

A. GENERAL APPLICATION INFORMATION

1. Project Location

a. Street Address: 288 Harrison Avenue	b. City/Town: Boston	c. Zip Code: 02111
f. Assessors Map/Plat Number	g. Parcel/Lot Number: 0305021000 ¹	

2. Applicant

a. First Name	b. Last Name	c. Company: Harrison Affordable LLC, an affiliate of Beacon Communities and Chinese Consolidated Benevolent Association of New England, Inc.	
d. Mailing Address: c/o Beacon Communities LLC Attention: Emily Bouton, Senior Development Associate Two Center Plaza			
e. City/Town: Boston		f. State: MA	g. Zip Code: 02114
h. Phone Number: (617) 574-1100	i. Fax Number:	j. Email address: EBouton@beaconcommunitiesllc.com	

3. Property Owner

a. First Name	b. Last Name	c. Company: CCBA Tai Tung Management, Inc.	
d. Mailing Address: c/o Chinese Consolidated Benevolent Association of New England, Inc. Attention: President/Executive Director 90 Tyler Street			
e. City/Town: Boston		f. State: MA	g. Zip Code: 02111
h. Phone Number: (617) 542-2574	i. Fax Number: (617) 542-0926	j. Email address: schu@ccbaboston.org	

Check if more than one owner:

¹ Note – The proposed project site is part of this larger parcel at 210-264 Harrison Avenue, which will be subdivided; see Attachment A (Subdivision Plan) to the Narrative included with this application. The Applicant is an affiliate of the Property Owner.



(If there is more than one property owner, please attached a list of these property owners to this form).

4. *Representative (if any)*

a. First Name: Rebecca	b. Last Name: Lee	c. Company: Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.	
d. Mailing Address: One Financial Center			
e. City/Town: Boston		f. State: MA	g. Zip Code: 02111
h. Phone Number: (617) 348-3009	i. Fax Number: (617) 542-2241	j. Email address: RALee@mintz.com	

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	8	Residential Included Spaces	
Residential Excluded Spaces	29	Residential Excluded Spaces	

2. *Do you current 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

Garage²

4. *Is your project compliant with the City's Bicycle Parking Guidelines?*

Number of Long-Term Bicycle Spaces: 76	Number of Showers: 0
Number of Short-Term Bicycle Spaces: 18	Bikeshare Station Size and Contribution: 0
Number of Lockers: 0	Other Amenities (Please List):

5. *Is your project compliant with the City's Electric Vehicle Readiness Policy?*

EVSE-Installed A Points: 10 w/ Level 2 charger	Total number of Spaces: 37 C
EV-Ready Points: B 27 w/ Level 2 charger	Does A + B = C ? <input checked="" 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: 37	Total Parking Facility Square Footage: 12,960± square feet
Number of New Spaces: 0	Ratio of Residential Spaces to Units: 37/85 = 0.435
Number of Existing Spaces: 67	(Optional) Number of Spaces Returned: 30

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

Residential Sqft: 85,675 SF	Retail Sqft: 0
Office/Admin Sqft: 1,275 SF ³	Institutional Sqft: 0
Industrial Sqft: 0	Lodging Sqft: 0

8. *Are you required to execute a Transportation Access Plan Agreement (TAPA)?*

² Some of the parking will be in an at-grade, covered portion of the building adjacent to the surface parking lot.

³ Although there is an unallocated ground floor space and it is denoted as office/administrative space here, it may ultimately serve as a residential amenity space.



City of Boston
Environment

PARKING FREEZE APPLICATION FORM

Air Pollution Control Commission

APCC Permit Number

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.

Dara Kovel, CEO of Beacon Communities Corp., Managing Member of Harrison Affordable MM LLC, Managing Member of Applicant

Dara Kovel

Signature of Applicant

September 19, 2022

Date

Susan Chee

Signature of Property Owner (if different)

9/19/2022

Date

Robert Lee

Signature of Representative (if any)

9/19/22

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 APCOR@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.

