

MAYOR  
**David R. Martin**



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

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

April 29, 2021

APR 29 2021

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

**RE: ZB APPLICATION #221-14 - RICHARD W. REDNISS - 22 1st CORP. - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 27, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

This application is pursuant to pending Text Change Application #221-11 filed by the Zoning Board. The application re-establishes residential density and floor area, as well as the ability to convert commercial development rights into residential density. Also proposing to amend Table IV to establish building setbacks (10 - 15 ft. measured to the curb line).

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #220-14** and that this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

**STAMFORD PLANNING BOARD**

Theresa Dell, Chair

TD/lac

MAYOR  
**David R. Martin**



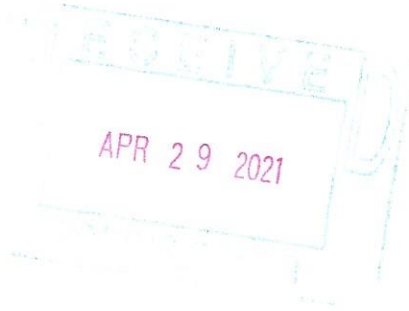
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April 29, 2021



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

**RE: ZB APPLICATION #221-15 - RMS COMPANIES (Applicant & Contract Purchaser) & GREYROCK DEVELOPMENT, LLC (Owner) - 0 GREYROCK PLACE (004-1972), 172 GREYROCK PLACE AND 154 BROAD STREET - Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 27, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a rezoning from the present MX-D zoning district to General Commercial District (C-G).

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #220-15** and that this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

**STAMFORD PLANNING BOARD**

Theresa Dell, Chair

TD/lac

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

May 5, 2021

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



**RE: ZB APPLICATION #221-16 - RMS COMPANIES (Applicant & Contract Purchaser) & GREYROCK DEVELOPMENT, LLC (Owner) - 0 GREYROCK PLACE (004-1972), 172 GREYROCK PLACE AND 154 BROAD STREET - Special Permit and Site & Architectural Plans and/or Requested Uses**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 27, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to develop this site to create an 8-story residential building with 228 apartments; 8,000 sq. ft. of office space and tenant and public amenities.

After considerable discussion, the Planning Board voted to recommend *approval* of **ZB Application #220-16** by a vote of 4-0-1 (Dell, Godzeno, Perry, Tepper - In Favor / Levin - Abstained) with a request the Zoning Board confirm that the affordable housing requirement is properly met and is within the spirit of the intended changes of the Zoning Omnibus which was meant to eliminate many of the outdated Zoning bonuses for potential properties Downtown. Please see the attached breakdown of the BMR configuration along with the Zoning Data Chart. Also, the applicant stated there would be one-to-one parking in the building and that the City lot next door could be used for additional parking. The Zoning Board should look into who is leasing the spaces and the issue of liability; whether it will be the responsibility of each tenant or will the building lease a specific number of spaces for use by the tenants. This request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

This is the breakdown of the BMR calculation. See the Zoning Data Chart as well. The 10% formula is applied to the base units, which results in 19 BMRs. They get 2 bonus units for each BMR provided which results in 38 bonus units. These bonus units are not subject to BMR. The total units thus permitted is 228 and the BMR units provided is 19 resulting in 8.33% BMR overall. The bonus is only available when the units are provided on-site. The intention is to incentivize on-site units.

Lot area of site = **56,331 sq. ft.**

Each lot is permitted residential units as well as commercial floor area (which can be traded in for residential)

Residential density permitted in CC -  $56,331/400 = 140$  units  
(400 sq. ft. of lot area per family is required)

Total permitted Commercial floor area - 101,395 sq. ft.

Commercial floor area proposed for trade-in - 75,000

Units are derived by dividing trade in FAR by 1,500. Therefore  $75,000/1,500 = 50$  units.

Total base units =  $140 + 50 = 190$  units

BMR = 10% of base units = **19**

Bonus units =  $2 \times \text{BMR units} = 38$

Total units =  $190 + 38 = 228$  units

Broad/Greyrock - Zoning Data  
 MP Category 11, Downtown  
 Zoning District C-G

| Standard          | Req/Allowed  | Proposed  | Notes  |
|-------------------|--|---|--|
| Zoning District   | C-G  |   |  |
| Lot Area          | Min. 4000 SF   | 56,331  | Pursuant to companion Zone Change application  |
| Frontage          | Min. 40'   | 450'±   | Assumes future lot consolidation   |
| Building Coverage | Max. 90%   | 74%±  | Broad Street, Greyrock Place<br>Per Appendix B, Table IV   |
| Commercial FAR    | Base: 1.8 (101,395)<br>Premium: 2.2 (123,928)                                  | Base: 101,395<br>Office: -8,000<br>Trade-In: -75,000<br>Remaining: 18,395 | Pursuant to pending Text Change application #221-11 submitted by the Land Use Bureau   |
| Building Height   | Base: 100'   | 86'±  | Per Appendix B, Table IV   |
| Density (DU)      | Base Residential: 400SF/DU<br>Trade-In: 1 per 1,500-sf<br>BMR Bonus: 2 per BMR | 228   | Pursuant to Footnote 4 and Section 7-S and pending Text Change application #221-11; See calculations below.                  |
| BMR Requirement   | 10%<br>(excluding bonus units)   | 19 Units<br>(10% of 190)  | Pursuant to Section 7.4 and Appendix B, Footnote 4   |
| Minimum Setbacks  |  |   |  |
| Front             | 10'-15'<br>(from Curb Line)  | Greyrock: 10'<br>Broad (retail street): 15'                               | Pursuant to companion Text Change application  |
| Side              | 0' / 15'   | 0' / 15'  | Pursuant to companion Text Change application  |
| Rear              | 0' / 15'   | 0' / 15'  | Pursuant to companion Text Change application  |
| Open Space        | per ZB   | 10,600±   | Includes courtyard, rooftop, and ground level public access areas;<br>Indoor tenant amenities total an additional 17,000 sf; |
| Parking           | 228<br>Residential (1 per DU)  | 238   | Includes 10 surface spaces available for daytime use;<br>Office parking to be satisfied through shared parking agreement;    |

| Density Calculation  |                     |
|----------------------|---------------------|
| Residential Density: | 56,331 ÷ 400 = 140  |
| Commercial Trade-in: | 75,000 ÷ 1,500 = 50 |
| Subtotal Units:      | 140 + 50 = 190      |
| BMR Requirement:     | 190 x 10% = 19      |
| BMR Bonus:           | 19 x 2 = 38         |
| Total Units:         | 190 + 38 = 228      |



**Briscoe, Tracy**

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**From:** Kristin Floberg <kfloberg@westcog.org>  
**Sent:** Friday, April 16, 2021 3:08 PM  
**To:** Mathur, Vineeta; Briscoe, Tracy  
**Subject:** RE: City of Stamford - Zoning Board - New Application 221-14  
**Attachments:** Scan.pdf

To: Vineeta Mathur, Senior Planner

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Stamford- Attached Zoning Amendment

Date: April 16, 2021

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

**From:** Briscoe, Tracy <TBriscoe@StamfordCT.gov>  
**Sent:** Friday, April 16, 2021 10:00 AM  
**To:** Kristin Floberg <kfloberg@westcog.org>  
**Subject:** City of Stamford - Zoning Board - New Application 221-14

Hi Kristin,

Please see attached a new application for your review and comments.

Thanks  
Tracy

# 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

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## INTEROFFICE MEMORANDUM

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May 24, 2021

To: Vineeta Mathur Associate Planner

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

**Subject: 154 Broad Street  
0 & 172 Greyrock Place - Greyrock Development LLC  
Zoning Application No. 221-14, 221-15, 221-16**

The Engineering Bureau received applications for a Zoning Text Change and Map Change that will re-establish residential density and floor area, provide the ability to convert commercial development rights into residential density, amend Table IV to establish building setbacks and rezone the MX-D district to the C-G district. The Engineering Bureau also received an application for the redevelopment of 3 parcels to construct an 8-story residential building with 228 apartments, an office, and tenant/ public amenities.

