

December 11, 2023

Tenisha Victor
Vice President of New and Expanding Markets
Ayr Wellness
2601 South Bayshore Drive
Suite 900
Miami, FL 33133

**Re: Site Traffic Assessment
Proposed Cannabis Dispensary
417 Shippan Avenue
Stamford, Connecticut**

Dear Ms. Victor:

The site is located on the west side of Shippan Avenue in a multi-use shopping center, between Park Street to the north and Seaview Avenue to the south. The floor space that will be devoted to the subject use is located on the first floor of the two story building located at the south end of the subject parcel which previously housed the Bank of America on the first floor to now be occupied by the proposed dispensary. The site in the immediate vicinity of the subject building is served by three two-way site drives intersecting the west side of Shippan Avenue, with several rows of parking spaces, all of which may accommodate the patrons of the subject facility.

Please refer to Exhibit 1 of the Appendix which locates this site with respect to the surrounding roadway network.

Traffic Conditions

Shippan Avenue is a bi-directional city street running north-south in the vicinity of the subject site, with one northbound and one southbound lane, and on-street parking along the east edge to support the municipal athletic across the street.

Please refer to Exhibit 2 of the Appendix which shows a view of the site from Shippan Avenue, where there are three site drives serving rows of parking areas in the shopping center in which the subject building is located.

We understand from your findings that there is ample parking supply in this area of the shopping center to accommodate your needs.

A review of Connecticut Department of Transportation (CTDOT) data for Shippan Avenue, which is limited in detail, indicates that Shippan Avenue in the vicinity of the subject site carries about 5,100 two-way vehicles per day, and that Shippan Avenue is posted at 25 miles per hour in both directions.

Site Plan

Please refer to Exhibit 3 in the Appendix which shows a copy of the proposed site plan.

The footprint of the existing building will essentially remain the same and is located along the south side of the parcel. The parking areas that will accommodate patrons to this site are located to the north of the building with three site drives located at the eastern end of the parcel which directly interfaces with the west side of Shippan Avenue.

Floor Plan Layout

Please refer to Exhibit 4 in the Appendix which shows a copy of the proposed floor plan for the space that will be devoted to the subject use.

In all, the devoted space will consist of 2,050 square feet of gross floor area, wherein it is the gross floor area of the specific use that is typically utilized in calculating the estimated trip generation estimates below.

Trip Generation

In estimating the likely trip generation associated with the proposed cannabis dispensary use, we utilized the trip generation calculations that are made available to the traffic engineering profession by the Institute of Transportation Engineers (ITE) in its data source entitled Trip Generation Manual.

This document provides trip generation equations derived from sources from throughout the country for various land uses based on the size of an independent variable. For most land uses, as with the subject dispensary, that independent variable is the size of the space devoted to the use, typically the gross floor area of the space allotted to the use.

Please refer to Table A on the next page which summarizes the trip generation estimates for various time periods based on the trip generation calculations summarized in Exhibit 5 of the Appendix for ITE Land Use Code No. 882.

A review of Table A indicates that the expected trip generation for the proposed cannabis dispensary use would vary between 21 to 75 vehicles per hour over the course of a typical day. As a "worse case", 75 vehicles per hour would convert to a maximum of 1.25 vehicles per minute which can certainly be accommodated by the three site drives at their interface with Shippan Avenue with no adverse consequence.

Site Traffic Evaluation

As a follow-up to this traffic assessment if required by municipal officials for their review of the subject proposal, we plan to conduct manual turning movement counts at the three immediate site drives serving the shopping center in proximity to the proposed site, to superimpose our trip generation estimates for the subject development, and to perform traffic operations analyses to assess the impact of the proposed re-use of the subject space as a cannabis dispensary.



