
1 Joy Place - Preliminary Traffic Comments

1 message

Tom Errico <thomas.errico@tylin.com>

Fri, Jul 7, 2017 at 11:45 AM

To: Jean Fraser <jf@portlandmaine.gov>

Cc: Katherine Earley <kas@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Lauren Swett <lswett@woodardcurran.com>, "kgray@portlandmaine.gov" <kgray@portlandmaine.gov>, "Jeff Tarling (JST@portlandmaine.gov)" <JST@portlandmaine.gov>

Hi Jean – The following summarizes my preliminary traffic comments following a review of the application materials.

- The project is not expected to generate a significant amount of traffic and therefore is not expected to create safety or congestion deficiencies. A Traffic Movement Permit is not required.
- I find the driveway width of 22.65 feet to be acceptable. The width of the driveway does narrow at the sidewalk to 19 feet. Given low traffic volumes, I find this to be acceptable.
- It is my understanding that parking for the abutting property will be provided in the rear of the building and along Joy Place. A parking layout plan shall be provided that illustrates how the three vehicles will park and circulate into and out of the spaces. I'm concerned about the parking area along Joy Place and encroachment into the driveway access/egress area (and ensuring only one parallel vehicle parks).
- I do not recommend backing maneuvers from Joy Place onto Brackett Street and thus the applicant should demonstrate that vehicles can turn around on site.
- The applicant should note how the tandem parking spaces will be managed.
- The driveway apron shall be designed to provide a maximum cross-slope of 2 percent along the pedestrian accessibility route.
- The applicant should note if a waiver for driveway separation is required according to the City's Technical Standards.
- The construction management plan should include details on sidewalk and Brackett Street roadway impacts during utility work. The plan should also provide information on

contractor parking, delivery and laydown of materials, and impacts to parking for the abutting building.

If you have any questions, please contact me.

Best regards,

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