

December 15, 2025

BY EMAIL AND HAND DELIVERY

Boston Air Pollution Control Commission
c/o Environment Department
1 City Hall Square, Room 709
Boston, MA 02201
Attn: Alice Brown, Director of Environmental Quality
Email: apcc@boston.gov

RE: 501 Boylston Street (Back Bay)

Dear Ms. Brown:

Enclosed please find the Application of T-C 501 Boylston Street LLC (the "**Applicant**") to the City of Boston Air Pollution Control Commission (the "**APCC**") for a modification to APCC Downtown Parking Freeze Permit Exemption No. APCC453720 (the "**Existing Permit**"), in connection with certain modifications (the "**Project**") to the building (the "**Building**") located at 501 Boylston Street in the Back Bay neighborhood of Boston.

The Project collectively involves: (i) modifications to the garage area of the Building, including structural modifications to the existing mechanical area and the existing electrical vault, as well as the relocation of a trash compactor; (ii) the addition of 32 net new parking spaces for a total of 146 parking spaces within the existing parking area located in the sub-basement of the Building; and (iii) permitting public parking within the Building.

The Building currently contains office uses and ground level retail uses, with accessory parking in the garage accommodating 114 spaces. The garage currently includes Electric Vehicle (EV) chargers for four (4) spaces served by Level-2 chargers (19.2kW) and secure long-term bicycle storage accommodating approximately 40 bicycles for the Building's office and retail tenants. As further detailed in the enclosed materials, the Applicant seeks the APCC's approval of a modification to the Existing Permit, in connection with the Project, to permit: (i) the addition of public parking, including the conversion of the Building's garage facility from an Exempt Parking Facility to a Commercial Parking Facility, and (ii) parking for up to 146 spaces, comprised of: (a) an allocation of 146 commercial parking spaces from the Downtown Parking Freeze Bank, and (b) the elimination of 114 exempt spaces currently included in the Existing Permit.

We enclose the following in support of this Application:

- A. A completed APCC Application for Parking Freeze Permit, including a check (no. 229048) in the amount of \$2,920 for applicable fees;
- B. A Statement of Need;
- C. A copy of the Deed of the Property to the Applicant; and

- D. A Site Plan showing the location of the existing parking garage and surrounding area, the layout and number of parking spaces, ground-level access to and egress from the garage, the total square footage of the parking area, the location, type and amount of EV parking spaces and the location and amount of bicycle parking and bicycle facilities.

We respectfully request to be included on the agenda for the next scheduled APCC meeting on January 14, 2026.

A hardcopy of the enclosed materials, together with a Joint Staff Report and a locus map, will be submitted not less than two (2) weeks before the anticipated hearing date of January 14, 2026.

If you have any questions or require any additional information about this matter, please do not hesitate to contact me.

Sincerely,


Yareni (Yari) Sanchez

Enclosures

cc (via email w/encl.):

Alyssa Farkas, Air Pollution Control Commission
Brendan Graham, Nuveen Real Estate
Dana Griffin, 501 Boylston Street
Kevin Curley, 501 Boylston Street
Thomas Tinlin, Howard Stein Hudson
Ian McKinnon, Howard Stein Hudson
Peter N. Kochansky, Goulston & Storrs

APPENDIX A

APPLICATION

[See Attached]



A. GENERAL APPLICATION INFORMATION

1. *Project Location*

501 Boylston Street a. Street Address	Boston b. City/Town	02116 c. Zip Code
0501296000, 0501296002, 0501296004, 0501296006 f. Assessors Map/Plat Number	g. Parcel/Lot Number	

2. *Applicant*

Brendan a. First Name	Graham b. Last Name	Nuveen Real Estate c. Company
730 Third Avenue, 4th Floor d. Mailing Address		
New York e. City/Town	NY f. State	g. Zip Code
(203) 521-5797 h. Phone Number	i. Fax Number	brendan.graham@nuveen.com j. Email address

3. *Property Owner*

a. First Name	b. Last Name	T-C 501 Boylston Street LLC c. Company
501 Boylston Street d. Mailing Address		
Boston e. City/Town	MA f. State	g. Zip Code
(203) 521-5797 h. Phone Number	i. Fax Number	brendan.graham@nuveen.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)

