

From: Tom Errico <thomas.errico@tylin.com>
To: Jean Fraser <JF@portlandmaine.gov>
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...>
Date: 2/11/2016 9:46 AM
Subject: 1363 Washington Avenue/Taco Bell - Preliminary Traffic Comments

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

* I have reviewed the trip generation analysis and find it to be acceptable. The project is expected to increase traffic by 90 trips during the AM peak hour, 50 trips during the PM peak hour, and 85 trips during the Saturday peak hour. Based upon this estimate, a Traffic Movement Permit is not required. I would note that the project will have a greater net traffic impact on the public street system given that the existing restaurant is closed.

* I have significant concerns as it relates to safety conditions along Washington Avenue in the area of the project drive. MaineDOT data indicates Washington Avenue between Allen Avenue and Northport Drive is a High Crash Location with 19 crashes over the 2012-2014 three-year period with a very high Critical Rate Factor (CRF) of 2.22. Additionally, the Washington Avenue/Allen Avenue intersection is a High Crash Location with 45 crashes over the same three-year period with a CRF of 1.49. In my professional opinion, access management improvements (beyond narrowing the driveway) are required for this project. The applicant should provide detailed plans on provision of a connection to the Rite Aid driveway. I do recognize that existing grades do complicate provision of a connection, but further detailed information is warranted before this option can be deemed not feasible. I would note that if this connection is determined not to be possible, other strategies should be identified, including turn restrictions at the driveway.

* The applicant has conducted a capacity analysis for the driveway. The applicant should provide the SYNCRHO model files for review.

* The applicant should provide bike racks on-site that meet City standards.

* Sidewalk improvements along the property frontage on Washington Avenue shall be included. Two utility poles are located in the sidewalk and their location obstructs pedestrian accessibility. I would suggest the sidewalk be widened toward the site to accommodate a 5-foot clearance to the face of poles.

* The applicant should document whether the proposed driveway meets City's driveway separation standards. If the driveway does not meet separation standards, the applicant should formally request a waiver with supporting documentation.

* The applicant should provide dimensions for all on-site parking lot elements and note whether City standards are met.

* I have reviewed the Construction Management Plan and in general it appears acceptable. This is based on the assumption that all work will be performed on-site (no work within Washington Avenue) and the sidewalk will remain open.

If you have any questions, please contact me.

Best regards,

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