

BOSTON, MASSACHUSETTS

## **420 East Street**

APCC Parking  
Permit Application

Prepared for  
**City of Boston**

Prepared by  
**Howard Stein Hudson**

**March 2025**



**HOWARD STEIN HUDSON**

Engineers + Planners



March 17, 2025

Boston Air Pollution Control Commission  
c/o Environment Department  
1 City Hall Square, Room 709  
Boston, MA 02201

Email: [apcc@boston.gov](mailto:apcc@boston.gov)  
Attn: Alice Brown and Alyssa Farkas

**Re: 420 E Street, South Boston, Massachusetts  
APCC Parking Permit Application for Permit Modification**

To Whom it May Concern,

Enclosed please find the Application of ATLANTIC OLIVER III 420 E STREET LLC (the Applicant) to the City of Boston Air Pollution Control Commission (APCC) for a modification to APCC South Boston Parking Freeze Permit No. APCC367733, in connection with a request for additional spaces within the Industrial/Commercial Freeze Zone. The Site is currently permitted for 90 commercial spaces and requests an additional 50 spaces (140 total) to meet the demands of the current program. The Permit Application retains the existing parking configuration and site access. The Site has no ongoing or expected review by other City agencies.

As further detailed in the enclosed materials, the Applicant seeks the APCC's approval of a modified South Boston Parking Freeze Permit. In support of this application, we provide the following Exhibits:

- A. APCC Application for Modified Parking Freeze Permit
- B. Statement of Need
- C. Proof of Ownership
- D. Location of Facility, including a Locus Plan and Project Site Photos
- E. Site Plan Layout with Parking and Vehicle Maneuvers
- F. Abutters List (within 300 feet of Facility)

We respectfully request to be included on the agenda for the next scheduled APCC meeting on April 16, 2025. Hardcopies of the enclosed materials, together with a Joint Staff Report will be submitted not less than two (2) weeks before the anticipated hearing date.

If you have any questions about this matter, please do not hesitate to contact me if any additional information is required.



Sincerely,

Ian McKinnon  
Associate Principal

Cc: John Adair, Oliver Street Capital



HOWARD STEIN HUDSON

Engineers + Planners

## Exhibit A

### APCC Permit Application



**A. GENERAL APPLICATION INFORMATION**

1. Project Location

420 E Street a. Street Address	Boston b. City/Town	02127 c. Zip Code
Book 64087, Page 241 f. Assessors Map/Plat Number	0602836020 g. Parcel/Lot Number	

2. Applicant

John a. First Name	Adair b. Last Name	ATLANTIC OLIVER III 420 E STREET LLC c. Company	
125 HIGH STREET, SUITE 220 C/O OLIVER STREET CAPITAL LLC d. Mailing Address			
Boston e. City/Town		MA f. State	02110 g. Zip Code
(571) 216-2878 h. Phone Number		adair@oliverst.com i. Fax Number j. Email address	

3. Property Owner

		same as applicant	
a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	02110 g. Zip Code
h. Phone Number	i. Fax Number	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)

Ian a. First Name	McKinnon b. Last Name	Howard Stein Hudson c. Company
11 Beacon Street, Suite 1010 d. Mailing Address		
Boston e. City/Town	MA f. State	02110 g. Zip Code
617 348 3341 h. Phone Number	n/a i. Fax Number	imckinnon@hshassoc.com 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	140
Exempt Spaces		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: <b>n/a</b>	Number of Showers: <b>n/a</b>
Number of Short-Term Bicycle Spaces: <b>n/a</b>	Bikeshare Station Size and Contribution: <b>n/a</b>
Number of Lockers: <b>Yes</b>	Other Amenities (Please List): <b>Indoor Bike Storage allowed</b>

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

EVSE-Installed Points: <b>A n/a</b>	Total number of spaces: <b>C</b>
EV-Ready Points: <b>B</b>	Does <b>A + B = C</b> ? <input 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](http://www.boston.gov/recharge-boston).

