

View APCC Online Application Details

Date Submitting	03/25/2025
Project Address	347 Congress Street Boston, MA 02210
Parcel Number	602695000
Applicant Name	Elli Fields
Applicant Company	Kensington Investment Company, Inc.
Applicant Mailing Address	347 Congress Street Boston, MA 02210
Applicant Email	efields@kicboston.com
Applicant Phone Number	(617) 784-9253
Property Owner Name	347 Congress Street LLC 347 Congress Street LLC
Property Owner Company	Kensington Investment Company, Inc.
Property Owner Mailing Address	347 Congress Street Boston, MA 02210
Property Owner Email	efields@kicboston.com
Property Owner Phone Number	(617) 784-9253
Check if more than one property owner:	No
If more than one property owner, please list all additional property owners below:	
Representative Name (if any)	
Representative Company	
Representative Mailing Address	
Representative Email	
Representative Phone Number	
Which Parking Freeze is your facility located in	South Boston
Type of Application	Modify an existing Parking Freeze Permit or Exemption Certification
APCC Permit Number (if modifying permit)	APCC367715
Applicant	
Staffs	
Number of Commercial Parking Spaces	12

Number of Exempt Spaces (Downtown only)	0
Number of Residential Included Spaces (South Boston only)	0
Number of Residential Excluded Spaces	0
Do you currently or will you charge for parking?	No
What is your current or proposed parking method and facility type? (select all that apply)	Self Parking
Is your project compliant with the City's Bicycle Parking Guidelines?	No
Number of Long-Term Bicycle Spaces:	0
Number of Short-Term Bicycle Spaces:	0
Number of Showers:	4
Number of Lockers:	40
Bikeshare Station Size and Contribution:	0
Other Amenities (Please List):	0
Is your project compliant with the City's Electric Vehicle Readiness Policy?	No
A. EVSE-Installed Points:	0
B. EV-Ready Points:	0
C: Total number of EV spaces:	0
Does A + B = C?	No
If applicable, please attach the Electric Vehicle Equivalency Calculator available at www.boston.gov/rechargeboston (OR, include in supporting documents PDF at end of form):	
Total Number of Proposed Spaces:	12
Number of New Spaces:	2
Number of Existing Spaces:	10
Total Parking Facility Square Footage:	3485
# of Residential Units	0

Ratio of Residential Spaces to Units: 0

(Optional) Number of Spaces Returned: 0

Which building use types does your facility include? (check all that apply) Office/Admin

Residential Sq ft: 0

Office/Admin Sq ft: 15823

Industrial Sq ft: 0

Retail Sq ft: 0

Institutional Sq ft: 0

Lodging Sq ft: 0

Are you required to execute a Transportation Access Plan Agreement (TAPA)? No

If you are required to execute a TAPA, attach a copy or draft here (OR, include in supporting documents PDF at end of form):

Signature Applicant

Elli Lielis

Date Signed Applicant 03/25/2025

Signature Owner (if different)

347 Congress Street LLC

Date Signed Owner: 03/25/2025

Signature Representative (if any)

Date Signed Representative 03/25/2025

Upload Supporting Documents [parkingfreezepermitstatementofneed347congressmarch2025.pdf](https://bostonopendata.knack.com/air-pollution-control-commission#pfp-applications-internal/view-apcc-online-application-details/67e2b5d39b8f8b02b...)



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.

Ellie Lewis

Signature of Applicant

4/9/2025

Date

EBL

Edward B.R. Lewis
Manager, The 347 Congress Street LLC

Signature of Property Owner (if different)

4/9/2025

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



One team working together
to build strong communities

Alnoba: Where inspiration
meets action

The Farm at Eastman's Corner

Grand Circle Cruise Line

Grand Circle Foundation

Grand Circle Travel

The Lewis Family Foundation

Overseas Adventure Travel

Pinnacle Leadership Center

To Whom It Concerns,

We are requesting to amend our parking freeze permit #APCC367715 to add additional parking spots, making the total number of parking spots 12. The building where the parking area services is a commercial office space. The parking area is at the back of the building, set back from the alley. Again, we already have a permit and established parking, we are just modifying our permit to include additional parking spaces to accommodate the need of the building. There is a large bike rack in the front of the building, next to the front entrance. There are no electric charging stations.

