



Cambridge Commercial Parking Control Committee (CPCC)

September 17, 2025

**CITY OF
CAMBRIDGE**

Department of
Transportation

City Staff

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Remote Participation Instructions

Committee members:

- Please turn on your video.
- Unmute to speak.
- CPCC member roll call: state your name, state you are present, and confirm meeting is clearly audible to you.

Members of the public:

- There will be an opportunity to share public comment at ~7:50 PM.
- At that time, you can raise your hand to join the queue.

Meeting 1: Goals

- **Purpose:** Welcome CPCC members, and review Commercial Parking Facility regulations
- **Outcome:** Understanding roles and responsibilities of being a member of the CPCC
- **Process:** Presentation, Q&A

Committee Member Introductions

Please share your:

- Name (*Preferred name*)
- Pronouns (*Optional*)
- What is your favorite ice cream flavor?

01. Introduction

The Purpose of the Commercial Parking Control Committee (CPCC)

- **Issue New Commercial Parking Permits**

- The CPCC is the committee established under **City Ordinance 10.16** to decide whether to issue commercial space parking permits.

- **Enforcement of Commercial Parking Spaces**

- Conducts hearings to determine if parking spaces have been illegally or improperly operated as commercial parking spaces.

CPCC Roles and Responsibilities

- Consists of five Cambridge residents, with appropriate experience, appointed by the City Manager
- Staggered terms of three (3) years
- Must not have a financial interest in commercial parking in Cambridge
- Shall maintain complete and accurate records of all applications for New Commercial Parking Permits
- The committee may consult with and seek assistance of other appropriate departments or agencies in the city, state and federal governments

CPCC Roles and Responsibilities

- Communication Agreement and Codes of Conduct
- Open Meeting Law / Public Records Law
- Conflict of Interest
- Committee shall approve or disapprove an application after full consideration of the facts contained in the application
- Chair and Co-Chair

Typical Communication Agreements and Codes of Conduct

- Show respect to all who participate
- Embrace diverse points of view
- Everyone gets a chance to share their views
- Avoid debates and interruptions
- Listen to understand, not to respond
- Do not engage in personal attacks

Open Meeting Law and Conflict of Interest

- CPCC members receive a training regarding Open Meeting Law
- CPCC members must complete Conflict of Interest Training
 - Massachusetts requires all municipal employees, including committee members, to take a training on conflict of interests.
 - A conflict of interest is when a personal, private interest may conflict with a public duty of service.

02. Commercial Parking Background

Background

Cambridge Ordinance Chapter 10.16 – Commercial Parking Space Permits, 1990 with changes in 1997

Beginning with the Environmental Protection Agency (EPA) Clean Air Act of 1970 and decades of agreements, it is part of an agreement with the State Department of Environmental Protection and U.S. Environmental Protection Agency to cap the number of commercial parking spaces in Cambridge to limit air pollution.

Cambridge Ordinance Chapter 10.18 - Parking and Transportation Demand Management (PTDM) Ordinance, 1998

It requires sites that increase the number of parking spaces available or change the use of parking spaces create a PTDM Plan. A PTDM Plan helps mitigate the impact of making more parking available.

Other Relevant Parking-Related Regulations

Open Air Parking Lot License and Garage and Gasoline and/or Flammables License

State laws administered by the Cambridge License Commission

Flexible Parking Corridors, 2024

Flexible Parking Corridors are designated streets in Cambridge that have more flexible rules for off-street parking. The new rules make it easier for owners of off-street parking to use their existing parking more efficiently.

What is a Commercial Parking Space?

- “**Commercial Parking Space**” means a **parking space available for use by the general public at any time for a fee.**
- The term shall **not include**:
 - Parking spaces owned or operated by a commercial entity whose primary business is other than the operation of a parking facility, for the exclusive use of its lessees, employees, patrons, customers, clients, guest or residents but which are not available for use by the public.
 - Parking spaces restricted for the use of the residents of a specific residential building or group of buildings.
 - Spaces located on a public street.
 - Spaces located at a park-and-ride facility in conjunction with the MBTA.

Is this a Commercial Parking Space?

- Yes

City's First Street garage



55 Franklin Street garage



- No

Alnylam parking garage, 41 Linskey Way



176 Green Street



Test - Is it commercial parking?

