

CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
MARK McGRATH
Email: MMcGrath1@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

INTEROFFICE MEMORANDUM

April 1, 2021

To: Vineeta Mathur Associate Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**1114 Hope Street - Garden Homes Fund
Zoning Application No. 221-09**

The Engineering Bureau received an application for a residential development consisting of converting a former church into 6 residential apartments, the construction of an 11-unit apartment building, and retaining an existing 2 story building that includes a daycare.

The following documents were reviewed:

- Project Narrative 1114 Hope Street, Special Permit, Site & Architectural Plans and HPAC Review
- Construction Management Plan 1114 Hope Street
- Stormwater Management Report 1116 Hope Street by Trinkaus Engineering, LLC, dated 8/19/20
- Site Development Plans 1114 Hope Street Prepared for Garden Homes Foundation by Trinkaus Engineering, LLC, revised 12/12/20 consisting of:
 - Sheet 1 Title Sheet
 - Sheet 2 Grading Plan
 - Sheet 3 Stormwater Plan
 - Sheet 4 Site Utilities Plan
 - Sheet 5 Site Plan
 - Sheet 6 Erosion Control Plan
 - Sheet 7 Existing Conditions Plan
 - Sheet 8 Construction Narrative
 - Sheet 9 Construction Details

The Engineer of Record, Steven D. Trinkaus, P.E. stated, "The proposed on-site stormwater management will easily convey the runoff generated by the twenty-year rainfall event to the existing 30" RCP."

The Engineering Bureau had determined that the following shall be addressed by a CT professional engineer:

- 1) Water quality treatment designed for 80% TSS removal is required prior to discharging stormwater from the site

per section 2.4 item E of the Stamford Drainage Manual.

- 2) Catchment structure to catchment structure connections are not permitted. Refer to Section 4.2 of the Drainage Manual. Utilize junction boxes or manholes for catchment connections.
- 3) Complete a "Stormwater Management Standards - Exemption Request Form" and a "DCIA Tracking Worksheet." (See Appendix E & J of the Drainage Manual.)
- 4) All catch basins and yard drains must have a 2 ft sump. Provide sump elevations on the Stormwater Plan and modify details to show sumps.
- 5) The Minimum Tc for design purposes is 5 minutes for paved areas and 10 minutes for all other analyses. Update the drainage model and verify the proposed stormwater system is adequate.
- 6) Pipes shall be designed for a maximum flow velocity of 15 ft/sec. Verify that the pipe between CB "A" and MH "B" meets this requirement.
- 7) Update the catch basin and yard drain details to show a bell trap or pvc elbow on the outlet.
- 8) Provide a long term maintenance plan for the stormwater structures.
- 9) The Engineer of Record shall provide a drainage impact statement stating that the project drainage design complies with the City of Stamford Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities.
- 10) Clarify ownership of the twin 30" RCP pipes to verify discharge/connection rights.
- 11) Show downspout locations and pipe connections for the 2-story building and the 6-unit apartment building. Provide inverts for all downspout connections.
- 12) Show sanitary laterals and inverts for the proposed apartment buildings and show water laterals for the 2-story building and 6-unit apartment building.
- 13) Retaining walls shall be designed, inspected and certified by a CT professional engineer.
- 14) Sidewalk slopes of 38% (1:2.6) and 25% (1:4) around the 6-unit apartment building are too steep. Will the 6-unit apartment building be ADA accessible at any entrance?
- 15) Increase sidewalk widths to 5 ft and use City of Stamford details.
- 16) Trench Detail: Storm pipes within the City's right of way shall be RCP or SDR 35 or stronger. It doesn't appear that there will be any storm connection within the City's right of way. If so, a Storm Sewer Connection Waiver will be required. Please clarify. Also, Hope Street is a major arterial, so the binder thickness should be 4 1/2" per City standards. Correct reference to Washington Blvd.
- 17) Provide city details for bituminous curb, bituminous driveway apron, storm manhole and typical inverts, and permanent trench repair (if applicable).
- 18) A Doghouse Manhole detail is shown. Indicate where this will be installed.
- 19) CB #3 frame shall have an HS-20 load rating.
- 20) Provide sediment protection for the catch basins and yard drains on the Erosion Control Plan. Provide details.

