



Berwick Traffic Circulation and Parking

Presented by
Marty Kennedy, P.E.
VHB

September 1, 2015

Fundamental Questions

1. Can the roadway network accommodate the level and type of redevelopment that the Downtown Vision Plan contemplates?
2. What type of modifications to the roadway network would best complement the Vision?

Coordination/Public Input Meetings

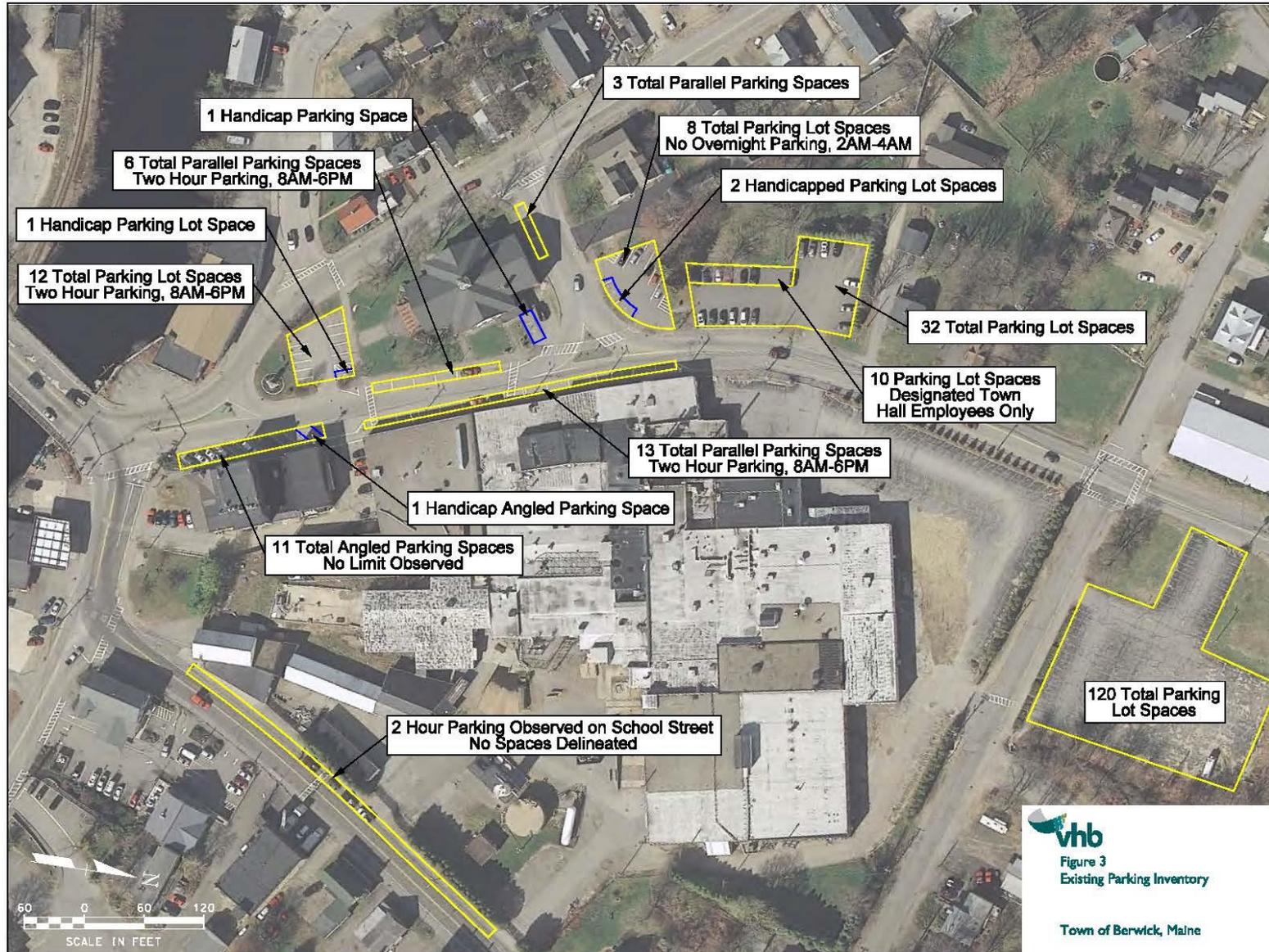
- September 2014 – Study Approach with Town Staff
- October 2014 – Existing Conditions and Problem Definition with Vision Committee and Public
- May 2015 – Preliminary Findings and Site Walk with Vision Committee and Public
- September 2015 – Study Findings with Selectmen

