



July 29, 2022

Mr. John Strzalka
Dragonfly Ibis Sturbridge LLC
48 East Flagler Street PH 105
Miami, FL 33131

RE: *Sturbridge Plaza*
Revised Parking Analysis Table

Dear John,

In response to your request, I have revised the table of estimated parking demands by use with the general retail uses broken out further for the known specific building uses and lease areas. This letter supplements our July 22, 2022 letter that detailed the new lease potentials and the analysis of peak parking demand changes within the center with the new anticipated uses.

The total retail space of 57,510 square feet (SF) listed in the previous document was separated into the current and anticipated sizes and uses. This includes the Tractor Supply and Autozone areas as well as the other defined spaces being leased including the former Everybody's Fitness. The remaining 8,381 SF of rentable space is listed as vacant as well as a small amount (481 SF) of common space in the table. The estimated demands are still based on the ITE Land Use Shopping Center (i.e. general retail) and the ULI variations over the course of a weekday and Saturday. As was discussed in the letter dated 07/22/22, the tenanting of these retail uses, the restaurant and the other uses on site results in a small surplus of parking supply that would allow for leasing out the remaining JC Penny "back space" that is left once all the front commercial space of the former JC Penny store is occupied. This is shown in Table 1.

Again, based on this analysis, it was determined that the existing parking supply of the Plaza at 638 spaces is expected to be adequate to meet the parking demands of the existing and proposed uses and a small surplus will exist that could accommodate non-retail uses (eg. office, storage) in the remaining 8,381 SF of "backspace" in the former JC Penney store.

Please contact me at 617.466.6347 or bill.scully@kimley-horn.com should you have any questions or require additional information.

Very truly yours,
KIMLEY-HORN & ASSOCIATES, INC.

Bill

William J. Scully, P.E

WJS/-

**Table 1 – Updated Development Program - Estimated Weekday/Weekend
Parking Generation at Peak Time by Land Use (revised 7/29/22)**

Land Use Description	ITE/ULI Land Use	ITE Code	Intensity	Weekday (Monday – Thursday) 6PM	Saturday 12PM
Planet Fitness Center	Health/ Fitness Club	492	19,000 SF	58	37
Tractor Supply	General Retail	820	20,010 SF	50	60
Autozone	General Retail	820	8,338 SF	21	25
Former JCP new retail	General Retail	820	10,000 SF	25	30
Former Everybody's Fitness	General Retail	820	4,000 SF	10	12
Shaw's Grocery	Supermarket	850	42,000 SF	193	200
Restaurant	Sit down, high turnover	932	6,300 SF	92	116
Walgreens	Pharmacy/ Drugstore without Drive-Through Window	880	7,000 SF	23	24
Job Lot	Discount/Superstore	813	30,390 SF	48	74
TD Bank	Drive-in Bank	912	2,000 SF	0	8
JCP Backspace	vacant	-	8,381	-	-
JCP common space	vacant	-	481 SF	-	-
TOTAL SPACE			157,900		
Total Parking Est. Demand				555	629
Total Parking Supply				638	638
Surplus/(Deficit)				83	9



July 22, 2022

John Strzalka
Dragonfly Ibis Sturbridge LLC
48 East Flagler Street PH 105
Miami, FL 33131

RE: *Sturbridge Plaza*
Updated Parking Analysis

Dear John,

In response to your request, Kimley-Horn & Associates, Inc. has completed an updated parking analysis for Sturbridge Plaza that builds off the analysis¹ completed in 2021. This update is being done to examine the potential effect of a restaurant being tenanted as well as determining how the remaining 8,400 square feet (SF) can potentially be used while still having all of the Plaza's parking needs accommodated. The following description and information show that there will be a surplus of parking with the restaurant use added to the Plaza and the two alternative potential uses for the remaining space in the former JC Penny (JCP) building can be accommodated.

INTRODUCTION

In completing the analysis, Kimley-Horn reviewed current plans with Dragonfly Ibis to define the type and size of the new uses anticipated for the Plaza. Parking demand forecast guidelines published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI) were reviewed as well as the detailed analysis completed in 2021 for the Plaza. New estimates of parking demands were estimated by time of day and for both the weekday and weekend. The base estimates included the existing retail uses, the planned new retail uses, a bank, the Planet Fitness, and the anticipated sit-down/high-turnover casual restaurant. The estimate for the fitness center was based on the expected staff/member populations similar to the 2021 analysis.