Exhibit A

Background Information/Statement of Need 288 Harrison Avenue Residences, Chinatown

Below is a brief overview of the proposed project, the project site, the project proponent and the parking spaces for which an exemption is sought.

A. Project Description

The 288 Harrison Avenue project involves the construction of a six-story, approximately 86,950 square foot building containing 85 residential units, all of which will be affordable to households with annual incomes at or below 80% of the area median income, and restricted as such through a long-term affordability restriction approved by the Boston Planning & Development Agency (“BPDA”). The building will also contain residential amenity spaces and will include an approximately 1,275 square foot ground floor space that will be used as residential amenity space or community use. The building’s construction will be complemented by site and landscape improvements, including surface and covered parking for 37 vehicles (collectively, the foregoing improvements comprise the “Project”).

B. Project Site

The site upon which the Project will be constructed will be an approximately 23,358 square foot lot at the northeast corner of Hudson Street and Harrison Avenue in the Chinatown neighborhood (the “Project Site”) to be known as 288 Harrison Avenue; see the subdivision plan attached as Attachment A. The Project Site will be created by the subdivision of the site that currently comprises the Tai Tung Village development into two independent lots – one comprising the Project Site and the remaining land comprising the existing Tai Tung Village residential development, which includes ground floor commercial uses, plazas, and other open space (the “TTV Site”). The Project Site currently comprises the south parking lot that is part of Tai Tung Village (the “South Parking Lot”), which serves tenants of Tai Tung Village. After the subdivision is effectuated, the TTV Site will be smaller, but will continue to contain a 43 space parking lot at the corner of Tai Tung Street and Tyler Street (the “North Parking Lot”), as well as the buildings comprising Tai Tung Village. The North Parking Lot will continue to serve tenants of Tai Tung Village. The subdivision is expected to take place at the construction financing closing of the Project, currently scheduled for November 2022. A copy of the Project site plan is included as Attachment B.

C. The Proponent

Tai Tung Village is owned and operated by CCBA Tai Tung Management, Inc. (“CCBA Tai Tung”), a non-profit corporation that is an affiliate of the Chinese Consolidated Benevolent Association of New England, Inc. (“CCBA”), itself a non-profit corporation. In order to make the Project possible, CCBA Tai Tung will be conveying the Project Site to another affiliate of CCBA -- Harrison Ground Lessor LLC -- which in turn, will lease the Project Site under a long-term ground lease to Harrison Affordable LLC, a joint venture between a separate affiliate of CCBA and an affiliate of Beacon Communities LLC (the “Proponent”). Beacon Communities

is an experienced owner and operator of mixed income and affordable housing developments, and is currently redeveloping the Old Colony Boston Housing Authority development in South Boston as well as the former YW Boston building at 140 Clarendon Street into transitional housing, in collaboration with the Pine Street Inn. CCBA, through a separate affiliate, owns and operates Waterford Place, a mixed-income housing development in the South End neighborhood, as well as nearby 50 Herald Street, which houses an Asian grocery store and related parking.

D. Project Permitting Status

The Project received Article 80 approval from the BPDA on March 12, 2020, and is completing subsequent Article 80B design review by the BPDA. The Project Site has been rezoned by the Boston Zoning Commission and no further zoning relief is required to undertake the Project. The Project also has Boston Water and Sewer Commission site plan approval, and the Proponent has entered into a Transportation Access Plan Agreement (“TAPA”) with the Boston Transportation Department with respect to the Project, a copy of which is being submitted with this application. As set forth in the TAPA, the Project will contain 68 secure bicycle storage spaces for Project residents, as well as public bicycle storage space on-site for 18 bicycles.