Very truly yours,
Bubaris Traffic Associates

James G. Bubaris, P.E.
President
Conn. Reg. No. 9203

**Site Traffic Assessment
Proposed Cannabis Dispensary
417 Shippan Avenue
Stamford, Connecticut**

APPENDIX

Table of Contents

Exhibit 1	Location Map
Exhibit 2	View of Site from Shippan Avenue
Exhibit 3	Site Plan
Exhibit 4	Proposed Floor Plan
Exhibit 5	Trip Generation Calculations

**Exhibit 1
Location Map
Proposed Cannabis Dispensary
417 Shippin Avenue
Stamford, Connecticut**

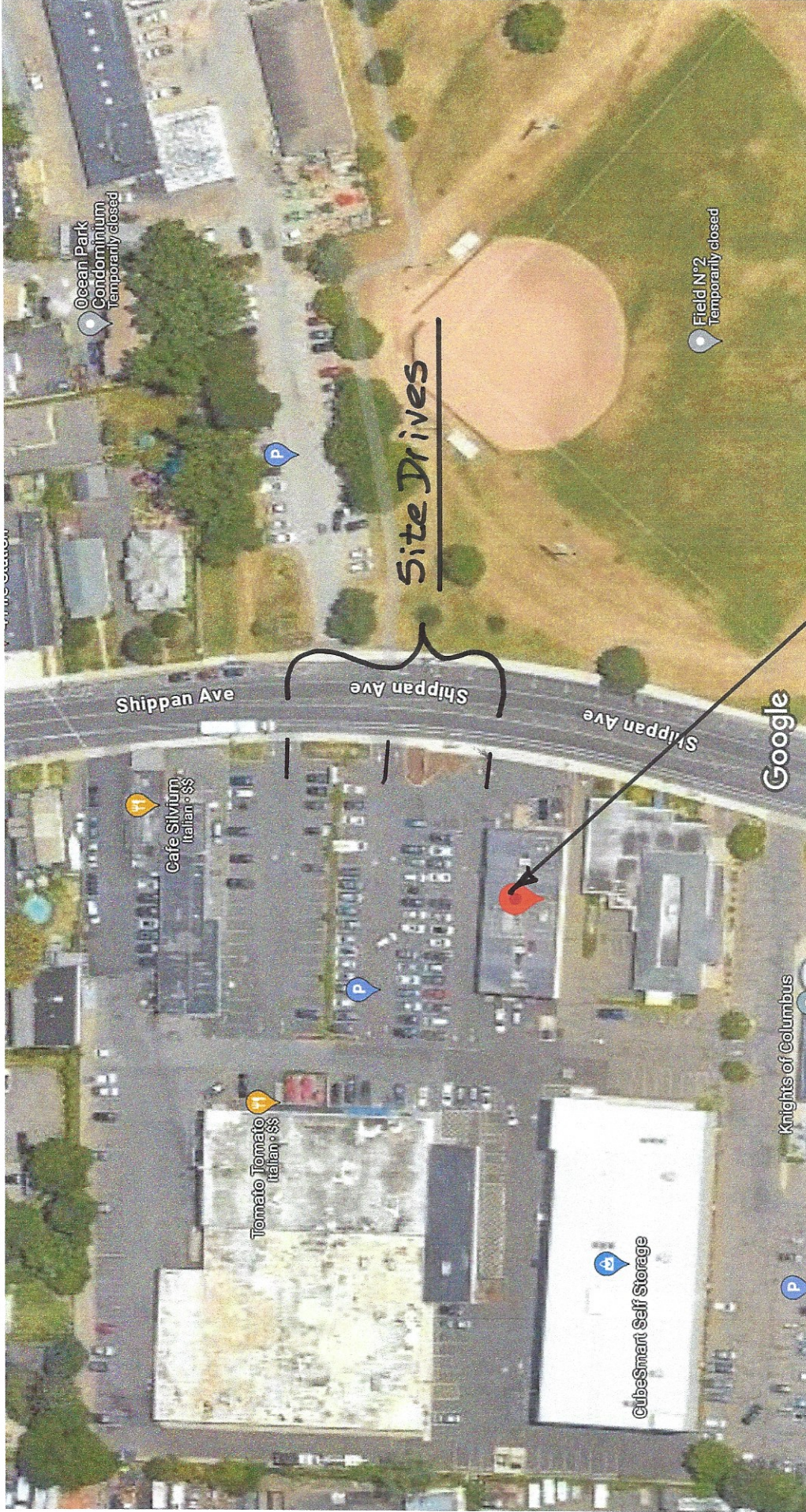


Exhibit 2
View of Site from Shippan Avenue
417 Shippan Avenue
Stamford, Connecticut

