

Date: January 19, 2022 Job No.: 4972
To: Katie DeLuca, Planning Director
Cc: Patrick LaRow, James Michel, Scott Marucci, Bianca Dygert, Juan Paredes
From: Kaethe V. Podgorski, PE, PTOE
Subject: **8 & 10 Lewis St. – Redevelopment
Traffic Peer Review Addendum**

BETA Group, Inc. (BETA) submitted a memo on January 12, 2022 providing a review of traffic/operational considerations for the proposed conversion of a (former) fitness club and costume rental establishment to a bakery, a market, and a restaurant at 8 & 10 Lewis Street. The Applicant has since provided responses to some of the comments in the following document:

- Trip-Generation Comparison Study; Kyma of Greenwich; January 17, 2022

BETA's 1/12/22 comments are shown below in their entirety, with Applicant responses and additional remarks shown where provided:

Previous BETA Comment #1 (1/12/22): *Please provide more information on the proposed businesses and their planned operations in order to assess the suitability of the land use codes used to estimate trip generation for the proposed land uses on site.*

- The use of Land Use Code 822 (Retail) for the proposed bakery may not be the most applicable as it could be underestimating trips, particularly during the AM peak hour.*
- The suitability of Land Use Code 931 (Fine Dining Restaurant) for the proposed restaurant depends on the anticipated operation of the establishment (i.e. average dining time for lunch/dinner, lounge/bar service, take out service).*

Rudy Ridberg Response: The Bakery and Market will only have 12 seats (as per retail regulations) - and they are separate from each other. The bakery will close at 6pm and the market at 9pm. 10% of the restaurant business will be at lunchtime while 90% of the business will be at dinner time. The average time for lunch is one hour. At dinner, the average time for a table for two is one and one-half hours and a table for four is two hours. The busiest time for the bakery is anticipated to be 7-10am. The market would be 7-9am and then 5-9pm. The restaurant will only be open for lunch and dinner. Dinner is anticipated to stop around 10pm but then the bar will remain open as per town regulations.

Bernie Adler Response to #1a (1/17/22): It is noted that the ITE Trip Generation Handbook states that Land Use Code 850 (Supermarket) as a retail store can provide services such as a bakery. If the Supermarket land use is used for the proposed 2,650 sf Bakery spaces, then it would generate a total of only eight (8) trips (4 in and 4 out), which is less than what the Retail land-use (LUC 822) would generate 12 trips (7 in and 5 out) as contained in our November 23, 2021, Traffic Letter Report.

Furthermore, to perform a more appropriate analysis, if the proposed 2,650 sf of Bakery and the proposed 7,375 sf of Supermarket were combined and new trips calculated, the combined 10,025 sf of Supermarket would generate a total of 29 trips (17 in and 12 out) during the AM Peak Hour. The total trips of 7,375 sf Supermarket and 2,650 sf of Retail contained in our Traffic Letter Report are 33 trips (19 in and 14 out) which is more than the combined 10,025 sf Supermarket. Therefore, it is our considered professional opinion that the trips generation estimate presented in Table 1 of the

submitted Trip-Generation comparison report dated, November 23, 2021, is conservative and appropriate.

Additional BETA Comment: Another Land Use Code that could reasonably be considered when estimating trip generation for the bakery is 936 (Coffee/Donut Shop without Drive-Through Window) which is described as follows in the Trip Generation Manual: “...The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa)...” Using the trip generation rates for this Land Use Code applied to the proposed 2,650 sf bakery results in an AM Peak Hour estimate of 247 trips (126 in and 121 out). Based on the description of the bakery above (by Rudy Ridberg) as being separate from the market with the busiest time between 7-10 am, it seems that the use of LUC 822 or 850 are not as suitable or conservative.

Bernie Adler Response to #1b (1/17/22): The data provided by our client stated that the proposed restaurant serves lunch with a one-hour average dining time and serves dinner with an average of two hours of dining time. Further, the restaurant would generate 10 percent business during lunchtime and 90 percent during dinner. The ITE Trip Generation Handbook states that Land Use Code 931 (Fine Dining) “A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast”. Accordingly, this land-use code closely represents the proposed restaurant use. Therefore, it is our considered professional opinion that the trips generation estimate presented in Table 1 of the submitted Trip-Generation comparison report dated, November 23, 2021, is appropriate for the proposed restaurant use.

Previous BETA Comment #2 (1/12/22): An estimate of the mid-day peak period generation would be useful considering the proposed land uses (i.e. what level of lunch service is anticipated for the three proposed new businesses?).

Bernie Adler Response (1/17/22): As stated in Response 1b, based on the data provided, it is anticipated that 10 percent of the business occurs during lunch. The ITE Trip Generation Manual does not provide data for the mid-day peak hour. To do conservative analysis it can be assumed that 10 percent of the PM trips seven (7) trips (5 in and 2 out) are estimated during mid-day Peak Hour. Based on the location of the proposed restaurant, the majority of the mid-day trips would be generated by the pass-by or walking trips.

Previous BETA Comment #3 (1/12/22): A comparison of parking generation for various times of the day for the existing and proposed land uses would also be helpful to assess the anticipated change in intensity for the site.

No response provided.

Previous BETA Comment #4 (1/12/22): To encourage and accommodate the use of alternative transportation modes and decrease vehicular trips and parking demand for the site, easily accessible bike racks should be provided. Could one of the adjacent parking spaces be converted?

Rudy Ridberg Response: The building is currently property line to property. There is no area for bike racks to be installed. There is a possibility of discussing with the town highway dept to see if they would allow the south sidewalk be used for limited bicycle stacking. Also there is a small (+/- 200 sf) of adjacent area west of the bakery entrance that is currently privately owned. The current owner could be contacted to see if there could be some bicycle racks be placed there as well. The

existing space is currently fallow. I believe that the removal of any existing parking spaces for bicycle racks would be difficult as parking space needs are at a premium.

Additional BETA Comment: It is clear that there are space and property constraints in the site vicinity. The option to add bicycle parking should be discussed with Town staff.

Previous BETA Comment #5 (1/12/22): Is the Applicant anticipating making any request to temporarily convert space outside of their property line to allow for outdoor dining due to COVID concerns?

Rudy Ridberg Response: The applicant is not considering any space outside of the property line to be converted to outdoor space due to Covid.

Previous BETA Comment #6 (1/12/22): Can the Applicant provide information on any plans to offer the restaurant space for events?

Rudy Ridberg Response: The business is a Greek restaurant, not an event center. There will be some private events as evidenced in the two individual dining room spaces.

Previous BETA Comment #7 (1/12/22): How will deliveries be handled on the site?

Rudy Ridberg Response: Deliveries to the building will be handled via the easement along the private alley on the south west side of the building. This alley currently Serves this building along with its retail spaces along Lewis Street as well as some Greenwich Avenue spaces. There is also a dedicated commercial loading space on Lewis Street near Greenwich Avenue. As noted in an email to the health department, this alley will also serve as storage and pick up all trash, recycling and grease containers.