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SUMMARY MEMORANDUM

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

DATE: June 4, 2015

RE: Parking Needs for Special Events for Proposed JCA Community Center, Portland

This is written to respond to additional information requested by Tom Errico regarding parking demand for special events in our meeting on June 1st for the Jewish Community Alliance (JCA) of Southern Maine's proposed new community center on Congress Street. Jean Fraser from Portland's Planning Division was also present at this meeting. Mr. Errico was not concerned with daily parking demand for the proposed center but specifically with the demand for special events.

Information was compiled by the JCA for their largest expected events, the annual frequency of these events and the likely number of attendees they would have. That information is repeated below:

<u>Event</u>	<u>Frequency/Occurring</u>	<u># of Attendees</u>
Annual Meeting	mid-June weeknight 6:30-9 pm	100
Lecture Series	3 Evenings or Sundays	50-100 per
Concerts	2-3 Sundays	100 per
School Events, i.e. Math Night		100 inc students per
Holiday Celebrations:		
Yom Ha'shoa	April Sunday Afternoon	100
Israel Independence Day	April/May Wkdy Night	100
Passover Seder	April/May evening	50-100
Succot	October Sunday afternoon	50-100

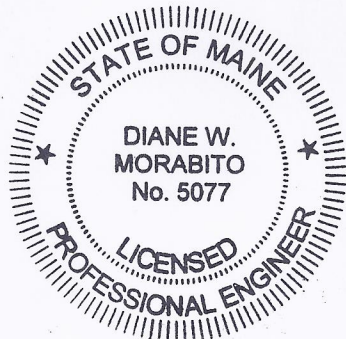
Expected vehicle occupancy rates were also obtained from the JCA for their Annual Meeting and for their Holiday Celebrations since Maine Traffic Resources was unfamiliar with these events. They reported that the annual meeting is primarily couples and families with 40 % singles with a vehicle occupancy rate (VOR) of 2.1. To be conservative Maine Traffic Resources used a rate of 1.9. The Holiday events are mostly families so they expect 2.2 persons per vehicle. The Eno Foundation's "Parking for Institutions and Special Events" reports an average vehicle occupancy rate of 3.0 for concerts and entertainment. For this analysis Maine Traffic Resources assumed a lesser 2.0 rate and also applied this same rate to

the lecture series. For the school events Maine Traffic Resources assumed a rate of 2.25. Two parent families with at least one child would be 3.0 so the use of 2.25 allows for some single parent households or parents arriving from different workplaces. These vehicle occupancy rates result in the following parking demands for the reported special events:

<u>Event</u>	<u># of Attendees</u>	<u>VOR</u>	<u>Max. Vehicles</u>
Annual Meeting	100	1.9	53
Lecture Series	50-100	2.0	50
Concerts	100	2.0	50
School Events, i.e. Math Night	100	2.25	45
Holiday Celebrations:			
Yom Ha'shoa	100	2.2	46
Israel Independence Day	100	2.2	46
Passover Seder	50-100	2.2	46
Succot	50-100	2.2	46

As can be seen above, the largest parking demand will occur during the annual meeting. During this annual event, the facility is expected to require 53 parking spaces. Given that the current site design provides 50 spaces this is only a three vehicle overflow. Given that there is an agreement with the adjacent dentist for use of his spaces (thirty-five+), as overflow when his facility is closed, and that this is an evening event there should be adequate parking available for the annual meeting. Based upon the above analysis, parking for all other events should be contained on site provided that no other programs are scheduled at the same time.

As always, please do not hesitate to contact me if you or the City of Portland have any questions or concerns regarding this parking analysis.



Sincerely,

A handwritten signature in black ink that reads "Diane W. Morabito".

Diane W. Morabito, P.E. PTOE
President

cc: Steven Brinn, JCA