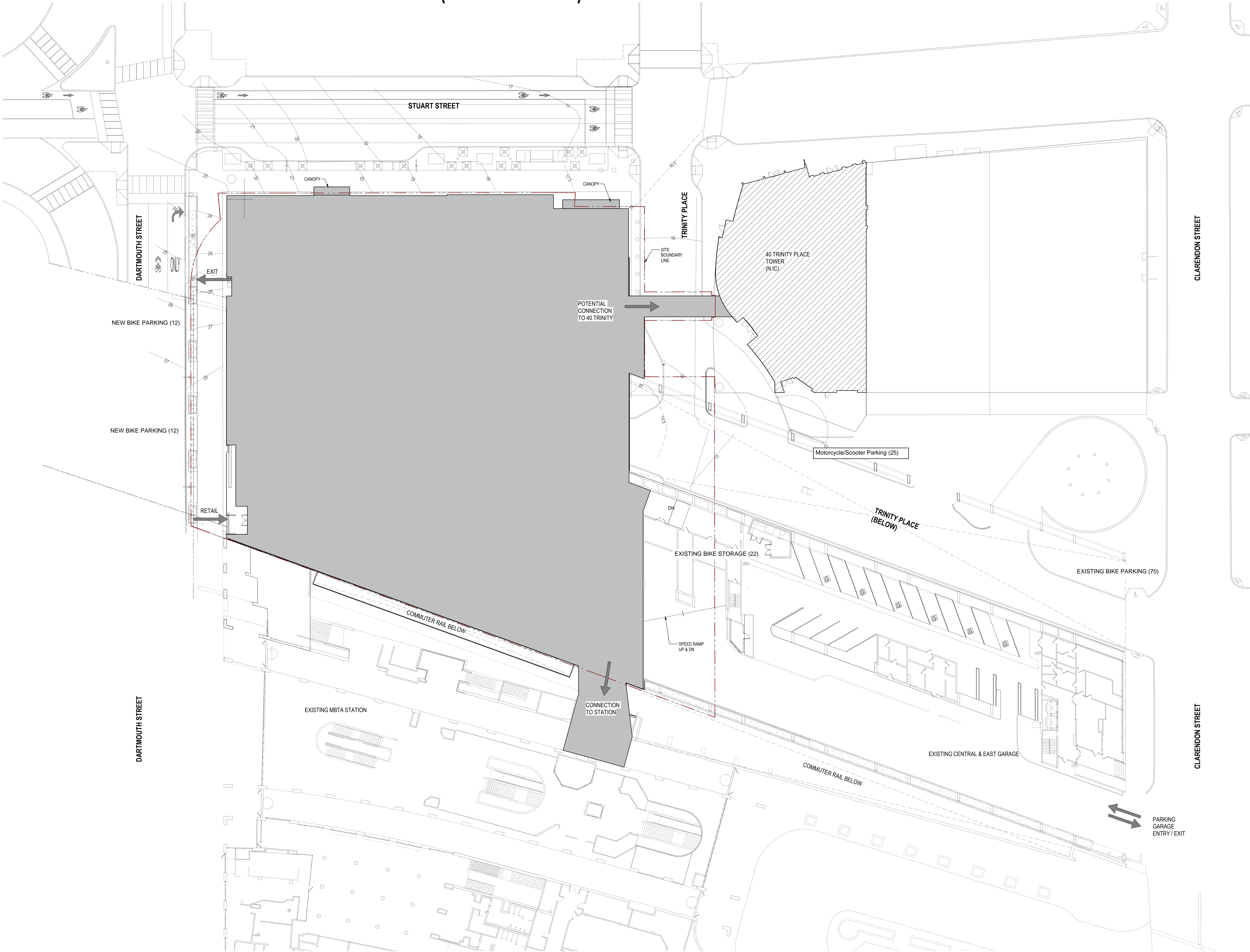
- The Site will provide 2,013 spaces, as currently permitted by the APCC. This includes 1,476 striped spaces and 537 valet spaces.
 - These spaces are provided within the above-ground Garage currently existing on the Site, including the new, replacement levels to be built with 171 Dartmouth.
 - A single driveway will provide entry and exit access to the Garage from Clarendon Street, with an additional "speed drum" entry and exit available for monthly pass holders at Trinity Place in the future condition after construction.
 - All parking access control will be key card, transponder, ticket dispenser, or equivalent from the first parking garage level.

- Valet parking will be from a valet staging area, likely on levels 5-7 of the Garage, but subject to modification by the valet attendants. It should be noted that the valet parking operation currently exists, and can be expanded.
- A pedestrian warning system is currently in operation at the Garage driveway on Clarendon Street.
- For office uses:
 - Market rate parking fees will apply to the commercial spaces.
 - Parking will be a mix of self-parking and valet-parking.
- For retail uses:
 - Market rate parking fees will apply to the retail spaces.
 - Parking will be a mix of self-parking and valet-parking.
- For residential uses:
 - Residential parking spaces will only be sold or leased to occupants of the future residential units to be built on the Site (as part of later phases of the Development).
 - Parking will be a mix of self-parking and valet-parking.
- The Garage will contain 33 ADA accessible spaces.
- Secure storage for approximately 214 bicycles will be provided within the 171 Dartmouth project in covered storage areas in the Stuart Street Connector, or within the Garage.
- The Garage will maintain a secure bike room for 200 Clarendon tenants (approximately 22).
- The Garage will add (15) additional EV spaces, for a total of (25).
- The Garage will add (25) designated motorcycle/scooter parking spaces, for a total of (50).

PARKING COUNTS SITE PLAN - LEVEL 1 EXISTING



PARKING COUNTS - SITE PLAN - LEVEL 1 (PROPOSED)

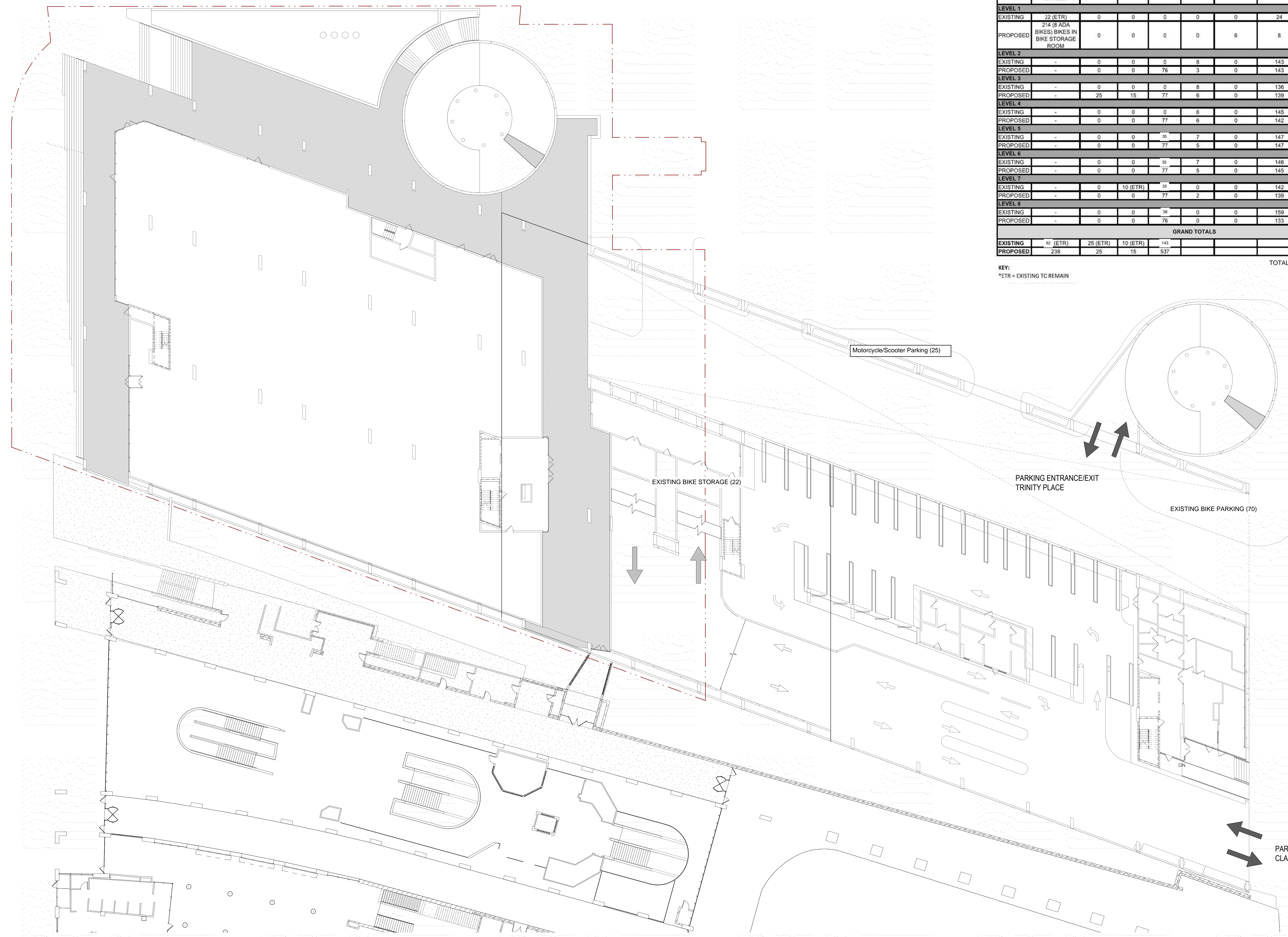


PARKING COUNTS - LEVEL 1 (EXISTING)

GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL G (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

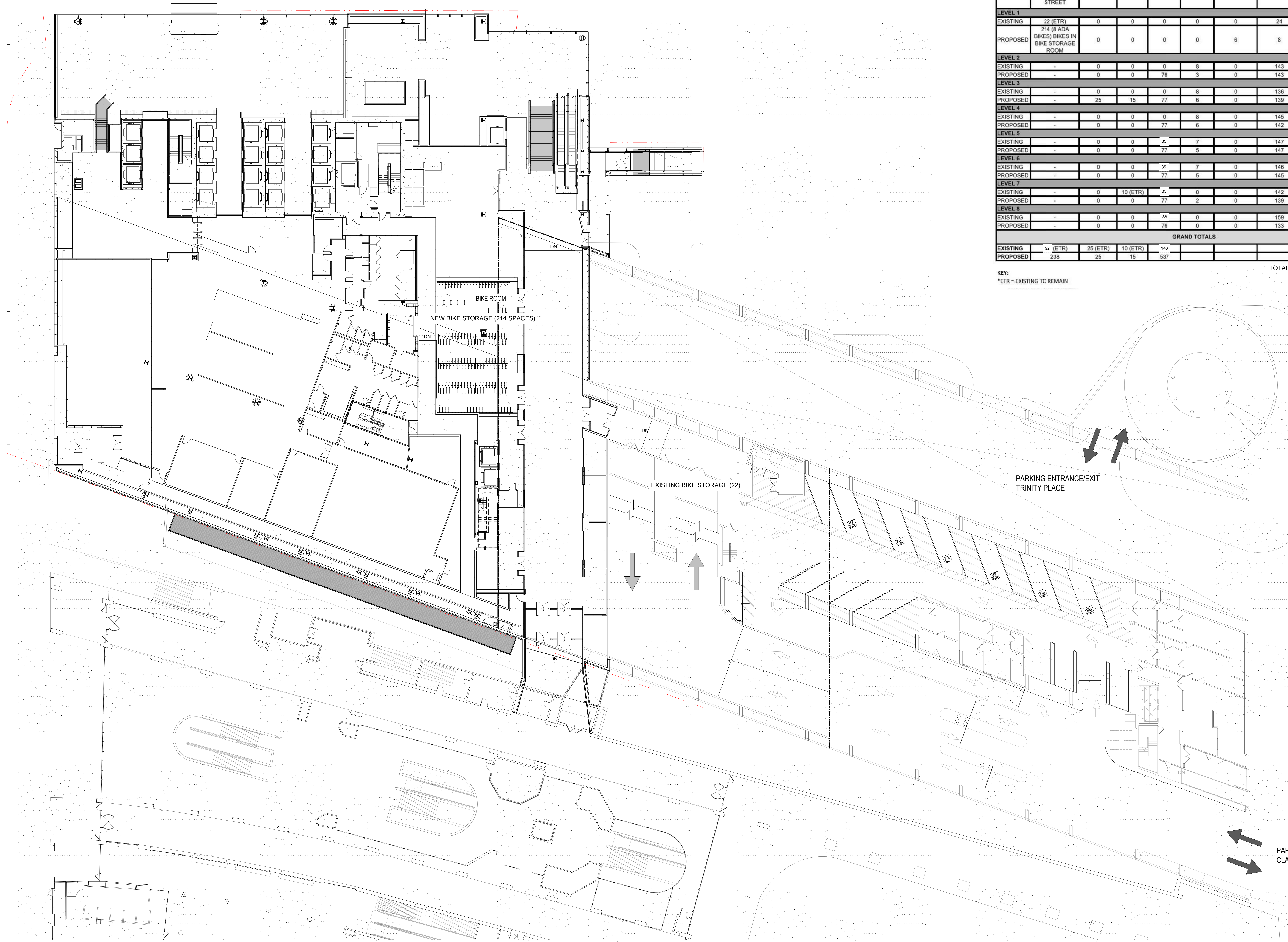
TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN



FLOOR PLAN - LEVEL 1 - FULL (EXISTING)
1/16" = 1'-0"

PARKING COUNTS - LEVEL 1 (PROPOSED)