21) Plans shall be signed and sealed by a CT professional engineer.

22) Add survey and map references to the notes.

23) The leader line is missing from YD#5 callout on Sheet 3 and the north arrow is cut off on the Title Sheet.

24) The Engineering Bureau reserves the right to make additional comments.

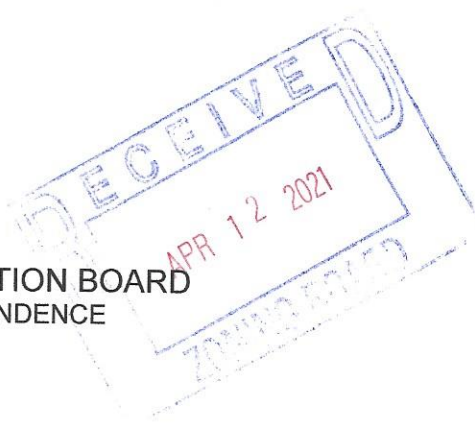
Please contact me at 203-977-4003 with any questions.

CC: Steven Trinkaus
Rick Talamelli

Reg. No.



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE



MEMO TO: Zoning Board
FROM: Lindsay Tomaszewski, Environmental Analyst
SUBJECT: ZB Application No. 221-09, 1114 Hope Street - Garden Homes Fund
DATE: April 8, 2021

EPB staff has reviewed the proposal for the above-referenced application to construct a new apartment building and convert an existing church to apartments and offers no objection to the proposed activities. However the following conditions are recommended to minimize impacts to natural resources and/or adjacent properties:

1. Prior to endorsement for the issuance of a Building Permit by EPB staff, the site development plan shall be updated for final approval to include temporary and permanent soil & sediment erosion controls including silt fencing or similar around all areas of disturbance, stockpile area, inlet protection, and note to stabilize all areas with seed and hay upon completion.
2. Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau of all site grading and drainage mitigation plans.
3. All disturbed areas shall be stabilized with topsoil, seed and mulch, sod or other suitable alternatives prior to the issuance of a certificate of occupancy/completion.
4. Upon the completion of the development and the issuance of a final certificate of occupancy, submission of an Improvement location Survey (as built) and a written certification letter prepared by a Connecticut Engineer, certifying that grading, drainage and other engineered elements have been completed in accordance with the approved site development plans.
5. Submittal of Standard Landscape and Drainage Maintenance Agreements shall be required for all landscaping and drainage features prior to endorsement for a Certificate of Occupancy.

Thank you for the opportunity to comment.

From: Seely, Walter
Sent: Monday, February 22, 2021 8:28 AM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Francis, David
Subject: RE: 1114 Hope Street - Pre-application

Good Morning Vineeta

I have reviewed the submitted plans for this project at #1114 Hope Street. Based on the plans submitted I recommend that a NFPA 13 fire sprinkler system be installed. Not a NFPA 13R

No other issues at this time.

Have a good day

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

888 Washington Blvd. 7th Floor

Stamford, CT. 06902

203-977-4651

From: Mathur, Vineeta <VMathur@StamfordCT.gov>
Sent: Monday, February 8, 2021 3:03 PM
To: Seely, Walter <WSeely@StamfordCT.gov>
Subject: 1114 Hope Street - Pre-application

Walter,

We received a pre-application for an affordable housing development proposal by Garden Homes at 1114 Hope Street. The project will be utilizing BMR fee-in-lieu funds previously approved by the Zoning Board to allow deeply affordable units.