The following documents were reviewed:

- Zone Change Exhibit 154 Broad Street& 172 Greyrock Place & 0 Greyrock Place by Redniss & Mead, dated 4/9/21
- Aerial Exhibit 0 Greyrock Place, 172 Greyrock Place & 154 Broad Street by Redniss & Mead, dated 4/9/21
- Aerial Comparison 0 Greyrock Place, 172 Greyrock Place & 154 Broad Street by Redniss & Mead, dated 3/25/21
- Zoning Location Survey Depicting 154 Broad Street, 0 & 172 Greyrock Place Prepared for Broad & Greyrock Development Associates LLC by Redniss & Mead, dated 4/9/21
- Property & Topographic Survey Depicting 154 Broad Street, 0 & 172 Greyrock Place Prepared for Broad & Greyrock Development Associates LLC by Redniss & Mead, dated 4/9/21
- SE-1 Site Development Plan Depicting Greyrock Place Prepared for RMS Companies by Redniss & Mead, dated 4/9/21
- SE-2 Site Grading Plan Depicting Greyrock Place Prepared for RMS Companies by Redniss & Mead, dated 4/9/21
- SE-3 Site Utility Plan Depicting Greyrock Place Prepared for RMS Companies by Redniss & Mead, dated 4/9/21
- SE-4 Sediment & Erosion Control Plan Depicting Greyrock Place Prepared for RMS Companies by Redniss & Mead, dated 4/9/21
- SE-5 Notes & Details Depicting Greyrock Place Prepared for RMS Companies by Redniss & Mead, dated 4/9/21
- SE-6 through SE-10 Details Depicting Greyrock Place Prepared for RMS Companies by Redniss & Mead, dated 4/9/21
- Site Engineering Report 154 Broad Street, 0 Greyrock Place, and 172 Greyrock Place Prepared for RMS Companies by Redniss & Mead, dated 4/9/21

The Engineering Bureau does not object to the Text Change and Map Change applications continuing with the approval process, since they do not impact the authority of this department.

The Engineer of Record, Ted Milone, P.E. stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

Regarding the application for the residential building, office and amenities, the Engineering Bureau has determined that the following shall be addressed by a CT professional engineer:

- 1) Clarify what will be done with the existing drainage structures (catch basins and stone culvert) and their connections. Will they remain?
- 2) SE-3: MH #1 invert in from JB #2 should be 11.60, not 10.60. Drop connection invert in is from JB #1, not TD #1.
- 3) Provide a detail for the drop connection from JB #1 to the infiltration system.
- 4) SE-7: Provide details and notes for the Abtech catch basin insert and show the inlet pipe on the JB#2 detail.
- 5) The provided retention volume on the DCIA Tracking Worksheet is not consistent with the HydroCAD report and Site Engineering Report. The Engineer of Record shall sign, seal and date the DCIA Tracking Worksheet and sign and date the Stormwater Checklists.
- 6) SE-6: The binder course depth for the Asphalt Trench Repair detail should be 4 1/2" since Greyrock Place and Broad Street are arterial roads.
- 7) Verify with the TT&P Department if the existing catch basin grates around the development on Greyrock Place and Broad Street are bicycle safe. If not, incorporating these modifications into the project may be warranted.
- 8) SE-6 & SE-7: Show 1/2" joint filler between the curb and sidewalk on the Concrete Curb detail and between the curb and concrete apron on the Typical Section of the driveway entrance detail.
- 9) Refer to DOT Form 818 throughout the plan set, particularly on the details.
- 10) The Engineering Bureau reserves the right to make additional comments.

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

CC: Ted Milone  
Rick Talamelli

Reg. No. 125





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 29, 2021

**INTEROFFICE MEMORANDUM**  
**CITY OF STAMFORD**

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**TO:** Vineeta Mathur, Associate Planner (Via Email)  
**FROM:** Bharat Gami, Chief Building Official  
**DATE:** April 29, 2021  
**RE:** ZB 221-14, 221-15 & 221-16 - 0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street. Text Change, Zone Change, Special Permit, and Final Site and Architectural plan and requested uses applications

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Please advise the applicant to respond to following comments:

All exterior lighting must comply with Stamford Municipal Ordinance Chapter 155.

Demonstrate compliance with maximum area of exterior wall openings based on fire separation distance and degree of opening protection, per 2015 IBC Table 705.8 for West wall (Elevation 2).

Five foot wide pedestrian exit path to public way is required where pedestrian path ends on vehicular driveway at the northwest corner. 2015 IBC 1028.5.

Please identify impact of sustainability card provisions on building's MEP systems for further evaluation.

Reducing the front yard requirements on Broad Street would create urban design challenges, because the structure on the Eastern side of Greyrock Place is setback at a greater distance as shown in the aerial exhibit of the application materials. In addition, it would create alignment issues for the ADA accessible pedestrian crosswalk at the corner of Broad Street and Greyrock Place.

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](mailto:BuildingDept@StamfordCT.Gov).

With best regards,

Chief Building Official

**City of Stamford**  
**[Building Department](#)**  
888 Washington Boulevard, 7th Floor  
Stamford CT 06901



***AERIAL EXHIBIT***

***0 GREYROCK PLACE, 172 GREYROCK PLACE, & 154 BROAD STREET  
STAMFORD, CT***

William P. Brink, P.E. BCEE  
Executive Director  
Stamford Water Pollution Control Authority  
203-977 5809  
wbrink@stamfordct.gov



Ed Kelly, Chairman  
SWPCA Board of Directors  
Stamford Water Pollution Control Authority

May 26, 2021

To: Vineeta Mathur, Associate Planner

From: Ann M. Brown, P.E., Supervising Engineer *AMB*

Subject: **Application 221-14 Text Change; Application 221-15 Rezoning; Application 221-16 Special Permit and Site and Architectural Plans and /or Requested Uses; RMS Companies (Applicant) and Greyrock Development LLC (Owner) - 0 Greyrock Place, 172 Greyrock Place and 154 Broad Street, Stamford, CT**

The SWPCA has reviewed the submitted documents prepared by Redniss & Mead as follows:

- Plans entitled "Zoning Location Survey", dated 4/9/21;
- Plan entitled "Greyrock Place" sheets SE-1 thru SE-10, dated 4/9/21;
- Site Engineering Report, issued on 4/9/21 prepared by Redniss & Mead.

Application 221-14, Text Change - The Stamford WPCA has reviewed the referenced application for a Text Change and determined that the proposal has no impact on any authority of this department. The SWPCA has no objection to the application continuing with the approval process.

Application 221-15, Rezoning - The Stamford WPCA has reviewed the referenced application for Rezoning and determined that the proposal has no impact on any authority of this department. The SWPCA has no objection to the application continuing with the approval process.

Application 221-16, Special Permit and Site and Architectural Plans and /or Requested Uses – We offer comments to be addressed by a licensed engineer in the state of CT as follows:

#### SANITARY LATERAL

1. The Site Utility Plan (sheet SE-3) indicates the sanitary sewer lateral shall be connected to an existing manhole. This existing manhole is identified as MH-1851 on the sewer maps. Please revise the plans to show the sanitary sewer lateral outside connection to MH-2264 as shown on the illustration below.





#### FOOD SERVICE/TENANT AMENITIES

2. As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with Stamford's Fats, Oils, and Grease (FOG) Abatement Program administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (GME). The attached document provides an overview of the above building permit requirements.