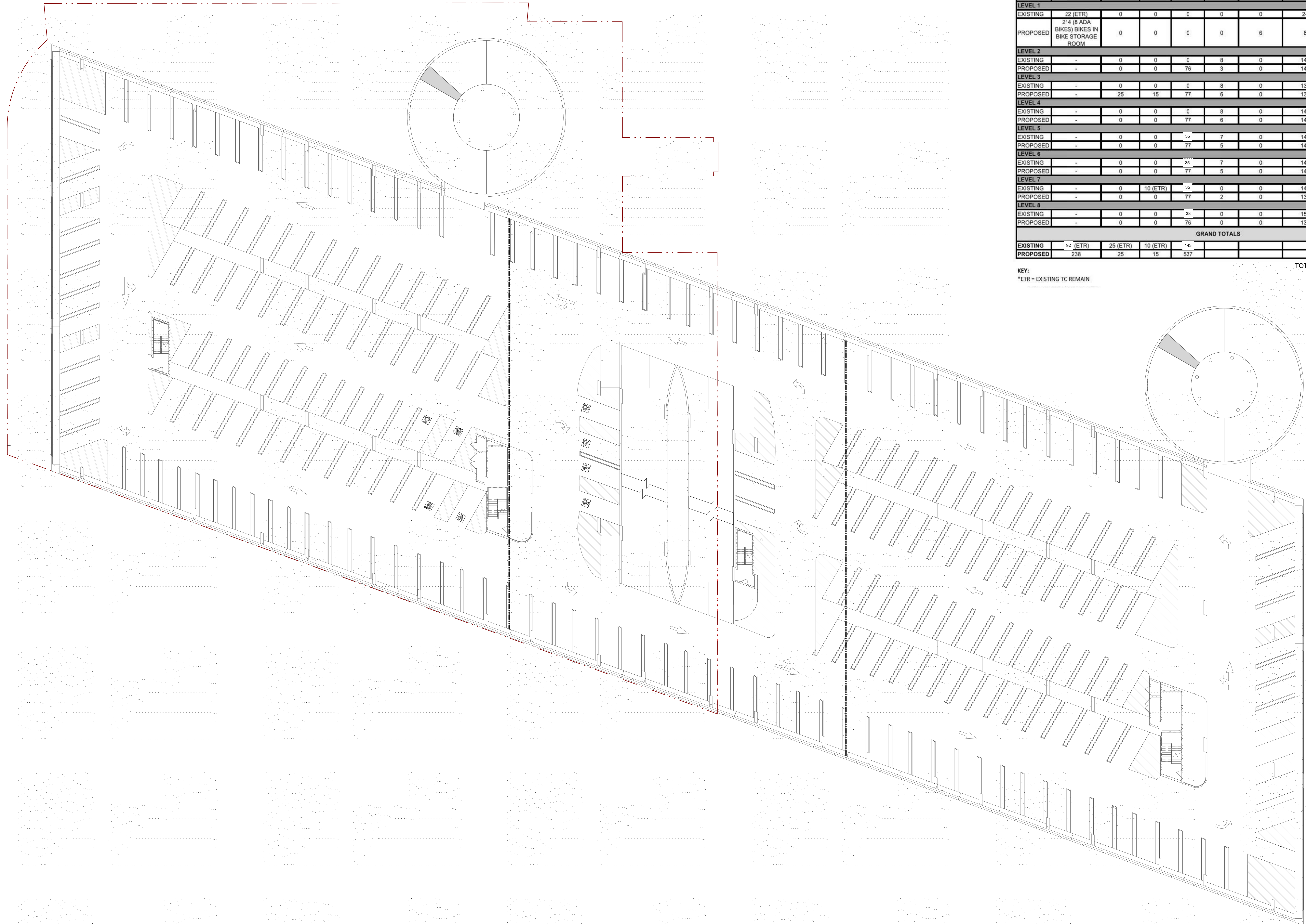
GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

FLOOR PLAN - LEVEL 1 - FULL (PROPOSED)
1/16" = 1'-0"

PARKING COUNTS - LEVEL 2 (EXISTING)

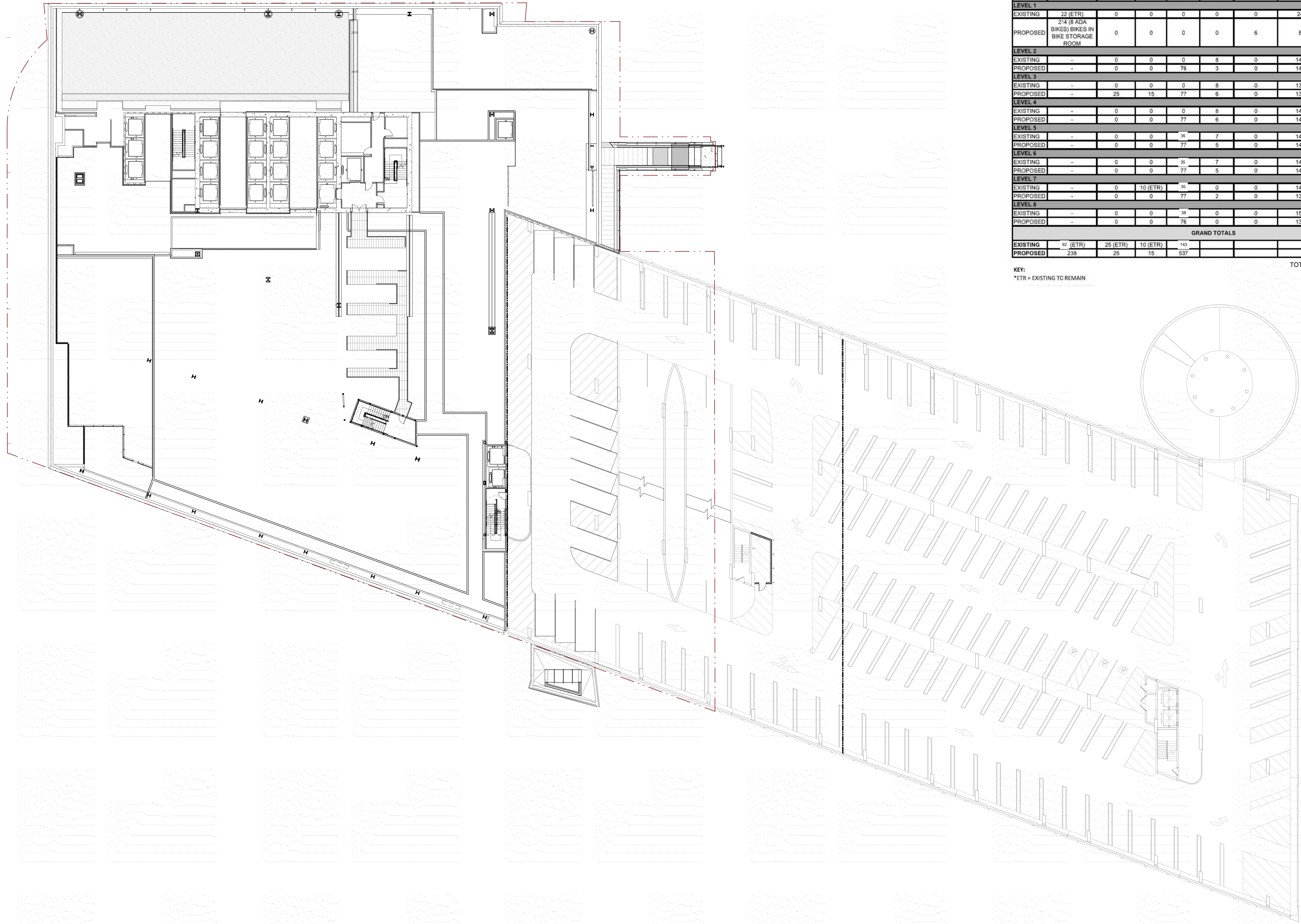


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 2 (PROPOSED)

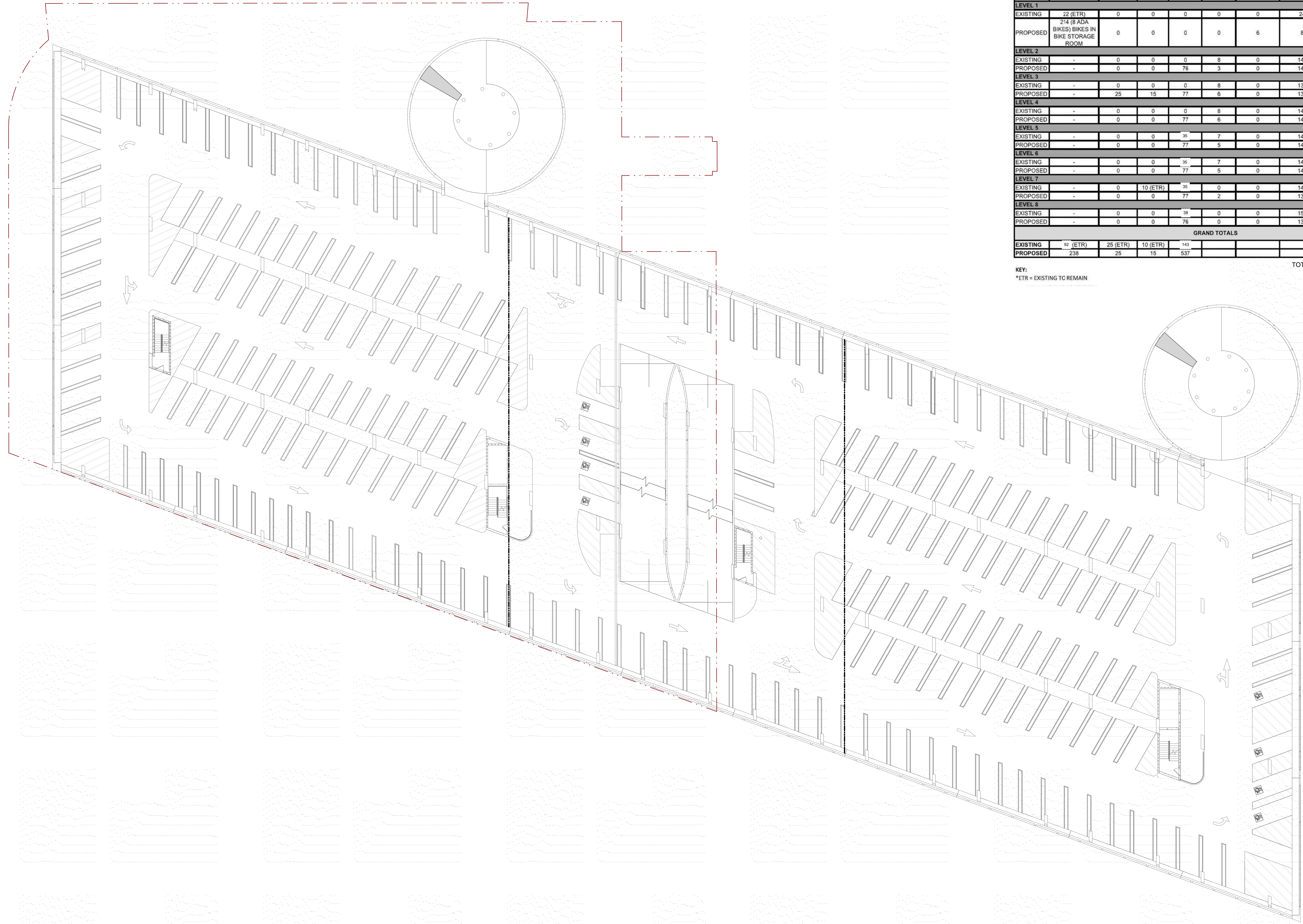


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 3 (EXISTING)

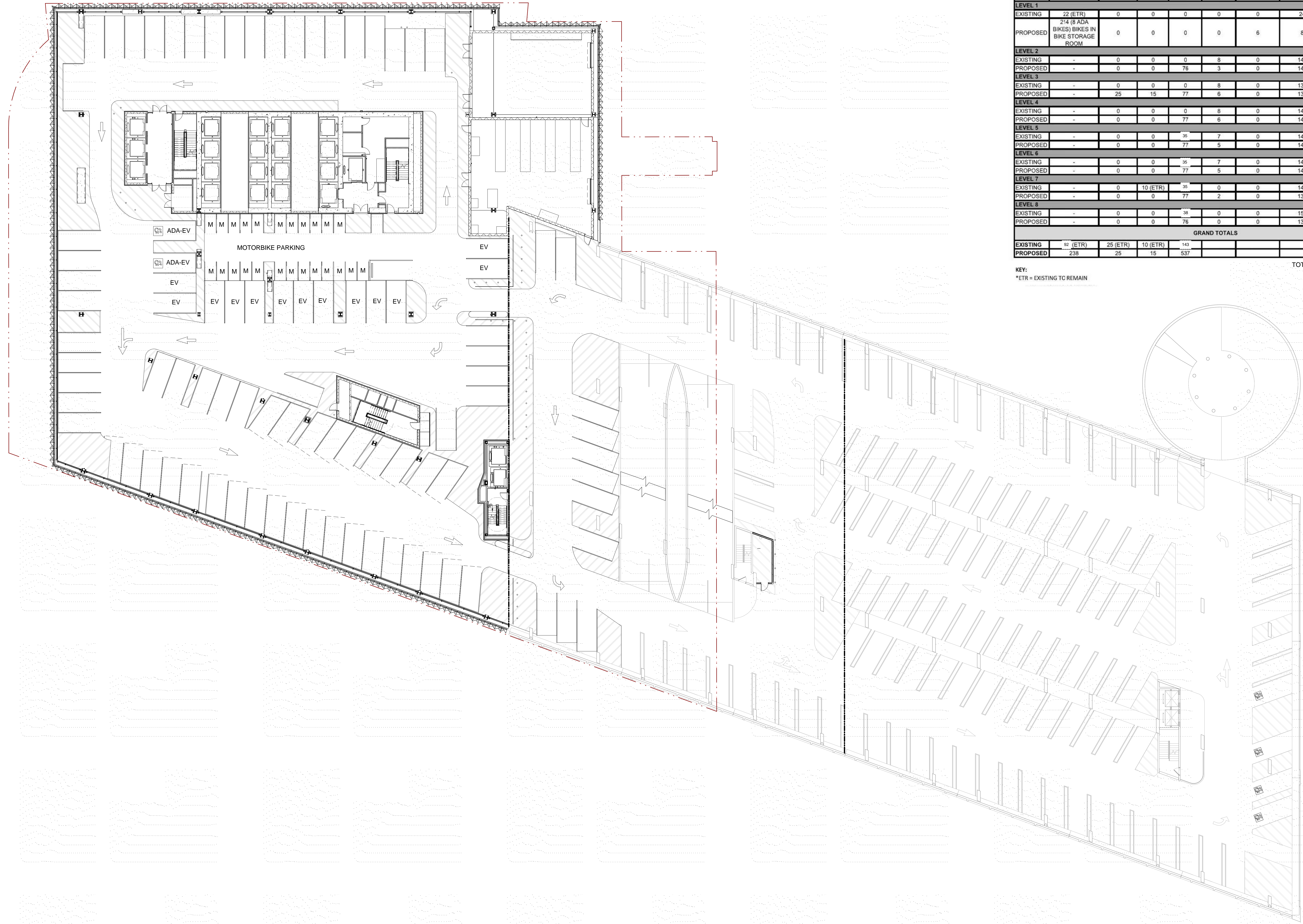


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL G (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	24	
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	14	
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	258	
PROPOSED	-	0	0	76	3	0	143	0	146	
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	259	
PROPOSED	-	25	15	77	6	0	139	81	228	
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	266	
PROPOSED	-	0	0	77	6	0	142	83	231	
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	267	
PROPOSED	-	0	0	77	5	0	147	93	245	
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	267	
PROPOSED	-	0	0	77	5	0	145	95	245	
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	257	
PROPOSED	-	0	0	77	2	0	139	95	236	
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	272	
PROPOSED	-	0	0	76	0	0	133	0	133	
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					1870	
PROPOSED	238	25	15	537					1476	

