



**EATON TRAFFIC ENGINEERING**

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To: Will Savage, Acorn Engineering  
Fm: William C. Eaton, PE, Eaton Traffic Engineering  
Re: Traffic Assessment – Eldredge Lumber & Hardware, Inc.  
Dt: October 12, 2012

Per your request I have conducted a traffic assessment of the proposed Eldredge Lumber & Hardware Inc. project located at 165 Presumpscot Street in Portland, Maine. It is my understanding that the existing business consists of 6 buildings (1 for the office and retail component, 5 for lumber storage) totaling 30,454 square feet of floor area. The property was operated as a wholesale lumber company (minus the retail component) since at least 1982 (by Massachusetts Lumber Company, Inc. prior to 2008). The current proposal of Eldredge Lumber is to pave the site (with appropriate provisions for drainage). Essentially the difference between the current Eldredge Lumber & Hardware and previous operations is the addition of a retail component (2,200 square feet).

To assess the potential changes in trip generation from the previous operation to the current operation, the publication Trip Generation 8<sup>th</sup> Edition (Institute of Transportation Engineers, 2008) was used to calculate existing trip generation (based upon land use code 812 “Building Materials and Lumber Store”) and projected trip generation (using land use code 812 for the non-retail component – 28,254 square feet, and land use code 816 “Hardware/Paint Store” for the proposed retail component – 2,200 square feet). The table on the following page summarizes existing and projected peak hour trip generation, and identifies net changes in peak hour trip generation.

**Comparison of Existing and Proposed Peak Hour Trip Generation  
Eldredge Lumber & Hardware**

| Time Period              | Existing<br>Lumber<br>(30,454) | Proposed<br>Lumber<br>(28,254) | Proposed<br>Retail<br>(2,200) | Total<br>Proposed<br>(30,454) | Net<br>Change |
|--------------------------|--------------------------------|--------------------------------|-------------------------------|-------------------------------|---------------|
| AM Peak Hour (7-9 AM)    | 79                             | 73                             | 2                             | 75                            | -4            |
| PM Peak Hour (4-6 PM)    | 137                            | 127                            | 11                            | 138                           | +1            |
| AM Peak Hour (Generator) | 127                            | 118                            | 11                            | 129                           | +2            |
| PM Peak Hour (Generator) | 169                            | 157                            | 10                            | 167                           | -2            |
| Saturday (Peak Hour)     | 292                            | 271                            | 25                            | 296                           | +4            |

As can be seen, the addition of a retail component to Eldredge Lumber & Hardware has not had any significant impact on trip generation during the peak hours of weekdays or Saturdays. With regard to the vehicle mix utilizing the site, I would expect the proposed retail component to generate primarily automobile trips rather than any significant increase in truck trips.

I trust the above addresses your needs in this matter; if you have any questions or require additional information, please contact me.