#### COVERED PARKING GARAGE DRAINS

3. The wastewater generated by covered parking garage drains shall be directed to an adequately sized WPCA approved treatment system. Sizing calculations for the OWS are based on the maximum flow, including but not limited to power washing the garage. A minimum six hour retention time is required. The treatment system shall meet all of the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.
4. Provide a Cross Section/Installation Detail of the OWS with pertinent installation requirements (i.e. H2O loading, high water table, proper venting, etc.). Below the detail, please add the following language:
  - a. "The oil/sand separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., Design Engineer)".
5. No less than 60 days in advance of the CO, TCO, or PCO, the owner/operator(s) of the development shall complete and submit to SWPCA for review and approval, a Miscellaneous Registration Application for the Discharge of Vehicle Maintenance Wastewater associated with the parking garage sanitary wastewater treatment system. A post construction Operation and Maintenance Manual shall be attached to the Registration Application and shall include the manufacturer's maintenance requirements and the following language:
  - a. Inspections:
    - i. Inspections of the treatment system shall include but not limited to the oil/grit separator and components thereof, all floor drains, troughs, piping that collect transport and discharge wastewater into the chamber, and piping that transport wastewater from the chamber to the sanitary. The amount of oil, grit, sand, and debris observed in the chamber shall be measured and recorded.
    - ii. Sand, grit, oil, and debris observed in all other components of the treatment system shall be identified and noted on the Log Sheets as light, moderate, or heavy amounts. Post pump-out inspections of the empty chamber shall occur to determine if it is structurally intact and water tight. The findings shall be noted on the Log Sheets.
  - b. Maintenance
    - i. Routine maintenance of the treatment system shall occur by clearing all drains, troughs, and the conveyance system of oil, grit, sand, and debris. The chamber shall be completely cleaned by a certified waste hauler. At no time shall the combined amount of oil, grit,



sand, and debris in the chamber equal to or exceed 20% of the total volume capacity. The contents removed from the treatment system shall be properly transported and disposed in accordance with all applicable laws and regulations. Broken or deteriorated components of the treatment system shall be immediately repaired or replaced.

**c. Frequency of Inspections and Maintenance**

- i. The treatment system shall be inspected on a monthly basis. The chamber and all other components of the treatment system shall be completely cleaned no less than twice per year.
- ii. More frequent cleaning intervals of the treatment system may become necessary. In some instances a waiver may be granted by WPCA to perform less inspections and maintenance on the treatment system. The request to obtain a waiver must be put in writing and shall be accompanied with supporting documentation as to why the waiver is being requested.

**d. Record Keeping and Reporting**

- i. All inspection findings, maintenance activities, and repairs shall be recorded on the Inspection and Maintenance Log Sheets. Log sheet entries shall be complete with the dated and type of service, the qualified individual name and title, signature, inspection findings, quantities observed and/or removed from the treatment system, maintenance work performed, etc. All pumping reports shall include the date and time the chamber was pumped, the name, address, and phone number of the certified hauler, the total volume removed and what percentage of the volume was oil and solids, the location and phone number of the approved disposal site and date of disposal. Copies of all documents relating to the inspection and maintenance of the treatment system (i.e. pumping reports, inspections reports, manifests, service contracts, receipt, etc.) shall be kept on file with the Log Sheets.
- ii. No later than December 15th of each calendar year, copies of the previous 12 months of Log Sheets and all related documents described above shall be mailed to WPCA at the following address:

Stamford Water Pollution Control Authority  
Attn: Regulatory Compliance Inspector  
111 Harbor View Avenue, Building 6A  
Stamford, CT 06902

**SWIMMING POOLS**

6. The swimming pool water filtration system shall be of cartridge type. In the event a sand filtration system is used, the back wash shall discharge into a gravity fed treatment system prior to discharging into the sanitary. Please provide detailed information on the filtration system.
7. No less than 60 days in advance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the owner/developer of the site shall complete and submit to SWPCA for review and approval a Registration Application for Miscellaneous Discharges of Sewer Compatible Wastewater for the sanitary discharge of

William P. Brink, P.E. BCEE  
Executive Director  
Stamford Water Pollution Control Authority  
203-977-5809  
wbrink@stamfordct.gov



Ed Kelly, Chairman  
SWPCA Board of Directors  
Stamford Water Pollution Control Authority

swimming pool wastewater. Contact Robert Pudelka, Plant Supervisor at 203-564-7945 or by email at rpudelka@stamfordct.gov for additional information.

#### CONSTRUCTION DEWATERING

8. Sheet SE-4 indicates alternate dewatering discharge to sanitary sewer. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at rpudelka@stamfordct.gov for the necessary forms and requirements.
9. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

**Stamford Water Pollution Control Authority  
Attn: Rhudean Bull  
111 Harbor View Avenue, Building 6A  
Stamford, CT 06902**

#### GENERAL COMMENTS

10. Applicant and/or Contractor needs to schedule the tie-in activity, between 7:30 a.m. and 2 p.m. (Mon. thru Fri.), with Stamford WPCA's Collection Systems Supervisor at least 3-days in advance for scheduling WPCA personnel to witness and photograph the sewer tie-in connection.
11. The Contractor is not to break into the public sewer line without WPCA being present.
12. Prior to beginning construction, test pits should be performed at crossings between the service lateral and utilities to determine if there are any conflicts.
13. A City of Stamford Street Opening Permit is required for any work in the City Right of Way.
14. Upon issuance of a Certificate of Occupancy, the owner will be subject to a Connection Charge for those units. The Connection Charge is based on a "Sewer Unit" system. The current rate is \$4,250.00 per Sewer Unit. The charge is payable in fifteen equal annual installments or the assessed property owner may pay the full amount of the assessment, or the balance thereof, at any time before the final maturity of the installments.

The WPCA reserves the right to make future comments on revised plan submittals.

If you have any questions, please call me at 203-977-5896.

Cc: William Brink, P.E., Executive Director WPCA  
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA  
Jane Gibeault, Regulatory Compliance Coordinator

**Briscoe, Tracy**

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**From:** Mathur, Vineeta  
**Sent:** Wednesday, June 16, 2021 9:24 AM  
**To:** Briscoe, Tracy; Ray Mazzeo  
**Subject:** Fw: Applications 221-14, 221-15 & 221-16 #154 Broad Street.

For the file.

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**From:** Seely, Walter  
**Sent:** Thursday, April 22, 2021 7:22 PM  
**To:** Mathur, Vineeta  
**Cc:** Armstrong, Chad; Francis, David  
**Subject:** Applications 221-14, 221-15 & 221-16 #154 Broad Street.

Good Evening Vineeta

I have reviewed the plans for a new 8 story primarily residential with mercantile on the ground floor with multi-level parking garage below the building.

Applications 221-14, 221-15 & 221-16

After reviewing the submitted plans, I have no objections to the applications.

Respectfully

*Walter (Bud) Seely*

*Fire Marshal*

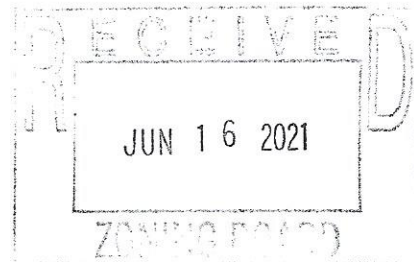
*Stamford Fire Department*

*Office of the Fire Marshal*

*888 Washington Blvd. 7<sup>th</sup> Floor*

*Stamford, CT. 06902*

*203-977-4651*



**CITY OF  
STAMFORD**

**MAYOR  
DAVID MARTIN**

**DIRECTOR OF OPERATIONS  
Mark McGrath**  
Email:  
[mmcgrath@stamfordct.gov](mailto:mmcgrath@stamfordct.gov)



**ACTING BUREAU CHIEF  
FRANK W. PETISE, P.E.**  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

**OFFICE OF OPERATIONS  
TRANSPORTATION, TRAFFIC & PARKING**

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

**INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office  
**FROM:** Frank W. Petise, P.E.  
Acting Bureau Chief  
**DATE:** June 15, 2021  
**RE:** Zoning Board

A handwritten signature in blue ink, reading "Frank W. Petise", is written over the "FROM:" field of the memorandum.

