



A. GENERAL APPLICATION INFORMATION

1. Project Location

| | | |
|--|------------------------------------|----------------------|
| 310 Northern / 5 Fid Kennedy (a.k.a. 310 Northern Avenue) a. Street Address | Boston b. City/Town | 02210 c. Zip Code |
| f. Assessors Map/Plat Number | 0602674060 g. Parcel/Lot Number | |

2. Applicant

| | | | |
|--|------------------------|--|----------------------|
| Rebecca a. First Name | Hansen b. Last Name | Boston Planning & Development Agency c. Company | |
| City Hall Square 9th floor d. Mailing Address | | | |
| Boston e. City/Town | | MA f. State | 02110 g. Zip Code |
| 617-918-6261 h. Phone Number | i. Fax Number | Rebecca.Hansen@boston.gov j. Email address | |

3. Property Owner

| | | | |
|--|------------------------|---|----------------------|
| Rebecca a. First Name | Hansen b. Last Name | Economic Development and Industrial Corporation of Boston c. Company | |
| 1 City Hall Square 9th floor d. Mailing Address | | | |
| Boston e. City/Town | | MA f. State | 02201 g. Zip Code |
| 617-918-6261 h. Phone Number | i. Fax Number | Rebecca.Hansen@boston.gov 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 | 02201 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 | 315 |
| Exempt Spaces | | Residential Included Spaces | 0 |
| Residential Excluded Spaces | | Residential Excluded Spaces | 0 |

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: 296 | Number of Showers: 16 |
| Number of Short-Term Bicycle Spaces: 42 | Bikeshare Station Size and Contribution: <small>Location for 1, 19 dock station plus \$200,000 contribution.</small> |
| Number of Lockers: 129 | Other Amenities (Please List): |

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

| | |
|------------------------------------|---|
| EVSE-Installed Points: A 79 | Total number of spaces: C 315 |
| EV-Ready Points: B 236 | 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: 315 | Total Parking Facility Square Footage: 160,590 |
| Number of New Spaces: 315 | Ratio of Residential Spaces to Units: na |
| Number of Existing Spaces: 0 | (Optional) Number of Spaces Returned: na |

Since this will be a new parking permit, the 140 existing on-site parking spaces will be returned to the Freeze Bank, with all 315 spaces then being requested from the Freeze Bank.

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

| | |
|--|----------------------------|
| Residential Sqft: | Retail Sqft: 22,000 |
| Office/Admin Sqft: | Institutional Sqft: |
| Industrial Sqft: 720,000 <small>Lab/R&D use</small> | 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.)

Currently, not available based on where we are in the process.



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.

Rebecca Hansen

Signature of Applicant

4/20/23

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.

STATEMENT OF NEED

This parking permit application for Parcel X in the Raymond L. Flynn Marine Park is with regards to the proposed 310 Northern Avenue project (Project) currently under final review by the BPDA. Parcel X is owned by the city of Boston and currently ground leased to the New Boston Seafood Center (NBSC). MCP 310 Northern LLC, an affiliate of Marcus Partners the Project Proponent, entered into an agreement with the NBSC in 2019 to acquire the ground lease from the city contingent on restructured ground lease terms that were agreed to and approved by the EDIC Board in November 2020.

Per the EDIC Board approved ground lease term sheet, the Project will replace the existing 72,000 SF of marine industrial use, including 140 surface parking spaces, with approximately 742,000 square feet of gross floor area for general industrial/R&D use. The Project will be split between two buildings known as 310 Northern Avenue and 5 Fid Kennedy Avenue, including up to approximately 20,000 sf of non-destination retail use. The Project may be constructed as a single phase or in phases. The change in use and redevelopment of the site up to a 4.0 FAR is consistent with the soon to be adopted Raymond L. Flynn Marine Park Final Master Plan Update submitted by the city of Boston.

The Project is subject to the city of Boston's Article 80 Large Project Review. The Project includes a parking ratio of up to 0.55 parking spaces per 1,000 sf, as previously agreed to by the EDIC Board, equal to approximately 408 parking spaces assuming 742,000 sf of gross floor area based on Parcel X consisting of approximately 185,501 sf of land. This 0.55 parking spaces per 1,000 sf parking ratio is significantly less than the maximum parking ratio of 0.80 parking spaces per 1,000 sf of general industrial/R&D use allowed in this area by the recently approved Boston's Transportation Department Guidelines.

