



FUSS & O'NEILL

October 6, 2023

David Stein, Chair
Stamford Zoning Board
888 Washington Blvd
Stamford, CT 06901

Re: Parking and Traffic Demand Management Plan
Proposed Residential/Multi-Use Development
800 Long Ridge Road
Stamford, Connecticut
Fuss & O'Neill Reference No. 20101217.A30

Dear Mr. Stein:

800 Long Ridge, LLC proposes to construct 354 apartment units and a 9,394 square foot supporting commercial use at 800 Long Ridge Road (State Route 104). The existing 300,000 square foot office building and parking garage on site will be demolished. The proposed change in use on site from office to residential will result in a substantial decrease in passenger car traffic demand from the site (206 fewer vehicle trips in the weekday morning peak hour of traffic and 185 fewer trips in the weekday afternoon peak hour) as discussed in Section 4.3 of the Traffic Impact Study.

Transit Use

The site is located in excellent proximity to two CT Transit bus stops with shelters located on both the northbound and southbound sides of Route 104 just north of the 800 Long Ridge Road/Loughran Avenue intersection. CT Transit operates Route #336 on weekdays and Saturdays along Route 104 between Rock Rimmon Road to the north and Downtown Stamford and the Stamford Transportation Center to the south. Route #336 runs 30 buses each weekday (15 northbound and 15 southbound buses) and 4 buses on Saturdays (2 northbound, 2 southbound buses). Connections to other CT Transit bus routes and Metro North commuter rail service are available from the Stamford Transportation Center. The Center also serves Amtrak, Greyhound bus, and Peter Pan bus services.

In addition to the public transportation bus shelters located on Route 104, the site plan proposes a new school bus shelter and pull off area on the south side of the site driveway at the intersection with Route 104. This shelter and pull off area will facilitate easier access to public school bus service for residents of the site with school aged children.

146 Hartford Road
Manchester, CT
06040
† 860.646.2469
800.286.2469
f 860.533.5143
www.fando.com

Connecticut
Maine
Massachusetts
New Hampshire
New York
Rhode Island
Vermont



David Stein, Chair

October 6, 2023

Page 2

Pedestrian Accommodations

The site plan includes an extensive network of pedestrian walking paths that will not only serve a recreational purpose but also serve to provide dedicated walking routes to access the lower portion of the site driveway where the proposed school bus shelter and existing CT Transit bus stops can be accessed.

Bicycle Accommodations

Bicycle parking and storage will be provided on site to further encourage alternative modes of travel from the site. In accordance with Zoning Regulations, a total of 44 Class "A" (inside) bicycle parking spaces will be provided on site to accommodate the 354 residential units and supporting commercial use. 36 Class "B" or outside bicycle parking spaces will be provided resulting in a total of 80 bicycle parking/storage spaces on site. Long Ridge Road currently provides shoulders that are greater than four feet wide along most of its length to facilitate bicycle traffic to and from the site.

Parking Management

A total of 628 parking spaces will be provided on site with the following breakdown:

- 349 inside garage spaces
- 279 outdoor surface level spaces
- 38 of the 628 spaces will be reserved for the commercial use
- 584 of the 628 spaces will be reserved for the residential use
- 6 of the 628 spaces will be publicly accessible amenity spaces
- 63 parking spaces will be reserved for EV vehicles (10% of the required residential parking)

The 584 parking spaces provided on site for the residential use exceeds the total required by Zoning Regulations by 18 spaces while the 38 commercial spaces provided meets the Zoning Regulations. Given both the residential and commercial uses independently satisfy the parking regulations, no shared parking will be required on site.

The layout of the parking facilities proposed is provided on the site plans included with this development's Zoning applications. In addition, a tabulation of the parking required by land use versus the amount of parking provided by type is summarized in the Zoning Data Chart on the site plans.



David Stein, Chair

October 6, 2023

Page 3

All parking on site will be self-park and parking operations will be actively supervised by on site property management personnel. Residential parking on site will be gated and residents will be provided with fob access.

In addition, “Unbundled” parking is proposed at the site, meaning that residents will not automatically receive a parking space when they sign a lease. A separate charge for parking encourages residents to consider alternative methods of commuting besides single-occupant vehicle usage and serves as another important travel demand management measure.

Reporting will be submitted annually pursuant to Section 19.F.5 and 19.G.5 of the Zoning Regulations. If parking demand is not being met, alternate solutions will be explored. Similarly, if the transportation demand management goals of the regulations are not being met, the Applicant will submit proposals for increasing resident use of transportation means other than single occupancy vehicles.

Should you have any questions or need additional information, please contact me at 860-646-2469.

Sincerely,

Mark G. Vertucci, PE, PTOE

Vice President