



Helen Donaldson <hcd@portlandmaine.gov>

MMC Garage Plans - Site/Public ROW Comments

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Good afternoon, Nell. The following are my comments on the latest submittals by MMC for the St. John Street Parking Garage, PL-207-2018:

C-100 Site Layout 1

- Brick crosswalk across driveway - needs 8" white line on outside to denote crosswalk per MUTCD
- Move street light on D St closest to St. John into the esplanade and out of the sidewalk
- Move street light on D St closest to Valley out of the sidewalk to maintain a clear sidewalk width of 6' along D Street
- a 4" SWL is to be added to define the inside tapered edge of NB 5' bike lane south of D Street where the parking lane ends (sorry I missed that item) to mirror that north of D Street where the parking lane begins
- on D St inset, the transition to 6' sidewalk on the westerly edge should not be at 90 degrees but 45 degrees to not be as abrupt - where the sidewalk can be wider as it meets Valley St, it should be at least 8'
- The spacing between bike racks is to be 36" o.c. (currently shown as 30") and the dimension is to be indicated on the plans
- the bike lane pavement markings to not require the arrow
- The light pole on St John St at the SW corner is to be relocated out of the curb ramp
- The new CMP riser pole at the SE corner is to not restrict the sidewalk width below 5' minimum clear area at the back of sidewalk - it is currently placed toward the center of the sidewalk

C-202 Civil Details

- Brick Sidewalk Detail - change to "2% cross slope (**MAX**)" (not typ.)
- Cast In Place Concrete Sidewalk - add "2% cross slope (MAX)"
- Sidewalk Detectable Warning Panel - change to current detail with **concrete border** (not brick)
- I do not see (may have missed it) a Brick Driveway Detail - additional gravel base (2"+) should be added (to brick sidewalk detail amount) and 2% MAX cross-slope needs to be indicated as well as 1' bituminous strip with 1" reveal at street edge

C-205 Civil Details 6

- I have constructability/ADA-accessibility outcome concerns with the design of the SW corner at the garage driveway between the two curb ramps
- the intersection inset does not reflect the latest site plan design (lighting, etc) and is to be updated to reflect this

E1.1 Electrical Site Plan

- It is not my understanding that the City is providing the LED cobra head lighting as indicated in Note 8 - I believe it is the applicant that is to provide it
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L1.0 Planting Plan

- Street trees are to be provided and shown in the esplanade on D St at the direction of the city arborist.

I do not see a traffic signal design plan nor a pavement marking plan with details - these are to be provided by the applicant.

Please don't hesitate to contact me if you or the applicant have any questions or need clarification on any comments.

Best regards,

Bruce

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Yes! Transportation's Good Here