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 3 (PROPOSED)

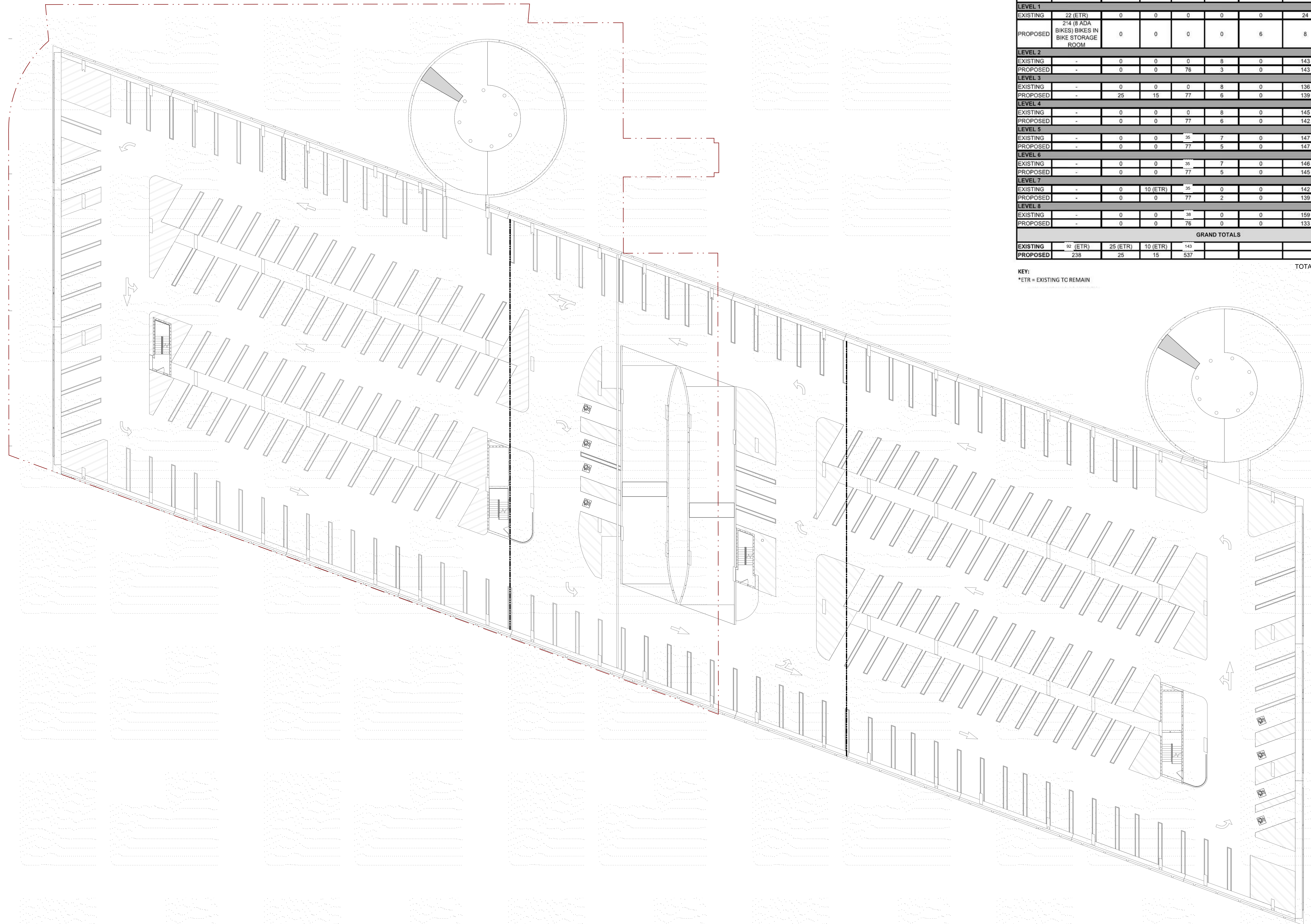


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 4 (EXISTING)

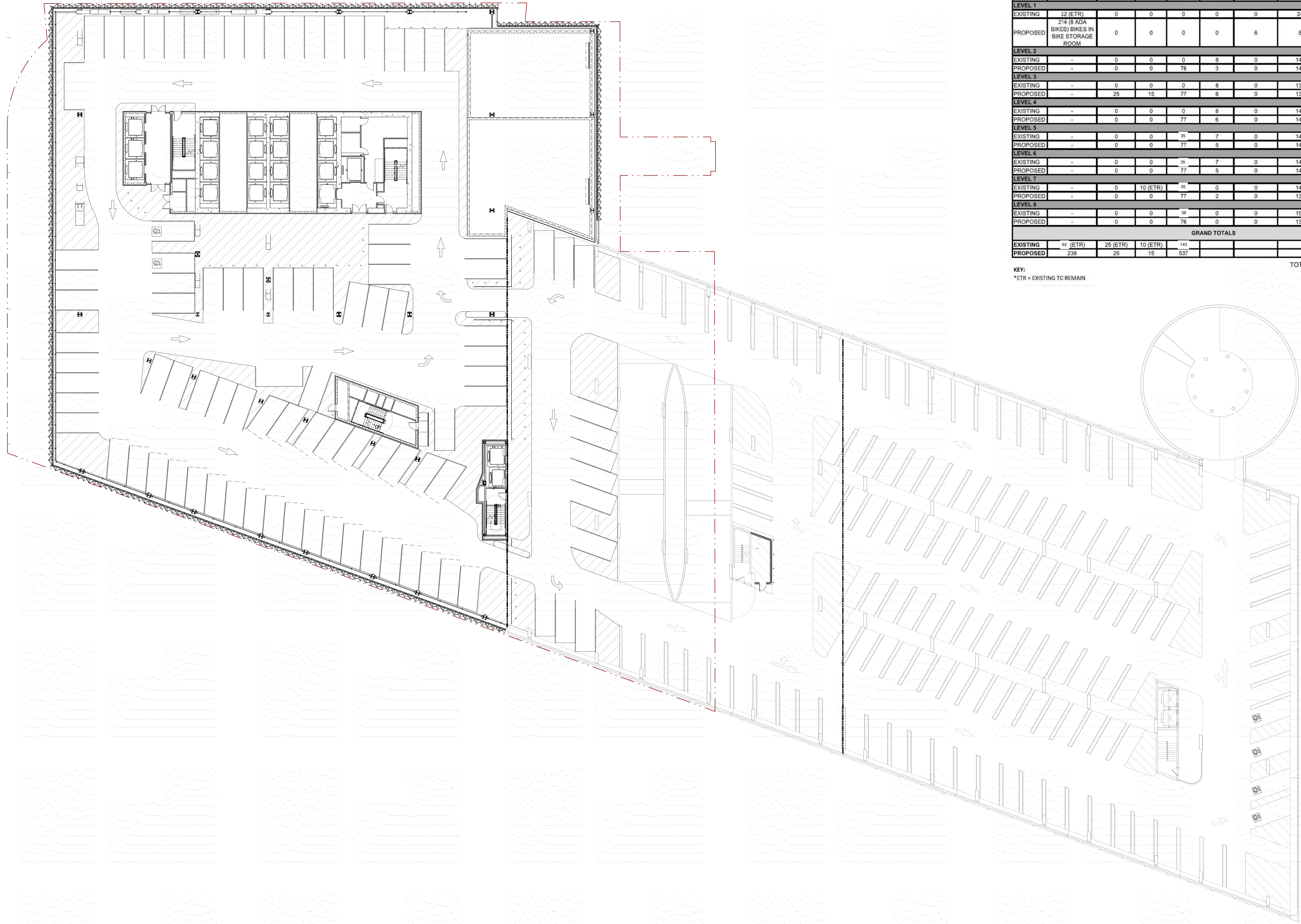


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL G (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	24	
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	14	
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	258	
PROPOSED	-	0	0	76	3	0	143	0	146	
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	259	
PROPOSED	-	25	15	77	6	0	139	81	228	
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	266	
PROPOSED	-	0	0	77	6	0	142	83	231	
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	267	
PROPOSED	-	0	0	77	5	0	147	93	245	
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	267	
PROPOSED	-	0	0	77	5	0	145	95	245	
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	257	
PROPOSED	-	0	0	77	2	0	139	95	236	
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	272	
PROPOSED	-	0	0	76	0	0	133	0	133	
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					1870	
PROPOSED	238	25	15	537					1476	

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 4 (PROPOSED)



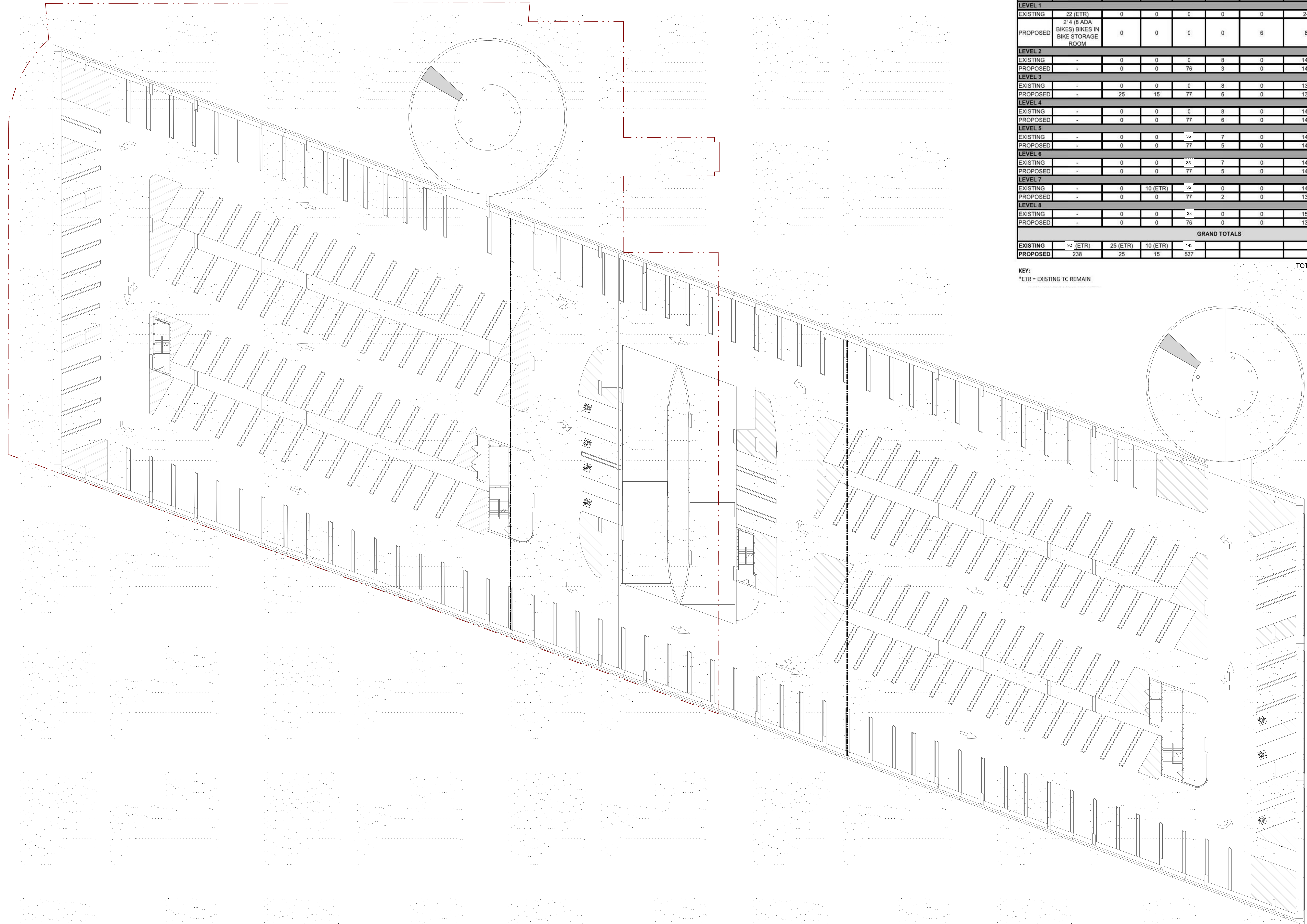
GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL G (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

FLOOR PLAN - LEVEL 4 - FULL (PROPOSED)
1/16" = 1'-0"

PARKING COUNTS - LEVEL 5 (EXISTING)

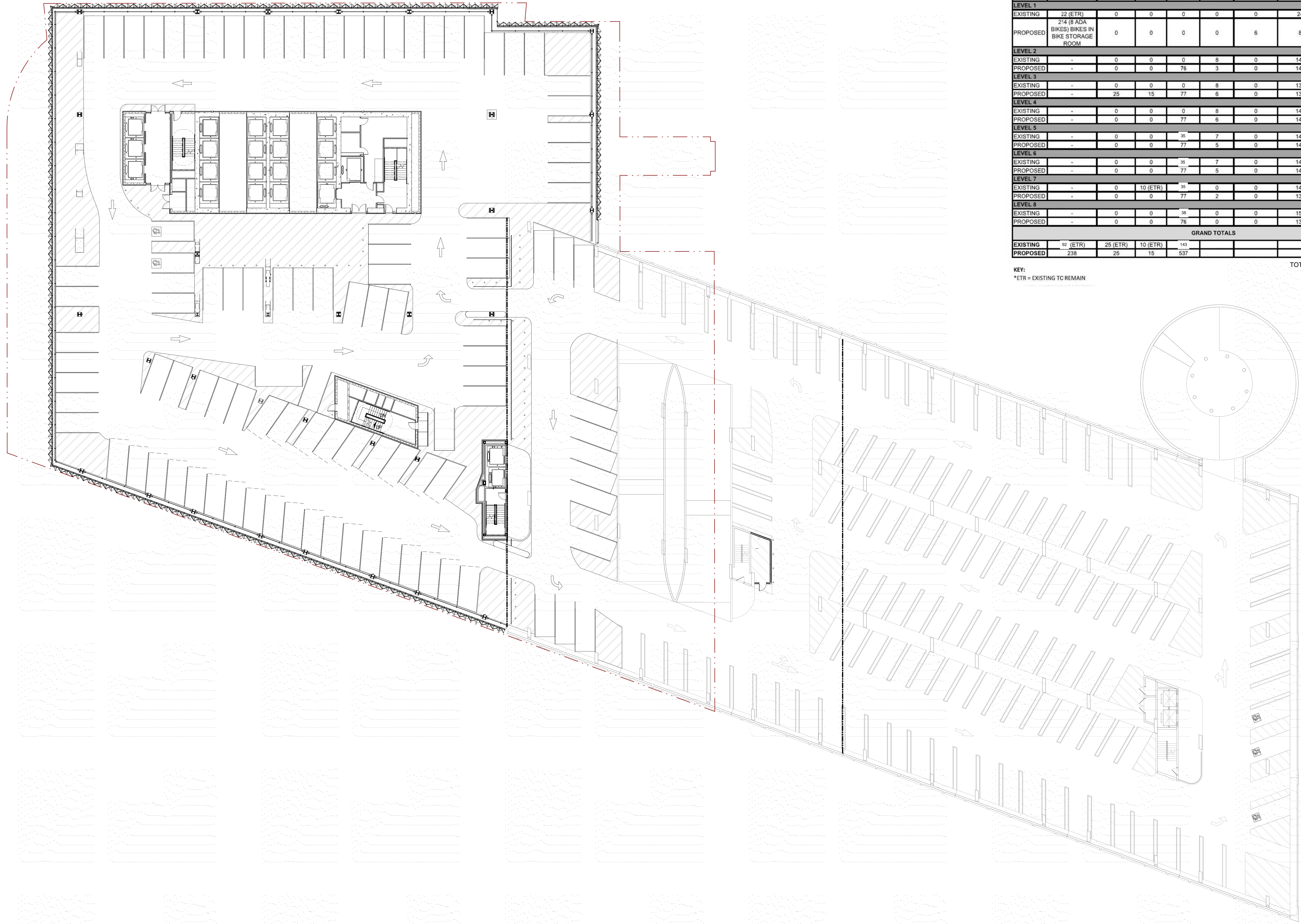


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 5 (PROPOSED)

