

Route 26 Corridor Study

Public Meeting

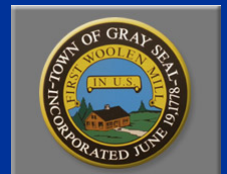
Town of Gray
MaineDOT
Greater Portland Council of Governments
TY Lin International

May 14, 2014



Agenda / Meeting Timeline

- Introductions (2 minutes)
- Study Purpose and Goals and Objectives (3 minutes)
- Overview of Potential Development Scenarios (10 minutes)
- Transportation Study (40 minutes)
 - General Scope of Work
 - Existing Conditions Analysis
 - Future Conditions Analysis
 - Draft Improvement Needs
- Schedule / Next Steps (5 minutes)
- Public Comments (60 minutes)



Introductions

- Doug Webster – Town of Gray
- Ed Hanscom – MaineDOT
- Stephanie Carver – GPCOG
- Rick Harbison – GPCOG
- Tom Errico – TY Lin International



Study Purpose Goals and Objective

- MaineDOT and Town agree on long-term vision for this segment
- Increase the Town's commercial tax base
- Ensure commercial development is appropriate for Town's long-term needs
- Maximize access to "backland" for future development
- Streamline commercial permitting (i.e. traffic movement permits)
- After public input Council may consider zoning changes



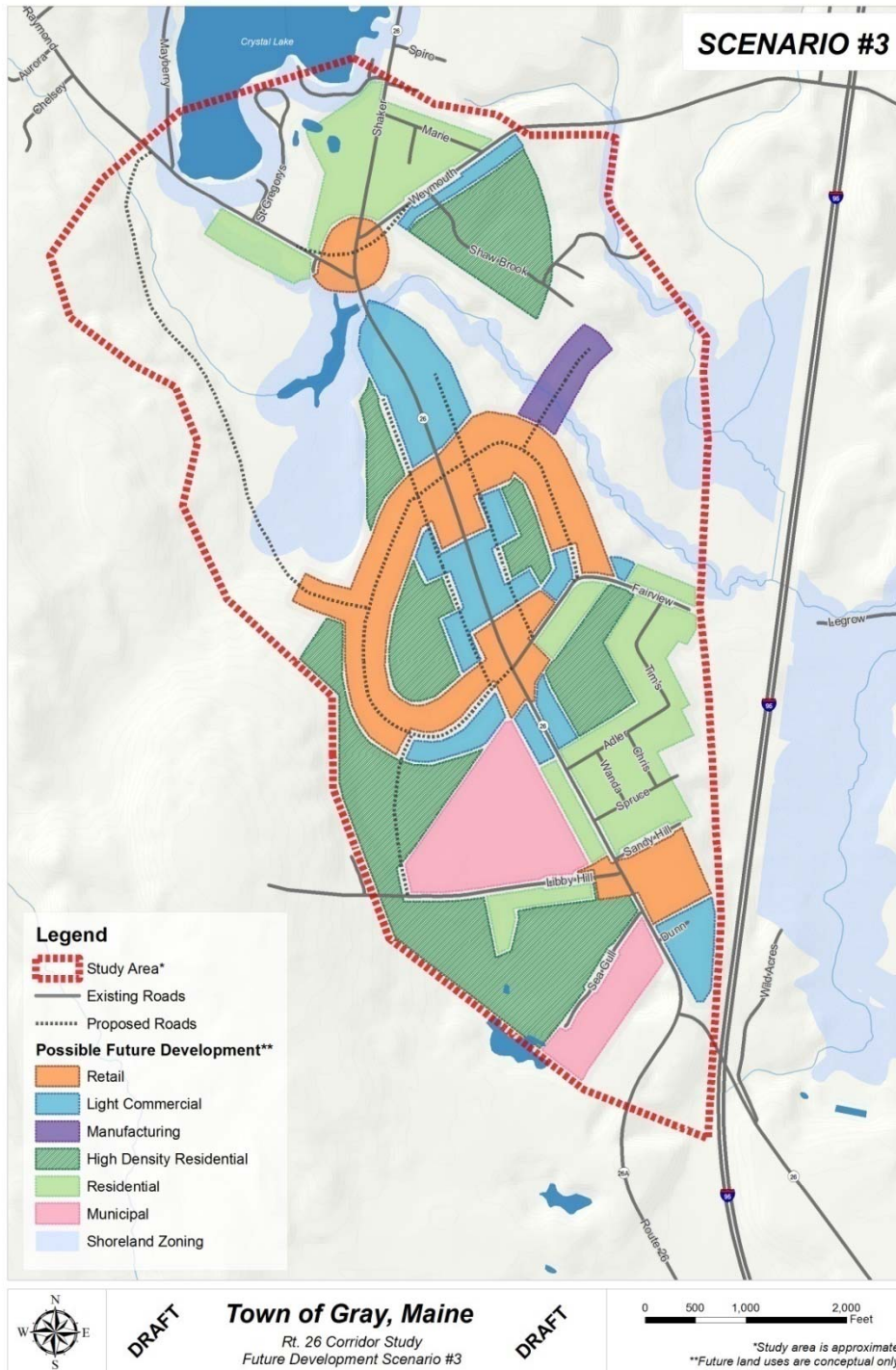
Study Purpose Goals and Objective (Cont.)

- Develop a highway improvement plan that maintains or improves the safety and mobility function of the intersections and road segments on State Route 26 in the Study Area as a Priority 1 principal arterial highway.
- Coordinate the Town of Gray's land development planning for the Study Area with the functional needs of State Route 26.

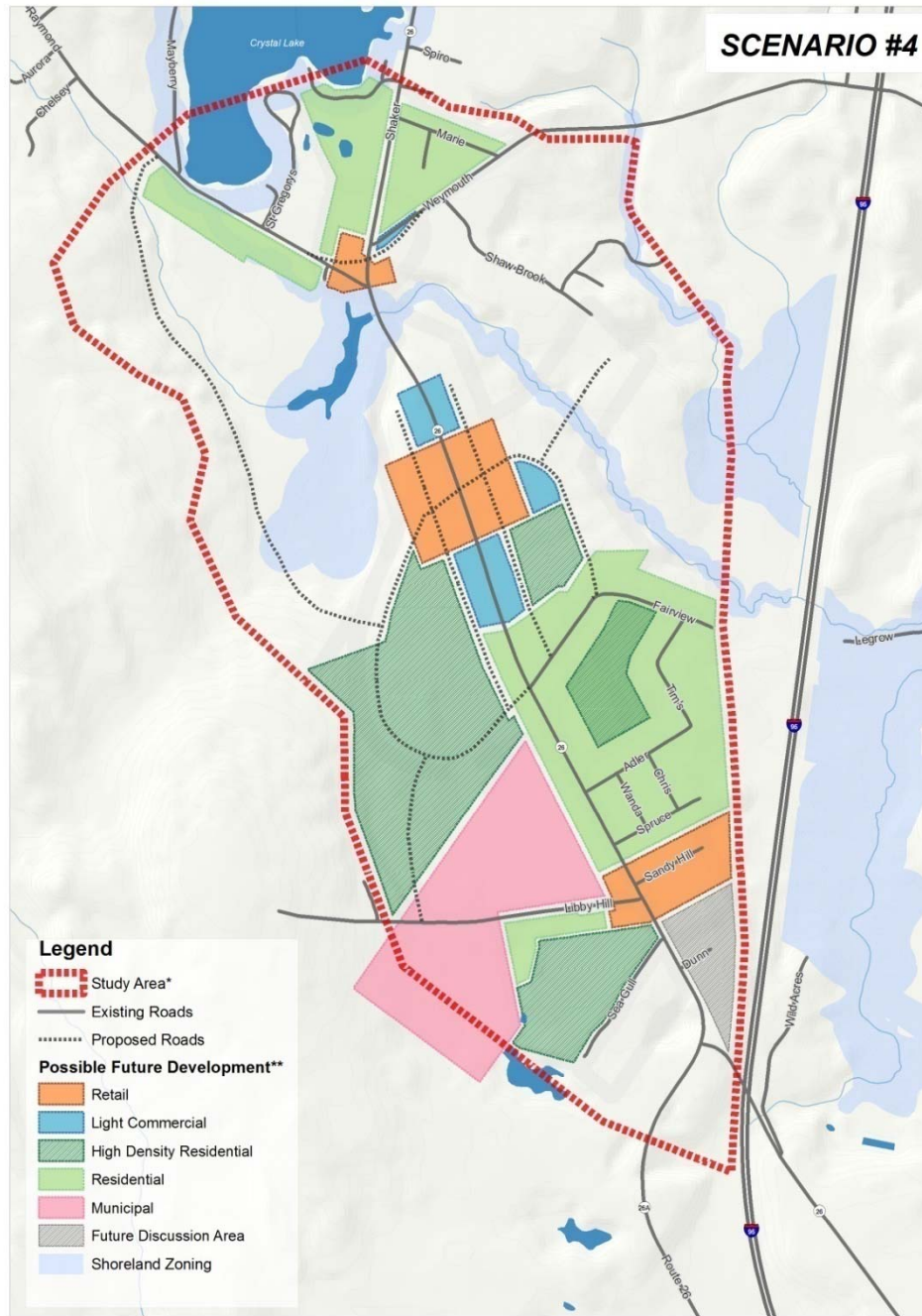


Overview of Potential Development Scenarios





SCENARIO #4



Legend

Study Area*

Existing Roads

Proposed Roads

Possible Future Development**

Retail

Light Commercial

High Density Residential

Residential

Municipal

Future Discussion Area

Shoreland Zoning



DRAFT

Town of Gray, Maine

Rt. 26 Corridor Study
Future Development Scenario #4

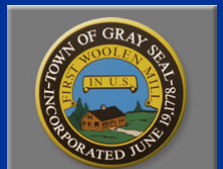
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0 500 1,000 2,000 Feet

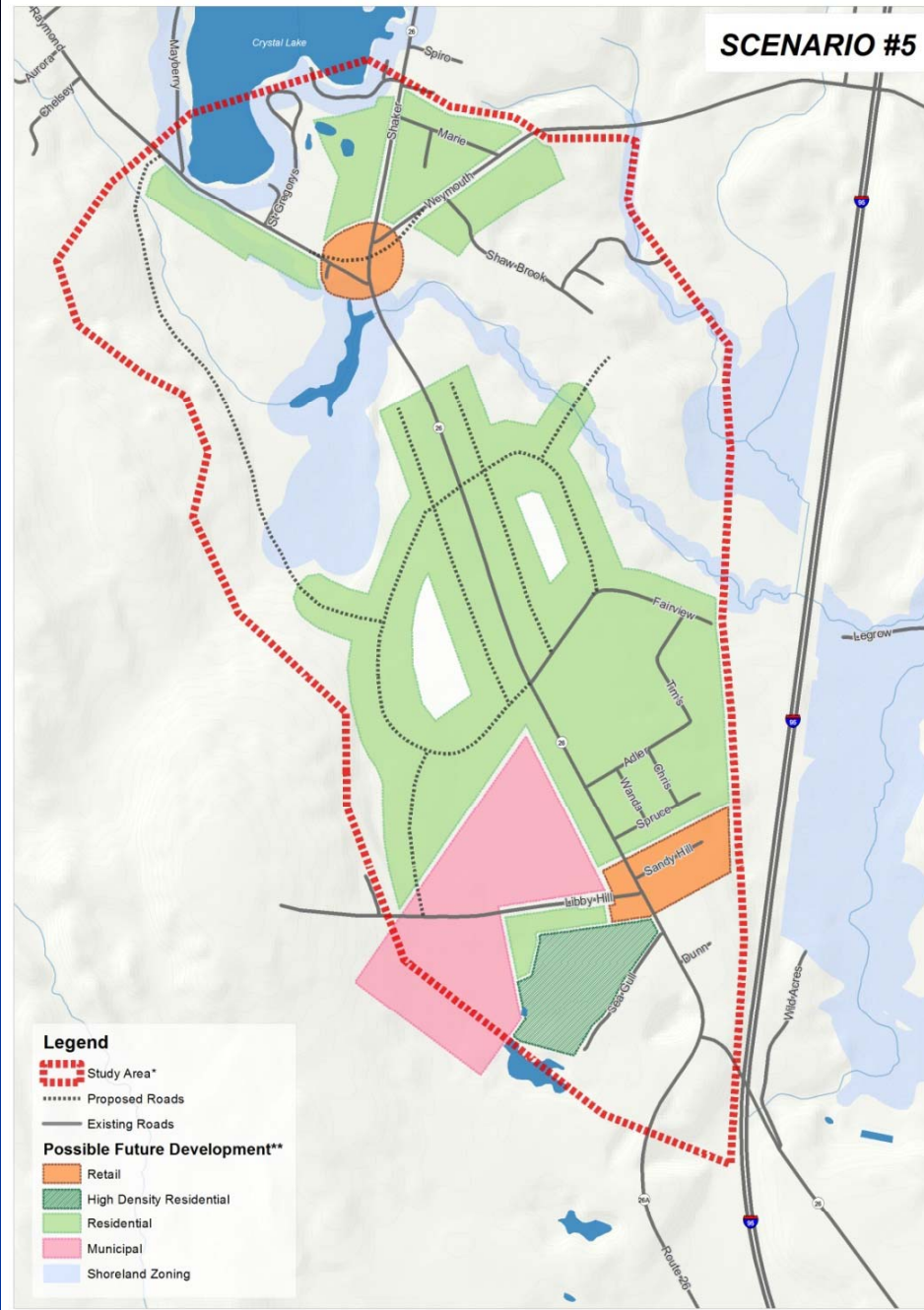
*Study area is approximate
**Future land uses are conceptual only



