



James Dealaman <jdealaman@portlandmaine.gov>

---

## 185 Lancaster

1 message

---

Sarah M <sarahmichniewicz@me.com>  
To: planningboard@portlandmaine.gov

Mon, Feb 27, 2017 at 3:20 PM

To Whom It May Concern,

I am writing to submit comments on traffic movement in relation to the proposed development of 185 Lancaster Street. I own and reside in a home located at 47 Cedar Street and am excited by the idea of Baxter Academy moving to 185 Lancaster Street. I feel they would be a positive addition to a neighborhood that has been long neglected.

I do, however, have concerns with how the estimated 400 students of Baxter Academy and the associated increase in vehicular and pedestrian traffic will impact the area in general and Cedar Street, Oxford Street and Hall Court in particular.

Cedar Street is two blocks long, one way, narrow, and dimly lit. The half closest to Lancaster Street in particular is in very poor condition. The sidewalks on upper Cedar were upgraded to brick several years ago while the lower half of Cedar was ignored. Pedestrians on Cedar Street (and on Oxford Street between Elm and Chestnut) generally walk in the street rather than on the degraded sidewalk surfaces.

Pedestrians traffic here is often comprised of large groups of people utilizing the services of Oxford Street Shelter and/or Preble Street Resource Center. Many of these individuals are engaged in drug or alcohol use and are not fully aware of their surroundings. They frequently obstruct traffic along Oxford Street and especially outside of the shelter at the intersection of Oxford and Cedar Streets. They often respond slowly or with resistance to drivers attempting to use the street. I am concerned that the potential for accidents and hostile interactions will increase with the addition of Baxter Academy student traffic.

Portland High School students already account for some of the traffic on Cedar Street and the surrounding area and utilize a number of the available parking spaces on the street. The presence of Whole Foods, Trader Joe's and Community Counseling have also contributed to an increase in traffic in this area over the past decade.

The section of Cedar from 47 Cedar to Lancaster Street becomes treacherous in snow and icy conditions as plowing and sidewalk snow removal are often neglected. Cars regularly slide through the stop sign and into the traffic lanes of Lancaster Street. This would be of particular concern with additional traffic consisting of novice drivers.

Large snowbanks in winter lead to severe narrowing of Cedar street. This leads to difficulty in leaving driveways and in exiting Hall Court onto Cedar. Hall Court is a narrow, one lane dirt track open to two way traffic and it is consistently neglected. People using the community garden often park on the side and partially obstruct the roadway. Hall Court connects Cedar and

Chestnut Streets and the exit onto Cedar is blind and dangerous owing to a house that fronts on the sidewalk and parked vehicles that obstruct the sightline.

I ask that addressing these concerns about roads, sidewalks and lighting be a priority for the safety of residents and students, drivers and pedestrians alike.

Sincerely yours,

Sarah Michniewicz  
47 Cedar Street  
Portland, ME 04101