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MEMORANDUM

Date: April 17, 2020 BETA Project #: 4972
To: Ms. Katie DeLuca, Planning Director
From: Kaethe V Podgorski, PE, PTOE
Subject: Greenwich Hospital PET/CT Replacement Project
5 Perryridge Road, Greenwich, CT

BETA Group, Inc. (BETA) has reviewed the materials submitted by the Applicant to the Planning and Zoning Commission for the Greenwich Hospital PET/CT Replacement Project. The following documents have been reviewed for parking adequacy considerations:

- Parking Needs Study; Greenwich Hospital PET/CT Replacement Project; Adler Consulting; February 26, 2020

The following comments are offered for consideration:

1. The parking garage under the Helmsley building is above its effective capacity (around 85-90% utilization) during weekday peak periods and even reached 100% capacity on one of the days observed. Note that when utilization approaches the effective capacity, there is greater potential for circulation problems, for operational problems, and for vehicle to vehicle and vehicle to pedestrian conflicts. Therefore, it is important that these parking areas be actively managed to reduce the potential for these issues. The Parking Needs Study states that "A manned booth...generally operates between 7:00 a.m. and 3:00 p.m. on weekdays. The personnel not only provide directions to the visitor but also monitor the available parking spaces at Helmsley Medical Building and direct the visitor parking to Watson Pavilion garage when necessary." The Applicant should ensure that the management procedures are working effectively and that they continue.
2. The study also says that the hospital is converting double patient rooms to single patient rooms and moving outpatient services off-campus. We agree that these changes should help reduce the demand for visitor parking at this site in the future.

CC: Patrick LaRow, Town of Greenwich
James Michel, Town of Greenwich
Scott Marucci, Town of Greenwich