They are proposing to submit a Special Permit application under the Historic Bonus regulations (Section 7.3) however they are currently waiting for the revised 7.3 proposed by the Land Use Bureau to be approved. In the interim, LUB and TTP have provided them with some comments on site plans. Engineering Bureau is currently reviewing the pre-application. It will be helpful if you could review the pre-application documents as well, so that they are in a good shape at the time of filing of the Zoning Board application. Please let me know if you have any questions.

Thanks,
Vineeta

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
MARK MCGRATH
Tel: (203) 977-4141

LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

Vineeta Mathur, Associate Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard,
Stamford, CT 06901

Date April 7, 2021

Re: Application 221-09, Garden Homes Fund , CRI, 1114 Hope Street

City of Stamford Zoning Board,

Please be advised that the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Application CRI city application 221-09 on 04/06/2021 to add 1114 Hope Street church building, to the City of Stamford Cultural Resources Inventory. It is understood that this approval is confined to the church structure only, and does not include the other buildings on the site. The application is based on satisfaction of Criteria C. of that application.

Upon reviewing the submitted documents and consideration of testimony received during the public hearing we recommend APPROVAL of the application. The Commission unanimously expressed disappointment that Parsonage would not be saved, but noted the importance of the affordable housing project. The following conditions were agreed.

1. Revise and resubmit the church building plans and elevations addressing the following comments.
 - a. Retain as much of the historical character as possible
 - b. The church facades should be restored using original colors, or white, as it exists now.
 - c. Revise windows for the new residential uses, so the windows look as close to the original church structure as possible.
 - d. Retain the "village green" landscape setting on the Hope Street side and add appropriate plantings as recommended.

2. The Commission will accept that the materials can be provided electronically and will process the application via e-mail. The commission will further revise and resubmit this letter upon final approval of the application.

Sincerely,

David Woods, Chairman,
Historic Preservation Advisory Commission

Cc: Ralph Blessing, Land Use Bureau Chief

MAYOR
David R. Martin



CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Mark McGrath

Land Use Bureau Chief
Ralph Blessing

Deputy Director of Planning
David W. Woods, PhD, FAICP
(203) 977-4718
dwoods@stamfordct.gov

March 26, 2021

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #221-09 - GARDEN HOMES FUND - 1114 HOPE STREET -
Site & Architectural Plans and/or Requested Uses, Special Permit and Approval of
Additions to the Stamford Cultural Resources Inventory (CRI)**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 23, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing the redevelopment of 1114 Hope Street (formerly the First United Methodist Church) by converting the existing structure and constructing an addition to create a total of 17 deeply affordable residential apartments. The existing first floor daycare would be retained. Property is located within the RM-1 District.

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #221-09** with the recommendation the Zoning Board take a strong look at parking and the number of cars given the heavy traffic in this area. Since this development is on Hope Street, which is in close proximity to the ice rink, a shopping center and Springdale School, congestion in this area should be addressed, especially considering traffic from Mulberry Street and Camp Avenue. This request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac



MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
Mark McGrath
Email:
mmcgrath@stamfordct.gov

CITY OF STAMFORD



ACTING BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

OFFICE OF OPERATIONS TRANSPORTATION, TRAFFIC & PARKING

Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Acting Bureau Chief

A handwritten signature in blue ink that reads "Fr W. Petise".

DATE: March 24, 2021

RE: Zoning Board

Application #221-09

1114 Hope Street
Garden Homes Fund

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received March 11, 2021:
- Project Narrative;
- Supporting Application Material;
- Construction Management Plan;
- Landscape Site Plan prepared by Eric Rains Landscape Architecture, LLC dated December 23, 202; and,
- Site and Architectural Plans prepared by Trinkaus Engineering, LLC dated September 9, 2020.

The Transportation, Traffic & Parking Department has reviewed this project and found it to be a benefit to the neighborhood and the traffic and parking impacts to be minimal. Deeply affordable units tend to have reduced vehicle ownership rates, and as mentioned in the application, many of the day care staff members utilize public transit. The department is supportive of increased affordable housing in Stamford and offers the following minor comments to the building and site plans.