6. Please fill out the information below:

Total Number of Proposed Spaces: <b>140</b>	Total Parking Facility Square Footage: <b>50,400</b>
Number of New Spaces: <b>50</b>	Ratio of Residential Spaces to Units: <b>n/a</b>
Number of Existing Spaces: <b>90</b>	(Optional) Number of Spaces Returned: <b>0</b>

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

Residential Sqft:	Retail Sqft:
Office/Admin Sqft:	Institutional Sqft:
Industrial Sqft: <b>90,234</b>	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.)



**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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
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](http://boston.gov/landmarks) and [boston.gov/conservation](http://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](mailto: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](mailto:APCC@boston.gov).



HOWARD STEIN HUDSON

Engineers + Planners

## Exhibit B

### Statement of Need



## STATEMENT OF NEED

This statement of need is intended to accompany and support the application by ATLANTIC OLIVER III 420 E STREET LLC (the “Owner”), an affiliate of Oliver Street Capital, for a South Boston Parking Freeze Permit Modification (the “Permit Modification”) issued by the Boston Air Pollution Control Commission (APCC) for the Site located at 420 E Street (the “Property”).

The Property was acquired by the Owner in December 2023 from ARE-MA REGION NO. 84, LLC. The Property is currently used as a material supply and logistics facility and is within the South Boston Industrial/Commercial Freeze Zone. South Boston Parking Freeze Permit No. APCC 3677733 issued by the APCC authorizes a total of 90 commercial spaces at the Property (the “Existing Freeze Permit”).

The Owner requests an additional 50 spaces from the Freeze Bank to support the ongoing operations of the site.

The site access will remain unchanged, and the existing conditions can safely and efficiently accommodate the requested additional 50 spaces without a need for site modifications.

The Property’s primary occupant is DHL, a multinational logistics brand, providing courier, package delivery, and express mail service, delivering over 1.7 billion parcels per year. DHL has served Greater Boston’s businesses and residents from the Property’s location in South Boston since the late 1980’s. Given its urban location and proximity to Logan International Airport, the Property is a mission critical ServicePoint location for DHL Express, offering international and next day U.S. shipping services. This location processed and delivered approximately 1.1 million packages in 2024 and is projecting 3% annual growth. DHL has 70-90 employees on site on a typical weekday. During each shift, employees park their personal vehicles on site and then depart for deliveries in the last mile fleet vehicles that are stored on the Property. Based on the near 18 hour operation, 123 DHL vehicles (whether employee vehicles or fleet vehicles) need accommodation on the Property to ensure operational efficiency. Two other tenants, Shawmut Construction and White Cap also occupy the Property. Shawmut and White Cap require accommodation for a combined 17 employee vehicles on the Property to ensure operational efficiency. In total 140 spaces are necessary for the efficient operation of the Site.

At the time that the South Boston Parking Freeze was initially implemented, in 1993, DHL and the Site were operating as they are today. In 2004 the Commonwealth of Massachusetts approved the South Boston Parking Freeze Plan, and the City began inventorying spaces by sending applications to property owners. The Site’s previous owner had requested 116 spaces in an application dated October 1, 2004, to be allocated to parcel 060286100 to meet the needs of the Site with the uses operating at that time. The Site was allocated 90 spaces despite its consistent operation prior to the establishment of the Air Pollution Control Commission and the 2004 South Boston Freeze Bank. The Owner intends to bring the Site into compliance through this permit modification request to match the apparent grandfathered nature of the Site.



The area surrounding the Property includes the industrial South Boston Waterfront neighborhood with local commercial and industrial businesses that serve an important regional role. The Owner believes that the number of parking spaces proposed is the minimum number it can provide for the proposed tenant needs while also not impacting the needs of the surrounding neighborhood.



