
St John St- MMC Garage Traffic Signal

20 messages

Alexander M. Green <AGreen@mainehealth.org>

Thu, Jun 18, 2020 at 12:12 PM

To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>, "cbranch@portlandmaine.gov" <cbranch@portlandmaine.gov>

Cc: Helen Donaldson <hcd@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Randy Dunton <rdunton@gorrillpalmer.com>

Good Afternoon,

Prior to the COVID pandemic we met at DPW's offices to discuss a plan to activate the newly installed St John St traffic signal to better control traffic entering MMC's garage. Attached is a letter and supporting information addressed MaineDOT (Steve) requesting permission to activate the signal. One change from our conversation that Randy brought up.... Randy felt that forecasting when the warrants might be met would cause Steve to say "then, let's wait to turn it on..." Your feedback here would be particularly helpful.

This is a pending item on our list of conditions that we would like to resolve asap. If you plan to make changes to the word document, please use the Track Changes function. Your response by Tuesday afternoon next week would be most appreciated.

Thank you,

AI

AI Green, MHSA, PMP | Associate Vice President of Planning | MaineHealth | 110 Free Street, Portland, Maine, 04101 | 207.662.3689 | cell 616.540.2571

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4 attachments

 **St Johns Garage Figures 3.12.2020 3.pdf**
430K

 **St Johns Garage Figures 6.18.2020.pdf**
428K

 **Signal Warrant Analysis 6.18.2020.pdf**
101K

 **6-18-2020 Saint John Traffic Signal .doc**
1599K

Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Thu, Jun 18, 2020 at 12:46 PM

To: Helen Donaldson <hcd@portlandmaine.gov>, "cbranch@portlandmaine.gov" <cbranch@portlandmaine.gov>

So it looks like they decided not to proceed with the forecasting to meet warrants, which was the entire reason we thought Steve would be willing to sign off. What is left is more of an argument for removing the signal and putting in RRFB's. Showing the existing information only is frankly making the case worse in my opinion. They are so far below the warrant curve for a 2&1 four hour I'm also beginning to wonder if they now aren't sure it will ever meet warrants.

Jeremiah J. Bartlett, PE, PTOE
Transportation Systems Engineer
Department of Public Works
[212 Canco Road, Suite B](#)
[Portland, Maine 04103](#)
jbartlett@portlandmaine.gov
(207) 874-8891

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Helen Donaldson <hcd@portlandmaine.gov>

Thu, Jun 18, 2020 at 1:01 PM

To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Cc: "cbranch@portlandmaine.gov" <cbranch@portlandmaine.gov>

I agree, Jeremiah. The single biggest outcome of that meeting was that, if they were intent on pursuing full signalization now, they would forecast at full occupancy and that is where their case would lie.

I don't know why we'd get anywhere near this request given what they've provided here.

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--

Nell Donaldson
City of Portland Planning Division
(207) 874-8723
hcd@portlandmaine.gov

Christopher Branch <cbranch@portlandmaine.gov>

Thu, Jun 18, 2020 at 1:20 PM

To: Helen Donaldson <hcd@portlandmaine.gov>

Cc: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Jeremiah, put together a response on this and I'll send it to them. I'm not impressed with Randy's letter.

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--

Christopher C. Branch, P.E.
Director
Portland Public Works
[212 Canco Road Suite B](#)
[Portland, Maine 04103](#)
(207) 874-8801
cbranch@portlandmaine.gov

Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Thu, Jun 18, 2020 at 1:21 PM

To: Christopher Branch <cbranch@portlandmaine.gov>

Cc: Helen Donaldson <hcd@portlandmaine.gov>

Thanks Chris - happy to do that. I'll make sure to copy Nell on our response.

Jeremiah J. Bartlett, PE, PTOE
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Helen Donaldson <hcd@portlandmaine.gov>
To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Cc: Christopher Branch <cbranch@portlandmaine.gov>

Thu, Jun 18, 2020 at 2:30 PM

Thank you.

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Jeremiah Bartlett <jbartlett@portlandmaine.gov> Fri, Jun 19, 2020 at 1:54 PM
To: "Alexander M. Green" <AGreen@mainehealth.org>
Cc: "cbranch@portlandmaine.gov" <cbranch@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Randy Dunton <rdunton@gorrillpalmer.com>

Good Afternoon AI,

Attached is a letter from Chris summarizing our comments on the letter. We can follow up next week if there are questions.

