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October 31, 2023

By E-mail and Hand Delivery

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: ASML US, LLC – Application to Planning and Zoning Commission SP#514
Premises: 77 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

In support of ASML US, LLC's application to the Planning and Zoning Commission referenced above, enclosed please find one copy of each of the following:

1. Plans prepared for 2-story building prepared by HDR Engineering, P.C. as originally submitted to the Architectural Review Board on October 5, 2023.
2. Parking Management Plan prepared by Tighe & Bond, Inc. updated October 26, 2023, in response to comments made by Director Michael Wrinn.
3. Property Survey and As-Built Map (BDY-1.1) prepared by Arthur H. Howland Associates dated July 1, 2021 and last revised February 6, 2023, on which the updated, correct and current flood lines are depicted, in response to comments raised by Inland Wetlands Commissioner Rem Bigosinski.
4. Response to September 15, 2023 WestCOG Comments prepared by Tighe & Bond, Inc. dated September 26, 2023.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
James D'Alton Murphy

JD'AM/ko

Enclosures

By email only, without enclosures:

cc: Mr. Patrick van den Bogaard and Ms. Kriti Sharma– ASML
John W. Block, P.E., Joseph A. Canas, P.E. and Craig D. Yannes, PE, PTOE, RSP1 – Tighe & Bond
Kate Throckmorton, ASLA – Environmental Land Solutions, LLC
Kathleen L. Royle, Esq. – Gregory and Adams, PC

10-0969-020A
September 26, 2023

Patrick van den Bogaard
Head of Corporate Real Estate Wilton, CT and US Field Offices
ASML
77 Danbury Road
Wilton, CT 06897

Re: **Response to WestCOG Comments**
ASML Materials Intake and Contamination Control (MICC) Facility Project
77 Danbury Road (U.S. Route 7), Wilton, Connecticut

Dear Mr. van den Bogaard:

This letter is provided in response to comments received via email from the Western Connecticut Council of Governments (WestCOG) on September 15, 2023, concerning the ASML Materials Intake and Contamination Control (MICC) Facility Project and the proposed Wilton Zoning Text Amendment to allow off-site parking. The following includes the comment summarized in italics and response following in bold.

Comment: The opinion of WestCOG staff is that the proposal [Concerning Off-Site Parking Zoning Text Amendment] is of local interest and with minimal intermunicipal impact. However, regional staff do have comments regarding the proposal. The two subject properties are about one mile apart from each other, a walkable distance for many people. I would expect a large share of workers to choose to walk for exercise or if they miss the shuttle. However, along the route there are incomplete sidewalks, no bicycle infrastructure, and no crosswalks at the busy intersection of Route 7 and Route 33. Safe and complete pedestrian accommodations should not be taken lightly in the development of the Parking Management Plan.

Response: ASML and the design team have carefully considered the employee connectivity to the off-site parking proposed for the MICC. To ensure convenient employee access, a shuttle service is being provided 18.5 hours a day (5:30 AM to 12:00 AM) and hours/frequency/on-demand opportunities will be adjusted based on observed employee usage to ensure that employees are able to efficiently and safely travel between the off-site parking and 77 Danbury Road as well as other ASML Wilton sites.

Considering the distance between the ASML facilities, over 1 mile, along with the convenient and frequent shuttle service, it is unlikely that employees would walk or bike between the facilities. As mentioned, the current layout of Danbury Road is not conducive to pedestrian or bicycle travel with limited and/or intermittent multi-modal facilities. A roadway improvement project planned by CTDOT aimed to address these deficiencies is currently awaiting funding. Based on our knowledge of the previous CTDOT conceptual designs, the proposed improvements require property easements/ acquisitions along the Route 7 corridor and such activities, along with the scale of that project, would need to be undertaken by the Town, WestCOG,

and/or CTDOT. ASML supports efforts by the Town, WestCOG, and CTDOT to improve these facilities.

An additional benefit of the off-site parking and shuttle service will be the reduction of traffic demand between 20 Westport Road and 77 Danbury Road. Based on information provided by ASML, approximately 40% of employees reside to the north of 77 Danbury Road and ASML intends to distribute parking based on travel to work routes. Therefore, the portion of employees that park at 20 Westport Road and reside to the north would no longer need to travel south on Danbury Road or Grumman Hill Road to access 77 Danbury Road and would instead be combined with other employees into a single shuttle. The shuttle also consolidates employees traveling between the ASML Wilton locations reducing travel demand.