Thank you,
Elli Fields

Elli Fields | Senior Director of Commercial Operations

Kensington Investment Company, Inc.
347 Congress Street | Boston, MA 02210

Direct: 617.790.3909 | Cell: 617.784.9253 | Fax: 617.790.3927
efields@kicboston.com | kicboston.com

The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Annual Report

(General Laws, Chapter 156C, Section 12)

Filing Fee: \$500.00

Identification Number:				043433639							
Annual Report Filing Year: 2024											
1.a. Exact name of the limited liability company: THE 347 CONGRESS STREET LLC											
<div><input type="checkbox"/> Check if amending entity name</div> <div>1.b. The exact name of the limited liability company as amended, is:</div> <div>THE 347 CONGRESS STREET LLC</div>											
2. Address in the Commonwealth where the records will be maintained:											
Number and street:		347 CONGRESS STREET									
Address 2:											
City or town:		BOSTON		State:		MA		Zip code:		02210	
Country:		UNITED STATES									
3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:											
THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS TO ACQUIRE, OWN, DEVELOP, CONSTRUCT, REHABILITATE, IMPROVE, MAINTAIN, FINANCE, MANAGE, OPERATE, LEASE, SELL, CONVEY, ASSIGN, MORTGAGE AND OTHERWISE DEAL WITH REAL ESTATE AND TO CARRY ON ANY RELATED OR UNRELATED LAWFUL BUSINESS, TRADE, PURPOSE OR ACTIVITY.											
4. The latest date of dissolution, if specified: (mm/dd/yyyy)											
5. Name and address of the Resident Agent:											
Agent name:		NATIONAL REGISTERED AGENTS, INC.									
Number and street:		155 FEDERAL STREET, SUITE 700									
Address 2:		2ND FLOOR									
City or town:		BOSTON		State:		MA		Zip code:		02110	

6. The name and business address of each manager, if any:

Title	Name	Address
MANAGER	EDWARD B.R. LEWIS	347 CONGRESS STREET BOSTON, MA 02210 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Name	Address
SOC SIGNATORY	KURT THERRIEN	347 CONGRESS STREET BOSTON, MA 02210 USA
SOC SIGNATORY	MEGAN E. EMANUELSON	347 CONGRESS STREET BOSTON, MA 02210 USA

8. 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	Name	Address
REAL PROPERTY	KURT THERRIEN	347 CONGRESS STREET BOSTON, MA 02210 USA
REAL PROPERTY	MEGAN E. EMANUELSON	347 CONGRESS STREET BOSTON, MA 02210 USA

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 18 Day of August, 2024,

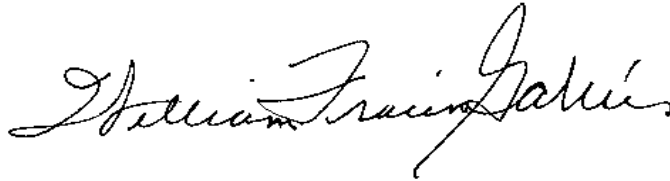
EDWARD B.R. LEWIS

, Signature of Authorized Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

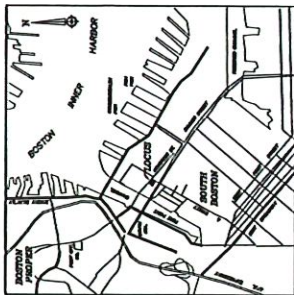
August 18, 2024 10:29 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W' and 'G'.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

