



W/S/M Hingham Properties
33 Boylston Street, Suite 3000
Chestnut Hill, MA 02467

**To: Town of Hingham Planning Board
Jeff Dirk, Vanasse & Associates, Inc.**

**Subject: Derby Street Shops – Use Mix / Parking Confirmation for Shared Parking
Analysis**

Date: April 28, 2021

Dear Ms. Stickney,

Pursuant to a request we received during the Planning Board hearing on April 26, 2021 from transportation peer reviewer Jeff Dirk, W/S/M Hingham Properties, the owner and manager of the Derby Street Shops, is pleased to submit this letter to confirm the mix of uses that were analyzed to determine the revised Shared Parking Analysis. This Shared Parking Analysis was revised to reflect the addition of 2,400sf of warehouse and utility room space that is being proposed as part of the revised RiteAid Expansion project currently under review by the Planning Board.

Attached please find the use table which is provided as the first tab in the revised Shared Parking Excel Spreadsheet (submitted by email on April 10, 2021). This new Shared Parking Spreadsheet and the associated table of uses will serve as the baseline for the shared parking analysis in the future if the Planning Board approves the permit modification request currently before them.

Should you have any questions about the shared parking analysis or use table, I would be happy to set up a meeting to discuss it in greater detail.

Sincerely,

Victoria Maguire
Director of Development, WS Development

Land Use**Program**

General Retail	297,142	square feet
Service Establishment	5,538	square feet
Retail - Liquor	-	square feet
Grocery Store	35,063	square feet
Quality Restaurant	391	seats
High Turnover Restaurant	340	seats
Fast Food Restaurant	381	seats
Indoor Amusement or Recreation	-	seats
Fitness/Health Club	2,121	square feet
Bank	5,532	square feet
Furniture/Furnishings Store	41,035	square feet
General Office	4,243	square feet
Medical/Dental Office	-	square feet

Parking

Existing Surface Supply	2,020	spaces
Proposed New Facilitie(s)		spaces
Planned Supply	2,003	spaces