



Shukria Wiar &lt;shukriaw@portlandmaine.gov&gt;

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## 90 Johnson Road - Updated Preliminary Traffic Comments

1 message

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**Tom Errico** <thomas.errico@tylin.com>

Wed, Oct 3, 2018 at 8:21 PM

To: Shukria Wiar &lt;shukriaw@portlandmaine.gov&gt;

Cc: Bruce Hyman &lt;bhyman@portlandmaine.gov&gt;, Barbara Barhydt &lt;bab@portlandmaine.gov&gt;

Hi Shukria – The following is a status update of previous preliminary traffic comments.

- The Applicant will be required to conduct a traffic impact study for the project. The key issue to be evaluated is the creation of a full movement driveway on Johnson Road, which has historically experienced safety problems. I would suggest that we schedule a meeting to identify the specific scope of the study.

**Status: The Applicant is suggesting that the traffic study be conducted at the time of Phase 2 (or when a tenant for the building expansion is identified). I continue to review this suggested condition, but as noted in comments below, I am concerned about access conditions on Johnson Road.**

- The Applicant should provide information in support of the two driveways on Johnson Road. This item would be part of the traffic study.

**Status: The current driveway configuration for the Phase 1 Parking Lot is not acceptable. A restricted right-turn entry/exit driveway may be permitted, but additional review is required.**

- I am concerned about the internal intersection near the main Johnson Road driveway. The Study would need to confirm vehicle backups into Johnson Road will not occur.

**Status: This item is likely not an issue in Phase 1 with a possible turn restriction driveway. Further review is required.**

- The Applicant did provide a trip generation estimate and that projection seems inconsistent with the amount of parking provided. Trip generation methods will be discussed at the suggested scoping meeting.

**Status: This issue is related to the conduct of the traffic study and I continue to review the request to postponed this work.**

- Parking lot aisle widths do not meet City standards and the Applicant shall provide supporting documentation as part of a formal request for a waiver.

**Status: It is difficult to assess waiver justification without specific tenant details. I continue to review this request.**

- Although not required by City ordinance, in my professional opinion a sidewalk on City Line Drive to Jetport Boulevard is needed to provide a safe walking connection to the sidewalk on Jetport Boulevard. I have observed pedestrians walking on City Line Drive, particularly during mid-day time periods.

**Status: The Applicant does not support the installation of the suggested sidewalk. Given that City Line Drive is not a public street, the City does not appear to have a standard requiring the sidewalk. I continue to review conditions to ensure safe pedestrian conditions are provided.**

- The site plan notes back in angle parking on the north side of the building. Dimensions should be provided for these spaces and confirmation that this is the parking configuration proposed.

**Status: The requested information has been provided and I have no further comment.**

- The Applicant should provide information on parking and circulation interaction with the abutting [52 City Line Drive](#) site.

**Status: I continue to review this issue.**

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE  
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Traffic Engineering Director  
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Shukria Wiar <shukriaw@portlandmaine.gov>

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## 90 Johnson Road

1 message

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**Lauren Swett** <lswett@woodardcurran.com>

Wed, Oct 3, 2018 at 9:46 AM

To: "Shukria Wiar (shukriaw@portlandmaine.gov)" <shukriaw@portlandmaine.gov>

Hi Shukria,

I am comfortable with the response to comments in general on 90 Johnson Road. His response references some documents that I do not see in eplan:

- Plan sheet C-8.2 (they reference some detail edits)
- South Portland wastewater capacity letter
- Stormwater maintenance agreement draft

I'll review those materials when they have been submitted.

Thanks,

Lauren

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Lauren Swett, P.E.\*

Technical Manager

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