Yareni a. First Name	Sanchez b. Last Name	Goulston & Storrs PC c. Company
One Post Office Square, 25th Floor d. Mailing Address		
Boston e. City/Town	MA f. State	 g. Zip Code
(617) 574-3564 h. Phone Number	 i. Fax Number	ysanchez@goulstonstorrs.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	146	Commercial Spaces	
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: 40	Number of Showers:
Number of Short-Term Bicycle Spaces: 14	Bikeshare Station Size and Contribution:
Number of Lockers:	Other Amenities (Please List): Bicycle Repair Station

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

EVSE-Installed A 12 <small>Points: spaces</small>	Total number of spaces: C 36
EV-Ready B 24 <small>Points: spaces</small>	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: 146	Total Parking Facility Square Footage: 38,000
Number of New Spaces: 146 (Commercial)	Ratio of Residential Spaces to Units:
Number of Existing Spaces: 114 (Exempt)	(Optional) Number of Spaces Returned:

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

Residential Sqft:	Retail Sqft: 141,891
Office/Admin Sqft: 471,815	Institutional Sqft:
Industrial Sqft:	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.)

* This Application is for an existing garage facility, and the proposed modifications thereto do not require a Transportation Access Plan Agreement or Article 80 review. Therefore, the EV Readiness Policy for New Developments does not apply to the project described in this Application. We note, however, that the garage currently includes Electric Vehicle (EV) chargers for four (4) spaces served by Level-2 (19.2kW) chargers. The Applicant proposes to install additional EV chargers serving (8) spaces (25% of the 32 net new parking spaces), with sufficient infrastructure to support the installation of additional EV chargers for 24 spaces (75% of the 32 net new parking spaces) as demand grows.



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.

DocuSigned by:

Brendan Graham

Signature of Applicant

12/11/2025

Date

Signature of Property Owner (if different)

Date

DocuSigned by:

Yareni Sanchez

Signature of Representative (if any)

12/11/2025

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.

APPENDIX B

501 BOYLSTON STREET - STATEMENT OF NEED

SUBMITTED DECEMBER 15, 2025

T-C 501 Boylston Street LLC, a Delaware limited liability company ("**Applicant**"), is the applicant with respect to certain property located at 501 Boylston Street in the Back Bay neighborhood of Boston, on an approximately 87,650 square foot ("**sf**") parcel of land, bounded by Newbury Street to the north, Boylston Street to the south, Clarendon Street to the west and a retail building at 234 Berkeley Street to the east (the "**Property**"). The Property is subject to the 501 Boylston Street Condominium created by Master Deed dated as of December 1, 2005 and filed as Document No. 712933 in the Suffolk County Registry of Deeds (the "**Registry**"). The Applicant acquired the condominium units described as Office Unit A, Office Unit B, and Retail Unit of such condominium from Teachers Insurance and Annuity Association of America, a New York corporation, pursuant to a deed dated April 1, 2016 and recorded in the Registry in Book 55942, Page 87.

The Applicant proposes to: (i) modify the garage area of the building on the Property (the "**Building**"), including structural modifications to the existing mechanical area and the existing electrical vault, as well as the relocation of a trash compactor; (ii) add 32 net new parking spaces (comprised of 25 additional striped parking spaces, and the implementation of 14 new parking lift systems with the reduction of 4 existing parking lift systems and 1 striped space, creating 7 net new parking spaces) for a total of 146 parking spaces within the existing parking area located in the sub-basement of the Building ((i) and (ii) collectively, the "**Parking Expansion**"); and (iii) permit public parking ("**Public Parking**") ((i)-(iii) collectively, the "**Project**"). The Applicant also proposes to convert the rooftop penthouse and deck from a mechanical equipment area to restaurant, office and/or amenity space (the "**Rooftop Modifications**") and add restaurant use as an allowed use within the Building. On July 8, 2025, the Applicant received approval from the Zoning Board of Appeal ("**ZBA**") (Case No. BOA1670349) for the Rooftop Modifications and restaurant use within the Building. It is the Applicant's intention to request approval from the ZBA for the Project, including the Parking Expansion and Public Parking, following the APCC's approval of the requests detailed herein.