Application #221-14/15/16

172 Greyrock Pl/154 Broad St  
RMS Companies

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

- Zoning Board application received April 16, 2021:
- Project Narrative;
- Supporting Application Material;
- Civil Site Plan prepared by Reddniss & Mead dated April 9, 2021;
- Site Landscape Plan prepared by SLR Consulting received April 16, 2021;
- Architectural Plans prepared by Lessard Design dated April 9, 2021; and,
- Traffic Impact and Parking Study prepared by SLR consulting dated April 9, 2021.

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. Building more housing in dense, walkable neighborhoods with convenient access to transit and other modes of transportation has a net benefit on the overall mobility network in Stamford. Due to the downtown location of this development, overall parking and vehicle usage is predicted to be reduced as residents and visitors are expected to walk and take transit to the site. This is a well suited building for this location and the following comments are meant to improve the overall development and contribute to a long lasting mixed-use site in Stamford.



## Traffic Impact and Parking Study

The Traffic Impact and Parking Study prepared by SLR Consulting analyzed various transportation metrics including crash data, transit routes, vehicular volume data, and conducted intersection capacity analysis at surrounding intersections. Additionally, the report analyzes and predicts the parking usage for the site by using ITE parking generation rates as well as specialty designed Stamford based parking rates. The Department has thoroughly analyzed the results of the study and offers the following comments and recommendations based off of the collected data.

1. Crash Data from the report shows a total of 162 crashes occurred in the study area for the last three years. 33% of crashes were rear-end and for the 49 crashes reported along Broad Street, 45% were rear-end. Rear-end crashes are indicative of vehicles following too closely, red light running, and a failure for vehicles to see the traffic lights. As mentioned previously, the City through a Local Roads Accident Reduction Program (LRARP) grant will be implementing safety improvements along Broad Street which may include installing new signal bulbs and back-planting the signals (which was recently completed by the City at the intersections of Broad and Grove and Grove and Forest) which improves the visibility of the lights and decreases rear-end crashes. As such, the rear-end crashes are being addressed by a separate City project. However, there were six (6) pedestrian related crashes in the study area and one (1) bicyclist related crash. The bicyclist related crash and one (1) of the pedestrians crashes occurred at the intersection of Greyrock Place and Forest Street. **This is an overbuilt intersection that is in the heart of Downtown Stamford and on an average week day sees well over 700 pedestrians traverse it.** Additionally, as part of the study, it is predicted that the future traffic at the intersection will result in a Level of Service of F. This could mean that northbound traffic on Greyrock Place could back up towards Broad Street effecting that signal. **The Department, after receiving several complaints from the surrounding residents and as part of its commitment to improving safety and pedestrian infrastructure spent \$12,000 on a design to significantly improve the intersection.** To further improve safety for all users and improve walkability in this active pedestrian intersection and neighborhood, **the Applicant shall provide, prior to an issuance of a Building Permit, a check to the Department for a total of \$25,000 to for safety improvements to the intersection of Greyrock Place and Forest Street.** This contribution will complement the City's project on Broad Street to improve safety as well as the corridor repaving (which introduced a northbound bike lane) of Greyrock Place. The project will act as a gateway to the Downtown from Forest Street and significantly improve safety for all users.
2. While the Department is working on addressing the safety issues at the intersection of Greyrock and Broad, there are still traffic congestion and traffic signal operational issues that may result due to this proposed development. Per the Applicant's Traffic study, the level of service will be reduced at five (5) legs of the intersection in the AM and PM

peaks, which will result in increased traffic congestion levels. To reduce the anticipated increases in traffic at this intersection, the applicant shall provide, prior to an issuance of a building permit a check to the City for \$20,000 for the purchase of a Gridsmart Traffic Detection Camera. This camera can actively monitor and adjust traffic signals to the vehicle demands at that time and allows for improved data collection for the Department to guide traffic signal timing changes.

3. Furthermore, to improve ADA compliance and access and to assist driver wayfinding, the applicant shall provide, prior to an issuance of a Building Permit, a check to the City for \$10,000 for the purchase of an AGPS push buttons and illuminated street name signs. The push buttons allow for pedestrians to wave their hand in front of the button to activate the pedestrian signals and provide audible and sensory alerts for activation of the pedestrian signal. Furthermore, the illuminated street name signs will allow drivers to clearly see the roadway names and allow them to select which lane they need to use to traverse the intersection.
  
4. The Department has reviewed the parking analysis for the site. The Downtown location which easy access to the various amenities of Downtown, the overall walkability of the neighborhood, the access to CTTransit, and being within walking distance to the Stamford Transportation Center all support a lifestyle for future residents and office workers that does not necessarily require a car. The above attributes support the applicant's request for a Special Permit of a parking ratio of 1.0 spaces per unit and the Department offers no objection. The mixture of residential and commercial office usage on the site is perfectly suited for shared parking, and as indicated by the study, the proposed number of parking spaces more than exceeds predicted parking requirements. Furthermore, The Department is in favor of parking being un-bundled from the cost of living as this reduces car dependency and reduces housing costs of residents. Additionally, the adjacent City-owned parking lot and garage can accommodate any overflow parking that may result due to parties, guests, or other events in the proposed development.

## **Civil Site Plan**

1. **A public access easement shall be granted to the City in perpetuity and filed on the Stamford Land Records for the entire extent of the sidewalk area that is within the applicant's property lines prior to an issuance of a Certificate of Occupancy.**
  
2. **The current location of the bus shelter on Broad Street as shown on the plans does not provide ADA compliance. The applicant shall revise the site plan to show the bus shelter relocated to a position where it does not impede ADA access. Additionally, the concrete sidewalk should extend out from the bus shelter to the curb line.**

3. The applicant shall be responsible for the temporary removal, storage, and installation of the existing bus shelter over the course of construction. If the shelter is found to be damaged in any way, the applicant shall install a new, City standard bus shelter, pursuant to the requirements of the Department.
4. **Applicant shall coordinate with Ron Markey, Tree Warden, for the removal of the existing Street Tree on Broad Street (labeled as 16" tree on the Property and Topographic Survey).** The department recommends preserving the existing tree if possible.
5. Prior to an issuance of a Building Permit, the Applicant shall submit to the Department, for subsequent review and approval, a full Maintenance and Protection of Traffic Plan to be used throughout construction in line with the Department's Maintenance and Protection of Traffic Guidelines. The applicant shall work with the Engineering Bureau for any and all roadway Opening and Obstruction Permits.
6. Prior to an issuance of a Building Permit, the Applicant shall submit to the Department, for subsequent review and approval, a Construction Parking Management plan that limits impact to the neighborhood and businesses.
7. Where the 5' wide concrete sidewalk running along the western side of the property meets the asphalt driveway, there should be an ADA compliant pedestrian ramp.
8. The applicant may be responsible for curb to curb restoration of Greyrock Place in the vicinity of their utility cuts subject to the requirements and conditions of the Engineering Bureau.

## **Architectural Plans**

1. The applicant shall submit a pavement marking and signage plan for the parking garage so the Department can more accurately comment on the flow and layout of the garage. Additionally, handicap and electric vehicle charging spaces should be properly signed.
2. The applicant shall revise the Handicap Parking and Electric Vehicle Charging locations to 1) separate the combined spaces and 2) place the Handicap closer to the lobby entrance.
3. The applicant shall reference US Access Board PROWAG requirements for the number of handicap spaces required on-site.

4. The Department recommends that the applicant includes additional electric vehicle charging spaces as there is a growing trend in Stamford and the surrounding area for drivers to purchase electric vehicles.
5. The bike room as shown on the plans shall have direct access to the main lobby of the building and/or the parking garage. The bike room shall follow the requirements of the new Section 12 Zoning Regulations.

