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To: Jean Fraser <JF@portlandmaine.gov>
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...>
Date: 7/2/2015 2:46 PM
Subject: 81 Industrial Way - Updated Traffic Comments

Jean - The following is a status update on my June 16th comments.

* The applicant has estimated traffic generation from the proposed office building and assuming a general office type use, I find the estimate to be acceptable. The applicant should provide information as it relates to proposed uses at Allagash Brewery Company that will be occupying space vacated by the office users moving to the new building . Additionally, the applicant should provide a summary of traffic generation to the site historically and whether in combination of all prior expansion plans (and actual traffic generation), the project requires a Traffic Movement Permit.

Status: The applicant conducted a traffic count at the existing site and based upon that information, concluded the site generates less than 100 passenger-car equivalents during the peak hour. I find the methods used in estimating traffic to be reasonable, and concur that the 50 Industrial Way site does not require a Traffic Movement Permit. I need to confirm with MaineDOT that traffic associated with the new office building does not need to be included in the trip estimate.

* The applicant has requested waivers from City requirements for construction of sidewalk and curbing. Given that the City has historically waived these items for other Industrial Way projects, waivers are likely. I need to review these requests in greater detail and with other City staff.

Status: DPS has reviewed this issue and determined that waiver of sidewalk and curbing is appropriate given prior project reviews. I have no further comment.

* The applicant should provide a parking analysis that supports the proposed parking supply.

Status: The applicant has documented the parking needs of 50 Industrial Way and elimination of existing leases. I have no further comment.

* I would expect pedestrian activity between the existing site and the proposed office building and as such the applicant should provide details on routing and facilities to safely accommodate pedestrians.

Status: The applicant has provided a pedestrian connection from the proposed building to Industrial Way. The applicant should also note how pedestrians will safely walk from Industrial Way to the existing 50 Industrial Way buildings.

If you have any questions, please contact me.

Best regards,

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