

City of Cambridge

MASSACHUSETTS

Agenda # 1 easement for construction and
operation of a handicapped access ramp
on the west side of Municipal Parking Lot Five,
Norfolk Street and Bishop Allen Drive.

In City Council

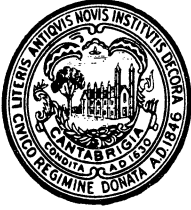
November 19

1990

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				

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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Michael H. Rosenberg
FROM: Gerald R. Mimno
DATE: November 1, 1990
RE: Cambridge Food Coop - Handicapped Access

Community Development has been asked by other City departments to coordinate the request by the Cambridge Food Coop for a handicapped access ramp to be constructed in Parking Lot 5.

Additionally the Food Coop has requested use of a site to locate a closed cardboard recycling container. Both the ramp and the container would be located on City owned land on the west side of Parking Lot Five (Norfolk Street and Bishop Allen Drive).

The requests serve an important public purpose but would require obtaining the necessary easements from the City Council authorizing these uses by a private party on public land.

Currently this area of the parking lot is a loading zone subject to an annual easement between the City of Cambridge and James Hill who uses the loading zone to service Libbys Liquors.

Inspection of the area shows that it is poorly maintained and under used. Pedestrians avoid the area especially in the evening due to a fear of crime. The location of an entrance to the Food Coop will create a stream of pedestrian traffic very desirable for the area. Additionally the Food Coop intends to keep the area clean. The Food Coop has already started working with businesses abutting the parking lot on ways to improve the area and jointly recycle cardboard. Support for the Food Coop in moving to its new location would assist in bringing a major new investment into a blighted and vacant property and would enhance the revitalization of Central Square.

The following City Departments have reviewed the plans and recommended favorable action to authorize the necessary easements:

- Public Works
- Traffic & Parking
- Handicapped Commission
- Inspectional Services

Food Coop
November 1, 1990
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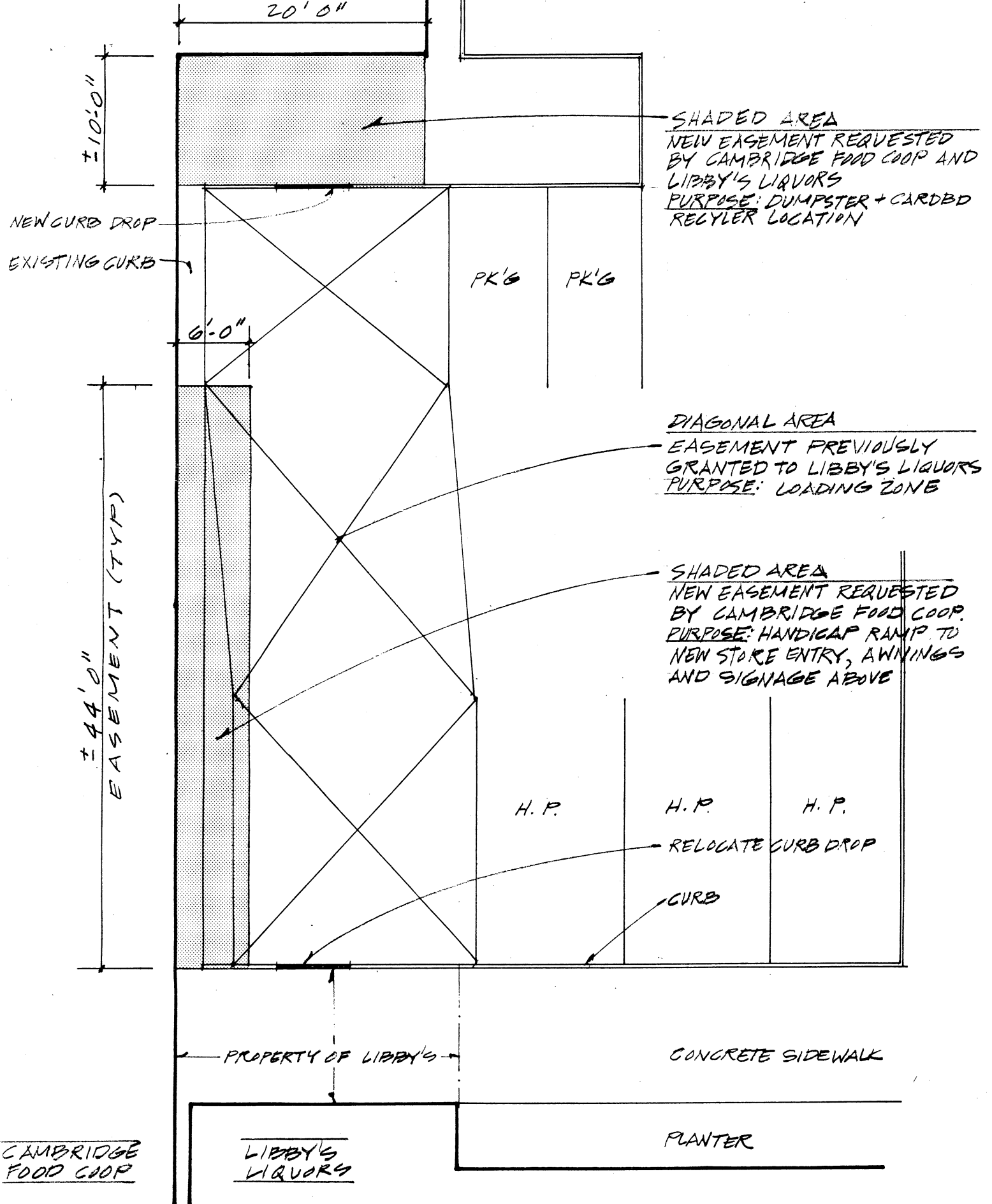
In addition the owners of the buildings abutting the easements involved agreed to cooperate on improving the area. These owners are:

