



ENGINEERING SUCCESS TOGETHER

MEMORANDUM

Date: December 10, 2020
To: Ms. Katie DeLuca, Planning Director
From: Kaethe V Podgorski, PE, PTOE
Subject: Foundation House
124 Old Mill Rd., Greenwich, CT

BETA Project #: 4972

BETA Group, Inc. (BETA) has reviewed the materials submitted by the Applicant to the Planning and Zoning Commission for the proposed conference/event center complex at 124 Old Mill Rd. The following documents have been reviewed for site circulation and parking considerations:

- Narrative; Thomas J. Heagney, October 26, 2020
- Parking Needs Study: *Foundation House*; Adler Consulting; October 2, 2020
- Final Site Plan Review Set, *Foundation House*, 124 Old Mill Road; Rocco V. D'Andrea, Inc; October 19, 2020

The following comments/questions are offered for consideration:

1. In addition to the parking field spaces, please show and quantify all of the other parking spaces on site (behind the mansion, etc.), including all of the accessible spaces. Also indicate the location of the proposed valet waiting area(s).
2. The Parking Needs Study states that 140 vehicles can be accommodated in self-park mode. Without any curbing or other device to show the limits of the parking areas, markings for the aisles and spaces, or an attendant to assist with parking organization it is not likely that the parking arrangements shown on the site plan layout can be achieved in self-park mode. What is the highest parking demand that is expected to be accommodated by self-parking?
3. To better accommodate more frequently occurring events and allow for better accessibility, maintenance, soil/surface preservation, and organized use, it may be preferable to improve a portion of the proposed parking field in order to provide appropriate grading, drainage, striping, and pedestrian accommodations.
4. Provide accessible routes on site between the buildings and parking areas.
5. Clarify what types of trucks are expected to access the site and how they will circulate. Where will deliveries be made? Will trucks need to park on site during events?
6. According to the Town Code, aisles for providing for general two-way circulation shall be at least 20 feet in width.

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

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