HOWARD STEIN HUDSON

Engineers + Planners

## Exhibit C

Proof of Ownership

- Quitclaim Deeds

# Suffolk County Registry of Deeds

## Electronically Recorded Document

This is the first page of the document - Do not remove

---

### Recording Information

Document Number	: 81829
Document Type	: DED
Recorded Date	: December 21, 2023
Recorded Time	: 11:48:58 AM
Recorded Book and Page	: 69747 / 142
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1043441
Recording Fee (including excise)	: \$220,854.44

\*\*\*\*\*

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 12/21/2023 11:48 AM  
Ctrl# 235401 14947 Doc# 00081829  
Fee: \$220,699.44 Cons: \$48,398,629.00

\*\*\*\*\*

**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8575**  
**Suffolkdeeds.com**

Return to:

Seyfarth Shaw LLP  
Two Seaport Lane, 12th Floor  
Boston, MA 02210  
Attention: Michael F. Dowley

### **QUITCLAIM DEED**

**ARE-MA REGION NO. 84, LLC**, a Delaware limited liability company, with an address of c/o Alexandria Real Estate Equities, Inc., 26 North Euclid Avenue, Pasadena, California 91101 ("**Grantor**"), for consideration paid and in full consideration of FORTY EIGHT MILLION THREE HUNDRED NINETY EIGHT THOUSAND SIX HUNDRED TWENTY NINE AND 0/100 DOLLARS (\$48,398,629.00) hereby **GRANTS** to **ATLANTIC OLIVER III 420 E STREET, LLC**, a Delaware limited liability company with an address of c/o Oliver St. Capital LLC, 125 High Street, Suite 220, Boston, MA 02110 ("**Grantee**"), with **QUITCLAIM COVENANTS**, the land and all buildings and improvements thereon located in the City of Boston, Suffolk County, Massachusetts, more particularly described on Exhibit A attached hereto and made a part hereof (the "**Premises**").

Said premises are conveyed subject to and with the benefit of all easements, rights, appurtenances, restrictions, liens, agreements and other matters of record insofar as the same are still in force and applicable.

Grantor certifies that it has not elected to be treated as a corporation for federal tax purposes for the current taxable year.

For Grantor's title, see that certain Quitclaim Deed dated October 27, 2020 recorded in the Suffolk County Registry of Deeds in Book 64087, Page 241.


*[Remainder of Page Intentionally Left Blank; Signature Page Follows]*

Property Address: 420 E Street, Boston, MA

IN WITNESS WHEREOF, said Grantor has signed and sealed this deed as of the 20th day of December, 2023.

**GRANTOR:**

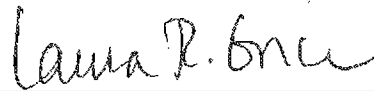
**ARE-MA REGION NO. 84, LLC,**  
a Delaware limited liability company

By:   
Name: Hunter L. Kass  
Title: Authorized Signer per M.G.L. c. 156C, §66

**COMMONWEALTH OF MASSACHUSETTS**

County of Middlesex, ss.

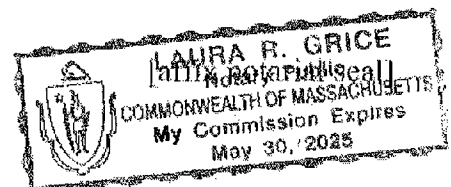
On this 14th day of December, 2023, before me, the undersigned notary public, HUNTER L. KASS personally appeared, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signer of ARE-MA REGION NO. 84, LLC, a Delaware limited liability company, as the voluntary act of said limited liability company.