Thank you,
Jeremiah

Jeremiah J. Bartlett, PE, PTOE
Transportation Systems Engineer
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On Thu, Jun 18, 2020 at 12:14 PM Alexander M. Green <AGreen@mainehealth.org> wrote:

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 **Letter to MMC 6-19-20.pdf**
63K

Alexander M. Green <AGreen@mainehealth.org> Fri, Jun 19, 2020 at 2:38 PM
To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Cc: "cbranch@portlandmaine.gov" <cbranch@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Randy Dunton <rdunton@gorrillpalmer.com>

Thanks Jeremiah,

I'll reconvene with Randy to discuss your suggestions.

AI

AI Green, MHSA, PMP | Associate Vice President of Planning | MaineHealth | 110 Free Street, Portland, Maine, 04101 | 207.662.3689 | cell 616.540.2571

From: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Sent: Friday, June 19, 2020 1:55 PM
To: Alexander M. Green <AGreen@mainehealth.org>
Cc: cbranch@portlandmaine.gov; Helen Donaldson <hcd@portlandmaine.gov>; Gagnon, Dominic

<Dominic.Gagnon@colliers.com>; Randy Dunton <rdunton@gorrillpalmer.com>

Subject: Re: St John St- MMC Garage Traffic Signal

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Randy Dunton <rdunton@gorrillpalmer.com>

Wed, Jun 24, 2020 at 9:34 AM

To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Cc: "Alexander M. Green" <AGreen@mainehealth.org>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Christopher Branch <cbranch@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>

Good morning Jeremiah,

Thank you and the City for the response letter for the signalization of the Saint John Street garage, very much appreciated. We are preparing to address City comments and are seeking additional information.

Item # 2 in the letter identifies including “other development” in the signal warrant. The counts were completed in March 11 & 12 of this year. Would you be able to assist in identifying what other development needs to be included for that section of Saint John Street and provide those reports (or trip assignments)?

For Item # 3 – The garage opened in January of this year. All the turning movement counts / observations that were completed were during colder weather. Although there were some pedestrians crossing during those times, the numbers were limited. We fully expect those numbers to significantly increase, but due to the Covid – 19 situation, we can’t complete turning movement counts and pedestrian counts/observations at this time because schedules and employee counts are not “typical”. Therefore, a pedestrian signal warrant analysis was not completed.

We look forward to receiving your feedback and supporting information.

Thank you Jeremiah, please do not hesitate to contact me with any questions or to discuss in more detail.

Randy Dunton P.E., PTOE | Project Manager



707 Sable Oaks Drive, Suite 30 | [South Portland, ME 04106](#)

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From: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Sent: Friday, June 19, 2020 1:55 PM
To: Alexander M. Green <AGreen@mainehealth.org>
Cc: cbranch@portlandmaine.gov; Helen Donaldson <hcd@portlandmaine.gov>; Gagnon, Dominic <Dominic.Gagnon@colliers.com>; Randy Dunton <rdunton@gorrillpalmer.com>
Subject: Re: St John St- MMC Garage Traffic Signal

Good Afternoon AI,

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Alexander M. Green <AGreen@mainehealth.org>
To: Helen Donaldson <hcd@portlandmaine.gov>
Cc: "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>

Wed, Jun 24, 2020 at 9:36 AM

Hi Nell,

Can you give me your sense of where we are with the garage condition related to the signal?

AI Green, MHSA, PMP | Associate Vice President of Planning | MaineHealth | 110 Free Street, Portland, Maine, 04101 | 207.662.3689 | cell 616.540.2571

From: Randy Dunton <rdunton@gorrillpalmer.com>
Sent: Wednesday, June 24, 2020 9:35 AM

To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Cc: Alexander M. Green <AGreen@mainehealth.org>; Gagnon, Dominic <Dominic.Gagnon@colliers.com>; Christopher Branch <cbranch@portlandmaine.gov>; Helen Donaldson <hcd@portlandmaine.gov>
Subject: RE: St John St- MMC Garage Traffic Signal
Importance: High

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Good morning Jeremiah,
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Jeremiah Bartlett <jbartlett@portlandmaine.gov> Wed, Jun 24, 2020 at 9:37 AM
To: Randy Dunton <rdunton@gorrillpalmer.com>
Cc: "Alexander M. Green" <AGreen@mainehealth.org>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Christopher Branch <cbranch@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>, Mike Tremblay <mtremblay@portlandmaine.gov>

Hi Randy,

I will check in with Nell and Mike Tremblay (copied) to see what developments have traffic potential between the March counts and "full development" analysis period on St. John.