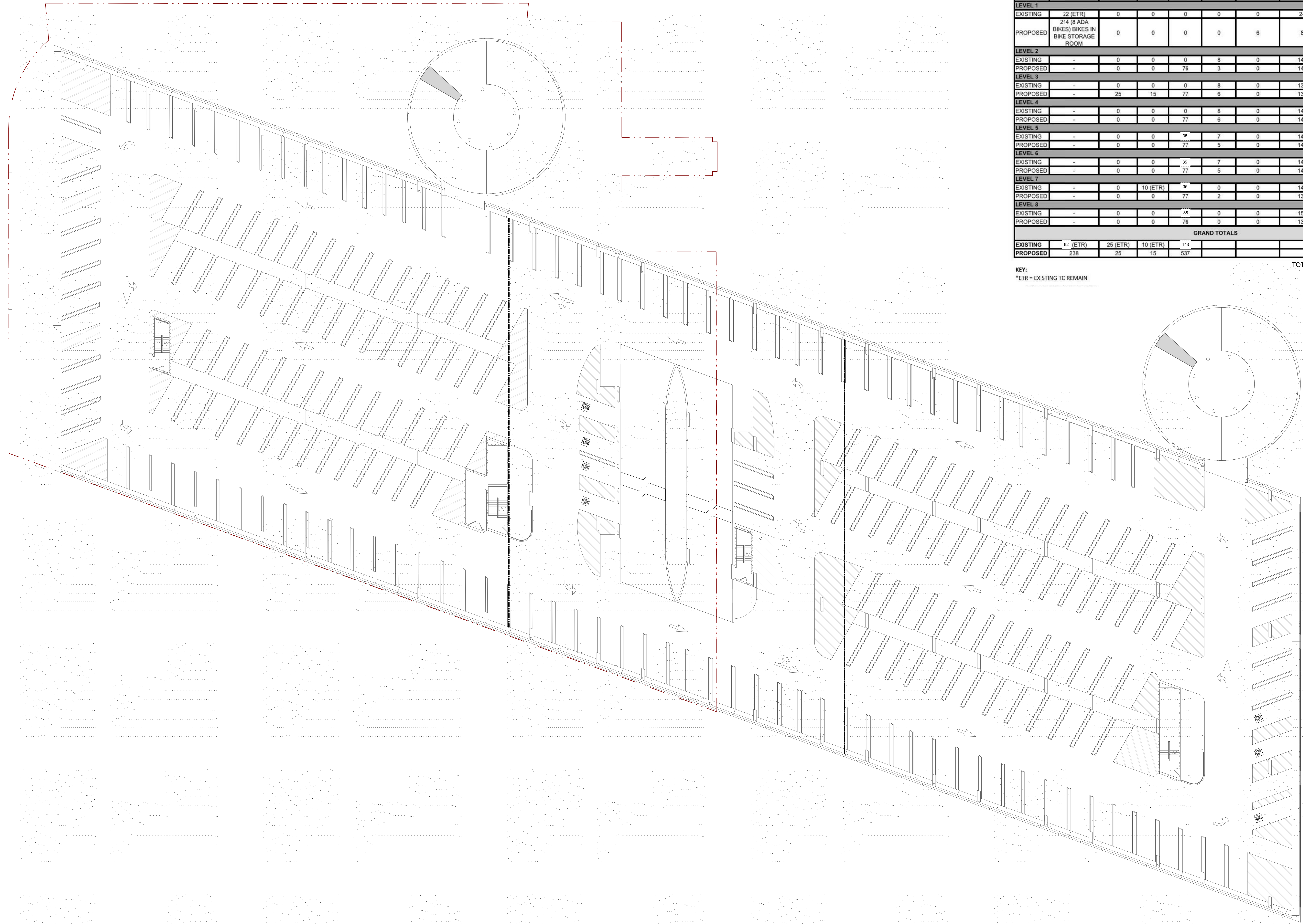


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	24	
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	14	
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	258	
PROPOSED	-	0	0	76	3	0	143	0	146	
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	259	
PROPOSED	-	25	15	77	6	0	139	81	228	
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	266	
PROPOSED	-	0	0	77	6	0	142	83	231	
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	267	
PROPOSED	-	0	0	77	5	0	147	93	245	
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	267	
PROPOSED	-	0	0	77	5	0	145	95	245	
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	257	
PROPOSED	-	0	0	77	2	0	139	95	236	
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	272	
PROPOSED	-	0	0	76	0	0	133	0	133	
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143				EXISTING	1870	
PROPOSED	238	25	15	537				PROPOSED	1476	

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 6 (EXISTING)

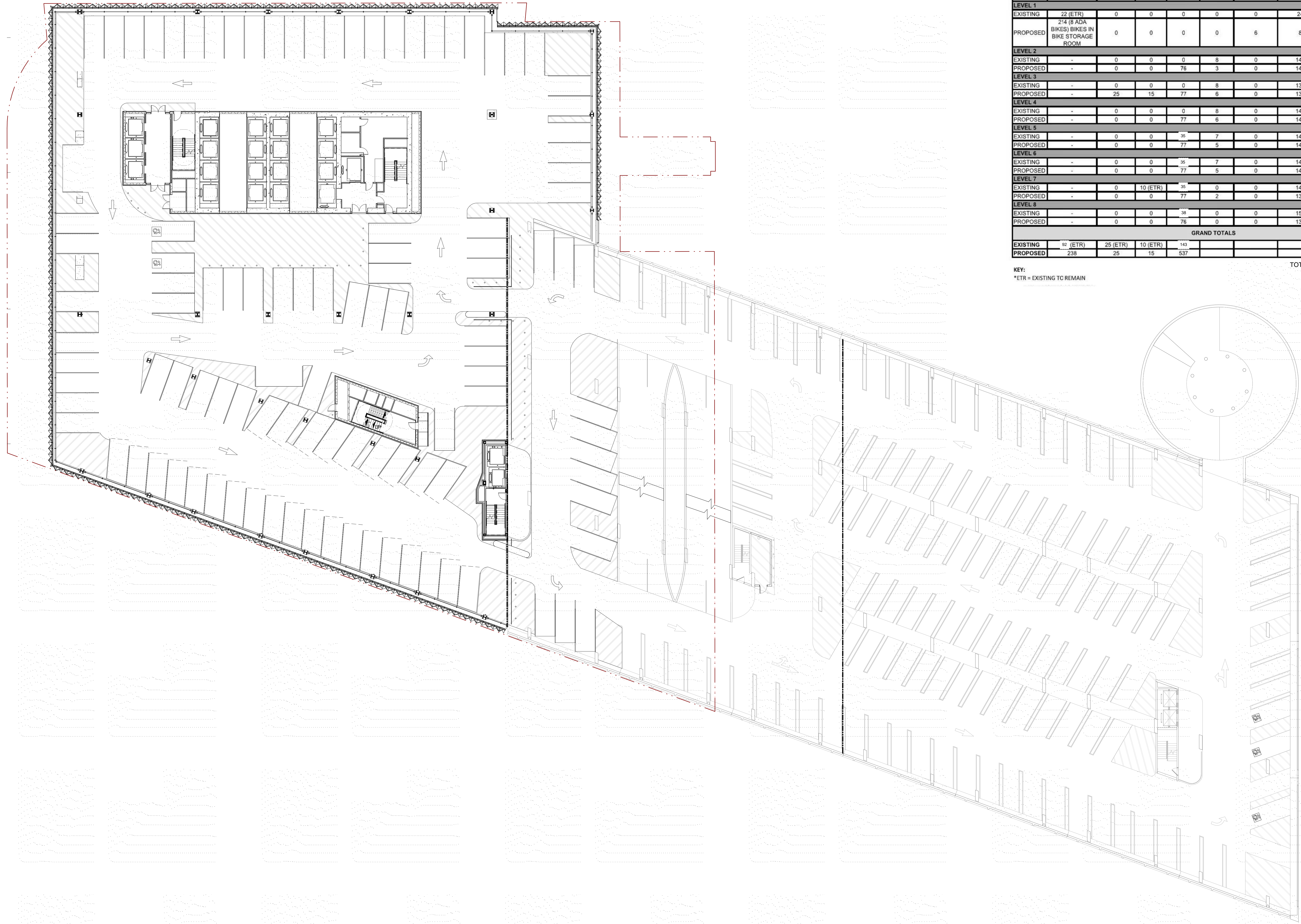


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 6 (PROPOSED)



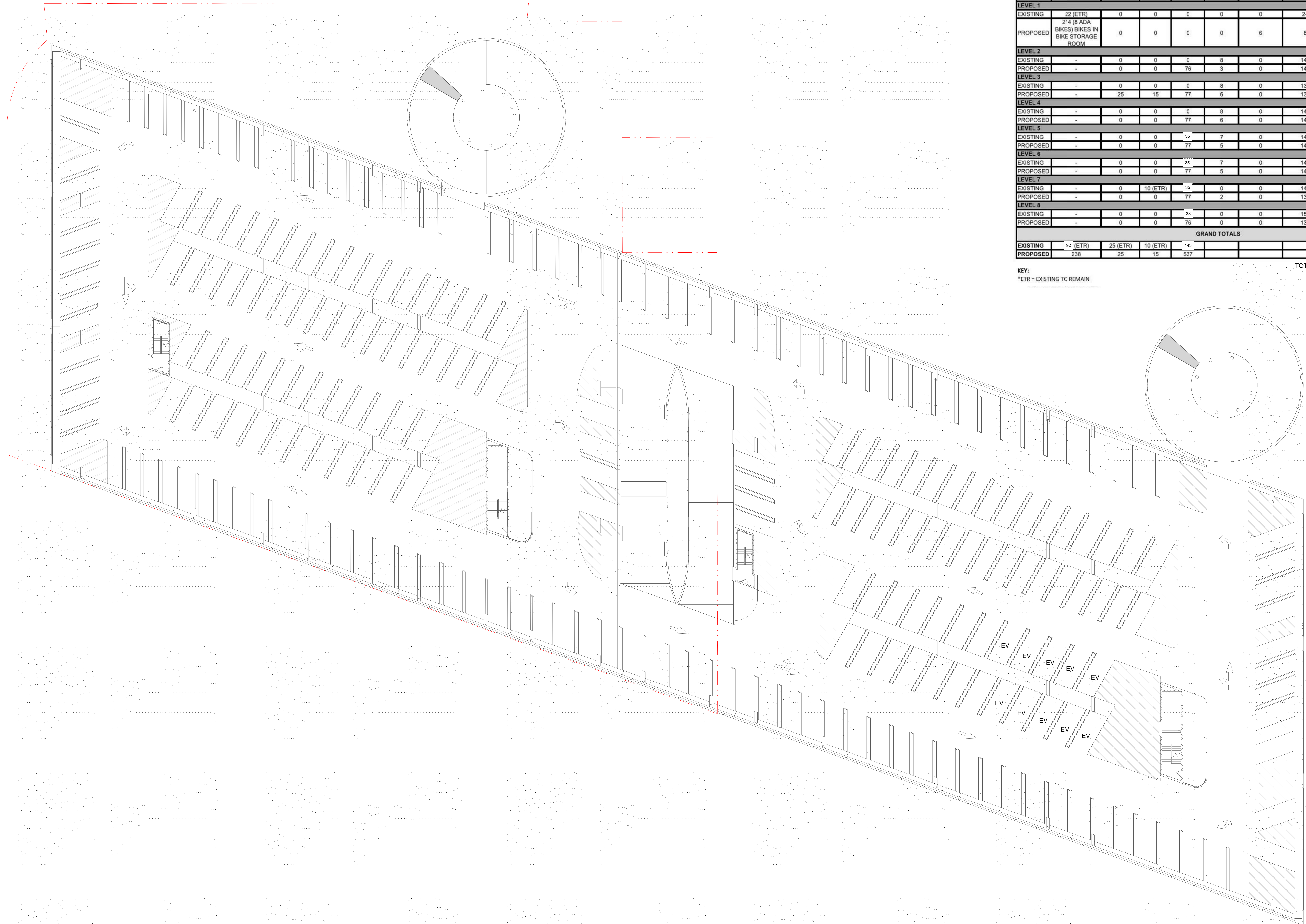
GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

KEY:
*ETR = EXISTING TO REMAIN

TOTAL SPACES WITH VALET = 2,013

FLOOR PLAN - LEVEL 6 - FULL (PROPOSED)
1/16" = 1'-0"

PARKING COUNTS - LEVEL 7 (EXISTING)