### **Landscaping Plan**

1. The applicant shall replace the five (5) Frans Fontaine Hornbeam trees that are proposed along Broad Street with a species that does not have a salt sensitivity. Applicant shall work with Land Use Bureau Staff and utilize the Street Tree Manual for an appropriate tree type.

May 11, 2021

Bharat Gami  
Chief Building Official  
City of Stamford  
Building Department  
888 Washington Boulevard, 7th Floor  
Stamford CT 06901

**RE: Zoning Board Application No. 221-14, 221-15 & 221-16**  
**0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street, Stamford, CT**

Dear Mr. Gami,

On behalf of RMS Companies this letter has been prepared in response to your Interoffice Memorandum dated April 29, 2021 addressed to Vineeta Mathur, Assistant Planner with respect to the above referenced property. We offer the following in response to your comments:

1. Understood.
2. Refer to provided exhibit A.01 "Maximum Area of Exterior Wall Openings Calculation" dated May 10<sup>th</sup>, 2021 for West Wall Elevation compliance calculations of exterior wall openings per 2015 IBC Table 705.8.
3. At design development stage, the egress discharge in question will be re-directed to provide 5' unobstructed path to public way, addressing the concern.
4. The Zoning sustainability scorecard was submitted as part of the materials submitted to the Zoning Board. The sustainability associated with the building's MEP system will be evaluated and provided once the systems are designed by the Mechanical, Electrical, and Plumbing engineers.
5. The project development property provides the same public-way width as exists along the Parc Grove (formerly Avalon Grove) frontage. Although the Parc Grove building is set further back there is a wall and fence which allows for a 10'± public-way along Broad Street as depicted on the attached Broad Street Public-Way Exhibit. The proposed realignment of the Greyrock Place crosswalk will improve pedestrian safety / ADA compliance at the intersection.
6. Understood.

We trust this information is satisfactory for consideration. Should you have any questions regarding this matter, please do not hesitate to contact us.

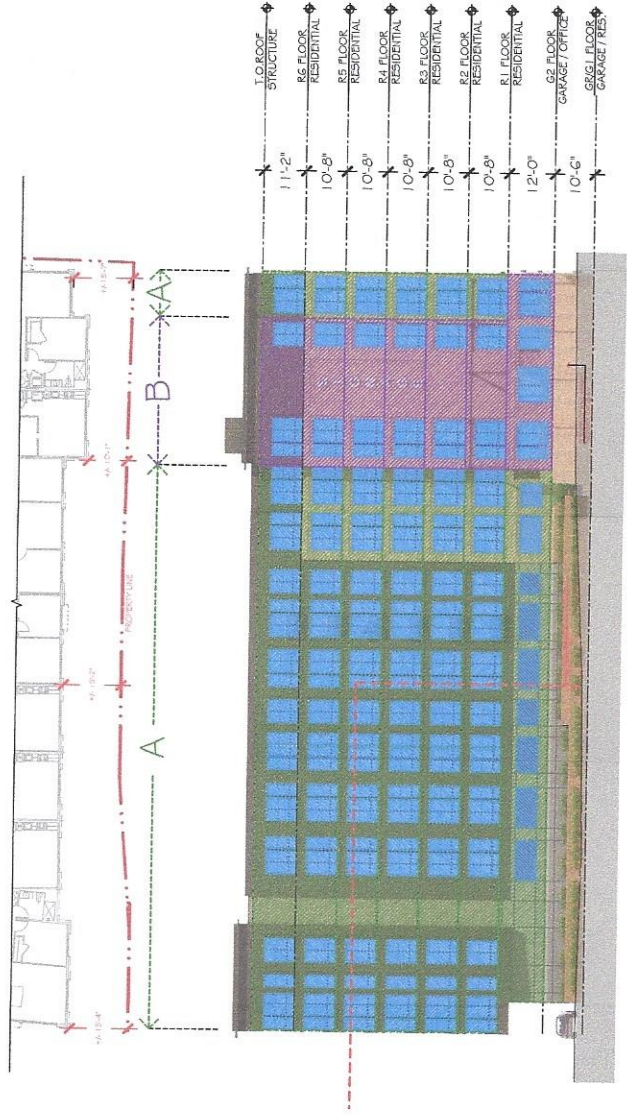
Sincerely,



Ted Milone, P.E. LEED AP BD+C

Enclosures

Cc: Vineeta Mathur  
RMS Companies  
Development Team



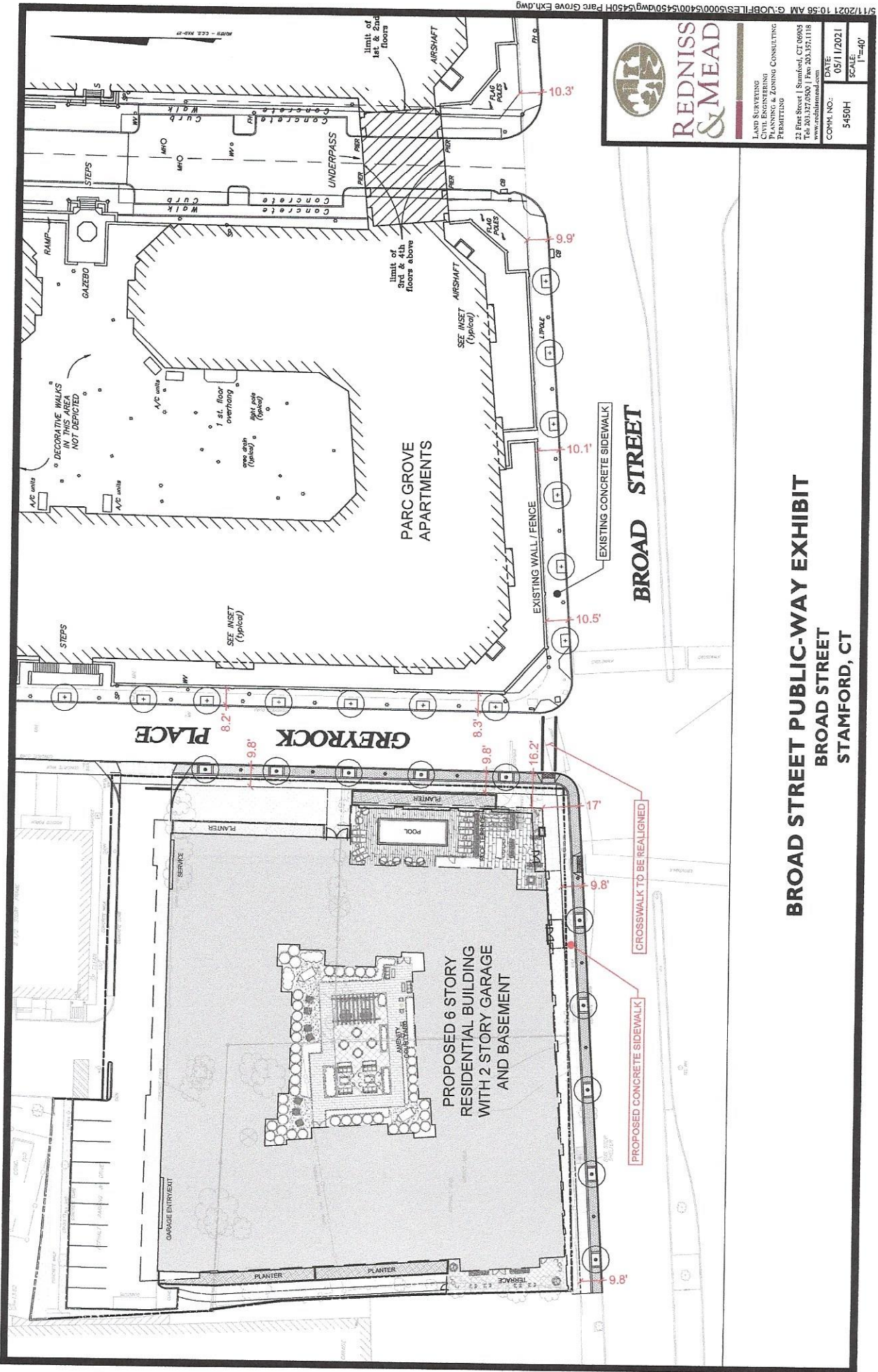
**"A" FACADE LOCATED @ MORE THAN 15'-1" FROM WESTERN P.L. (UNPROTECTED SPRINKLERED)**

| FLOOR                 | WALL AREA (SF) | WALL OPENING AREA (SF) | % OF WALL OPENING AREA PROVIDED (SP) |
|-----------------------|----------------|------------------------|--------------------------------------|
| G1 FLOOR              | 1,176 SF       | 0 SF                   | 0%                                   |
| G2 FLOOR              | 1,244 SF       | 442 SF                 | 26%                                  |
| TYPICAL FLOOR (R1-R3) | 1,735 SF       | 816 SF                 | 47%                                  |
| R4 FLOOR              | 1,816 SF       | 816 SF                 | 45%                                  |

