

May 5, 2023

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

RE: Permit Renewal and Application to Amend to Temporarily Increase Inventory

Dear Commissioners,

I am writing to request that the existing permit on 28 Cross Street be renewed and request that it be amended to increase the allocation to 18 spaces from 10 spaces for an interim period.

The parking lot was purchased in June of 2022 as part of an assemblage of properties for the purpose of redeveloping the site into a hotel. The project was approved by the BPDA in March of 2022 and the project received the relief needed from the Boston Zoning Board of Appeals in August 2022, but has since been under appeal by an abutter.

Once the project starts construction, the 18-space parking lot will be closed and the spaces will not be replicated on site, therefore removing 18 parking spaces to Boston's parking inventory.

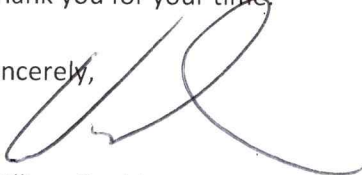
The proponent purchased the lots from J&A Realty Trust and J&C Realty Trust and during the process, the Seller did not divulge that only 10 spaces were approved under their parking permit. The Seller also parked on all 18 spaces exceeding the 10-space allocation.

The proponent requests that the 10 exempt spaces be re-approved, and that the remaining 8 spaces be approved as commercial transient spaces as there is significant demand for parking due to the temporary closure of the parking garage at Bulfinch Crossing. Again, this request is a short-term request pending resolution of the abutter appeal, which is hoped to be resolved in the next 18-24 months. At that time, construction will commence, and all spaces will be removed permanently.

I can be reached at 617-320-1420 or by email at bcaulder@6mdev.com.

Thank you for your time.

Sincerely,



William Caulder
Manager
Cross Street Ventures LLC
5 Union Wharf, Boston, MA 02109



A. GENERAL APPLICATION INFORMATION

1. Project Location

28-40 Cross Street a. Street Address	Boston b. City/Town	02113 c. Zip Code
f. Assessors Map/Plat Number	8 Parcels - See attached g. Parcel/Lot Number	

2. Applicant

William a. First Name	Caulder b. Last Name	Cross Street Ventures LLC c. Company	
5 Union Wharf d. Mailing Address			
Boston e. City/Town		MA f. State	g. Zip Code
617-320-1420 h. Phone Number	i. Fax Number	bcaulder@6mdev.com j. Email address	

3. Property Owner

William a. First Name	Caulder b. Last Name	Cross Street Ventures LLC c. Company	
5 Union Wharf d. Mailing Address			
Boston e. City/Town		MA f. State	g. Zip Code
617-320-1420 h. Phone Number	i. Fax Number	bcaulder@6mdev.com j. Email address	

Check if more than one owner:

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



4. Representative (if any)

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

5. What kind of application is being filed?

- Request a New Parking Freeze Permit or Exemption Certification
- Modify an existing Parking Freeze Permit or Exemption Certification

6. Which Parking Freeze is your facility located in

- Downtown Boston
- South Boston

B. PARKING FACILITY INFORMATION

1. Applicant

Downtown Boston		South Boston	
Commercial Spaces	8	Commercial Spaces	
Exempt Spaces	10	Residential Included Spaces	
Residential Excluded Spaces		Residential Excluded Spaces	

2. Do you currently or will you charge for parking?

- Yes
- No
- Not sure

3. What is your current or proposed parking method and facility type? (select all that apply)

- Valet
- Surface Lot
- Self-Parking
- Garage



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

Number of Long-Term Bicycle Spaces: 0	Number of Showers: 0
Number of Short-Term Bicycle Spaces: 0	Bikeshare Station Size and Contribution: 0
Number of Lockers: 0	Other Amenities (Please List): None

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

EVSE-Installed Points: A 0	Total number of spaces: C 18
EV-Ready Points: B 0	Does A + B = C ? <input type="checkbox"/> Yes <input checked="" 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: 18	Total Parking Facility Square Footage: 5,622 sf
Number of New Spaces: 0	Ratio of Residential Spaces to Units: N/A
Number of Existing Spaces: 18	(Optional) Number of Spaces Returned:

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

Residential Sqft: 0	Retail Sqft: 8,100 sf
Office/Admin Sqft: 0	Institutional Sqft: 0
Industrial Sqft: 0	Lodging Sqft: 0

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

Yes No

(If yes, please attach the draft or final TAPA to this form if available.)



C. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Applicant will place notification of this Application in a local newspaper at the expense of the applicant in accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits.

William L. Caulder	Digitally signed by William L. Caulder Date: 2023.05.05 13:17:44 -04'00'	5/5/23
_____ Signature of Applicant		_____ Date
William L. Caulder	Digitally signed by William L. Caulder Date: 2023.05.05 13:17:57 -04'00'	5/5/23
_____ 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.

