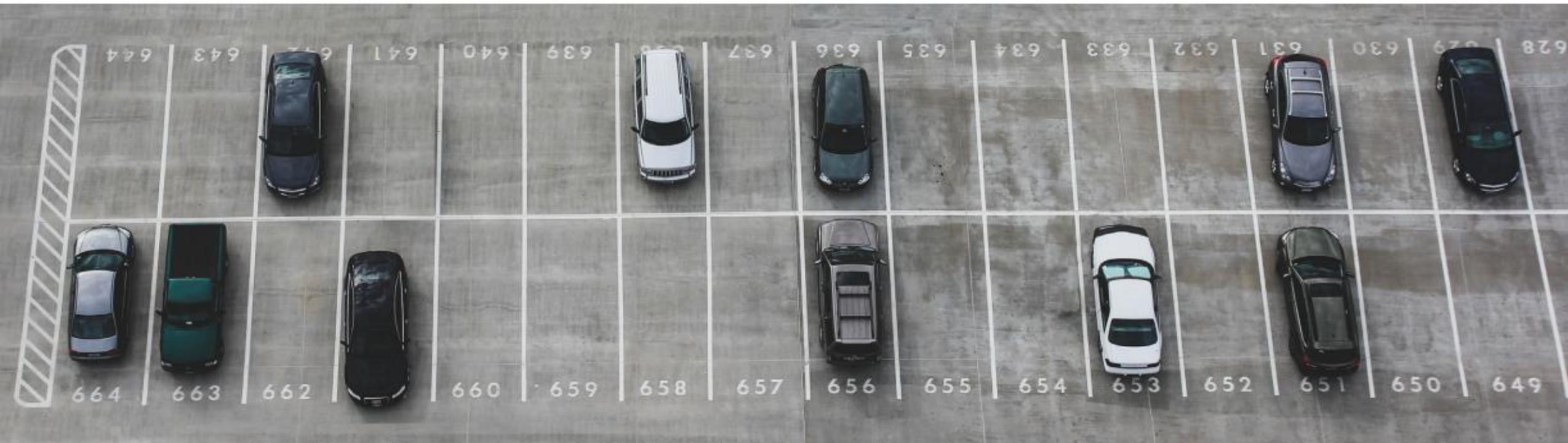


# MAPC Parking Presentation

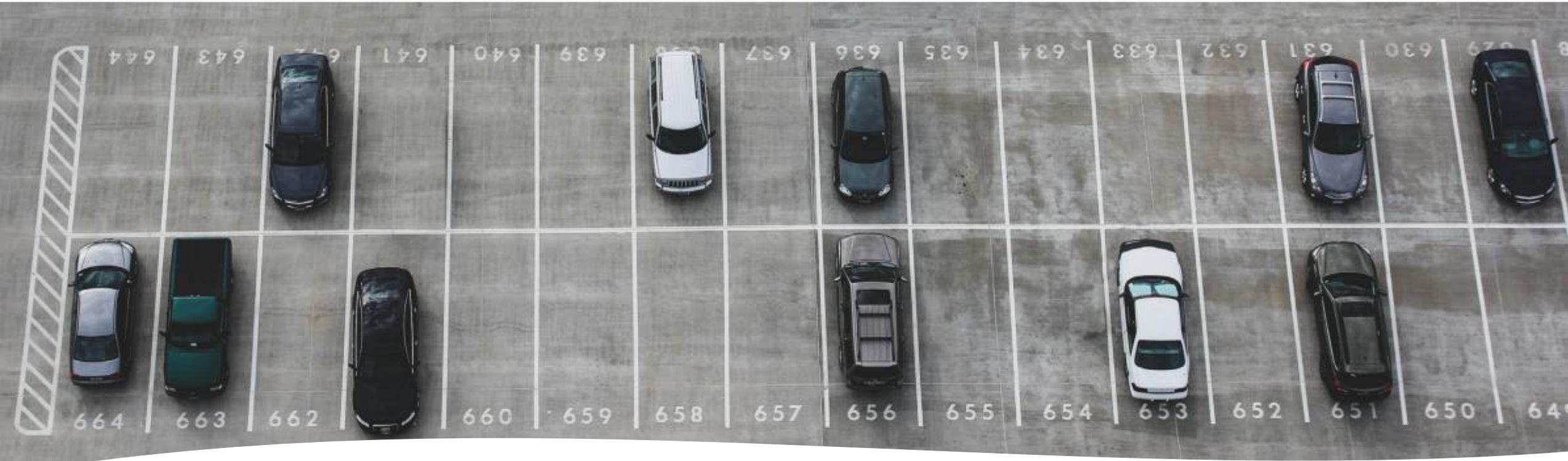
## *North Shore Task Force (NSTF) Subregion*