The Project proposal assumes 408 parking spaces will be provided to Parcel X, as previously agreed to by the EDIC Board. The Project is proposing to locate up to 315 parking spaces on site in a below grade garage (the garage), which is what has been requested from APCC. 93 parking spaces, the difference between the agreed to 408 parking spaces and the 315 onsite parking spaces, will be satisfied in the city managed central garage via an agreement in the ground lease to allow taking the spaces under licenses with the EDIC for 15 years after the first occupancy of each phase. Parking in the city managed central garage will be at the market rate.

The garage spaces will be developed in phases consistent with the building phases. The garage spaces will be used by the Parcel X general industrial/R&D use and retail tenants, and their employees and visitors. The garage will not be open to the public.

Vehicular access and egress to the garage is off Access Road A and Unnamed Access Road.

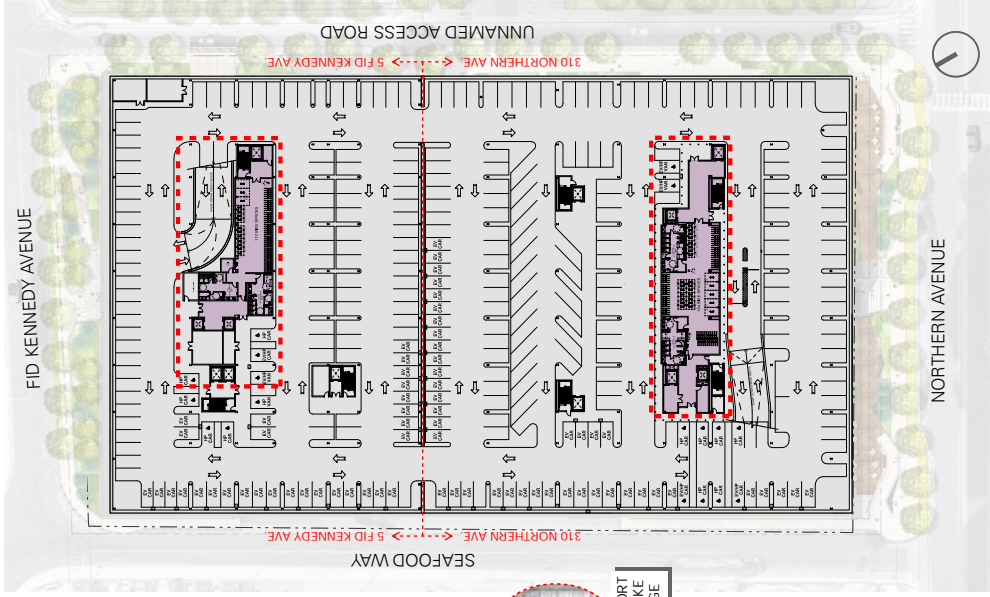
The garage will include electric vehicle Level 2 chargers for 25% of the parking spaces, or 79 spaces, and the remaining 75% of parking spaces, or 236 spaces, will be EV-ready for future installation of electric vehicle service equipment.

Bicycle storage rooms at the garage level will include outlets for 32 electric bicycles. The bicycle storage rooms will include secure, long term bicycle storage for 296 bicycles. Short term bicycle parking for approximately 42 bikes will be accommodated within the Project site's public realm. The Project will provide a contribution to Boston's bicycle sharing program which will pay for a 19-dock bicycle sharing station on site.

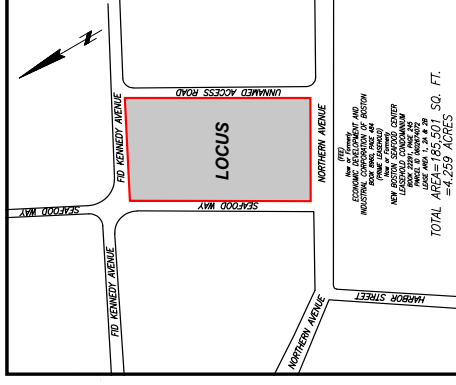
APCC APPLICATION | FLOOR PLANS, LOCUS PLAN + PARKING MATRIX



GROUND LEVEL PLAN



GARAGE LEVEL PLAN



LOCUS PLAN | N.T.S.

