

**DRAFT PARKING PLAN**  
**10/28/2016**

**PARKING NEEDS**

Parking will be needed to support activity at the theater including:

- The building will be open to the public no more than 150 days per year.
- It is understood that the number of patron seats will be limited to a total of 128 people
- Adult evening and child daytime performing arts classes will consist of 14 weeks of classes meeting no more than twice a week. Attendance will not exceed 15.
- Two one-week performing arts camps during July and/or August. Attendance will not exceed 25.
- Camp hours will be limited to 9:00 am – 5:00 pm with no extended after camp hours for a childcare program.
- Four runs of theatrical performances each year each lasting approximately three weeks with possible extensions due to popular demand. Performances will begin between 6:30 -8:00 on Wednesday through Saturday with matinees beginning between 12:30 and 2:00 on Saturday and/or Sunday.
- Performances are concentrated in but not limited to summer months.

The peak parking load will be the theatrical performances. The Branford Town Zoning Ordinance (6.5.D.2) stipulates 1 parking space per 4 seats of total seating capacity in a theater. For 128 seats this equals 32 spaces.

**AVAILABLE PARKING**

Off street public (municipal) parking is available on a first come, first served basis in two nearby locations:

- Town owned public parking at the West Point Ball Field provides 21-22 spaces per information provided by Criscuolo Engineers; 650' to 800', 2 to 3 minutes away. This parking is primarily used by hikers on the Trolley trail and is thus lightly used during nighttime hours.
- Town owned public parking north of the Firehouse on School Street provides 23-25 spaces; 950', 3-4 minutes away. This parking area is also lightly used. The firemen do use a portion of the School Street area during Monday(?) training sessions. Separate emergency response parking for the Fire Department is set aside on the Firehouse site.

On street Parking is permitted on both sides of Thimble Island Road near the theater between the west side of Memorial Triangle at Sagem Road and the railroad bridge.

- This provides 40 spaces open to the general public on a first-come first-serve basis on Thimble Islands Road itself within 500', 1 to 2 minutes of the theater .
- Since most of the parking congestion in Stony Creek derives primarily from water oriented recreational functions and parking for Islanders and tourists, the need is most intense further out Thimble Islands Road in the areas nearer the dock during daytime hours in the summer and the spaces near the theater are lightly used, especially during the evening, and are generally open and available to the public.

These 3 resources provide approximately 84-86 public parking spaces, of which it appears less than about 10 are typically occupied during evening hours, leaving some 70 to 75 spaces open and available.

## **OTHER PARKING RESOURCES**

Recognizing that under peak conditions, there will be occasions when there are more cars than the 1 to 4 ratio, or that parking needs of the Library or the Museum may coincide with the Theater needs, other means of providing additional parking have been identified. (Also see "Administration and Operation of Parking" below.)

- Legacy is consulting with appropriate governmental authorities to establish a shuttle bus service from the commuter lot on Leetes Island Road at exit 56 from I-95
- The owners of the commercial property at 28 School Street (the Old Stony Creek School House) have offered after hours sharing of their parking area, 28 spaces 1300', 5 minutes away. Use is subject to a Planning and Zoning approval based on a determination that this does not "diminish compliance" with the parking needs of the tenants.
- Legacy has initiated contact with Amtrak, owner of a large parcel on Thimble Islands Road immediately north and east of the bridge that could provide dozens of spaces 800-900', 3-4 minutes away.

## **ADMINISTRATION AND OPERATION OF PARKING**

The Legacy Theatre is committing to do all in its power, to relay the mandate that staff and patrons are to use the available parking lots within the walking vicinity of the theater, unless physically unable to do so. Measures will include:

- Website parking instructions.
- With each ticket sold Legacy will provide directions for parking.
- Maps and instructions included with each reservation.

For groups of 50 or more, Legacy will provide parking ambassadors at and around the theater who will:

- Direct patrons to the available parking lots.
- Discourage patrons from utilizing Ridge and Rextile Roads.
- Protect unoccupied handicapped parking spaces with road cones.

Legacy is aware of the potential for occasional conflict with Library or Museum functions that also attract larger groups of people and is committed to work to coordinate the theater schedule with the needs of these other institutions. Library functions such as the once a month art show openings can generate attendance of 30- 40 people at one time. The museum also has occasional large functions such as their annual meeting.

## **TRAFFIC AND PARKING IN THE IMMEDIATE NEIGHBORHOOD**

Residents living immediately adjacent to the theater are concerned that they it will be difficult to park during hours that the theater is in operation, particularly during performances. Ameliorating measures proposed include:

- One off street handicapped parking space is being provided on the theater property for theater patrons.
- Two parking spots in front of the Theater are proposed to be designated as "Drop-off only between the hours of 6:00 pm and 11:00 pm" to afford public parking during other hours.
- Additional on street handicapped spaces will be sought; one in front of the theater, one across the street, and one in front of the property on the Southwest corner of the Rextile Road intersection with Thimble Islands Road.
- Short term parking has been proposed for several spaces in front of the Library.

- Three adjacent residential property owners have requested on street parking reserved for their use. To date, the Stony Creek Association has not supported this request and other means of satisfying their concern have been proposed. This issue is still to be resolved.

### **TOWN OF BRANFORD ENGAGEMENT**

Engagement, participation or assistance by the Town is needed in several ways;

The Town's participation is sought in providing the following maintenance to the existing municipal parking at the West Point ball field and on School Street:

- Ball field:
  - Maintaining Gravel
  - Striping
- School Street:
  - Striping
  - Restoration of the existing pavement marking segregating adjacent spaces reserved for fire department use
  -

Establishing a drop off zone and on street accessible parking spaces.

Expediting action on review of any application for shared parking at 28 School Street.

### **QUESTIONS**

1. Will the Town of Branford provide assistance as discussed in the text above? (potentially including participation in seeking a solution for the three neighbors' individual parking concerns)
2. Can/ will measures be taken to further accommodate personal parking concerns for the three neighbors?