As to the question of pedestrian counts, can MMC provide a schedule of their plan to return to work? Moreover, is there a sense of what proportion of employees using this garage do not currently report to the work place? Certainly current ped counts would not be indicative of full occupancy, but an adjustment could be made using existing information and anticipated parking garage usage. At a minimum, I would expect that MMC would know how many vehicles are currently using the garage versus full buildout.

Thank you,
Jeremiah

Jeremiah J. Bartlett, PE, PTOE
Transportation Systems Engineer
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212 Canco Road, Suite B
Portland, Maine 04103
jbartlett@portlandmaine.gov
(207) 874-8891

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Randy Dunton <rdunton@gorrillpalmer.com> Wed, Jun 24, 2020 at 9:52 AM
To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Cc: "Alexander M. Green" <AGreen@mainehealth.org>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Christopher Branch <cbranch@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>, Mike Tremblay <mtremblay@portlandmaine.gov>

Thank you Jeremiah, especially for the quick response.

We look forward to the supplemental information and will further explore the pedestrian item.

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Helen Donaldson <hcd@portlandmaine.gov>
To: "Alexander M. Green" <AGreen@mainehealth.org>
Cc: "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>

Wed, Jun 24, 2020 at 10:11 AM

Al,

Looked at your notes just now. Bottom line is that I think we're still working through this condition. We understand that you'd like the signal to be actuated sooner rather than later, but the documentation that Randy has provided so far indicates that the intersection is far from meeting signal warrants. As we discussed back in March, in order to make the case, we need to see the analysis at full occupancy.

Let me know if that doesn't answer your question?

Nell

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Mike Tremblay <mtremblay@portlandmaine.gov>
To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Cc: Randy Dunton <rdunton@gorrillpalmer.com>, "Alexander M. Green" <AGreen@mainehealth.org>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Christopher Branch <cbranch@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>

Wed, Jun 24, 2020 at 10:23 AM

Randy,

Two projects are in the pipeline (not yet permitted) that may want to be included in the analysis. One is the cold storage building at [40 West Commercial](#), another is a smaller but more proximate project at 210 Valley Street. Both of these projects had workshops yesterday; 210 Valley may be approved as soon as next month, where [40 West Commercial](#) may be a month or more later as they will be having a second workshop before a hearing. Neither will add a lot of trips to St. John at D Street. Neither project has a fleshed out traffic model that sends trips specifically to St. John/D Street.

The preliminary trip gen estimates for 40 West Commercial are 18 AM trips and 21 PM trips - not a huge amount of trips, and most figure to use Veterans Memorial Bridge or Franklin Street to access I-295. As such, I am fine with considering these trips part of the background traffic growth.

The 210 Valley project does not have a fleshed out traffic analysis, but if you could do a quick guesstimate based on 60 units (mix of studio, 1BR, 2BR, 3BR) at the corner of Valley/C Street, with driveways on both streets, that will be sufficient. I'd do it myself but I don't have the 10th edition of Trip Gen handy. Because there are two driveways accessing the site, one on each street, I'd guess only one of the driveways will utilize C Street at all; as such, I'd guess that 25-50% of trips associated with this site will use St. John Street, and count as thru movements through the intersection.

Please also consider the recently approved [113 West Commercial Street](#) project that Steve Bushey has been leading, and Mercy Hospital ([250 Fore River Parkway](#), also Steve Bushey). Again, I don't expect a lot of trips, if any, were sent down St. John Street for these projects, so these may be background trips as well, but please verify.

Let me know if you have any questions.

-Mike

Mike Tremblay, P.E.
Senior Engineer
Engineering Division
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Christopher Branch <cbranch@portlandmaine.gov>

Wed, Jun 24, 2020 at 10:43 AM

To: "Bartlett, Jeremiah" <jbartlett@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>

Will the potential relocation of the RR station impact the traffic here? HNTB as Nell knows has done a bunch of different scenarios. Based on the meeting yesterday with the Commissioner it sounds like there is at least a reasonable chance this project moves forward.

