

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMO

Date: 7/15/2015
To: Corey Vose, Planning Board Chair
Cc: Matthew Nazar, Director of Development Services
From: Lionel Cayer, City Engineer *L. C.*
RE: Proposed Credit Union Civic Center Drive

I have completed my review of the current application materials for the proposed Connected Credit Union on the corner of Civic Center Drive and Gaywalk Street. My comments are below. I will be available at the August 11th P.B. meeting to answer any questions that you may have.

Regarding traffic issues and ingress and egress from the site, the proposal is for an entrance/exit on Civic Center Drive as well as Gaywalk Street. Based upon my review of the traffic impact study, it is my recommendation that a bi-directional left turn lane be built on Civic Center Drive by the developer of this project. The traffic study on page 8 states that the wide shoulders on Civic Center Drive would allow through traffic to detour around left turning vehicles. I do not believe that is good planning, and there is a fair amount of pedestrian and bicycle traffic in this area that uses the wide shoulders. If a center left turn lane is proposed by the developer I would recommend that a minimum of 6 foot wide shoulders be maintained through the widened section of the highway. Also, in order to accommodate the left turning traffic for University Drive as well as the new credit union, the proposed site drive will have to be shifted north so that the center island of the new site drive is perpendicular to the University Drive center island. A second option for the developer would be to allow right in – right out only at this proposed site drive which would eliminate the need for the center dual left turn lane. A third option for this project would be for no entrance/exit on Civic Center Drive and have a separated entrance/exit on Gaywalk Street. Civic Center Drive is a mobility corridor and it is very important that as development occurs on this highway, that we do everything possible to preserve the function and safety of this highway.

Stormwater runoff from the site will be collected and piped into a detention pond to be located at the North West corner of the property. The entrance into the site from Gaywalk Street will require a pipe to pass under the entrance where there is currently an open ditch. The details about how this new culvert may interface with some existing drainage pipes at the inlet and outlet ends are very sketchy and I will be asking Coffin Engineering for more detail. There is also an existing culvert at the Civic Center Drive entrance that appears to have a negative slope and the pipe size is not listed on the plan. I will be asking for more information about this from the engineer as well.

The onsite parking and traffic circulation looks like it should work very well.