



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Mr. James L. Sullivan, City Manager

Date December 23, 1974

From *G. Teso*
Mr. George Teso, Traffic Director

Reference

Subject

Enclosed are the copies of a survey conducted by the Traffic and Parking Department to determine the feasibility of providing off-street parking in the area presently occupied by the Putnam School located at the intersection of Otis and Sciarappa Streets.

The money for the demolition of the school and construction of a Parking Lot has been requested in the Capital Improvement Program for the fiscal year 1975-1976. The study is self-explanatory but if the City Council wishes to discuss it with me, I will make myself available.

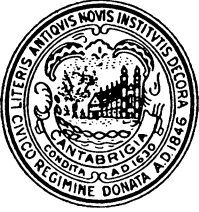
PARKING FEASIBILITY STUDY

OF

PUTNAM SCHOOL PROPERTY

DEPARTMENT OF TRAFFIC AND PARKING

APRIL 1974



CITY OF CAMBRIDGE

57 INMAN STREET, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

DEPARTMENT OF TRAFFIC & PARKING

George Teso
Director

INTRODUCTION

This preliminary report was made at the request of the East Cambridge Business Association.

The Traffic and Parking Department was asked to study the possibility of converting the property on the southwest corner of Otis Street and Sciarappa Street into a Municipal Parking Lot. The property is owned by the Cambridge School Department and the existing structure, the Putnam School is scheduled to be razed, as it has been condemned and is definitely a hazard to the children in the area.

LOCATION

The location of this piece of property is critical to determining the need and type of use a Municipal Parking Lot will get and as can be seen on the attached Plan No. SP-C-1162. It is only one block south of the Cambridge Street Business District and one block west of the Middlesex District Court.

The proximity of this piece of property to these two areas which are highly congested and in need of off-street parking should insure the success of this parking facility, as well as provide a needed service to the business community of East Cambridge.

TYPE OF FACILITY

As can be seen on the "Proposed Parking Lot" Plan No. PK-A-1610, the facility is designed as a surface lot with spaces for forty-five vehicles

with access from Otis Street and Sclarappa Street. This plan could be revised to allow for a one way operation in the lot. The lot would be lighted for night use along with planting around the perimeter of the lot. A fence would also be constructed to protect the abutting property where necessary.

ESTIMATED COST

The cost of constructing this facility is broken down as follows:

Demolition of Existing Structure	=	\$28,000.00
Construction of Parking Facility Complete	=	<u>\$30,000.00</u>
Total Cost		\$58,000.00

This does not include any landtaking costs.

ESTIMATED REVENUE

The amount of revenue received from this lot would depend on the type and fee charged for parking. It has not been determined on whether there should be short-term parking, long-term parking or a combination of the two. We will assume, for estimating purposes, two prices for parking, 10 cents and 20 cents per hour. The lot would be in use between the hours of 10 AM to 6 PM.

At 10 cents per hour, meter for 10 hours, the revenue for 45 meters for one day = \$ 45.00

The lot will be used approximately 300 days per year, therefore the maximum revenue for one year, 300 days X \$45.00 per day = \$13,500.00

We can assume that this lot will not be used 100% of the time and it is our experience that the percent of use in this area will be approximately 75%. The revenue from this lot would be 75% of \$13,500.00 = \$10,025.00

