



Consulting
Engineers
and Scientists

January 13, 2021

Project 201.06024

Dylan Smith
Town Planner
186 York Street
York, Maine 03909-1314

RE: Workforce Housing Phase 1 and 2 Peer Review
Gorrill Palmer, Traffic Assessment 10-25-19
296 US Route 1, York, Maine
York, Maine

Dear Dylan:

Ransom Consulting, LLC (Ransom) has reviewed the Traffic Assessment dated October 25, 2019 prepared by Gorrill Palmer for the Workforce Housing project. The report was received via email from Randy Dunton of Gorrill Palmer on January 12, 2021.

We offer the following comments on the report.

Traffic Volumes and Trip Generation

The report was issued on October 25, 2019 and is based on a build out of 76 workforce housing apartments units and 6,000 square feet of general office space. The Final Plan submission by Altus Engineering is dated November 2020 and includes a build out of 74 apartment and townhouse units and community space. The Final Plan results in 2 fewer housing units and replaces the general office space with community space. The Applicant should confirm that the replacement of general office space with community space represents a reduction in trips generated, making the overall assessment conservative.

Other Developments in the Vicinity of the Site

As noted above the report was completed in 2019 and cites an assumed project completion in 2020. At that time, based on conversations with Town staff, the only project in the area that was ahead of this project in the approval process, or had been approved but not yet constructed was a 68-room motel. The traffic for the motel was included in the traffic assessment.

400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891, Fax (207) 772-3248
Pease International Tradeport, 112 Corporate Drive, Portsmouth, New Hampshire 03801, Tel (603) 436-1490
12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

www.ransomenv.com

Mr. Dylan Smith
Town of York

The applicant should confirm with Town staff if, since October 2019, there have been additional projects that should be included in predevelopment traffic volumes.

Based on the information contained in the remainder of the Traffic Assessment report, we have no further comments.

If you have any questions, please feel free to give me a call at (207) 819-0149.

Sincerely,

RANSOM CONSULTING, LLC

A handwritten signature in black ink, appearing to read 'T. Henaghan', written over a horizontal line.

Thomas M. Henaghan, P.E.
Senior Practice Leader