



# Cambridge Commercial Parking Control Committee (CPCC)

May 19, 2026

**CITY OF  
CAMBRIDGE**

Department of  
Transportation

# 01. Welcome

# Remote Meeting Regulations

Pursuant to Chapter 2 of the Acts of 2025 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation at meetings of the Cambridge Commercial Control Committee.

All Committee members, applicants, and members of the public will state their name before speaking.

All votes will be taken by roll call.

This meeting is being video, and audio recorded, and is being streamed live on Zoom.

# Remote Participation Instructions

## **Committee members:**

- Please turn on your video.
- Unmute to speak.
- CPCCC 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 for new Commercial Parking Permit applications and at end of meeting ~7:25 PM.
- At that time, you can raise your hand to join the queue.

# Meeting 3: Agenda

1. 6:00 PM | Welcome
2. 6:10 PM | Approval of Minutes
3. 6:15 PM | Application for new Commercial Parking Permits at 2400 Mass. Ave.
  - Presentation, Committee Member Questions/Clarifications, Public Comment, Committee Discussion
4. 6:50 PM | Application for new Commercial Parking Permits at 1840 Mass. Ave.
  - Presentation, Committee Member Questions/Clarifications, Public Comment, Committee Discussion
5. General Public Comments
6. Adjournment