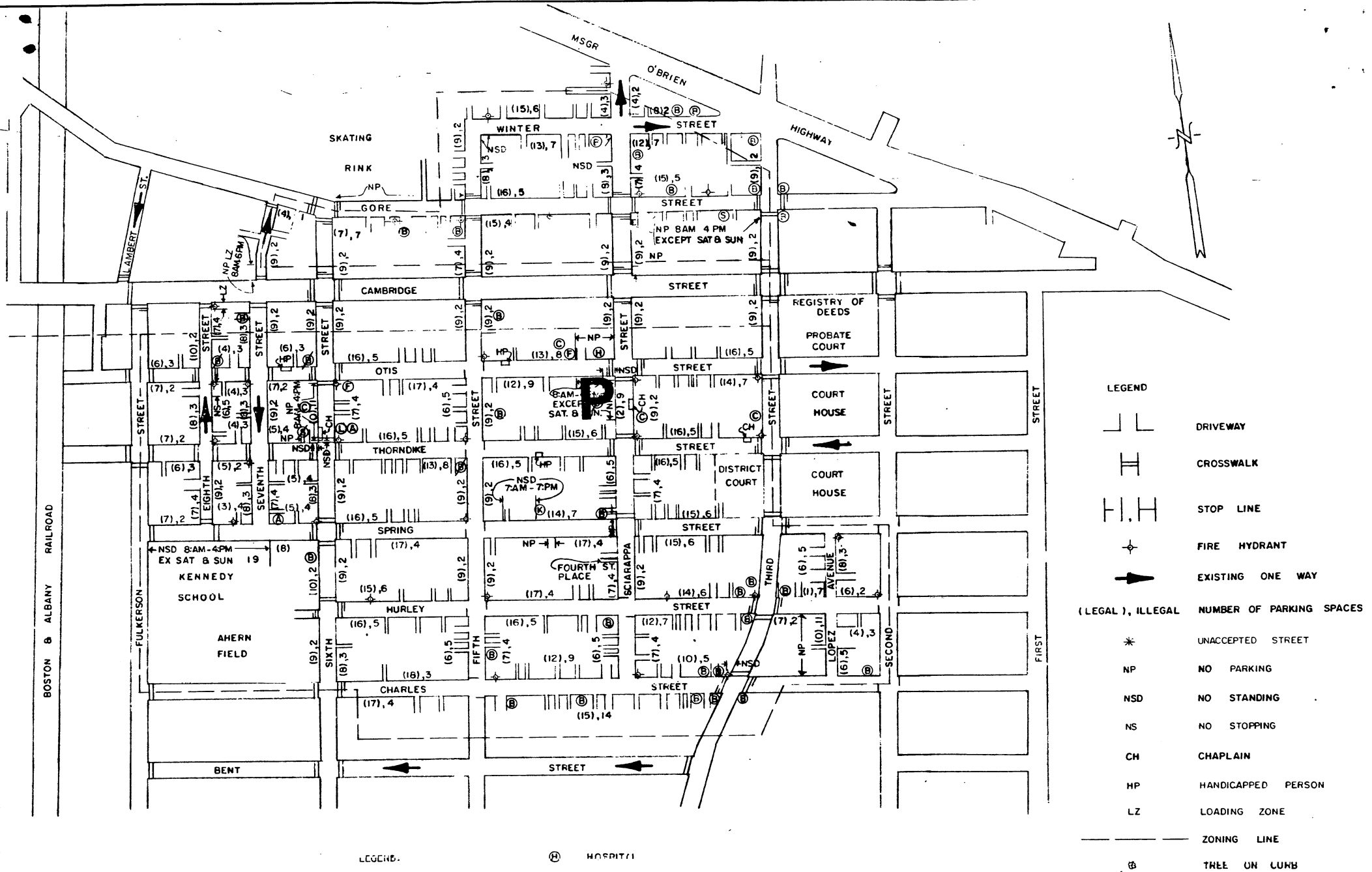
At 20 cents per hour, the revenue would be \$20,050.00

CONCLUSIONS

It is the opinion of the Traffic and Parking Department that the City of Cambridge should proceed with the purchasing of the property and the construction of a parking facility on this property for the following reasons:

1. The need for a Municipal Parking Facility in the East Cambridge Area is precipitated by the implementation of the Resident Parking Program in this area, lessening the number of spaces available to the business community.
2. The availability of the land to the City without displacing any residents or businesses.
3. The cost of constructing this lot could be financed from the Parking Fund and pay for itself in three to four years depending on the fee charged for parking.

This lot could also serve as an overnight parking facility for the residents of the area during snow emergencies and street cleaning programs.