Site Plan

1. On the Hope Street access drive, the stop sign and stop bar shall be placed behind the sidewalk.
2. The sidewalk shall be carried flush across both access drives.
3. The existing City-owned sign that is in the proposed Hope Street Access Drive shall be relocated.
4. ADA complaint curb ramps shall be installed where the three (3) internal walkways meet the parking lot

Landscaping Plan

1. The department desires more landscaping along the Hope Street frontage to improve community and Public Right-of-Way aesthetics as well as improve air quality in the area.
 2. The department has a concern with possible sightline issues with the proposed tree on the Northeast corner of the property and pulling out onto Hope Street from the property.
-



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, ASSOCIATE PLANNER
SUBJECT: ZB #221-09, 1114 Hope Street
DATE: April 5, 2021
MASTER PLAN: Master Plan Category 3 (Residential-Low Density Multifamily)
ZONING: RM-1 (Residential Multifamily District)

Introduction

The applicant 1114 Hope Street, LLC an affiliate of Garden Homes Fund requests the approval of a Special Permit, Cultural Resources Inventory Addition and Site and Architectural Plan and Requested Uses Application pursuant to Section 7.3 for development of a total of 17 units of affordable housing at 1114 Hope Street on the site formerly used by United Methodist Church. The daycare center in the Annex building will remain. The site is within RM-1 Zoning District and in Master Plan Category 3.

Background

This project for creation of deeply affordable housing was presented to the Zoning Board as part of the various proposals for utilization of fee-in-lieu funds from the Harbor Point P3/P6 (219-21) development was approved to receive \$1.4 million of fee-in-lieu funds. The development will facilitate the creation of two and three bedroom units affordable to families earning between 30% - 45% of Area Median Income. The project fulfills the need for family sized units at lower affordability levels and expands the location choice for affordable housing in Stamford. The applicant worked closely with staff through the application process and incorporated preliminary department comments ahead of submitting a final application. This will be the first project subject to the newly effective Section 7.3 and the first request for addition of a building to the Cultural Resources Inventory.

Site and Surroundings

The Site is approximately 42,000 sq.ft. or just under an acre. It is currently developed with a 6,200 sq. ft church building for United Methodist Church (unoccupied since 2015), a 6,500 sq.ft. annex building occupied by a day care center and vacant former parsonage building. The main church building was constructed in 1954 and is built in a combination of traditional and modern style which was typical of the time period. The annex building was built in the Brutalist style. To the east of the site is Springdale School and Village Square Condos. First County bank is located to its south. To the west of the site are the Springhill Condos and single family houses. The area to the north of the site and along Hope Street are also occupied by single family houses. The Zoning to the north and west is RM-1 and the V-C district is located immediately to the south. The area south west of the site is in the R 7 ½ Zoning District.

Proposed Development

The applicant is proposing to reuse the existing church building with six (6) residential units, add a new structure behind the main church building with 11 units. Nine (9) of the units will be two bedroom units and eight (8) units will be three bedroom units.

The proposed project meets and exceeds the conditions for the fee-in-lieu funds (219-21) as set forth below:

- (a) purchase the former United Methodist Church site located at 1114 Hope Street and construct a minimum of 14 units in multi-family building(s)
- (b) permanently deed restrict 14 units for occupancy by families earning between 30-45% of AMI
- (c) preserve the historic church and community building located on the property in perpetuity.

Site and Architectural Plan and Requested Uses

The proposed site plan retains the historic church building along with the annex building thus maintaining the predominant streetscape along Hope Street.

Building design

The applicant proposes to rehabilitate the interior of the existing church building and convert it into six residential units while maintaining the exterior façade. The existing buildings will be repainted to match the proposed grey building and some accent features will be added so that the three buildings on the site co-exist harmoniously.