MaineDOT



SCENARIO #5



- Legend**
- Study Area*
 - Proposed Roads
 - Existing Roads
- Possible Future Development****
- Retail
 - High Density Residential
 - Residential
 - Municipal
 - Shoreland Zoning



DRAFT

Town of Gray, Maine

Rt. 26 Corridor Study
Future Development Scenario #5

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0 500 1,000 2,000 Feet

*Study area is approximate
**Future land uses are conceptual only



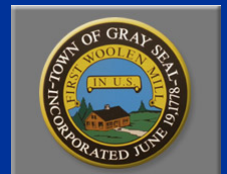
MaineDOT



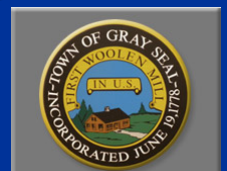
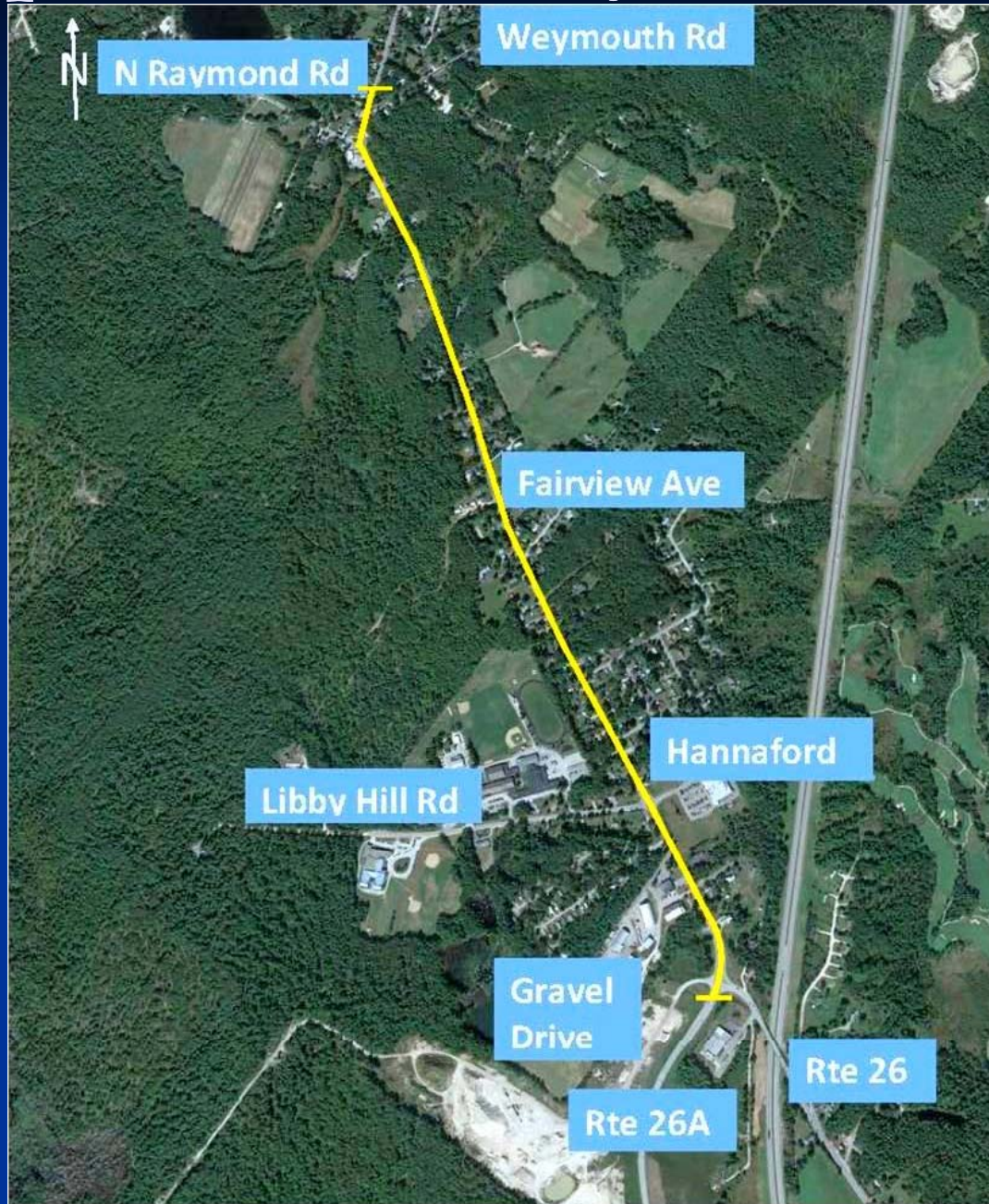
Transportation Study

Scope of Work

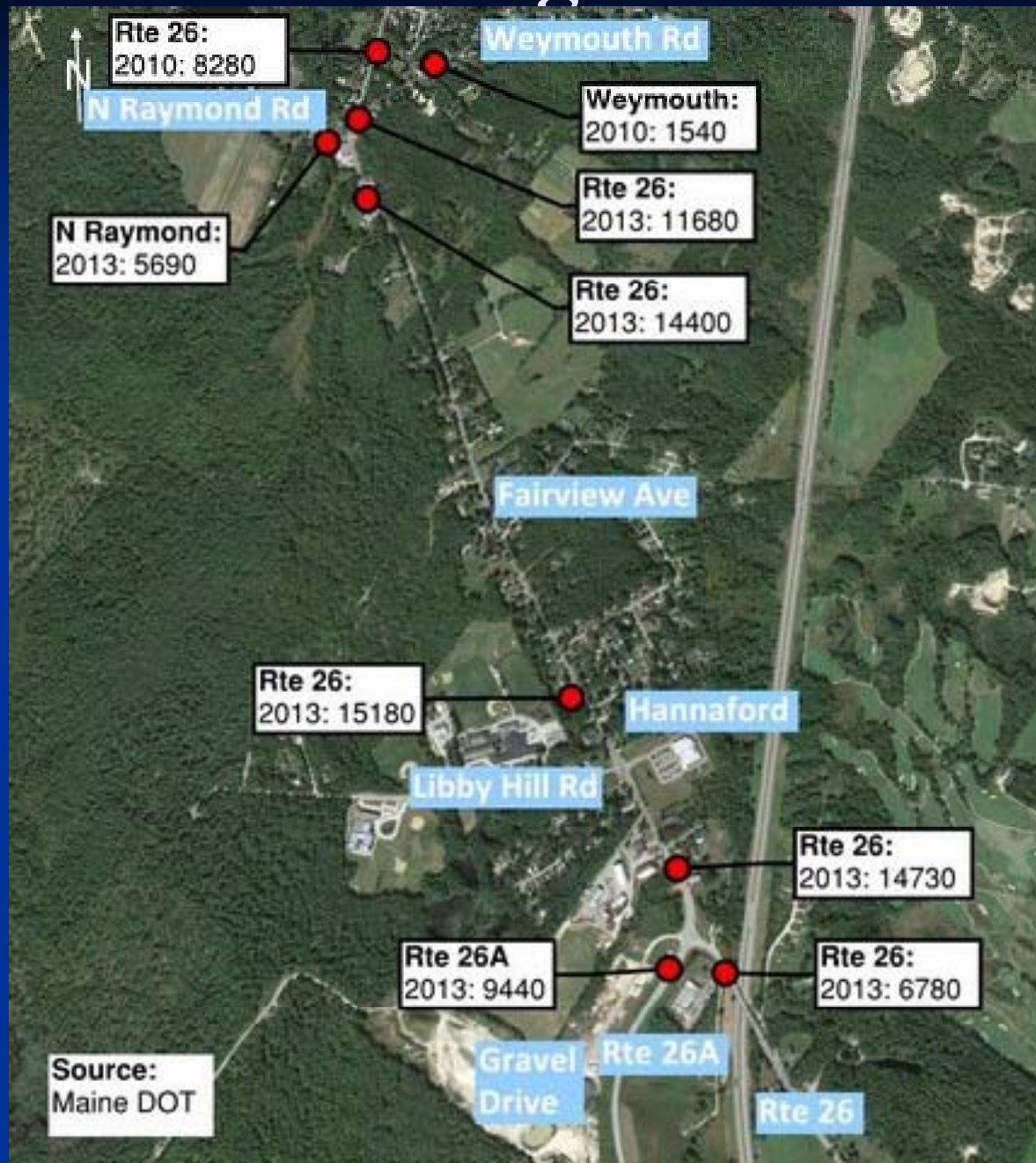
- Review Available Pertinent Information
- Initial Public and Town Input
- Assessment of Current Conditions and Future Scenarios
 - Traffic Volumes / Capacity – Roadway and Intersections
 - Safety Conditions
 - Vehicle Speeds
 - Pedestrian and Bicycle Provisions
 - Future Traffic Volume Projections
 - Access Management
- Development of Draft Recommendations
- Public & Town Feedback (TONIGHT's MEETING)
- Final Study Report and Supporting Documentation



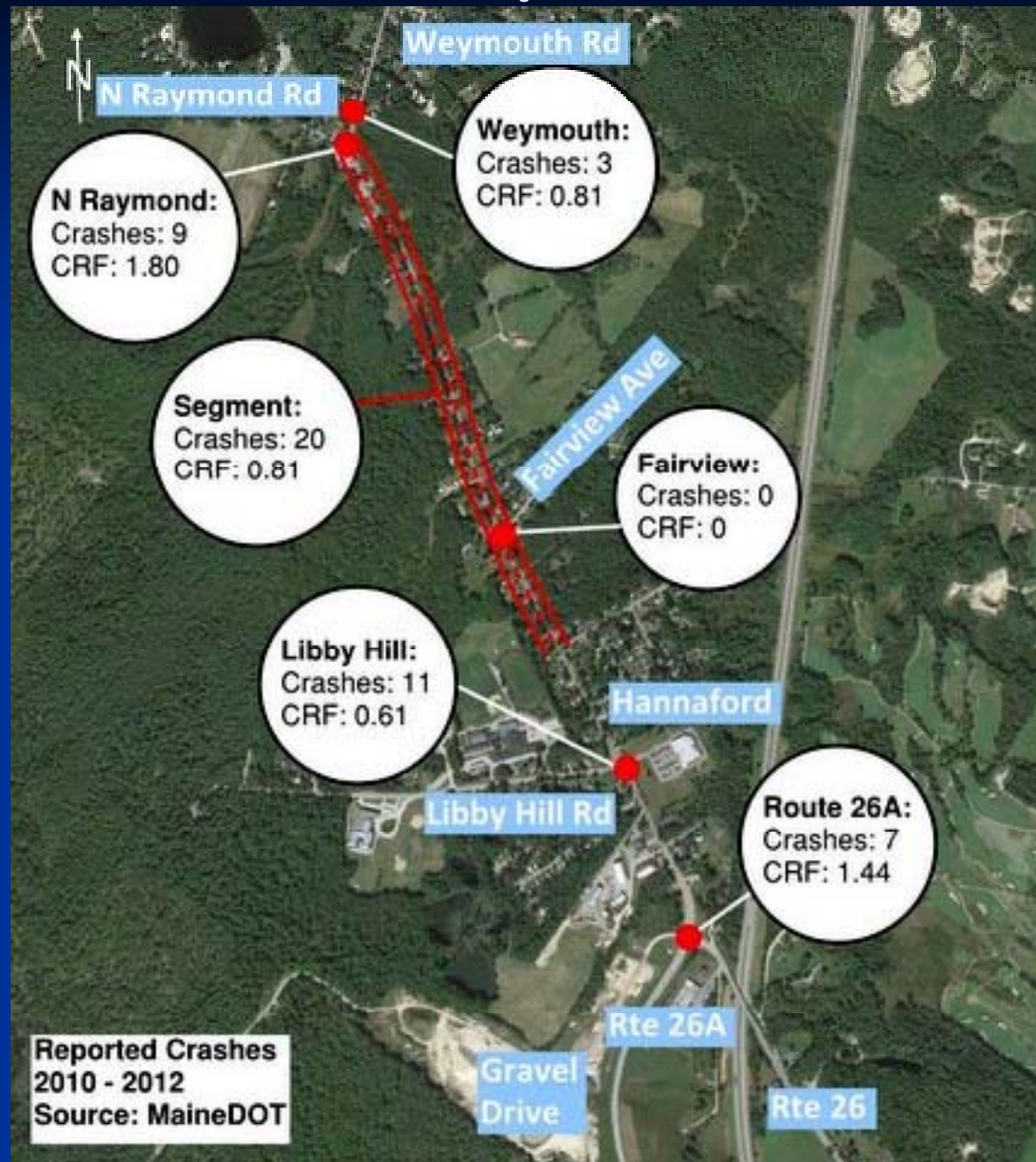
Transportation Study –Project Limits



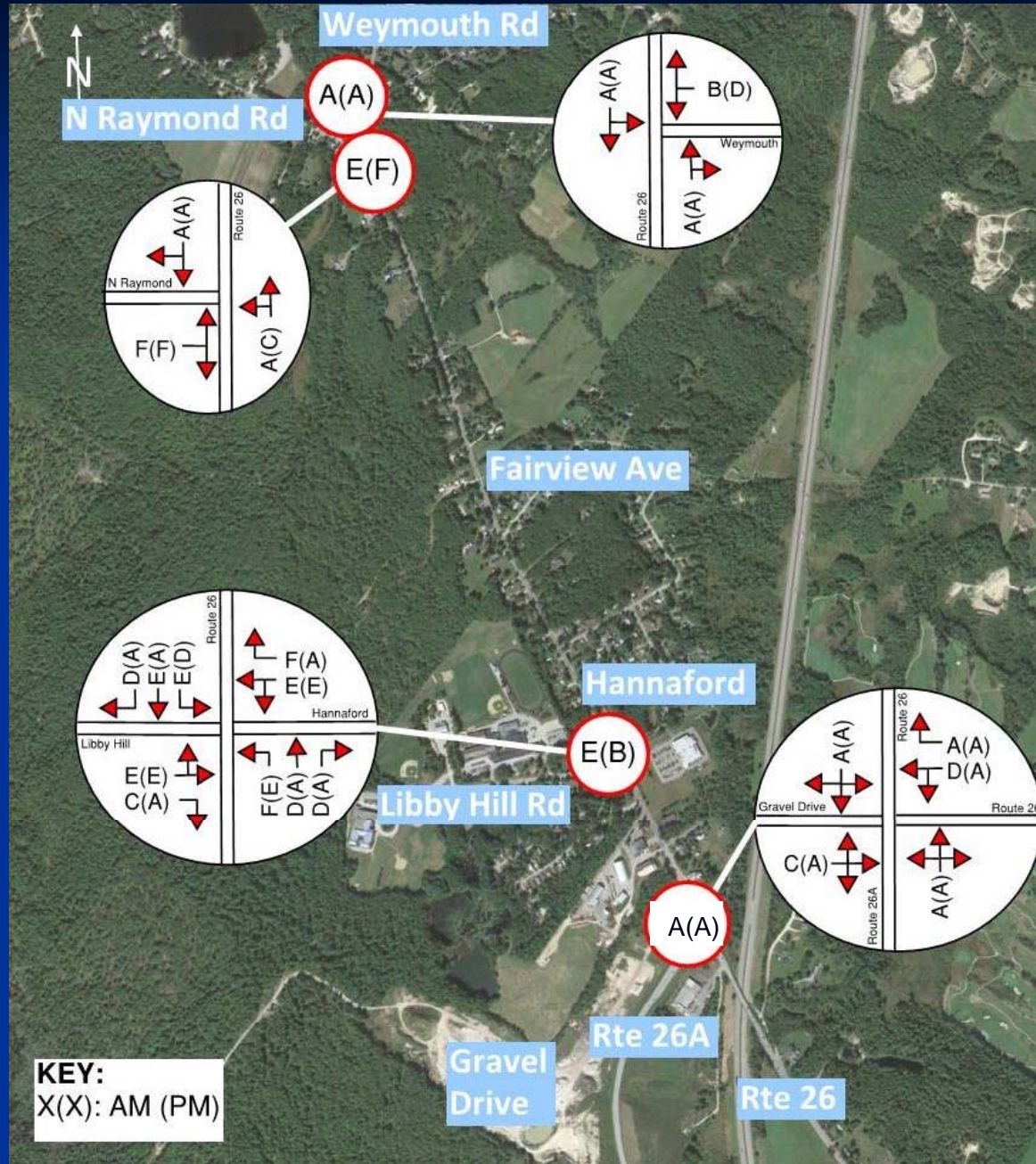
Existing AADT



Crash History – 2010 to 2012



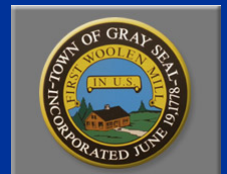
Intersection Traffic Operations



Vehicle Speeds (MPH)

Posted Speed Limit – 40MPH

NB	AM	26A	29	Hannaford	38	Fairview	47	Weymouth
	PM		(24)		(32)		(40)	
	MID		[28]		[39]		[45]	
SB	AM	26A	34	Hannaford	38	Fairview	44	Weymouth
	PM		(37)		(24)		(50)	
	MID		[34]		[34]		[48]	



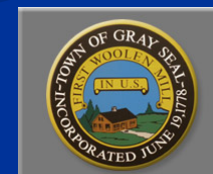
Pedestrian and Bicycle Facilities

- How to safely accommodate Pedestrians and Bicyclists
 - Sidewalks
 - Crosswalks
 - Warning Systems
 - Paved Shoulders / Bicycle Lanes



Future Background Traffic Growth between 2012 and 2035

Location	AM Peak Hour		PM Peak Hour	
	%	Vehicles	%	Vehicles
Route 26 n/o Weymouth	+22%	+182	+20%	+201
Weymouth e/o Route 26	+22%	+53	+34%	+79
N. Raymond w/o Route 26	+22%	+157	+22%	+181
Route 26 s/o N. Raymond	+22%	+306	+22%	+379
Hannaford e/o Route 26	0%	0	0%	0
Libby Hill Road w/o Route 26	0%	0	0%	0
Route 26 s/o Libby Hill	+18%	+303	+18%	+339
Route 26 e/o Route 26A	+17%	+129	+18%	+141
Route 26A s/o Route 26	+15%	+179	+18%	+210



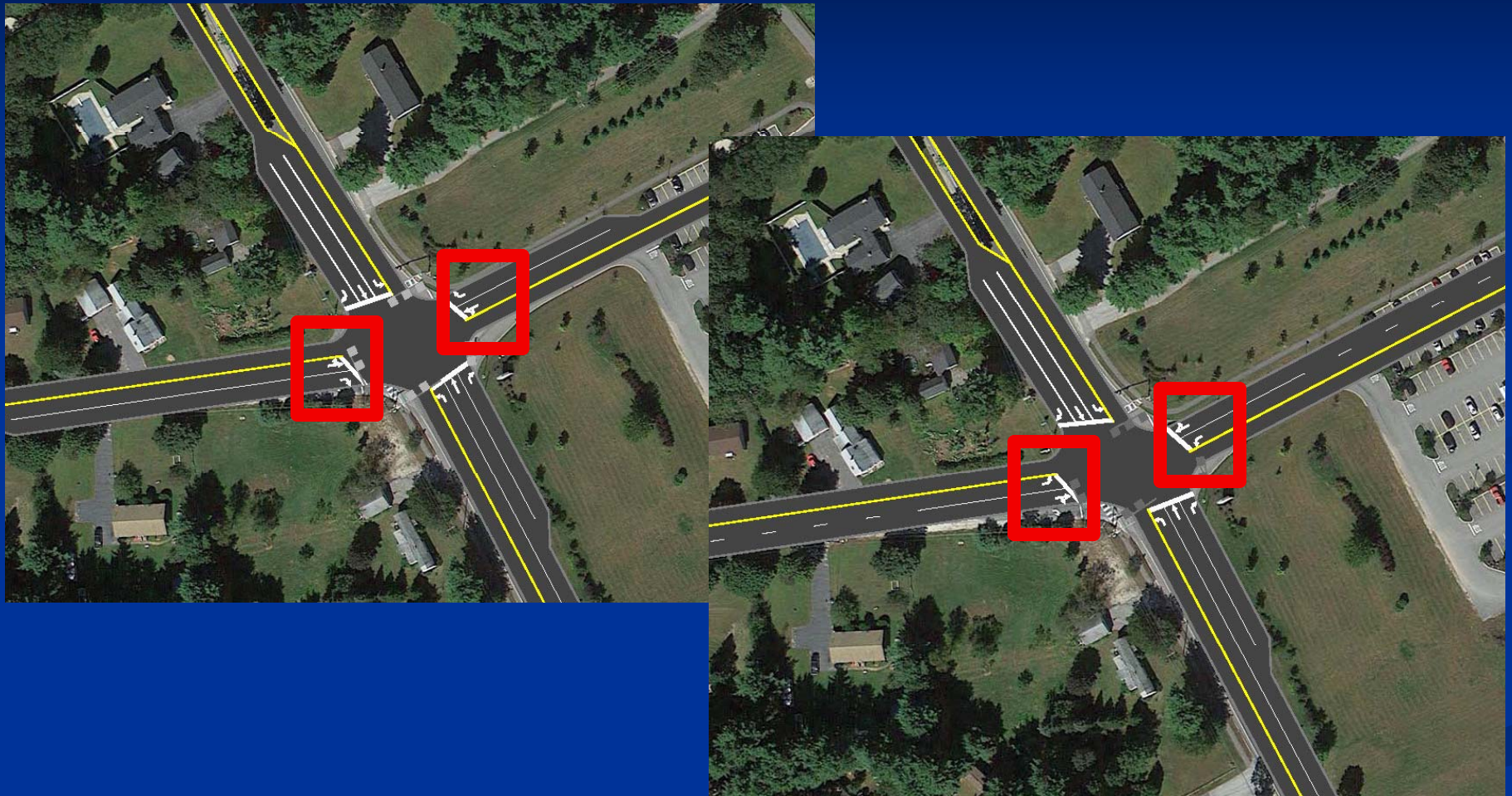
Preliminary No-Build Short-Term Improvements

- Route 26 at Libby Hill Road/Hannaford
 - Upgrade Traffic Signal System
 - Change lane assignment on Libby Hill and Hannaford to left and through/right lanes.
 - Norway Savings Bank Improvements (shortly forthcoming)



2035 No-Build: Preliminary Short-Term Improvements

Libby Hill Rd Intersection

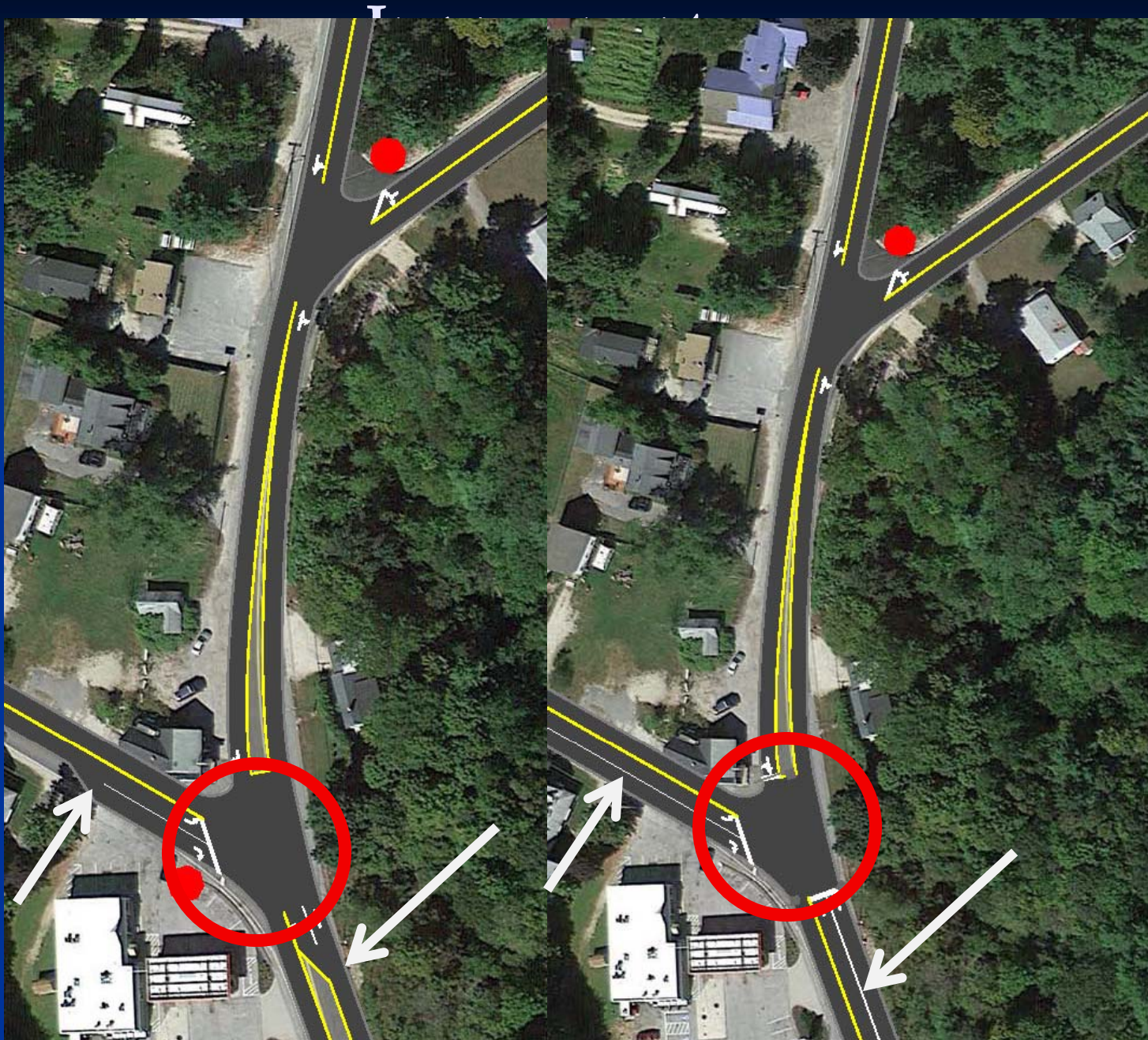


Preliminary No-Build Short-Term Improvements

- Route 26 at N. Raymond Road
 - Install traffic signal (when warranted)
 - Provide left lane and through lane on NB Route 26
 - Provide left and right lanes on N. Raymond Road
 - Implement access management improvements.



2035 No-Build: Preliminary Short-Term



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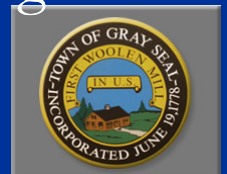


Preliminary No-Build Long-Term Improvements

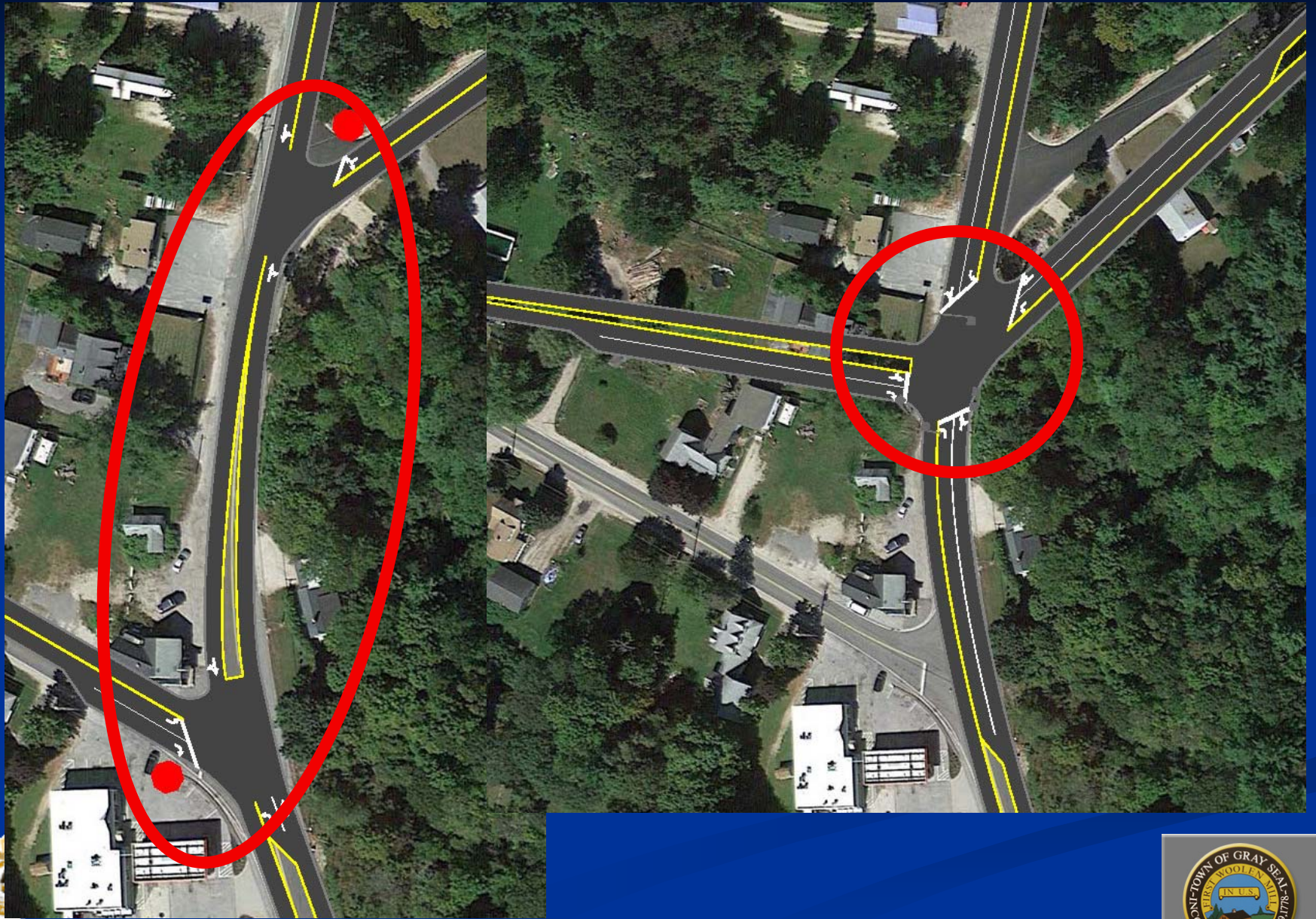
■ Route 26 at N. Raymond Road / Weymouth Road

■ Option #1 – Signalized Intersection

- Realign N. Raymond Road and Weymouth Road to 4-Way Intersection
- Signalize intersection
- Route 26 NB approach to consist of left lane and through/right lane
- Route 26 SB approach to consist of left lane and through/right lane
- N. Raymond Road to consist of left/through lane and right lane
- Weymouth Road to consist of left lane and through/right



2035 No-Build:Opt #1 Long-Term Improvements

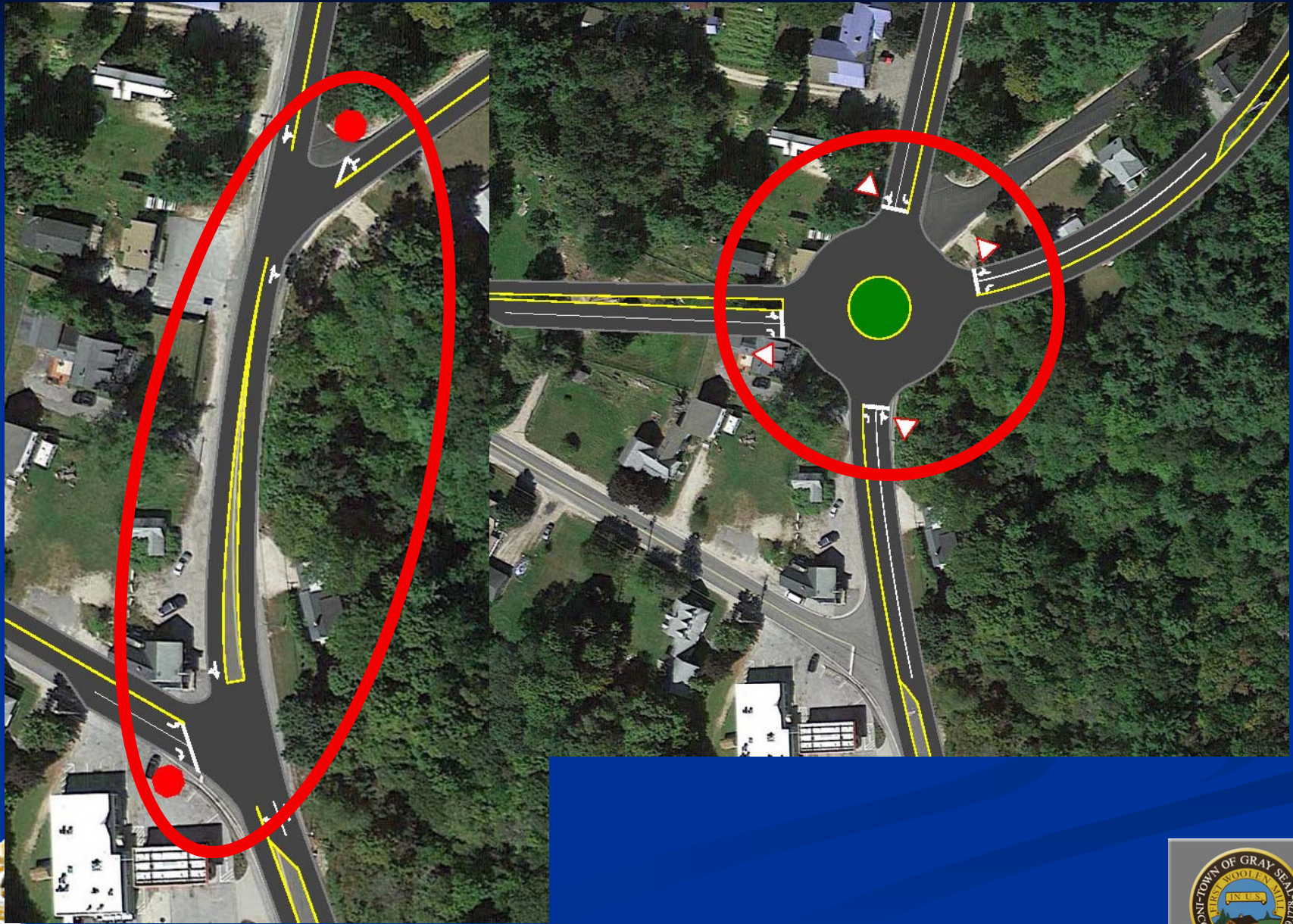


Preliminary No-Build Long-Term Improvements

- Route 26 at N. Raymond Road / Weymouth Road
 - Option #2
 - Construct a two-lane Roundabout at new N. Raymond and Weymouth intersection.

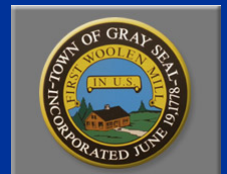


2035 No-Build: Opt #2 Roundabout

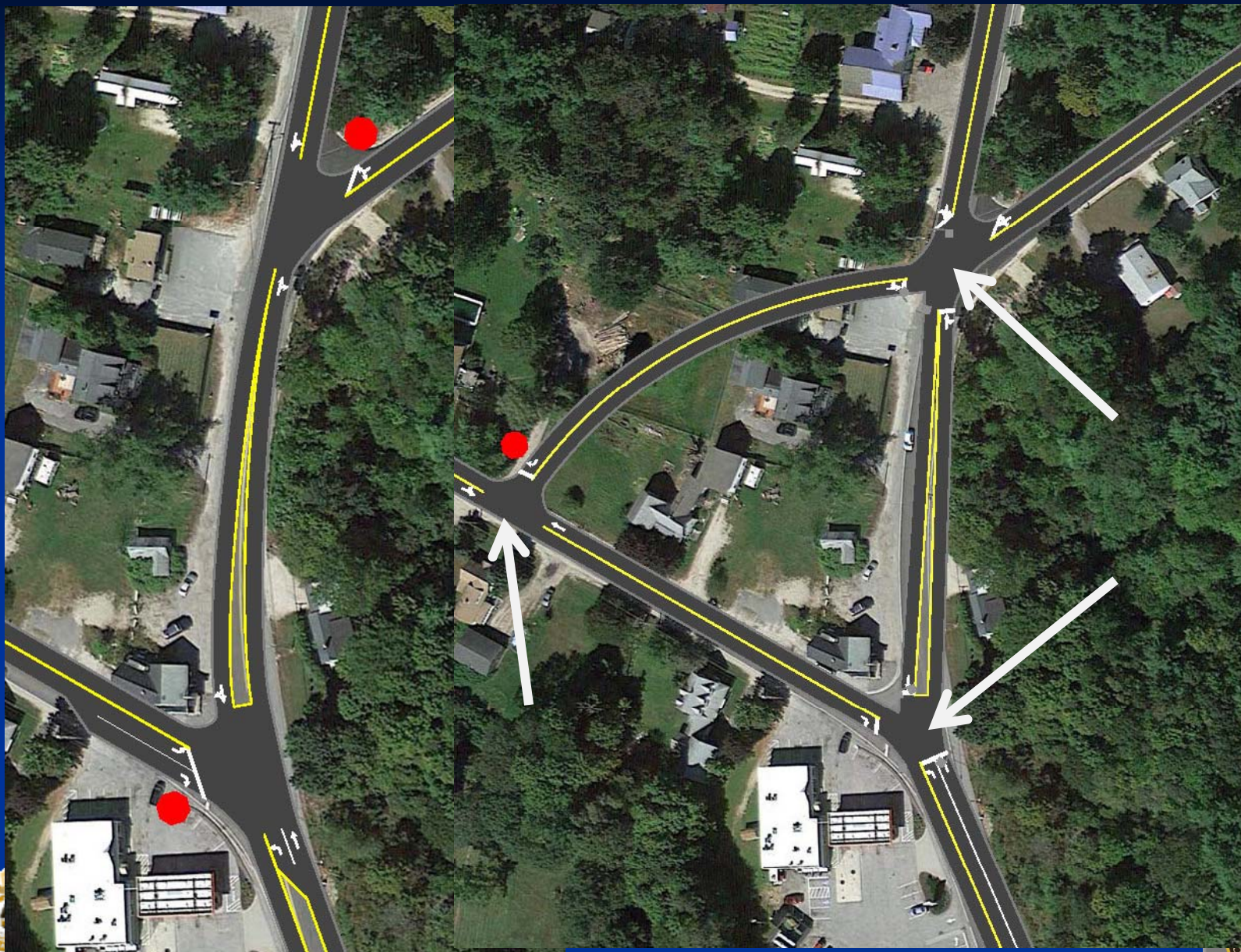


Preliminary No-Build Long-Term Improvements

- Route 26 at N. Raymond Road / Weymouth Road
 - Option #3
 - Create new N. Raymond Road and Weymouth Road 4-Way Intersection
 - Leave old N. Raymond Road approach with restricted turns at Route 26
 - Signalize both intersections
 - All other approaches to be single lane

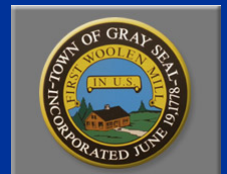


2035 No-Build: Opt #3 Bypass/Signalize

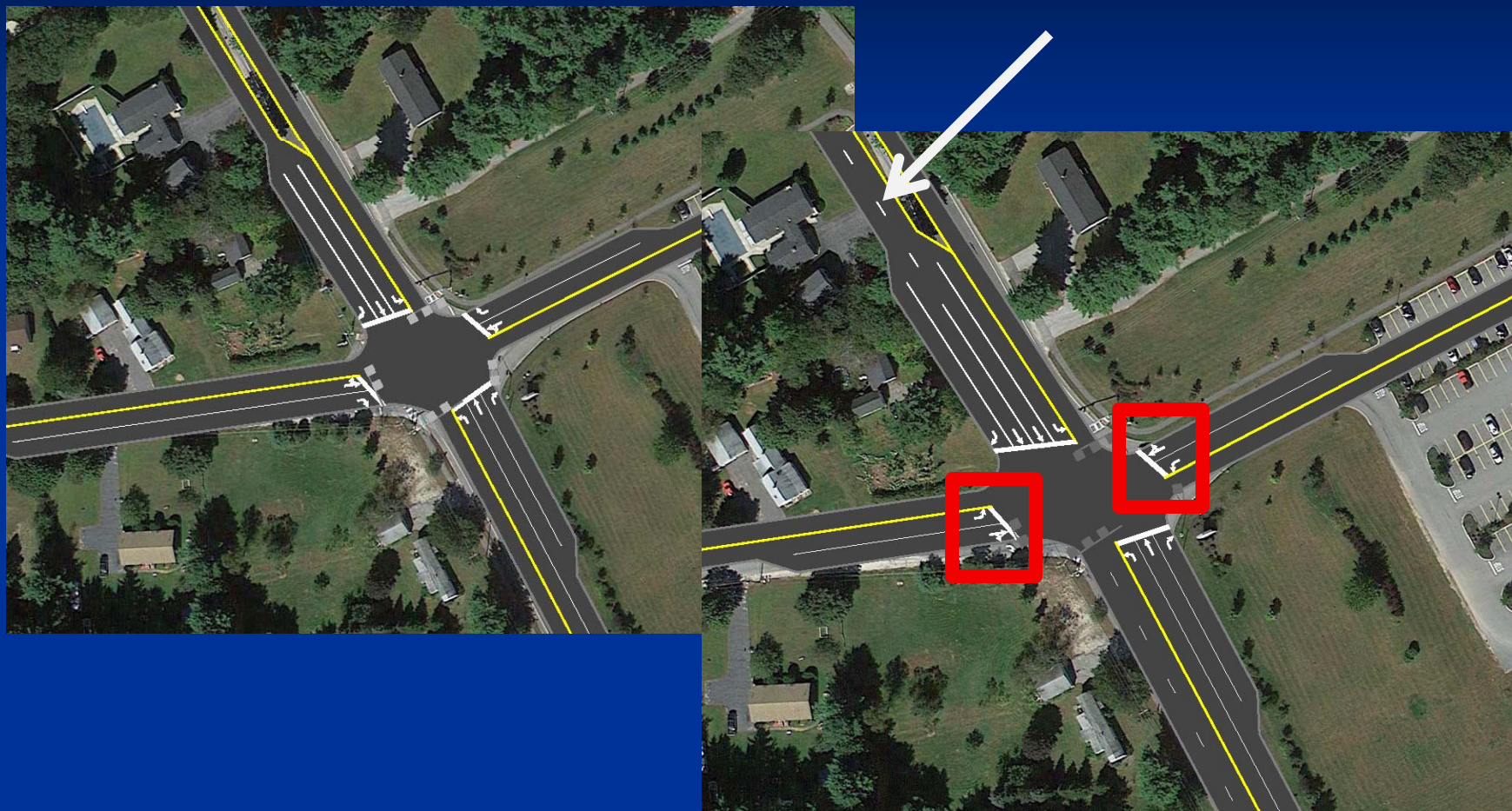


Preliminary No-Build Long-Term Improvements

- Route 26 at Libby Hill Road/Hannaford
 - Upgrade Traffic Signal System
 - Change lane assignment on Libby Hill and Hannaford to left and through/right lanes.
 - Provide two Route 26 SB through lanes



2035 No-Build: Long Term Improvements Libby Hill Intersection



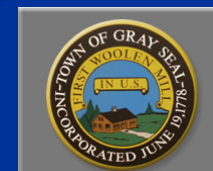
No-Build Long-Term Improvement Time Frame

- Route 26 at Libby Hill / Hannaford – Short-term improvements are projected to work for approximately 10 years.
- Route 26 at N. Raymond / Weymouth – Short-term improvements are projected to work for approximately 20 years.



Trip Generation for Development Scenarios

Development Scenario and Build-Out Assumptions	AM Peak Hour Total Trips	PM Peak Hour Total Trips
Scenario 3		
831,680 SF of Retail	948	2,820
514,400 SF of Light Commercial	685	590
99,900 SF of Manufacturing	34	27
654 Units of High Density Residential	191	64
216 Units of Residential Single-Family	108	136
Total	1,966	3,637
Scenario 4		
371,840 SF of Retail	260	1,109
178,640 SF of Light Commercial	242	209
589 Units of High Density Residential	168	195
320 Units of Residential Single-Family	170	217
Total	840	1,730
Scenario 5		
227,840 SF of Retail	160	411
666 Units of Residential Single-Family	318	407
Total	478	818



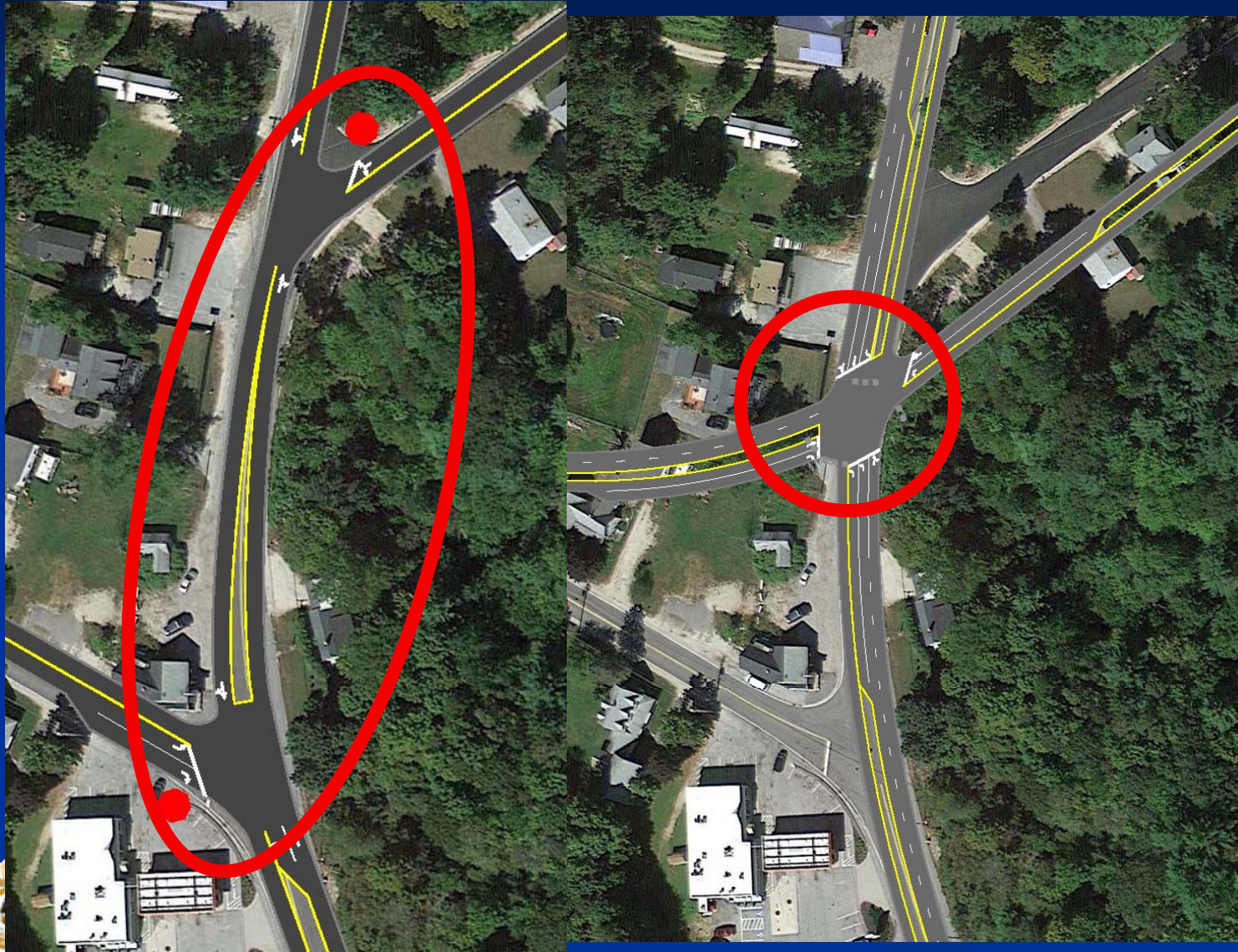
Preliminary Long-Term Improvements

Scenario #3

- Route 26 at N. Raymond Road / Weymouth Road
 - Realign N. Raymond Road and Weymouth Road to 4-Way Intersection
 - Signalize intersection
 - Route 26 NB approach to consist of two left lanes and through/right lane
 - Route 26 SB approach to consist of left lane, a through lane, and through/right lane
 - N. Raymond Road to consist of left/through lane and right lane
 - Weymouth Road to consist of left lane and through/right



Preliminary Long-Term Improvements Scenario #3

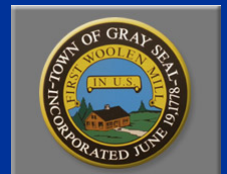


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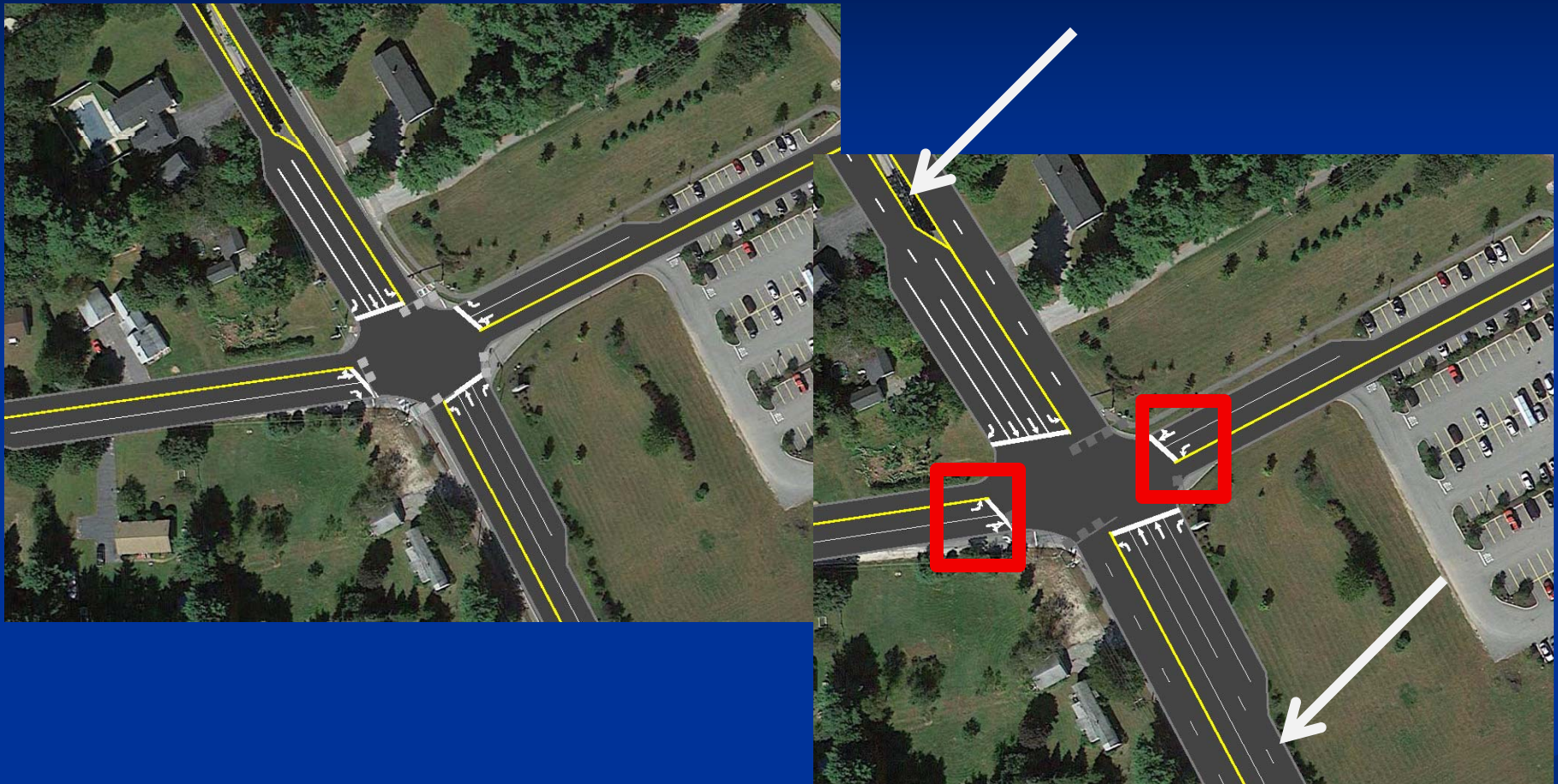


Preliminary Long-Term Improvements Scenario #3

- Route 26/Libby Hill Road/Hannaford
 - Change lane assignment on Libby Hill and Hannaford to left and through/right lanes.
 - Provide two Route 26 NB through lanes
 - Provide two Route 26 SB through lanes
 - Upgrade signal system.

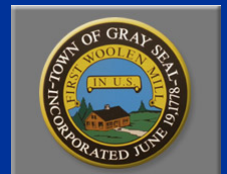


2035 Scenario #3 Long Term Improvements Libby Hill Intersection



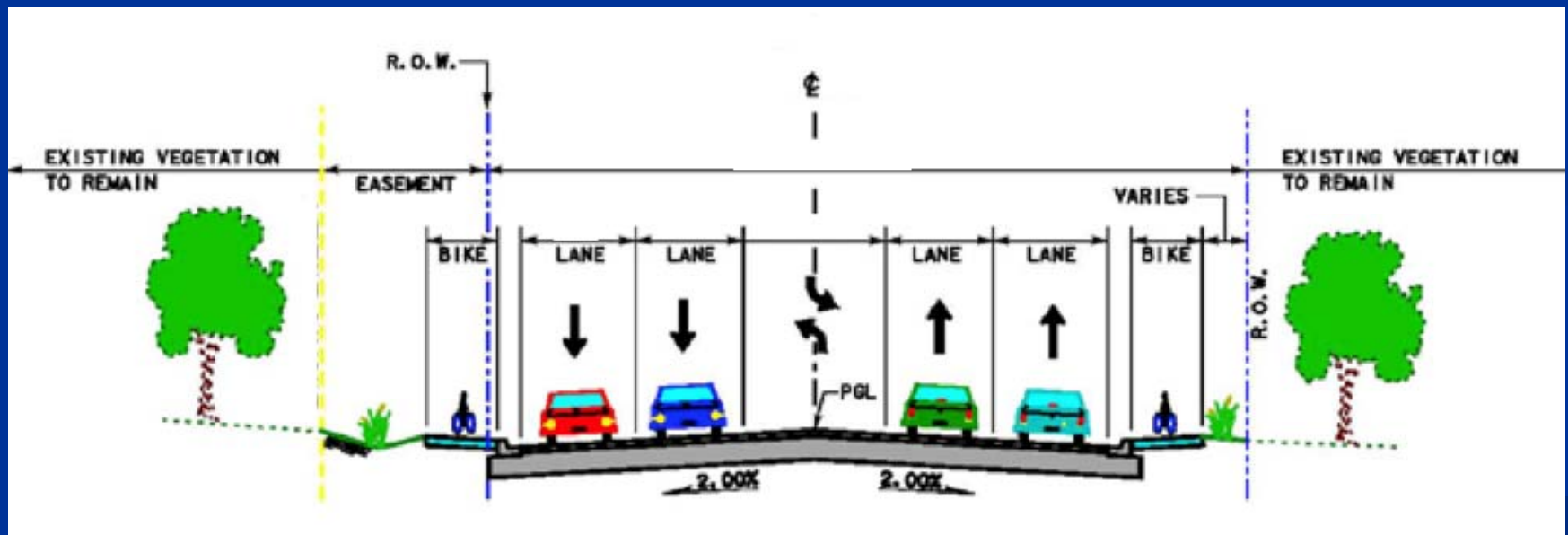
Preliminary Long-Term Improvements Scenario #3

- Route 26 Development Intersections
 - Center-two-way-left-turn lanes will handle all turning movements.
 - Traffic lights will be considered if warranted



Preliminary Long-Term Improvements Scenario #3

- Route 26 Segment
 - Provide five-lane section between Libby Hill and N. Raymond (with new access drives)



Preliminary Long-Term Improvements Scenario #3

■ Route 26 Segment – 5 Lane Section Example



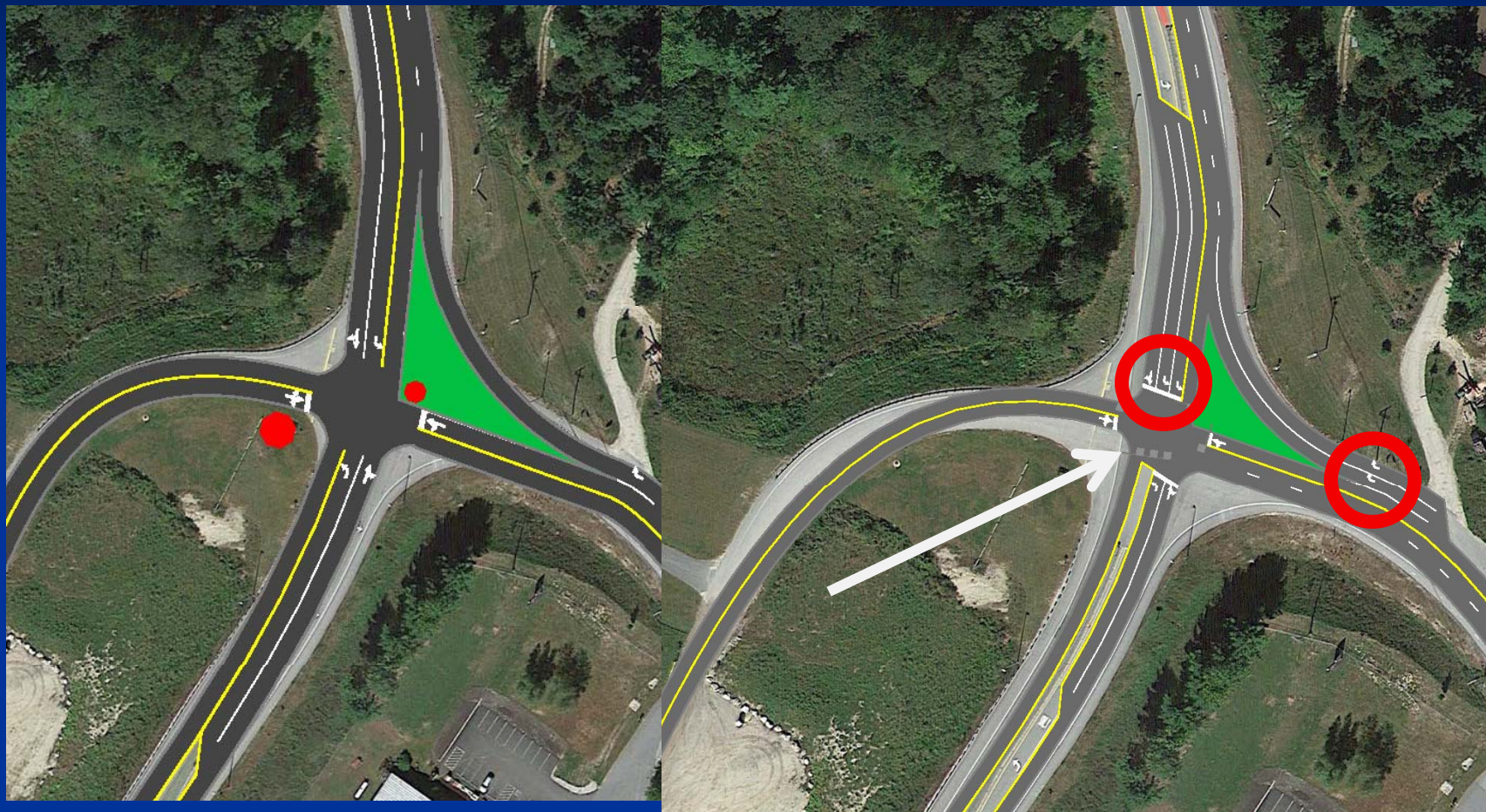
Preliminary Long-Term Improvements Scenario #3

- Route 26 and Route 26A
 - Provide two left turn lanes on Route 26 SB
 - Provide Route 26 NB Right lane Addition
 - Signalize Intersection



2035 Scenario #3 Long Term Improvements

26 – 26A Intersection



Preliminary Long-Term Improvements Scenario #4

- Route 26 at N. Raymond Road / Weymouth Road
 - Realign N. Raymond Road and Weymouth Road to 4-Way Intersection
 - Signalize intersection
 - Route 26 NB approach to consist of two left lanes and through/right lane
 - Route 26 SB approach to consist of left lane and through/right lane
 - N. Raymond Road to consist of left/through lane and right lane
 - Weymouth Road to consist of left lane and through/right



Preliminary Long-Term Improvements Scenario #4

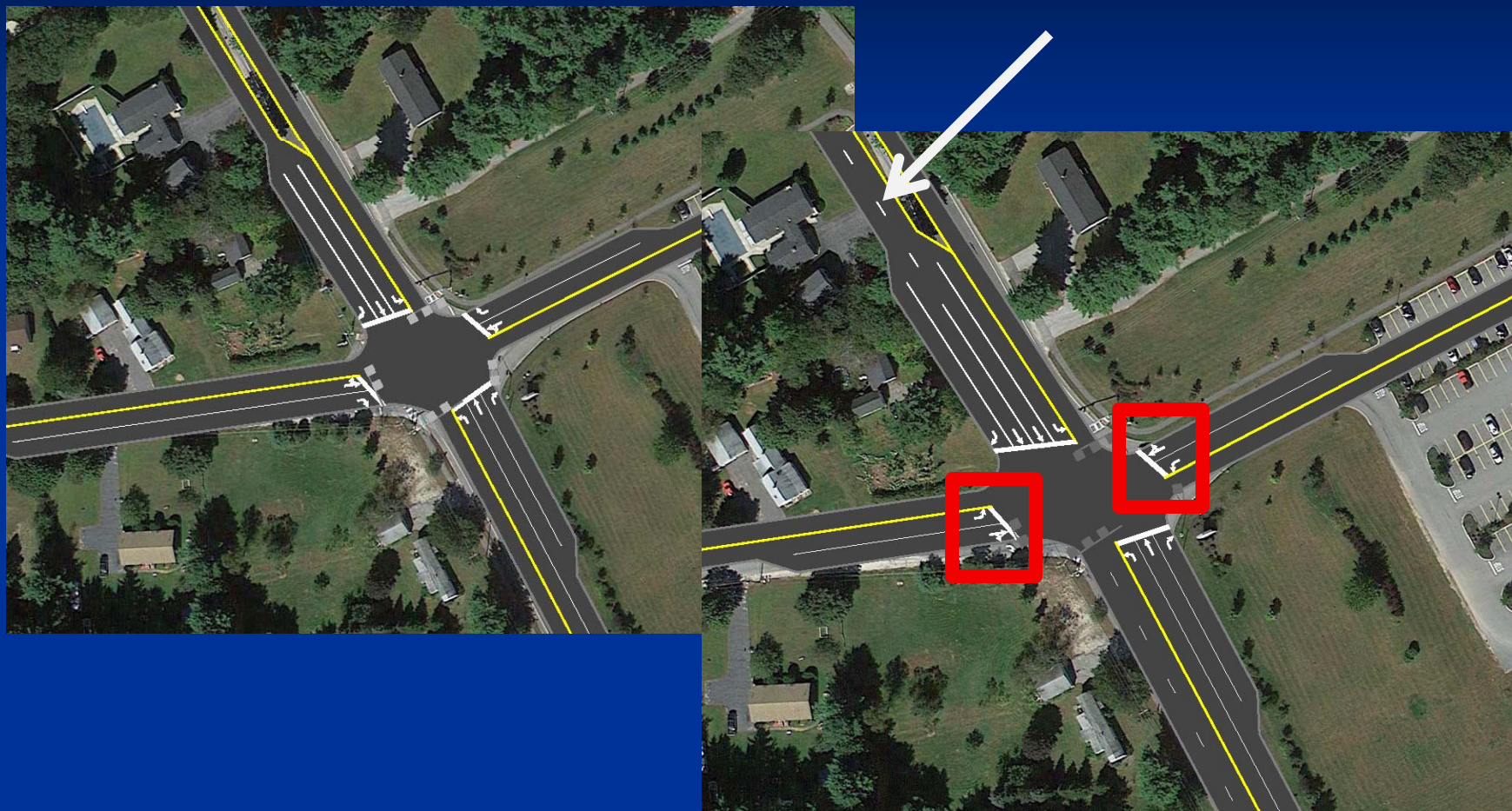


Preliminary Long-Term Improvements Scenario #4

- Route 26/Libby Hill Road/Hannaford
 - Change lane assignment on Libby Hill and Hannaford to left and through/right lanes.
 - Provide two Route 26 SB through lanes
 - Upgrade signal system.



2035 Scenario #4 Long Term Improvements Libby Hill Intersection



Preliminary Long-Term Improvements Scenario #4

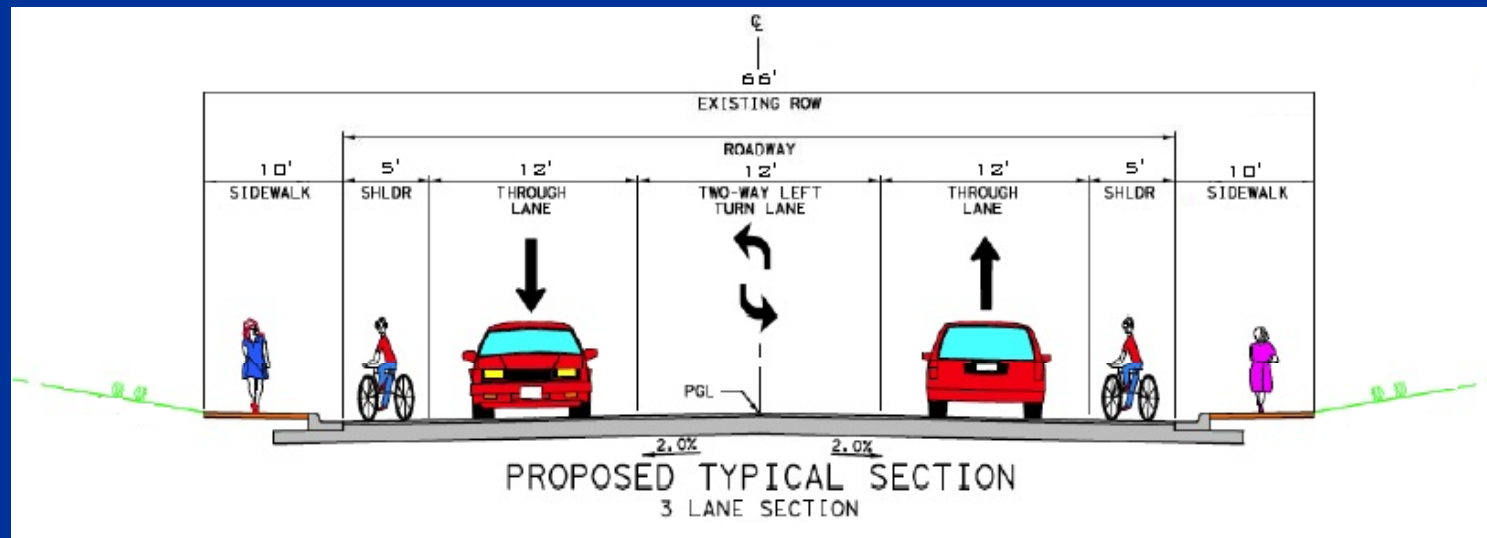
- Route 26 – New Development Intersections
 - Center-two-way-left-turn lanes will handle all turning movements.
 - Traffic lights will be considered if warranted



Preliminary Long-Term Improvements Scenario #4

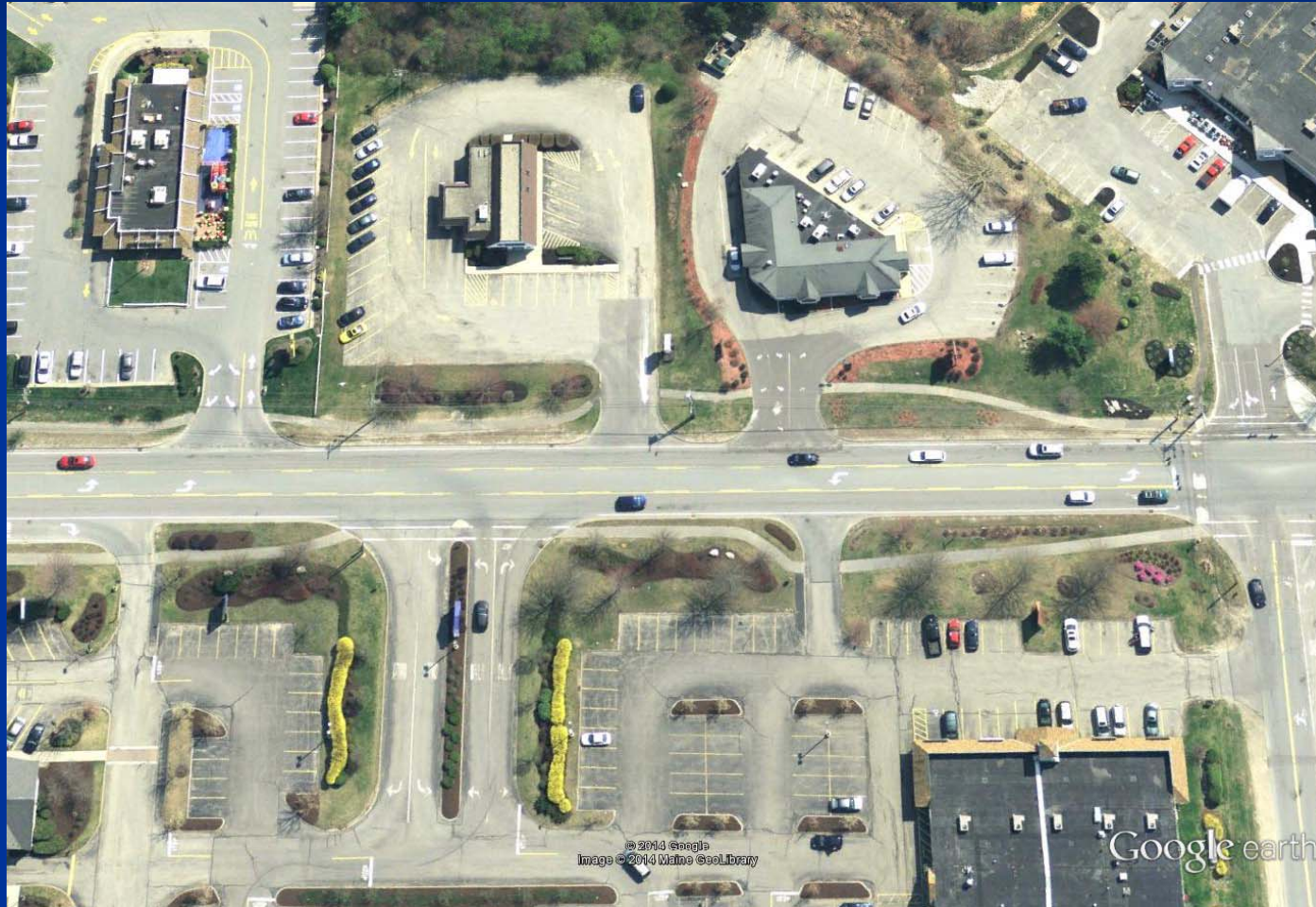
■ Route 26 Segment

- Provide three-lane section between Libby Hill and N. Raymond (with new access drives)
- Provide shoulders for bicycle use and sidewalk



Preliminary Long-Term Improvements Scenario #4

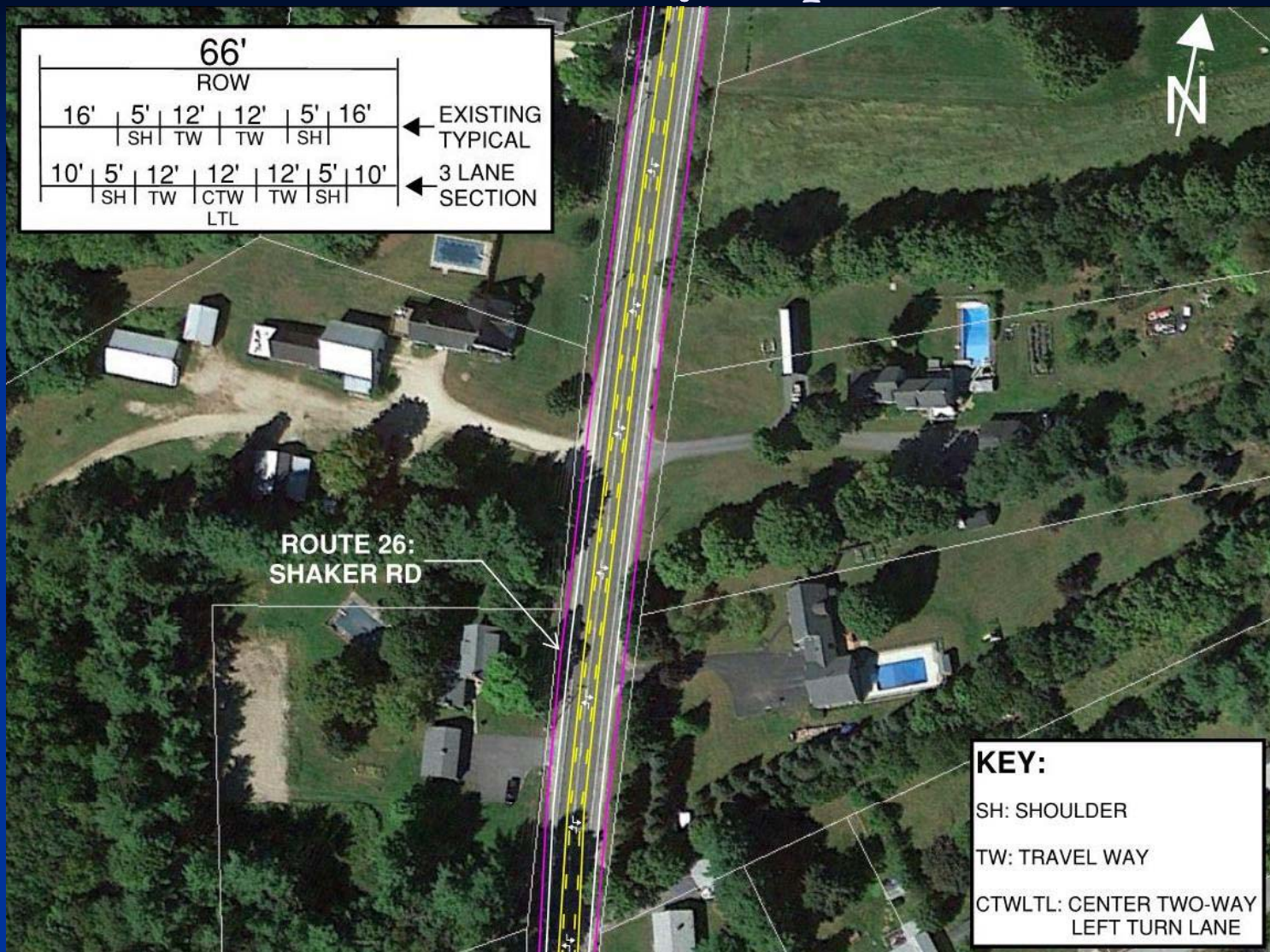
■ Route 26 Segment – 3 Lane Section Example



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Possible Route 26 Roadway Improvement Concept



Design Standard Example



Design Standard Example



Preliminary Long-Term Improvements Scenario #5

- Route 26 at N. Raymond Road / Weymouth Road
 - Realign N. Raymond Road and Weymouth Road to 4-Way Intersection
 - Signalize intersection
 - Route 26 NB approach to consist of two left lanes and through/right lane
 - Route 26 SB approach to consist of left lane and through/right lane
 - N. Raymond Road to consist of left/through lane and right lane
 - Weymouth Road to consist of left lane and through/right

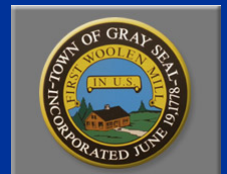


Preliminary Long-Term Improvements Scenario #5

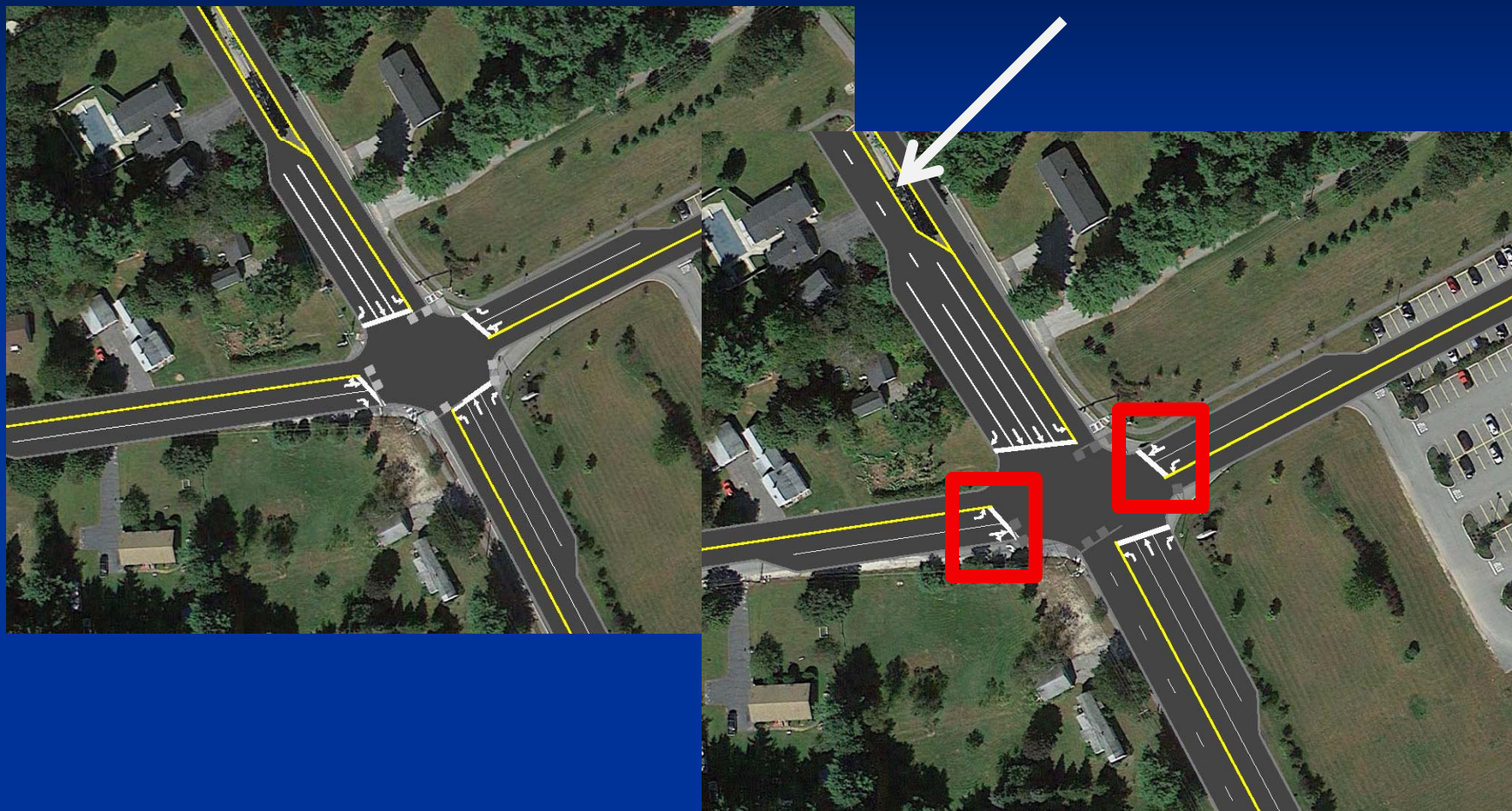


Preliminary Long-Term Improvements Scenario #5

- Route 26/Libby Hill Road/Hannaford
 - Change lane assignment on Libby Hill and Hannaford to left and through/right lanes.
 - Provide two Route 26 SB through lanes
 - Upgrade signal system.



2035 Scenario #5 Long Term Improvements Libby Hill Intersection



Preliminary Long-Term Improvements Scenario #5

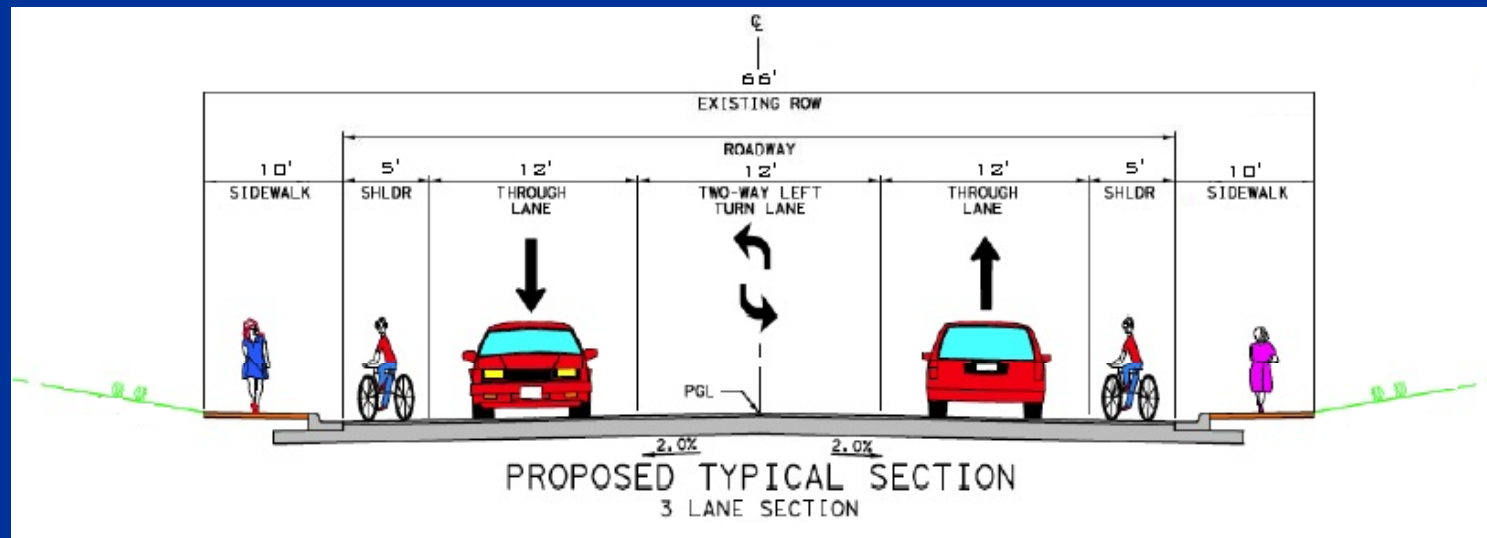
- Route 26 – New Development Intersections
 - Center-two-way-left-turn lanes will handle all turning movements.
 - Traffic lights will be considered if warranted



Preliminary Long-Term Improvements Scenario #5

■ Route 26 Segment

- Provide three-lane section between Libby Hill and N. Raymond (with new access drives)
- Provide shoulders for bicycle use and sidewalk



Study Schedule

- November 22, 2013 - Notice to Proceed
- November 2013 through March 2014 – Assessment of Current Conditions and Future Scenarios
- February 25, 2014 – Public Workshop
- March 2014 through May 2014 - Development Recommendations
- May 14, 2014 – Public Meeting
- June 30, 2014 – Completion of Final Study



Next Steps

- Review and Incorporate Public Comments
- Finalize Recommendations
- Prepare Draft and Final Reports



Public Comments