----- Forwarded message -----

From: **Mike Tremblay** <mtremblay@portlandmaine.gov>

Date: Wed, Jun 24, 2020 at 10:24 AM

Subject: Re: St John St- MMC Garage Traffic Signal

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--

Christopher C. Branch, P.E.

Director

Portland Public Works

212 Canco Road Suite B

Portland, Maine 04103

(207) 874-8801

cbranch@portlandmaine.gov

Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Wed, Jun 24, 2020 at 10:46 AM

To: Christopher Branch <cbranch@portlandmaine.gov>

Cc: Helen Donaldson <hcd@portlandmaine.gov>

I didn't realize that was still on the table. It would indeed have an impact, especially depending on the specific scenario moving forward.

Jeremiah J. Bartlett, PE, PTOE

Transportation Systems Engineer

Department of Public Works

212 Canco Road, Suite B

Portland, Maine 04103

jbartlett@portlandmaine.gov

(207) 874-8891

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Randy Dunton <rdunton@gorrillpalmer.com>

Wed, Jun 24, 2020 at 10:52 AM

To: Mike Tremblay <mtremblay@portlandmaine.gov>, Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Cc: "Alexander M. Green" <AGreen@mainehealth.org>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Christopher Branch <cbranch@portlandmaine.gov>, Helen Donaldson <hcd@portlandmaine.gov>

Thank you Mike.

We will review and touch base if we have any follow up questions.

Randy Dunton P.E., PTOE | Project Manager



707 Sable Oaks Drive, Suite 30 | [South Portland, ME 04106](#)

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From: Mike Tremblay <mtremblay@portlandmaine.gov>

Sent: Wednesday, June 24, 2020 10:24 AM

To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Cc: Randy Dunton <rdunton@gorrillpalmer.com>; Alexander M. Green <AGreen@mainehealth.org>; Gagnon, Dominic <Dominic.Gagnon@colliers.com>; Christopher Branch <cbranch@portlandmaine.gov>; Helen Donaldson <hcd@portlandmaine.gov>

Subject: Re: St John St- MMC Garage Traffic Signal

Randy,

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Alexander M. Green <AGreen@mainehealth.org>
To: Helen Donaldson <hcd@portlandmaine.gov>
Cc: "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>

Wed, Jun 24, 2020 at 11:32 AM

Hi Nell,

Thanks for sharing your thoughts. I understand your perspective but I think we've satisfied the condition. It helps me to break the condition down since there are so many variables involved... the condition language is in black, my comments are in green.

9. The applicant shall provide design plans and equipment specifications for the D Street signal for review and approval by the Department of Public Works. Submitted along with revised site plan application documents following the approval.

Within one week of certificate of occupancy and six months thereafter if necessary, the applicant shall provide an assessment of the operation of the D Street intersection for review by the Department of Public Works. Assessment submitted to the City on 2/21/20.

Should such an assessment show that the signal at this intersection is warranted, the applicant shall submit a plan for activation of the signal for review and approval by the Department of Public Works.

Following such approval, the applicant shall activate the D Street signal under the supervision of the Department of Public Works; The information submitted in February and the supplemental information recently submitted shows that, current state, the signal does not meet the warrants. Therefore, I think this portion of the condition is satisfied. Our work now is focused on activating the signal. This work is separate from the condition because it involves traffic forecasts which is not part of the condition.

Bottom line, we'd like to be able to fully occupy the garage when we're ready. That said, given our COVID recovery timeline and the trickle of administrative folks returning to the Bramhall campus, I don't know when parking demand will return to normal.

AI

AI Green, MHSA, PMP | Associate Vice President of Planning | MaineHealth | 110 Free Street, Portland, Maine, 04101 | 207.662.3689 | cell 616.540.2571

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Helen Donaldson <hcd@portlandmaine.gov>
To: "Alexander M. Green" <AGreen@mainehealth.org>
Cc: "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>

Wed, Jul 1, 2020 at 3:14 PM

AI,

Sorry for the delay on this. I agree - you have done the one week assessment and the signal isn't currently warranted, so you're clear at this point, and this will not hold up your full CO. That said, you will still need to do the assessment at 6 months post full-occupancy, so that part will remain.

Does this make sense?

Nell

[Quoted text hidden]

Alexander M. Green <AGreen@mainehealth.org>
To: Helen Donaldson <hcd@portlandmaine.gov>
Cc: "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>

Wed, Jul 1, 2020 at 4:38 PM

Yes. Thank you.

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