

January 25th, 2022

Re: MBTS EP Letter Peer Review Letter

Parking Stall Dimensions:

The applicant believes that the off-street parking stall dimensions at the Sanctuary at Manchester-by-the-Sea, are appropriately sized at 9 feet in width and 18 feet in length. While all municipalities have their own parking standards, the 9x18 space size is arguably the most common throughout Massachusetts. In fact, a number of communities in Essex County utilize the 9x18 parking space size as their standard dimension, including Gloucester, Beverly, and Hamilton. Regardless, for a covered private parking garage, market metrics would indicate that a 9x18 space is appropriately dimensioned.

In terms of accessibility, the 9' width of our parking spaces exceeds the 8' minimum width required by the Massachusetts Architectural Access Board for accessible parking spaces.

In addition, 9x18 spaces can accommodate a broad range of needs and vehicles. For comparison:

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|---|--|
| - Cadillac Escalade, one of the largest vehicles on the road: | 212" long (17' - 8") |
| - Ford F-150, highest selling vehicle in the US: | 209.3" long (17' - 5.3")
95.7" total width (7' - 11.7") |
| - Honda Civic: | 184" long (15' - 4")
71" wide (5' - 11") |
| - Smart Car, at the smallest end of the spectrum: | 106" long (8' - 9"),
75" wide (6' - 3") |

Lastly, Environmental Partners has formally supported 8, and 8.5' wide parking spaces on other 40B projects, most recently in Brookline, MA.

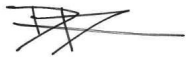
Vehicle Circulation and Access:

All visitors, guests, and service providers will approach the building via the 2-way entry drive. Guests will then have access to the 16 surface parking spaces provided adjacent to the main entry door of the building. These spaces are located proximate to the main entrance to the building and are easily visible and identifiable. Mail and package delivery, shuttle service, and moving vehicles will all have access to the loading area situated directly South of the main entry. All guest and service vehicles will have the ability to utilize the turn-around situated directly north of the amenity courtyard to change directions without the need of a U-turn.

Passenger pickup, via rideshare, Uber or private vehicle, will also utilize the loading zone adjacent to the front entry. This space is sized to accommodate 1 box-truck vehicle or 2-regular size vehicles simultaneously.

Trash pickup will occur off the circular turn-around, which has ample room to facilitate a trash truck without negatively impacting any vehicles entering or exiting the parking garage. The covered garage parking area itself is restricted exclusively for residents of the development. Moreover, residents will have assigned parking spaces and will have familiarity with the location of their space(s) and the necessary turning movements.

Sincerely,

A handwritten signature in black ink, appearing to read 'DRiggs', with a horizontal line extending to the right.

Daniel Riggs | Architect
Senior Associate