

SUMMARY MEMORANDUM

TO: Mr. Greg Halsey, Staff Engineer
Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801

DATE: March 19, 2015

RE: Trip Generation Analysis for Proposed JCA Community Center in Portland

Introduction

The purpose of this memorandum is to summarize trip generation analysis prepared for the proposed Jewish Community Alliance (JCA) of Southern Maine's proposed new community center on Congress Street in Portland, Maine. The proposed community center is being located on the Saint Patrick Catholic Church site on Congress Street. It is understood that the proposed new building will be approximately 19,075 square feet (S.F.) in size. The building is expected to include a preschool/daycare facility for up to 68 students. In addition, the center is expected to provide an after school program for up to 20 students. There will be approximately 2,000 square feet of office space. The remainder of the building will provide for the community center purposes, which will include an assembly room for up to 260 persons and a multi-purpose room that will hold up to 49 persons. A copy of the current JCA building program is attached for information.

Trip Generation Analysis

The number of trips that will be generated by the proposed pre-school and the office component on a daily basis were estimated using the most recent Institute of Transportation Engineers (ITE) "Trip Generation, 9th Edition" report, published in 2012. Land use code (LUC) 568 "Day Care Center" was used. There is no pre-school code and this LUC is described as "a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities include classrooms, offices, eating areas and playgrounds. Some centers also provide after-school care for school-age children."

The community center is also expecting to provide an after-school program for up to 20 school-age children. These children will be transported to the center in a van and picked up by parents. As a result, the day care calculations were performed on the basis of 88 (68 pre-school and 20 after-school) total students. LUC 710 "General Office Building" was used on the basis of 2,000 S.F. for the office component. The results are summarized in the following table:

ITE Trip Generation Summary – One Way-Trip Ends

<u>Time Period</u>	<u>Day Care</u>	<u>Offices</u>	<u>Total</u>
Weekday	386	22	408
AM Peak Hour ó Adj. Street	70	3	73
AM Peak Hour - Generator	71	3	74
PM Peak Hour ó Adj. Street	71	3	74
PM Peak Hour ó Generator	74	3	77

As can be seen above, the pre-school, after-school program and program offices are expected to generate a maximum of 77 one-way trips during peak hours on weekdays. The remaining community center component is more difficult to estimate since there is no ITE land use code that describes this particular use, however, it will be compared to previous grandfathered trips of the Church.

Since the church was in use until 2013 their former uses were compared to those of the proposed Jewish Community Center. It is understood, from information provided by the diocese, that Saint Patrick's Church seated 500 persons in the pews. Additional seating was brought in for Easter and Christmas services. Again, based upon information provided by the church, their weekday masses typically had 100 attendees while weekend masses had 250 to 400 attendees. In addition to daily and weekend masses, the church held marriages, funerals and also private events, with attendances ranging from 200 to 500. The private events included dances, wedding receptions and birthday parties. A table provided by the Church listing all of these activities and events is attached to this memorandum.

In contrast, the proposed community center will provide an assembly room, for up to 260 persons. In addition, the multi-purpose room will provide for 49 additional persons. The assembly room is expected to provide for such events as occasional lectures, an annual meeting and performances. It is important to note that the JCA will not hold any events on Saturdays. However, other community uses could possibly occur on a Saturday. The majority of these events would be expected to occur off-peak (not during the weekday AM or PM peak hours), similar to the former Church's weekend masses, with lesser attendance than the former Church activities/events. The multi-purpose room is expected to be used for such activities as exercise classes and the after school program which has already been considered in the above trip generation calculations. Based upon all of this information, it is my professional opinion that the Jewish Community Center activities and events, with a lesser building capacity than the Church, will generate fewer trips than the former Saint Patrick's Church both overall and during peak periods.

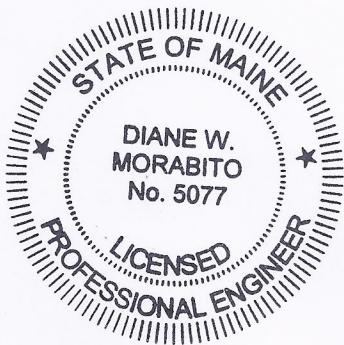
It is also important to note that while overall trip generation for the Jewish Community Center is expected to be less than the former Church use, as well as less frequent than the Church activities, the proposed site plan greatly enhances access management. The Church had three curb cuts to Congress Street. The proposed JCA site plan reduces the Congress Street curb cuts to just one, closing the two closest to the signalized Stevens Avenue intersection, thus improving both safety by reducing conflict points and the capacity of Congress Street.