The Property is comprised of a 10-story mixed-use Building containing approximately 141,891 sf of retail uses and approximately 471,815 sf of office uses, with accessory parking uses in a one-level subsurface garage. The Building was originally constructed from 1939 to 1942, extensively altered in 1961, and has been primarily used for office uses and ground level retail uses, with accessory parking in the basement level. The subsurface garage currently operates as an Exempt Parking Facility pursuant to APCC Downtown Parking Freeze Permit Exemption No. APCC453720 (the "**Existing Permit**"), which permits 114 spaces for the Building's office and retail tenants. For the reasons detailed below, the Applicant requests that the APCC permit the following at the Building:

A. Parking Expansion

The subsurface garage, as modified by the Project, will contain up to 146 valet-assisted only spaces. The 146 total spaces requested under this Application will be for use by the Property's office and retail tenants. The Applicant intends to enhance the retail offerings in the neighborhood with a restaurant at the Building's rooftop level, and once constructed, the 146 total spaces will also be used by restaurant patrons. The garage will also be open to the general public at market rates. The provision of 146 parking spaces is

necessary in order to meet the market demands of a first-class office building and of the retail uses envisioned for the Property.

The modest Parking Expansion will help serve existing tenant parking needs at the Property, as well as attract and retain tenants at the Building, which is particularly important as the rise in hybrid and remote work arrangements have heavily impacted commercial occupancy rates in the City of Boston. The current garage is well below Boston Transportation Department maximum parking ratios; as the Building is under-parked, it is disadvantaged in attracting and retaining tenants. Further, the Parking Expansion from 114 to 146 spaces (comprised of 25 additional striped parking spaces, and the implementation of 14 new parking lift systems with the reduction of 4 existing parking lift systems and 1 striped space, creating 7 net new parking spaces) will occur all within the existing parking area in the sub-basement of the Building and will not require any physical modifications to the Building footprint or additional curb cuts. Additionally, such a modest Parking Expansion will not significantly contribute to traffic flows during peak traffic periods.

