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Inspections Division
Approved with Conditions
Date: 07/16/14

Exhibit E

Outdoor Events Pending Full Buildout of Master Development Plan Traffic Impact

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MEMORANDUM
Forefront at Thompson's Point
Outdoor Events Pending Full Buildout of Master Development Plan

Date: April 3, 2014
Subject: Outdoor Events
Forefront at Thompson's Point
Portland, Maine
To: Thompson's Point Team
From: Randy Dunton, Gorrill-Palmer (JN 2419)

The following describes possible strategies to address the traffic impacts of outdoor events, primarily the first couple years as on-site development is established per the Master Development Plan ("MDP"); it should be noted that events at Thompson's Point have been designed to fit with the parameters of the various permits that have been issued in conjunction with the MDP, including the Event Management Plan, Traffic and Safety Plan, Transportation Demand Management Plan, Traffic Movement Permit, as well as the current "Fire/Life Safety Plan" by Fire Risk Management, Inc., submitted under separate cover as part of this Building Permit application.

Our understanding is that the site can accommodate approximately 800 parked vehicles during the first season in the "cleaned up" condition as described in the "Event Preparation—Request to Start Work" submitted by FST under separate cover as part of this Building Permit application. It is also my understanding that the construction to address mitigation requirements will be completed by the time of the first significant event.

In our opinion, the events could take place under the following scenarios (see also "Summary" below):

1. If the event occurs on a weekday, the event does not schedule doors to open or let out; between 6-8 AM, between 11 AM and 1 PM, between 4-6 PM AND;

2. If the event triggers the Event Management Plan (2,500 attendees) that the requirements of that plan be implemented.

3. If the event occurs on a weekend, there is no restriction as to starting or ending time, but item #2 should still apply.

We do not anticipate that additional measures beyond the three identified above would be necessary if the events were larger than the 2,500 attendees, because once the lot is full at 800 vehicles, all other traffic will be destined for satellite lots and no additional traffic will be entering or exiting the site.

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If during an event there is off-site construction work underway at the signaled intersection of Thompson's Point Rd. and the Fore River Parkway, we recommend a police officer be present during the beginning and ending of an event if the event is over 1,000 attendees (or approximately 300 vehicles).

SUMMARY

- Under 300 vehicles (1,050 attendees); nothing special anticipated to be required
- Between approximately 300-600 vehicles (1,050 – 2,100 attendees). Try to implement start and end time restrictions identified in item 1 above.
- Between approximately 600-700 vehicles (2,100 – 2,500 attendees); police presence, if the presence of off-site construction demands it, at the signaled intersection of Thompsons Point Rd. and the Fore River Parkway one hour before event starts and one hour after ending. Implement doors and end time restrictions identified in item 1 above.
- Above 700 vehicles (2,500); implement items 1-3 above

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