



Traffic Solutions
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October 15, 2017

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

RE: Century Tire – Peak Hour Trip Generation Status

Dear Brad:

The City of Portland's Traffic Consultant, with approval of the Orange Theory Fitness tenant space, required post-development traffic data to verify the trip generation estimates presented in the approval letter dated October 1, 2016. Pursuant to your direction, trip data was collected at the Orange Theory Fitness center on October 11, 2017 (Copies of the hand tally sheets are attached as reference). A summary of the trip data shows the existing fitness center generates a total of 48 vehicle trips in the morning peak hour, which falls between 7:15 and 8:15 AM. A total of 35 vehicle trips were recorded in the afternoon peak hour, which occurred between 5:00 and 6:00 PM. Both trip values are considerably higher than the trip estimates presented in the earlier correspondence to your office.

It is my understanding Northland Enterprises has a perspective tenant (Coastal Pharmacy) that will occupy a total of 3,000 square feet in Building B (The same building presently occupied by Chipotle). Trip generation tables (Land-Use #880 Pharmacy/Drug Store without Drive-Through) presented in the ninth edition of the Institute of Transportation Engineers "TRIP GENERATION" manual were used to estimate peak hour trip generation for the proposed Coastal Pharmacy tenant space. The following trip rates were applied in that process:

AM Peak Hour Street	= 2.94 trips/1,000sf of building area
PM Peak Hour	= 8.40 trips/1,000sf of building area

Accordingly, the proposed 3,000 square foot Coastal Pharmacy space can be expected to generate the following peak hour trips:

AM Peak Hour Street	= 9 trips
PM Peak Hour	= 25 trips

Table 1A as follows, compares peak hour trip generation of the prior Century Tire service garage with Northland's current development, establishing the total "net" difference in site generated trips.

Table 1A

Peak Hour Trip Generation
Comparative Summary
Century Tire Site

<u>Development Condition</u>	<u>Total Trips</u> <u>AM Peak</u> <u>Hour</u>	<u>Total Trips</u> <u>PM Peak</u> <u>Hour</u>
Prior Century Tire Garage Site	36 trips	51 trips
Northland Enterprises, LLC Commercial Development		
- Orange Theory Fitness	48 trips	35 trips
- Chipotle	29 trips	28 trips
- T-Mobile Store	0 trips	8 trips
- Coastal Pharmacy	9 trips	25 trips
Total Trips	86 trips	96 trips
Site Trip Differential	50 trips	45 trips

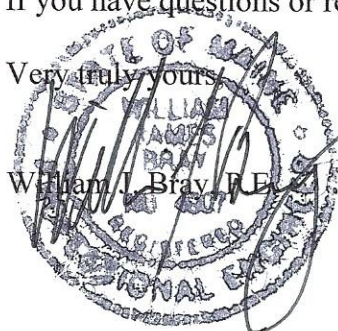
Northland's Century Tire commercial development will generate a total of 86 vehicle trips during the morning peak hour of the street system and an additional 96 vehicle trips in the evening street peak hour. The prior Century Tire Garage site generated a total of 36 trips in the AM peak hour and 51 trips in the PM peak hour. The projected "net" increase in site generated traffic of Northland's development site is 50 trips during the morning peak hour and 45 trips in the afternoon peak hour.

The Maine Department of Transportation's Traffic Movement Permit regulations requires "any project which generates 100 or more passenger car equivalent trips during the peak hour of traffic generation must file an application for a Traffic Movement Permit".

Both "net" trip values of 50 trips and 45 trips, estimated for the AM and PM peak hours respectively, are well below MaineDOT's threshold value of 100 peak hour trips.

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

Very truly yours,


William J. Bray, P.E.

4-postal 10/11/17

Orange Theory Fitness

Am

IN

OUT

7:00-7:15

7:15-7:30 ||

7:30-7:45 ||

7:45-8:00 ~~||||~~ ~~||||~~ ~~||||~~ ~~||||~~ || (22) |

8:00-8:15

8:15-8:30

8:30-8:45

8:45-9:00

(2)		
(2)		(21)
(22)		(1)
26 +	22 =	(48)

10/11/17 Orange theory Fitness

PM	IN	OUT	
3:00 - 3:15			
3:15 - 3:30			
3:30 - 3:45			
3:45 - 4:00			
4:00 - 4:15 III	(3)	3	
4:15 - 4:30 IIII IIII IIII	(14)	14	
4:30 - 4:45 III	(3)	3	
4:45 - 5:00			
5:00 - 5:15			
5:15 - 5:30 IIII	(4)	IIII (4)	8
5:30 - 5:45 IIII IIII IIII	(15)	IIII IIII IIII I (11)	26
5:45 - 6:00 I	(1)		1

35 trips