E. Project Spaces

This application is for an exemption permit for the 37 parking spaces that will be created as part of the Project (the “Project Spaces”). The construction of the Project will result in the loss of the 67 spaces currently existing in the South Parking Lot, so that there will be a net loss of 30 parking spaces at the Tai Tung Village property overall.¹ 25% of the Project Spaces will be electric vehicle (“EV”) - equipped, and infrastructure will be installed to ensure that the remaining 75% of the Project Spaces can be EV - equipped as demand therefor may increase over time.

The Project has been permitted such that the Project Spaces will be utilized by Tai Tung Village tenants, property management staff and employees of certain of the commercial spaces at Tai Tung Village, and not by tenants of the Project. Parking spaces may be available from time to time for short-term use by vendors or contractors involved with the operation of the Project. There will be a recorded cross-easement agreement between the owner of the Project Site (CCBA Harrison Ground Lessor LLC) and the owner of the TTV Site (CCBA Tai Tung), which will provide for these parking rights to be primarily associated with the TTV Site. The operation of the Parking Spaces will be managed by the CCBA Tai Tung, while maintenance of the Parking Spaces will be undertaken by the Proponent. CCBA Tai Tung will be responsible for ensuring that parking rights for the Parking Spaces are issued only to eligible tenants at Tai Tung Village.

As previously noted, all of the dwelling units at the Project will be occupied by households with annual incomes at or less than 80% of the area median income as established by HUD (although the average annual household income will be 60% of the area median income), and thus it is not expected that the car ownership level of Project residents will be substantial.

¹ The TTV Site currently contains 110 parking spaces.

F. Transportation Demand Measures

The Proponent has entered into a Transportation Access Plan Agreement with BTM and committed to deploying a robust program of transportation demand measures to minimize any single-occupancy vehicle trips to the Project, including information about nearby transit options and the availability of bicycle storage rooms within the building that will be directly accessible from the outside (68 bicycle space storage), within the covered portion of the parking area (an additional 8 spaces), as well as on-site public bicycle storage racks (storage for 18 bicycles). The bicycle storage accommodations have been approved by BTM and the BPDA. The Project is located in close proximity to mass transit (*e.g.*, Orange and Green Lines trains, and MBTA Silver Line bus routes along Washington Street), schools, and neighborhood shopping, including multiple supermarkets within a ten minute walk. The new Quincy Upper School is being constructed along Marginal Road across from the Project Site.

G. Existing APCC Permit

The APCC issued permit #453786 to CCBA Tai Tung for 110 exempt spaces, with an expiration date of June 30, 2023. These 110 spaces are located in the South Parking Lot (67 spaces) and the North Parking Lot (43 spaces), and are used exclusively by tenants of the 214 apartments at Tai Tung Village, property management staff, and employees of the small businesses located on the ground floor of some of the buildings at Tai Tung Village (*e.g.*, hair salon, florist, sundries market).

H. New Permit Requested

Under the proposed ground lease between CCBA Harrison Ground Lessor LLC and the Proponent (Harrison Affordable LLC), all responsibility for the development of the Project and its operation will rest with the Proponent and thus, this application requests that the APCC exemption permit for the Project Spaces be issued to the Proponent, effective as of the date of the construction loan closing for the Project. After the subdivision is effectuated to create the Project Site and the separate TTV Site, as well as the closing of the construction financing for the Project occurs, CCBA Tai Tung will seek an administrative modification of the existing APCC Permit #453786 for Tai Tung Village, to reduce the number of exempt spaces covered under that permit at the remaining Tai Tung Village property, to 43 spaces (all to continue to be located within the existing North Parking Lot).

Attachment A
Subdivision Plan

[See attached]



REVISIONS

APPROXIMATE QUANTITY OF UNITS
 1000 UNITS, PHASE 2B
 PLAN SHOWS FULL PHASE 2B
 CITY OF BOSTON PLANNING DEPARTMENT

PLAN NO. 2-2022
 PLAN NO. 2-2022
 PLAN NO. 2-2022
 PLAN NO. 2-2022

APPROXIMATE QUANTITY OF UNITS
 1000 UNITS

NOTES

1. THIS PLAN AND THE PERMITS TO SUBDIVIDE THEREON SHALL BE VALID ONLY AS LONG AS THE CITY OF BOSTON HAS NOT REVOKED THIS PLAN.

