

RESPONSE TO COMMENTS ON SOUTH BOSTON PARKING FREEZE BASE INVENTORY
BOSTON AIR POLLUTION CONTROL COMMISSION

June 20, 2003

APCC#	Name	Address	1/28/03 Count	Requested Count	Proposed Count and Basis
8.00	BCEC	21 Fargo Street	2435	3800	2435 Former Energy International site originally counted as 860 spaces was vacant by 1994 and should not have been included. 95 on-street spaces adjacent to the Former Park and Fly facility were mistakenly included in 1994 count as were 108 spaces that were on MPA land . Three other parcels were also included in the inventory as they were paved areas but weren't in use as of 1994 totaling 1365 undocumented or non-Boston spaces. $3800 - 1365 = \mathbf{2435}$ Total (note: these spaces will not be available to the bank but will remain reserved for BCEC use.)
16.00a	Casey & Hayes	426 East First Street	170	428 (185 fleet vehicles + 243 employee)	331 Owner supplied information on number of vehicles registered and number of employees at work site in 1994. City assumes sufficient parking for all fleet vehicles (185) and a vehicle occupancy rate (VOR) for employee cars of 1.5 ($243 / 1.5 = 146$) $185 + 146 = \mathbf{331}$

	MASSPORT-controlled facilities				Transfer spaces to MPA bank
24.04	Comm. Of Mass (now MPA)	335 B Street	40	40 trans to MPA bank	Massport bought site after '94 invent, 40 spaces transfer to MPA bank.
11.01,2	Massport (w/EDIC)	600 Summer St	2918	2491 (transfer 427 to MPA)	MPA claims lease of North Jetty of BMIP entitles it to 427 spaces located there. APCC did not include any MPA spaces in the EDIC inventory, thus no transfer to the MPA bank is required. <i>However, MPA should apply to DEP for adjustment to MPA base inventory to include any parking that existed on the North Jetty in 1994.</i> No transfer to MPA Bank required.
42.01 42.02	Massport	315 Northern Ave. 295 Northern Ave.	35 20	35 54* MPA plan	Both sites now owned by MPA. APCC only carries 55 spaces for both 42.01 & 42.01 and will transfer all 55 to MPA. MPA may apply to DEP for any additional adjustment for these 2 facilities beyond 55 spaces. Transfer 55 space to MPA Bank.
52.00	Ryder Truck Rental	280 W. First St.	200	174 (transfer 26 to MPA)	MPA claims Ryder parking lot encroaches onto MPA land (which Ryder has now leased from MPA) and that 26 space sit on the MPA property. Transfer 26 spaces to MPA Bank.
					TOTAL TRANSFER to MPA = 121
					<i>* MPA should also be credited for 108 spaces that were documented to be on land that became part of BCEC, 8.00, above, but which were not part of the Final APCC inventory for that site.</i>

36.01 a,b and 36.02	Cathartes Investments (formerly John Hancock Mutual Life)	371, 391 D Street	45	778* residential (residential spaces exempt)	Site was approved for 778 residential parking spaces in the Boston Zoning Code Art. 80 process, all exempt.
44.XX	The McCourt- Broderick Limited Partnership	<i>SEE TABLE 2 for inventory of all TMBLP facilities</i>			
	Breakdown of Fan Pier/Pier 4 parking allocation pursuant to 310 CMR 7.33 (3)(a)				
32.00 and 50.00a	Fan Pier Land Co. and Pier Four Inc.	28 Northern Ave. 140 Northern Avenue	2401 1280		Inventory Number from 1986 FEIR- Fan Pier/Pier 4 Development 5150 (minus residential component) -1404 (minus 65 spaces for Moakley Courthouse) - 65 total Freeze spaces left from 1986 Fan Pier/Pier 4 project 3681 <i>3681 apportioned between both projects based on square footage of remaining parcels</i> <u>Inventory</u> Fan Pier (574545 s.f.) 2401 spaces Pier 4 (306107s.f.) 1280 spaces