**Metropolitan Area  
Planning Council**

November 20, 2025  
Adi Nochur ([anochur@mapc.org](mailto:anochur@mapc.org))  
Senior Transportation Planner

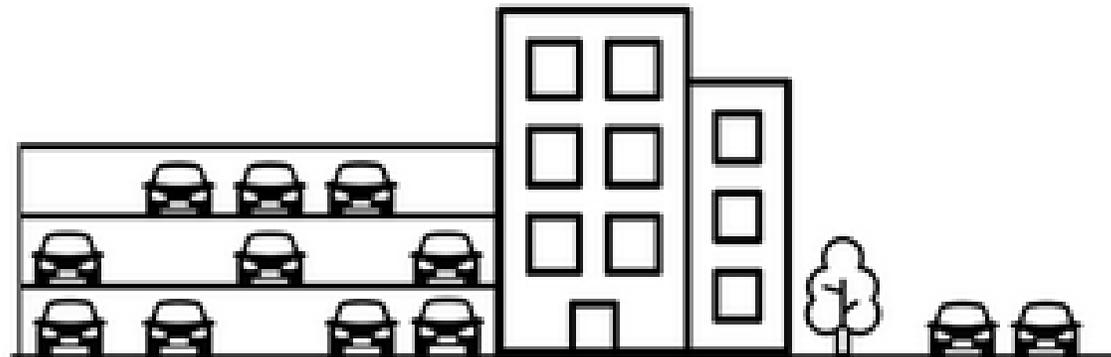




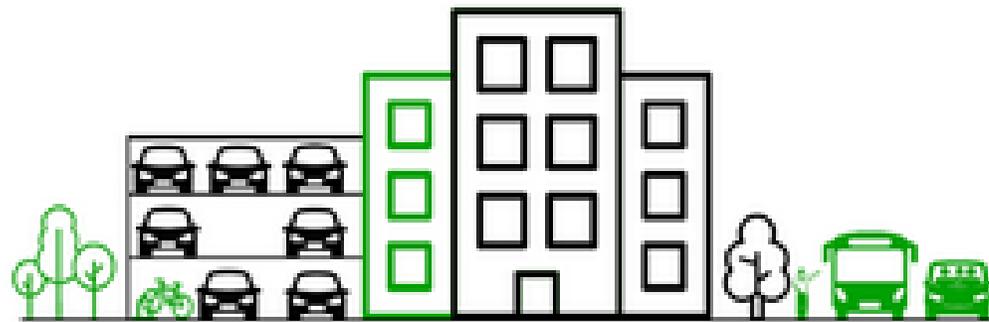
## Parking: Discussion Agenda

- Perfect Fit Parking: *Right-Sizing Parking for Multifamily Housing*
- Local Parking Regulations and Policies: *Documenting the MAPC Region*
- Commercial Parking Taxes: *Raising Transportation Funding*