The resulting demand estimates were then compared with the available parking supply to determine if a surplus or deficit would exist. As will be shown, a surplus of parking for both the weekday and weekend is expected based on this updated analysis. Once this was determined, an independent estimate of parking demands for two alternative uses for the remaining JCP "backspace" of approximately 8,400 SF was completed. The additional peak demands were then compared to the available surplus.

The results of the updated analysis are described in the following paragraphs.

ANALYSIS OF PROJECT

In total, the existing Plaza has 157,900 square feet (SF) of space. At this size, viewed in total, and using the Town's requirement of 4 parking spaces per 1,000 SF for retail, 632 parking spaces would be required. The Plaza currently has 638 parking spaces. There are 12 spaces expected to be converted

¹ Kimley-Horn & Associates, Inc., Traffic Memorandum, 178 Main Street, Sturbridge Plaza, Shared Parking Analysis, dated July 23, 2021.

to EV (electric vehicle) charging spaces, however, the intent is to leave these open for all vehicles to park.

Given the mixed use nature of the Plaza, however, and the application of “shared parking”, demands change over the course of the day for different land uses. The updated analysis, taking into account the specific uses, estimated the total Plaza parking demands by hour to determine the peak parking demand for the Plaza. The analysis determined that the peak demands for the weekday to occur at 6PM and the weekend occurring at 12PM. Table 1 below identifies the land uses in the Plaza including the proposed restaurant use, the associated ITE land use code, size of the use and the estimated parking demands for each land use at the overall peak hour of parking demand for the Plaza after applying the shared parking data. In both weekday and weekend, the estimated demands will be less than the physical parking supply of 638 spaces, although the surplus on Saturday at 12PM will be relatively small. The attached charts in Figures 1 and 2 also illustrate these findings as well as illustrate the surpluses during the other times of the day.

Land Use Description	ITE/ULI Land Use	ITE Code	Intensity	Weekday (Monday – Thursday) 6PM	Weekend (Saturday) 12PM
Planet Fitness Center	Health/ Fitness Club	492	19,000 SF	58	37
Retail ¹	Shopping Center	820	57,510 SF	141	170
Shaw's Grocery	Supermarket	850	42,000 SF	193	200
Restaurant	Sit down, high turnover	932	6,300 SF	92	116
Walgreens	Pharmacy/ Drugstore without Drive-Through Window	880	7,000 SF	23	24
Job Lot	Discount/Superstore	813	30,390 SF	48	74
TD Bank	Drive-in Bank	912	2,000 SF	0	8
JCP Backspace	vacant	-	8,400 (rounded)	-	-
TOTAL SPACE			157,900		
Total Parking Est. Demand				555	629
Total Parking Supply				638	638
Surplus/(Deficit)				83	9

¹ – retail includes Tractor Supply, Autozone, and other space considered general retail.

Once the surplus of parking supply was determined with the restaurant use, the potential use of the remaining JCP space was evaluated. The JCP “backspace” represents approximately 8,400 square

feet of vacant space. There are two current potential uses being considered. One option is to use the space as office space while the other option is similar to “mini-warehouse” use where storage is needed for a small business. In relation to the office space, its highest estimated demand for parking would occur during the weekday. The estimated peak of 32 parked vehicles at its peak would be late morning or early afternoon. The parking demand for the office space would be nearly zero at the Plaza’s estimated weekday parking demand peak (6PM). The parking demand for office space would also be minimal on the weekend. In terms of the storage (mini-storage) type facility at this size, the calculations show that whether it’s a weekday or weekend, the parking demand would be minimal (1 to 2 parked vehicles at its peak).

In each alternative scenario for using the JCP backspace, the analysis has shown that both office or storage space can be accommodated due to the larger surplus of spaces during the weekday or the minimal demands by each use on a weekend (i.e. Saturday).

CONCLUSION

This updated analysis of parking demands for Sturbridge Plaza with the currently anticipated uses was completed to determine if the current parking supply was adequate to accommodate the current and anticipated new uses for the Plaza. The proposed restaurant use was the one significantly different use for the Plaza compared to the 2021 analysis. Based on this analysis, the major findings are as follows:

- The existing parking supply of the Plaza is at 638 spaces and this will remain,
- Considering the new, proposed restaurant use along with new potential retail uses, the available supply of the Plaza can accommodate its estimated peak demands with some remaining surplus expected,
- The existing overall supply should be adequate to meet the parking demands of the existing and proposed uses, and
- The estimated remaining surplus, taking into account the restaurant, should allow for use of the JCP “backspace” for either office or storage.