Parking



vhb

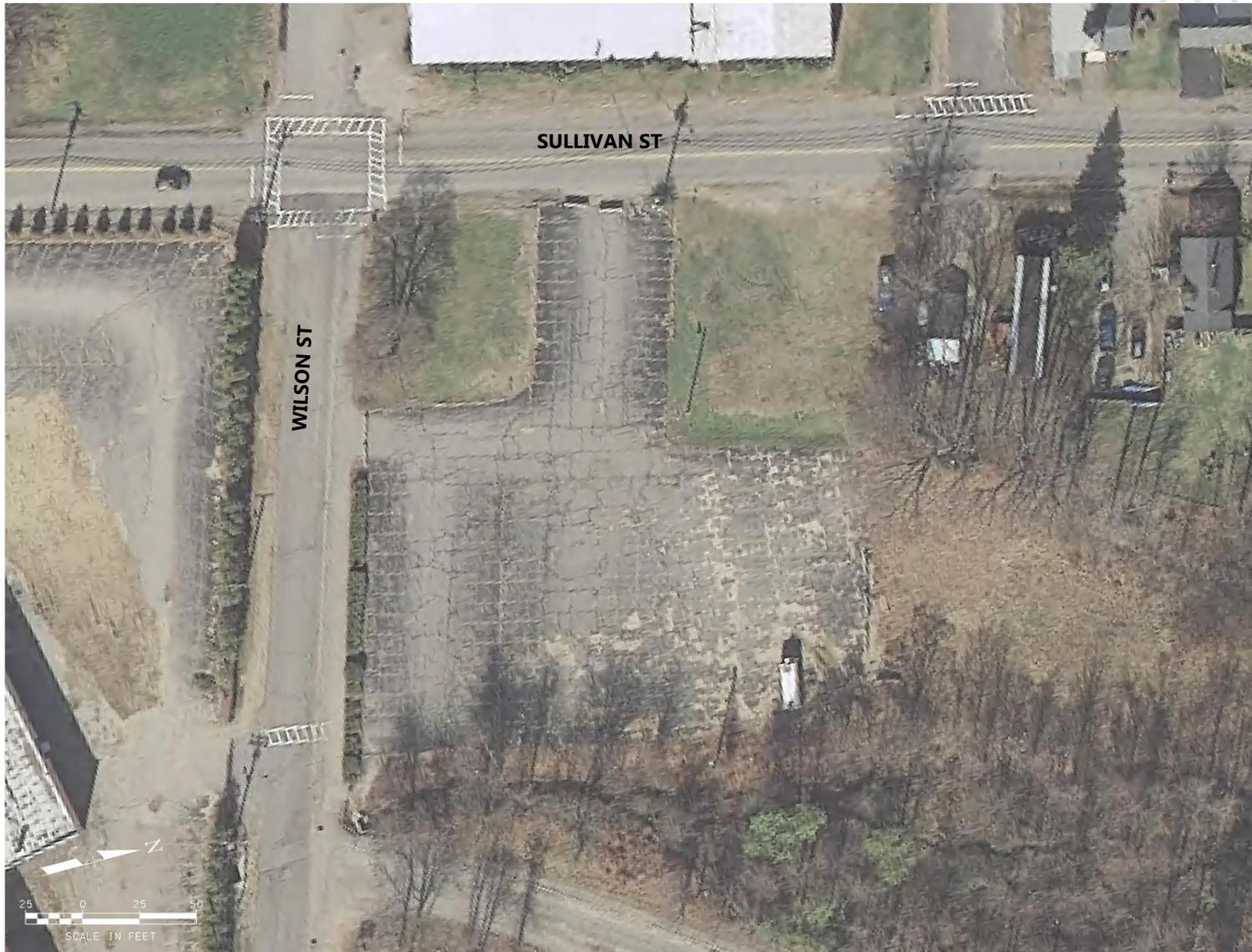
Parking Inventory



Municipal Parking



Short-term Parking Solution



Short-term Parking Solution



Traffic Volumes

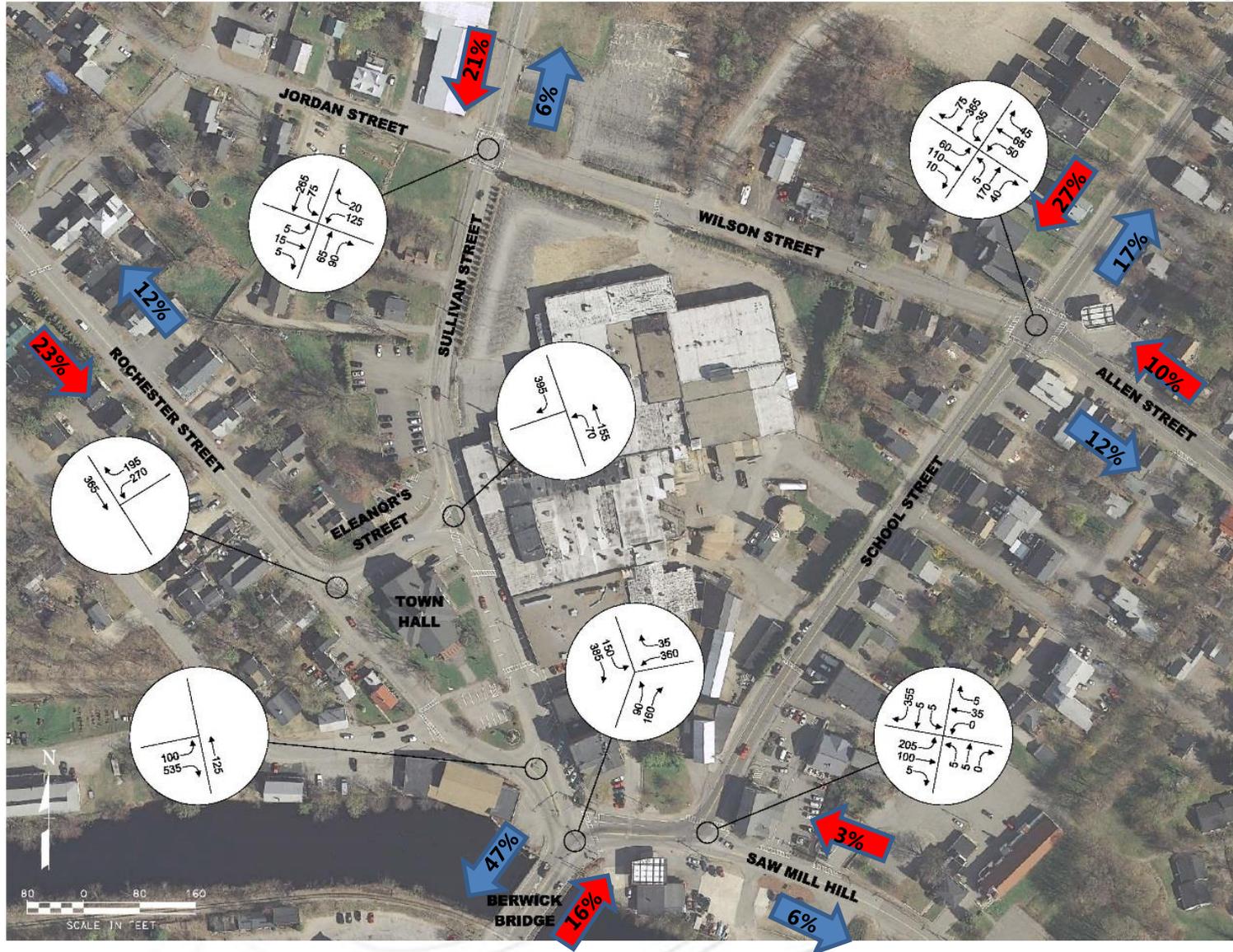


vhb

2015 Existing AM Peak Hour



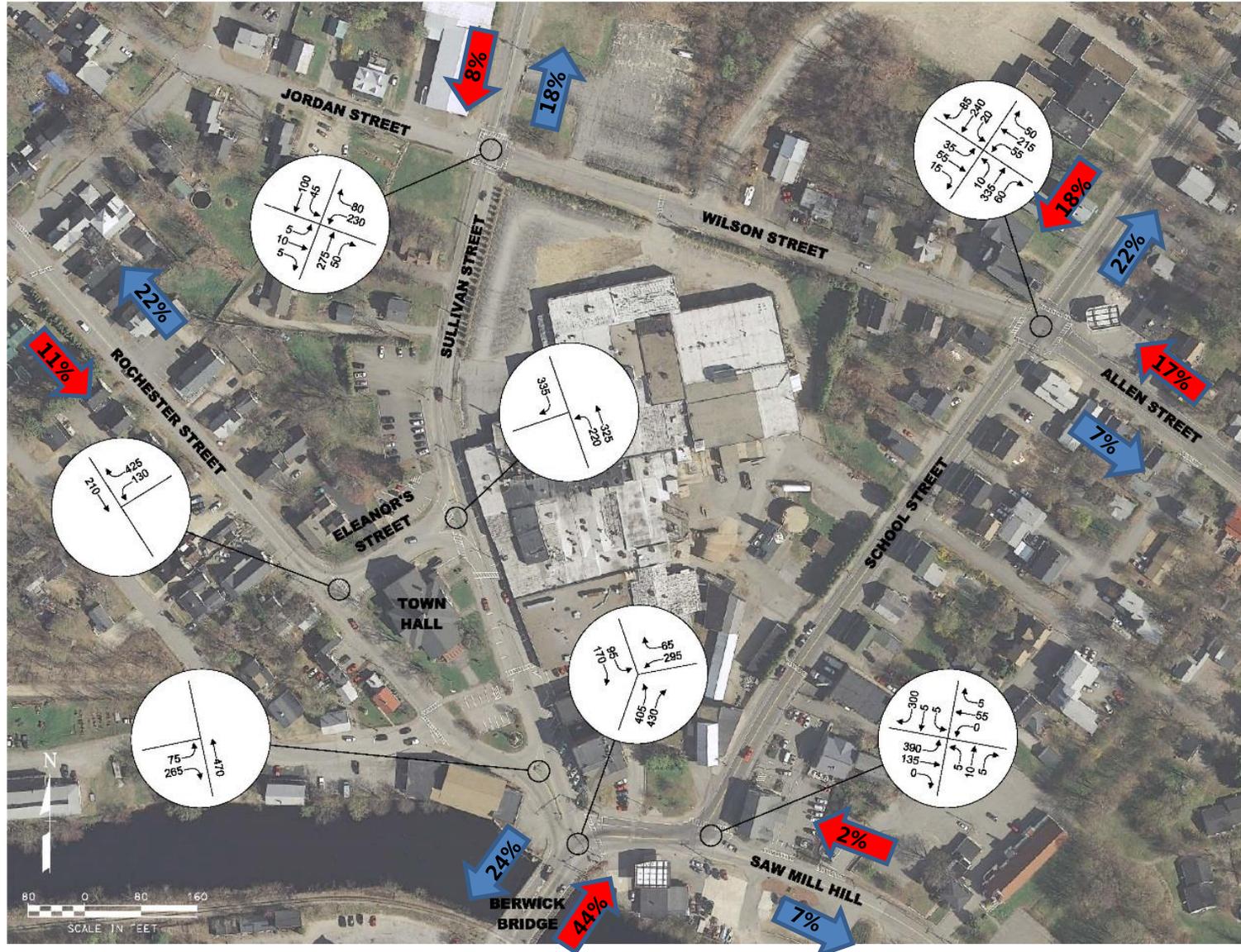
2015 Existing AM Trip Distribution



2015 Existing PM Peak Hour



2015 Existing PM Trip Distribution



Build-out Potential



Envisioning Berwick – 40% Green Space



173,000 sf of mixed commercial use

AM Peak Trips

Enter 145

Exit 120

