



Helen Donaldson &lt;hcd@portlandmaine.gov&gt;

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## 23 Ocean Avenue - Preliminary Traffic Comments

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Tom Errico &lt;thomas.errico@tylin.com&gt;

Wed, Jul 13, 2016 at 12:22 PM

To: Helen Donaldson &lt;HCD@portlandmaine.gov&gt;

Cc: Katherine Earley &lt;kas@portlandmaine.gov&gt;, Jeremiah Bartlett &lt;JBartlett@portlandmaine.gov&gt;, Jeff Tarling &lt;jst@portlandmaine.gov&gt;, "Swett, Lauren" &lt;lszett@woodardcurran.com&gt;

Hi Nell – I have reviewed the application materials and offer the following preliminary traffic comments.

- The applicant is requesting a waiver for parking lot aisle width (21 feet versus the City standard of 24 feet). The applicant should provide documentation that supports the waiver request.
- I find the driveway location and configuration to be acceptable given existing site conditions.
- The applicant should provide a summary of the anticipated trip generation increase expected during the AM and PM peak hours following project completion. While I do not expect the project to significantly impact the public street system, I do believe documentation of traffic volumes changes is necessary.
- The applicant should provide a review of safety data in the immediate vicinity of the project.
- I would prefer that backing maneuvers onto Hersey Street not be required and thus the applicant should either provide a layout that allows for on-site vehicle circulation – for head-out egress, or supporting documentation on the proposed circulation condition.
- A pedestrian easement will be required at the Ocean Avenue/Hersey Street intersection (a portion of the sidewalk is located on the applicants property).
- A detail for the driveway shall be provided that notes that the cross-slope shall not exceed 2%.
- The plans do not include full replacement of the sidewalk on Ocean Avenue along the entire property frontage. The applicant should either include full sidewalk replacement or document justification for the current proposal.
- Further review of the sidewalk ramp configuration is required. I would suggest that a fully ADA compliant ramp be provided on the opposite side of Hersey Street.
- The applicant is proposing to meet parking demand needs via leased parking spaces off Woodford Street west of Forest Avenue. Given on-street parking regulations, it is my professional opinion that occupants of the project site will park on Hersey Street given parking availability and convenience. Recognizing this factor, the applicant should provide a detailed parking demand and supply management plan that realistically proposes parking conditions. I would note that I'm open to the idea of shared parking given site uses, if it works from a management perspective. Further coordination and review on this subject is needed.

Please contact me if you have any questions.

Best regards,

Thomas A. Errico, PE  
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Traffic Engineering Director  
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