400 Shippan Ave

Stamford, Connecticut

Google Street View

Jul 2023

See more dates

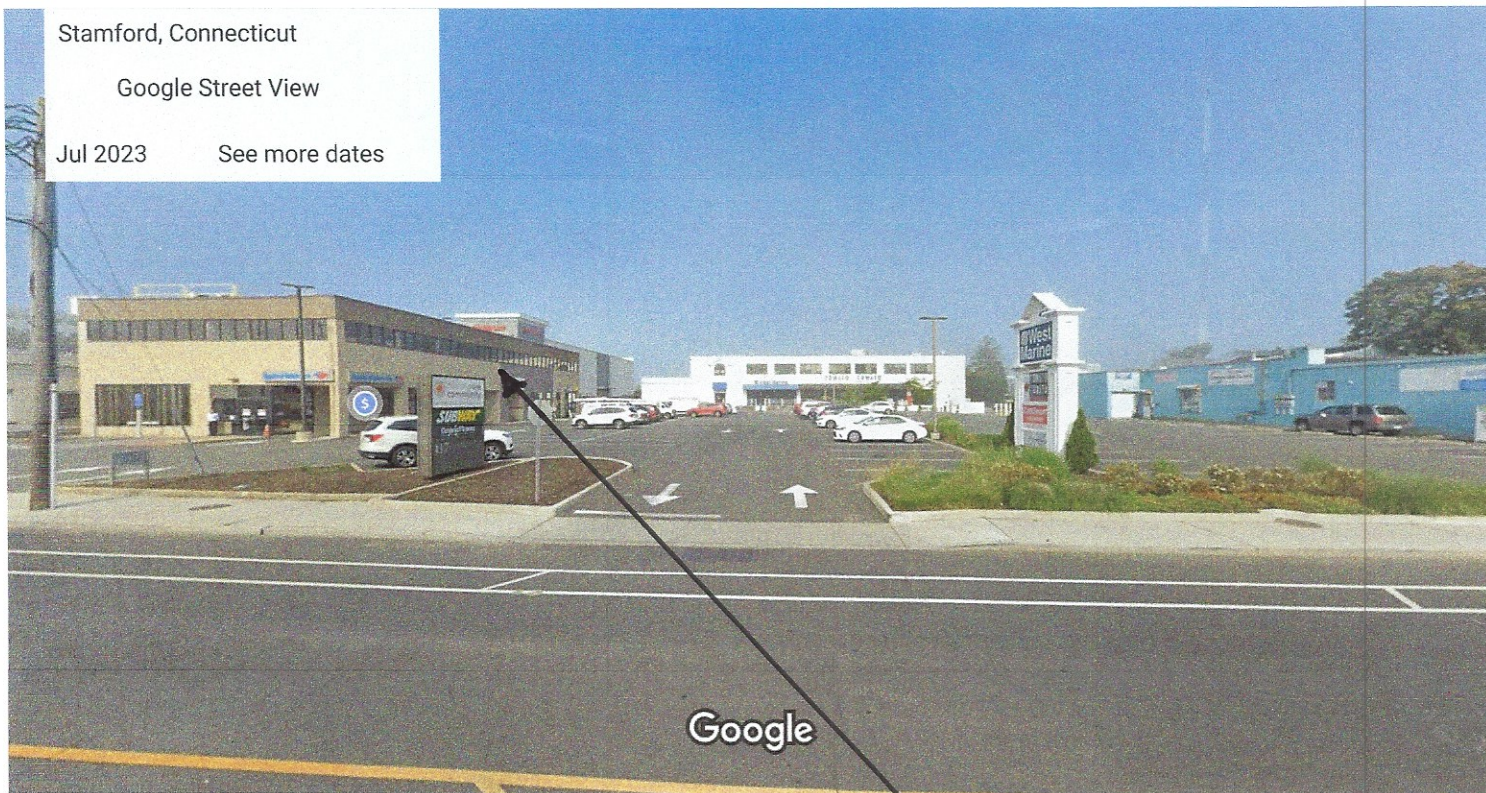


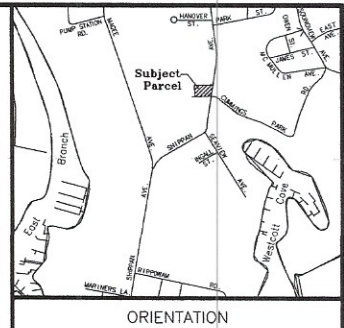
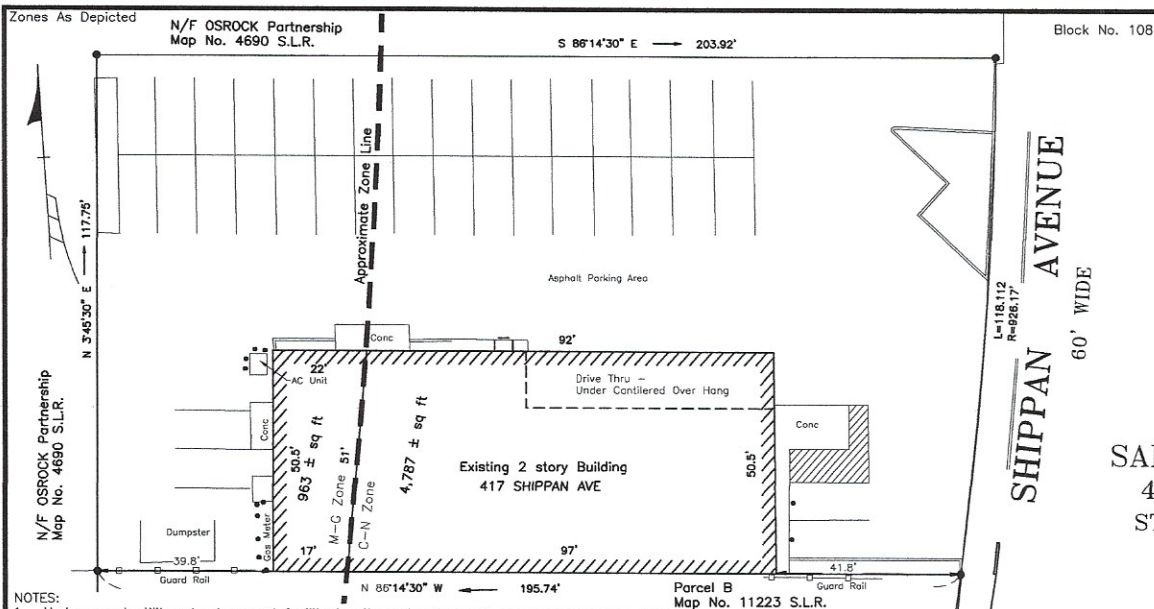
Image capture: Jul 2023 © 2023 Google



Site



**Exhibit 3
Site Plan
Proposed Cannabis Dispensary
417 Shippan Avenue
Stamford, Connecticut**



**PLOR PLAN
PREPARED FOR
SANDLER REALTY INC.
417 SHIPPAN AVENUE
STAMFORD, CONNECTICUT**



- NOTES:**
- Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
 - The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
 - Property Depicted is located in an Area that is shown as being protected from the 1% annual chance or greater flood hazard by a levee system. Overtopping of failure of any levee system is possible. For additional information see the "Accredited Levee Note" in notes for users. Refer to FEMA FIRM 09001C0517C Map 517 of 626 FAIRFIELD COUNTY, Connecticut Effective Date July 8, 2013.
 - The Subject Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted and/or referenced on this Map Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and/or depicted. Reference is hereby made and subject parcel is subject to all notes on Recorded Documents herein referenced that pertain to this parcel.

M-G ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	10'
Center Line Of Street Setback.....	35'
Rear Yard Setback.....	15'
Side Yard Setback.....None Required But If Provided Must Be At Least 4 Feet	
Max. Building Coverage.....	80% Of Lot Area

C-N ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	15'
Center Line Of Street Setback.....	40'
Rear Yard Setback.....	20'
Side Yard Setback.....	6' W/ Total Of... 12'
Max. Building Coverage.....	30% Of Lot Area

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies--Minimum Standards for Surveys and Maps in the State of Connecticut--as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements and depict Zone Areas

To my knowledge and belief this plan is substantially correct as noted hereon.

