

TO:	Bill Needelman, Waterfront Coordinator	City of Portland
CC:		
FROM:	Tom Errico, PE	
RE:	West Commercial Street Traffic Analysis	

A. Introduction

The Purpose of this report is to: 1) summarize traffic volumes on West Commercial Street and at the IMT entrances at the Beach Street intersection and the main entrance east of the Casco Bay Bridge; 2) a summary of future traffic changes expected from IMT Expansion and other possible future development projects; and 3) future development growth assumed for Downtown Portland that may impact West Commercial Street.

B. Traffic Volumes

September 2016 Traffic Data

The following tables present the AM and PM peak period traffic data collected on Tuesday September 13, 2016 between 7:00AM and 9:00AM and 4:00PM and 6:00PM. The data is summarized on an hourly basis and segregates passenger cars, single unit trucks, and tractor trailer trucks.

Key conclusions from the 2016 traffic data as summarized in the tables on the following page:

- During the PM peak (4:30-5:30PM) 993 vehicles were traveling westbound on Commercial Street and 455 vehicles turning left onto the ramp to Casco Bay Bridge. These two sets of volumes are critical to capacity conditions at the intersection.
- During the AM peak hour 2 trucks exited the IMT Driveway and 1 truck entered the site. IMT had minimal traffic impact during the weekday AM peak hour.
- During the 7:00 to 9:00AM period, 9 vehicles (4 trucks) exited the IMT Driveway and 10 vehicles (3 trucks) entered the site.
- During the PM peak hour no trucks exited the IMT Driveway and 1 truck entered the site. IMT had minimal traffic impact during the weekday PM peak hour.
- During the 4:00 to 6:00PM period, 6 vehicles exited (1 truck) the IMT Driveway and 3 vehicles entered (1 truck).

Commercial Street/Beach Street/IMT Driveway AM Peak Period September 13, 2016												
Time	Beach St.			Commercial St. WB			IMT Driveway			Commercial St. EB		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
7-8AM	83	0	4	63	624	1	3	0	3	3	750	444
8-8AM	79	1	3	60	681	5	2	0	1	0	1013	451
7-9AM	162	1	7	123	1305	6	5	0	4	3	1763	895
SU Trucks	0	0	0	4	30	0	0	0	0	0	39	13
TT	1	0	0	1	15	3	2	0	2	0	20	5
7:45-8:45	95	0	1	68	702	2	1	0	1	0	1055	460
SU Truck	0	0	0	2	23	0	0	0	0	0	27	6
TT	0	0	0	1	8	1	1	0	1	0	12	2

Commercial Street/Beach Street/IMT Driveway PM Peak Period September 13, 2016												
Time	Beach St.			Commercial St. WB			IMT Driveway			Commercial St. EB		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
4-5PM	114	0	9	88	844	0	1	2	2	0	384	426
5-6PM	113	0	7	104	889	1	2	0	1	2	382	430
4-6PM	227	0	16	192	1733	1	2	1	3	2	766	856
SU Trucks	9	0	0	0	21	0	0	0	1	0	14	3
TT	1	0	0	0	4	0	0	0	0	1	2	1
4:30-5:30PM	142	0	8	73	920	0	0	0	0	1	399	455
SU Truck	2	0	0	0	11	0	0	0	0	0	5	3
TT	1	0	0	0	1	0	0	0	0	1	1	1

March 2017 Traffic Data

Video traffic counts were conducted at the Commercial Street/Beach Street/IMT Driveway and the Commercial Street/IMT Main Driveway on Wednesday March 22, 2017 between 6:00AM and 6:00PM. A summary of key conclusions is provided in the following sections and tables.