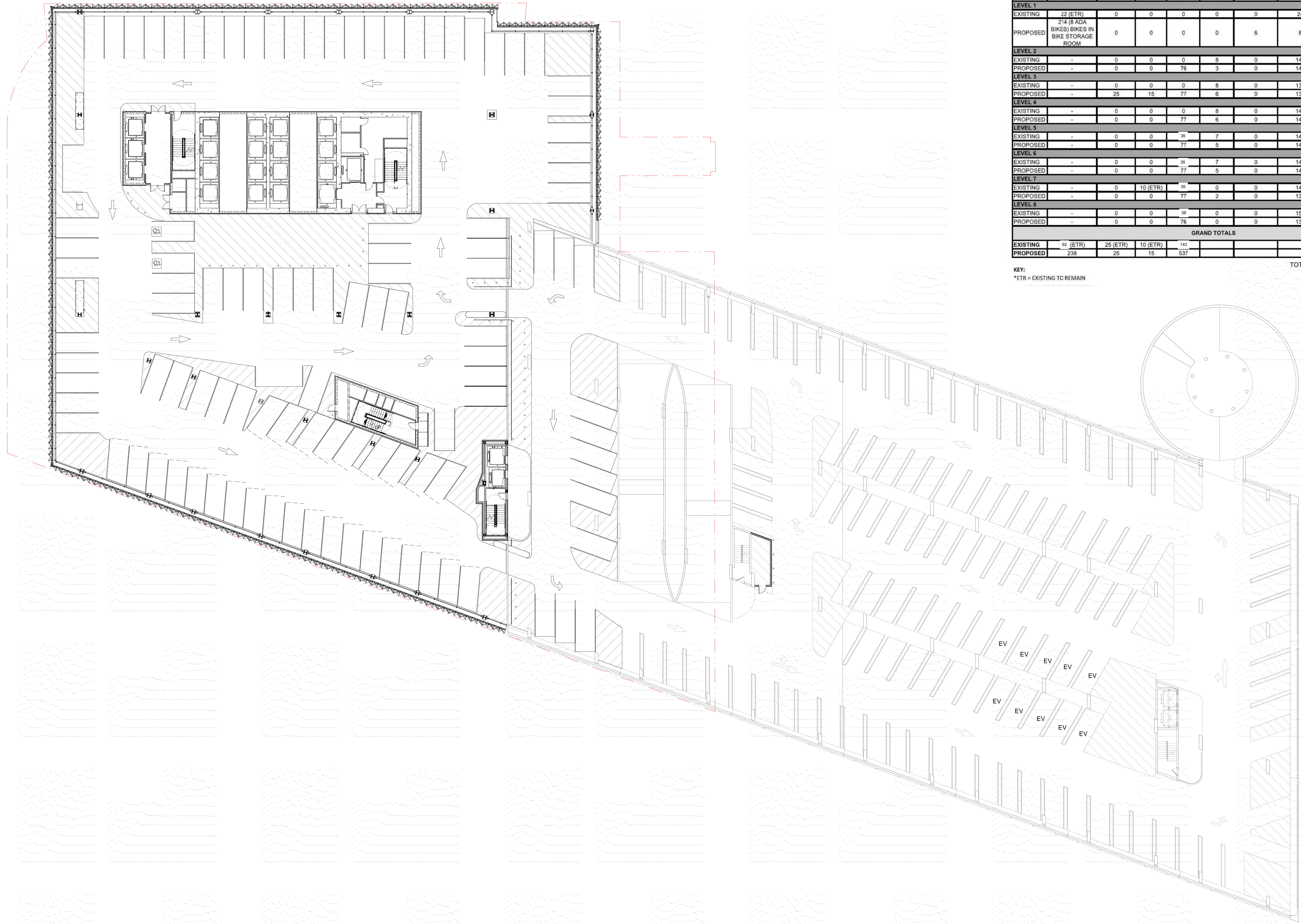
GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	24	
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	14	
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	258	
PROPOSED	-	0	0	76	3	0	143	0	146	
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	259	
PROPOSED	-	25	15	77	6	0	139	81	228	
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	266	
PROPOSED	-	0	0	77	6	0	142	83	231	
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	267	
PROPOSED	-	0	0	77	5	0	147	93	245	
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	267	
PROPOSED	-	0	0	77	5	0	145	95	245	
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	257	
PROPOSED	-	0	0	77	2	0	139	95	236	
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	272	
PROPOSED	-	0	0	76	0	0	133	0	133	
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					1870	
PROPOSED	238	25	15	537					1476	

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

FLOOR PLAN - LEVEL 7 - FULL (EXISTING)
1/16" = 1'-0"

PARKING COUNTS - LEVEL 7 (PROPOSED)



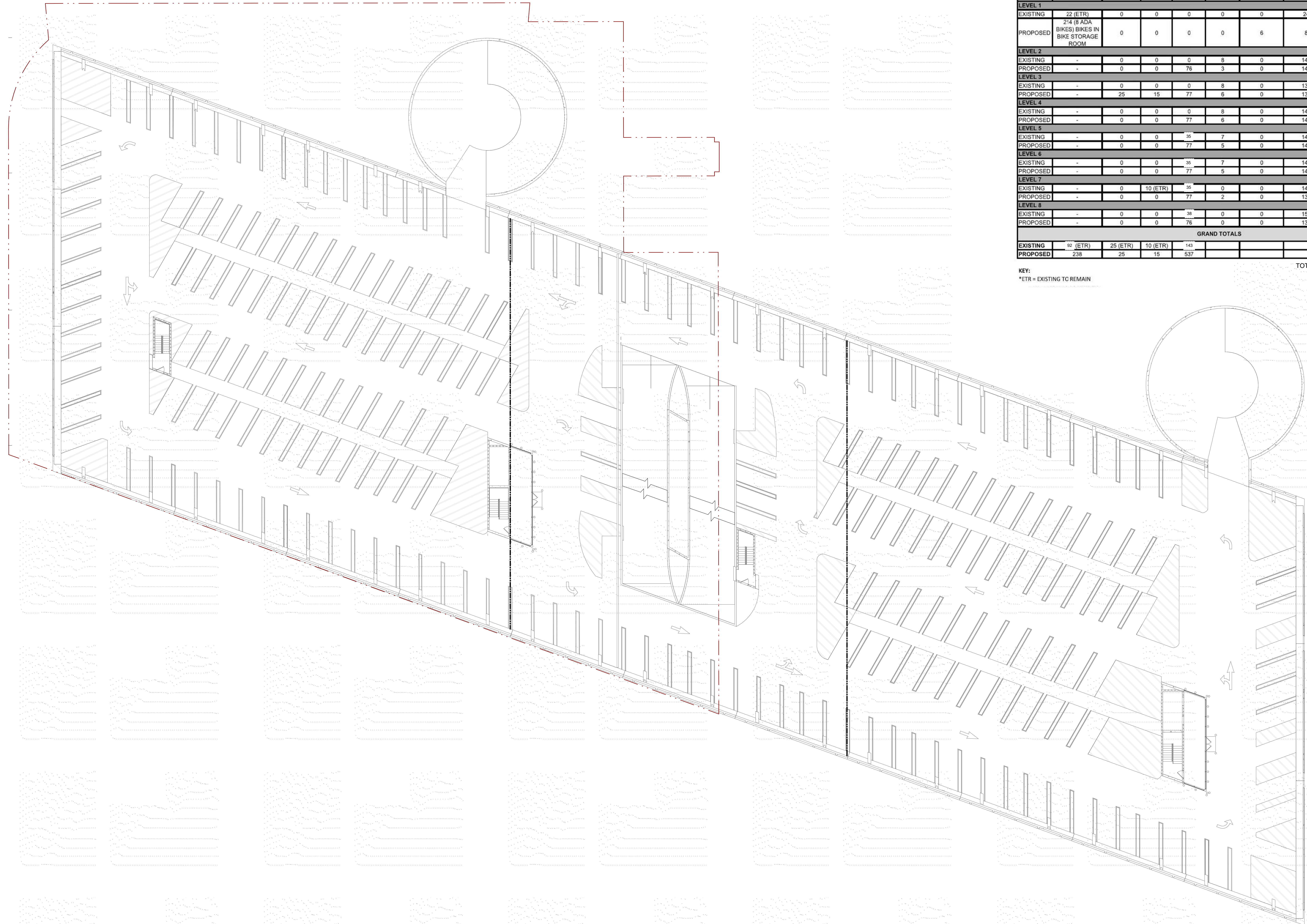
GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	24	
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	14	
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	258	
PROPOSED	-	0	0	76	3	0	143	0	146	
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	259	
PROPOSED	-	25	15	77	6	0	139	81	228	
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	266	
PROPOSED	-	0	0	77	6	0	142	83	231	
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	267	
PROPOSED	-	0	0	77	5	0	147	93	245	
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	267	
PROPOSED	-	0	0	77	5	0	145	95	245	
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	257	
PROPOSED	-	0	0	77	2	0	139	95	236	
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	272	
PROPOSED	-	0	0	76	0	0	133	0	133	
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143				EXISTING	1870	
PROPOSED	238	25	15	537				PROPOSED	1476	

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

FLOOR PLAN - LEVEL 7 - FULL (PROPOSED)
1/16" = 1'-0"

PARKING COUNTS - LEVEL 8 (EXISTING)

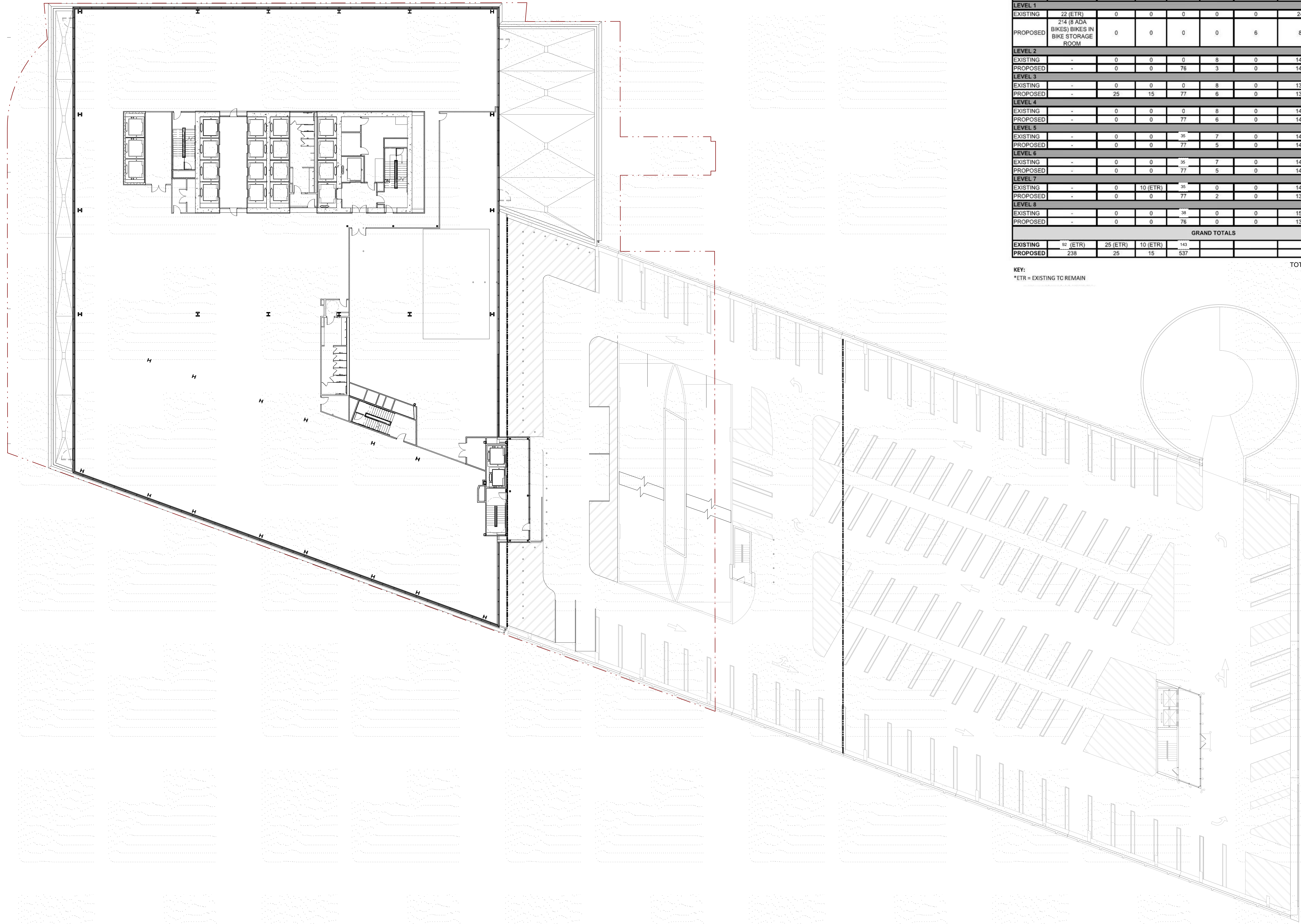


GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	24	
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	14	
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	258	
PROPOSED	-	0	0	76	3	0	143	0	146	
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	259	
PROPOSED	-	25	15	77	6	0	139	81	228	
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	266	
PROPOSED	-	0	0	77	6	0	142	83	231	
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	267	
PROPOSED	-	0	0	77	5	0	147	93	245	
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	267	
PROPOSED	-	0	0	77	5	0	145	95	245	
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	257	
PROPOSED	-	0	0	77	2	0	139	95	236	
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	272	
PROPOSED	-	0	0	76	0	0	133	0	133	
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					1870	
PROPOSED	238	25	15	537					1476	

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN

PARKING COUNTS - LEVEL 8 (PROPOSED)



GARAGE LEVEL	SPACE TYPE									PARKING TOTAL
	BICYCLE SPACES	MOTORBIKE PARKING	EV SPACE	PARKING - VALET	PARKING - ADA SPACES TYP. ADA SPACES	ADA VAN SPACES	PARKING - EAST/CENTRAL GARAGE	PARKING - WEST GARAGE		
A	B	C	D	E	F	G	H	I	F+G+H+I	
LEVEL 6 (EXISTING TO REMAIN)										
EXISTING	70 (ETR)	25 (ETR)	0	0	0	0	0	0	0	0
PROPOSED	24 BIKES ON DARTMOUTH STREET	0	0	0	0	0	0	0	0	0
LEVEL 1										
EXISTING	22 (ETR)	0	0	0	0	0	24	-	-	24
PROPOSED	214 (8 ADA BIKES) BIKES IN BIKE STORAGE ROOM	0	0	0	0	6	8	0	0	14
LEVEL 2										
EXISTING	-	0	0	0	8	0	143	107	-	258
PROPOSED	-	0	0	76	3	0	143	0	-	146
LEVEL 3										
EXISTING	-	0	0	0	8	0	136	115	-	259
PROPOSED	-	25	15	77	6	0	139	81	-	228
LEVEL 4										
EXISTING	-	0	0	0	8	0	145	113	-	266
PROPOSED	-	0	0	77	6	0	142	83	-	231
LEVEL 5										
EXISTING	-	0	0	35	7	0	147	113	-	267
PROPOSED	-	0	0	77	5	0	147	93	-	245
LEVEL 6										
EXISTING	-	0	0	35	7	0	146	114	-	267
PROPOSED	-	0	0	77	5	0	145	95	-	245
LEVEL 7										
EXISTING	-	0	10 (ETR)	35	0	0	142	115	-	257
PROPOSED	-	0	0	77	2	0	139	95	-	236
LEVEL 8										
EXISTING	-	0	0	38	0	0	159	113	-	272
PROPOSED	-	0	0	76	0	0	133	0	-	133
GRAND TOTALS										
EXISTING	92 (ETR)	25 (ETR)	10 (ETR)	143					EXISTING	1870
PROPOSED	238	25	15	537					PROPOSED	1476

TOTAL SPACES WITH VALET = 2,013

KEY:
*ETR = EXISTING TO REMAIN



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

Date: April 30, 2020

Memorandum

Project #: 13238.00

From: Kathleen Keen, VHB
Julia Arsenault, BXP
Keir Evans, BXP

Re: Supplemental Information Memorandum – 1
100 Clarendon Street
Downtown Parking Freeze Permit #242A, 242B
Boston, MA

VHB has submitted an application on behalf of Boston Properties (BXP) for modification to the existing 100 Clarendon Street Downtown Parking Freeze Permit #242A, 242B on April 17, 2020. VHB and BXP have been in contact with the Boston Air Pollution Control Commission (APCC) staff regarding the application both prior to the application filing via a virtual meeting on April 16, 2020 and post application filing via email communications on April 23, 2020 and April 27, 2020. This memorandum provides supplemental information requested from APCC staff to support the application.

