

**From:** Tom Errico <thomas.errico@tylin.com>  
**To:** Jean Fraser <JF@portlandmaine.gov>  
**CC:** "Margolis-Pineo, David" <DMP@portlandmaine.gov>, Katherine Earley <KAS@p...>  
**Date:** 4/29/2015 1:34 PM  
**Subject:** 1342 Congress Street/Jewish Community Center -- Preliminary Traffic Comments

Jean - I have reviewed the application materials and the following summarizes my preliminary traffic comments.

\* Maine Traffic Resources conducted a Trip Generation Analysis for the project and concludes that the proposed Jewish Community Center will generate less traffic as compared to St Patrick's Church. The applicant should provide an estimated comparison between the former Church use and the proposed project during the weekday AM and PM peak hours. My general sense is that during the AM peak hour the net change may not be significant given weekday morning Church services. During the weekday PM peak hour, I suspect the Church did not have regular weekday activities, while the proposed use will add traffic in conjunction with the day-care use.

\* I find driveway conditions along Congress Street to be improved with the elimination of existing driveways.

\* The driveway entering the site from Congress Street is noted as having a width of 22.7 feet. This width (in the area where parking maneuvers occur) does not meet City standards and thus a formal waiver should be requested by the applicant.

\* A detectible warning panel is not required at the site driveway on Congress Street.

\* I would suggest a tip-down curb entering the driveway on Congress Street, as currently provided.

\* The applicant shall provide a Parking Supply analysis that documents parking needs both under a typical weekday scenario and during Community Center events.

\* I find the vehicular connection to Westgate Shopping Center to be an excellent access management strategy that will allow traffic from the Community Center to utilize the traffic signal at Stevens Avenue. I would note that this connection can also serve traffic from the abutting medical office building and traffic from Lassell Street. Accordingly, I would suggest that access use rights be provided. While I would prefer that the connection to the Westgate Shopping Center to be more direct, given the potential for vehicle/pedestrian conflict, the proposed plan appears acceptable. The applicant should provide a response on this issue and how they see traffic circulation interacting with site activity.

\* The applicant shall consider the formal delineation of the driveway along the medical office property boundary, when entering from Congress Street.

\* The applicant should provide specifics about how the Daycare pick-up and drop-off activity will be managed from traffic perspective.

Please contact me if you have any questions.

Best regards,

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