



Caitlin Cameron <ccameron@portlandmaine.gov>

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## 203 Fore Street Hotel - Preliminary Traffic Comments

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Tom Errico <thomas.errico@tylin.com>

Thu, Nov 30, 2017 at 10:39 AM

To: Caitlin Cameron <ccameron@portlandmaine.gov>

Cc: Katherine Earley <kas@portlandmaine.gov>, Keith Gray <kgray@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, "Jeff Tarling (JST@portlandmaine.gov)" <JST@portlandmaine.gov>, "Hyman, Bruce" <bhyman@portlandmaine.gov>

Hi Caitlin – I have reviewed the application materials and offer the following Preliminary Traffic Comments.

- A traffic study will be required to evaluate traffic impacts in the vicinity of the project. If the Hampton Inn project is included due to the determination that it is part of a common scheme of development, a Traffic Movement Permit would likely be required. The traffic study would likely review conditions at the Middle Street and Fore Street intersections with India Street and Franklin Street. I would also note that the City will be requiring a fair-share monetary contribution to Franklin Street improvements.
- The project is proposing two driveways (one on Middle Street and one on Fore Street). The number of driveways complies with City Technical standards (assuming the project is NOT a common scheme development. If the Hampton Inn Driveway is considered, the number of driveways exceeds City standards). I would note that the driveways will reduce the number of on-street parking spaces along both streets and thus consideration of narrowing driveway widths may be beneficial.
- I investigated the location of driveways as it relates to corner clearance standards (to India Street). Middle Street is classified as a Local Street and 35 feet of corner clearance is required. The proposed Middle Street driveway meets City standards. Fore Street is classified as a Collector Street and 150 of corner clearance is required. The proposed driveway appears to provide approximately 140 feet of separation and thus either the driveway will need to shift to the west or a waiver will need to be requested.
- The proposed driveway on Fore Street meets City driveway separation standards to the existing Hampton Inn driveway.

- The project will need to provide details on truck deliveries.
- The project will need to provide a parking demand/supply analysis and how parking will be managed between the proposed hotel and Hampton Inn. Also, details on valet parking management and vehicle circulation between to two parking areas shall be provided.
- I will provide comments on parking lot dimensions upon receipt of that information .
- It will be important that the mid-block walkway be designed to optimize pedestrian safety and minimize vehicle conflict.
- A construction management plan that complies with City requirements will be required.

If you have any comments, please contact me.

Best regards,

Thomas A. Errico, PE

Senior Associate

Traffic Engineering Director

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