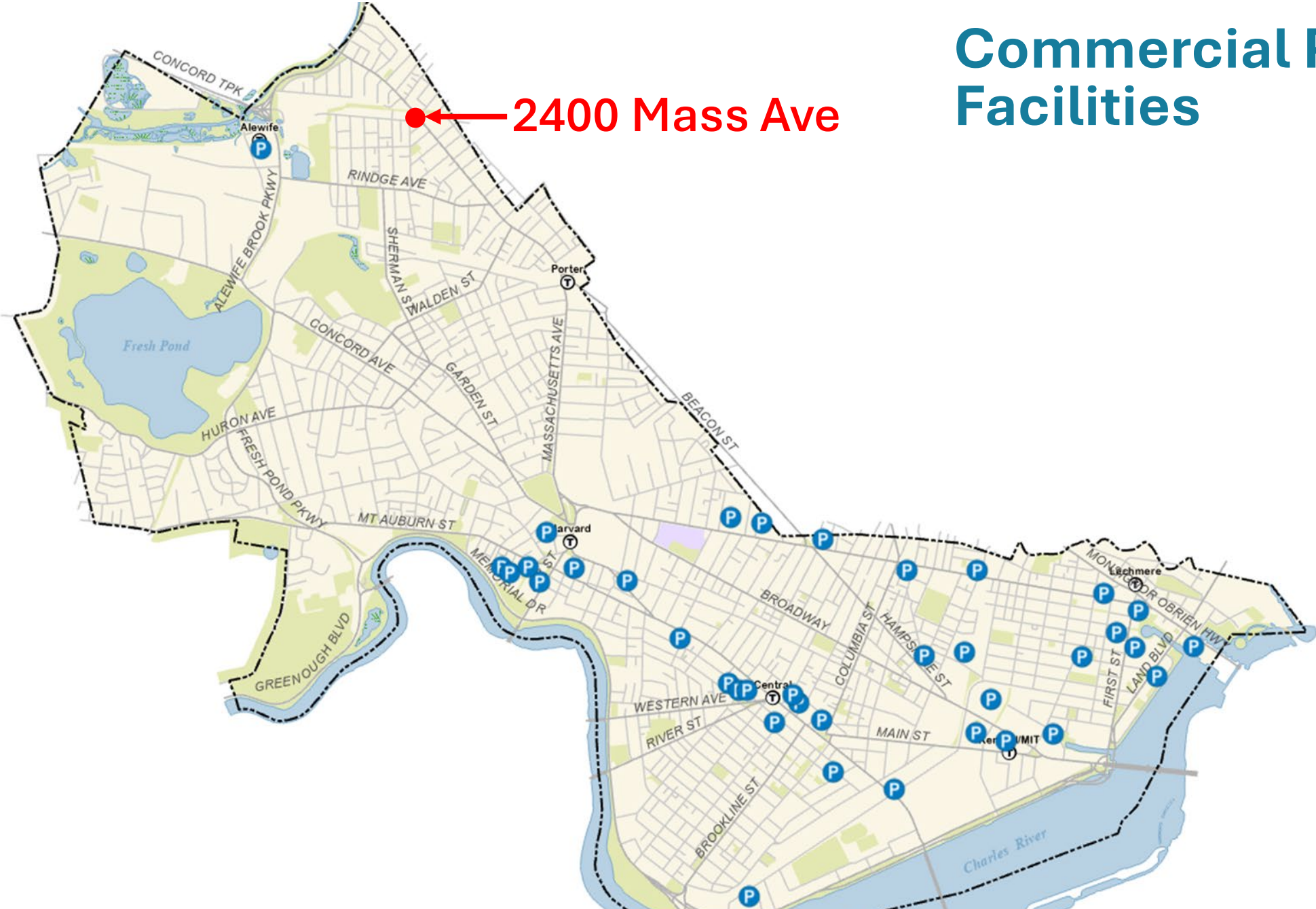
## 02. Approval of Minutes

# Minutes to Approve

- Meeting 2 - October 22, 2025

**03. Application for new  
Commercial Parking  
Permits at 2400 Mass. Ave.**

# Commercial Parking Facilities



# 2400 Mass. Ave

**CITY OF  
CAMBRIDGE**

Department of  
Transportation



Application # 00001

Application Date: 09/15/25 12:57 PM

**APPLICATION FOR A COMMERCIAL PARKING FACILITY PERMIT**

Owner / Applicant Information 2400 Mass Ave, LLC Email: rowetim@gmail.com Phone: +1 (617) 633-2078  
9 South St, Chestnut Hill, MA, 02467

Facility Operator Information 2400 Mass Ave, LLC Email: rowetim@gmail.com Phone: +1 (617) 633-2078  
9 South St, Chestnut Hill, MA, 02467

Proposed address of facility 2400 Mass Ave, Cambridge Alternative address \_\_\_\_\_

Parcel Map / Lot Number: 191-112

Type of parking spaces:	Number of Vehicle Parking Spaces		Existing:	Proposed:	Existing:	Proposed:	Number of Bicycle Spaces	
	Existing:	Proposed:					Type:	Existing:
Commercial / Public	0	43	Customers	0	0	Short Term	0	10
Patients	0	0	Clients	0	0	Long Term	0	0
Students	0	0	Employees	48	0			
Residents	0	0	Guests	0	0	Car Sharing	Unknown#	

Type of construction: Modified Facility Estimated Start Construction:

Type of facility: Lot Estimated Opening:

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

License Commission / Licenses Required? 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



**2400  
Mass. Ave**

# **Transportation Demand Management (TDM) Plan**

- Approved Jan. 16, 2026, by City PTDM Planning Officer
- Requirements:
  1. Charge market rate for parking
  2. Communicate with users and neighbors how long the facility is likely to be used as a commercial parking facility
  3. Provide 10 bicycle parking spaces onsite within 120 days of commercial parking permit issue

# Criteria to evaluate applications and making a determinations

## Number of spaces

1. Whether the applicant requests ten or fewer Commercial Parking Spaces and whether the parking facility would have a combined total of twenty or fewer parking spaces if the application is granted;

## Hire Cambridge residents

2. Whether the application includes a written plan to make a good faith effort to hire qualified Cambridge residents as employees and a commitment to consult with the Cambridge Office of Work Force Development