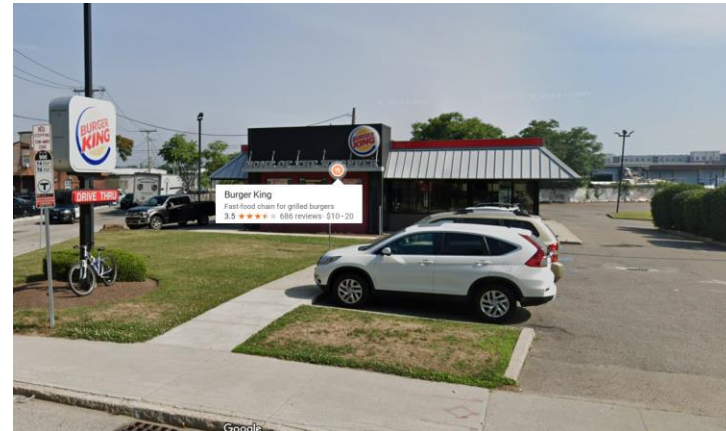
41 Church Street lot



City Lot #4 in Central Square



679 Concord Ave



Porter Square shopping Center



Test - Is it commercial parking?

41 Church Street lot



City Lot #4 in Central Square



679 Concord Ave



Porter Square shopping Center



Test - Is it commercial parking?

One Kendall Square Garage – 389 Binney Street



Test - Is it commercial parking?

One Kendall Square Garage – 389 Binney Street



YES AND NO

- 1,050 Commercial Spaces
- 480 employee spaces
- Total = 1,530 spaces

03. Commercial Parking Application Process

How to Obtain a Commercial Parking Space?

- **Application is submitted to Cambridge DOT**
- **Copies submitted to CPCC**
- **Hearings held at least twice a year provided pending applications**
- **Hearing will be published in at least one local weekly newspaper**

Application for a New Commercial Parking Permit

Included in Application:

- Owner's name and address
- Address of proposed Commercial Parking space or Parking Facility
- Type (lot or garage)
- New or modification to existing spaces
- Number of spaces by categories of use
- How spaces will be controlled
- A traffic mitigation and transportation demand management plan (for facilities with 20 or more total parking spaces)
- Description of the need for the proposed commercial parking spaces
- Site plan and floor plan, including bike parking required
- A statement of any public policy considerations which support the application

Criteria for issuance of a Commercial Parking Permit

- Whether request is for 10 or fewer Commercial Parking Spaces and whether the parking facility would have a combined total of 20 or fewer parking spaces, if granted.
- Whether the application includes a written plan to make good faith effort to hire qualified Cambridge residents as employees and a commitment to consult with Cambridge Office of Work Force Development.
- Whether project is consistent with City's established planning and policy goals.
- CPCC may approve or deny an application.

Existing Cambridge Commercial Parking Facilities

2025 Inventory

Street	Address	# spaces	Description
Binney Street	389	1050	1 Kendall Square cc
Bishop Allen Dr.	38	45	Municipal Lot #6
Bishop Allen Dr.	84	82	Municipal Lot #5
Bishop Allen Dr.	98	18	Municipal Lot #4
Broadway (aka 90 Broadway)	66	824	Cambridge Center #1 (East)
Broadway	115	500	Cambridge Center #3 (North)
Cambridge Pkwy.	23	60	Royal Sonesta
Cambridge St.	201-203	15	Barrister Trust
Cambridge St.	984	15	Municipal Lot #11
Cambridge St.	1493	70	Cambridge Hospital (Camelia Ave Lot)
Church St.	41	122	Church St. Lot
Green St.	240-254	290	GFP Municipal Garage
Green St.	375	16	Municipal Lot #8
Green St.	420-438	86	YMCA
Holyoke St.	17	109	Harvard Health Services
Hovey Ave.	0	50	Youville Hospital
JFK St.	65	265	Public Garage
Land Blvd.	0	2538	Cambridgeside Galleria
Mass Ave.	139	21	MIT
Mass Ave.	1000	189	Cambridge College
Mass Ave.	1191	50	Inn at Harvard
Memorial Dr.	575	458	Hyatt Regency
Msgr. O'Brien Hwy.	14	994	Museum of Science
Mt. Auburn St.	110	42	Municipal Lot #2
Mt. Auburn St.	124	200	University Place
Pleasant St.	9	17	Municipal Lot #9
Spring St.	11	1100	East Cambridge Municipal Garage
Springfield St.	15	30	Municipal Lot #14
Third St.	350-354	150	CRP (Commonwealth Gas site)
University Rd.	14	600	Charles Square
Warren St.	9	31	Municipal Lot #12
Webster Ave.	45	8	45 Webster Ave
Third St.	198	8	Tracey Vera
Canal Park	2	50	2 Canal Park
Franklin St.	55	500	University Park
Cambridge St.	1493-1515	80	Cambridge Hospital Garage
Cambridge Center	7	731	Cambridge Center #2 (West)
Subtotal		11,414	
Permitted by DEP		13452	
Remaining in Inventory (Bank)		2,038	