2. THE EXISTING OR PROPOSED LOCATION OF PUBLIC UTILITIES AND STRUCTURES SHALL BE SHOWN ON THIS PLAN. THE LOCATION OF PUBLIC UTILITIES AND STRUCTURES SHALL BE SHOWN ON THIS PLAN. THE LOCATION OF PUBLIC UTILITIES AND STRUCTURES SHALL BE SHOWN ON THIS PLAN.

1. CHECK THE PLAN FOR THE LOCATION OF ALL EXISTING PUBLIC UTILITIES AND STRUCTURES.

2. CHECK THE PLAN FOR THE LOCATION OF ALL EXISTING PUBLIC UTILITIES AND STRUCTURES.

2024-03-27 DATE REVISION TO SUBDIVISION PLAN AND USE IS 1.2

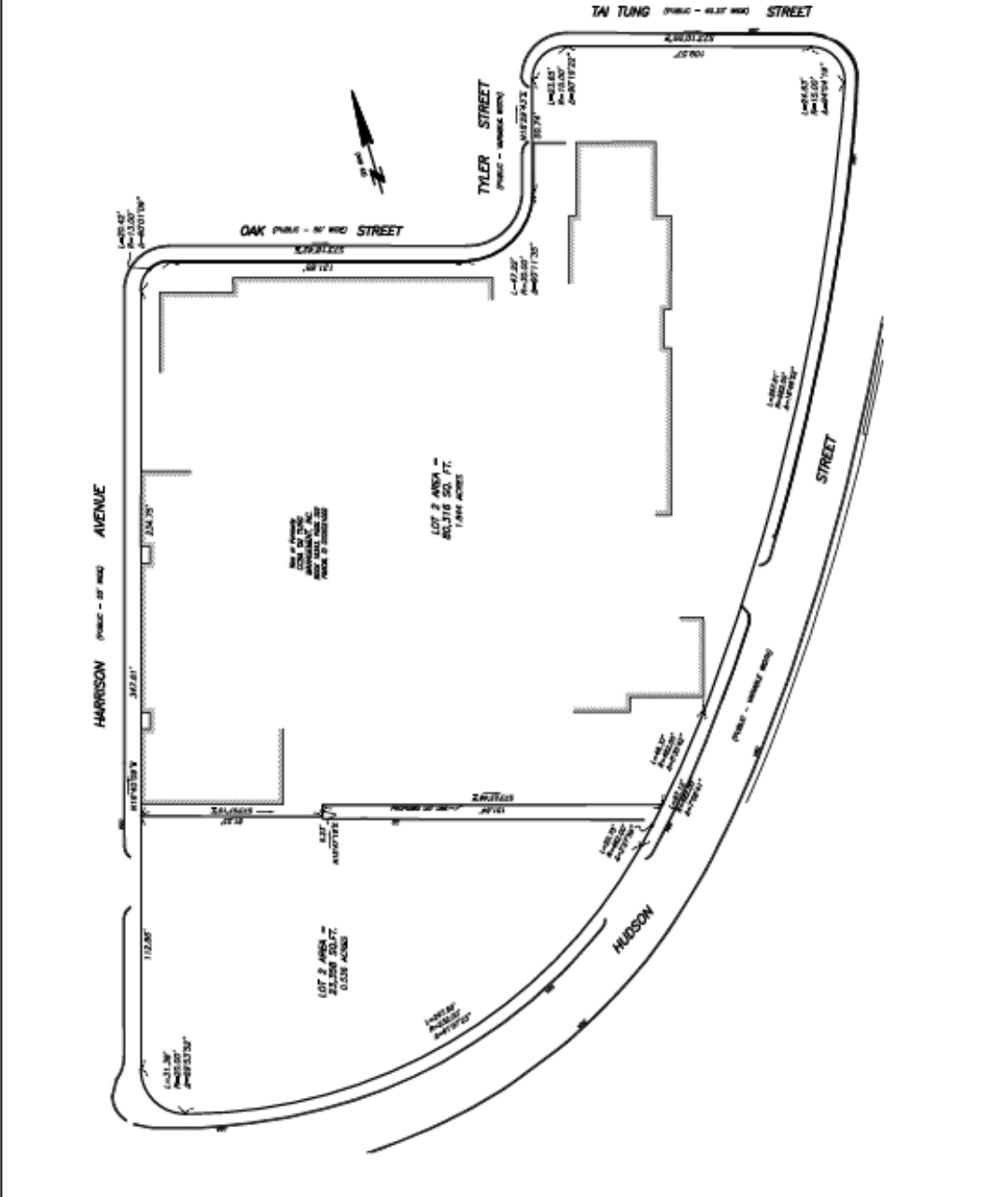
SUBDIVISION PLAN
 210-262 & 268 HARRISON AVENUE
 BOSTON, MASS.