## City planning and policy goals

3. Whether the project is consistent with the City's established planning and policy goals

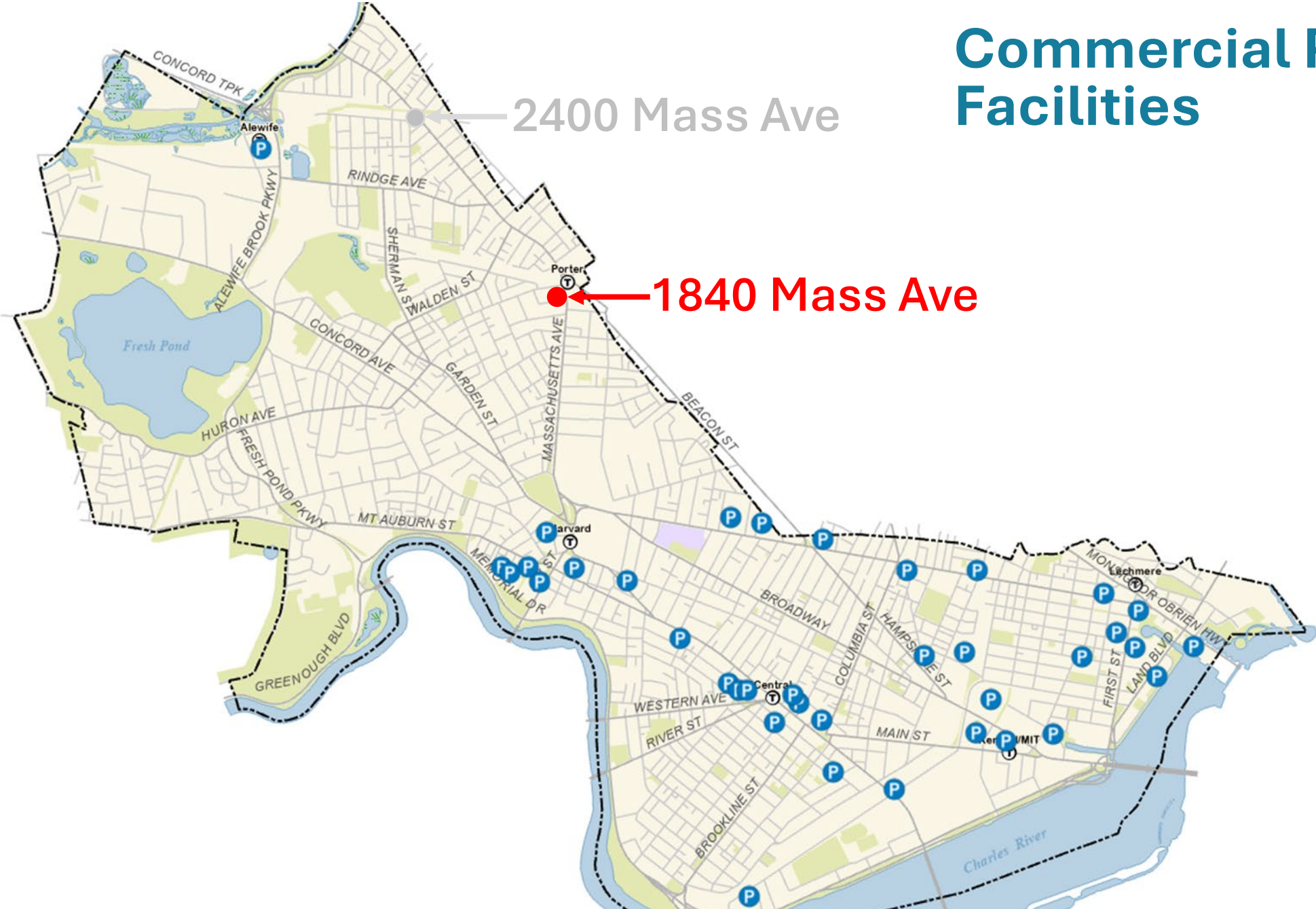
# Other Potential Criteria to Consider

Number of Spaces	Whether the number of spaces is fair or appropriate - Example, no more than 20% of spaces in the bank
Location	Whether the location of the spaces are appropriate - Example, located on residential streets, in business districts, spread out in city, driveway location and traffic impacts
New or Existing Spaces	Whether adding new parking spaces in the city or using existing unused spaces
Start/End Data	Whether the parking facility will be for an indefinite or a specific period of time.
