

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Jeff Tarling <JST@portlandmaine.gov>, Katherine Earley <KAS@portlandmaine.gov>
Date: 12/10/2014 8:11 AM
Subject: 1210 Brighton Avenue - Hotel Project - Preliminary Traffic Comments

Nell - I have reviewed the site plan and application materials and offer the following preliminary traffic comments.

1. A crosswalk shall be provided on the driveway at Brighton Avenue and the traffic signal shall be upgraded to included pedestrian crossing signal equipment and be fully ADA compliant.
2. I do not find the location of the Denny's Restaurant parking spaces along the access driveway to be a safe condition and suggest that design options be considered that eliminated the direct backing maneuver conflicts that will occur under the proposed design.
3. The applicant shall coordinate with METRO on the provision of a bus shelter at the site driveway bus stop area.
4. I have reviewed the traffic analysis conducted by Bill Bray, PE and concur that the project will reduce traffic generation from the site and that the Brighton Avenue/Riverside Drive intersection does not exhibit safety concerns. A Traffic Movement Permit is not required.
5. The applicant should provide a study that supports the need for the parking supply provided.
6. The pedestrian routing for pedestrians between the proposed hotel building and destinations to Portland is indirect and the applicant should review a more direct connection.
7. The parking and circulation layout seems to be inefficiently designed from an excess pavement perspective and I would suggest the applicant consider revising the plan. One suggestion would be to combine the access road to the hotel and the 20 space parking area. This change could also help to reduce the number of pedestrian crossings.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
[T.Y. Lin International]T.Y. Lin International
12 Northbrook Drive
Falmouth, ME 04105
207.781.4721 (main)
207.347.4354 (direct)
207.400.0719 (mobile)
207.781.4753 (fax)
thomas.errico@tylin.com<mailto:thomas.errico@tylin.com>
Visit us online at www.tylin.com<http://www.tylin.com>
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