
70 Anderson Street - Final Traffic Comments

Tom Errico <thomas.errico@tylin.com>
To: Shukria Wiar <shukriaw@portlandmaine.gov>

Thu, Sep 22, 2016 at 12:03 PM

Hi Shukria – I have reviewed the revised/supplemental application materials and offer the following final traffic comments, as an update to my final comments.

· Given low trip generation estimates for the project, a traffic impact study is not required. The project would not be expected to have a significant impact on traffic mobility and safety.

Status: I have no further comment.

· The applicant is proposing parking spaces (one space meets City standards) that are slightly narrower than City standards (8.25 feet vs. 9 feet). An Auto-turn analysis should be provided documenting adequate vehicle circulation.

Status: The applicant has provided an Auto-turn analysis and I support a waiver from City standards given site characteristics.

· The parking layout will likely require vehicles to back out into East Lancaster Street. Given low traffic volumes on East Lancaster Street and low trip generation from the site, I find this condition to be acceptable.

Status: I have no further comment.

· The applicant is proposing a parking aisle width of 20 feet and this does not meet the City standards. An Auto-turn analysis should be provided documenting adequate vehicle circulation.

Status: The applicant has provided an Auto-turn analysis and I support a waiver from City standards given site characteristics.

· The driveway apron along the sidewalk shall have a maximum cross slope of 2%. The plans shall include details specifying this requirement.

Status: The plans have been revised to note this requirement and I have no further comment.

· A crosswalk on Anderson Street (to Madison Street) may be a requirement for this project. I am coordinating this item with other City staff and will provide feedback in the future.

Status: The details of the subject crosswalk needs further design development given site conditions on both the property frontage and on the corner of Madison Street. Bruce Hyman will be providing some general design criteria for the crosswalk. In general it is seeking a fully ADA compliant crossing that has a perpendicular alignment. The applicant shall be responsible for developing concept designs for the crosswalk inclusive of ramp configurations on both sides of the street. Upon receipt of the concept plans, City staff (Planning/DPW/Fire) will review and provide comments on a preferred design. The applicant will be responsible for construction of the ultimate design along their property frontage only.

I continue to review and coordinate the design of the proposed sidewalk ramp on the project corner. I am coordinating with other City staff on the ramp design. Additionally, the crosswalk on East Lancaster Street shall include a fully compliant ramp on the south corner of the intersection.

Status: Adjustment to the ramp design is suggested given that a crossing of Anderson Street is not formalized. The applicant shall provide a revised layout for review and approval. The applicant is only responsible for improvements on their corner of the intersection.

The construction management plan should provide details on how the sidewalks along the property will be managed during construction.

Status: The applicant has provided a plan that notes full closure of the existing sidewalk along the property frontage, with sidewalk detours and temporary crosswalks. I generally find the plan to be acceptable, although final details will need to be provided for review and approval. I would note that I would prefer a barrier protected temporary sidewalk on Anderson Street, if space permits. In my professional opinion most pedestrians will not follow the detour routing.

If you have any questions, please contact me.

Best regards,

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