

Memorandum

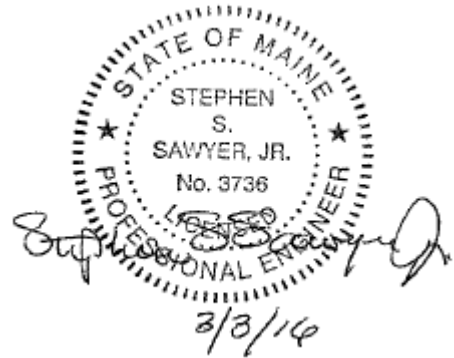
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To: Will Conway

From: Steve Sawyer

Date: March 3, 2016

Subject: Trip Generation for 62 India Street
Intersection of India Street and Newbury Street,
Portland



Per your request, we have completed Trip Generation calculations for the proposed retail and condominium project located in Portland at the intersection of India Street and Newbury Street. The proposed building includes three retail spaces at the ground floor of India Street, surface parking covered by floors above, and twenty nine condominium residential units located on the upper floors.

Trip Generation

Using the 9th Edition of ITE's Trip Generation Manual we have estimated the following trip generation for the proposed building and the results are included within Tables 1 and 2 located on the following page. The retail spaces and condominiums have ITE land uses of, 826 – Specialty Retail Center and 230 – Residential Condominium/Townhouse, respectively. The proposed three retail spaces have a total area of 5,409 square feet and there are 29 proposed condominiums.

Data for the weekend peak hour is unavailable for ITE land use 826 – Specialty Retail Center. However the weekend daily trip generation for both land uses is less than the weekday daily trip generation. Thus it is assumed that the peak hour for the proposed development is during a weekday peak hour.

**Table 1 – Trip Generation
Land Use 826 – Specialty Retail Center
(5,409 Square Feet)**

<i>Time Period</i>	<i>Trip Generation Rate (trips/ 1,000 square feet)</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday (Daily)	44.32/SF	240	120	120
PM Peak Hour of Adjacent Street (4-6 PM)	2.71/SF	15	7	8
AM Peak Hour of Generator	6.84/SF	37	18	19
PM Peak Hour of Generator	5.02/SF	27	15	12
Saturday (Daily)	42.04/SF	227	114	113
Sunday (Daily)	20.43/SF	111	56	55

Trip Generation Rates are based on small sample sizes with an average value significantly larger than the proposed. Trip Generation Rates are unavailable for Weekday AM Peak of Adjacent Street, Saturday, and Sunday Peak Hours.

**Table 2– Trip Generation
Land Use 230 – Residential Condominium/Townhouse
(29 Units)**

<i>Time Period</i>	<i>Trip Generation Rate (trips/ 1 unit)</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday (Daily)	$\ln(T) = 0.87 \ln(X) + 2.46$	219	109	110
AM Peak Hour of Adjacent Street (7-9 AM)	$\ln(T) = 0.80 \ln(X) + 0.26$	19	3	16
PM Peak Hour of Adjacent Street (4-6 PM)	$\ln(T) = 0.82 \ln(X) + 0.32$	22	15	7
AM Peak Hour of Generator	$\ln(T) = 0.82 \ln(X) + 0.15$	18	3	15
PM Peak Hour of Generator	$T = 0.34(X) + 35.87$	45	29	16
Saturday (Daily)	$T = 3.62(X) + 427.93$	532	266	266
Saturday Peak Hour of Generator	$T = 0.29(X) + 42.63$	51	28	23
Sunday (Daily)	$T = 3.13(X) + 357.26$	448	224	224
Sunday Peak Hour of Generator	$T = 0.23(X) + 50.01$	57	28	29

Trip Generation Rates are based on sample sizes with an average value significantly larger than the proposed.

Conclusions

Table 3 below shows the combined trip generation for the proposed land uses. The estimated peak hour trip generation does not trigger the threshold for a MaineDOT Traffic Movement Permit of 100 trips. Furthermore, we believe that the downtown location of this development would justify a reduction in its vehicle trip generation due to the likelihood of a number of trips to and from this site being made by walkers. A figure of 20 percent seems reasonable in this regard. On this basis, we do not feel that traffic should be an issue for this development in terms of safety or capacity. Let me know if you need anything else in this regard.

Table 3
Total Trip Generation
62 India Street

<i>Time Period</i>	<i>Gross Total</i>	<i>Net Total</i>
AM Peak Hour of Adjacent Street (7-9 AM)	19*	15*
AM Peak Hour of Generator	55	44
PM Peak Hour of Adjacent Street (4-6 PM)	37	30
PM Peak Hour of Generator	72	58
Saturday Peak Hour of Generator	51*	41*
Sunday Peak Hour of Generator	57*	46*

*Data not available for Specialty Retail, the number shown represents only the Condominiums