The new building is three stories tall and has an interesting varied façade using a combination of various finishes of fiber cement including Hardipanel, architectural block and wood panel. The north, west and east façade each have varying patterns of windows and an interplay of finishes

and a varied roof line. The south façade has been designed with a multicolored geometrical pattern adding interest to a façade which does not have windows.

Vehicular Access & Parking

The primary vehicular access to the site will be off Mulberry Street using the existing driveway. This access drive will lead to a surface parking lot with 23 parking spaces. A secondary small parking lot with five (5) parking spaces is located off Hope Street. A total of 28 parking spaces are proposed. The parking requirement for the child day care center is 14 (based on 10 staff on max shift, 40 children). The five (5) deeply affordable residential units (30% AMI or less) are required 0.33 parking spaces each, equal to 2 spaces and the remaining six (12) units are eligible for 1 for 1 parking spaces under 7.3.C.3.a for a total of 14 spaces. The total parking requirement is therefore 28 spaces. The project meets the full requirement on-site. The site has the opportunity for sharing parking between the residential and child day care center use which have complimentary usage in terms of time.

Landscaping and Open Space

The proposed development includes large lawn areas along Hope Street, additional landscaped area surrounding the proposed residential building and the renovated building and the child day care center playground. The applicant is encouraged to further enhance the landscape plan by adding plantings around the building and along Hope Street in consultation with staff prior to a Building Permit.

Sustainability Scorecard

Staff has reviewed the submitted Sustainability Scorecard and will provide comments for the applicant prior to the second submission.

Unit Distribution

The proposal includes nine (9) two bedroom units and eight (8) three bedroom units. This project is unique in creating new large family units which are very few in the current inventory of Below Market Units.

Below Market Rate Housing Requirement

While the Zoning condition in application 219-21 only required 14 units to be Below Market Rate and between 30-45% AMI, the applicant proposes to designate all 17 units as Below Market Rate units within the same income range.

Special Permits

The applicant requests addition of the principal church building to the Cultural Resources Inventory which would make the development eligible for the bonus standards pursuant to

Section 7.3.C.1. The following findings need to be met. The applicant has also submitted a statement of findings.

a. Proposed use and site plan are compatible with and implement the objectives and policies of Stamford's *Master Plan*;

The proposal furthers several objectives and policies within Stamford's Master Plan including creation of new affordable housing, preservation of historic buildings and encouraging infill development.

b. Proposed use and site plan are superior to a plan conforming to the standard dimensional requirements and use standards of the underlying zoning district and will not impair the future development of the surrounding area;

The bonus rear setback standard makes the proposed infill development feasible, allow for adequate separation between the existing buildings and the proposed new building thus leading to a superior site plan. The bonus height provision allow

c. Proposed use and site and architectural plans serve to rehabilitate, restore, *Critically Reconstruct*, or preserve *Historic Structures* or *Sites*, and meet the *HPAC* guidelines for Historic Preservation (once they are recommended by *HPAC* and adopted by the Zoning Board), or the appropriate Standards and Guidelines of the Secretary of the Interior, as amended from time to time and published on the National Park Service website, as applied by *HPAC* and the Zoning Board; and

The pre-application was reviewed by HPAC and received favorable comments. The application for addition to Cultural Resources is scheduled at the HPAC meeting on April 6, 2021.

d. The loss of said *Historic Structure* or *Historic Site* would be detrimental to the neighborhood character, *Local Historic District* or the cultural and historical heritage and identity of the City of Stamford.

The United Methodist Church building is significant for the neighborhood both for its architectural and cultural relevance. Historic expert Nils Kersuch provided a detailed report on the significance of the building to HPAC.

Bonus Density

Applicant requests permitted bonus density of 3 additional units pursuant to 7.3.C.4.a. The site is permitted 14 units as-of-right under the RM-1 Zoning District and a 25% bonus under Section 7.3. The requested 3 bonus units are within the allowable bonus density.

