



Dartmouth College  
Real Estate Office

7 Lebanon Street, Suite 303  
P.O. Box 5188  
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(603) 646-2446 Fax: 646-3322

Date: January 12, 2004

To: Mark Goodwin, Senior Planner  
City of Lebanon

Fax #: (603) 448-0684

From: Tim McNamara

Hard Copy To Follow:

Yes  No

Re: Centerra Amendment Request

Message:

Good Morning Mark:

I noted that the staff recommendation to the Planning Board with respect to the proposed Centerra hotel is that additional traffic studies be conducted. Attached please find a copy of a memorandum that I sent to Ken last April documenting our two most recent traffic counts at the Centerra Parkway/Route 120 intersection. By way of comparison, the 1989 subdivision application, approved by the Planning Board, estimated that 2001 traffic would be 850 trips for the AM peak and 1,322 trips for the PM peak, while the "buildout" numbers (post-2001) were estimated at 1,164 trips AM and 1,617 trips PM. As you can see, our numbers as of March 2003 were below even the 2001 estimates. Hopefully this information will help facilitate the discussion this evening.

Please let me know if there are any questions regarding the information provided. I can be reached at 646-0936

Tim McNamara

We are sending you 2 pages, including this cover letter. If you do not receive all pages, or if you encounter any other transmission difficulty, please call our office at (603) 646-2446. Our facsimile number is (603) 646-3322.



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Timothy J. McNamara  
*Project Manager*

## Memorandum

**To:** Alan Hanscom, New Hampshire Department of Transportation  
**CC:** Ken Niemczyk, Lebanon City Planner  
**Date:** April 10, 2003  
**Re:** CENTERRA TRAFFIC COUNTS

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As promised, here are the most recent traffic counts for the Centerra Parkway/Route 120 intersection. Both traffic counts were conducted under the supervision of Resource Systems Group.

Source of Data	AM Peak Hour (7:15 – 8:15 AM)	PM Peak Hour (4:30 – 5:30 PM)
January 10 – 11, 2001 Count	692	1,056
March 12, 2003 Count	818	1,050

Please let me know if you have any questions regarding the traffic counts. My direct telephone number here at the Real Estate Office is 646-0936, or I can be reached by e-mail at [timothy.j.mcnamara@dartmouth.edu](mailto:timothy.j.mcnamara@dartmouth.edu).



**RESOURCE**  
**SYSTEMS GROUP**  
INCORPORATED

## MEMORANDUM

To: Tim McNamara  
From: Kenneth Kaliski  
Subject: Centerra Trip Generation Update  
Date: March 18, 2003

On March 12, 2003, we had a traffic turning movement count done at the Centerra Parkway intersection with NH 120. The counts were conducted from 6:00 to 9:00 am and from 3:00 to 6:00 pm.

The am peak hour was between 7:15 and 8:15 am. During that period, 818 vehicle trips were counted entering and exiting Centerra.

The pm peak hour was between 4:30 and 5:30 pm. During that period, 1,050 vehicle trips were counted entering and exiting Centerra.

The traffic study done for Centerra in 1989 forecast 850 am trips and 1,322 pm trips for the "2001" scenario. The counts show that Centerra is still within the trip projections from that scenario, which included 230,000 square feet of office space, 200,000 square feet of industrial uses, 125,000 square feet of retail, and a 100-room hotel.

The most recent counts at Centerra prior to this were January 10 and 11, 2001. During those counts, we found 692 am, and 1,056 pm peak hour trips.