

## New Canaan Downtown Parking Study Connecticut

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### Description

Downtown New Canaan, CT is the heart of the community, providing a gathering place essential to the community's quality of life. Residents of New Canaan want to preserve the unique character of their downtown and want to manage a limited parking supply. Fitzgerald & Halliday, Inc. (FHI) completed a study of downtown New Canaan, creating a pro-active, long-term workable strategic plan with recommended tools and strategies to preserve the vibrant downtown character and optimize parking supply and management; vital elements of any economically strong downtown.

New Canaan had already taken some effective steps to protect its downtown character. The project team explored ways to strengthen current zoning language to further ensure that character is preserved with clear, comprehensive criteria for design of buildings and sites that can be effectively applied for all development and/or redevelopment proposals or applications. One of the challenges for this study was to determine the actual need for more parking in the downtown. An earlier 2002 study found there was a parking shortage in the core but some surplus parking on the downtown fringes. FHI reconfirmed those findings and noted that the availability of those fringe spaces is dwindling. Opportunities were explored and recommendations made to enhance the utility of existing core spaces. In addition, feasible options were identified for building more parking capacity in the future.

### Client

Town of New Canaan, Connecticut