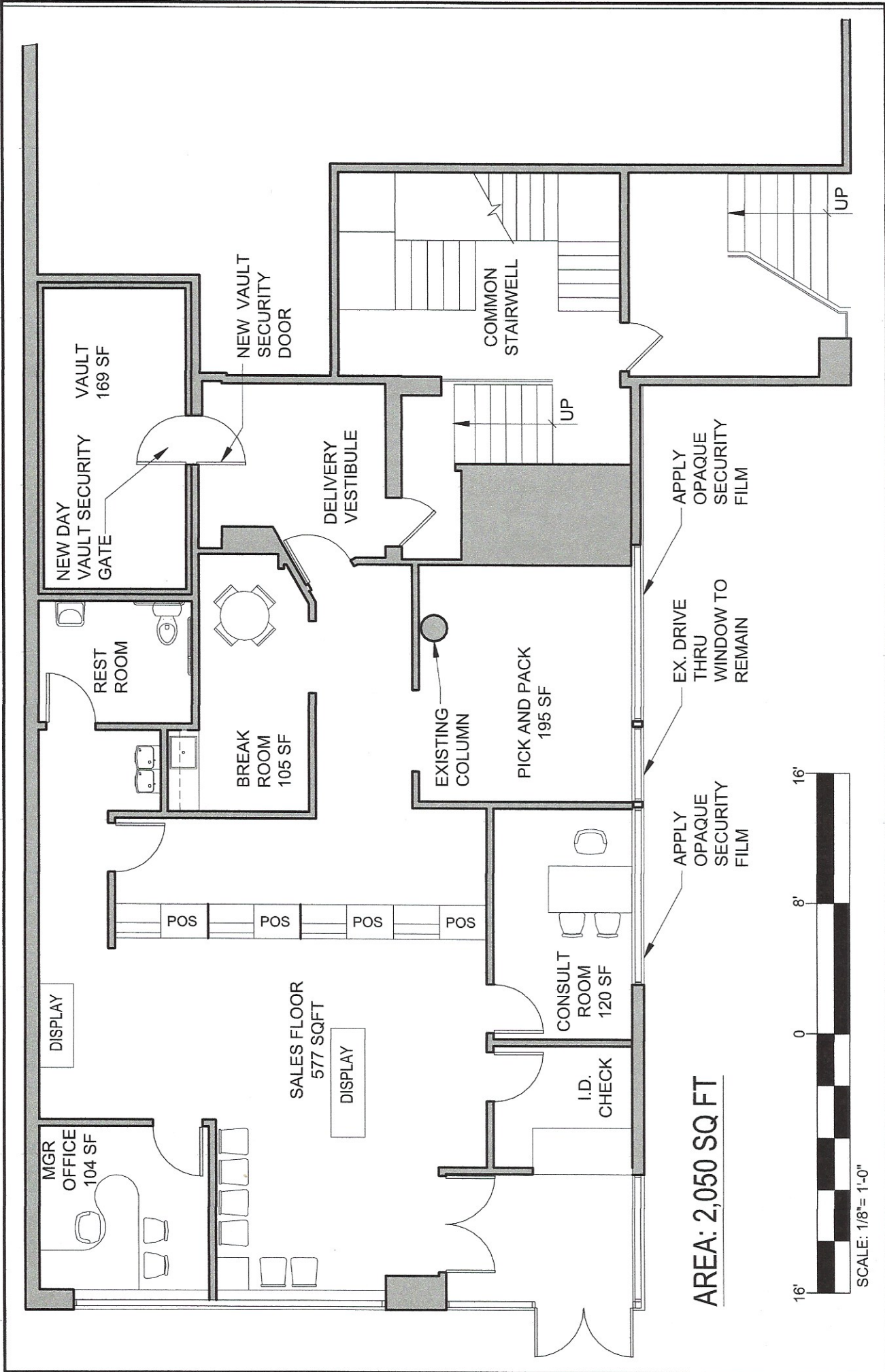
Edward J. Frattaroli

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement
This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional.
Unauthorized alterations render any declaration hereon null and void.

