

**Parking Management/Operations Plan
128-136 Broad Street, Stamford, CT
March 3, 2023**

This plan outlines the proposed operation and management of the three-level parking garage that will support the 128-136 Broad Street residential development in Stamford, CT. It was created as a follow-up to the Transportation Demand Management Plan/Parking Management Plan prepared by SLR and the City of Stamford Transportation, Traffic & Parking Office staff's comments. It has been reviewed and approved by Propark Mobility (formerly ProPark America), one of the largest parking operators in the country, who manage 457,142 parking spaces in 750 parking facilities across the USA. This includes 96,000 valet parking spaces. In Stamford, Connecticut, Propark Mobility manages several self-park and/or valet parking facilities. They manage the valet parking operations at the Courtyard by Marriott Hotel and Landmark Square along with other properties to name just a few of their local parking management contracts.

OVERVIEW

The project will consist of 198 rental apartments, 210 parking spaces and 4,324 SF of retail space in a 13-story building. All required parking will be supplied on-site as follows. At grade, west of Gay Street, there will be 17 self-park spaces and on garage levels 2 and 3 there will be 156 self-park spaces for a total of 173 self-park spaces. Alternatively, the building will have 121 self-park spaces and 89 valet parking spaces in the event that valet parking is fully subscribed. Important to highlight, when any of the aforementioned self-park spaces on garage levels 2 or 3 are obstructed by the 37 aisle valet spaces, those obstructed spaces would also become valet parking spaces. This means the total valet space count will be 89 spaces or 42% of the total space count. See chart below.

PROJECTED ESTIMATE OF ACTUAL USE					ZONING COMPLIANT PARKING SCHEDULE	
SELF-PARKING SPACES		TYPE MARK	DIMENSIONS	COUNT	COUNT	
GROUND FLOOR	ADA	ADA	9'-0" x 18'-0"	1	1	
	ADA VAN	ADA VAN	9'-0" x 18'-0"	1	1	
	COMPACT	C	8'-6" x 16'-0"	5	5	
	STANDARD	R	8'-6" x 18'-0"	10	10	
	SUB-TOTAL GROUND FLOOR:				17	17
FLOOR 2	ADA	ADA	9'-0" x 18'-0"	1	1	
	COMPACT	C	8'-6" x 16'-0"	3	3	
	STANDARD	R	8'-6" x 18'-0"	72	32	
	SUB-TOTAL LEVEL 2:				76	36
FLOOR 3	ADA	ADA	9'-0" x 18'-0"	1	1	
	COMPACT	C	8'-6" x 16'-0"	3	3	
	STANDARD	R	8'-6" x 18'-0"	76	36	
	SUB-TOTAL LEVEL 3:				80	40
TOTAL SELF-PARK SPACES				173	93	
VALET SPACES		TYPE MARK	DIMENSIONS	COUNT		
GROUND FLOOR		V	7'-0" x 17'-0"	0		
FLOOR 2		V	7'-0" x 17'-0"	44		
FLOOR 3		V	7'-0" x 17'-0"	45		
TOTAL VALET				89		
TANDEM SPACES		TYPE MARK	DIMENSIONS	COUNT		
FLOOR 2		T	8'-6" x 18'-0"	14		
FLOOR 3		T	8'-6" x 18'-0"	14		
TOTAL TANDEM PARKING SPACES				28		
TOTAL ZONING COMPLIANT PARKING SPACES					210	

PARKING OPERATION

Primary residential vehicular access will be from Broad Street, directly to the garage ramps located on the east side of Gay Street. This portion of the garage will be secured with high-speed gates equipped with a vehicular sensing transponder so cars can enter quickly and seamlessly without delay. This guarantees that no queuing or backups will occur at Gay Street. Secondary access will be from Forest Street.

As shown in the above table, our Projected Estimate of Actual Use, anticipates that 173 self-parking spaces will serve 198 apartments for a parking ratio of .874 spaces per unit. This ratio comports with the higher end of the estimated parking utilization range as contained in SLR’s Transportation Demand Management/Parking Management Plan dated January 2023. That report indicates an expected parking utilization ratio of .71 to .90 vehicles per unit. Based upon our extensive prior experience with similar projects, the SLR estimates and consultation with Propark Mobility, 173 self-park spaces will more than satisfy the on-site parking demand at this project. **This means that despite our plan, which offers both self and valet parking at CO/building opening, the garage will very likely permanently operate as 100% self-park.**

By comparison, one of our past Stamford development projects is Summer House, a 22-story apartment rental community with a 5 level above grade structured parking garage. Since its opening in 2016 it has experienced full occupancy. The garage contains 150 self-parking spaces for 227 units, which equates to a .66 spaces per dwelling unit parking ratio. This project had a zoning parking requirement of approximately 227 spaces but was approved with plans that showed that the 227-space parking requirement could be met, upon demonstrated need, by layering in several parking methods including valet, stacker, and tandem spaces. That need never materialized, and Summer House has been operating successfully as one of the most sought-after rental communities in the downtown area despite the .66 on-site parking ratio.

