



ENGINEERING SUCCESS TOGETHER

MEMORANDUM

Date: November 16, 2018
To: Ms. Katie DeLuca, Planning Director
From: Kaethe V. Podgorski, PE, PTOE
Subject: 303 Hamilton Avenue, Greenwich, CT

BETA Project #: 4972

BETA Group, Inc. (BETA) submitted a peer review memo, dated October 26, 2018, for the proposed multi-family residential development at 303 Hamilton Avenue. This November 16, 2018 memo was prepared to address the responses that were received from the applicant (from Fogarty Cohen Russo & Nemiroff LLC, dated November 15, 2018, and from Kimley Horn, dated October 30, 2018)

Regarding comments relating to the appropriate amount of parking for the development:

We do not disagree that some reduction from the Town code's established parking requirements may be reasonable for this development, however a 50% reduction from the Town requirement does not seem appropriate based on other recent studies that have reviewed the issue and other local sources of data.

The Benedict Court Development was proposed recently, which was intended to be a multi-family development located in Greenwich's Central Business District (CGIO Zone), a location which is within walking distance of multi-modal transit, retail, entertainment, and municipal facilities. To justify the proposed reduction in parking requirements for that project, reviews of multi-family residential sites in downtown Stamford, a shared-use parking study in downtown Darian, and the parking requirements for the SoNo Station Design District in City of Norwalk's zoning regulations were used. Based on that analysis, a minimum ratio of 1.25 parking spaces per dwelling unit was proposed for multi-family developments in the CGIO Zone of Greenwich. (*See Letter Re: Proposed Text Amendment to Greenwich Zoning Regulations Parking Requirements; Tighe & Bond, November 8, 2017 although note that the project has not been advanced or approved*). By contrast, the development proposed at 303 Hamilton Avenue is located in a residential zone, with more limited options for walkable destinations and more limited transit access. It could reasonably be expected that parking requirements for a residential site on Hamilton Ave would be higher than one in Greenwich's Central Business District.

In November, 2017 the Greenwich Planning and Zoning Department obtained data from the local tax assessor's office and the Housing Authority to try to establish parking demand at existing multi-family residential developments in town by reviewing car registrations by address. The data for eight properties indicated ratios of number of car registrations to total number of units of 0.67, 0.89, 1.05, 1.15, 1.18, 1.20, 1.43, and 1.71 for the eight properties reviewed. The data did not include information on unit occupancy or unit sizes, however, it did indicate that for most of the properties reviewed there was more than one vehicle registered per unit.

These data sources and studies provide more local sources of information, in addition to the Town code, to indicate that the number of parking spaces for the 303 Hamilton Avenue development is likely to be insufficient as proposed.

CC: Patrick LaRow, Town of Greenwich
James Michel, Town of Greenwich
Melissa Evans, Town of Greenwich