



January 29, 2013

Mr. Tim Soley
East Brown Cow
100 Commercial Street
Portland, ME 04101

Subject: Parking Demand Update
130 rooms and 61 seat restaurant
Canal Plaza Hotel
Portland, Maine

Dear Tim,

The purpose of this letter is to update our estimate of the trip generation for your proposed hotel to be located at the corner of Union and Fore Streets to include an increase in rooms from 123 rooms to 130 rooms and for the addition of a 61 seat 1991 sf quality restaurant primarily to serve hotel patrons.

The previous trip generation estimate which was submitted as part of the site plan application is summarized below:

Trip Generation Summary - Proposed Mixed-Use Development

Land Use	AM Peak	PM Peak	Sat Peak
740 s.f. Retail Development	1	3	4
124 Room Hotel	69	73	89
Total	70	76	93

These trip generation calculations and assumptions are to be considered highly conservative and many trips to the proposed site may be pedestrian or transit-oriented. Foot traffic in the area is high and is only anticipated to increase.

Updated Trip Generation for Hotel

Our office utilized ITE LUC 310 – Hotel to estimate the potential trip generation for the proposed facility. Based on 130 rooms, the proposed hotel is anticipated to generate the following traffic:

Weekday:	1062 trip ends
AM Peak Hour:	73 trip ends
PM Peak Hour:	77 trip ends
Saturday:	1065 trip ends
Saturday Peak Hour:	94 trip ends

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Trip Generation for Restaurant

It is our understanding that the hotel restaurant will be primarily to serve the hotel patrons and will not cater to non hotel customers. The database for ITE Land use code 310, Hotel, includes hotels that provide supporting facilities such as restaurants. It is our opinion that the proposed use is consistent with a standard hotel restaurant and as such, any additional trip generation from this use has been accounted for in the estimated hotel traffic discussed above.

Total Trip Generation

Based on the calculations and assumptions discussed above, the proposed development is estimated to generate the following traffic:

Trip Generation Summary - Proposed Mixed-Use Development

Land Use	AM Peak	PM Peak	Sat Peak
130 Room Hotel	73	77	94
Site Plan Approval	70	76	93
Net Increase from Site Plan Approval	3	1	1

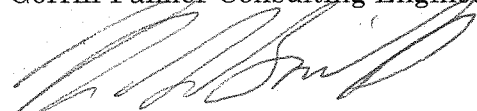
As stated above, these trip generation calculations and assumptions are to be considered highly conservative and many trips to the proposed site may be pedestrian or transit-oriented. Foot traffic in the area is high and is only anticipated to increase.

Findings

It is the opinion of our office that this increase in trip generation will not significantly affect the findings of the traffic impact study.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Thomas L Gorrill, P.E., PTOE
President

Copy: Patrick Costin; Greg Shinberg