



Application # 00004

Application Date: 03/20/26 4:10 PM

## APPLICATION FOR A COMMERCIAL PARKING FACILITY PERMIT

Owner / Applicant Information Just-A-Start Corporation Email: kevinnesline@justastart.org Phone: +1 (617) 918-7519  
430 Rindge Avenue, Suite 301, Cambridge, MA 02140

Facility Operator information Maloney Properties, attn: Luis Martinez Email: lmartinez@maloneyproperties.com Phone: +1 (617) 913-8863

Proposed address of facility 1840 Massachusetts Avenue Alternative address \_\_\_\_\_

Parcel Map / Lot Number: 177-79

Number of Vehicle Parking Spaces			Number of Bicycle Spaces				
Type of parking spaces:	Existing:	Proposed:	Existing:	Proposed:	Type:	Existing:	Proposed:
Commercial / Public	0	42	Customers		Short Term	0	10
Patients			Clients		Long Term	0	0
Students			Employees	43			
Residents			Guests		Car Sharing	No	#

Type of construction: \_\_\_\_\_ Estimated Start Construction: \_\_\_\_\_

Type of facility: Lot Estimated Opening: 05/01/26

If a parking fee is charged, collection method: At Entrance, Monthly

License Commission / Licenses Required? Garage and Flammables License and Open Air Lot License

Does the location have any existing Special Permit? No

Has a plan been approved by the PTDM Planning Officer for regulation and control of air pollution from motor vehicles? Yes

**Question 1.** Detailed information on how the existing and proposed parking spaces will be controlled for each category of use.

Visitors will pay for individual parking spaces on an hourly basis through a QR code scan-to-pay system. Signage will be posted at all striped parking spaces in the lot so that visitors have access to the QR code and are aware of payment options and rates. Patrons will also have the option to purchase a monthly pass from the operator. Separate spaces in the lot will be designated for either transient hourly customers or reserved monthly spaces. The lot will charge market rates for both hourly and monthly parking. We are in discussions with three different operators and will be selecting one soon. All three potential operators use similar QR codes and web-based payment systems.

**Question 2.** A detailed description of the need for the proposed Commercial Parking Spaces and the type of development and patrons which the spaces and associated facility, if any, will serve.

The proposed commercial parking facility at 1840 Mass Ave will serve patrons of the many businesses located in and around Porter Square. Porter Square is a local commercial hub, but the nearby existing parking lot at the Porter Square Shopping Center only serves a portion of the neighborhood's businesses and is often at capacity. A new facility at 1840 Mass Ave will provide a safe and convenient off-street parking option for neighborhood shoppers.

The facility will also serve students and faculty commuting to Lesley University's Porter Campus directly across the street from the lot who are looking for a convenient nearby parking option. Additionally, during our ongoing community engagement process towards future affordable housing development on the site, we have heard from neighbors living in the community that some would be interested in paying a monthly fee for a parking space in a lot as an alternative to parking on the street. The facility's monthly pass option would provide reliable off-street parking to nearby residents as well as regular commuters to local institutions like Lesley University.

The 1840 Mass Ave facility's location near Porter Square's MBTA Red Line and Commuter Rail stations will also allow it to serve commuters transferring from their cars to public transit. Additional parking near the Porter Square MBTA station would enable more multimodal trips for travelers from areas not directly served by the T who wish to switch to public transit for part of their journey. In addition to car parking spaces, we will also be installing ten bicycle parking spaces on the lot per the approved TDM Plan, providing additional bicycle parking capacity to enable visitors to travel by bike.

**Question 3.** A site plan and floor plans of the proposed parking facility, showing the facility location, any bicycle parking required by the Zoning Ordinance, the space layout, and the entry and exit points.

Please see the following page for a site plan for the proposed commercial parking facility at 1840 Mass Ave, including space layout and bicycle parking. This document has been approved by the City's PTDM Planning Officer. The facility's parking spaces are already painted from their previous use. Five bicycle racks providing ten bicycle parking spaces will be installed in the northeast corner of the lot to comply with the Zoning Ordinance, allowing easy sidewalk access for cyclists parking at the lot.



## Commercial Parking TDM Plan

This form is only for facilities with 20 or more total parking spaces that are eligible for conversion to commercial parking under Flexible Parking Corridors regulations. To submit this form for review or request help completing it, email Ryan McKinnon, PTDM Officer, at [rmckinnon@cambridgema.gov](mailto:rmckinnon@cambridgema.gov).

