



February 13, 2007

207-657-6910
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E-Mail: mailbox@gorrillpalmer.com

Mr. Bill Needelman
City of Portland
389 Congress Street
Portland, ME 04101

RE: Longfellow at Ocean Gateway
Current Site Plan Proposal
Portland, Maine

Dear Bill:

As you are aware, Riverwalk, LLC, has proposed changes to the Longfellow at Ocean Gateway project. Based on conversations with Gary Kane and Scott Simon, project architects, the project changes to uses and sizes are shown below, and compared to the original study:

Update to Longfellow at Ocean Gateway

Project as Approved	Proposed Project
116 Residential Units	130 Residential Units
19,994 s.f. Specialty Retail	19,600 Specialty Retail*
5,400 s.f. Quality Restaurant	7,550 s.f. Quality Restaurant
14,500 s.f. Health and Fitness Spa	No Spa
23,789 s.f. General Office Building	23,789 s.f. General Office Building

*Includes 2,900 s.f. retail in the Grand Trunk Building.

As can be seen in the above table, the spa use is no longer included in the project, and the overall size of the retail has declined somewhat. The restaurant and the residential component have increased in size, while the office component has remained the same.

The following table summarizes trip generation proposed for the current project and compares it to that utilized in the traffic impact study:

Mr. William Needelman
 February 13, 2007
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Updated Trip Generation Summary for The Longfellow at Ocean Gateway

Use	Weekday	Peak Hour Trip Ends		
		AM	PM	Saturday
130 Residential Condominiums	795	64	83	80
19,600 s.f. Specialty Retail	869	19	69	130
7,550 s.f. Quality Restaurant	679	6	57	82
23,789 s.f. General Office Building	442	59	57	10
Subtotal	2785	148	266	302
Shared Use/Trip Red for Residential, Retail, Restaurant, Health Club (10%)	-278	-15	-27	-30
TOTAL	2,507	133	239	272
Traffic Permitted in Original Study	2,723	142	273	283
Net Change	-216	-9	-34	-11

As can be seen from the above table, with the uses on the current plan, trip generation is expected to decline from that originally proposed. Therefore, it is the opinion of our office that the findings are recommendations from the previous traffic study are valid, and in anything, conservative.

Please contact our office with any questions regarding this matter.

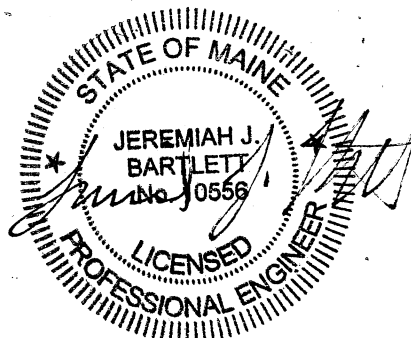
Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Jeremiah J. Bartlett, P.E., PTOE
 Project Engineer

Enclosure

Copy: Drew Swenson
 Jim Carmody, City of Portland
 Tom Errico, Wilbur Smith



2-13-07

JN: 934
 Project Description: The Longfellow
 Project Location: Portland, Maine
 Date: November 27, 2006

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Residential Condominium/Townhouse
 Land Use Code (LUC) 230**

Dwelling Units: 130

Average Rate

Time Period	ITE Trip Rate	Sample Size	Trip Ends	Directional Split * IN OUT	Directional Distribution IN OUT	R ²
Weekday	T = 5.86 (X)	54	762	50%	381	N/A
Peak Hour of Adjacent Street Traffic 7-9 AM	T = 0.44 (X)	59	57	15%	9	N/A
Peak Hour of Adjacent Street Traffic 4-6 PM	T = 0.52 (X)	62	68	65%	44	N/A
AM Peak Hour of Generator	T = 0.44 (X)	52	57	20%	11	N/A
PM Peak Hour of Generator	T = 0.52 (X)	50	68	65%	44	N/A
Saturday	T = 5.67 (X)	30	737	50%	369	N/A
Saturday Peak Hour of Gen.	T = 0.47 (X)	27	61	55%	34	N/A