# Getting Parking Right Matters



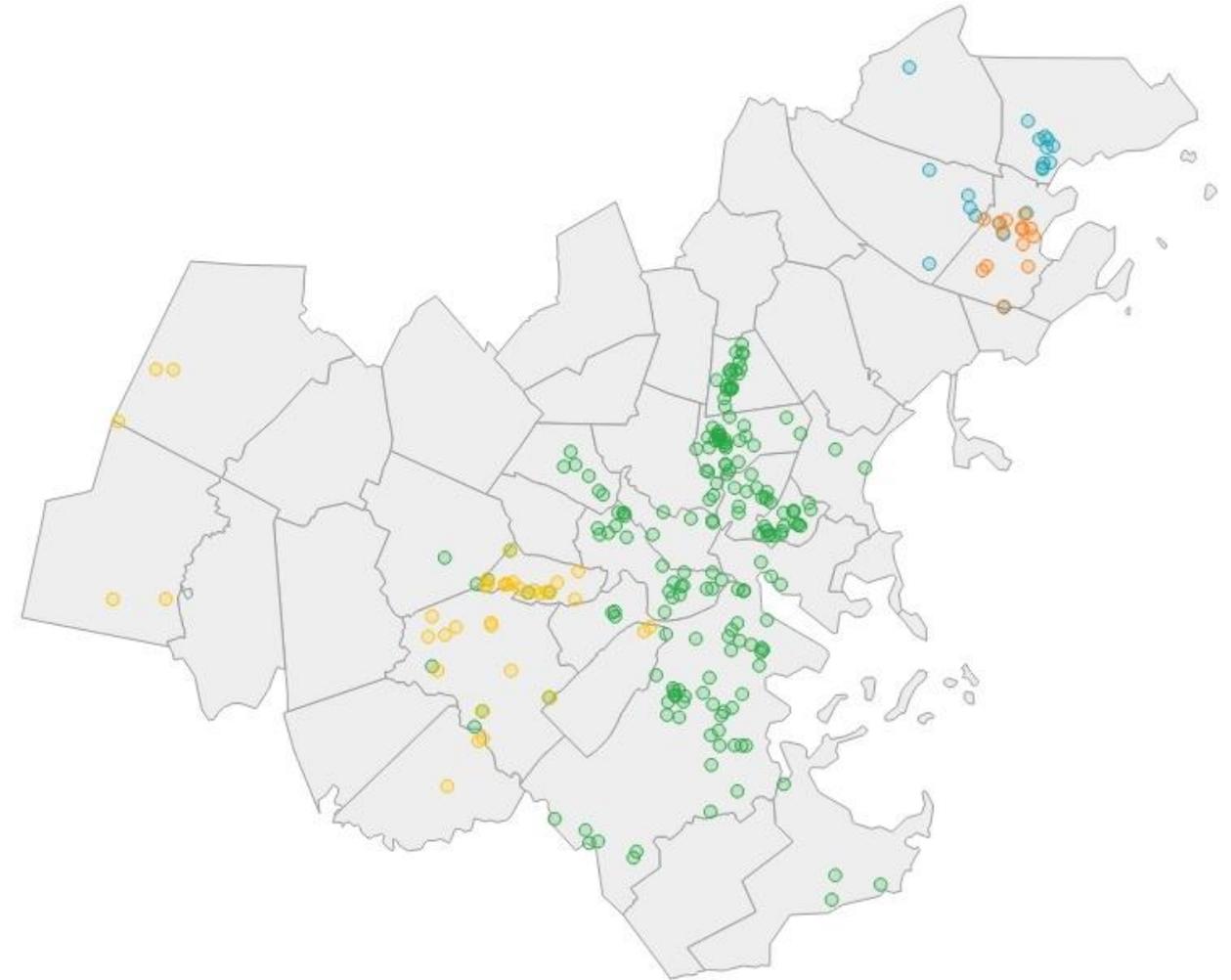
Before



After

# Perfect Fit Parking: Phases 1-5 (2015-2025)

- Robust regional data set highlights opportunities to right-size parking in line with sustainable housing, transportation, and climate goals.
- Full reports, memos, and data sets available at [perfectfitparking.mapc.org](https://perfectfitparking.mapc.org)



# Phases 1-4 (2015-2023)

<b>Phase</b>	<b>Region</b>	<b>Number of Sites</b>	<b>Parking Supply</b> (total spaces / total units)	<b>Parking Demand</b> (occupied spaces / occupied units)	<b>Parking Utilization</b> (occupied spaces / total spaces)
<b>Phase 1 &amp; 2</b> (2015-2019)	Boston Inner Core	189	1.00 spaces/unit	0.73 spaces/unit	70%
<b>Phase 3</b> (2019-2020)	North Shore	20	1.25 spaces/unit	0.95 spaces/unit	76%
<b>Phase 4</b> (2022-2023)	WestMetro HOME Consortium	37	1.45 spaces/unit	0.92 spaces/unit	62%

