



FUSS & O'NEILL

January 29, 2024

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

Re: Site Plan Revisions – Supporting Traffic Letter
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 9,394 square foot supporting commercial use with 618 parking spaces at 800 Long Ridge Road in Stamford, CT. This represents a slight decrease in parking from the initial proposal of 628 parking spaces. The number of units and commercial square footage remains unchanged.

A slight change to the residential unit breakdown (1 bedroom, 2 bedroom, and 3 bedroom) is proposed. However, this change does not impact the results of the traffic analysis presented in our Traffic Impact Study.

A total of ten parking spaces were removed in the updated site plan which may slightly reduce the number of vehicles onsite. The proposed modifications to site parking are as follows:

- 348 inside garage spaces
- 270 outdoor surface level spaces
- 38 of the 618 spaces will be reserved for the commercial use
- 574 of the 618 spaces will be reserved for the residential use
- 6 of the 618 spaces will be publicly accessible amenity spaces
- 65 parking spaces will be reserved for EV vehicles

The 574 parking spaces provided for the residential use represents a ten-space reduction from the 584 spaces depicted on the original site plan. The commercial space square footage and parking proposed (38 spaces) remains unchanged. The combined total parking of 618 spaces continues to exceed the total amount of parking required for the development by Zoning Regulations (613

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



FUSS & O'NEILL

David Stein, Chair

January 29, 2024

Page 2

spaces). Given both the residential and commercial uses proposed on site both independently satisfy the parking regulations, no shared parking will be required on site.

The revised layout of the parking facilities proposed is provided on the updated site plans included with this development's Zoning applications.

In summary, minor site plan changes are proposed to modify the residential unit mix and slightly decrease the total number of residential parking spaces provided on site. These modifications have no impact on the findings of the Traffic Impact Study dated September 2023 and no impact on the conclusions of the Parking and Traffic Demand Management Plan dated October 6, 2023.

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

Sincerely,

Mark G. Vertucci, PE, PTOE

Vice President