* Percentages rounded to nearest 5%

Fitted Curve Equation

Time Period	ITE Trip Rate	Sample Size	Trip Ends	Directional Split * IN OUT	Directional Distribution IN OUT	R ²
Weekday	$\ln(T) = 0.85 \ln(X) + 2.55$	54	802	50%	401	0.83
Peak Hour of Adjacent Street Traffic 7-9 AM	$\ln(T) = 0.80 \ln(X) + 0.26$	59	64	15%	10	0.76
Peak Hour of Adjacent Street Traffic 4-6 PM	$\ln(T) = 0.82 \ln(X) + 0.32$	62	75	65%	49	0.80
AM Peak Hour of Generator	$\ln(T) = 0.82 \ln(X) + 0.17$	52	64	20%	13	0.80
PM Peak Hour of Generator	T = 0.34 (X) + 38.31	50	83	65%	54	0.83
Saturday	T = 3.62 (X) + 427.93	30	899	50%	450	0.84
Saturday Peak Hour of Gen.	T = 0.29 (X) + 42.63	27	80	55%	44	0.84

* Percentages rounded to nearest 5%

JN: 934
 Project Description: The Longfellow
 Project Location: Portland, Maine
 Date: February 13, 2007

Gorill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Specialty Retail Center
 Land Use Code (LUC) 814**

Gross Floor Area (ft²): 19,600

Average Rate

Time Period	ITE Trip Rate	Trip Ends	Number of Studies	Directional Split * IN OUT	Directional Distribution IN OUT	R ²
Weekday	T = 44.32 (X)	869	4	50% 50%	435 434	---
Peak Hour of Adjacent Street Traffic 7-9 AM**	T = 0.74 (X)	15	N/A	40%	9	---
Peak Hour of Adjacent Street Traffic 4-6 PM	T = 2.71 (X)	53	5	45%	24	---
AM Peak Hour of Generator	T = 6.84 (X)	134	4	50%	67	---
PM Peak Hour of Generator	T = 5.02 (X)	98	3	55%	54	---
Saturday	T = 42.04 (X)	824	3	50%	412	---
Saturday Peak Hour of Gen.***	T = 6.63 (X)	130	3	50%	65	---

**Based on ratio of AM/PM traffic for LUC 820, Shopping Center and applied to 814 PM rate.

***Saturday Peak Hour comes from a ratio of PM to Saturday trip rates from LUC 820 - Shopping Center

Fitted Curve Equation

Time Period	ITE Trip Rate	Trip Ends	Number of Studies	Directional Split * IN OUT	Directional Distribution IN OUT	R ²
Weekday	T = 42.78 (X) + 37.66	876	4	50% 50%	438 438	0.69
Peak Hour of Adjacent Street Traffic 7-9 AM	---	---	N/A	---	---	---
Peak Hour of Adjacent Street Traffic 4-6 PM	T = 2.40 (X) + 21.48	69	5	45%	31	0.98
AM Peak Hour of Generator	T = 4.91 (X) + 115.59	212	4	50%	106	0.90
PM Peak Hour of Generator	---	---	3	---	---	---
Saturday	---	---	3	---	---	---
Saturday Peak Hour of Gen.	---	---	3	---	---	---

* Percentages rounded to nearest 5%

(---) Not Given

AM Peak of Adjacent Street 7-9 AM***
 Saturday Peak Hour**

T = 0.275 (PM Peak Hour)
 T = 1.325 (PM Peak Hour)

19
 91

60%
 50%

40%
 50%

11
 46

8
 45

**Saturday Peak Hour comes from a ratio of PM to Saturday trip rates from LUC 820 - Shopping Center

***AM Peak Hour of Adjacent Street comes from a ratio of PM to AM trip rates from LUC 820 - Shopping Center

JN: 934
 Project Description: The Longfellow
 Project Location: Portland, Maine
 Date: February 22, 2006

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Quality Restaurant
 Land Use Code (LUC) 931**

Gross Floor Area (ft²): 7,550

Time Period	ITE Trip Rate (Average Rate)	Trip Ends	Directional Split IN OUT	Directional Distribution IN OUT
Weekday	T = 89.95 (X)	679	50% 50%	340 339
AM Peak Adjacent Street	T = 0.81 (X)	6	50% 50%	3 3
PM Peak Adjacent Street	T = 7.49 (X)	57	35% 20%	20 8
AM Peak of Generator	T = 5.57 (X)	42	20% 40%	34 27
PM Peak of Generator	T = 9.02 (X)	68		
Saturday	T = 94.36 (X)	712	50% 50%	356 356
Saturday Peak Hour of Gen.	T = 10.82 (X)	82	40% 40%	49 33