B. Public Parking

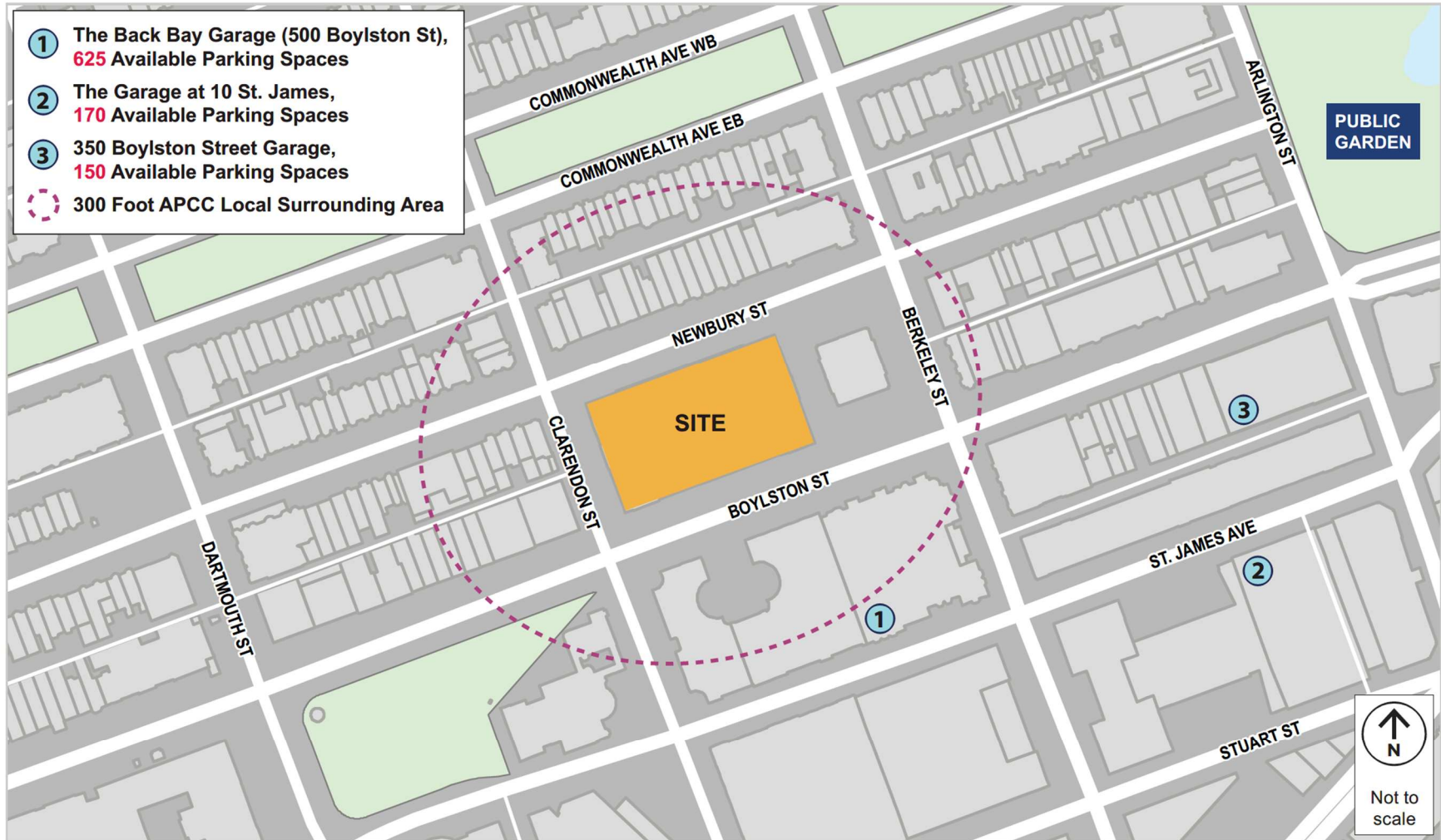
The Property is located along the commercial corridors of Boylston and Newbury Streets, with its destination-style retail shops, restaurants and expansive public realm. As these commercial corridors are hubs in the City of Boston, drawing thousands of visitors from across the City and beyond to the area every day, the provision of Public Parking at the Building will help alleviate parking demand for retail shoppers at the Property and, more generally, within the broader neighborhood – reducing traffic from vehicles circling the neighborhood for open parking. Existing data indicates that these parking needs are underserved at and around the Property. As shown in the attached Area Garage Map prepared by Howard Stein Hudson, the Project's transportation engineer, there is no available public parking located within a 300-foot radius of the Property.

Vehicular access and egress to the Property's one-level subsurface parking garage will continue to be off of Newbury Street. As noted above, the Project does not require any additional curb cuts. Operationally, all spaces will be valet-assisted spaces, and valet staff within the Building will be available to assist with parking needs to avoid any external queuing. Further, the garage's location near the eastern entrance to Newbury Street, off the Public Garden, provides convenient access to the area's broader commercial corridors and connects directly to key transportation arterials—Arlington and Berkeley Streets—with quick access to Storrow Drive, the Mass. Turnpike, and I-93. These connections reduce the need for vehicles to circulate and create additional traffic through Back Bay streets. Finally, the Project's garage already includes appropriate drive lanes, striping, lighting, signage and other related safety and security elements, and it will continue to be operated and maintained so as to avoid any potential hazard to vehicles or pedestrians.

The garage currently includes Electric Vehicle (EV) chargers for four (4) spaces served by Level-2 (19.2kW) chargers. As an existing facility, the garage is not subject to the City's EV Readiness Policy for New Developments. However, as indicated in [Appendix D](#) attached hereto, the Applicant proposes to install additional EV chargers serving (8) spaces (25% of the 32 net new parking spaces), with sufficient infrastructure to support the installation of additional EV chargers for 24 spaces (75% of the 32 net new parking spaces) as demand grows. The Property also has secure long-term bicycle storage across three (3) rooms accommodating approximately 40 bicycles for the Building's office and retail tenants, and there is public short-term bicycle storage on sidewalks abutting the Building for approximately 14 bicycles, offering commuting flexibility.