Total 265

PM Peak Trips

Enter 230

Exit 250

Total 480

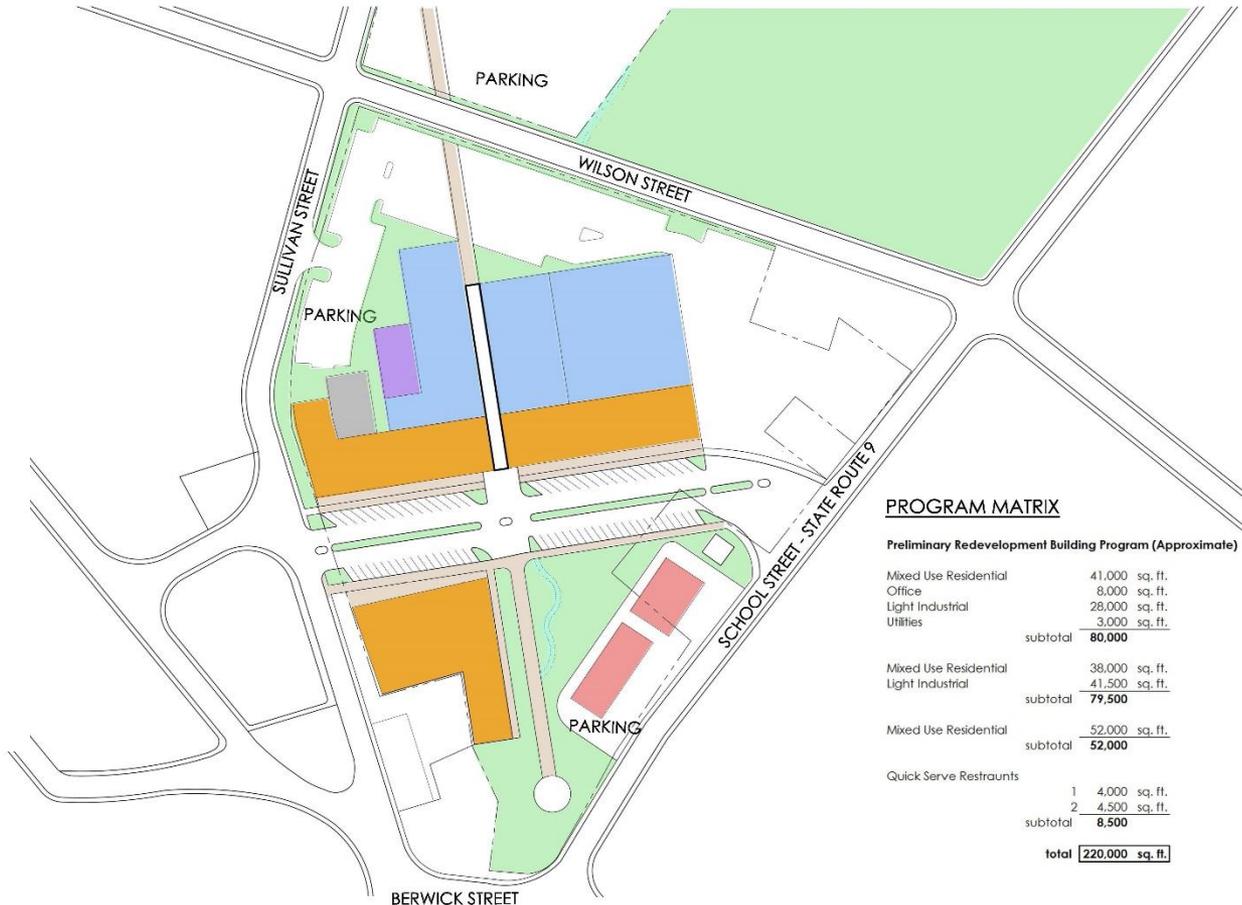
Potential Development Plan

220,000 sf

SITE PLAN LEGEND

- Mixed Use Residential
- Flex Office
- Light Industrial
- Quick Serve
- Utility
- Pavers
- Atrium

AM Peak	Trips
Enter	145
Exit	95
Total	240
PM Peak	Trips
Enter	140
Exit	200
Total	340



PROGRAM MATRIX

Preliminary Redevelopment Building Program (Approximate)

Mixed Use Residential	41,000 sq. ft.
Office	8,000 sq. ft.
Light Industrial	28,000 sq. ft.
Utilities	3,000 sq. ft.