# Phase 3: North Shore (2019-2020)

Municipality	Number of Sites	Parking Supply Per Unit	Parking Demand Per Unit	Parking Utilization %
		$\frac{\text{Total Spaces}}{\text{Total Units}}$	$\frac{\text{Occupied Spaces}}{\text{Occupied Units}}$	$\frac{\text{Occupied Spaces}}{\text{Total Spaces}}$
Beverly	10	1.17	0.88	73%
Danvers	1	1.83	1.11	61%
Peabody	5	1.44	1.26	84%
Salem	4	1.11	0.83	75%
<b>All Sites</b>	<b>20</b>	<b>1.25</b>	<b>0.95</b>	<b>76%</b>

# Policy Recommendations (Phases 1-4)

- Shift from parking minimums to maximums
- Reduce parking ratios
- Unbundle parking from housing costs
- Explore strategies for shared parking

# Parking Reform: Suburban Examples

- Scituate has instituted a parking maximum of 1 space/unit for ADU's more than ½ mile from transit and eliminated parking minimums for ADU's within ½ mile of transit.
- Norwood has used Perfect Fit Parking as inspiration to reduce parking requirements to 1.1 spaces/unit in their MBTA Communities District.
- Acton has eliminated/reduced parking minimums and instituted parking maximums for various residential and commercial uses in their South Acton Village Core and MBTA Communities Districts.

# Parking: Next Steps

- Document local parking reform success stories through case studies (Salem, Acton, Everett, Somerville)
- Document municipal parking regulations and policies across the MAPC region in a comprehensive fashion
- Explore commercial parking taxes as a means to raise funding for municipal and statewide transportation systems
- Build community of practice for continued engagement and collaboration with municipal staff ([parking\\_practice@mapc.org](mailto:parking_practice@mapc.org))

# Local Parking Policy: Welcome to the Matrix!

Municipality	Did the Municipality take the survey?	Single Family Housing Parking Requirement (# spaces per dwelling unit)	Multi Family Housing Parking Requirement (# spaces per dwelling unit)	Residential Permits	Commercial permits	Other permits	Other permits - Details	Seasonal Restrictions	Overnight Restrictions
Arlington	No	1		FALSE	FALSE	FALSE	Daytime and overnight parking permits (municipal lots and on-street: temporary and permanent)	FALSE	TRUE
Belmont	No	2 (1 for units<2 bedrooms)		FALSE	TRUE	TRUE	Weekday Commuters, employees	FALSE	TRUE
Boston*	Yes	0.4 - 1 depending on FAR (0 for affordable housing)		TRUE	TRUE	TRUE	Accessible parking	TRUE	TRUE
Brookline*	No	2-2.3 (depending on FAR)		TRUE	TRUE	TRUE	Guest overnight, moving permit, Red sox parking, temporary	FALSE	TRUE
Cambridge*	Yes	0		TRUE	FALSE	TRUE	Visitor, non-resident, temporary, Business, landlord, childcare, clergy, LTC, Military permits	TRUE	TRUE
Chelsea*	No	2	1.5+0.5 (for each bedroom in excess of 2 bedrooms)	TRUE	TRUE	TRUE	Residential Handicapped Parking, Resident visitor parking passes Caregiver parking, Landlord Landlord visitor parking, Trade/craft contractor parking, weekly visitor pass	FALSE	FALSE
Everett*	Yes	0	Max 2	TRUE	TRUE	TRUE	Visitor, special placard, handicapped/disabled	FALSE	TRUE
Lynn*	Yes	2	1 (1.5 of units<50)	TRUE	FALSE	TRUE	Visitors	FALSE	FALSE
Malden*	No	1		TRUE	FALSE	TRUE	Non-Passenger Vehicles, Residential Permit Parking Visitors' Permits	TRUE	FALSE
Medford	No	2	1.5	TRUE	TRUE	TRUE	New residential pass, Resident Commuter, Home Healthcare, Postal Service, Realtor, Visitor, Temporary, moving-day and Landlord pass	FALSE	FALSE
Melrose*	Yes	2	2 (1 in select districts)	TRUE	TRUE	TRUE	Residential Overnight Permit, Merchant parking (restricted and floating), guest exemptions	FALSE	TRUE
Milton*	No	2	1	FALSE	TRUE	TRUE	Employee/Service Zone Parking, Hardship Parking Program Permit	FALSE	TRUE
Needham*	No	-	1.5	FALSE	FALSE	TRUE	special permits in CBD	FALSE	TRUE
Newton	Yes	2	-	TRUE	TRUE	TRUE	Employees, Visitors, Seniors, High School Students, Contractors, Temporary health or child care, Overnight Winter Parking Permits	TRUE	TRUE
Quincy*	No	2	1.75/1.5	TRUE	FALSE	TRUE	Students	FALSE	TRUE
Revere*	Yes	2	0/1	TRUE	TRUE	TRUE	Visitors, Seniors, Healthcare, Landlord	FALSE	TRUE
Saugus*	No	2		FALSE	FALSE	FALSE		FALSE	FALSE
Somerville*	Yes	0		TRUE	TRUE	TRUE	Visitors, Seniors, Handicap/Disabled	FALSE	TRUE
Waltham*	No	2		TRUE	FALSE	FALSE	Special permits for certain residences (B/C district, land abutting non-residential land)	FALSE	FALSE
Watertown	No	2-3 (bedrooms>4)	min: 0.75-2 max: 1-2.25 (studio to 3+ bedroom)	FALSE	TRUE	TRUE	Seniors	TRUE	TRUE
Winthrop*	No	2		TRUE	FALSE	TRUE	visitor and temporary placard, medical personnel, business placard, student, Disability parking	FALSE	TRUE