Currently, the Property contains a total of 114 exempt parking spaces, which are included within APCC Downtown Parking Freeze Permit Exemption No. APCC453720 (the "**Existing Permit**"). For the reasons stated above, the Applicant respectfully requests that the APCC: (i) allocate 146 commercial parking spaces from the Downtown Parking Freeze Bank, and (ii) modify the Existing Permit to permit: (a) the addition of Public Parking, including the conversion of the Building's garage facility from an Exempt Parking Facility to a Commercial Parking Facility, and (b) parking for up to 146 spaces, comprised of (A) the APCC's allocation of 146 commercial parking spaces from the Downtown Parking Freeze Bank, and (B) the elimination of 114 exempt spaces currently included in the Existing Permit.

Area Garage Map



HOWARD STEIN HUDSON

Engineers + Planners

APPENDIX C

DEED TO THE APPLICANT

[See Attached]

Prepared By and Return To:

Anthony L. Grimaldi, Esq.
c/o TIAA
730 Third Avenue
New York, NY 10017



2016 00029043
 Bk: 55942 Pg: 87 Page: 1 of 5
 Recorded: 04/05/2016 03:50 PM
 ATTEST: Thomas M Ryan, Temp Register
 Suffolk County Registry of Deeds

WARRANTY DEED

THIS WARRANTY DEED dated as of April 1, 2016 from **TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA**, a New York corporation (the "**Grantor**"), whose mailing address is 730 Third Avenue, New York, New York 10017-3206 to **T-C 501 Boylston Street LLC**, a Delaware limited liability company (the "**Grantee**"), whose mailing address is 730 Third Avenue, New York, New York 10017.

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), to Grantor in hand paid by Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee and Grantee's successors and assigns forever, the following described property situate, lying and being in City of Boston, County of Suffolk, Commonwealth of Massachusetts:

Condominium Units described as Office Unit A, Office Unit B, and Retail Unit of that certain condominium known as 501 Boylston Street Condominium, situated at 501 Boylston Street, Boston, Suffolk County, Massachusetts, created by Master Deed dated December 1, 2005, and filed as Document No. 712933, together with the percentage interest in the common areas and facilities of said condominium appertaining to said Units as provided for in said Master Deed.

(For removal from the land registration system, see Complaint for Voluntary Withdrawal of Land from the Registration System under G.L. c. 185, s. 52 filed with the Suffolk County Registry District of the Land Court as Document No. 144599, and recorded with the Suffolk County Registry of Deeds in Book 40939, Page 172.)

501 Boylston Street, Boston, Massachusetts

TO HAVE AND TO HOLD the same unto Grantee in fee simple,

Grantor hereby confirms and states that the conveyance made by this Warranty Deed is not all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts, and Grantor further confirms that Grantor is the sole member of, and 100% owner of Grantee, therefore this is transfer between related parties for minimal or no consideration,

SUBJECT TO: All matters identified in Exhibit A hereto without intent to reimpose same.

501 Boylston St., Office Unit A, Office Unit B, Retail Unit, Boston

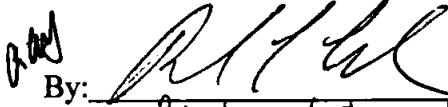
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND, EXCEPT AS NOTED ABOVE, THE GRANTOR DOES HEREBY WARRANT the title to said property, and will defend the same against the lawful claims of all persons whomsoever; provided, that Grantor's general warranty is limited to the Grantee named herein and shall not inure to the benefit of, or be enforceable by, any other party; furthermore, Grantor's total liability on, under or in anywise in respect of a breach of the foregoing general warranty of title to the Property is and shall be strictly and absolutely limited under all circumstances and conditions to monetary recovery of an amount no greater than the amount of title insurance proceeds, if any, actually received by Grantor, under any existing policy of title insurance that insures Grantor against loss on account of liability by reason of covenants of warranty made by Grantor in a transfer or conveyance of an estate or interest in the Property. Grantor expressly disclaims any other warranty or representation whatsoever in respect of the Property, and except for the limited liability general warranty stated above--which shall be strictly construed--this deed is for all successors in title to the Property to Grantee intended as and shall be construed to be a deed without warranty. Nothing herein shall be construed as an assignment of any of Grantor's right, title or interest in, to or under any such policy of title insurance.

