

**CITY OF BOSTON ENVIRONMENT DEPARTMENT
AIR POLLUTION CONTROL COMMISSION (APCC)**

FAQS ABOUT THE SOUTH BOSTON PARKING FREEZE

1. Why is there a South Boston Parking Freeze in place?

- The South Boston Parking Freeze is one-third of a state decision to limit parking citywide. The other two areas where a parking freeze is in place are East Boston and Downtown.
- The State imposed this parking freeze to balance the impact on air quality resulting from the Central Artery/Tunnel project.
- It is part of a State Implementation Plan (SIP) to meet federal Clean Air Act requirements.

2. What is the rationale behind the South Boston Parking Freeze?

- To help sustain South Boston as an active, inviting place to live, work, and enjoy by limiting traffic and improving air quality.
- To promote the use of public transit and manage transportation demand and mode choices.
- To allow for growth while minimizing air pollution impacts.
- Limiting the parking spaces available in South Boston prevents parking lot development and forces greater reliance on transportation alternatives.
- A tight supply of parking makes the alternatives to driving more attractive and competitive.

3. When did the South Boston Parking Freeze come into effect?

- The freeze has been in place since 1993 to prohibit the expansion of parking.
- The City originally submitted draft regulations and inventory for the freeze in 1994.
- The freeze was not implemented right away due to a dispute with the State about funding.
- All aspects of this dispute were resolved as of March 2004.
- In response to current pressure to develop the area, the City is now implementing regulations.

4. How does the South Boston Parking Freeze work?

- The current South Boston Parking Freeze “locks-in” the *total* amount of parking available and places conditions on those spaces in order to promote transportation goals.
- It defines three zones within South Boston: (1) the Piers Zone, (2) the Industrial Zone, and (3) the Residential Zone [see attached map].
- It limits the total amount of commercial-use parking spaces on property in all three (3) zones to the number of spaces identified in a 1994 (updated in 2001) inventory.
- It requires landowners in the Piers and Industrial Zones to apply for permits for both their existing and new commercial-use parking spaces. To create new residential parking spaces, landowners do not need a permit unless they exceed the ratio of one space per one dwelling.
- It restricts landowners in the Residential Zone from creating new remote parking lots or garages for commercial-use outside the Zone.
- There were approx. 22,000 spaces existing in 1994 prior to the Central Artery/Tunnel project.
- In addition, a Parking Freeze Bank of approx. 4,400 (20%) is available to accommodate future growth.
- **Existing residential parking spaces are exempt from the freeze.**
- **On-street parking spaces are exempt from the freeze.**

5. Who must apply for a South Boston Parking Freeze Permit?

- LANDOWNERS WITH EXISTING NON-RESIDENTIAL, OFF-STREET PARKING SPACES ON PROPERTY IN THE PIERS OR INDUSTRIAL ZONES: must file an Initial or Renewal Permit Application annually, so long as their total number of parking spaces does not change.
- LANDOWNERS WHO SEEK TO CHANGE THE TOTAL NUMBER OF NON-RESIDENTIAL, OFF-STREET PARKING SPACES ON PROPERTY IN THE PIERS OR INDUSTRIAL ZONES: must file a New or Modified Permit Application and request a hearing before the Air Pollution Control Commission.
- LANDOWNERS WHO SEEK TO CREATE ADDITIONAL RESIDENTIAL PARKING SPACES ON PROPERTY IN THE PIERS OR INDUSTRIAL ZONES: must file a New or Modified Permit Application. If the ratio of parking to living space DOES exceed one parking space per dwelling, then a Certificate of Exemption will automatically be issued. If the ratio of parking to living space DOES exceed one parking space per dwelling, the applicant must request a hearing before the Air Pollution Control Commission.

NOTE: THE CREATION OF NEW, OFF-STREET PARKING LOTS OR GARAGES IN THE RESIDENTIAL ZONE FOR COMMERCIAL-USE OUTSIDE THE ZONE IS PROHIBITED. NEW, COMMERCIAL-USE SPACES MUST SERVE BUSINESSES LOCATED IN THE RESIDENTIAL ZONE. NEW AND EXISTING RESIDENTIAL, OFF-STREET PARKING WITHIN THE RESIDENTIAL ZONE IS NOT AFFECTED BY THE SOUTH BOSTON PARKING FREEZE.

6. Who must I apply to?

- The Air Pollution Control Commission, which is housed at Boston City Hall in the Environment Department, has been assigned the task of administering and enforcing the South Boston Parking Freeze regulations.
- The APCC is responsible for processing all applications and issuing Parking Freeze Permits.
- All applications, instructions and other materials can be downloaded from:
www.cityofboston.gov/environment/.

7. Why are these rules so complicated?

- Many different parties were involved in the process of drafting the regulations. They were designed to accommodate a variety of needs, and as a result, they are admittedly complex.
- Now that the regulations have been approved, the Air Pollution Control Commission is committed to making them available and understandable to the public. The APCC welcomes suggestions from the public on how they can improve their performance of this task.

8. I'm still confused about this. Where can I get help?

- You are welcome to contact the Air Pollution Control Commission with questions on the South Boston Parking Freeze.
- For general questions, call (617) 635-3850 during regular business hours, or e-mail APCC@cityofboston.gov.
- If you have specific questions about your particular case, e-mail APCC@cityofboston.gov.
- If you need to make an appointment, please phone the secretary at (617) 635-3850.

Boston Air Pollution Control Commission
July, 2001

South Boston Parking
Freeze Area and Zone Boundaries

**South Boston
Piers Zone**

**South Boston Industrial/
Commercial Zone**

South Boston Residential Zone

Boston
Redevelopment
Authority