FIELDPOINT LAND SURVEYORS
 182 JARVIS STREET
 BOSTON, MASS. 02119
 PHONE: (617) 552-2700
 www.fieldpointland.com

FIELDPOINT
 LAND SURVEYORS



SCALE	1" = 40'
LENGTH	1" = 40'
AREA	1" = 1600'
VOLUME	1" = 64000'



Attachment B



288 HARRISON RESIDENCES
 SEPTEMBER 24, 2020
 PAGE 4

Bruner/Cott
 ARCHITECTS



BEACON
 CONSULTANTS

LANDSCAPE PLAN



GENERAL NOTES - FLOOR PLANS

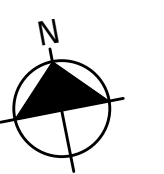
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2. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD UON.
3. DIMENSIONS LABELED "CLEAR," "MIN," OR "MAX" ARE MEASURED FROM FACE OF FINISH.
4. CO-ORDINATE ALL LOAD-BEARING AND SHEAR WALLS WITH STRUCTURAL FRAMING DRAWINGS. ANY CONFLICTS IN WALL TYPES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
5. ALL RECESSED CABINETS AND/OR EQUIPMENT OCCURRING IN FIRE RATED PARTITIONS SHALL BE ENCLOSED IN CONSTRUCTION WHICH MAINTAINS THE CONTINUITY OF ITS FIRE RATING.
6. IF PARTITION TYPE IS UNTAGGED, SEEK WRITTEN CLARIFICATION FROM ARCHITECT.
7. ANGLES ARE 90° UON, SEEK CLARIFICATION FROM ARCHITECT.

Rev.	Date	Remarks
3	07/29/2022	ARTICLE 25A

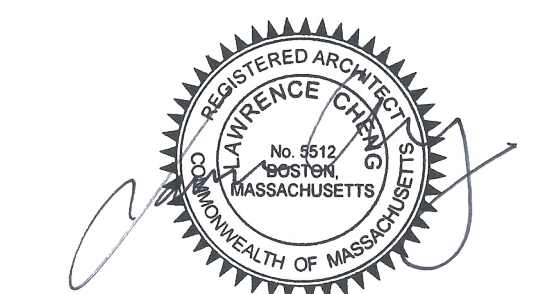
Date: SEPTEMBER 1, 2022
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Project Number: 19.006
Drawn By: LC/KW