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IN WITNESS WHEREOF, the Grantor has signed and sealed these presents to be effective the day and year first written above.

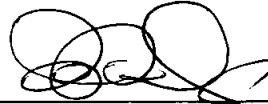
TEACHERS INSURANCE AND ANNUITY
ASSOCIATION OF AMERICA, a New York
corporation

By: 
Name: Richard Coppola
Title: Managing Director

STATE OF NEW YORK)
COUNTY OF NEW YORK)

I HEREBY CERTIFY that on this day, before me, the undersigned authority, personally appeared Richard Coppola, the Director of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation, as authorized representative, who is personally known to me or produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of March, 2016.



Name: Ivy L. Wong
Notary Public
Commission No.: 01W06054762
My Commission Expires: February 12, 2019

Ivy L. Wong
Notary Public, State of New York
No. 01W06054762
Qualified in Nassau County
Certificate filed in Queens County
Commission expires February 12, 2019

**Exhibit A
EXCEPTIONS**

1. Real Estate Taxes and Municipal Charges which may constitute liens.
2. Survey entitled "ALTA/ACSM Land Title Survey 501 Boylston Street Condominium #501 Boylston Street Boston, Mass.", dated October 23, 2002, last updated December 19, 2006, prepared by Harry. R. Feldman, Inc., discloses the following items:
 - a. Granite wall of abutter encroaches on the easterly boundary line of the premises; and
 - b. Underground electric vault within the parcel on Newbury Street and utilities cross the premises at various locations.
3. Notice of Lease by and between 501 Boylston Street Property, LLC as Landlord and TSI Boylston, Inc. as Tenant, dated November 29, 2004, filed as Document No. 696116.
4. Notice of Lease by and between 131 Dartmouth Street LLC as Landlord and New England Life Insurance Company as Tenant, dated December 17, 1999, recorded in Book 30358, Page 148 concerning 390 parking spaces for the benefit of the locus premises. The lease is on the recorded side only. The lease is assigned to 501 Boylston Street Property LLC by instrument at Book 30358, Page 153.
5. The provisions of Massachusetts General Laws, Chapter 183A; covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the Commonwealth at Massachusetts or contained or referred to in the Master Deed of the 501 Boylston Street Condominium, dated December 1, 2005, filed as Document No. 712933, and the 501 Boylston Street, Condominium Trust, filed as Document No. 712934, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended.
6. Covenants, conditions, restrictions, reservations, easements, liens for common charges, options, powers of attorney, and limitations on title created by the Commonwealth of Massachusetts General Laws Chapter 183A, as amended or set forth in the Master Deed of the 501 Boylston Street Condominium dated December 1, 2005 and filed as Document 712933, as amended by Amendment dated September 28, 2006 and filed as Document 727973, in the related Declaration of Trust dated December 1, 2005 and filed as Document 712934, in the related By-Laws, in any instrument creating the estate or interest insured by this policy, and in any of the instruments aforesaid. See also Resignation of 501 Boylston Street Property LLC as Condominium Trustee dated December 28, 2006 and Appointment of Teachers Insurance and Annuity Association of America as Trustee dated December 28, 2006 and recorded in Book 41086, Page 231.

8. Notice of Contract between Hirsch Construction Corp., as contractor, and J,C, Cannistraro, LCL, as subcontractor, recorded in Book 53363, Page 230.

9. Notice of Contract between Hirsch Construction Corp., as contractor, and J,C, Cannistraro, LCL, as subcontractor, recorded in Book 53363, Page 232.

10. Lease between Teachers Insurance and Annuity Association of America, as Landlord and PureTech Ventures, LLC, as Tenant, Notice of which is dated March 20, 2015 recorded in Book 54301, Page 232.