James Hill Lessor to Libbys Liquors
Maurice Nagger Lessor to Cambridge Food Coop

Mr. Hill has entered into several agreements with the Cambridge Food Coop to make better use of the area around the proposed access ramp and to do recycling together. Mr Hill has agreed to subordinate his present loading easement with the City so that the handicapped access easements may be put in place.

A handicapped access ramp is necessary because there is a change in grade between the present parking lot and the floor of the Food Coop. The ramp would be six feet wide and approximately 44 feet long. The location of the handicapped ramp would require the adjustment of two curb cuts. It would not change the operations of the loading zone and it would not require elimination of the existing parking spaces or any change in the layout of the parking spaces.

The purpose of the recycling container is to recycle the large amount of cardboard generated by these businesses. The Cambridge Food Coop has space for a recycling container in its private lot on Essex Street, however the purpose for requesting use of the site on Norfolk Street is to accomodate other businesses abutting the municipal parking lot. The location recommended is a dead end portion of the sidewalk serving no useful function at the present time. The Public Works Department recommends that use of the recycling easement be renewed annually subject to maintenance of a neat and orderly condition around the container.



PLAN BASED ON CITY ENGINEERING PLANS

NORFOLK ST and BISHOP ALLEN DRIVE
PARKING LOT - PARTIAL PLAN

SCALE

1" = 10'

