



Traffic Solutions
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March 12, 2016

Brad Fries, Development Director
Northland Enterprises, LLC
17 South Street, 3rd Floor
Portland, Maine 04101

RE: Chipotle Restaurant – Final Trip Generation Information

Dear Brad:

Based upon our correspondence, Chipotle Restaurant will be requesting a Certificate of Occupancy (CO) from the City during the week of March 21st. It is my understanding that Chipotle Restaurant is the first tenant within the Century Tire property seeking a City CO. The City's approval of the Century Tire site imposed a condition of approval that requires the following:

Prior to the issuance of certificates of occupancy for each tenant fit-up, the applicant shall provide revised trip generation information for review and approval by the Department of Public Services. If a Traffic Movement Permit is triggered, an application must be submitted for review and approval by the Department of Public Services and the Planning Department.

The February 12, 2015 Traffic Assessment completed for the proposed Century Tire Property developed trip generation estimates for full build-out of the property based upon inclusion of a Chipotle Restaurant as a likely tenant of the site. As a result, the data presentation and conclusions of the prior Traffic Assessment report remain unchanged; total site trip generation is well below MaineDOT's threshold value, whereby, a Traffic Movement Permit is required. A copy of the Table 1 from that report follows as documentation of that process:

**Table 1
Comparative Summary
Of
Peak Hour Trip Generation
Century Tire Property**

| <u>Existing Condition/Proposed Condition</u> | <u>AM Peak Hour</u> | <u>PM Peak Hour</u> | <u>AM Peak Hour of Generator</u> | <u>PM Peak Hour of Generator</u> | <u>Saturday Peak Hour</u> |
|---|------------------------------------|------------------------------------|---|---|--|
| 1. Existing Century Tire Site | | | | | |
| 4,530sf Warehouse space | 1 | 1 | 2 | 2 | 1 |
| 11,980sf Tire & Service area | 35 | 50 | 41 | 39 | 60 |
| Sub Total (Existing) | 36 | 51 | 43 | 41 | 61 |
| 2. Proposed Commercial Development Project | | | | | |
| 9,280sf Retail space | 0 | 25 | 63 | 47 | 47 ⁽¹⁾ |
| 1,500sf Hair Salon | 2 | 2 | 2 | 3 | 8 |
| 2,500sf Chipotle Restaurant | 29 ⁽²⁾ | 28 | 34 | 46 | 35 |
| Sub Total (Proposed) | 31 | 55 | 99 | 96 | 90 |
| Proposed Trip Total Minus Existing Trip Total | -5 | 4 | 56 | 55 | 29 |

Notes:

- (1) Saturday trip generation rate estimated applying same rate as ITE Trip Rate for Weekday PM Peak Hour of Generator.
- (2) Chipotle Restaurants typically don't open until 11:00AM; the estimate of trip generation for the AM Peak Hour was based solely on the ITE trip rate information and did not account for hours of operation utilized by Chipotle Restaurants.

In summary, as defined above, the proposed Chipotle Restaurant doesn't alter any of the trip generation estimates previously prepared in support of the Century Tire property approved by the City.

If you have questions or require further clarification please contact me at 400-6890.

Very truly yours,

William J. Bray, P.E.