Rear setback

The applicant requests a rear setback modification to allow a 20.4' setback where the RM-1 district requires a 30' setback. The bonus provision within 7.3.C.4.b. allow a reduction of the setback to 50% of the requirement as long as the Light and Air requirement is met. Therefore the requested

modification is appropriate. The proposed 20' setback allows for adequate spacing between existing and proposed building. Adequate screening from neighboring properties is achieved through an existing fence and existing and proposed trees along the rear property line. The development meets the 20' Light and Air requirement.

Bonus Height

The applicant requests bonus height pursuant to 7.3.C.4.c.. The bonus provision allows additional one story or 15' of height above the as-of-right provisions. The RM-1 district allows 2 ½ stories or 30'. Therefore a maximum of 3 ½ stories or 45' are permissible under the bonus provisions. The proposed 3 story, 36' building is well within the allowed bonus. The proposed new building is located behind the historic building and matches the roof height of the existing building (35'). Only a minor portion of the new building will be visible from Hope Street based on the relationship of the two buildings seen on the site plan.

Parking

The applicant requests a 1 to 1 parking ratio pursuant to 7.3.C.3.a. for the 12 units which are above 30% AMI as discussed in the site plan discussion above. The request is appropriate and critical to allow infill developments in conjunction with historic preservation.

Referral Comments

Stamford Planning Board

The Stamford Planning Board, during its regularly scheduled meeting held on March 26, 2021 recommended approval of the applications and found the request to be compatible with the neighborhood and consistent with Master Plan Category #3 (Residential-Low Density Multifamily). The Planning Board requested that the Zoning Board review traffic and parking for this project.

Traffic Transportation and Parking Bureau

The Applicant had presented pre-application materials to TTP and the current plan addresses those comments. The Traffic Transportation and Parking Bureau provided comments in a letter dated March 24, 2021 with a favorable recommendation for this project and made note of minor adjustments required on the site plan. They also recommended additional plantings to improve the streetscape and overall site layout. They also recommended that the tree proposed on the north east corner of the site at the driveway entrance on Hope Street be removed to aid sight lines.

City of Stamford Engineering Bureau

In a letter dated April 1, 2021, Willetta Capelle, Coordinator of Site Plan Reviews and Inspections at the Engineering Bureau, made technical comments on the application.

Summary

Staff recommends approval of the proposed Special Permit, Site and Architectural Plan and Requested Uses and Cultural Resources Inventory applications which will together allow the construction of much needed deeply affordable housing for families in Stamford. The project fulfills multiple planning goals and brings to fruition an anticipated addition to the inventory of affordable housing.



OFFICE OF OPERATIONS
BUILDING DEPARTMENT

Tel: (203) 977-4164 / Email: BuildingDept@StamfordCT.gov
Government Center, 888 Washington Boulevard, Stamford, CT 06901

MARK McGRATH
DIRECTOR OF OPERATIONS

BHARAT GAMI
CHIEF BUILDING OFFICIAL

April 5, 2021

INTEROFFICE MEMORANDUM

CITY OF STAMFORD

TO: Vineeta Mathur, Associate Planner (Via Email)
FROM: Bharat Gami, Chief Building Official
DATE: April 5, 2021
RE: ZB 221-09 Garden Homes Fund - Special Permit and Site and Architectural Applications and Approval for Addition to Stamford Cultural Resources Inventory

Please advise the applicant to respond to following comments:

- In structures without an elevator, at least one story shall be provided with an accessible entrance from the exterior of the structure per 2015 IBC 1107.7.1.1. Please confirm.

All dwelling units on an accessible floor shall be Type B units per 2015 IBC 1107.7.1.1.

These are preliminary comments and additional comments will be provided during plan review phase for Building Permit.

Please feel free to contact us at 203-977-4164 or send an email to BuildingDept@StamfordCT.Gov.

With best regards,

4/5/2021

Chief Building Official

City of Stamford

[Building Department](#)

888 Washington Boulevard, 7th Floor
Stamford CT 06901