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CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...>
Date: 4/11/2014 3:27 PM
Subject: Westgate Shopping Center - Dunkin Donuts

Jean - I have reviewed the traffic information associated with the introduction of a Dunkin Donuts at the former Tim Horton's restaurant and offer the following preliminary comments. I would note that based upon MaineDOT traffic methods, a Dunkin Donuts generates significantly more traffic as compared to a Tim Horton's and therefore additional traffic impacts can be expected from the project.

* I have conducted a review of vehicle queuing at the drive-through. According to established queue estimates developed by MaineDOT, for use in the permitting of Dunkin Donuts in Maine, the design queue length is 15 vehicles from the pick-up window and 12 vehicles from the Order Board. I had a conversation with Steve Landry, MaineDOT State Traffic Engineer, regarding this issue and he concurred that the MaineDOT method should be used. Based upon this method, vehicle queues will extend along the front of the building (facing Congress Street). I would note that from a traffic circulation perspective, this queue length does not present any safety or operational problems.

* The proposed project generates in excess of 100 new passenger-car equivalents during the morning peak hour and thus triggers a modification of the existing Traffic Movement Permit. The applicant has submitted traffic information in support of the modification and I find the information to be comprehensive and complete. I would note that based upon my conversation with MaineDOT, a project scoping meeting is not required. I continue to review this information as it relates to impacts to the Congress Street/Stevens Avenue intersection. I would note that the City is in the process of partially upgrading the intersection to enhance the pedestrian environment and bringing it up to ADA compliance. Prior development projects in the area have made monetary contributions for improvements at this intersection and I will be making a determination on whether a contribution is appropriate for this project in the future.

If you have any questions or comments, please contact me.

Best regards,

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