Please contact me at 617.466.6347 or bill.scully@kimley-horn.com should you have any questions or require additional information.

Very truly yours,
KIMLEY-HORN & ASSOCIATES, INC.

Bill

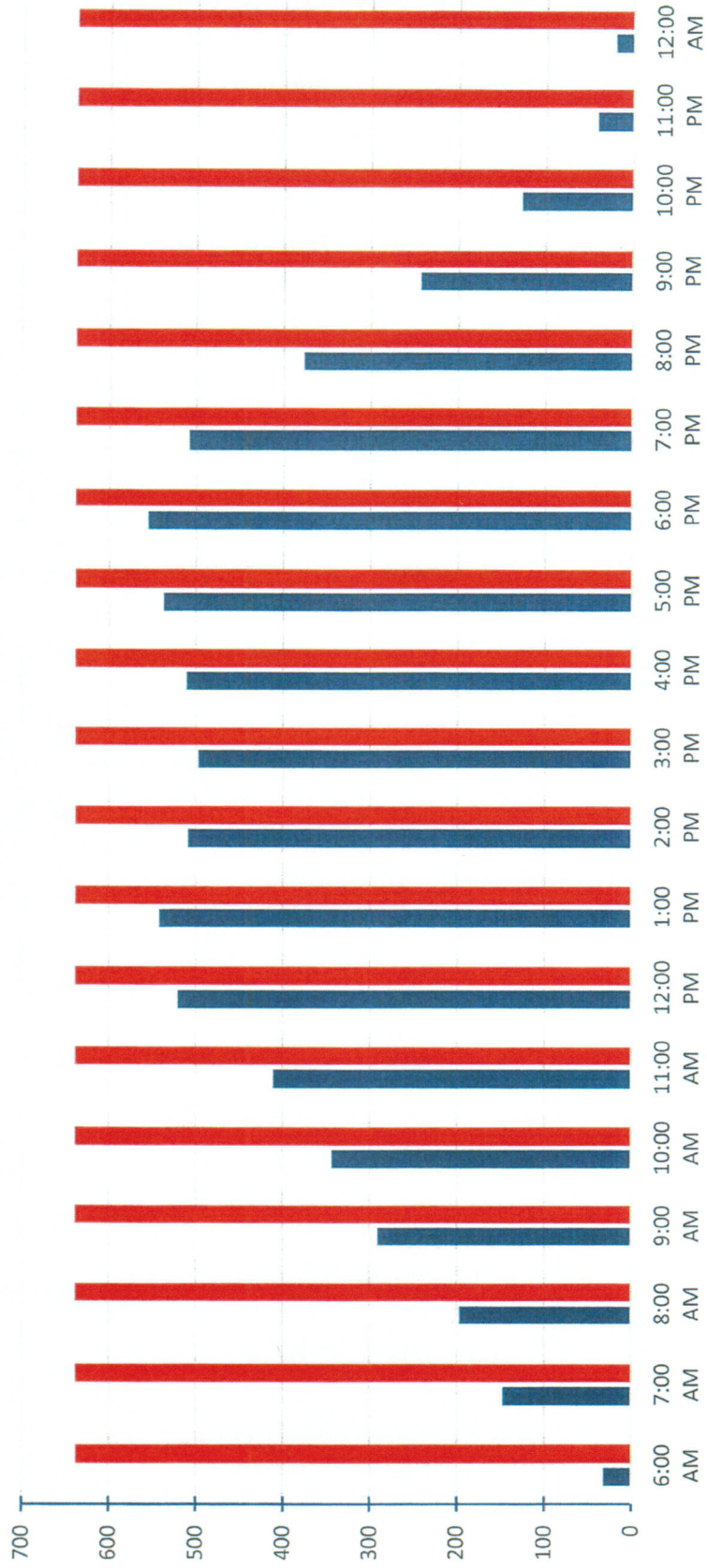
William J. Scully, P.E.



Attachment

**Parking Demand vs. Capacity By Time of Day Charts
Weekday and Weekend**

ESTIMATED PEAK PLAZA PARKING DEMANDS ON WEEKDAY BY HOUR



ESTIMATED PEAK PLAZA PARKING DEMANDS ON WEEKEND BY HOUR