APPENDIX D

SITE PLAN OF THE GARAGE

[See Attached]



Figure 2. *Site Plan*

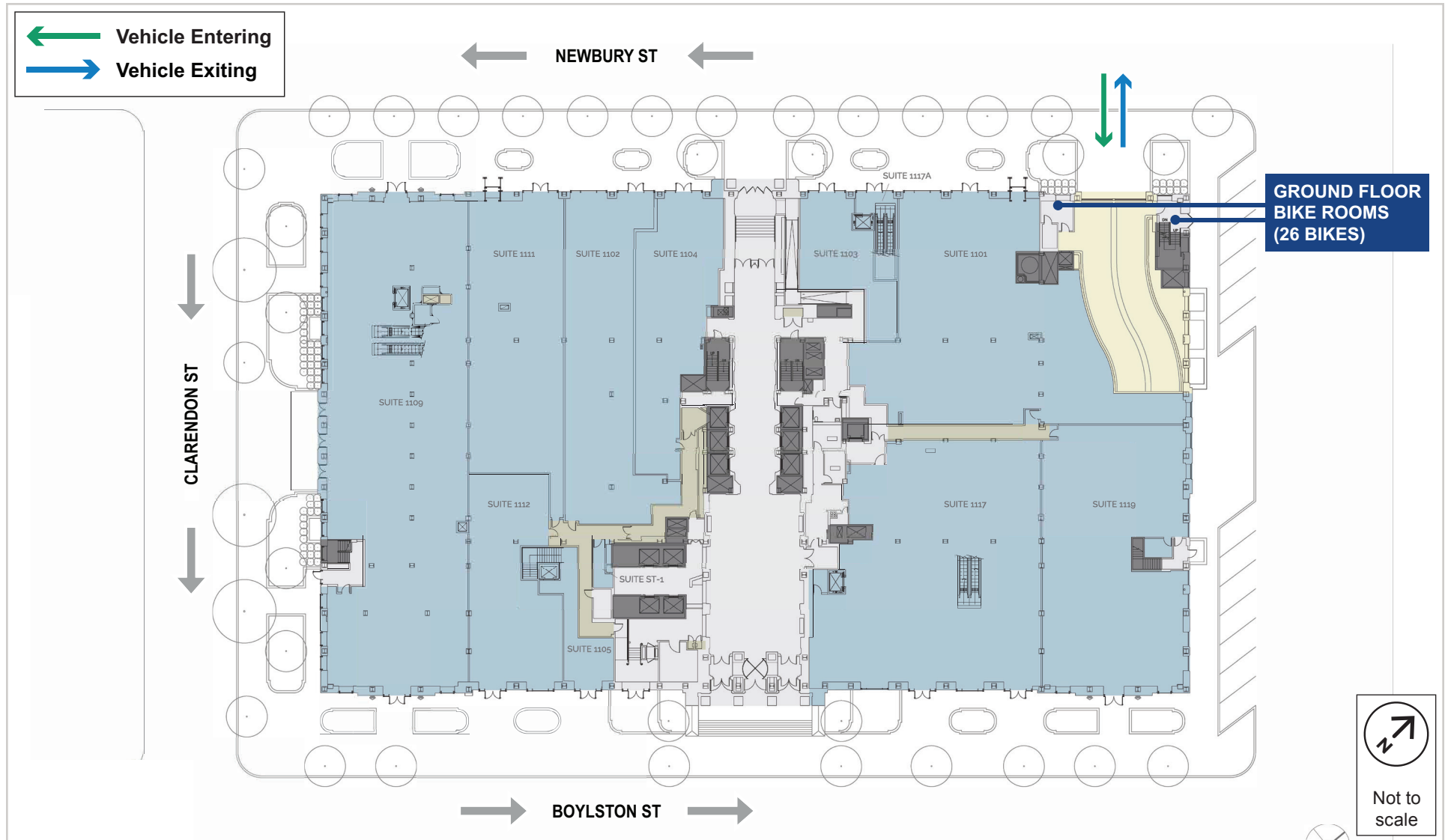




Figure 3. *Sub Basement Parking Plan*