**"B" FACADE LOCATED @ MORE THAN 10'-1" FROM WESTERN P.L. (UNPROTECTED SPRINKLERED)**

| FLOOR                 | WALL AREA (SF) | WALL OPENING AREA (SF) | % OF WALL OPENING AREA PROVIDED (SP) |
|-----------------------|----------------|------------------------|--------------------------------------|
| G1 FLOOR              | 629 SF         | 216 SF                 | 26%                                  |
| TYPICAL FLOOR (R1-R3) | 410 SF         | 120 SF                 | 29%                                  |
| R4 FLOOR              | 429 SF         | 120 SF                 | 27%                                  |

BUILDING ELEVATION 2



**REDNISS & MEAD**

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 PLANNING & ZONING CONSULTING  
 PERMITTING

22 Pine Street | Stamford, CT 06905  
 Tel: 203.357.1115  
 www.rednissandmead.com

DATE: 05/11/2021  
 COMP. NO.: 5450H  
 SCALE: 1"=40'

**BROAD STREET PUBLIC-WAY EXHIBIT**  
**BROAD STREET**  
**STAMFORD, CT**

MAYOR  
DAVID MARTIN

DIRECTOR OF OPERATIONS  
Mark McGrath  
Email:  
[mmcgrath@stamfordct.gov](mailto:mmcgrath@stamfordct.gov)

# CITY OF STAMFORD



*innovating since 1641*

ACTING BUREAU CHIEF  
FRANK W. PETISE, P.E.  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

## OFFICE OF OPERATIONS TRANSPORTATION, TRAFFIC & PARKING

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

### INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

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

DATE: June 15, 2021

RE: Zoning Board

Application #221-14/15/16

172 Greyrock Pl/154 Broad St  
RMS Companies

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

- Zoning Board application received April 16, 2021:
- Project Narrative;
- Supporting Application Material;
- Civil Site Plan prepared by Reddniss & Mead dated April 9, 2021;
- Site Landscape Plan prepared by SLR Consulting received April 16, 2021;
- Architectural Plans prepared by Lessard Design dated April 9, 2021; and,
- Traffic Impact and Parking Study prepared by SLR consulting dated April 9, 2021.

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. Building more housing in dense, walkable neighborhoods with convenient access to transit and other modes of transportation has a net benefit on the overall mobility network in Stamford. Due to the downtown location of this development, overall parking and vehicle usage is predicted to be reduced as residents and visitors are expected to walk and take transit to the site. This is a well suited building for this location and the following comments are meant to improve the overall development and contribute to a long lasting mixed-use site in Stamford.



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travel lanes of the intersection in the AM peak and three (3) of the nine (9) travel lanes of the intersection in the PM peak. To help improve the operations at this intersection, the applicant shall provide, prior to an issuance of a building permit a check to the City for \$20,000 for the purchase of a Gridsmart Traffic Detection Camera. This camera can actively monitor and adjust traffic signals to the vehicle demands at that time and allows for improved data collection for the Department to guide traffic signal timing changes.

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**City of Stamford**  
**Zoning Board**

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**STAFF REPORT**

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**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, ASSOCIATE PLANNER  
**SUBJECT:** ZB #221-14, 15 & 16, Zoning Text Amendment, Zoning Map Amendment, Special Permit and Site and Architectural Plan and Requested Uses  
**DATE:** June 15, 2021

**MASTER PLAN:** Master Plan Category 11 (Downtown)

**ZONING:** C-G, MX-D (Commercial General, Mixed Use District)

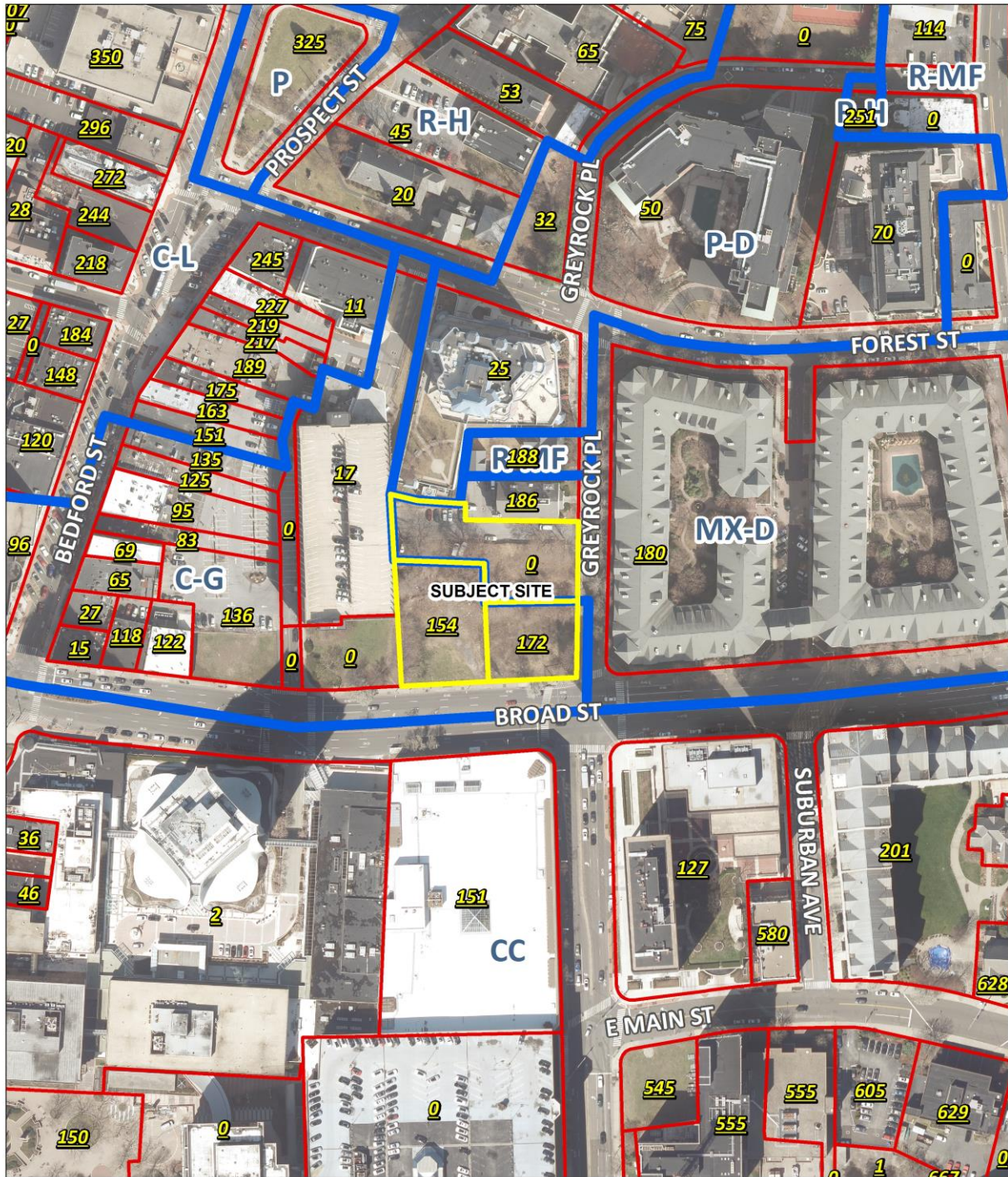
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**Introduction**

The Applicants Richard W. Redniss, RMS Companies and Greyrock Development LLC (Owner and Applicant) are requesting approval of several related applications including Zoning Text Amendment, Zoning Map Change, Special Permit and Site and Architectural Plan and Requested Uses to facilitate the redevelopment of properties located at 154 Broad Street, 172 Greyrock Place and 0 Greyrock Place to construct an eight (8) story building with a total of 228 dwelling units, 228 garage parking spaces and approximately 8000 sq.ft. of office space. The site has long been vacant. While there have been several previous proposals, they did not result in a full-fledged application. The current proposal will fill an apparent void in the Broad Street streetscape and activate this central section of Downtown Stamford.