Note: Section 12.D.1.c. of the Stamford zoning regulations provides for the ability to use tandem, valet parking, stackers, car elevators, or other parking management techniques. On the ground floor of this proposed project, a 15’ clear ceiling height is planned. This can easily accommodate stackers over 15 of the planned 17 parking spaces. These would be used for longer term car storage, which, in lieu of or in addition to our proposed valet plan, would even further alleviate any future potential parking constraints. If we only adopted the usage of the 15 stackers alone, in lieu of adding valet parking, that would increase the parking count to 188 spaces resulting in a parking ratio of .95 which is in excess of the high end of the parking utilization range of .90 from the SLR report.

As stated above, and available upon CO/building opening, a valet parking plan will be available. That said and as noted above, **173 self-parking spaces are anticipated to more than adequately serve the project at full occupancy. See tables below that describe the parking counts in the building.**

Projected Estimate of Actual Use (.87 spaces per unit)

Floor	Single	Tandem	Valet	Total
1	17	0	0	17
2	62	14	0	76
3	66	14	0	80
Total	145	28	0	173
Percent	84%	16%	0%	100%

Zoning Compliant Parking Schedule (1.06 spaces per unit)

Floor	Single	Tandem	Valet	Total
1	17	0	0	17
2	36	14	45	95
3	40	14	44	98
Total	93	28	89	210
Percent	44%	13%	42%	100%

Note: A total of 10 spaces will be designated for Electric Vehicle charging. 27 Class A bicycle parking spaces will be accommodated within the ground floor bike storage area, and there will be 20 Class B bicycle parking spaces, of which 12 will be located on Broad Street adjacent to the main lobby entrance which is covered by upper levels of the building, and 8 will be located within the ground floor bike storage area. The locations of the above are shown on the attached plans.

Valet parking

As noted above, upon CO/building opening, the building will operate by utilizing self-park, valet, and tandem parking spaces. (Demand Level I). The garage will continue to operate in this manner through the lease-up process, and as long as the garage parking demand allows. Staging for the valet parking operation will be on level 2 with a valet station being positioned adjacent to the elevator vestibule. The 24-7, fully staffed, valet station will include a lock box to securely store car keys. A dedicated cell phone and hard-wired phone will be available so that residents can communicate directly with valet staff via direct call, voice mail or text message. All car keys will be tagged with permit numbers and a vehicle condition ticket will be completed by the parking attendant(s) on duty each time a car is taken into their possession.

Upon entering the high speed gated garage and proceeding to the second floor, residents will drop off their vehicles in the valet staging area and hand their keys to the valet attendant on duty. Departing resident vehicles will have been staged according to the stated resident scheduling requests or learned routines. For example, automobiles that are not typically used daily or not at all during the week will be positioned in remote positions in the valet area of the garage. On the contrary, vehicles that are required routinely or at specified times would be positioned in easily accessible/unobstructed areas requiring minimal shuffling of automobiles.

The valet parking operation will include a minimum of one attendant who will be on duty at all times, 24 hours per day. The actual schedule and staffing will be adjusted as the parking operator becomes familiar with usage patterns that emerge. Staffing levels shall always be maintained at levels adequate to ensure a successful valet operation.

DEMAND MANAGEMENT

Monthly parking charges will be separate from the rent (unbundled).

Alternate Parking Options (should a tenant desire to park off-site):

There are close to 5,616 public parking spaces within a 5-minute walk of the project site including, Bedford Street (658 spaces), Stamford Town Center (3,883 spaces), Target (600 spaces), and the URC Garage (475 spaces).

Walk Score

The property features a Walk Score of 96, a “Walker’s Paradise”, where daily errands do not require a car. This high Walk Score, in conjunction with other modes of transportation will serve to minimize parking demand as many of our residents will not need to own a car. In addition to being highly walkable, the site also has an “Excellent Transit” score of 73 and “Very Bike-able” score of 76. Convenient accessibility to local businesses and area amenities encourages residents to travel on foot, via bicycle, or to utilize one of the many rideshare services such as Uber or Lyft.

Alternate Transportation

- The project currently plans to offer a train station shuttle which will further alleviate the need for car ownership.
- The project site is located approximately 0.9 miles from the Stamford Transportation Center, which features bus services in addition to Metro North Railroad and Amtrak train services.
- The Harbor Point Trolley, which runs from 7AM to 11PM from the South End through Downtown Stamford, stops nearby on Broad Street twice an hour.
- As stated above, rideshare services, such as Uber and Lyft, are readily on demand and will be utilized by residents in the downtown area.

CONCLUSION

Based upon the above, despite our plan to include self, valet, and tandem parking in an amount equal to 210 spaces, on CO/building opening, it should be clear that our Projected Estimate of Actual Use will be 173 self-park spaces for the planned 198 apartments.