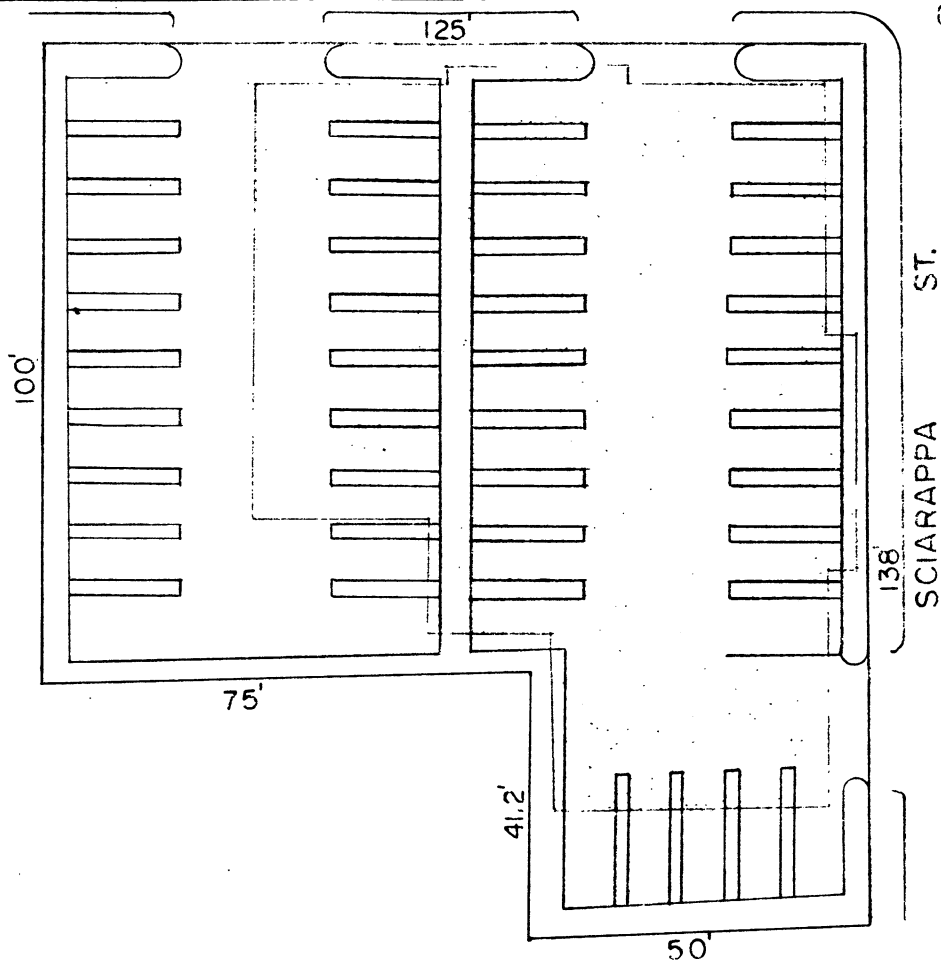


- LEGEND**
- DRIVEWAY
 - CROSSWALK
 - STOP LINE
 - FIRE HYDRANT
 - EXISTING ONE WAY
 - (LEGAL), ILLEGAL NUMBER OF PARKING SPACES
 - * UNACCEPTED STREET
 - NP NO PARKING
 - NSD NO STANDING
 - NS NO STOPPING
 - CH CHAPLAIN
 - HP HANDICAPPED PERSON
 - LZ LOADING ZONE
 - ZONING LINE
 - ⊗ THREE ON LUMB

- LEGEND**
- (A) ASSOCIATION
 - (B) BUSINESS
 - (C) CHURCH
 - (F) FUNERAL HOME
 - (H) HOSPITAL
 - (K) COMMUNITY CENTER
 - (L) LIBRARY
 - (O) OFFICE
 - (S) SCHOOL
 - ⊘ INDICATES CLOSED BUILDING

NO.	DATE	DESCRIPTION	DRAWN	CHKD	REC'M	APPVD	DATE
REVISIONS ABOVE							
RESIDENT PARKING AREA EAST CAMBRIDGE AREA							
DRAWN		INITIAL	DATE	DRAWING NO.			
TRACED		WCB	2/18/73	SP - C - 1162			
CHECKED		JAN 24	7/10/74	SCALE 1" = 200'			
REC'M APP.				CITY OF CAMBRIDGE			
APPROVED				SHEET NO. 1 OF 1			

BRUNING 40-135 i5033



45 PARKING SPACES

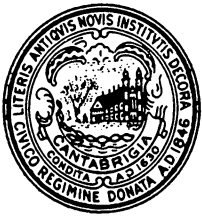
NO.	DATE	DESCRIPTION	DRAWN	CHKD	REC'M	APPVD	DATE
REVISIONS ABOVE							

PROPOSED PARKING LOT
OTIS ST. AND SCIARAPPA ST.

DRAWN	INITIAL	DATE
TRACED	JTD	4/10/74
CHECKED		
REC'M APP.	Jm	10RPR 74
APPROVED		

DEPARTMENT OF
TRAFFIC AND PARKING
CITY OF CAMBRIDGE

DRAWING NO.
PK-A-1610
1" = 30'
SHEET NO. 1 OF 1



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

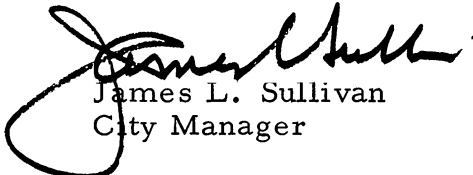
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

January 6, 1974

To the Honorable, the City Council:

Enclosed please find a copy of a survey conducted by the Traffic and Parking Department to determine the feasibility of providing off-street parking in the area presently occupied by the Putnam School, as requested by Council Order on December 16, 1974. However, on November 18, 1974 the Council passed an order to look into the feasibility of preserving the School for future use as recommended by the East Cambridge Planning Team.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf

Off Street parking in the area occupied
by the Putnam School.

In City Council,

January 6, 1975

Placed on file