To summarize, trip generation is expected to be reduced for the Jewish Community Center from the former Church use and access management will be greatly improved. It is also understood that the nearby signalized Stevens Avenue has been recently improved/upgraded. As a result of all of these factors, no additional traffic study should be necessary. As always, please do not hesitate to contact me if you or the City of Portland have any questions or concerns regarding this analysis or if you need any additional information.

Sincerely,



Diane W. Morabito, P.E. PTOE
President



cc: Steven Brinn



JCA of Southern Maine
Jewish Community Center
Draft Building Program

March 5, 2015

• **School**

○ Infant (up to 8 students)	600 SF
○ Young Toddler (up to 10 students)	500 SF
○ Older Toddler (up to 12 students)	700 SF
○ Nursery (up to 18 students)	700 SF
○ Pre-K (up to 20 students)	900 SF
○ Teachers Room	250 SF
○ Laundry	100 SF
○ Staff Toilets	150 SF
○ Storage	200 SF
○ Multi-purpose Activity Room	900 SF
○ <u>Cubbies</u>	<u>200 SF</u>
Net Area Subtotal	5,200 SF

• **Community Center**

○ Assembly Room (dividable assumed occupant load of 260)	3,900 SF
○ Multipurpose Room (occupant load: 49)	750 SF
○ Kitchen	200 SF
○ Food Pantry	400 SF
○ Lobby	500 SF
○ Public Toilets	300 SF
○ Mothers Room	80 SF
○ <u>Storage</u>	<u>200 SF</u>
Net Area Subtotal	6,030 SF

• **Offices**

○ Private Offices (12 single use offices)	1,200 SF
○ Front Desk (1 staff receptionist)	100 SF
○ Conference Room (occupant load: 20)	300 SF
○ Work Room	200 SF
○ <u>Break Room</u>	<u>200 SF</u>
Net Area Subtotal	2,000 SF

• **General**

○ Mechanical Room	400 SF
○ Electrical/Telecom Room	200 SF
○ <u>Building Storage</u>	<u>300 SF</u>
Net Area Subtotal	900 SF

Net Program Area Subtotal **14,130 SF**

Gross Building Area (1.35) **19,075 SF**

YEAR	MASSES	BAPTISMS	MARRIAGE	FUNERALS	1ST C/Conf	PRIVATE EVENTS
2005	D-312 / WkE-208	33	15	54	45/43	Approx a dozen
2006	D-312 / WkE-208	26	10	32	32/11	Approx a dozen
2007	D-132 / WkE-156	10	5	27	31/31	" "
2008	D-132 / WkE-156	14	5	26	At St. Pius X	" "
2009	WkE. 156	11	2	37	21/93	20 separate
2010	WkE. 156	9	2	31	At. St. Joseph	25 separate
2011	WkE. 156	6	1	31	68/73	5 separate
2012	WkE. 156		2	29		
2013	WkE. 66			9		
2014						

Private

Events: Large # attending: Birthday, Bridal, Dances Receptions; etc. #'s = 200 to 500+ per event

Weekly: Choir Practice Rug Hookers; Masses; Water Color

Monthly: (2X) Tues & Thurs) K.C.; Boy Scouts; Worship & Baptism Prep; Hibernians;
PCM 4th Degree Spirituality Classes Railroad Mtgs.

Women: Membership Coummun Year 2 - 4 X yr.
Banquet Breakfast Ending Various Type
w/Mass Banquet Dinners

School: 7th & 8th Grade 8th Grade Graduations Dances Spagh. Dinners
Luncheons Spelling Bee & Receptions 3 - 4 annually

Annual: St. Patty's Dinner; Parish Picnic Daffodil Days; GPCCM Meeting Rummage Sale 2 x year Christmas Bazaar
Thanksgiving Baskets Precinct Voting Christmas Baskets YMCA Banquets 6-8 Annually Various Sport Altar, Eucharist Ministers & Lector Training Recitals - Various Types

Choral Art Society Sing-A-Long
K.C. Dinners Various
Respect Life Comm. Programs

1st Communion Mass &	/ Confirmation Receptions
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MISC: 3 Schooner Fare Concerts Lifeline Screening All Day International Piano Festival 1 week MCCCW All Day Mtg. People to People Student Ambassador Guitar Society 4 - 6 X month

Masses: Holiday - Easter Christmas, Lent Ash Wednesday Reconcil. - Wkly & Holiday Lenten Stations of The Cross Holy Days of Obligation