Facility Operations

APCC Question: Monthly parking: On the call, your colleagues indicated that employees sign up for monthly parking through their employees or on site. Can you confirm that that's the case? What documentation are they required to produce in order to receive a monthly pass if they sign up at the garage itself and not through their employer?

Response: That is correct. Our office tenants sign up for monthly parking with the garage office and fill out a parking application. In most cases, our main contact for a specific office tenant initiates the process by letting BXP and the garage manager know how many parkers are going to apply. Alternatively, individual office tenant employees get in touch with the garage manager and provide their employee ID as proof that they are working for a specific office tenant. A summary of parking obligations per the office leases is kept as well as a summary of all actual monthly parking agreements, including company name if a monthly parker is an employee of a tenant.

APCC Question: Commercial parkers: How are you monitoring how many members of the general public have entered the garage? What happens once you hit the maximum number of public parkers (576) - do the ticket machines automatically stop granting tickets, and is a sign placed outside the facility?

Response: Commercial parkers/general public falls into 2 main categories: transient parkers and monthly parkers (24x7 or overnight). In the case of the commercial monthly parkers, a summary of the accounts is kept that is updated on a monthly basis (similar to exempt monthly parkers as described in the previous response). All commercial monthly parkers have garage transponders that can be tracked at any given time. Transient public parkers pull a parking ticket when entering the garage, which is also tracked throughout the day. The number of monthly parking passes issued to the public never exceeds 576. The delta of these spaces is used by transient public parkers. The tracking system in place knows the maximum number of transient parkers allowed on a daily basis based on the current number of

101 Walnut Street
PO Box 9151
Watertown, MA 02472-4026
P 617.924.1770

From: Kathleen Keen, VHB
Julia Arsenault, BXP
Keir Evans, BXP
Ref: 13238.00
April 30, 2020
Page 2



Memorandum

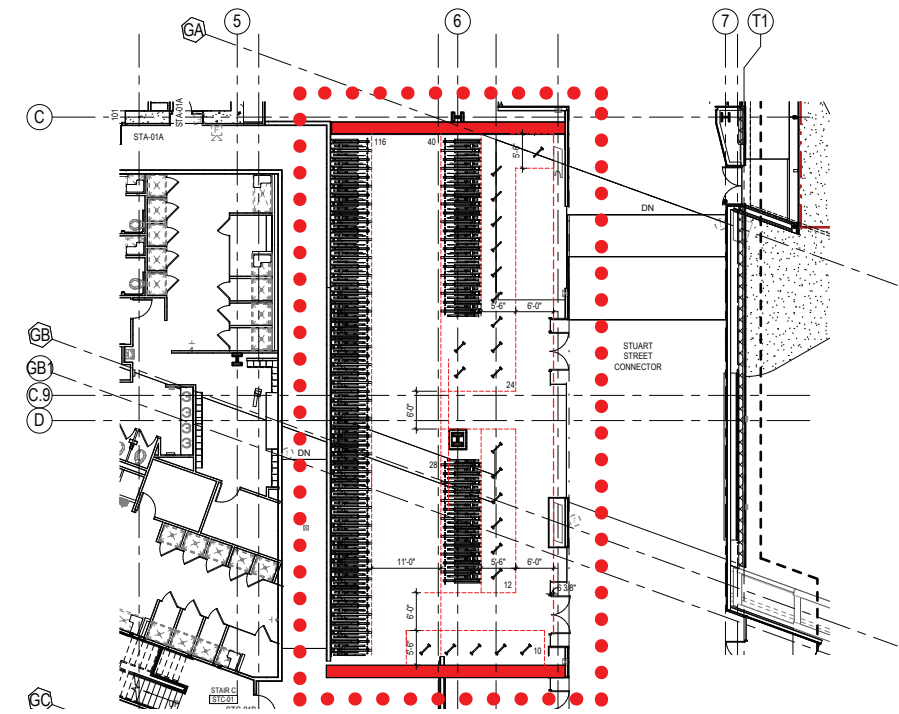
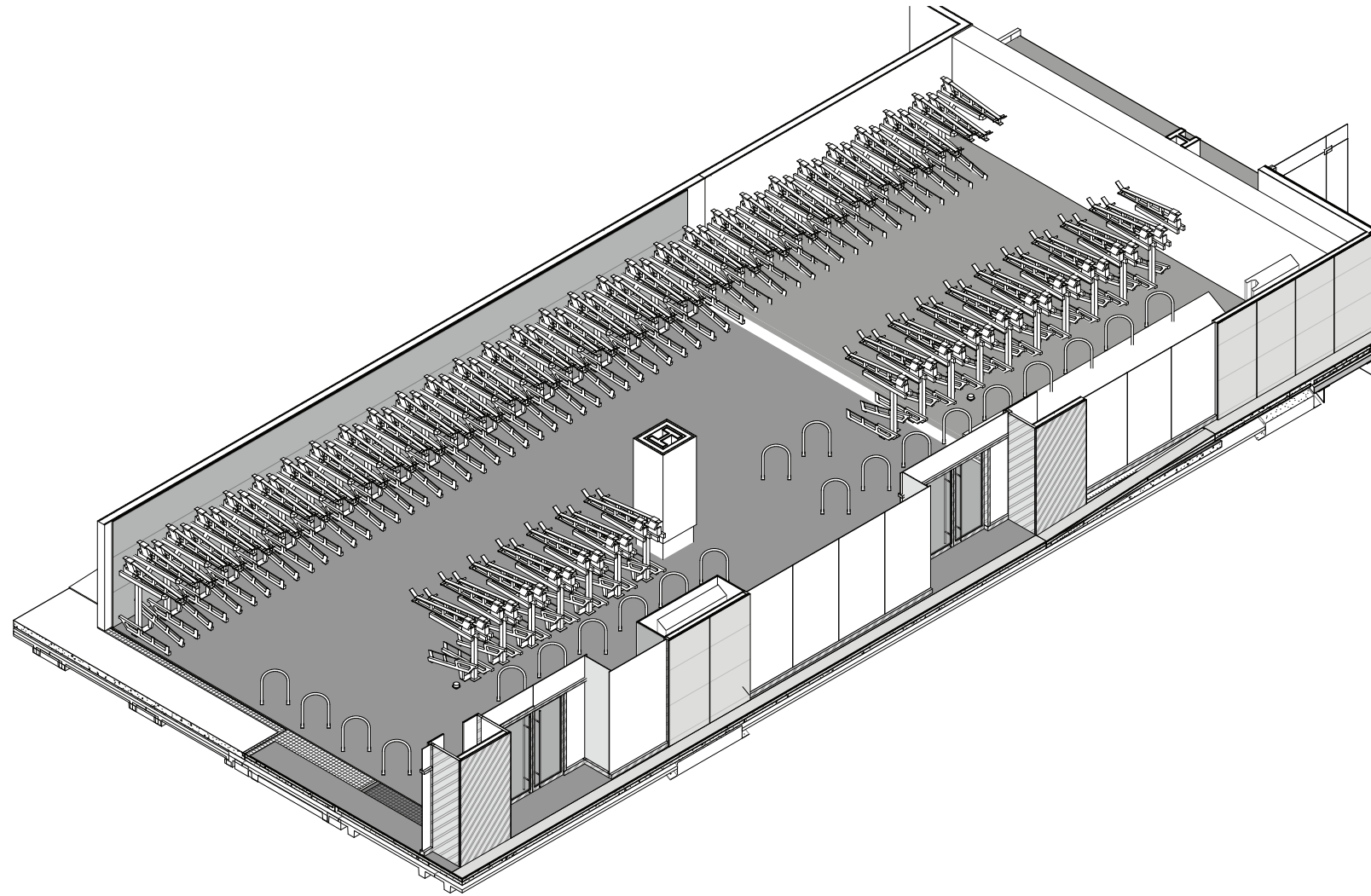
commercial monthly parkers. That being said, the garage management team is closely monitoring capacity by type (commercial [monthly and transient] and exempt) and if we come close to capacity, they place signs outside the facility indicating the garage is closed to transient parkers.

Bicycle Parking under the Proposed Condition

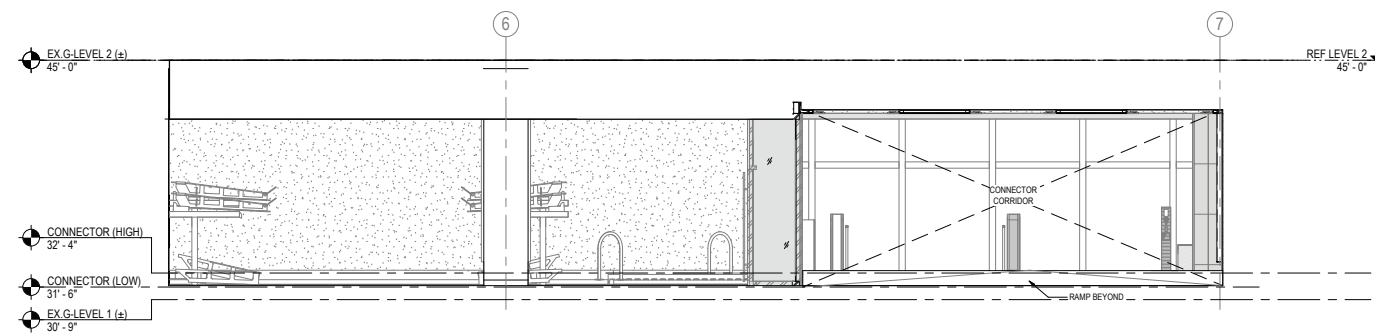
APCC Question: The number of bicycle spaces does not appear to meet the City's Bicycle Guidelines which will likely be a condition of the permit. Is there a reason why the numbers appear to be off?

Response: As discussed, the bicycle parking numbers were based on the previous City Guidelines as the project was permitted prior to the January 2020 Bike Parking Guideline's being issued. However, as requested by the APCC, additional spaces have been added to meet the City's Guidelines for the proposed 171 Dartmouth (Garage West Component) development. The 171 Dartmouth project will provide a total of 282 new bicycle parking spaces, including 36 visitor spaces and 246 employee spaces. These spaces will be provided in covered storage areas in the Stuart Street Connector or within the Garage. In addition, the existing bicycle parking room of approximately 22 spaces for the 200 Clarendon tenants will be maintained. The revised plans will be provided under separate cover.

BIKE ROOM LAYOUT - DERO DECKER EXPANDED



2 BIKE RACK - DERO DECKER EXPANDED
P-008-02



3 SECTION - BIKE ROOM DERO DECKER EXPANDED
P-008-02 1/4" = 1'-0"

1 BIKE RACK LAYOUT - DERO DECKER EXPANDED
P-008-02 3/32" = 1'-0"



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

Date: May 7, 2020

Memorandum

Project #: 13238.00

From: Kathleen Keen, PE

Re: Supplemental Information Memorandum – 2
100 Clarendon Street
Downtown Parking Freeze Permit #242A, 242B
Boston, MA

VHB has submitted an application on behalf of Boston Properties (BXP) for modification to the existing 100 Clarendon Street Downtown Parking Freeze Permit #242A, 242B on April 17, 2020. VHB and BXP have been in contact with the Boston Air Pollution Control Commission (APCC) staff regarding the application both prior to the application filing via a virtual meeting on April 16, 2020 and post application filing via email communications on April 23, 2020 and April 27, 2020. In addition, VHB and BXP submitted a memorandum with supplemental information on April 30, 2020. This memorandum provides supplemental information requested from APCC staff to support the application.

Garage Layout under the Proposed Condition

APCC Comment: The site plan needs to detail the location of all spaces, indicating places where there will be tandem or valet spaces.

Response: The Applicant has modified the plans to show the locations of managed parking (valet) spaces within the garage under the proposed Project. The plans are attached.

Bicycle Parking under the Proposed Condition

APCC Comment: The number of bicycle spaces does not appear to meet the City's Bicycle Guidelines which will likely be a condition of the permit. Is there a reason why the numbers appear to be off?

Previous Response: As discussed, the bicycle parking numbers were based on the previous City Guidelines as the project was permitted prior to the January 2020 Bike Parking Guideline's being issued. However, as requested by the APCC, additional spaces have been added to meet the City's Guidelines for the proposed 171 Dartmouth (Garage West Component) development. The 171 Dartmouth project will provide a total of 282 new bicycle parking spaces, including 36 visitor spaces and 246 employee spaces. These spaces will be provided in covered storage areas in the Stuart Street Connector or within the Garage. In addition, the existing bicycle parking room of approximately 22 spaces for the 200 Clarendon tenants will be maintained. The revised plans will be provided under separate cover.

Additional Response: The original bicycle parking room on Level 1 of the garage has been expanded to the maximum extent possible to accommodate additional bicycle parking spaces. Approximately 230 bicycle parking spaces will be provided in the Level 1 bicycle parking room (see attached plan). Approximately 36 visitor bicycle parking spaces will be provided along Dartmouth Street, Stuart Street, and/or Trinity Place. The remaining

101 Walnut Street
PO Box 9151
Watertown, MA 02472-4026
P 617.924.1770



Memorandum

approximately 16 bicycle parking spaces will likely be located on other levels of the garage. In addition, a Bluebikes station will be provided as part of the to the Project.