Commercial Parking Facilities

Alewife MBTA
“Park-and-Ride”
Facility.



Permit Terms and Conditions

Each new Commercial Parking Permit requires the permit holder to successfully carry out:

- The plan submitted for regulations and control of air pollution from motor vehicles
- Any written plan to make a good faith effort to hire qualified Cambridge residents as employees and consult with Cambridge office of Work Force Development.
- A New Commercial Parking Permit shall automatically terminate and revert to the City when Commercial Parking Spaces(s) have been used for non-commercial purposes for one year or more.
- No new or existing Commercial Parking Permit shall be transferrable among private parties for use at another location.

Enforcement

- The City may enforce the terms and conditions of any permit regardless of when it was issued.
- Anyone found operating a parking space illegally after a CPCC hearing may be fined up to \$10 per day for each day the space is used illegally.

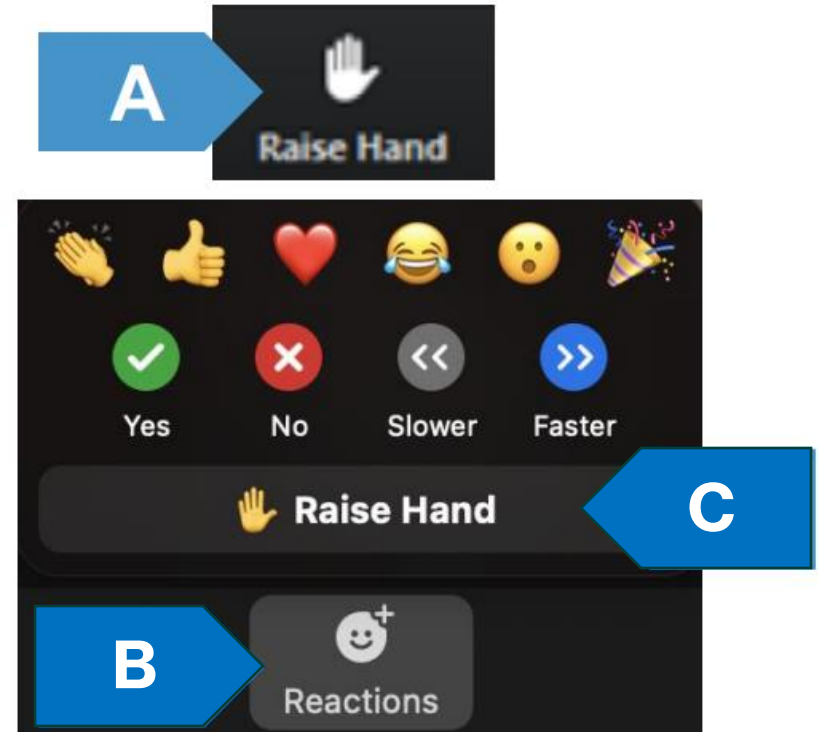
03. Q & A

Q&A

- CPCC Committee members
- Public

Remote Participants

- Please use the **"Raise Hand"** button, we will call on you in order of raised hands
- **To raise your hand** either click on the Raised Hand (A) or click "Reactions" (B) then Raise Hand (C)



04. Next Steps

Next Steps & Additional Resources

Next Steps

- CPCC to review applications for Commercial Parking Facility Permits
- Next hearing date to be determine based on applications submitted

Resources

[CPCC Webpage](#) - Includes links to the Commercial Parking Facility application and City Ordinance.

[PTDM Webpage](#)

[Flexible Parking Webpage](#)

Thank You!