



Stoneybrook
Land Use, Inc.

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July 6, 2022

Mr. John A. Blais
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Site Plan Review Application
223 Center Street

Dear Mr. Blais:

On behalf of Hyde Park Maine I, LLC (Hyde Park), I am pleased to submit this letter and additional traffic information to support our request for approvals to add a pick-up window at their existing building with a sit-down restaurant. The parcel is located at 223 Center Street and is in the General Business District (GB). The parcel is shown on the City GIS system with Parcel ID 261-019. Since we secured approvals for the sit-down restaurant in February, Hyde Park has decided to add a pick-up window to provide a more evolved "curbside" platform to their customers and for the safety and well-being of their employees.

As you know, we have had several discussions about traffic flow at the Hyde Park site for the Five Guys restaurant that is now operating at this location. Those discussions have centered on your questions about operations of a pick-up window at this location and what we believe is a misunderstanding of this proposal. The pick-up window that is requested does not operate like a typical drive-thru lane that you have approved at other facilities. Five Guys' Mobile Pickup Window is indistinguishable from a "curbside pickup" process, except the customer would avoid parking their vehicle and the employees would

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be spared having to exit the building and traverse the parking field. All orders are initiated and paid for remotely as there is no means of transacting at a kiosk or at the window. Five Guys' employees are not able to accept any payment for any products at the window. It is merely an improved method of conveying customer orders.

Several things have happened since the January approvals. This letter and attachments are provided to address your comments. Between the January and April submittals, traffic counts based upon the ITE Trip Generation Manual, have been updated with the release of the 11th Edition of this resource manual. Therefore, the Traffic Assessment issued in April for this application provides different peak trip numbers than our prior assessment that was submitted in January of this year. The estimated peak hour trips for Five Guys, before credits for the prior uses of this site, based upon the 10th Edition, were reported in January as 110 AM trips and 112 PM trips. Based on the 11th Edition, in April the peak hour trips were estimated to be 117 AM trips and 118 PM trips before credits. These minor changes do not impact the statements provided that this project still does not require a Traffic Movement Permit.

Since our April submittal, we were also able to get sales data from a similar Five Guys restaurant located in Warwick, Rhode Island. The purpose of getting this data is to show that the ITE Trip Generations estimates (both 10th Edition & 11th Edition) for this type of facility with a pick-up window are overstated. The attached Supplemental Traffic Assessment provides a review of this sales information which estimates that this project will generate 50 AM trips and 72 PM peak hour trips based upon sales information provided.

Since this application is a request to only add a pick-up window at this location, I have asked the Traffic Engineer to use the same sales data to estimate customer counts that may occur at the pick-up window for your consideration. The attached Supplemental Traffic Assessment includes this breakdown. It is important to note that adding this pick-up window will not add more trips to this location than what was already approved in January.

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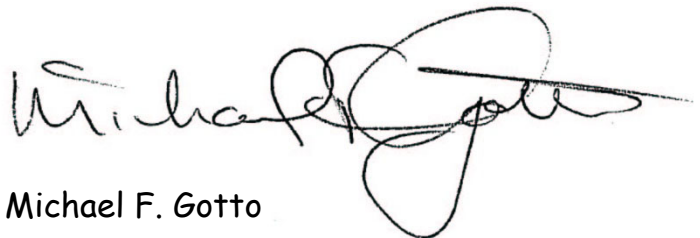
With today's customer tracking systems, the pick-up window for Five Guys is solely provided for customer convenience. Please remember that orders must be placed off-site, online, prior to arriving at the restaurant. There is no way to collect money or take orders at the pick-up window. No site vehicle stacking, or vehicle backups are created with the use of this system. Average time per customer at the pick-up window is 14 seconds. With limited parking and one-way entry and exit, Five Guys needs free and simultaneous right and left exit access out onto Center Street to avoid negative impacts on their existing on-site customer traffic flow.

After making our submittal in April, new accident data was released by MDOT for this area. The attached Supplemental Traffic Assessment has provided a review of those accident reports. That review finds that the accident problems are not related to operation at this location. With this information, we hope that you and the Planning Board will agree that the Five Guys currently operating at this location will continue to operate safely when the proposed pick-up window is added for the convenience of their customers.

Please do not hesitate to call if you have any questions about the information provided or need additional information to complete your review of this project.

Respectfully yours,

STONEYBROOK LAND USE, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto", with a long horizontal flourish extending to the right.

Michael F. Gotto

cc: Jody Goehring
Greg Vasey