Commercial Street/Beach Street/IMT Driveway

- During the AM peak (6:45-7:45AM) 726 vehicles were traveling westbound on Commercial Street and 348 vehicles turning left onto the Casco Bay Bridge. These two sets of volumes are the critical to capacity conditions at the intersection.
- During the PM peak (3:30-4:30PM) 1048 vehicles were traveling westbound on Commercial Street with 416 vehicles turning left onto the Casco Bay Bridge. These two sets of volumes are critical to capacity conditions at the intersection. In comparison to 2016 volumes, westbound Commercial Street was slightly higher and left-turns onto the Casco Bay Bridge was slightly lower.
- During the AM peak hour 3 vehicles (2 trucks) exited the IMT Driveway and 1 vehicle (not a truck) entered the site. IMT had minimal traffic impact during the weekday AM peak hour.
- During the PM peak hour 2 vehicles (no trucks) exited the IMT Driveway and 1 vehicle (not a truck) entered the site. IMT had minimal traffic impact during the weekday PM peak hour.
- During the 6:00AM to 6:00PM 12-hour period, 36 vehicles exited (14 trucks) the IMT Driveway and 26 vehicles entered (5 trucks).
- The majority (66%) of trucks enter and exit the IMT site to and from the west towards Veteran's Bridge or the Casco Bay Bridge. It should be noted that some of the trucks arriving or departing to the east may be destined to the Main IMT entrance.
- A review of truck levels at the subject intersection over the 12-hour recording period indicates a steady but relatively low level of truck volumes. No distinct peaking of truck activity was identified. Very little truck activity is occurring during the afternoon (3-6PM) peak congestion time period.

Commercial Street/Beach Street/IMT Driveway March 22, 2017												
Time	Beach St.			Commercial St. WB			IMT Driveway			Commercial St. EB		
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left
6AM-6PM	718	6	50	1138	7978	11	8	7	21	9	5477	3678
SU Truck	42	0	2	16	211	1	0	0	12	1	170	70
TT	1	0	1	2	44	0	0	0	1	3	39	17
6:45-7:45AM	92	0	4	83	639	1	1	0	2	0	1031	348
SU Trucks	2	0	1	1	16	0	0	0	0	0	17	10
TT	2	0	1	0	3	0	0	0	2	0	6	1
3:30-4:30	83	0	7	117	924	0	2	0	0	1	436	416
SU Truck	3	0	0	0	4	0	0	0	0	0	2	1
TT	0	0	0	0	2	0	0	0	0	0	1	1

Commercial Street/Beach Street/IMT Tractor Trailer Trucks March 22, 2017																	
Start Time	Commercial St. WB				IMT Driveway				Commercial St. EB				Beach St				Total
	RT	TH	LT	UT	RT	TH	LT	UT	RT	TH	LT	UT	RT	TH	LT	UT	
6:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
6:15 AM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
6:30 AM	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
6:45 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	2	0	0	0	0	0	0	0	2	1	0	0	0	0	0	5
7:30 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
7:45 AM	0	1	0	0	0	0	0	0	0	2	1	0	0	0	0	0	4
8:00 AM	0	3	0	0	0	0	0	0	1	0	2	0	0	0	0	0	6
8:15 AM	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0	4
8:30 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
8:45 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
9:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

9:15 AM	0	2	0	0	0	0	0	0	0	2	1	0	0	0	0	0	5
9:30 AM	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0	4
9:45 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
10:00 AM	0	2	0	0	0	0	1	0	0	1	0	0	0	0	0	0	4
10:15 AM	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
10:30 AM	0	3	0	0	0	0	0	0	0	2	0	0	0	0	0	0	5
10:45 AM	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	0	4
11:00 AM	0	1	0	0	0	0	0	0	0	2	1	0	0	0	0	0	4
11:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
11:30 AM	0	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0	3
11:45 AM	1	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	4
12:00 PM	0	0	0	0	0	0	0	0	1	3	1	0	0	0	0	0	5
12:15 PM	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0	4
12:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1:00 PM	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0	4
1:15 PM	0	0	0	0	0	0	0	0	1	3	0	0	0	0	0	0	4
1:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
2:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
4:00 PM	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
4:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
5:00 PM	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	44	0	0	0	0	1	0	3	39	17	0	1	0	1	0	108