Notary Public

Print Name: Laura R. Grice

My commission expires: May 30, 2025





**EXHIBIT A****Legal Description**

A certain parcel of land situated in the City of Boston, County of Suffolk and the Commonwealth of Massachusetts more particularly described as follows:

Beginning at mag nail set on the Northwesterly sideline of "E" street, said point being S 40°40'52" W a distance of 947.56 feet from the intersection of said "E" Street and the Southwesterly sideline of Fargo Street;

Thence, running S 40°40'52" W along said "E" Street, a distance of 805.96 feet to a point;

Thence, turning and running N 49°19'08" W by land now or formerly of 920 East First Street I.L.C, a distance of 236.47 feet to a point on the Southeasterly sideline of formerly Butler Street;

Thence, running, by a curve to the left, having a radius of 283.71 feet, an arc length of 95.85 feet, a chord bearing of S 50°21'34" W and a chord distance of 95.39 feet to a point of tangency;

Thence turning and running N 40°40'52" E by said Butler Street, a distance of 25.61 feet to a point;

Thence turning and running N 49°19'08" W by said Butler Street, a distance of 12.69 feet to a point;

Thence turning and running, N 40°40'52" E by said Butler Street, a distance of 686.63 feet to a drill hole set;

Thence turning and running S 49°14'26" E by land now or formerly of MLQ-ELD, L.L.C., a distance of 233.12 feet to the point of beginning.

Being "Lot A" as shown on plan entitled "Consolidation and Subdivision Plan of Land 410-520 "E" Street Boston (South Boston District) Mass." prepared by Feldman Professional Land Surveyors, dated June 22, 2013 and recorded with the Suffolk Registry of Deeds as Plan No. 369 of 2013.



