

# **PARKING MANAGEMENT PLAN – BROAD STREET & GREYROCK PLACE**

## **Date**

**4/9/2021 – Zoning Submission**

**6/15/2021 - Revision**

## **OVERVIEW**

This plan outlines the proposed operation and management of the three-level garage that will support the mixed-use development to be located on 0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street. This development will include 228 residential units, 8,000±SF of office, and associated amenities. The unit mix will consist of 61 studios, 88 one-bedroom, and 79 two-bedroom units, with an average square footage of approximately 790 sf.

Parking for these uses, as specified further herein and in an accompanying shared parking analysis prepared by SLR, will be accommodated in the 3-level garage containing 227 striped spaces, one shared vehicle, and 10 surface parking spaces.

## **EXISTING DEMAND DATA**

Historical parking demand in buildings further from public parking and the Stamford Transportation Center, within the Downtown has been 1.0 PS/DU or less. Buildings more proximate to the proposed site have shown a typical demand closer to 0.86 PS/DU. Considering the building location, density, unit mix, target demographic, proximity to mass transit, and offsite public parking infrastructure, the parking demand is likely to be below the 0.86 ratio.

## **PARKING OPERATIONS**

### **Anticipated Demand**

The garage will be run by building management and operate as a 100% self-park facility. Management duties will include maintaining the master parking list, cleaning, and maintenance of all mechanical systems, gates and operable equipment.

The rent structure of the residential units is proposed to be “unbundled” with regard to parking. Apartments will not automatically include a “free” parking space (which has been demonstrated to encourage vehicle ownership and usage). The extra charge for spaces usually results in lower demand and allows those residents without cars to enjoy a lower cost of living (rather than pay for parking they do not need).

The proposed office space is approximately 8,000sf which will house and headquarter RMS Companies. The primary entrance to this portion of the building through the parking garage will be on the G2 level. Parking is planned to be shared off peak with available onsite spaces.

The proposed garage is sufficient to accommodate both residential and office uses as their peak demand times are offset throughout the day. See accompanying report by SLR for further details. The garage will include 227 parking spaces and one shared vehicle to meet the residential parking requirements. Additionally, ten (10) surfaces spaces are available for daily use from 6am to 6pm and can further serve the office use.

## **DEMAND MANAGEMENT STRATEGIES**

### **Shared Vehicles**

The developer plans to provide one “shared vehicle” (i.e. ZipCar), or more if the demand exists. With a credit of 4 spaces for the shared vehicle the resulting parking demand is 224 spaces (228 – 4 = 224) and satisfied by the 227 striped spaces.

### **Public Parking**

The building is located directly adjacent to the municipal garage and parking lot which are accessible from Broad Street and Forest Street and provide a total of nearly 1,000 spaces. The garage offers hourly and monthly parking rates. The site also has a unique feature, which is a direct pedestrian access to the garage structure from the site.

### **Public Transportation**

The proposed development is located within a mile of the Stamford Transportation Center, which provides access to both Amtrak and Metro North Railroad services, as well as Greyhound and Peter Pan buses.

The Harbor Point Trolley stops directly across from the site (in front of Macy’s) twice an hour during its continuous loop (7am – 11pm) through the Downtown and South End. This trolley is free of charge.

Connecticut Transit has multiple stops in the downtown area, including the 351 (Connector-Downtown Loop) and 331 (High Ridge Road). Two of the most traveled stops are located at the nearby intersection of Main and Atlantic Streets (Old Town Hall and Veterans Park). Nearly every line of Stamford’s CT Transit buses makes regular stops at one of these two locations, including local, intercity (Greenwich, Darien, Norwalk) and interstate (Port Chester, White Plains) routes.

Additionally, Uber, Lyft, Metro Pool and NuRide provide corporate and personal ride sharing programs that are currently utilized by residents in the downtown area, as well as the suburbs.

### **Bicycle Storage**

To encourage ridership as an alternate means of travel and as an amenity to building residents, bicycle storage areas can be located on the ground floor and accessed on Greyrock Place near the utility area. Additional bike racks may be installed on the ground level of the site if needed within the ground floor parking garage.

## **LOADING**

Large trucks and deliveries will access the site from the only access driveway off of Greyrock Place. The loading area is over 1,000 square feet with a height of 16’± height to the bottom of the garage slab above and can accommodate trash and other oversized vehicles servicing tenants of the building.

## **REPORTING**

Commencing at 75% occupancy of the residential units and continuing for a period of 3 years, semi-annual reports shall be submitted to the Zoning Board concerning the parking demand and how it is being accommodated in the garage, and any comments received from residents. Reports shall include periodic parking counts for a one-week period during each quarter, at specific times of day: Morning (9am), Afternoon (5pm) and Overnight (11pm). In the event that the Zoning Board determines, in its reasonable discretion and based upon its review of one or more of the semi-annual reports, that parking is not being accommodated by current operations, it may require that the owner/operator begin to implement one or more of the Alternate Solutions, or it may require that the Parking Management Plan be modified, after notice to the owner/operator and a public hearing (if requested by the owner); provided, however, such determination is made by the Zoning Board within 3 years after receiving the first report.