
PEZ 2018-011: Building Conversion, 415 Cumberland Avenue

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To: Christian Roadman <croadman@portlandmaine.gov>

Cc: Tom Errico <thomas.errico@tylin.com>, Keith Gray <kgray@portlandmaine.gov>, Jeremiah Bartlett <jbartlett@portlandmaine.gov>, Jeff Tarling <jst@portlandmaine.gov>

Good afternoon, Christian,

Below are my preliminary comments on the materials submitted to date on the site plan and accompanying materials related to bicycle, pedestrian, streetscape and accessibility topics:

- the city arborist should weigh in the adequacy of the existing tree wells within the sidewalk - they do not meet current dimensional requirements (typically 4'x7') but should be sized appropriately, if adjusted, to maintain the width for pedestrian accessibility along the sidewalk (5' ideal minimum)
- the curb ramp is to be updated to achieve full ADA-compliance and meet existing Technical Standards - I've attached the curb ramp configuration provided to the previous applicant's project team for this location - the current standard for the detectable warning panel within the curb ramp is cast iron with a 4" concrete border and is available from DPW if needed
- the layout and dimensions for the 2 bicycle racks need to be checked for adequacy - the minimum clearance (O.C) are: from the building, 30"; between racks is 36" and from the edge of the driveway is 24". Sufficient clearance from the exterior gas service and bollards also need to be considered. It appears the bike racks would also block access to the external stairway from the 2nd floor without going onto the adjacent property. Other locations on-site or within the sidewalk on either Forest and/or Cumberland Avenue can also be considered to make them more functional and not block this access.
- the ADA-compliance of the sidewalk and driveway along the project's frontage on Forest Avenue should be confirmed for cross-slope (maximum 2% cross-slope for a minimum of 5' of width) and condition.


Please let me know if you have any questions related to these topics

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Yes! Transportation's Good Here

 **415CumberlandAve_CurbRampProposed_Sept22-16 (1).pdf**
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