EV Parking under the Proposed Condition

APCC Comment: The application does not detail the type of EV chargers that will be installed. It is unclear whether the project is meeting the EV Readiness Policy, which the Commission adopted during its March 18, 2019 hearing.

Response: As discussed, the number and type of EV parking spaces were based on the previous City Guidelines as the project was permitted prior to the Electric Vehicle Readiness Policy being issued. However, as requested by the APCC, the number and type of EV parking spaces for the proposed 171 Dartmouth (Garage West Component) development has been modified to meet the Policy. The 171 Dartmouth project results in the modification to 394 parking spaces in the Garage, and therefore, 99 spaces (or the equivalent) will be EV-installed and 295 spaces (or the equivalent) will be EV-ready. The Applicant has identified three options to meet the Policy and is requesting to select the final options closer to the date of opening of the building in order to provide the option that would best serve the users. The three options are below:

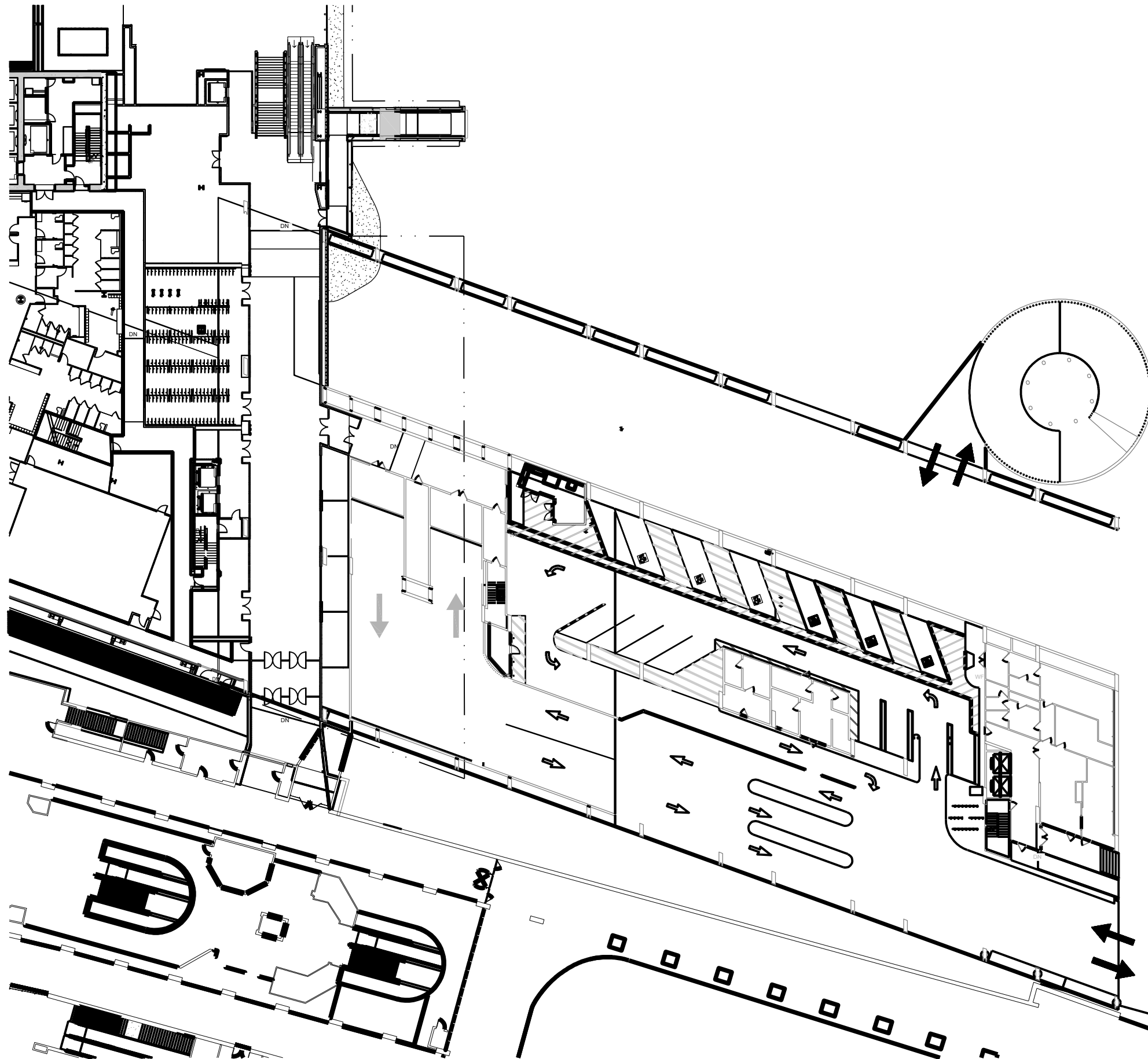
	Option 1	Option 2	Option 3
DCFC – 50 KW	14	0	8
DCFC – 150 KW	0	5	2
EV Car Share	15	15	15
Total Points	397	405	397

All three options include 15 EV Car Share spaces (with Level 2 chargers) which will be installed as part of the Project. The Applicant will work with a car share provider to provide EV car share vehicles based on demand fluctuations. This approach is consistent with how the Applicant's car share membership currently works, as operated by Zipcar.

171 Dartmouth Street
Boston, Massachusetts



Boston Air Pollution
Control Commission
Submission

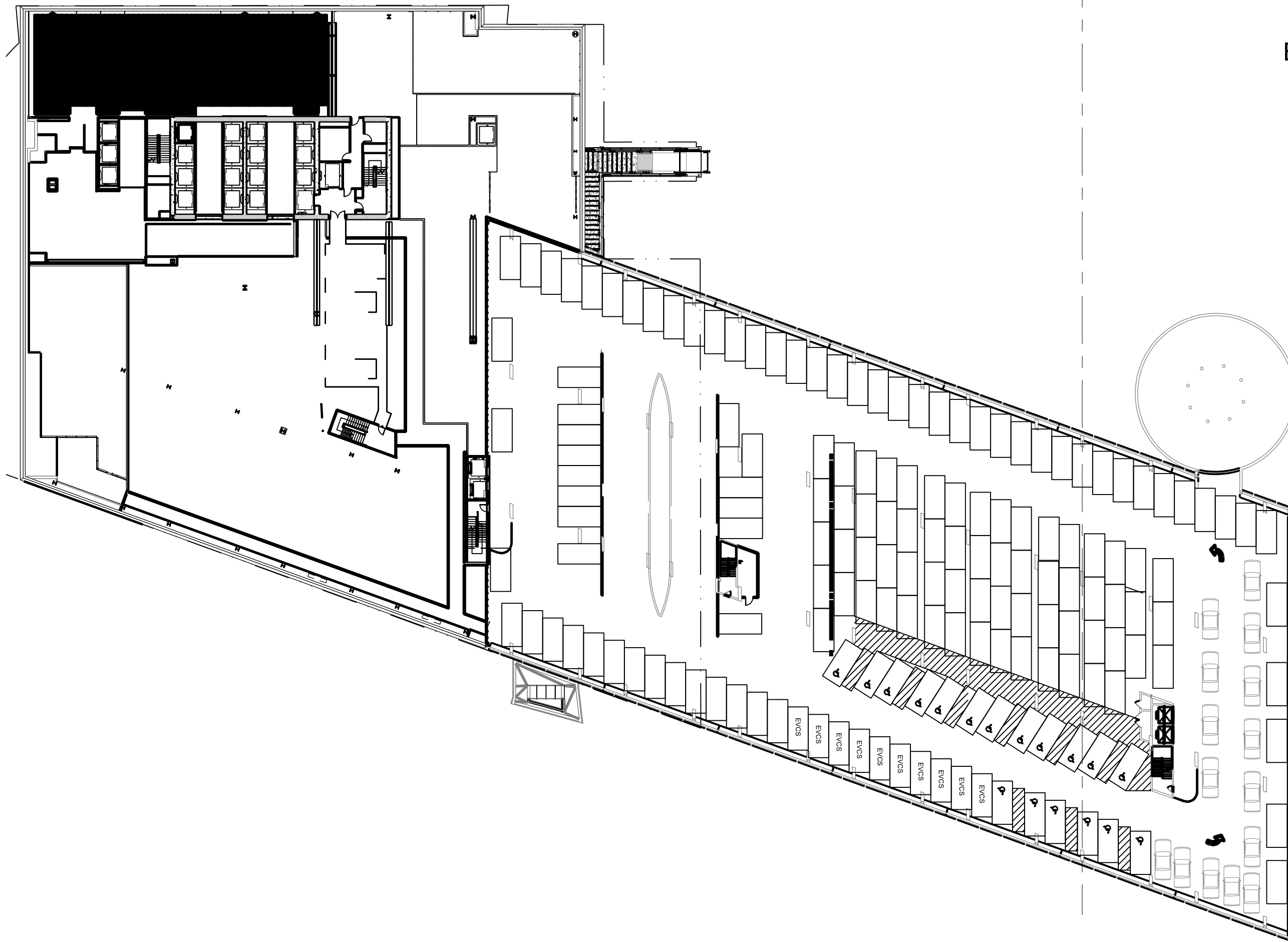


CAR COUNT					
Level	Managed Parking	Drop off /Pick up	ADA Spaces	Electric Charging	Total
1	8	0	6	0	14
2	137	15	18	10	180
3	284	16	0	0	300
4	316	0	0	0	316
5	332	0	0	0	332
6	335	0	0	0	335
7	336	0	0	0	336
8	200	0	0	0	200
TOTAL	1948	31	24	10	2013
Grand TOTAL	2013				

171 Dartmouth Street
Boston, Massachusetts



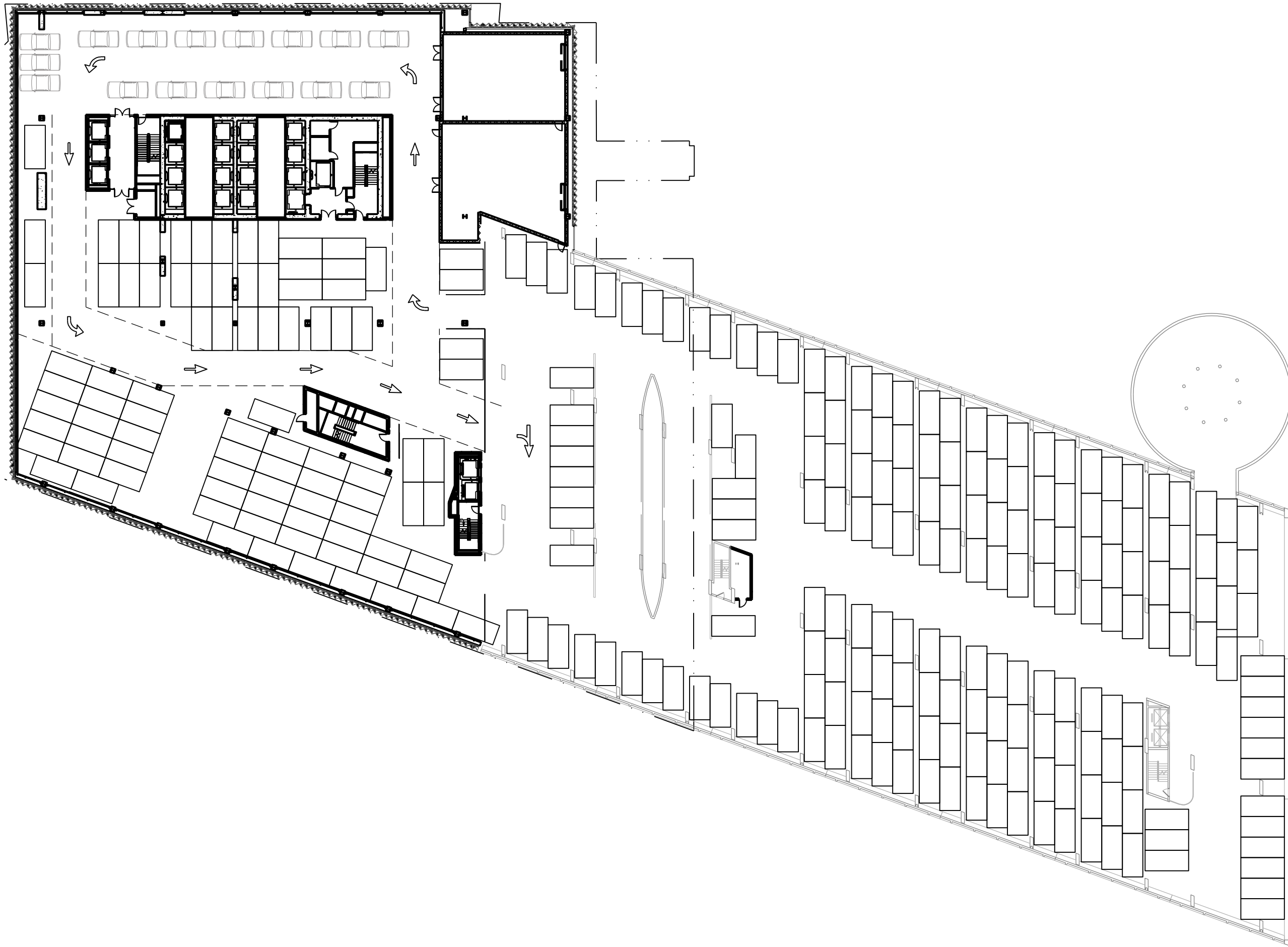
Boston Air Pollution
Control Commission
Submission



