

Portland Sports Center – Warren Avenue, Portland, Maine Traffic Assessment

Introduction/History

Portland Sports Realty, LLC proposes to expand an existing facility located at 550 Warren Avenue by adding a new 18,000 square foot sports center. The existing facilities on the site consist of a 28,553 square foot building housing Joker's Family Fun Center, a 50,844 square foot building housing a sports center and 9,799 square feet for Frozen Ropes Batting cages, as well as outdoor soccer fields and miniature golf. In 1996 the original Joker's Family Fun Center (and related miniature golf) was permitted with an estimated 130 peak hour trips, which was expected to occur on a Saturday or Sunday typically during school vacations (generally around mid-day). The previous land use on the site was Grossman's (Building and Hardware Supply) which was estimated to generate 140 peak hour trips on a Saturday. Accordingly there was essentially no net increase in traffic generation. Traffic generation during the normal weekday AM and PM peak periods was anticipated to be minimal.

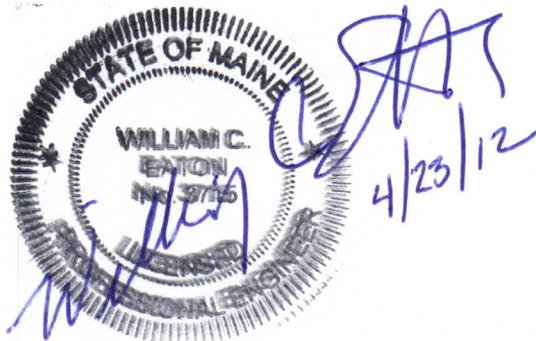
In 2003 the facility expanded to add the sports center and Frozen Ropes batting cages. Trip generation data was developed from surveys done at the York Sports Center in York, Maine (similar in size) and the Frozen Ropes facility then located in South Portland, Maine. The surveys were done on Thursday, April 17, 2003 and Sunday, April 20, 2003. A summary of the weekend mid-day and weekday early evening (6:00 – 7:00 PM) is as follows (based upon records available):

	Weekend Peak	Weekday Peak
Joker's	62 Trips	11 Trips
Sports Center	24 Trips	24 Trips
Frozen Ropes	6 Trips	6 Trips
Total	92 Trips	41 Trips

For the weekend trips, where there is some variability for trips to Joker's Family Fun Facility, the ratio of receipts for April 20, 2003 to the highest receipts of the year was calculated to be 2.11, thus the peak trips for Joker's totaled 131 trips (raising the total for peak weekend trips to 161).

Projected Trip Generation – Proposed Expansion

Based upon the trip projections for 2003, the trip rate for the sports center (existing) is 0.47 trips per 1,000 square feet. Applying this to the proposed 18,000 square foot addition to the sports center would increase peak hour trip generation on a weekend or a weeknight by 8 to 9 trips. This would increase post-1997 peak hour trip generation (current MDOT traffic impact regulations took effect July 1, 1997) from 30 trips to 38 to 39 trips, which would not require a MDOT Traffic Movement Permit. As noted earlier, traffic generation during the normal weekday AM and PM peak hours would be expected to be minimal.



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