Need and Expected Users	Whether there is a need for commercial spaces and who will the spaces serve - Example, City vs. non-city residents, employees, customers, residents.
Control of spaces	Whether the proposed control of spaces for each category of use will be suitable

- Committee Member Questions/Clarifications
- Public Comments
- Committee Discussion/Deliberation

# 04. Application for new Commercial Parking Permits at 1840 Mass. Ave.

# Commercial Parking Facilities



# 1840 Mass. Ave

**CITY OF  
CAMBRIDGE**

Department of  
Transportation



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

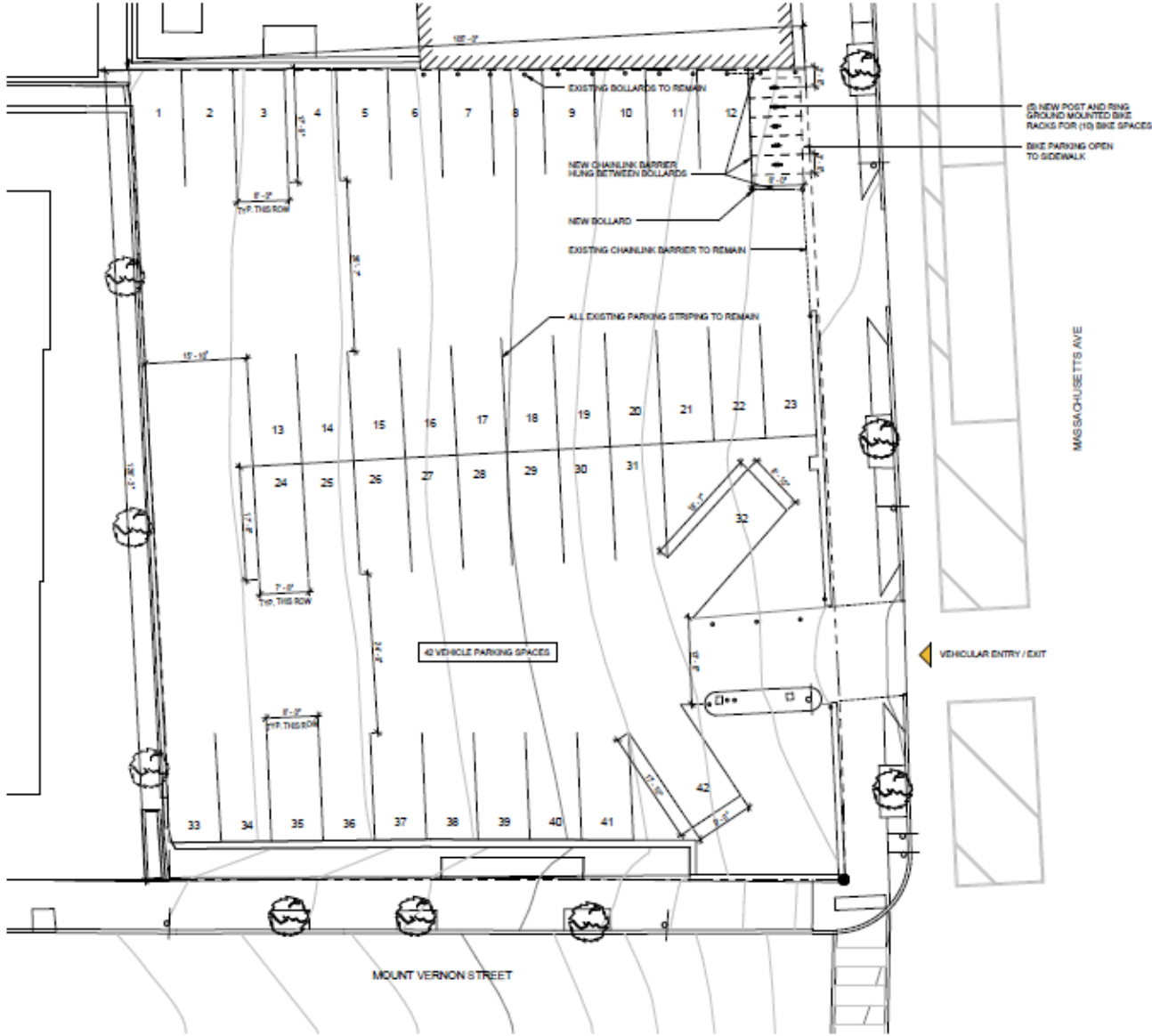
Does the location have any existing Special Permit? No