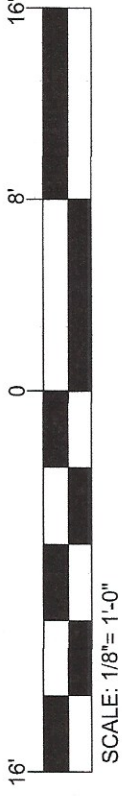
**BY:
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors Engineers Land Planners
STAMFORD, CONNECTICUT MARCH 21, 2014**

Refer to Parcel A
Map No. 6451 S.L.R.
Lot Area = 23,676 sq ft
Existing Building Covers 24.3% of total Lot Area
14106(015)A.dwg B138-P48 B353-P140 B415-P98

Exhibit 4
Proposed Floor Plan
Proposed Cannabis Dispensary
417 Shippan Avenue
Stamford, Connecticut



AREA: 2,050 SQ FT



PROPOSED FLOOR PLAN

417 SHIPPAN AVE
STANFORD, CT 06002

Project Number	2023.79
Scale	1/8"=1'-0"
Drawn By	JC
Checked By	WAM
Date	12/4/23

Dean Associates
Architects Incorporated
Architecture & Interior Design

Exhibit 5
Trip Generation Calculations
Proposed Cannabis Dispensary
417 Shippan Avenue
Stamford, Connecticut

Detailed Land Use Data

For 2.05 1000 Sq. Ft. GFA of MARIJDISP 1
(882) Marijuana Dispensary

Open Date: 12/9/2023

Analysis Date: 12/9/2023

Project: Shippan Cannabis Stamford

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	518	0	252.7	79.74	791.22	336.11	2	50	50	False		
Weekday AM Peak Hour of Generator Source : Trip Generation Manual 10th Edition	43	0	20.88	6.33	63.51	26.07	2	52	48	False		
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	21	0	10.44	1.17	31.08	14	2	56	44	False		
Weekday PM Peak Hour of Generator Source : Trip Generation Manual 10th Edition	61	0	29.93	5.88	128.38	41.69	2	50	50	False		
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	45	0	21.83	2.94	98.65	27.36	2	50	50	False		
Saturday Average Daily Trips Source : Trip Generation Manual 10th Edition	532	0	259.31	75.34	852.03	364.24	2	50	50	False		
Saturday Peak Hour of Generator Source : Trip Generation Manual 10th Edition	75	0	36.43	10.85	118.92	50.44	2			False		

Trip Generation Summary

Alternative: Alternative 1
 Phase: Open Date: 12/9/2023
 Project: Shippan Cannabis Stamford Analysis Date: 12/9/2023

ITE	Land Use	Weekday Average Daily Trips						Saturday			Sunday		
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
882	MARIJDISP 1 2.05 1000 Sq. Ft. GFA		259	259	518		266	266	532		0	0	0
	Unadjusted Volume		259	259	518		266	266	532		0	0	0
	Internal Capture Trips		0	0	0		0	0	0		0	0	0
	Pass-By Trips		0	0	0		0	0	0		0	0	0
	Volume Added to Adjacent Streets		259	259	518		266	266	532		0	0	0

Total Weekday Average Daily Trips Internal Capture = 0 Percent
 Total Saturday Internal Capture = 0 Percent
 Total Sunday Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Trip Generation Summary

Alternative: Alternative 1
 Phase: Open Date: 12/9/2023
 Project: Shippan Cannabis Stamford Analysis Date: 12/9/2023

ITE	Land Use	Weekday AM Peak Hour of Adjacent Street Traffic			Weekday AM Peak Hour of Generator			Weekday PM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Generator		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
882	MARIJDISP 1 2.05 1000 Sq. Ft. GFA	12	9	21	22	21	43	23	22	45	31	30	61
Unadjusted Volume													
Internal Capture Trips		0	0	0	0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		12	9	21	22	21	43	23	22	45	31	30	61

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
 Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent
 Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
 Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 12/9/2023

Project: Shippan Cannabis Stamford

Analysis Date: 12/9/2023

ITE	Land Use	Saturday Peak Hour of Generator			Sunday Peak Hour of Generator		
		* Enter	Exit	Total	* Enter	Exit	Total
882	MARIJDISP 1 2.05 1000 Sq. Ft. GFA			75			0
Unadjusted Volume		0	0	0	0	0	0
Internal Capture Trips		0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0
Volume Added to Adjacent Streets		0	0	0	0	0	0

Total Saturday Peak Hour of Generator Internal Capture = 0 Percent

Total Sunday Peak Hour of Generator Internal Capture = 0 Percent

* - Custom rate used for selected time period.