

68 SEAVIEW AVENUE OFFICE TO RESIDENTIAL REDEVELOPMENT STAMFORD, CONNECTICUT

**Transportation Demand Management/
Parking Management Plan**

Prepared for: Eagle Ventures

Client Ref: 141.20495.00001

May 2023



May 2, 2023

Mr. Peter Cabrera
Eagle Ventures
36 Sherwood Place (Suite LL)
Greenwich, CT 06830

**Re: Transportation Demand Management (TDM)/Parking Management Plan
 68 Seaview Avenue Mixed-Use Redevelopment
 Stamford, Connecticut
 SLR #141.20495.00001**

Dear Mr. Cabrera,

At your request, SLR Consulting (SLR) has prepared this combined Transportation Demand Management Plan and Parking Management Plan (TDMP/PMP) for the 68 Seaview Avenue redevelopment in Stamford, CT. This TDMP/PMP supplements our separate traffic and parking studies that have been prepared for this proposed redevelopment.¹

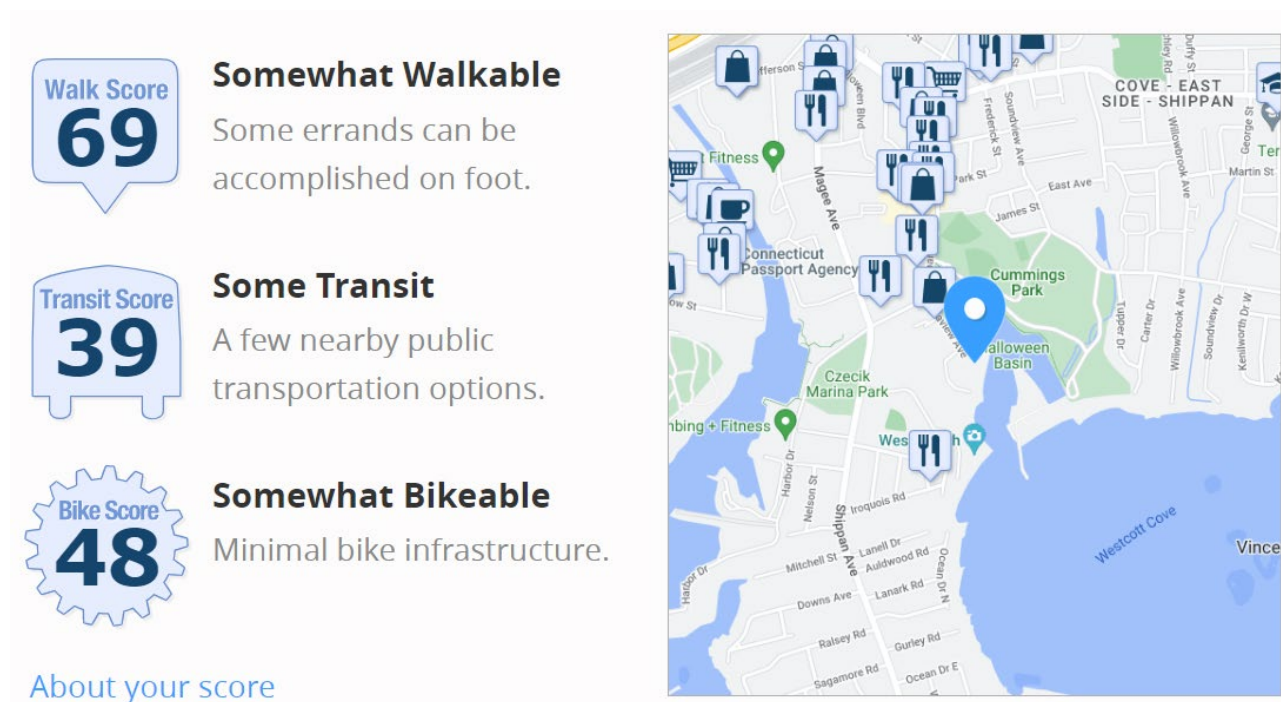
The site currently has a seven-story office building and a 57-slip boat marina. The proposed project plans to retrofit the existing office building with 52 residential units (13 one-bedroom units, 35 two-bedroom units, and 4 three-bedroom units) and approximately 6,800 square feet (SF) of office space. The existing marina will remain. The redevelopment will have a total of 173 onsite parking spaces within a three-floor parking structure. It is anticipated that this proposed redevelopment will generate less traffic than the site previously did as all office and marina, and that the onsite parking supply will be more than sufficient for this mixed-use redevelopment.

