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MEMORAMDUM

TO: Will Savage, Acorn Engineering, Inc.

FROM: Bill Bray, P.E., Traffic Consultant

DATE: July 30, 2015

SUBJECT: 667 Congress Street – Traffic and Parking Assessment Requirements

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Based upon my understanding, the proposed 667 Congress Street project is a 139-unit infill development located near Longfellow Square in Portland. The current site proposal calls for an eight-story building with first floor commercial retail space (Joe's Smoke Shop) and the remaining floors reserved for the proposed residential apartment units. There are two-levels of underground parking contemplated with approximately 81 spaces dedicated to building tenants. The first floor of the proposed parking will outlet onto Vernon Place and the second floor will outlet onto Avon Street. The proposed project will rebuild the existing sidewalk along the Congress Street frontage of the project and will construct a wider sidewalk along the full length of Avon Street.

An informal meeting was held with Thomas Errico, P.E., the City's Traffic Peer Review Consultant, to determine the scope of effort required to permit the proposed project. Mr. Errico advised the need for a detailed traffic impact study that measures the post-development traffic impact of the proposed project on the following roadway intersections:

1. Congress Street @ Avon Street
2. Avon Street @ Deering Street
3. Congress Street @ Vernon Place

Manual traffic counts have been collected at the noted intersections during both the morning and afternoon "peak" commuter hours and the data summarized to reflect existing "peak" travel conditions. Trip generation estimates and the assignment of those trips to the roadway network will be prepared for the proposed project based upon national data; current roadway safety trends will be reviewed and evaluated for the study area intersections; intersection operations and level of service measurements will be determined for each study intersection for both a pre and post-development travel condition. This effort will be summarized in the preparation of a detailed traffic impact study for the proposed project. A separate parking demand assessment will be conducted at multiple existing residential properties in the City of Portland to determine an appropriate parking space requirement per residential unit for the proposed project. Finally, in accordance with the City Ordinance, a detailed Transportation Demand Management plan will be prepared for the proposed project that details what efforts will be employed by the apartment complex in reducing vehicle miles traveled and parking demand of the proposed project.