171 Dartmouth Street
Boston, Massachusetts



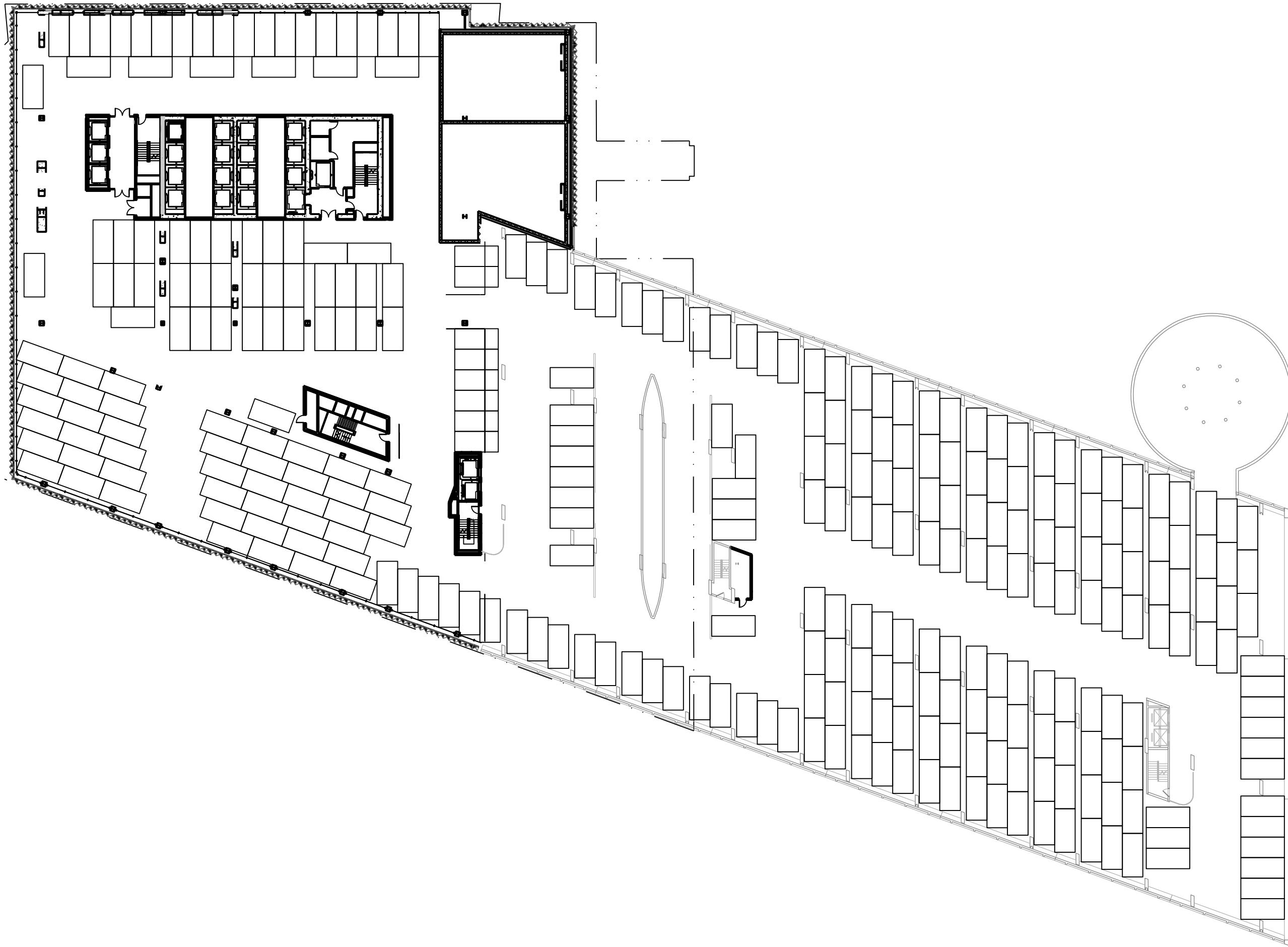
Boston Air Pollution
Control Commission
Submission



171 Dartmouth Street
Boston, Massachusetts



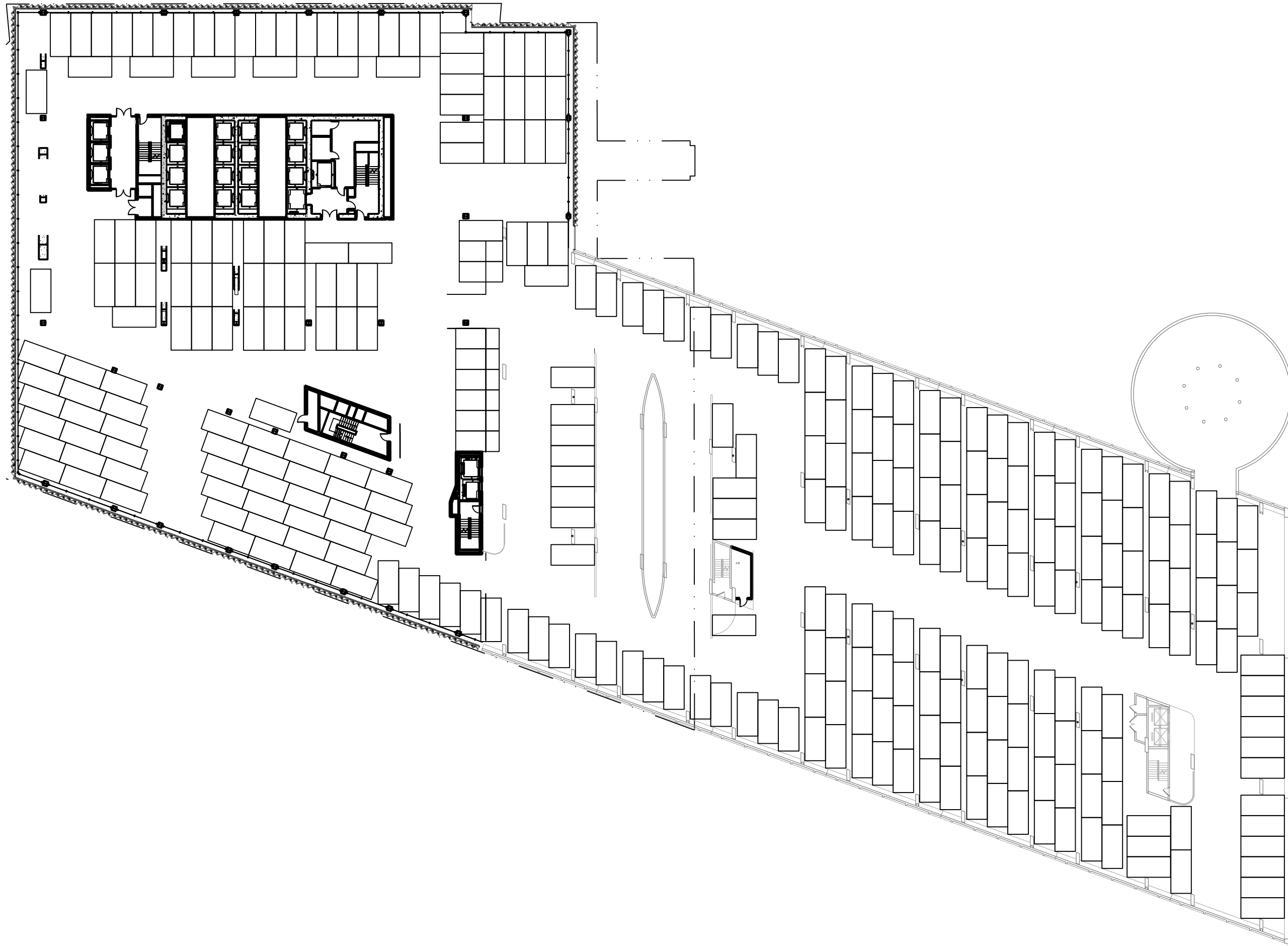
Boston Air Pollution
Control Commission
Submission



171 Dartmouth Street
Boston, Massachusetts



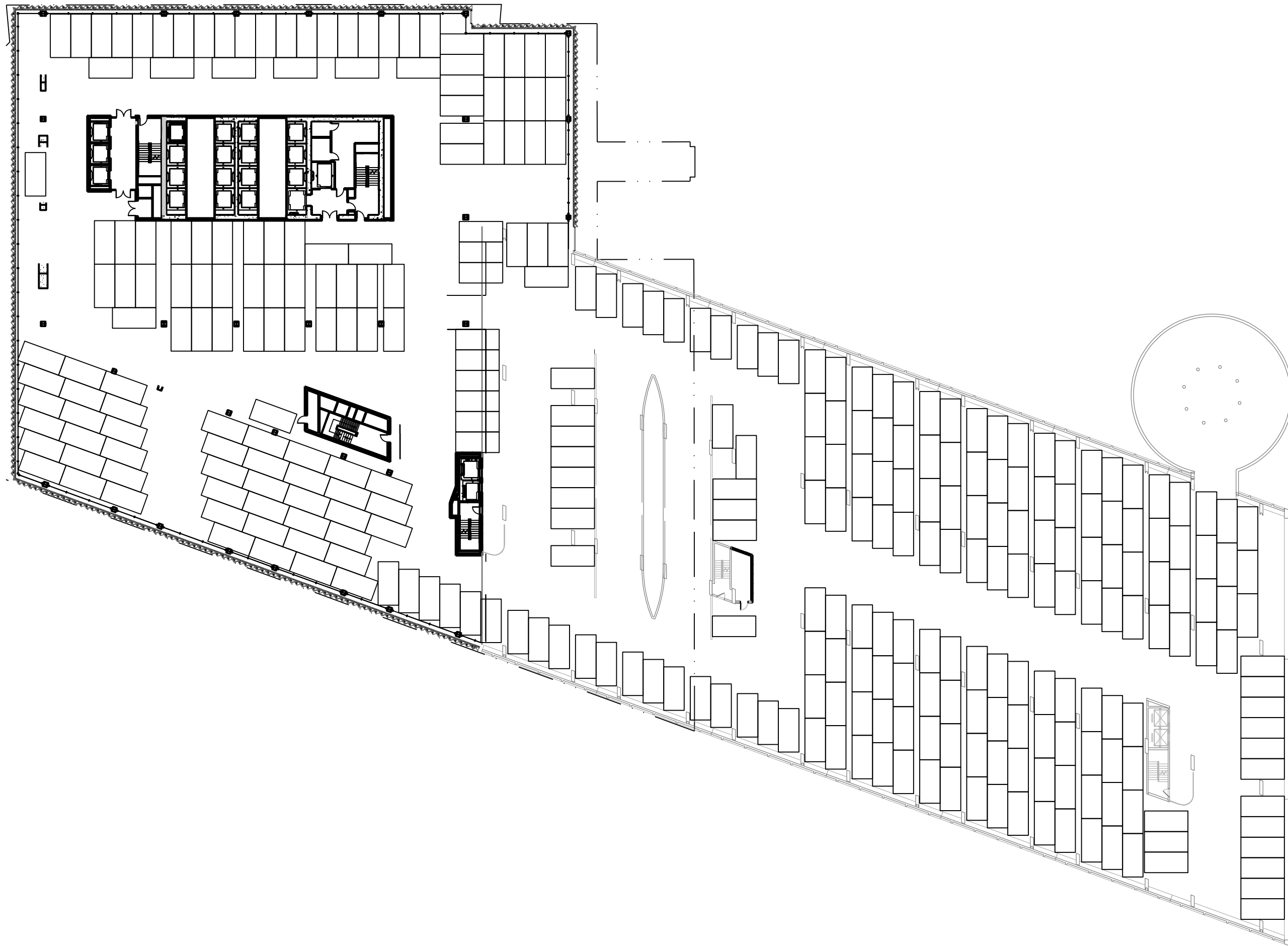
Boston Air Pollution
Control Commission
Submission



171 Dartmouth Street
Boston, Massachusetts



Boston Air Pollution
Control Commission
Submission



North

Project No.
16-2903.00

Date
05.06.2020

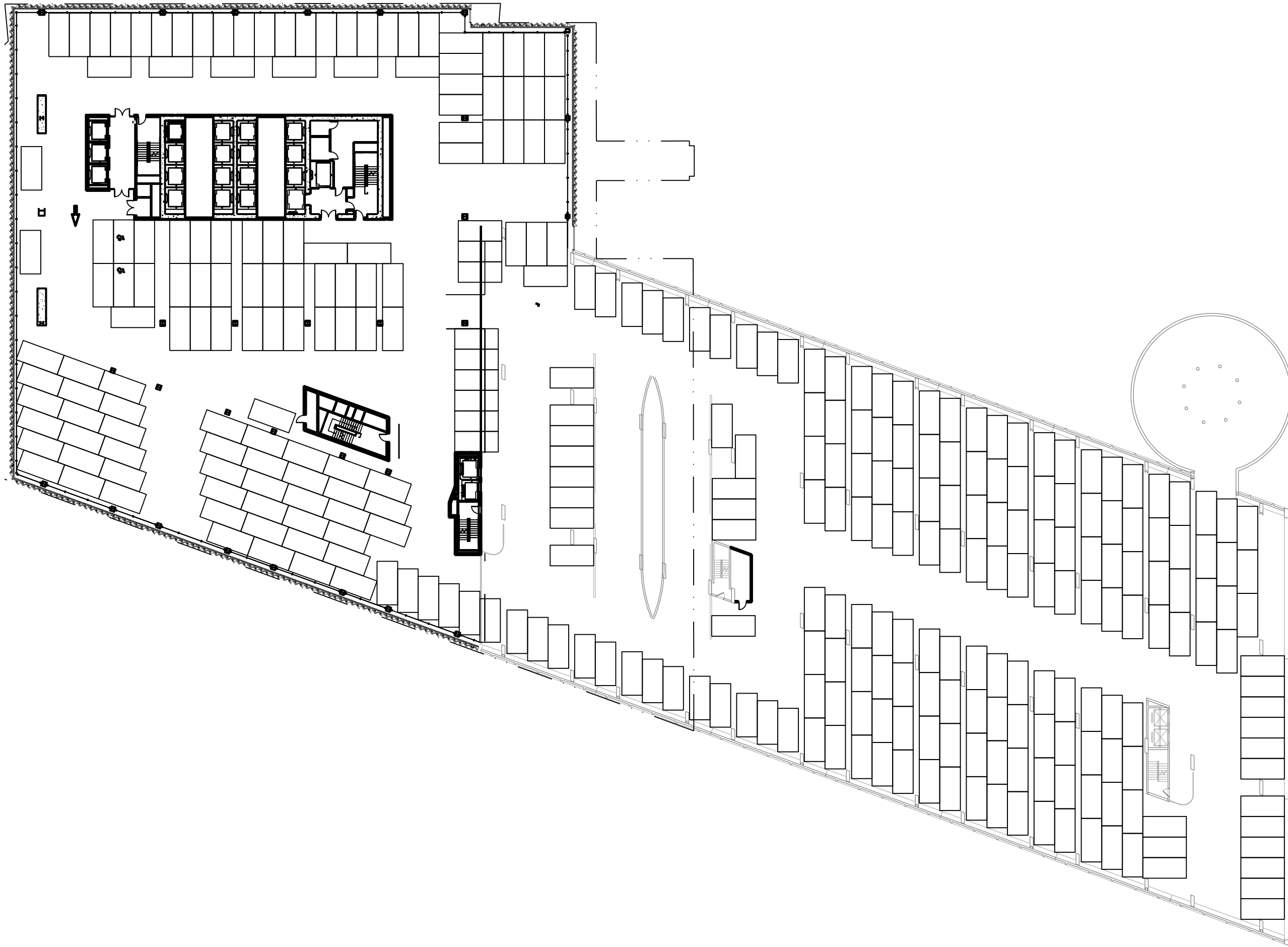
Level 6

006

171 Dartmouth Street
Boston, Massachusetts



Boston Air Pollution
Control Commission
Submission



171 Dartmouth Street
Boston, Massachusetts



Boston Air Pollution
Control Commission
Submission

