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WESTPORT P. & Z. C.

February 26, 2008

Ms. Mary Young  
Assistant Planning Director  
Town of Westport  
110 Myrtle Avenue  
Westport, Connecticut 06880

**RE: Peer Review of Westport "Y", Sunny Lane, Westport, Connecticut  
Parking Data – Technical Review Report #2**

Dear Ms. Young:

In accord with your request, this letter summarizes our review of the parking analysis for the Westport Weston Family "Y" proposed on Sunny Lane, near Interchange 41 on the Merritt Parkway. The existing "Y" is located in the Downtown Business District and will be relocated to the existing Mahackeno site on Sunny Lane.

Specifically, we have reviewed the following parking-related documents:

- Parking Requirements for Proposed Mahackeno Site, prepared by Mr. Larry Weisman dated November 2007.
- Letter by Ms. Katherine Bernard, Planning and Zoning Director, Town of Westport, dated January 26, 1996.
- Correspondence from Attorney Larry Weisman to Ms. Mary Young, dated April 11, 2006.
- Parking Calculations by Mr. Kevin M. Smith, AIA, Robert A.M. Stern Architects LLP dated October 10, 2007.
- Membership Card Swipes for 2005.

Our scope for this effort is to:

1. Review the Parking Analysis, prepared for the planned project as submitted to the Town of Westport;
2. Assess the number of parking spaces proposed by the applicant to address demand at the Westport "Y"; and,
3. Provide the Town of Westport the professional and technical assistance to enable the Town to respond to the developer's application.

Our review of the materials included the following disciplines and Parking Generation procedures/methodologies:

- Work prepared in accord with, and using procedures generally accepted by the parking industry.
- Comparison of available parking ratios, and
- Review of parking needs and supply.

In accord with Town directives, we did not conduct independent parking studies, but utilized information supplied by the Town including data from the applicant for this peer review.

### THE PROJECT

The existing Westport Weston Family "Y" will be re-located to the Mahackeno site on Sunny Lane in the Town of Westport. A total of 336 parking spaces will be provided at this location.

### PARKING REVIEW

This letter addresses the parking analysis portion of our peer review. Specifically, we have commented on Mr. Larry Weisman's letter dated November, 2007 titled "*Parking Requirements for Proposed Mahackeno Site*". Based on our review of the parking related documents presented by the applicant, we have the following comments:

1. Relative to Item 1 in Mr. Weisman's letter titled "*Kathy Barnard's January 1996 letter and Larry Bradley's 2006 Revision (Tab B)*", we realize that there is some duplication in Mr. Bradley's analysis in accounting for the same members in other areas of "Y". If the parking requirement is reduced by the numbers for the locker/dressing rooms and restrooms/showers, the number of required spaces per Westport regulations is 420 spaces. Also, it should be noted that the requirement was calculated based on 98,852 S.F. "Y", but the size is now approximately 102,000 S.F as stated in the submission to the Town of Westport. The applicant should revise the parking calculations based on the new size.

It is our understanding that the Town of Westport has established a working standard for nursery schools and day care facilities because §34, Off-Street Parking and Loading, of the Westport Zoning Regulations, does not include requirements for nursery schools and day care facilities. The working standard is: *1 parking space for each employee and 1 parking space for every 10 children.*

The applicant should use this working standard for nursery and daycare facilities in the revised parking calculations.

2. Relative to Item 2 in Mr. Weisman's letter titled "*Maximum Design Occupancy (Tab C)*", the calculations based on design occupancy do not factor in parking for Camp Mahackeno and the pool event related periods where they may be visitors who are not members of the "Y". The applicant should revise parking calculations to factor these events.

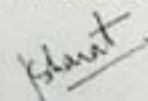
A factor of 1.20 for vehicle occupancy seems high. Based on a review of the applicant's traffic study, a vehicle occupancy factor of 1.0 was used to generate vehicle trips. The applicant should clarify if this is typical at a "Y" facility.

3. Relative to Item 3 in Mr. Weisman's letter titled "*Other, Comparable Facilities in the Area*", it is important to note that parking ratios were calculated using number of available parking spaces rather than the peak demand. We are not sure if there is adequate parking at these facilities and motorists park at designated areas. The applicant should clarify if the comparable facilities have adequate parking supply to meet their peak demand.
4. Relative to Item 5 in Mr. Weisman's letter titled "*Actual Usage (Tab D)*", we would appreciate a better explanation of the calculations. Based on a review of parking calculations provided in Tab D, it appears that parking has been underestimated for members and campers. For example, at 1 P.M., the analysis shows that there will be approximately 106 members and 500 campers at the proposed "Y" facility. However, the parking calculations show a need for only 56 spaces associated with these users. It will be helpful if the applicant's parking consultant can provide calculations and their assumptions for any one time period (say 1 P.M.).
5. The applicant has presented several methodologies to determine parking needs. However, there is no summary of the data presented and how this data results in the provision of 336 parking spaces at this location. The applicant should provide a summary table of the results.

The comments, as listed above should be addressed, in our opinion, so that a complete understanding of the parking needs of the project can be made. We will be forwarding additional comments associated with the Site Plan upon further review.

Please do not hesitate to call if you have any questions relative to our review of the parking analysis associated with the Westport "Y" project.

Respectfully submitted,  
**WILBUR SMITH ASSOCIATES**



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