Commercial Street/Beach Street/IMT Single-Unit Trucks March 22, 2017																	
Start Time	Commercial St. WB				IMT Driveway				Commercial St. EB				Beach St				Total
	RT	TH	LT	UT	RT	TH	LT	UT	RT	TH	LT	UT	RT	TH	LT	UT	
6:00 AM	0	7	0	0	0	0	0	0	0	6	3	0	1	0	0	0	17
6:15 AM	0	6	0	0	0	0	0	0	0	4	1	0	1	0	0	0	12
6:30 AM	0	5	0	0	0	0	0	0	0	5	2	0	0	0	0	0	12
6:45 AM	1	4	0	0	0	0	0	0	0	1	3	0	1	0	0	0	10
7:00 AM	0	1	0	0	0	0	0	0	0	5	4	0	1	0	0	0	11
7:15 AM	0	7	0	0	0	0	0	0	0	3	1	0	0	0	1	0	12
7:30 AM	0	4	0	0	0	0	0	0	0	8	2	0	0	0	0	0	14
7:45 AM	0	2	0	0	0	0	0	0	0	5	1	0	1	0	0	0	9
8:00 AM	1	3	0	0	0	0	0	0	0	5	1	0	1	0	0	0	11
8:15 AM	1	4	0	0	0	0	0	0	0	6	4	0	0	0	0	0	15
8:30 AM	0	16	0	0	0	0	1	0	0	6	3	0	2	0	0	0	28
8:45 AM	1	7	0	0	0	0	0	0	0	4	1	0	1	0	0	0	14
9:00 AM	1	0	0	0	0	0	0	0	0	4	4	0	1	0	0	0	10
9:15 AM	0	8	0	0	0	0	0	0	0	5	2	0	0	0	0	0	15
9:30 AM	0	6	0	0	0	0	0	0	0	3	2	0	0	0	0	0	11
9:45 AM	0	4	0	0	0	0	0	0	0	5	4	0	1	0	0	0	14
10:00 AM	1	4	0	0	0	0	0	0	0	6	2	0	0	0	0	0	13
10:15 AM	1	4	0	0	0	0	1	0	1	4	2	0	0	0	0	0	13
10:30 AM	0	5	0	0	0	0	0	0	0	3	1	0	1	0	0	0	10
10:45 AM	0	2	0	0	0	0	0	0	0	5	1	0	1	0	0	0	9
11:00 AM	0	14	0	0	0	0	0	0	0	3	1	0	3	0	0	0	21
11:15 AM	1	9	0	0	0	0	0	0	0	4	2	0	0	0	0	0	16
11:30 AM	0	5	0	0	0	0	0	0	0	3	2	0	3	0	1	0	14
11:45 AM	1	0	0	0	0	0	0	0	0	3	2	0	0	0	0	0	6
12:00 PM	2	6	0	0	0	0	0	0	0	4	2	0	0	0	0	0	14
12:15 PM	1	4	1	0	0	0	1	0	0	5	2	0	1	0	0	0	15
12:30 PM	2	10	0	0	0	0	0	0	0	2	4	0	1	0	0	0	19
12:45 PM	0	4	0	0	0	0	0	0	0	4	1	0	1	0	0	0	10
1:00 PM	1	7	0	0	0	0	1	0	0	8	0	0	0	0	0	0	17
1:15 PM	0	5	0	0	0	0	1	0	0	7	3	0	1	0	0	0	17
1:30 PM	0	3	0	0	0	0	1	0	0	8	3	0	1	0	0	0	16
1:45 PM	0	4	0	0	0	0	3	0	0	4	0	0	2	0	0	0	13
2:00 PM	0	8	0	0	0	0	0	0	0	5	0	0	2	0	0	0	15
2:15 PM	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	4

2:30 PM	0	2	0	0	0	0	0	0	0	4	1	0	0	0	0	7	
2:45 PM	0	3	0	0	0	0	1	0	0	3	2	0	2	0	0	11	
3:00 PM	0	8	0	0	0	0	1	0	0	3	0	0	3	0	0	15	
3:15 PM	0	4	0	0	0	0	0	0	0	2	0	0	1	0	0	7	
3:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	2	
3:45 PM	0	2	0	0	0	0	0	0	0	2	0	0	1	0	0	5	
4:00 PM	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	2	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
4:30 PM	0	2	0	0	0	0	0	0	0	1	0	0	1	0	0	4	
4:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	3	
5:00 PM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:15 PM	0	5	0	0	0	0	0	0	0	1	0	0	1	0	0	7	
5:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
Total	16	211	1	0	0	0	12	0	1	170	70	0	42	0	2	0	525

Commercial Street/IMT Main Driveway

- During the AM peak hour (6:45-7:45AM) 1036 vehicles traveled eastbound on Commercial Street and 746 vehicles were traveling westbound on Commercial Street.
- During the PM peak hour (3:30-4:30PM) 1031 vehicles traveled westbound on Commercial Street and 448 vehicles were traveling eastbound on Commercial Street.
- During the AM peak hour 2 vehicles (2 trucks) exited the IMT Driveway and 3 vehicles (2 trucks) entered the site. IMT had minimal traffic impact during the weekday AM peak hour.
- During the PM peak hour 1 vehicle (no trucks) exited the IMT Driveway and no vehicles entered the site. IMT had minimal traffic impact during the weekday PM peak hour.
- During the 6:00AM to 6:00PM 12-hour period, 29 vehicles exited (21 trucks) the IMT Driveway and 35 vehicles entered (25 trucks).
- The majority (78%) of trucks enter and exit the site to and from the west towards Veteran's Bridge.
- A review of truck levels at the subject intersection over the 12-hour recording period indicates a steady but relatively low level of truck volumes. No distinct peaking of truck activity was identified. Very little truck activity is occurring during the afternoon (3-6PM) peak congestion time period.