This TDMP/PMP has been prepared per Sections 19.F and 19.G of the Stamford Zoning Regulations, which aims for 20 percent (or more) of residents & employees to commute by sustainable travel modes such as walking, using transit, bicycling, and/or carpooling, as opposed to driving alone. As per the regulations, follow-up traffic and parking studies are to be done after the redevelopment has opened to quantify whether or not this 20 percent goal is being met. TDM measures (discussed further below) are to be implemented *if* this 20 percent goal is not being met.

¹ *Traffic Impact Study, Residential Redevelopment, 68 Seaview Avenue, Stamford, CT.* SLR, July 19, 2022
Parking Study, Mixed-Use Redevelopment, 68 Seaview Avenue, Stamford, CT. SLR, December 28, 2022

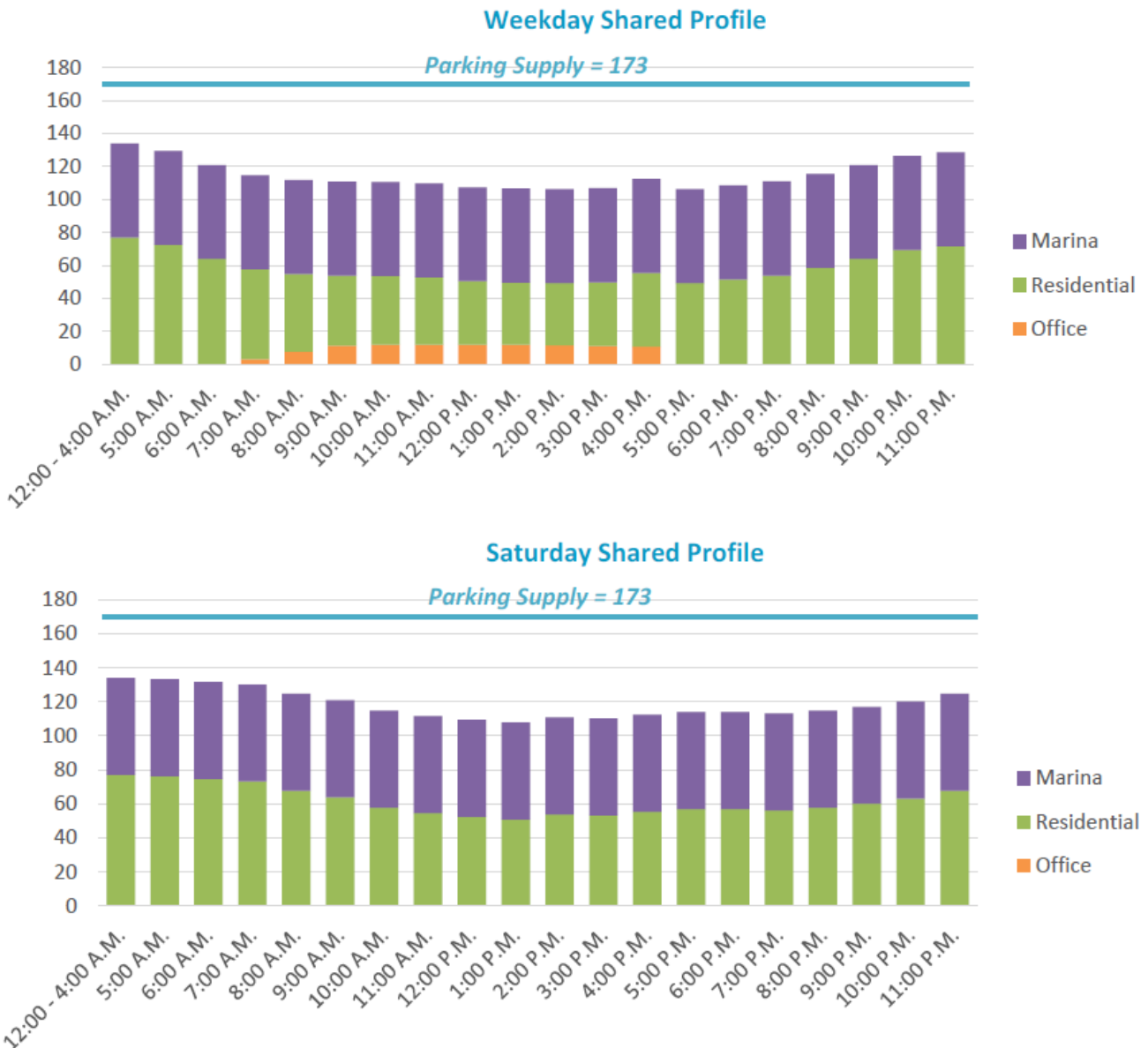
Non-Automobile Travel Options

This site's location is proximate to CTtransit Stamford bus routes 326 and 327 – which have stops at the intersection of Seaview Avenue and Shippan Avenue approximately 800 feet (few minutes walk) from the site. The site's proximity of 1.1 miles to the Stamford Transportation Center may help discourage Single Occupant Vehicle (SOV) trips. As shown in the image below, the Walkscore for this site shows it to be "Somewhat Walkable." The site is within walking distance of commercial establishments, as well as parks and beaches nearby. There is a sidewalk on the east side of Seaview Avenue, leading to the intersection with Shippan Avenue. Moreover, sidewalks will be constructed/reconstructed as part of the Seaview Avenue elevation reconstruction on/adjacent to the site.



Parking Management

As documented in our aforementioned parking study, the onsite parking supply of 173 spaces on three floors is expected to be more than sufficient. The following tables from our parking study illustrate the projected time-of-day shared-parking variation patterns for this mixed-use development as a whole.



There are to be 31 parking spaces on the 1st/ground level, 60 parking spaces on the 2nd floor of the site's parking garage, and 82 parking spaces on the 3rd floor. From a parking demand perspective, it is estimated that the 52 proposed residential units will generate a peak overnight demand of 77 parked vehicles, the 6,800 square feet of office will generate a peak daytime demand of 12 parked vehicles, and the 57-slip marina will generate a peak daytime demand of around 57 parked