EASEMENT DIAGRAM

SUBMITTED BY:
Cambridge Food Coop

DATE: 9/17/90

DRAWN BY
Peter S. Quinn, Arch.
134 Mt. Auburn St.
Cambridge, MA



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Robert Healy, City Manager

Date Oct. 19, 1990

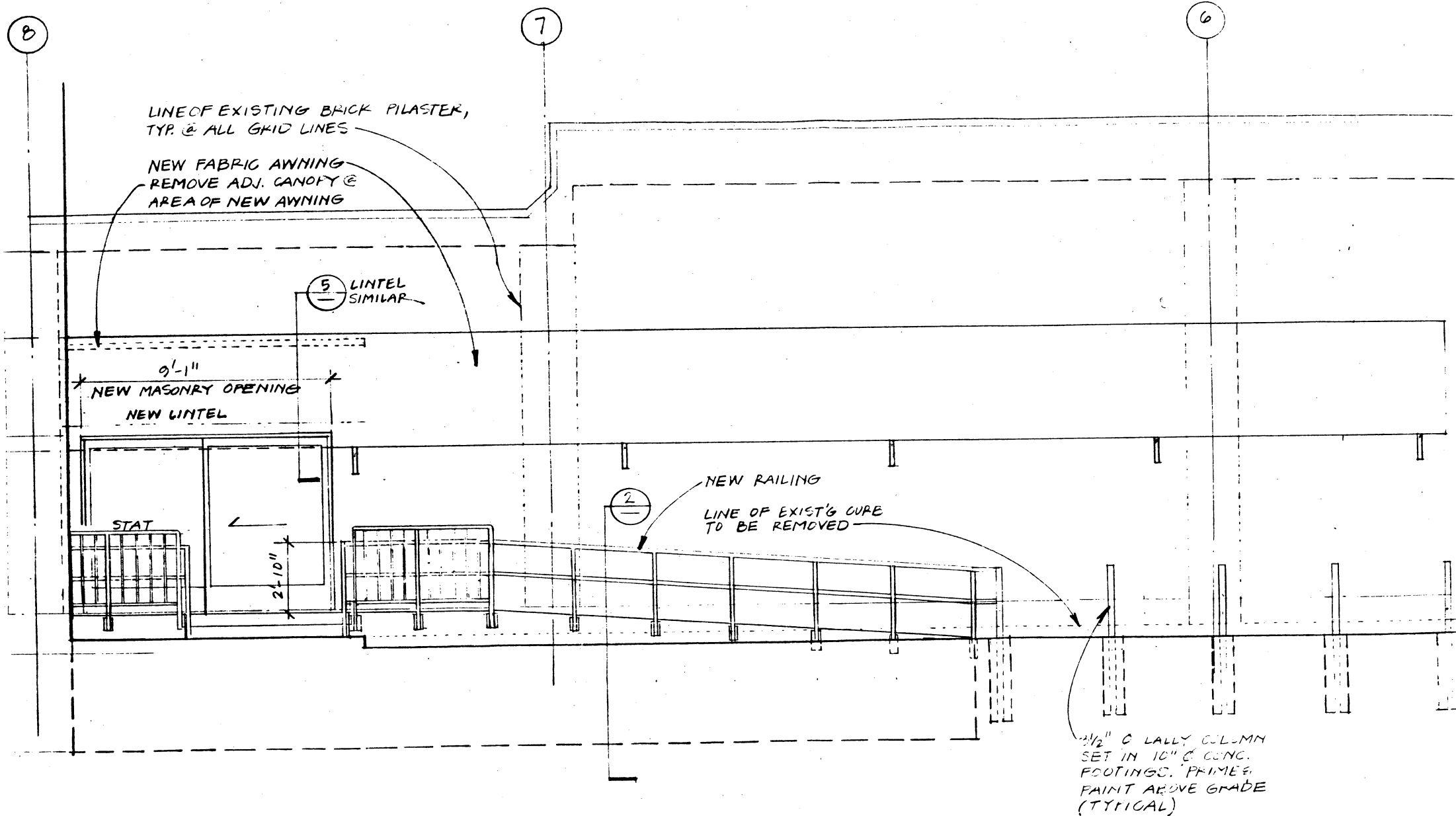
From 
George Teso, Traffic Director

Reference

Subject Cambridge Food Coop, Municipal Parking Lot #5 Entrance

We have reviewed the location of the proposed entrance, handicap ramp, bollards and dumpster area adjacent to the new Cambridge Food Coop Store in Municipal Parking Lot #5. This seems to provide the best solution and we recommend approval provided there is no reduction in the number of parking spaces in the parking lot and the food coop and/or Libby's Liquor are responsible for keeping the dumpsters and the immediate area around them clean.

LMP:rd



NORFOLK ST. ELEVATION - (EAST)

SCALE: 1/4" = 1'-0"



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

November 1, 1990

To the Honorable, the City Council:

I am recommending the City Council authorize an easement for construction and operation of a handicapped access ramp on the west side of Municipal Parking Lot Five (Norfolk and Bishop Allen Drive). The purpose of the easements and handicapped access is to service the side entrance of the Cambridge Food Coop at the new facility located at 581 Massachusetts Avenue.

Additionally I am recommending the City Council authorize a conditional easement for location of a closed cardboard recycling storage container to be located within Parking Lot Five servicing the Cambridge Food Coop and other businesses abutting the municipal lot.

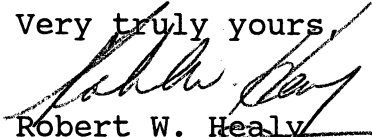
The proposed location of the recommended easements is shown on a plan of land entitled "Norfolk and Bishop Allen Drive Parking Lot - Partial Plan. Easement Diagram." dated 9/17/90 by Peter S. Quinn for Cambridge Food Coop.

The handicapped access ramp is recommended both to service the Cambridge Food Coop and to create foot traffic in an under used area subject to loitering and unlawful activities. The handicapped ramp and recycling location would require the reconfiguration of a loading zone but would not require any change in existing parking spaces.

The proposed handicapped access easements have been reviewed and recommended by the City of Cambridge Public Works Department, Traffic and Parking Department, Community Development Department, Handicapped Commission and Inspectional Services Department.

Conditional approval for recycling storage is recommended on an annual basis subject to maintenance of clean and orderly conditions around the closed container.

Very truly yours,


Robert W. Healy
City Manager

Agenda # 1

H-122

Easement for construction and operation
of a handicapped access ramp on the west
side of Municipal Parking Lot Five,
Norfolk Street and Bishop Allen Drive.

In City Council,

November 19, 1990