subtotal	80,000
Mixed Use Residential	38,000 sq. ft.
Light Industrial	41,500 sq. ft.
subtotal	79,500
Mixed Use Residential	52,000 sq. ft.
subtotal	52,000
Quick Serve Restaurants	
1	4,000 sq. ft.
2	4,500 sq. ft.
subtotal	8,500
total	220,000 sq. ft.



SCALE: 1:50

CONCEPT STUDY - SITE PLAN

20 Sullivan Street
 Berwick, ME 03901

19 MARCH 2014



Development Program Trip Comparison

	Envisioning Berwick 40% Green Space	Developer Plan
AM Peak Hour		
Enter	145	145
Exit	<u>120</u>	<u>95</u>
Total	265	240
PM Peak Hour		
Enter	230	140
Exit	<u>250</u>	<u>200</u>
Total	480	340

2025 AM Build Peak Hour



2025 PM Build Peak Hour



Conceptual Plan



Back-in Angle Parking



Back-in Angle Parking – Portland, ME



Proximity to Active Rail Line



Conceptual Plan (without Berwick Bridge Roundabout)



Planning Level Cost Estimates (not including R.O.W.)

- Wilson Street Roundabout \$450,000
- Berwick Bridge Roundabout \$750,000
- Sullivan Street Streetscape \$500,000 to \$600,000



Berwick Traffic Circulation and Parking

Presented by
Marty Kennedy, P.E.
VHB

September 1, 2015