

September 11, 2024

Ms. Kelley Morris Salvatore, Esq  
 Darrow Everett LLP  
 1 Turks Head Place #1200  
 Providence, RI 02903

Dear Ms. Kelley Morris Salvatore,

DiPrete Engineering has reviewed the applicant’s request for a proposed parking variance on Parcel 4 as part of the pending Centre of New England Master Plan submission for Parcels 2, 3 and 4.

- The municipal code requires two parking spaced per dwelling unit
- The applicant is proposing 1.5 spaces per dwelling unit

Based on our experience with similar project types and apartment developers we have found that 1.5 parking spaces per dwelling unit meets the demand of the project. Parking needs are often based on the type of community whether urban or rural alongside dwelling unit bedroom count mixture. In this project the applicant is proposing the following bedroom count allocation:

- One third studio apartments
- One third one-bedroom apartments
- One third two-bedroom apartments

Based on our experience with apartment developers, past projects and working with traffic experts we often see this parking ratio:

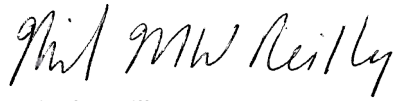
PARKING SUPPLY RATIO

<u>Setting</u>	<u>Per Dwelling Unit</u>	<u>Per Bedroom</u>
Center City Core	1.1	1
Dense Multi-Use	1.2	0.9
Urban	1.2	0.8
General Urban	1.5	0.8
Suburban	1.7	1.0

Our proposed parking aligns with a ratio of 1.13 spaces per bedroom which is above the industry parking supply ratio in the table above. With the data provided above we feel the parking ratio being requested is in line with our experience on past projects. The apartment developers aim to provide ample parking for future residents as parking is a critical rental element for potential tenants.

Sincerely,

DiPrete Engineering Associates, Inc.

A handwritten signature in black ink that reads "Nicole Reilly". The signature is written in a cursive, flowing style.

Nicole Reilly, PE, LEED AP  
Vice President  
nreilly@diprete-eng.com