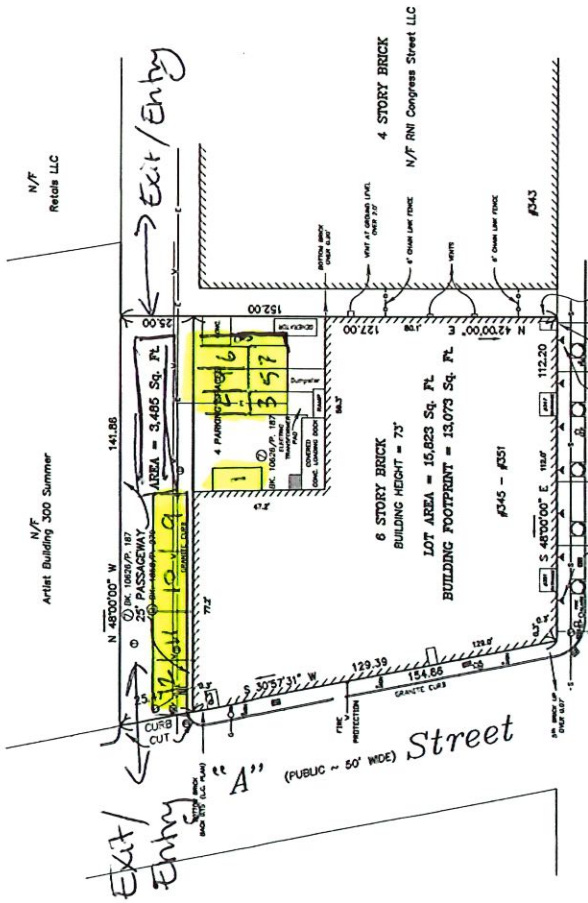
VICINITY MAP



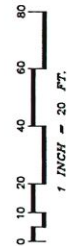
SCALE: 1" = 1,000'

No electric vehicle parking

- Legend**
- Sewer Manhole
 - Drain Manhole
 - Catch Basin
 - Water Cistern
 - Gas Cistern
 - Traffic Light Pole
 - Concrete Light Pole
 - Underground Utility (S.D.T. etc.)
 - Parking Meter



Bike Rack in front
Congress (PUBLIC ~ VARIABLE WIDTH)



LEGAL DESCRIPTION

All that certain parcel of land in the City/Town of Boston, County of Suffolk, and Commonwealth of Massachusetts, consisting of 15,823.5277 sq. ft. shown on a plan entitled "Site of Land for the proposed development of the 4-story brick building, 6-story brick building, and 4-story brick building, all located at the intersection of Congress Street and N/F Congress Street, Boston, Massachusetts, 02062, recorded with Suffolk County Registry of Deeds, Book 2854, Page 279, being bounded and described as follows:

NORTHWESTLY on Congress Street, one hundred twelve feet; on "A" Street, one hundred fifty-four feet; on land now or formerly of Boston Waterfront Development Company and in part on land of Boston Waterfront Development Company, one hundred fifty-four feet; and on land now or formerly of Boston Waterfront Development Company, one hundred fifty-four feet.

SOUTHWESTLY on land now or formerly of Boston Waterfront Development Company and in part on land of Boston Waterfront Development Company, one hundred fifty-four feet; and on land now or formerly of Boston Waterfront Development Company, one hundred fifty-four feet.

NORTHWESTLY in part on land now or formerly of Boston Waterfront Development Company and in part on land of Boston Waterfront Development Company, one hundred fifty-four feet; and on land now or formerly of Boston Waterfront Development Company, one hundred fifty-four feet.

- (Continued)**
- ② Consent to Boston Edison Company 10/28/1983 Book 10626, Page 187 Plotted
 - ③ Rights of others in and to a 25' wide 01/10/1989 Book 1826, Page 279 Plotted
 - ④ Notice of Activity and Use Limitation 12/04/2005 Book 33641, Page 151 Non-Plotted Blanket

PLAN REFERENCES:

L.C. #28233* Plan of Land in Boston, Mass. by William H. Rice, Surveyor, dated Jan. 10, 1889 by John H. Rice, Surveyor

DEED REFERENCE:

Suffolk County Registry Book 22913, Page 156

The property shown lies within ZONE C (Area of intended flooding) as shown on the FLOOD HAZARD MAP for the CITY OF BOSTON COMMUNITY 250286 PANEL NUMBER 11 C WITH EFFECTIVE DATE OF NOVEMBER 2, 1990.

Notes:

Underground utilities shown are based upon field locations and information of record. They are not warranted to be exact, nor are they shown to indicate the location of any other structures or other structures are shown.

R.E. Cameron & Associates, Inc.
 Land Surveyors
 681 Washington Street, Norwood Massachusetts 02062
 Tel: (781) 769-1777 Fax: (781) 769-6644
 Civil Engineers



PLS Registration No. 35383
 N/A 14 7 cr1