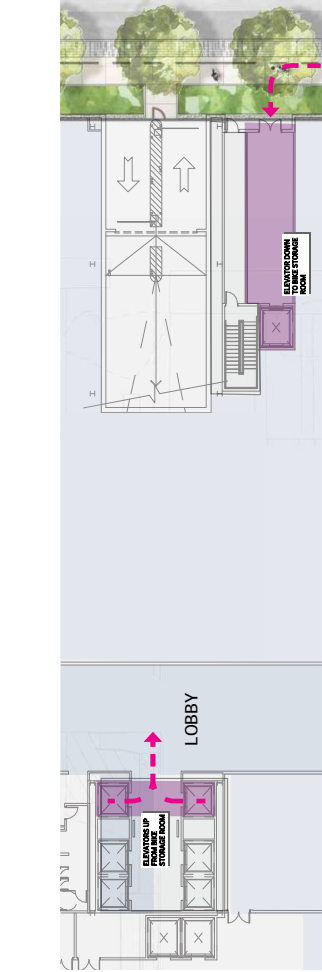
Site is owned by AIO
Economic Corporation of Boston
100% owned by
KIMBERLY CLARK
METABOLIC SERVICES CENTER
100% owned by
METABOLIC SERVICES
100% owned by
METABOLIC SERVICES
TOTAL AREA: 165,507 SQ. FT.
= 4.239 ACRES

| BUILDING | PARKING SPACES | EVSE POINTS | |
|---|----------------|-------------|------------|
| | | INSTALLED** | READY |
| 5 FID KENNEDY AVENUE: 1260,000 GFA x .4257/0007 = SPACES | 130 | 33 | 97 |
| 310 NORTHERN AVENUE: 1462,000 GFA x .4257/0007 = SPACES | 185 | 46 | 139 |
| TOTALS: | 315 | 79 | 236 |