### Facility Information

Name and address of parking facility: 1840 Massachusetts Avenue, Cambridge, MA 02140

Location of parking facility according to Assessing Department: Block No. 177 Lot No.(s) 79

Name and address of property owner: Just A Start Corporation, 430 Rindge Ave, Cambridge, MA 02140

Telephone: 617-918-7519 E-mail address: kevinnesline@justastart.org

Was this parking facility existing as of 12/23/2024?  Yes  No

If approved, do you expect to operate this facility as a commercial parking facility for less than 4 years?  Yes  No

#### Proposed # of parking spaces in the facility

Assume no spaces are used to satisfy TDM requirements

42 Commercial (available to the public for a fee)

+        Other

=        Total

#### Type of facility

Surface lot

Garage

The TDM measures listed on this form have been selected to enable quick approval of Commercial TDM Plans for facilities along Flexible Parking Corridors. A summary of the pre-selected TDM measures is available in Table 1. Details for each TDM measure are provided on the following pages.

Table 1. Summary of pre-selected TDM Measures by facility size.

# commercial spaces	Section 1 (select all)	and Section 2 (choose one)
19 or fewer	<ul style="list-style-type: none"> <li>Charge market rate parking fees</li> </ul>	N/A
20-60	<ul style="list-style-type: none"> <li>Charge market rate parking fees</li> </ul>	<ul style="list-style-type: none"> <li>Provide space for Bluebikes station OR</li> <li>Install bike parking OR</li> <li>Bike parking/Bluebikes contribution</li> </ul>
61-100	<ul style="list-style-type: none"> <li>Charge market rate parking fees</li> <li>Bike parking/Bluebikes contribution</li> </ul>	<ul style="list-style-type: none"> <li>Provide space for Bluebikes station OR</li> <li>Install bike parking OR</li> <li>Additional bike parking/Bluebikes contribution</li> </ul>
101+	<ul style="list-style-type: none"> <li>Charge market rate parking fees</li> <li>Provide space for Bluebikes station</li> <li>Bike parking/Bluebikes contribution</li> </ul>	N/A

## TDM Measures

The property owner commits to implementing the following TDM measures, subject to approval by Cambridge DOT.

*Instructions: In each section below, select TDM measures according to the number of proposed commercial parking spaces for your facility.*

### **Section 1: Check all that apply, based on your facility size and/or plans to operate temporarily**

#### All facilities

**Charge market rate parking fees**

Facility will charge at least market rate for parking. To determine market rate, survey all parking available to the public within a ½-mile radius of the site to determine the median price for parking.

#### All facilities that expect to operate on a temporary basis (less than four years):

**Communications**

Provide information about the expected length of time the facility will operate:

- With abutter notifications for any permit or license needed for the facility,
- In any advertisement before opening, within 6 months of opening, and within 6 months of closing, and
- At the entrance to the facility.

#### Facilities with at least 61 commercial parking spaces

**Bike parking/Bluebikes contribution**

Contribute \$500 per commercial parking space over 60 to the City's bike parking fund or Bluebikes fund.

( \_\_\_\_\_ - 60) x \$500 = \_\_\_\_\_

# of proposed commercial parking spaces

Subtotal contribution A

- Cambridge DOT will determine how much of the contribution to allocate to each fund at approval.
- The contribution is due within 120 days of commercial parking permit issue, unless the City agrees to a different schedule.

#### Facilities with at least 101 commercial parking spaces

**Provide space for a Bluebikes station**

*If selected, attach a parking layout plan.*

Offer 5 parking spaces or other on-site space to be used to site a Bluebikes station with up to 24 docks.

This measure is subject to approval by Cambridge DOT and requires a license agreement with Bluebikes if approved.

- Cambridge DOT will determine the number (up to 5) and location of parking spaces, if any, that are suitable for a Bluebikes station. If approved, the facility owner must physically block vehicle access to the spaces to be used for the Bluebikes station until the station is installed.
- Other (non-parking) space on the site may be acceptable for a Bluebikes station in place of parking spaces. If you would like to suggest an on-site, non-parking area, please identify it on your attached parking layout plan.
- If DOT declines to site a Bluebikes station at the facility, the facility must choose a replacement TDM measure in consultation with DOT and resubmit this form.



**Facilities with 61-100 commercial parking spaces (choose one)**

**Provide space for Bluebikes station** *If selected, attach a parking layout plan.*

Offer X parking spaces ( $X = 0.05 \times$  proposed number of commercial parking spaces, round down, maximum 5) or other on-site space to be used to site a Bluebikes station with up to 24 docks. This measure is subject to approval by Cambridge DOT and requires a license agreement with Bluebikes if approved.

- Cambridge DOT will determine the number (up to X) and location of parking spaces, if any, that are suitable for a Bluebikes station. If approved, the facility owner must physically block vehicle access to the spaces to be used for the Bluebikes station until the station is installed.
- Other (non-parking) space on the site may be acceptable for a Bluebikes station in place of parking spaces. If you would like to suggest an on-site, non-parking area, please identify it on your attached parking layout plan.
- If DOT declines to site a Bluebikes station at the facility, the facility must choose a replacement TDM measure from this section (or in consultation with DOT) and resubmit this form.