TOTAL SPACES - 18

Exempt Parking Spaces (10)

Commercial Space (8) - Unassigned

Subject Property Parcel ID's

0302460000 (28-32 Cross Street)

0302460001 (Cross Street)

0302461000 (55-57 Endicott Street)

0302462000 (57R Endicott Street)

0302463001 (23 Morton Street)

0302464000 (23 Morton Street)

0302464001 (23 Morton Street)

0302464002 (23 Morton Street)

Exempt Parkers

Going bananas – 4 spaces –Salem Street

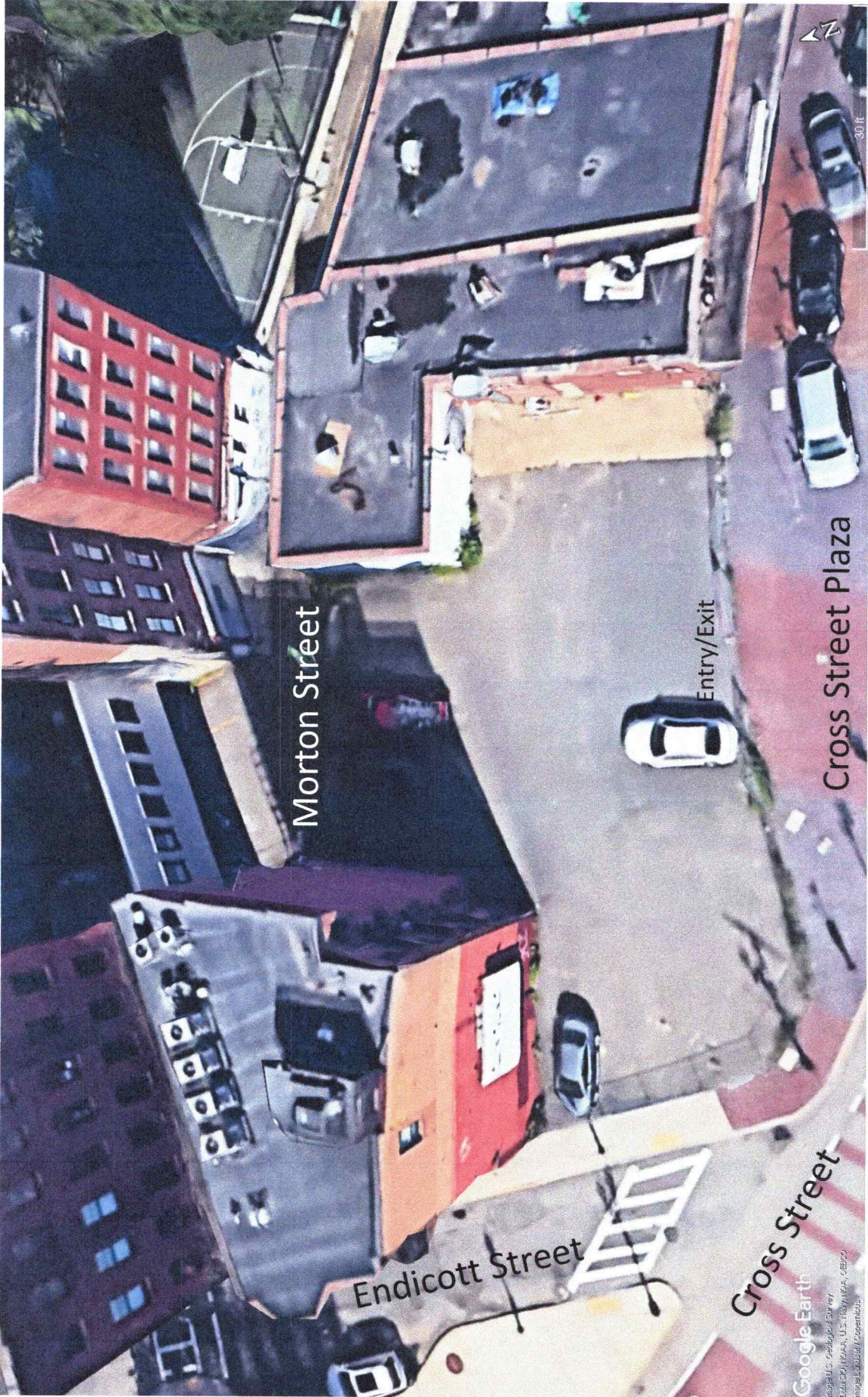
Luxury living – 1 space – Cross Street

Modern Pastries – 2 spaces – Hanover Street

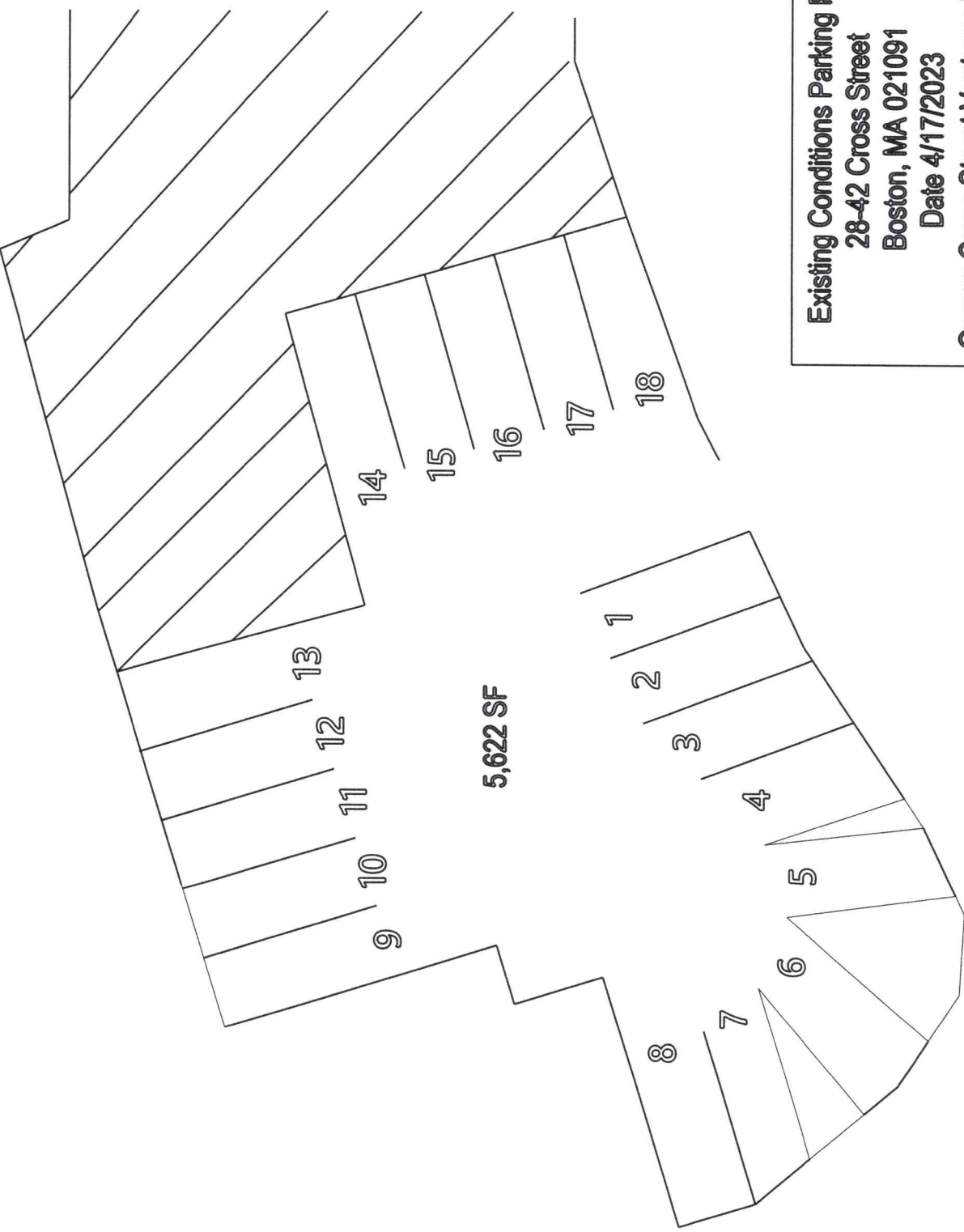
Lucia Ristorante – 1 Space – Hanover Street

Sulmona Market – 1 space - Parmenter

6M Development – Owner 1 space



Locus Plan – 28-40 Cross Street, Boston, MA 02113



Existing Conditions Parking Plan
28-42 Cross Street
Boston, MA 02109
Date 4/17/2023
Owner: Cross Street Ventures LLC
5 Union Wharf
Boston, MA 02109

Business Entity Summary

ID Number: 001424669

Proof of Ownership

[Request certificate](#)

[New search](#)

Summary for: CROSS STREET VENTURES LLC

The exact name of the Domestic Limited Liability Company (LLC): CROSS STREET VENTURES LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001424669

Date of Organization in Massachusetts: 02-07-2020

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 5 UNION WHARF

City or town, State, Zip code, Country: BOSTON, MA 02109 USA

The name and address of the Resident Agent:

Name: DAMON M. SELIGSON

Address: DINICOLA, SELIGSON & UPTON LLP 6 BEACON STREET, SUITE 700

City or town, State, Zip code, Country: BOSTON, MA 02108 USA

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	WILLIAM LANE CAULDER	5 UNION WHARF BOSTON, MA 02109 USA
MANAGER	WILLIAM LANE CAULDER	5 UNION WHARF BOSTON, MA 02109 USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	WILLIAM LANE CAULDER	5 UNION WHARF BOSTON, MA 02109 USA
SOC SIGNATORY	WILLIAM LANE CAULDER	5 UNION WHARF BOSTON, MA 02109 USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	WILLIAM LANE CAULDER	5 UNION WHARF BOSTON, MA 02109 USA

Consent

Confidential Data

Merger Allowed

Manufacturing

View filings for this business entity:

ALL FILINGS

Annual Report

Annual Report - Professional

Articles of Entity Conversion

Certificate of Amendment

[View filings](#)

Comments or notes associated with this business entity: