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Traffic Generation and Maneuvering: 7 Cumberland Avenue, Portland, Maine

The proposed project at 7 Cumberland Avenue in Portland, Maine includes a six (6) unit building and associated parking area. The applicants are proposing five (5) compact parking spaces within a pervious paver parking area. One parking space has been designed to meet the ADA access regulations for small, residential development. Access to the parking area will be via an access easement over the 10' wide driveway at 30 Merrill Street. The developer of 30 Merrill Street is the same developer of this project.

The applicant is proposing 5 parking spaces in an effort to maximize the salability of the units and provide convenient, off-street parking for the majority of the units. As with many parking areas within the City of Portland, the parking area has been designed to maximize the available area, while minimizing impervious area and allowing for safe access for the vehicles. This is the reason for proposing compact car spaces exclusively.

The average number of vehicle trips per day, per unit is expected to be 5.81 with an average rate of 0.44 trips per unit within the peak hour. Given these average rates from the Institute of Transportation Engineers, the estimated trip generation volume of the recently approved driveway at 30 Merrill Street is 44 trips per day and 3 trips in the peak hour. The expected trip generation for this project will add 35 trips per day and 3 trips within the peak hour. The proposed single aisle entrance to the site (utilizing an existing curb cut) is expected to be adequate for these expected traffic volumes. Additionally, the access aisle at the rear of the building is expected to allow each vehicle to turn around and exit the property without backing into Merrill Street.

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