**Site and Surroundings**

The site comprises of three contiguous properties with a total of 56,331 sq.ft. or 1.3 acre of land area. The site has approx. 237 feet of frontage along Broad Street and 212 feet along Greyrock Place. The properties include 154 Broad Street, 172 Greyrock Place and 0 Greyrock Place. To the east of the site are the 'Park Grove Apartments' across Greyrock Place. The area to the north is occupied by 'Hibernian Hall' followed by 'The Classic' condominiums further north fronting on Forest Street. To the west of the site is a vacant parcel and the Bedford Street parking garage. Across Broad Street to the south is the Macy's frontage of the Stamford Town Center. Macy's is flanked by Landmark building to the west and the office building occupied by 'Indeed' to the east.



**154 Broad,  
0 & 172 Greyrock Place**

0 65 130 260 Feet

Date: 6/15/2021

The zoning in the surrounding area includes CC to the south of Broad Street, MX-D to the east and C-G to the west. Two of subject lots (154 Broad Street, 172 Greyrock Place) are in the C-G district while one (0 Greyrock Place) is in the MX-D district.

### **Proposed Development**

The Applicant proposes to develop the site with an eight (8) story mixed use building with 228 residential units and 8000 sq.ft. office space and 228 parking spaces. The building will also have a basement level and will be wood frame construction on a concrete podium. The project will have several indoor and outdoor amenities for the tenants including a pool terrace and a central open courtyard. The existing 10 at grade parking spaces at the northwest corner of the property will remain. The proposed unit mix for the development is 61 studio, 88 one-bedroom, and 79 two-bedroom apartments. The unit mix is subject to change based on market demand as the Applicant further refines his proposal prior to a Building Permit.

The Applicant has requested a Zoning Text Amendment, a Zoning Map Amendment, Special Permit and Site and Architectural Plan and Requested Uses applications to facilitate the development.

### **221-14 Text Amendment**

Language in underline is added and that in ~~striketrough~~ is deleted. Staff comments to the text are in italics and blue.

1. Amend the column heading “Floor Area Ratio” to read “Non-Residential Floor Area Ratio”

*This change helps clarify that the FAR in Appendix Table IV refers to Non-residential use. The residential density is calculated using the ‘sf per family’ given in the column before and converting the non-residential floor area if applicable using the standard in the definition ‘Density, Permitted’ in Section 3.*

2. Amend Minimum Yard Dimensions (Front, Side, and Rear) relating to the C-G Zone to replace the current requirement with the following standards:

Front: 10 feet from the Curb Line (15 feet from the Curb Line on Ground Floor Retail Streets<sup>2</sup>)

Side and Rear: None required within 70 feet of a Curb Line; if provided at least 15 feet; Beyond 70 feet of a Curb Line: 15 feet from any Property Line. The Zoning Board may, by Special Permit, reduce the setback requirement for the ground floor only (or up to a height of 20 feet above the finished grade, whichever is less) if it finds that (i) the ground floor is used for non-residential uses (including

residential amenity space or lobbies) only and (ii) the reduction of the setback does not create a non-compliance for abutting properties with regard to Light and Air.

*The existing front setback for the C-G district requires 10 feet measured from the street line (property line). Measuring the front yard setback from the curb allows for a consistent street wall along individual streets while ensuring adequate sidewalk width based on the street typology.*

*The current C-G regulation permits 0 foot side yard setback from street line and requires at least 4 feet if a side yard is provided. The current C-G rear yard setback requirement is 20 feet. The side and rear yard setback proposed is consistent with the side yard setback for R-HD zoning district. Requiring no setback for the first 70 feet from the curb line allows for continuity in the street wall in high density districts. The 70 feet dimension allows sufficient depth for a double loaded residential corridor or a non-residential floor plate. After the first 70 feet, the required setback of 15 feet is proposed, allowing for neighboring properties to meet Light and Air requirements for residential uses. In case the ground floor use on a property is non-residential and a lower side/rear setback does not adversely affect Light and Air setback for the neighboring property, the Zoning Board may approve a lower setback by Special Permit.*

3. Amend Footnote 2 to read:

Deleted (217-12) To ensure proper alignment with existing adjacent Buildings and Structures, the Front Setback may be modified to promote a generally consistent Street Wall; however, the Front Setback shall not be less than ten (10) feet from the Curb Line.

*This provision allows the reduction of Front Yard setback for Ground Floor Retail Streets from 15 feet to 10 feet when necessitated to align with existing street wall of adjoining buildings.*

### **221-15 Zoning Map Change**

The Applicant requests a change from the current MX-D Zoning district to the C-G zoning district for the 0 Greyrock Place property. The rest of the project site including 154 Broad Street and 172 Greyrock Place are already in the C-G zoning district. The rezoning will allow the entire building to be developed using the standards of C-G zoning district rather than having to meet the standards of two different districts. This also simplifies the density calculation for the site. The Applicant has submitted a Zoning Comparison chart which enumerates the standards under the two zoning districts.



## 221-16 Site and Architectural Plan and Requested Uses & Special Permit

### Building and Site Design

The building has been thoughtfully designed paying attention to its presence on Broad Street which is a major artery. The development includes a mix of uses including office and residential. A portion of the amenity area on the ground floor will be open to the public. The proposed building is 86 feet tall where a maximum of 100 feet is permitted in the C-G district as of right. The MX-D district which currently covers a portion of the site (proposed to be rezoned to C-G) would have allowed up to 165 feet in height.

The site and building were designed keeping in mind several constraints including an access easement on 0 Greyrock Place allowing access and parking to Hibernian Hall. The building is setback from adjacent property lines so as to ensure that the Light and Air requirement is met for all dwelling units factoring in existing and potential future buildings on neighboring properties. Thirdly, a 20 feet wide street widening easement is located for the northerly portion of the site's Greyrock Place frontage.

### Vehicular Access

The driveway accessing the proposed garage will be off Greyrock Place at the northeast corner of the site. The existing driveway in this area will be maintained and improved. An enclosed loading area is proposed on the northeast corner of the building. The trash room for the building is also located in this section of the building. Entrance to the parking garage is located at the end of this driveway at the northwest corner of the building. The Applicant is requested to provide a detailed pavement marking and signage plan for the site and garage circulation for a detailed review by the traffic bureau prior to Building Permit.

### Density

Per the 'Permitted Density' definition, "In mixed-use Zoning Districts where the *Permitted Density* is defined by *Floor Area Ratio* for non-residential uses and by square feet per Family for residential uses, the maximum aggregate number of *Dwelling Units* shall be calculated by adding (i) the *Residential Density* in number of *Dwelling Units* to (ii) the number of *Dwelling Units* resulting from conversion of non-residential *Density* to *Dwelling Units*."

