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## 9. TRAFFIC ANALYSIS

### 9.1 TRAFFIC

Traffic analysis for the proposed hotel is being considered as part of an analysis for the adjacent Portland Square redevelopment. Gorrill-Palmer is evaluating the hotel and the need for a Traffic Movement Permit (TMP) for the hotel itself, as well as for the overall Portland Square Redevelopment. We anticipate that traffic analysis will include a Traffic Demand Management Plan, which will make considerations for the hotel and surrounding redevelopment needs, and anticipates potential for off-site mitigation of traffic impacts. The TMP submission and additional information on traffic analysis will be submitted under separate cover.

### 9.2 PARKING

As noted within Section 5 of this report, hotel parking demand is met through the 75 spaces committed to by North River IV, LLC within the Agreement of Purchase and Sale.

The vehicle loading/unloading and valet service area proposed along Center Street will accommodate four vehicles. The length of the space is designed to prevent vehicles from waiting in the travel-way and will reduce impacts to traffic circulation at the intersection of Center Street and Commercial Street. Per a phone conversation with Jeremiah Bartlett on December 7, 2018, a distance of greater than 25 feet should be provided from an intersection to the entrance an off-street parking area, and he noted that the layout of the loading/unloading area should not cause any visibility issues at the nearby intersection. Approximately 71 feet is provided from the loading/unloading entrance to the Commercial Street right-of-way, and no site visibility or circulation issues are anticipated as a result of this design.

The proposed development results in the elimination of approximately ten on-street parking spaces. The on-street parking spaces will be replaced by a well-defined and protected vehicle loading/unloading and valet service area and widened sidewalk area. These features will provide improved visibility, circulation and pedestrian safety.

### 9.3 SERVICE ACCESS

The proposed hotel will be serviced through a service access easement from Cross Street. A loading dock is proposed on the northeastern side of the building on the ground floor.