Commercial Street/IMT Main Driveway March 22, 2017						
Time	Commercial WB		IMT Main Driveway		Commercial EB	
	Thru	Left	Right	Left	Right	Thru
6AM-6PM	9071	6	8	21	29	5547
SU Truck	225	1	2	2	4	149
TT	37	1	2	15	19	24
6:45-7:45AM	742	0	0	2	3	1033
SU Trucks	14	0	0	0	1	18
TT	6	0	0	2	1	3
3:30-4:30	1031	0	0	1	0	448
SU Truck	5	0	0	0	0	2
TT	2	0	0	0	0	1

Commercial Street/IMT Main Driveway Single-Unit Trucks March 22, 2017							
Start Time	Commercial St. WB		IMT Main Driveway		Commercial St. EB		Total
	Thru	Left	Right	Left	Right	Thru	
6:00 AM	4	0	0	0	0	7	11
6:15 AM	4	0	0	0	0	4	8
6:30 AM	1	0	0	0	0	7	8
6:45 AM	1	0	0	0	0	2	3
7:00 AM	2	0	0	0	0	6	8
7:15 AM	7	0	0	0	0	4	11
7:30 AM	4	0	0	0	1	6	11
7:45 AM	6	0	0	0	0	5	11
8:00 AM	5	0	0	0	1	3	9
8:15 AM	4	0	1	0	0	6	11
8:30 AM	14	1	0	0	1	5	21
8:45 AM	6	0	0	0	0	4	10
9:00 AM	4	0	1	0	1	4	10
9:15 AM	9	0	0	0	0	4	13
9:30 AM	5	0	0	1	0	1	7

9:45 AM	5	0	0	0	0	4	9
10:00 AM	4	0	0	0	0	6	10
10:15 AM	4	0	0	0	0	4	8
10:30 AM	5	0	0	1	0	3	9
10:45 AM	6	0	0	0	0	4	10
11:00 AM	14	0	0	0	0	3	17
11:15 AM	11	0	0	0	0	3	14
11:30 AM	4	0	0	0	0	3	7
11:45 AM	2	0	0	0	0	2	4
12:00 PM	8	0	0	0	0	5	13
12:15 PM	3	0	0	0	0	3	6
12:30 PM	8	0	0	0	0	2	10
12:45 PM	5	0	0	0	0	3	8
1:00 PM	8	0	0	0	0	4	12
1:15 PM	7	0	0	0	0	6	13
1:30 PM	6	0	0	0	0	3	9
1:45 PM	5	0	0	0	0	4	9
2:00 PM	10	0	0	0	0	6	16
2:15 PM	3	0	0	0	0	1	4
2:30 PM	2	0	0	0	0	3	5
2:45 PM	2	0	0	0	0	2	4
3:00 PM	8	0	0	0	0	2	10
3:15 PM	4	0	0	0	0	2	6
3:30 PM	1	0	0	0	0	0	1
3:45 PM	2	0	0	0	0	2	4
4:00 PM	1	0	0	0	0	0	1
4:15 PM	1	0	0	0	0	0	1
4:30 PM	1	0	0	0	0	0	1
4:45 PM	2	0	0	0	0	0	2
5:00 PM	1	0	0	0	0	0	1
5:15 PM	3	0	0	0	0	1	4
5:30 PM	2	0	0	0	0	0	2
5:45 PM	1	0	0	0	0	0	1
Total	225	1	2	2	4	149	383