# Local Parking Policy: Parking Minimums

## High-Level Parking Minimums:

### **1.5 spaces per unit**

(Essex, Gloucester, Ipswich, Manchester-by-the-Sea, Nahant)

### **2 spaces per unit**

(Danvers, Marblehead, Middleton, Peabody, Wenham)

## **At least 10/16 NSTF municipalities (more than 60%)**

require **1.5 or more spaces per unit as per Zoning Code**, often regardless of unit type, size, or proximity to transit.

# Local Parking Policy: Parking Minimums

## Examples of NSTF Minimum Parking Requirements (often based on unit/building size):

**Beverly** – 1 space/unit for 1 BR (and 2 BR units in Depot Overlay District), 2 spaces/unit for all other 2+ BR units

**Essex** – 2 spaces/unit for single-family, 1.5 spaces/BR for multifamily

**Gloucester** – 1.5 spaces/unit (except 1 space/unit in CB, VB, R-5, or CCD districts)

**Hamilton** – 1 space/unit for both single-family and multifamily

**Manchester-by-the-Sea** – 2 spaces for single-family, 3 spaces for 2-family, 5 spaces for 3-family, 1.5 spaces/unit for 4+ units

# Local Parking Policy: Permitting Programs and Seasonal/Overnight Restrictions

## 1/16 NSTF municipalities

have residential, commercial, or other permitting programs

## 3/16 NSTF municipalities

have both seasonal and overnight parking restrictions

(Beverly, Marblehead, Middleton)

Hamilton has seasonal parking restrictions

Rockport has overnight parking restrictions

Seasonal restrictions typically prohibit parking during the winter months—generally from December through March—with exact start and end dates set by each municipality. These are often paired with overnight parking bans, and in some cases **apply 24 hours a day, seven days a week** for the entire season.

# Commercial Parking Taxes



- H.3576, *An Act reinvesting in transportation through assessments on parking*, would give MA cities and towns a local option to levy commercial parking taxes and invest the funds in transportation.
- Interested in supporting this bill? Let us know!

# Discussion

- What parking reforms/policy changes would you like to pursue in your community and what are the barriers?
- How can MAPC's parking reform case studies and parking regulations/policy matrix support your local efforts?
- What else can MAPC do to support your parking efforts moving forward (e.g. community of practice)?

# Thank You!

- Questions? E-mail [anochur@mapc.org](mailto:anochur@mapc.org)
- Join MAPC's municipal parking community of practice – [parking\\_practice@mapc.org](mailto:parking_practice@mapc.org)

