



Helen Donaldson <hcd@portlandmaine.gov>

MMC Ph III Medical Office Bldg: PL331-2018

Helen Donaldson <hcd@portlandmaine.gov>
To: Helen Donaldson <hcd@portlandmaine.gov>

Wed, Oct 10, 2018 at 4:55 PM

Hi Nell,

My preliminary comments regarding site access, sidewalk, street, streetscape and public realm are as follows:

In general - the plans as presented do not show enough context to readily assess them. The scale and extent of the area shown should be revised. The shading/hatching patterns should be modified so the plan is legible when shown in its entirety on a computer screen - it currently is not legible.

Grading Plans

- I don't believe, based on the grading plan submitted, (C40-01/02) that the curb ramps serving the mid-block crosswalk meet ADA in terms of cross-slope (2% max. cross-slope) nor that the area shown for the bus stop has a bus landing area that meets ADA. Please document the ADA analysis.
- The grading plan for Gilman St appears incomplete/not shown in its entirety. Please show the entire site.
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Site Plan

The site plans do not show enough context of the entirety of the street configuration in the vicinity of the site - I'd request that the applicant resubmit and provide 1"=20' plans instead of the 1"=10' site plan (and 1"=5' grading plans - requires 2 sheets)

- The site plan key identifies #14 as "Bus Stop" but the elevations show a bus shelter - there is not sufficient bus landing area (5'x8' minimum") provided if a bus shelter is intended (or unless the landing area includes a portion interior to the shelter as the landing area - which is not preferred)
- No bus stop or shelter location is shown on the north side of Congress St as has been discussed with the applicant - a paired bus stop is desired
- The tree wells do not meet city design standard - they 1) do not use radius curb and 2) do not show a section of raised granite tree well along the Congress St curb line and 3) are not of standard size.
- The proposed street layout is not shown on the plans - locations of on-street parking, travel lanes, climbing bike lane, etc
- required signs (bus stop, etc) are not shown on the plans
- curb ramp modifications on the opposite side of Gilman and Congress Streets are to be shown to achieve ADA-compliance
- The sidewalks are shown on both Congress and Gilman Streets as broom finish concrete - I do not currently support this without further documentation of the need to stray from our Sidewalk Material Policy
- I need to further assess curb ramp design- for instance, there is not sufficient landing area for the curb ramp serving the mid-block crossing along the retaining wall - a 5' deep (measured perpendicular to the street) ramp landing area is required where a ramp meets vertical obstructions (not the usual 4')

Design Details

I did not find details available for the proposed materials within the public ROW: lighting, sidewalk, curb ramps, detectable warning panels, tree wells, bus shelter (if proposed), etc

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Bruce Hyman
Transportation Program Manager
Transportation Division

Department of Planning & Urban Development

10/10/2018

City of Portland Mail - MMC Ph III Medical Office Bldg: PL331-2018

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Yes! Transportation's Good Here



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