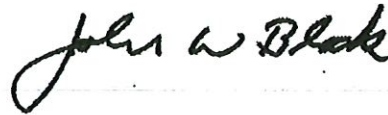
ASML and the design team believe that the off-site parking with a shuttle service is the most effective and safest option for employees to travel between the ASML Wilton sites with the added benefit of reducing travel demand on roadways in the area.

Sincerely,

TIGHE & BOND, INC.



Craig D. Yannes, PE, PTOE, RSP1
Project Manager



John W. Block, PE, L.S.
Senior Vice President

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Parking Management Plan

ASML – 77 Danbury Road, Wilton CT
Updated 10/26/2023

The following document details the Parking Management Plan (PMP) prepared for the ASML campus located at addresses 77 & 71 Danbury Road, which are part of the 77 Danbury Road parcel. ASML is committed to providing sufficient parking for their employees and visitors and this plan details how parking is managed. The following sections detail the building development summary, parking requirements, parking supply, shuttle service to the off-site parking supply, travel and parking demand management strategies, and finally a statement from ASML on the current state of parking operations.

Building Development Summary & Parking Requirements

The following table details the existing and proposed development at the 77 Danbury Road Site as well as the associated parking requirements.

TABLE 1

ASML Development Summary & Parking Requirements

Location	Building Gross Floor Area (GFA; Square Feet)	Required Parking
Existing Conditions		
77 Danbury Road	375,789	940
71 Danbury Road	12,853	32
Outdoor Storage (4,000 square feet)	--	4
Total	388,642	976
Proposed Conditions		
MICC (Lower Levels of Expansion)	90,200	226
Upper Levels of Expansion	76,836	192
Total	167,036	418
Future (Following Proposed Expansion)		
Existing	388,642	976
Proposed	167,036	418
Total	555,678	1,394

Reference:

Parking requirements based on Wilton Zoning Regulations Section 29-8.B: 1 space per 400 GFA of Manufacturing plus 1 space per 1,000 square feet of outdoor storage area.

Parking Supply & Operations

ASML provides both on-site and off-site parking to satisfy the parking demand needs of the 77 Danbury Road site. The 77 Danbury Road parcel has 901 on-site parking spaces while 20 Westport Road provides an additional 1,141 off-site parking spaces for a total of 2,042 spaces. Parking on-site is for employees/visitors of 77 Danbury Road only and parking availability will be managed by the following two approaches:

1. **Reducing Existing 77 Danbury Road Headcount:** ASML is transferring existing employees of 77 Danbury Road to work at the 20 Westport Road site to increase available on-site parking for employees of the expansion. By the end of 2023, up to 600 employees are expected to be transferred.
2. **Remote Parking with Shuttle Service:** When parking at 77 Danbury Road is full ASML is requiring its employees park at 20 Westport Road and provides shuttle service to/from 77 Danbury Road (See following section). The shuttle also circulates through 50 and 59 Danbury Road, where ASML currently leases building space, and 407 and 75 parking spaces, respectively. A map of the parking supply locations and shuttle route is attached (Figure 1).

TABLE 2
ASML Parking Supply Summary

Location	Parking Spaces
71 & 77 Danbury Road	901
20 Westport Road	1,141
Total	2,042

Shuttle Service

ASML operates shuttle services connecting the 77 Danbury Road with other ASML facilities in Wilton. Currently, 3 shuttle buses are in operation as detailed in Table 3 below, with the route shown in Figure 1 attached.

The number of shuttle buses and frequency of the service is adjusted periodically based on peak ridership coinciding with the shift change periods, which occur between 5:15 AM and 9:00 AM and 2:30 to 5:30 PM. Currently, the shuttles service approximately 500 daily passengers with 50 to 70 per hour during the peak hours and 20 to 35 per hour during the off-peak hours. The full shuttle route takes approximately 15 to 20 minutes with shuttles traversing the loop 3 to 4 times per hour. The shuttles that run exclusively between 20 Westport Road and 77 Danbury Road make 5 to 6 round trips per hour at approximately 10 to 12 minutes for each loop. For trip planning purposes, there is an application for the passengers to be able to track the location of the shuttles in real-time.

