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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:

It is my understanding Northland Enterprises has a perspective tenant (Sea Suites) that will occupy a total of 1,945 square feet at 23 Marginal Way (The same building presently occupied by Orange Theory Fitness). The proposed tenant will initially operate as a medical marijuana store and will eventually become a retail marijuana store with the City’s adoption of retail marijuana regulations. The estimate of trip generation presented herewith is representative of a retail marijuana store, which exceeds the expected trip generation of a medical marijuana store front.

Trip generation for the proposed retail marijuana store is based upon trip tables presented in the tenth edition of the Institute of Transportation Engineers (ITE) “**TRIP GENERATION**” handbook. The following trip rates were applied in estimating the peak hour trip generation of the proposed retail marijuana store.

Land-Use Code 882 – Marijuana Dispensary

“ITE Description of Marijuana Dispensary – A marijuana dispensary is a standalone facility where cannabis is sold to patients or consumers in a legal manner.”

AM Peak Hour of Generator = 20.88 trips/1,000sf building area
PM Peak Hour of Street = 21.83 trips/1,000sf building area

Accordingly, the proposed 1,945 square foot Sea Suites retail marijuana store can be expected to generate the following peak hour trips:

AM Peak Hour Street = 41 trips
PM Peak Hour = 42 trips

Table 1A, cumulatively presents the expected peak hour trip generation of Northland’s Century Tire commercial development and establishes the “net” difference in trip generation applying a trip credit for the prior site development, consistent with MaineDOT’s procedures.

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
- Sea Suites	41 trips	42 trips
Total Trips	127 trips	138 trips
Site Trip Differential	91 trips	93 trips

Northland's Century Tire commercial development will generate a total of 127 vehicle trips during the morning peak hour of the generator and an additional 138 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 91 trips during the morning peak hour and 93 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 91 trips and 93 trips, estimated for the AM and PM peak hours respectively, are 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 E. Amy, P.E.
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