288 HARRISON RESIDENCES

288 Harrison Avenue
Boston, MA 02111

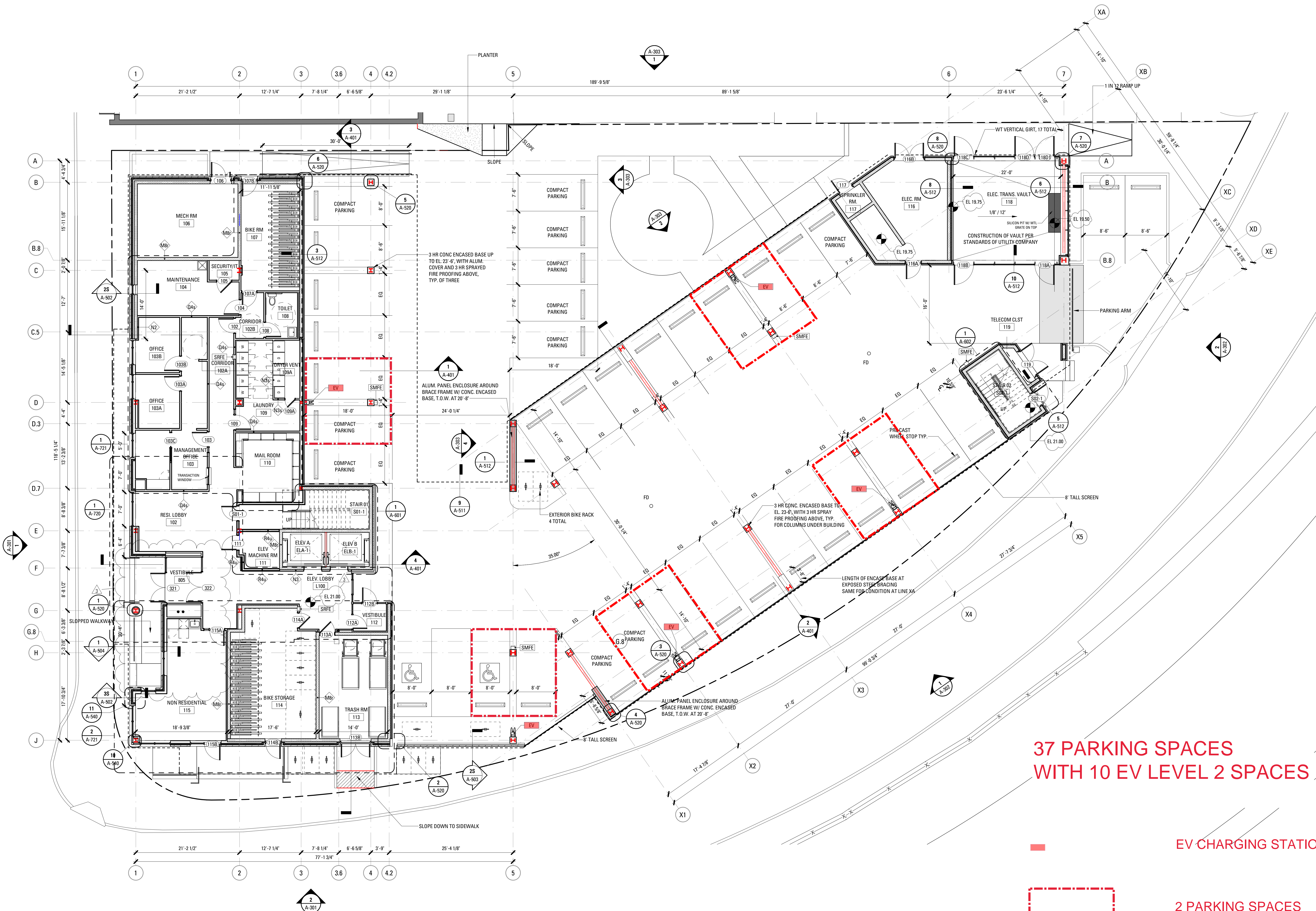


UPDATED PERMIT SET



OVERALL - FIRST FLOOR PLAN

A-101



**37 PARKING SPACES
WITH 10 EV LEVEL 2 SPACES**

EV CHARGING STATION

2 PARKING SPACES
SERVICED BY ONE
EV CHARGING STATION

1 OVERALL PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"