Commercial Street/IMT Main Driveway Tractor Trailer Trucks March 22, 2017							
Start Time	Commercial St. WB		IMT Driveway		Commercial St. EB		Total
	Thru	Left	Right	Left	Right	Thru	
6:00 AM	3	0	0	0	0	1	4
6:15 AM	2	0	0	0	0	0	2
6:30 AM	4	0	0	0	1	1	6
6:45 AM	4	0	0	1	0	2	7
7:00 AM	1	0	0	0	0	0	1
7:15 AM	1	0	0	0	1	1	3
7:30 AM	0	0	0	1	0	0	1
7:45 AM	0	0	0	0	1	1	2
8:00 AM	1	0	0	2	0	0	3
8:15 AM	2	0	0	0	1	0	3
8:30 AM	0	0	0	2	2	1	5
8:45 AM	0	0	0	1	0	1	2
9:00 AM	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	1	1	2
9:30 AM	1	0	0	1	2	0	4
9:45 AM	0	0	1	0	0	1	2
10:00 AM	2	0	0	1	0	2	5
10:15 AM	3	0	0	0	0	1	4
10:30 AM	0	0	0	1	2	0	3
10:45 AM	1	0	0	2	0	0	3
11:00 AM	1	0	0	0	0	0	1
11:15 AM	2	0	0	0	0	1	3
11:30 AM	1	1	0	0	0	2	4
11:45 AM	0	0	0	0	0	2	2
12:00 PM	0	0	1	0	2	1	4
12:15 PM	0	0	0	2	0	3	5
12:30 PM	1	0	0	1	0	0	2
12:45 PM	1	0	0	0	0	0	1
1:00 PM	0	0	0	0	2	0	2
1:15 PM	1	0	0	0	2	0	3
1:30 PM	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	1	0	1
2:15 PM	0	0	0	0	0	1	1
2:30 PM	0	0	0	0	0	0	0

2:45 PM	1	0	0	0	1	0	2
3:00 PM	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	1	1
4:00 PM	1	0	0	0	0	0	1
4:15 PM	1	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0
5:00 PM	1	0	0	0	0	0	1
5:15 PM	1	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0
Total	37	1	2	15	19	24	98

C. Future Traffic Impacts

This effort consisted of review possible future trip generation impacts associated with West Commercial Street Developments and also possible development impacts for developments in the Downtown area.

West Commercial Street Developments

West Commercial Street Cold Storage Facility

Based upon information provided by the project the following trip generation would be expected:

- Entering and Existing Trucks per weekday – 20 trucks
- 1.25 trucks estimated per hour (entering or leaving)

Canal Landing Phase III Project

This project anticipated in phases over many years the following:

- 20,350SF Marine Retail
- 12,000SF Office
- 51,600SF New Yard Warehouse
- 16,800SF Marine Retail
- 41,625SF Warehouse

Based upon this program the project would be expected to generate 229 AM peak hour trips and 233 PM peak hour trips.

JB Brown Site (west of Star Match Building)

10-Year Future Developments in Downtown

The following developments were identified as a possible 10-year buildout scenario in conjunction with the Parking Study and development of a Fair Cost Share for implementation of improvements to Franklin Street.

- 383 Commercial Street (Former Rufus Deering Site) – 22,691SF Retail/275 Residential Units
- 209 Fore Street (Next to Hampton Inn) – 136 Hotel Room
- 3 Portland Square - 300,000SF Office/30,000SF Retail/35,000SF Restaurant/84 Residential Units/145 Room Hotel
- 58 Fore Street (Portland Company) – 123,917SF Office/50,273SF Retail/638 Residential Units/132 Room Hotel/3,800SF Restaurant
- Thames Street Surface Lot – 80,000SF Office)
- Fisherman’s Wharf – 93 Room Hotel/30,405SF Office/7,625SF Retail/5,200SF Restaurant
- Shipyard Brewery Expansion – 3,382SF Retail/103 Residential Units
- 101 York Street – 63 Residential Units/7,000SF Restaurant/9,955SF Retail
- 230 Commercial Street (Union and Widgery Wharf) – 18,000SF Office/10,000SF Mixed Use
- 158 Fore Street – 48,000SF Retail/Residential Building; 48,000SF Retail/Office Building; and a 21,000SF Retail/Residential Building
- Portland Fish Pier (Behind Browne Trading) – 10,000SF Marine Use/20,000SF Office
- Portland Fish Pier (Lot 1) – 20,000SF Office/10,000SF Light Manufacturing
- Cotton Street – 10,000SF Retail/10,000SF Restaurant/20,000SF Office/20,000SF Residential
- 40 Commercial Street (Maine State Pier) – 20,000SF Office

Based upon ITE Trip generation data, the above developments would be expected to generate 3,300 weekday PM peak hour trips. Of this amount, about 20% would be assigned to the West Commercial Street area – or 660 weekday PM peak hour trips.