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

# 1840 Mass. Ave



EXAMPLE OF BIKE PARKING RACKS TO BE INSTALLED ON SITE



**1840  
Mass. Ave**

# **Transportation Demand Management (TDM) Plan**

- Approved March 11, 2026, by City PTDM Planning Officer
- Requirements:
  1. Charge market rate for parking
  2. Communicate with users and neighbors how long the facility is likely to be used as a commercial parking facility
  3. Provide 10 bicycle parking spaces onsite within 120 days of commercial parking permit issue

# Criteria to evaluate applications and making a determinations

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- Committee Member Questions/Clarifications
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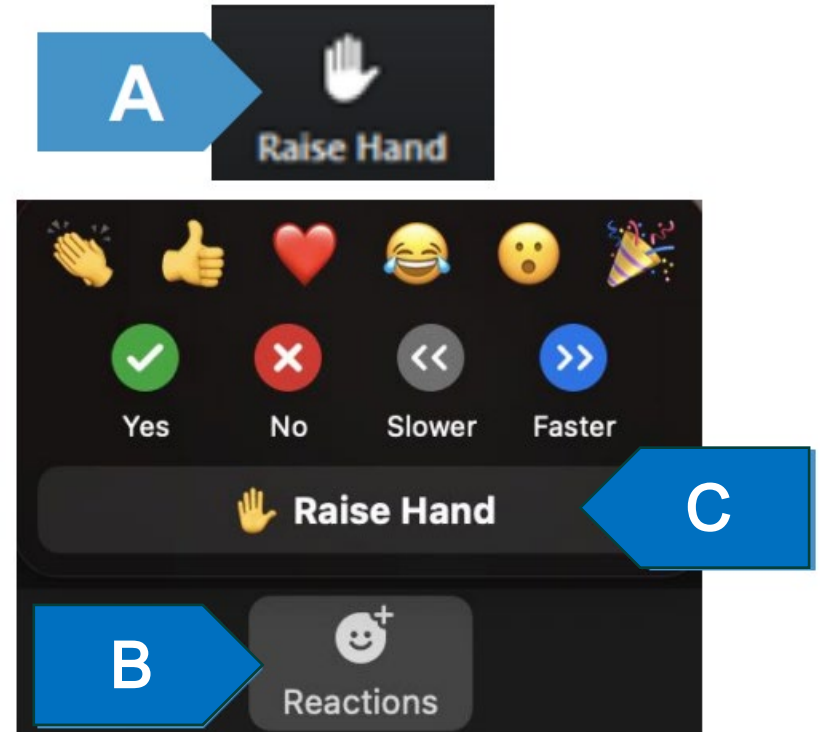
# 05. General Public Comments

# Q&A

- CPC 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)



## Next Steps & Additional Resources

### **Next Steps**

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

### **Resources**

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

[PTDM Webpage](#)

[Flexible Parking Webpage](#)

**06. Thank you!**