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April 27, 2020

Mr. Jeremy B. Ginsberg, AICP
Planning and Zoning Director
Town of Darien
2 Renshaw Road
Darien, Connecticut 06820

Subject: **Responses to Applicant's Responses to Peer Review
Darien Place LLC – 1077 Boston Post Road
Darien, CT**

Dear Mr. Ginsberg:

We received responses to our Peer Review comments dated March 23, 2020 by Milone and MacBroom, Inc. in a letter dated April 7, 2020. Below is our response to their peer review responses:

1. Address existing parking supply in the Playhouse lot.

Response: It appears that the applicant's consultant is counting the three (3) handicap parking spaces near the Darien Sport Shop as part of the existing parking supply and excluding the three (3) parking spaces in the rear of the Darien Sport Shop. This results in a total of 183 parking spaces as existing supply. ***We have no further comment in this issue.***

2. Consideration of seasonal adjustment factors

Response: In our opinion, seasonality plays an important role in understanding parking needs. Some land uses such as recreational tend to peak during summer months and others such as retail/shopping tend to peak during Christmas and holiday season. In this case, the playhouse lot serves a few retail/shopping tenants today such as the Darien Sport Shop and will also serve the proposed 4,300 S.F. retail in the former Playhouse site which would typically peak in the later months of the year. Since, parking counts are not available to understand peaking characteristics at the playhouse lot, a national resource i.e. Shared Parking, Urban Land Institute was cited.

Relative to the use of the data at the Grove Street lot as a local reference to understand seasonal variations, we have a concern that the Grove Street lot is not like the playhouse lot in terms of its use. Grove Street is a municipal lot serving several users i.e. rail station parkers, offices, retail, and others. Playhouse lot only serves its tenants which are more geared towards retail and commercial uses.



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However, it appears that the applicant's consultant has increased the parking lot occupancy by 13 percent to reflect an average month of the year. With this adjustment, Table 1 of the applicant's consultant report shows that under the three time periods analyzed for the future parking demand, two are near capacity and the other is above capacity for an average month of the year. This analysis assumes that capacity is 100 percent of the available parking supply in the future i.e. 187 parking spaces.

As the applicant's consultant states, it is true that there is available parking in other lots in the area. But customers always tend to park closer to the destination than farther away. During busy times, this will lead customers to circulate the parking lot a few times to find a space or park along the aisle waiting for a space to open. ***The applicant's consultant should respond to this issue.***

3. Address short fall in shared parking supply based on peak capacity per ITE

Response: As stated above, once a parking lot nears capacity customers tend to circulate the parking lot a few times, double park, or create conflicts with other customers trying to look for a spot. This is based on the tendency that customers like to park closer to their destination than farther way. The parking assessment report does not provide any supporting documentation i.e. a survey or an interview that currently customers are parking away from the playhouse lot and walking to the stores in the 1077 Boston Post Road buildings. The 80-90 percent rule of thumb helps understand parking demand vs, supply in a parking lot and recognize the need to support peak demand during busy times.

We recognize that there is available parking both on and off street around the playhouse lot. This is certainly a positive for downtown and customers can walk to many destinations while parked in the municipal lots or on the street. However, this doesn't address the short fall in parking supply this may create in the playhouse lot during peak times. ***The applicant's consultant should respond to this issue.***

4. Address parking arrangement with the Board of Education

Response: It appears that the applicant obtained a parking agreement with the Board of Education to allow employees to park in their lot. ***We have no further comment on this issue.***

5. Dedicated reserved parking for residents in the new apartments

Response: It appears that the four parking spaces in the playhouse lot will no longer be available part of the shared parking agreement. ***We have no further comment on this issue.***



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Please do not hesitate to call if you have any questions relative to our review of the parking assessment associated with the proposed redevelopment associated with this project. We are prepared to discuss our report and associated findings.

Sincerely,

A handwritten signature in black ink that reads "Sharat". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Sharat K. Kalluri, P.E., P.T.O.E.

Project Manager

CDM Smith Inc.

