



June 30, 2018

City Of Newburyport  
Office of Planning and Development & City Council  
60 Pleasant St.  
Newburyport, MA 01950  
Update on Traffic Analysis and Parking

Dear Office of Planning and Development and Planning Board;

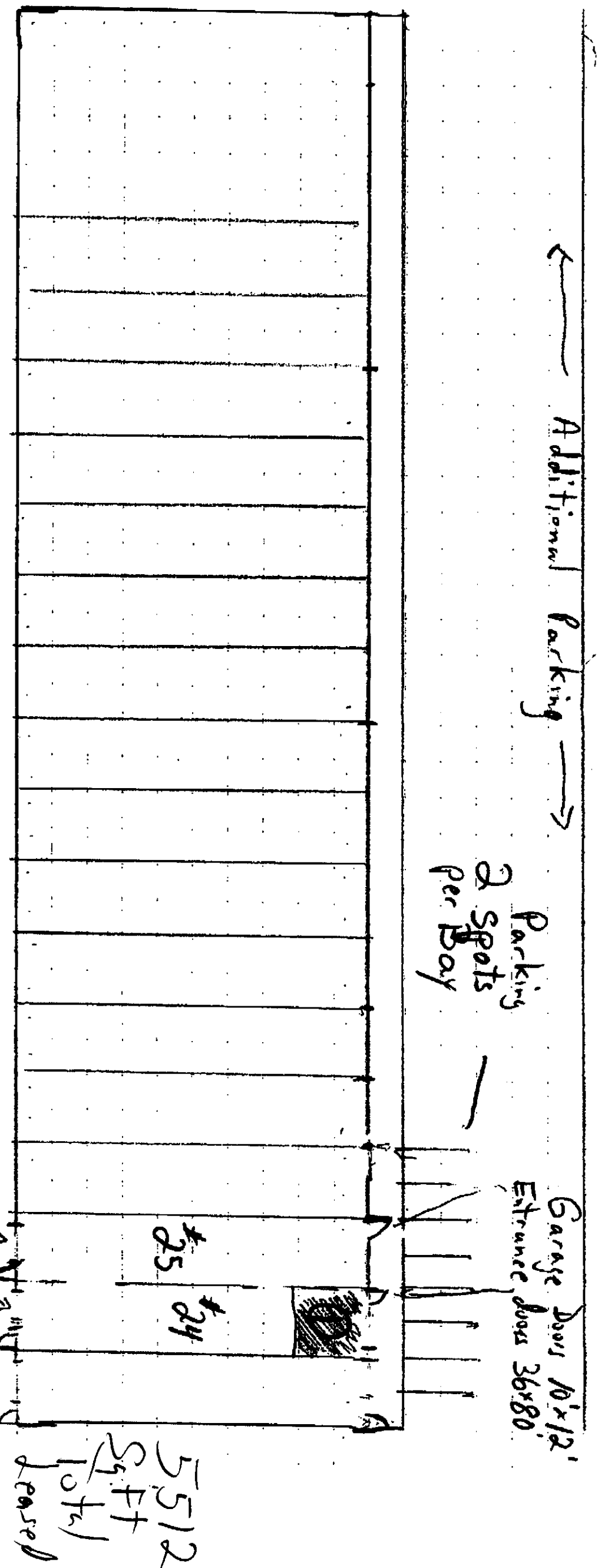
The proposed use by RiverRun Gardens LLC Cannabis cultivation at 18 Henry Graf Jr. Rd. Units 24 & 25 will render a substantial reduction in traffic from its current use.

The previous use at that location by Graf St Powerhouse LLC had three to five vehicle deliveries (Truck, UPS, FedEx, etc.) per day; including tractor trailer deliveries. The proposed use by RiverRun Gardens will have one or two tractor deliveries per year and about 8 deliveries or pick-ups (by CCC registered agent customers) per month. That is a significant reduction in traffic over the existing use, and much less than other businesses in that building complex.

The location also has four designated parking spaces and additional non designated parking in front and back of building (we have attached parking diagrams). Considering we anticipate only four to six employees, therefore there is more than ample parking available. It is also less parking than existing businesses have for their existing employees.

Sincerely

Edward DeSousa – Manager  
RiverRun Gardens, LLC.  
50 Main St. Ste., 200  
North Reading, MA 01864  
[www.riverrungardens.com](http://www.riverrungardens.com)  
978-207-1251 Cell: 978-273-4352



① Portion of Bay Kept by Owner

← Additional Parking →  
 Building 1000' x 25' = 25,000 Sq. Ft.  
 1" = 100'

← Additional Parking →