vehicles. Thus, to best manage parking, the 3rd floor of the parking garage will be reserved for residents, the 2nd floor of parking will be designated for office and marina parking, and the 1st floor will be designated for marina and guest parking. Signage at the site entrance will be installed to direct motorists where to park. Several of the first-floor spaces will be individually signed as visitor-parking spaces. As part of the parking supply, some Electric Vehicle (EV)

parking spaces are to be provided on the 2nd and 3rd floors. Lastly, some bicycle parking will be provided onsite.

TDM Strategies If Necessary

Periodic follow-up traffic and parking studies are to be conducted after this site redevelopment has opened and is mostly occupied (i.e., more than three-quarters occupied) to quantify and evaluate its actual traffic/transportation and parking demands per Sections 19.F.5 and 19.G.5 of the Stamford Zoning Regulations. The percentage of building residents and employees commuting by different modes of transportation (walking, using transit, bicycling, carpooling, driving alone, working at home, or some combination thereof) is to be quantified by user survey (or another appropriate method) to determine if TDM strategies should be implemented. TDM strategies may only be necessary if 80 percent or more of residents and employees are found to be driving alone. The number of parked vehicles during peak periods at this development shall also be counted to determine if parking should be better managed.

If it is found that the reduced automobile traffic goals are not being met, in that at least one in five residents & employees are traveling to and from this site by means other than by SOVs, then the 68 Seaview Avenue Redevelopment should implement one or more of the following TDM/automobile-use reduction strategies (and then conduct subsequent follow-up studies):

- Provide transit information to residents and employees of the site
- Provide discounted transit passes to residents and/or employees of the site
- Provide a car-share vehicle service onsite if demand warrants
- Provide a bike-share and/or scooter-share service for residents and employees of the site
- Start to charge residents to park on site

We hope this TDMP/PMP is useful to you and the City of Stamford. If you have any questions or need further information, please do not hesitate to contact either of the undersigned.