The density calculation is shown below using this standard and the site lot area of 56,331 sq.ft.

| <u>Density Calculation</u> |                          |
|----------------------------|--------------------------|
| Residential Density:       | $56,331 \div 400 = 140$  |
| Commercial Trade-in:       | $75,000 \div 1,500 = 50$ |
| Subtotal Units:            | $140 + 50 = 190$         |
| <i>BMR Requirement:</i>    | $190 \times 10\% = 19$   |
| BMR Bonus:                 | $19 \times 2 = 38$       |
| Total Units:               | $190 + 38 = 228$         |

### **Below Market Rate Housing**

The Applicant proposes to provide on-site BMR requirement units and is therefore eligible for Bonus Density per Appendix B footnote 4. A total of 19 units, representing 10% of the 190 base residential units will be designated as BMR units. The applicant utilizes the bonus as permitted by Appendix B Footnote 4 allowing two additional market rate units per BMR unit provided. The Bonus units are not subject to the BMR requirement. (See chart above). The proposed BMR units will be proportionately distributed throughout the proposed unit mix of the building. This application meets the requirement of the BMR program which was revised in 2020 to incentivize on-site BMR units facilitating creation of new affordable housing.

### **Building Program**

The project contains residential units, amenities, office space and parking. The building will have a basement level with 4,411 sq.ft. of residential amenity space and 91 parking spaces. The ground floor of the building will have the residential lobby at the south east corner of the site, residential amenities along Broad Street and the first level of parking behind with 65 parking spaces. The second floor level will have 7,410 sq.ft. of office space and 2,625 sq.ft. of residential amenity space in addition to 72 parking spaces. The office space is connected to a terrace on the south west side of the building. The third floor will primarily contain residential units supplemented by a 2083 sq.ft. indoor fitness facility as well as an outdoor amenity courtyard over the parking levels below. This courtyard is designed with hard and soft landscaping as a residential amenity. Floors four through eight are primarily residential with the eighth (top) floor also containing a pool deck on the south east corner of the building along with 1,232 sq.ft. indoor amenity space.

### **Exterior Elevation and materials**

The building is designed intentionally with a clear base middle and top. The Broad Street façade has architectural Limestone material framing the storefront glass windows of the residential amenity and office space. A narrow band of real Granite will run along the base of the building. The building will continue with large glass windows on the upper stories framed by brick on floors three to seven. The elevations show decorative brick work around the windows further providing architectural interest in the building. The seventh floor has both brick and dark grey fiber cement finish allowing for an interesting transition rather than a sharp change. The building is also segmented vertically into section by introducing balconies for vertical bays of windows at varying intervals. Additionally, the entrance of the building on Broad Street is emphasized by an all glass façade section which extends to the top floor. The entrance will also have a metal canopy providing an inviting gateway and an architectural break in the façade. The east, west and north elevation use a similar elevation treatment with a mix of fiber glass panel, fiber glass siding and brick. The building presents a unified look around the various facades while at the same time incorporating variations using stepping at various heights and articulation of the

façade. The visible levels of the garage are treated with fiber glass siding. The proposed brick planter around the building softens the ground level experience for pedestrians.



### **Landscaping and Open Space**

The interior courtyard, rooftop pool deck, and ground level public access areas make up approximately 10,600sf of usable open space. There will be approximately 17,000sf of usable interior amenity space for the residents. A landscaping buffer is maintained along most of the western property line with new sidewalks, streetscapes and foundation landscaping along both site frontages. Planting at various heights including ground level and at the terraces introduce visual relief as well as serve as amenities for the residents and office tenants. The Applicant should revise the streetscape along Broad Street with alternative trees as recommended by the Traffic Bureau. The bus stop on Broad Street will need to be relocated closer to the subject property to allow adequate pedestrian passage around it.

### **Special Permits**

The Applicant requests the following Special Permits for the development. The Applicant has submitted a Statement of Findings

#### **1. Large Scale Development**

Pursuant to Section 7.5 Review of Large-Scale Development (Now renumbered Section 19.E), Applicant requests approval of a residential structure containing ten (10) or more dwelling units and developing or altering 40,000 square feet of lot area or creating one-hundred or more new parking spaces.

*Section 19.E enables large projects in non-design districts which would otherwise be as of right per the district regulations, to be reviewed by the Zoning Board with the opportunity to attach appropriate conditions to ensure smooth operations. The proposal meets the goals and policies of the Stamford Master Plan while minimizing its impact on the surrounding neighborhood. Staff supports the overall project based on satisfaction of the Special Permit findings of Section 19.*

## **2. Parking Ratio**

Pursuant to Section 12-D.1.c, Applicant requests 1 parking space for each unit of 2 bedrooms or less.

*One to one parking ratio for residential units is supported by its location in proximity to transit, walkability to a variety of retail, service uses and offices. The office users are expected to share the on-site spaces in the garage due to the complimentary peak time for usage with residential. The proposed building is located close to several parking garages including the Bedford Street public parking garage. TTP supports the reduced parking ratio in their comments for this application citing similar factors. A parking management plan has been provided by the applicant which includes demand management strategies, reporting requirement and supporting information for the parking supply.*

## **3. Density**

The Applicant seeks to utilize the density of 400 sq.ft. per family as allowed by Appendix B Footnote 4 and Section 7.S for mixed use projects within the CG district.

*The requested density is appropriate and consistent with development surrounding the site including Park Grove apartments, the Classic as well as high density commercial buildings to the south of the site. The density will support existing retail and restaurants in the Downtown and revitalize the vacant site adjacent to existing parking resources.*

## **Referral Comments**

### **Stamford Planning Board**

The Stamford Planning Board, during its regularly scheduled meeting held on April 29, 2021 recommended approval of the applications for Zoning Text Amendment, Zoning Map Change, Special Permit, Site and Architectural Plan and Requested Uses Applications and found the request to be compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown). The Planning Board recommended that the Zoning Board ensure that the BMR requirement is met adequately and to consider the responsible party (tenant/applicant) if alternate parking resources such as the city garage are utilized.

### **City of Stamford Engineering Bureau**

In a letter dated May 24, 2021, Willetta Capelle, Coordinator of Site Plan Reviews and Inspections at the Engineering Bureau, made technical comments on the application to be addressed prior to Building Permit.

## **Fire Marshall**

Fire Marshall Walter Seely in an email dated April 22, 2021 stated that he had no objections with the project moving forward.

## **Traffic Transportation and Parking Bureau**

Frank Petise, Acting Bureau Chief, Traffic Transportation and Parking Bureau provided a letter dated June 15, 2021 stating support for this project and provided comments related to the site traffic movement as well as recommended monetary contribution for traffic improvements in the vicinity of the site. Staff recommends that the Zoning Board make these recommendations a condition of approval for the development.

## **Water Pollution Control Authority**

Ann M. Brown, P.E. Supervising Engineer in a letter dated May 26, 2021 reviewed the three related applications and provided technical comments on the Site and Architectural Plan and Requested uses application.

## **Buildings Department**

Bharat Gami, Chief Building Official in a letter dated April 29, 2021 provided comments on the building design to ensure compliance with the building code.

## **Summary**

Staff recommends approval of the three related applications for Zoning Text Change, Zoning Map Change, Site and Architectural Plan and Requested Uses and Special Permit to facilitate 228 units and 8000 sq.ft. of office space in order to reactivate a long vacant section of Downtown. The text amendment updates the setback requirements to be in line with the newest setback regulations introduced in the Zoning Regulations. The Zoning Map change to C-G creates a unified zoning designation for the parcel and is consistent with the surrounding zoning districts and the underlying Master Plan designation. Finally, the site plan and building design have been carefully formulated to achieve the desired building program while creating an interesting pedestrian experience and fit into the context of the neighborhood with appropriate height and setbacks. The contributions towards traffic improvement in the vicinity of the site will further benefit the neighborhood and improve pedestrian and vehicular mobility.