

PL207-2018 222 St John St - MMC Parking Garage: Street & Streetscape Preliminary Comments

Bruce Hyman <bhyman@portlandmaine.gov>

Thu, Jul 5, 2018 at 10:37 AM

To: Helen Donaldson <hcd@portlandmaine.gov>

Cc: Tom Errico <thomas.errico@tylin.com>, Caitlyn C Abbott <cabbott@portlandmaine.gov>, Keith Gray <kgray@portlandmaine.gov>, Jeremiah Bartlett <jbartlett@portlandmaine.gov>, Barbara Barhydt <bab@portlandmaine.gov>

Good morning, Nell,

The following are my Preliminary Comments on the plans (dated 6/22/18) for the proposed MMC Parking Garage. Additional comments are likely.

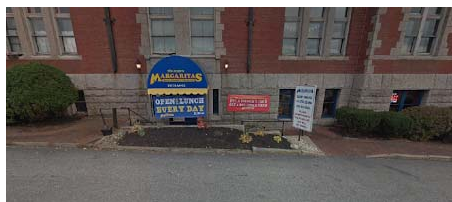
They are as follows:

Site Layout and Materials Plan 1 (Sheet C-100)

- City staff are reviewing various bikeway/roadway configurations, pavement markings and signage along the St John Street frontage to provide the best bikeway given the high prevalence of right turns on southbound St. John St into the parking garage.
- The walkway along the driveway from the garage/Eagles building should provide a full usable width of 5' exclusive of the lighting poles/fixtures. The sidewalk should be widened or the poles moved out of the sidewalk.
- The sidewalk proposed along D Street should have a wider effective/usable width given the likely location of lighting poles within the sidewalk and the potential for moderate to high numbers of pedestrians using the sidewalk (6.5' is too narrow)
- Consideration should be given to curb the south side of D Street as well to establish a standard width street of approximately 38' curb-to-curb to better organize its likely increased use and accommodate a future sidewalk
- The curb ramps at the NE and NW corners of the entrance/exit and D Street may need to be reconfigured and may not be as large as shown (potentially reduce the length of flush curb and detectable warning panels)
- Consideration should be given to provide a 4th crosswalk at the intersection with D St/garage entrance-exit
- The pedestrian refuge island on Valley Street is to be a minimum of 6' in width to be ADA-compliant
- It is unclear whether the plans for D St account for the two driveways that currently exist today on the north side.
- The curb ramp on the west side of Valley Street at D Street may warrant a different configuration that does not use a flare - the proposed configuration is less traversable by those with disabilities
- Valley Street will be under moratorium later this year after it is paved via a MaineDOT project and the timing and impact of the construction of the proposed pedestrian crossing (ramps, refuge island) need to be considered
- The pavement markings and labels for the reversible center lane for the garage exit/entrance are to be revised to be clearer.
- The driveway, as shown, does not conform with the Technical Manual's Sidewalk Material Policy - it is to be brick.

Site Layout and Materials Plan 2 (Sheet C-101)

- A crosswalk across the Margarita's driveway should be provided
- A continuous sidewalk along the frontage of Margarita's should be provided - there should be an expectation of some pedestrian use of that route to/from the 1st floor of the parking garage connecting to St John St.



Source: Google Streetview

Sidewalk Improvement Plan (Sheet C-107)

- The network of pathways and lighting from Valley Street to the Western Prom should also be assessed for its adequacy to provide safe and direct connections to/from MMC and the parking garage to encourage walking
- A crosswalk across the driveway at 222/Margarita's is to be added.

- More comments may be forthcoming after a site visit to field verify conditions.

Civil Details (incl. Sheet C-202)

- The Brick Sidewalk Detail is to be modified to state "2% cross slope (MAX.)" not (TYP).
- Details are needed for Detectable Warning Panels (cast iron) and Driveway (showing "2% cross slope (MAX.)")

Bruce

Bruce Hyman
Transportation Program Manager
Transportation Division

Department of Planning & Urban Development
[389 Congress Street](#)
[Portland, Maine 04101](#)
[\(207\) 874-8717](#) phone

bhyman@portlandmaine.gov
<http://www.portlandmaine.gov/1363/Transportation-Division>
Yes! Transportation's Good Here