Sincerely,

SLR International Corporation



Neil C. Olinski, MS, PTP
Principal Transportation Planner



Holly Parker, TDM-CP
Principal Transportation Planner

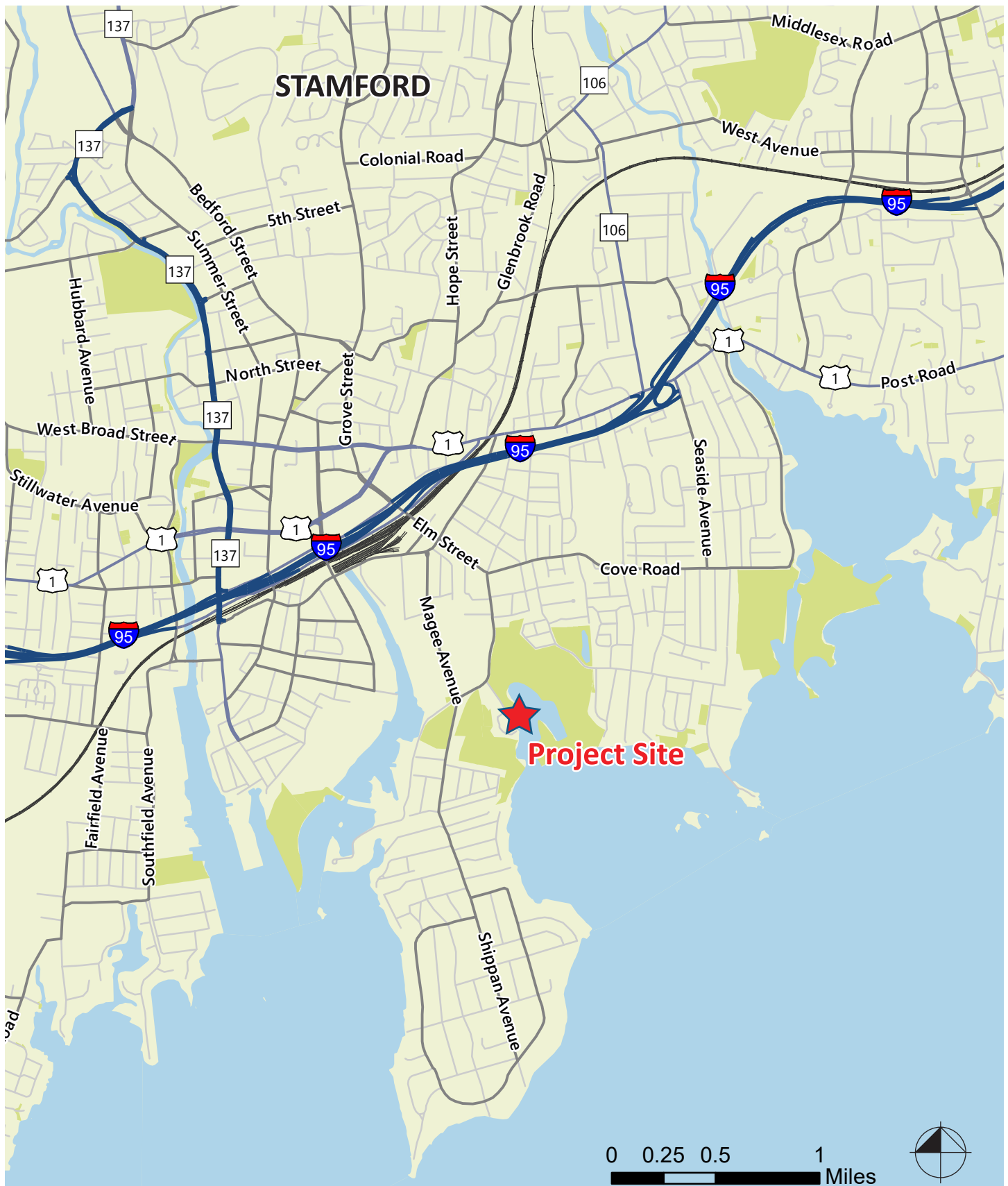


Figure 1
Site Location Map