

Jean Fraser - 421 Warren Avenue

From: Tom Errico <thomas.errico@tylin.com>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 5/22/2014 12:08 PM
Subject: 421 Warren Avenue
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...

Jean – The following represents my final comments and are presented as a status update of my March 12, 2014 preliminary comments.

- The applicant shall provide a traffic generation estimate for the proposed project as well as for the two existing buildings serviced by the shared driveway. Following a review of the requested information, I will make a determination on the need for a Traffic Movement Permit.
 - **Status – The applicant has provided a trip generation estimate for the existing and proposed buildings and based upon the conclusions the project is expected to generate a worst-case peak hour volume of 54 trips. Based upon this estimate, the project does not require a Traffic Movement Permit.**
- The proposed driveway entrance exceeds City standards and a waiver will be required. The applicant shall provide an Auto-Turn analysis documenting the need for the wide driveway.
 - **Status - In response to this comment, the applicant has reduced the size of the driveway. The revised driveway width continues to exceed the City's standard. Based upon a review of a truck turning template graphic, I find the proposed driveway design to be acceptable and therefore I support a waiver from City standards.**
- The aisle widths in the internal parking/circulation area do not meet City standards and a waiver will be required. The applicant shall provide an Auto-Turn analysis documenting the need for the expanded pavement areas.
 - **The applicant has provided a truck turning template graphic that shows a significant portion of the parking lot will be required for very large truck maneuvers. The graphic also illustrates that the trucks will require use of areas that are noted as general passenger car parking spaces. From a traffic perspective the paved area will not present safety or circulation problems. The applicant will need to coordinate closely with tenants to ensure parking areas will not constrain large truck maneuvers. It is my understanding that the applicant has experience managing this type of situation. Given that the site is somewhat contained and is set back from Warren Avenue, I find conditions to be acceptable and support a waiver for parking lot aisle width.**
- A sidewalk connection from the proposed building to Warren Avenue shall be provided.
 - **The site plan has been revised to include this and therefore I have no further comment.**
- An area along the building frontage on the parking area shall be marked such that pedestrians have a direct routing to Warren Avenue.
 - **The plans should be revised to include this painted area.**

From: Tom Errico <thomas.errico@tylin.com>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 5/9/2014 3:16 PM
Subject: RE: 421 Warren

Jean - I have reviewed the Auto-Turn graphic provided by the applicant and given what they illustrate, there seems to be a substantial amount of pavement that could be removed on the north end of the parking lot. I would note that the Auto-Turn graphic that is provided in the application materials only illustrates a WB-67 size truck entering and exiting the driveway. It is unclear on what type of loading dock maneuvers will be required and whether this type of truck circulation will require additional pavement needs. The applicant should provide the additional information if deemed relevant.

Thanks

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