HOWARD STEIN HUDSON

Engineers + Planners

## Exhibit D

### Location of Facility

- Locus Plan
- Existing Conditions Photos



Figure 1. *Locus Map*





Figure 2. *Existing E Street View Looking North*







Figure 3. *Existing E Street View Looking West*





HOWARD STEIN HUDSON

Engineers + Planners

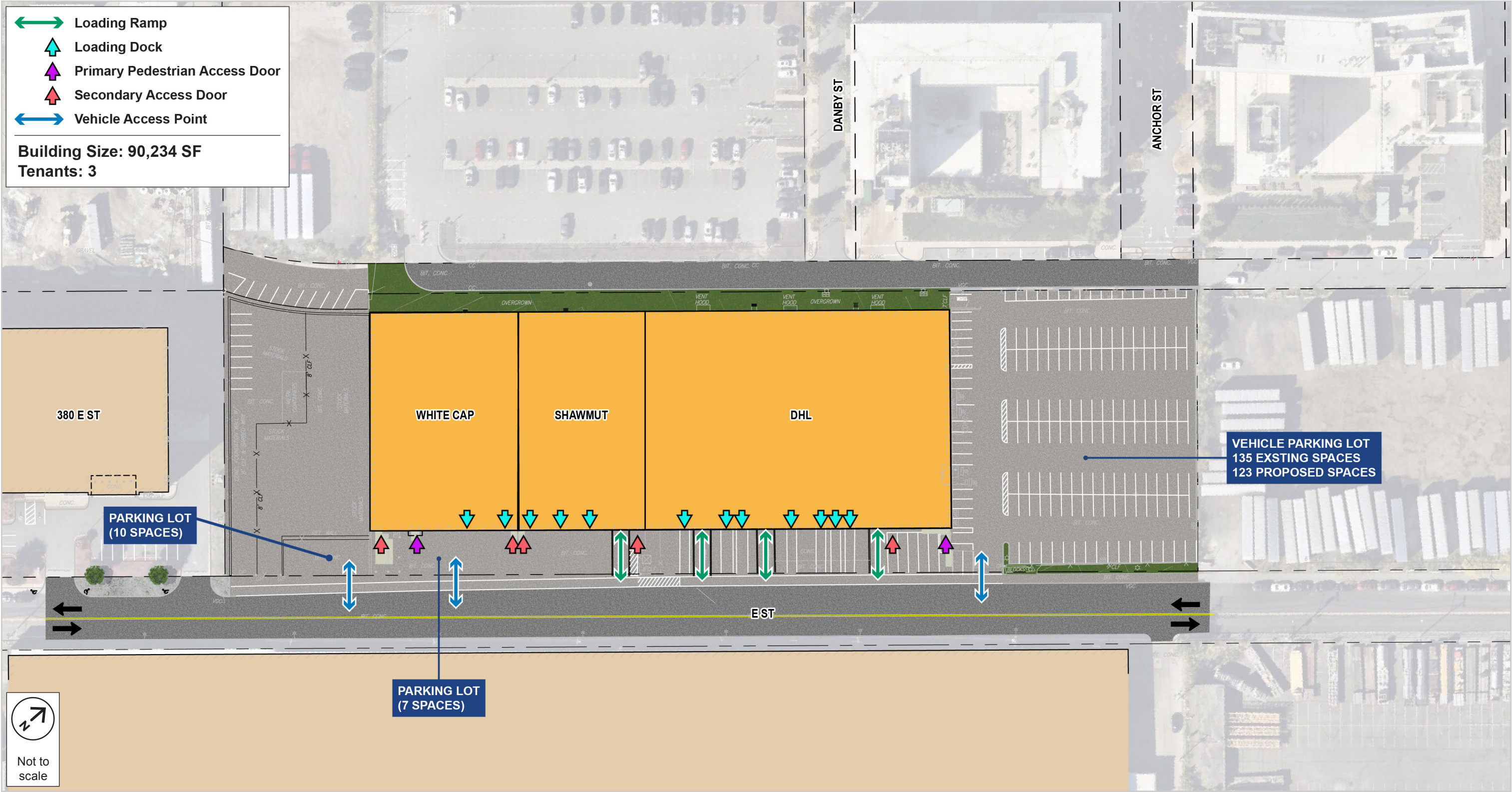
## Exhibit E

Site Plan Layout

- Parking Plan



Figure 4. 420 E Street Site Plan







HOWARD STEIN HUDSON

Engineers + Planners

## Exhibit F

Abutters List (within 300 feet of facility)



PID	OWNER	MAIL_ADDRESSEE	FULL_ADDRESS
0602812100	MASSACHUSETTS PORT AUTHORITY		525 E ST, BOSTON, MA 02210
0602813000	MASSACHUSETTS PORT AUTHORITY		85 Fargo ST, BOSTON, MA 02210
0602813004	CITY OF BOSTON		SUMMER ST, SOUTH BOSTON, MA 02127
0602814003	MASSACHUSETTS PORT AUTHORITY		647 SUMMER ST, SOUTH BOSTON, MA 02127
0602815000	MASSACHUSETTS PORT AUTHORITY		647 SUMMER ST, SOUTH BOSTON, MA 02127
0602836010	MASSACHUSETTS CONVENTION		E ST, SOUTH BOSTON, MA 02127
0602836020	ARE-MA REGION NO. 84 HOLDING LLC	C/O ARE-MASSDEVELOPMENT/NECCO	420 E ST, SOUTH BOSTON, MA 02127
0602838050	MASSACHUSETTS CONVENTION	C/O MASS CONVENTION CTR AUTH	D ST, SOUTH BOSTON, MA 02127
0602839005	MASS CONVENTION CNTH AUTH		371 D ST, SOUTH BOSTON, MA 02127
0602839010	AP CV BOSTON HOTEL LLC	C/O KEVIN COLKET/ GLOBAL HOSPITALITY INVESTMENT GROUP LTD	391 D ST, SOUTH BOSTON, MA 02127
0602824000	MASSACHUSETTS PORT AUTHORITY		300 W FIRST ST, BOSTON, MA 02210
0602838035	ARE-MA REGION NO. 84 HOLDING LLC	C/O ARE-MASSDEVELOPMENT/NECCO	380 E ST, SOUTH BOSTON, MA 02127
0602838040	MASSACHUSETTS PORT AUTHORITY		E ST, SOUTH BOSTON, MA 02127
0602842000	FOUR 11 D ST ASSOCIATES LLC	C/O BOZZUTO MANAGEMENT CO	405 D ST, SOUTH BOSTON, MA 02127