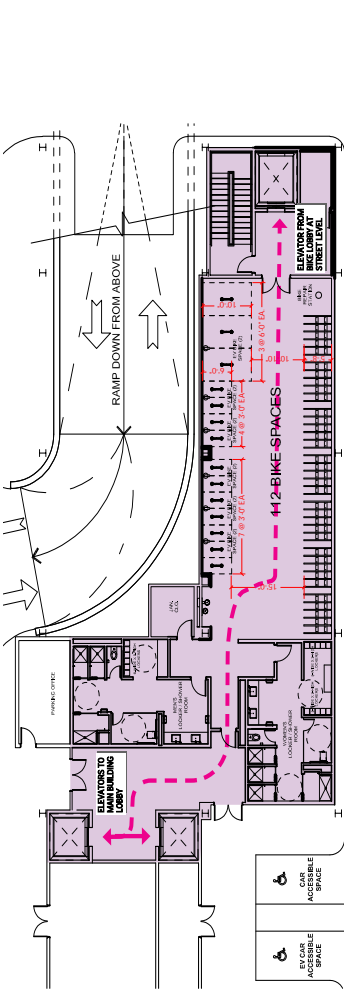
** Parking Multiplier

** EVSE Installed Points - Day One

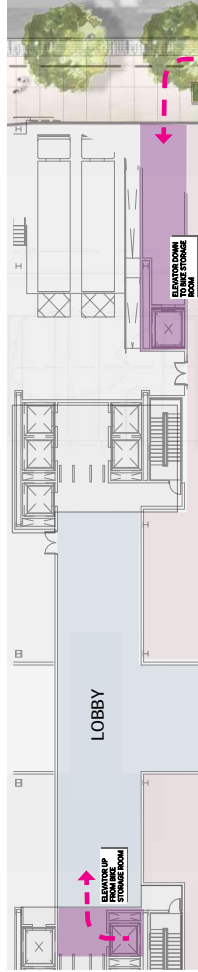
APCC APPLICATION | BIKE STORAGE ROOM PLANS + BIKE ROOM ACCOMMODATIONS MATRIX



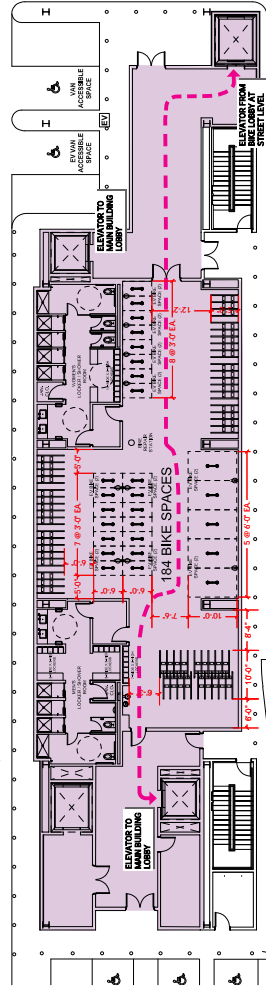
5 FID KENNEDY AVENUE
ENLARGED BIKE LOBBY PLAN | LEVEL 1 - N.T.S.



5 FID KENNEDY AVENUE
ENLARGED BIKE STORAGE PLAN | GARAGE LEVEL - N.T.S.



310 NORTHERN AVENUE
ENLARGED BIKE LOBBY PLAN | LEVEL 1 - N.T.S.



310 NORTHERN AVENUE
ENLARGED BIKE STORAGE PLAN | GARAGE LEVEL - N.T.S.

TABLE 4: PERFORMANCE OF INVERTED U AND TWO-TIER RACKS

| CRITERIA | A | B | C | D | E |
|---|---|---|---|---|---|
| Supports weight | Y | Y | Y | Y | Y |
| Materials strong and durable | Y | Y | Y | Y | Y |
| Use is flexible for multiple purposes | Y | Y | Y | Y | Y |

FIGURE 4: SPECIFICATIONS FOR THE CITY OF BOSTON STANDARD RACK

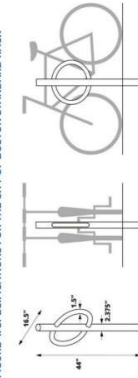
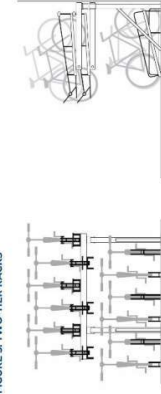


FIGURE 5: TWO-TIER RACKS



2020/2021 BICYCLE ACCOMMODATIONS PER BTD/BOSTON BIKE GUIDELINES

| LAND USE / SF OR UNITS: | LONG TERM BICYCLE STORAGE | | SHOWERS | | LOCKERS | | SHORT TERM BICYCLE STORAGE | | BIKE SHARE CONTRIBUTION FEE |
|------------------------------|---------------------------|------------|--------------------|------------|-------------------|------------|----------------------------|------------|-----------------------------|
| | RATE | # PROVIDED | RATE | # PROVIDED | RATE | # PROVIDED | RATE | # PROVIDED | |
| 310 NORTHERN AVENUE: | | | | | | | | | |
| LAB / RESEARCH: 440,000 SF | 1/2,500 SF | 176 | 1/60,000 SF (1MIN) | 8 | 1/6,000 SF (1MIN) | 74 | 1/20,000 SF (8MIN) | 23 | \$0.28 |
| RETAIL/RESTAURANT: 22,000 SF | 1/3,000 SF | 8 | 1/60,000 SF (1MIN) | 1 | 1/6,000 SF (1MIN) | 4 | 1/5,000 SF | 5 | \$0.37 |
| SUBTOTALS: 462,000 SF | 184 | 184 | 9 | 9 | 78 | 81 | 27 | 28 | \$78,400 |
| 5 FID KENNEDY AVENUE: | | | | | | | | | |
| LAB / RESEARCH: 280,000 SF | 1/2,500 SF | 112 | 1/60,000 SF (1MIN) | 5 | 1/6,000 SF (1MIN) | 47 | 1/20,000 SF | 14 | \$0.28 |
| RETAIL / RESTAURANT: 0 SF | 1/3,000 SF | 0 | 1/60,000 SF (1MIN) | 0 | 1/6,000 SF (1MIN) | 0 | 1/5,000 SF | 0 | \$0.37 |
| SUBTOTALS: 280,000 SF | 112 | 112 | 5 | 7 | 47 | 48 | 14 | 14 | \$131,340 |
| TOTALS: 742,000 SF | 296 | 296 | 14 | 16 | 125 | 129 | 41 | 42 | \$200,000 |

NOTE: EV BIKE SPACES PROVIDED:
310 NORTHERN AVENUE: 20 SPACES | 5 FID KENNEDY: 12 SPACES

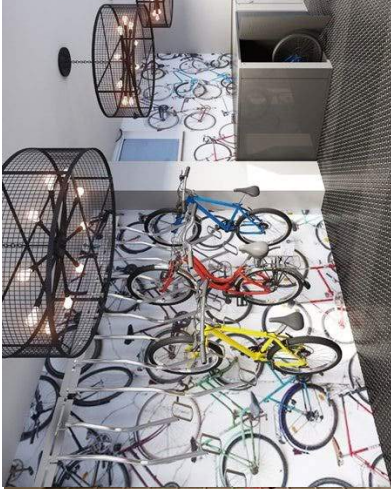
APPROVED CITY OF BOSTON BIKE RACKS



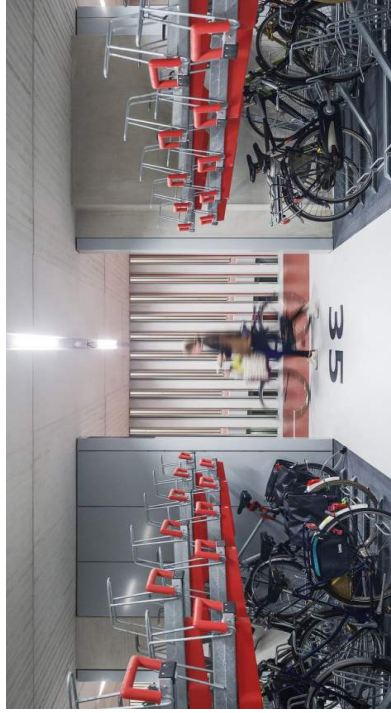
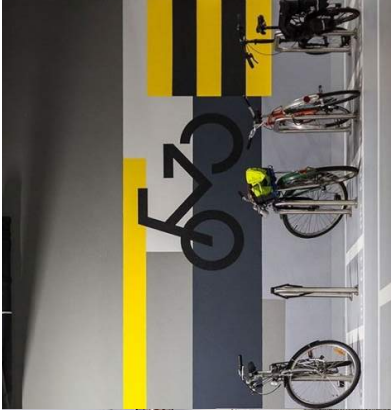
HOWARD STEIN HUDSON

MARCUS PARTNERS

APCC APPLICATION | ENVISIONING - BICYCLE ACCOMMODATIONS



COLORFUL | BOLD GRAPHICS



USER FRIENDLY BIKE RACKS



ACCESS TO AMENITIES



BIKE REPAIR STATION
BICYCLE LOBBY EXPERIENCE



DIRECT STREET ACCESS



BRIGHT AND INVITING SPACES
BICYCLE LOCKER ROOM EXPERIENCE

310 Northern Avenue/5 Fid Kennedy Avenue
INTERACTIVE EV REQUIREMENT EQUIVALENCE CALCULATOR

HOWARD STEIN HUDSON
 May 17, 2022

| | |
|--------------------------------|-----------------------------|
| PROJECT CHARACTERISTICS | <i>Fill Out Cells Below</i> |
| Total Parking Count - | 315 |

| | |
|-----------------------------------|-----------------------------------|
| TOTAL EVSE POINTS PROVIDED | TOTAL EVSE POINTS REQUIRED |
| 315 | 315 |

EVSE-INSTALLED EQUIVALENCE CALCULATOR

| <i>Options</i> | <i>Amount of parking spaces served</i> | <i>Weighted Points (per mitigation measure)</i> | <i>Total Points</i> | <i>Restriction/Range</i> |
|---------------------------------------|--|---|---------------------|--|
| LEVEL 1 CHARGER | 0 | 1 | 0 | Only residential and office may offset with this option. Parking spaces must be assigned if residential. |
| LEVEL 2 CHARGER | 74 | 1 | 74 | |
| DCFC - 50KW | 0 | 8 | 0 | |
| DCFC - 150KW | 0 | 24 | 0 | |
| EV Carshare | | 19 | 0 | |
| Electric Bike Parking Amenities | 10 | 0.5 | 5 | Maximum of 5 points. |
| Total Vehicle Parking Spaces - | 74 | | | |

| | |
|--|---|
| EVSE - INSTALLED POINTS ACCRUED | EVSE - INSTALLED POINTS REQUIRED |
| 79 | 79 |

EVSE-READY EQUIVALENCE CALCULATOR

| <i>Options</i> | <i>Amount of parking spaces served</i> | <i>Weighted Points (per mitigation measure)</i> | <i>Total Points</i> | <i>Restriction/Range</i> |
|---------------------------------------|--|---|---------------------|--|
| LEVEL 1 CHARGER | 0 | 1 | 0 | Only residential and office may offset with this option. Parking spaces must be assigned if residential. |
| LEVEL 2 CHARGER | 236 | 1 | 236 | |
| DCFC - 50KW | 0 | 8 | 0 | |
| DCFC - 150KW | 0 | 24 | 0 | |
| Total Vehicle Parking Spaces - | 236 | | | |

| | |
|------------------------------------|-------------------------------------|
| EVSE - READY POINTS ACCRUED | EVSE - READY POINTS REQUIRED |
| 236 | 236 |

310 Northern Avenue/5 Fid Kennedy Avenue
Bicycle Accommodations per BTB/Boston Bikes Guidelines

HOWARD STEIN HUDSON
 May 31, 2022

| 2020/2021 GUIDELINES | | | | | | | | | | | | |
|--------------------------------|----------------------|------------|---------------------|-----------|---------------------|------------|---------------------|----------------------|-----------|---------------|-------------------------------------|-----|
| land use/square feet* or units | Internal | | | | | | External | | | | | |
| | bicycle storage rate | number | rate | showers | lockers | rate | lockers | rate | bicycles | number | bike share contribution rate per sf | fee |
| 310 Northern Avenue | | | | | | | | | | | | |
| Lab/Research (office rates) | 440,000 sf | 176 | 1/2,500 sf (1 min.) | 8 | 1/6,000 sf (1 min.) | 74 | 1/6,000 sf (1 min.) | 1/20,000 sf (6 min.) | 22 | \$0.28 per sf | \$123,200 | |
| Retail/Restaurant | 22,000 sf | 8 | 1/3,000 sf (1 min.) | 1 | 1/6,000 sf (1 min.) | 4 | 1/6,000 sf (1 min.) | 1/5,000 sf | 5 | \$0.37 per sf | \$8,140 | |
| subtotals - | 462,000 sf | 184 | | 9 | | 78 | | | 27 | | \$131,340 | |
| 5 Fid Kennedy Avenue | | | | | | | | | | | | |
| Lab/Research (office rates) | 280,000 sf | 112 | 1/2,500 sf (1 min.) | 5 | 1/6,000 sf (1 min.) | 47 | 1/6,000 sf (1 min.) | 1/20,000 sf (6 min.) | 14 | \$0.28 per sf | \$78,400 | |
| Retail/Restaurant | 0 sf | 0 | 1/3,000 sf (1 min.) | 0 | 1/6,000 sf (1 min.) | 0 | 1/6,000 sf (1 min.) | 1/5,000 sf | 0 | \$0.37 per sf | \$0 | |
| subtotals - | 280,000 sf | 112 | | 5 | | 47 | | | 14 | | \$78,400 | |
| TOTAL - | 742,000 sf | 296 | | 14 | | 125 | | | 41 | | \$209,740 | |

PROVIDED - 296 16 129 42 \$200,000

plus, location for 19 bike bikeshare station on-site.

Note: * - for the purposes of bicycle accommodation calculations, Gross Floor Area is used as representative of Square Feet.