Adjustments to the shuttle operations will be made as necessary to service the future demand for travel between the sites. Changes include, but are not limited to, additional shuttles, revised shuttle schedules, revised shuttle routing, and larger capacity shuttles.

ASML has contracted ABM to operate the shuttle services. ABM is a company that runs several shuttle and valet services for office, residential, hospitality, healthcare, and industrial developments in the local area.

TABLE 3

ASML Shuttle Schedule

Shuttle/Location	Operating Hours
Shuttle 1 (7 passenger capacity)	
B20 to B77 to B50	7:00 AM to 10:00 AM (B50 Drop-Off Only)
B77 to B59 to B50 to B20	10:00 AM to 3:00 PM
B50 to B20	3:00 PM to 4:30 PM (B50 Pick-Up Only)
Shuttle 2 (13 passenger capacity)	
B20 to B77	5:30 AM to 10:00 AM
B77 to B59 to B50	10:00 AM to 3:00 PM
B77 to B20	3:00 PM to 11:00 PM
Shuttle 3 (13 passenger capacity)	
B20 to B77	5:30 AM to 12:00 AM

Key:

B20 = 20 Westport Rd; **B50** = 50 Danbury Rd; **B59** = 59 Danbury Rd; **B77** = 77 Danbury Rd

Parking and Travel Demand Management

ASML implements a parking and travel demand management program with its employees. Existing and new employees are encouraged to take advantage of the health and incentive benefits of the program, which aims to reduce the traffic volumes accessing and parking demand of the ASML facilities. The ASML Parking and Travel Demand Management program, is comprised of the following strategies:

- Local off-site parking with shuttle service between ASML campuses.
- Promotion of public transportation shuttle service between the South Norwalk Train Station and ASML Wilton Sites via Norwalk Transit District's Merritt 7 and 10/20 Westport Road Commuter Shuttle Routes.
- Organization of a carpooling/vanpooling program for employees in similar geographies utilizing Connecticut parking and ride locations. ASML records indicate that there are at least 10 local communities with over 50 employees.
- Promotion of CT Rides Program that provides state-sponsored incentives to those that commute with greener transportation options.
- Emergency ride home program to allow employees who have carpooled or commuted without a vehicle to get a ride to their vehicle or other destination.
- Stated remote work policy for certain employees to reduce peak traffic and parking demand.
- Distribution of information to employees about alternative commuting options and incentives to promote use.
- On-demand parking management systems tracking the real-time availability of parking within facilities to allow for diversion of vehicles to areas with available spaces.

Periodic Reporting

ASML will submit periodic updates to the Wilton Planning and Zoning Department for review by the Director. This plan will be updated at least annually commencing with the issuance of the certificate of occupancy and certificate of zoning compliance and/or when parking demand reaches 80 percent of capacity at 20 Westport Road, providing current information on the parking operations of the site. The subsequent updates of the PMP will include a statement from ASML addressing the following:

1. Statement that current parking operations are sufficient to meet demand.
2. Statement that shuttle operations are running effectively.
3. Efficacy statement on travel and parking demand management strategies employed.
4. Summary of any parking complaints (internal and external).
5. Summary of ASML's current use and occupancy of the properties served by this PMP.
6. Summary of ASML's intended additional construction, if any.

Conclusion

ASML is committed to providing sufficient parking for their employees and visitors. Through the implementation of this Parking Management Plan, ASML will control the parking operations of the 77 Danbury Road facility. The parking supply of 2,042 parking spaces through 901 on-site and 1,141 off-site parking spaces will be utilized, which exceeds the required parking of 1,394 parking spaces.

ASML will monitor and manage parking demand at both the 77 Danbury Road and 20 Westport Road facilities as the expansion is completed and employee growth is realized and adjust this plan accordingly. At a minimum, the plan will be updated annually and/or when parking demand reaches 80 percent of capacity at 20 Westport Road commencing with the issuance of the certificate of occupancy and certificate of zoning compliance.

Further master planning efforts are underway for ASML within Wilton and additional parking supply both on- and off-site will be considered to ensure that future parking needs are met.

Enclosures:

Parking Locations & Shuttle Map (Figure 1)

Aug 25, 2023 4:42pm Plotted By: CDY
Tighe & Bond, Inc. J:\A\A0959 ASML\1020_Campus Master Plan\Drawings\AutoCAD\Figures\A0959-020 Overall.dwg