**Install bike parking** *If selected, attach a parking layout plan.*

Purchase and install up to 10 bicycle racks (20 bicycle parking spaces) that meet the requirements of the City of Cambridge Bicycle Parking Guide, taking up no more than 3 parking spaces. The bike parking must be made available to the public. Publicly accessible bike parking that is used to meet zoning requirements can be counted toward up to 80% of the bike parking required by this measure.

- Cambridge DOT must approve the layout of the bike parking and the location, which must be near a primary pedestrian access point.
- Racks must be installed within 120 days of commercial parking permit issue. Any vehicle parking spaces to be used for installation will be blocked off until installation occurs.
- If DOT determines that there is not a suitable location for bike parking on the site, the facility must choose a replacement TDM measure from this section (or in consultation with DOT) and resubmit this form.

**Additional bike parking/Bluebikes contribution**

Contribute \$200 per commercial parking space to the City's bike parking fund or Bluebikes fund.

\_\_\_\_\_ x \$200 = \_\_\_\_\_

# of proposed commercial parking spaces

Subtotal contribution B

- Cambridge DOT will determine how much of the contribution to allocate to each fund at approval.
- The contribution is due within 120 days of commercial parking permit issue, unless the City agrees to a different schedule.

**Section 3: Voluntary TDM measures**

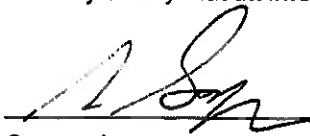
*If the facility will voluntarily offer any additional TDM measures, please describe them here:*

Please see the attached site plan for the location and design of planned on-site bicycle parking.

Just A Start intends to develop new affordable housing on the site of the existing parking lot at 1840 Massachusetts Avenue in the future. Consequently, we intend for this to be a temporary facility that will operate for less than 4 years.

**Certification and Signature**

I hereby certify that all information supplied on this form is true, accurate, and complete.



Owner signature

2/25/26

Date

Noah Sawyer, Director of Real Estate

Print name & title

*This section for City of Cambridge use only. Do not write below this line.*

Final proposed # of parking spaces: Commercial: 42 Other:      Total: 42

All commercial parking is subject to approval by the Commercial Parking Control Commission.

- This TDM Plan is
- Approved.
  - Approved with conditions. *(List below or attach.)*
  - Denied. Please resubmit with the following changes: *(List below or attach.)*

See attached bike parking plan.

Ryan  
McKinnon

Digitally signed by Ryan McKinnon  
DN: cn=Ryan McKinnon, o=Cambridge  
Department of Transportation, ou,  
email=rmckinnon@cambridgema.gov,  
c=US  
Date: 2026.03.11 09:32:51 -04'00'

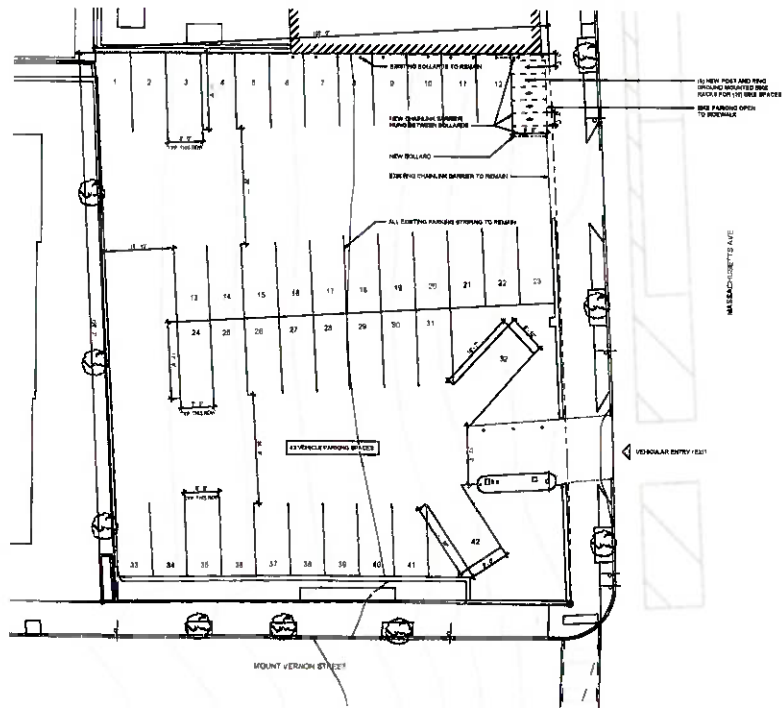
Signed

PTDM Planning Officer

Date

**RODE**

535 Albany Street # 405  
 Boston, MA 02118  
 617 422 0800 JT  
 rde@rodeinc.com



1 PARKING PLAN  
 1" = 10'-0"



**PARKING PLAN**  
 1940 MASSACHUSETTS AVE  
 CAMBRIDGE MA 02142

JUST A SEAN  
 430 RINGBEE AVE  
 CAMBRIDGE MA  
 02142

PROJECT 2016

No.	Description	Date

DATE 02 19 2016

SCALE 1" = 10'-0"

**PARKING PLAN**

**A-100**