

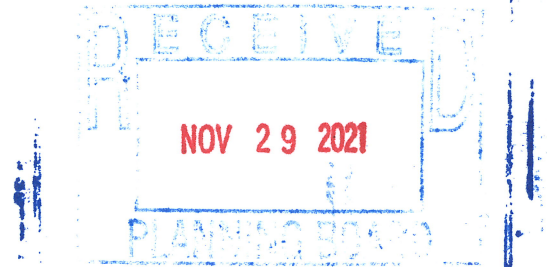
MAYOR
DAVID MARTIN



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



November 29, 2021

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

**RE: Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT.-
Site and Architectural Plans and/or Requested Uses and Special Permit-** Applicant is proposing to maintain the existing building (formerly used as a bank) and add 8 additional stories for a 10 story hotel containing 77 rooms and 14 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Applications for a Site and Architectural Plans and/or Requested Uses and a Special Permit are hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **January 3, 2022**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

A handwritten signature in blue ink that reads "Vineeta Mathur".
Vineeta Mathur
Acting, Principal Planner A circular blue ink stamp containing the initials "VM".



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward thirteen (13) hard copies and one (1) electronic copy in PDF format to Clerk of the Zoning Board with a \$1,000.00 Public Hearing Fee and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. LAND RECORDS RECORDING FEE: \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule -WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee -without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule -WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee -with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Old Town Square

APPLICANT ADDRESS: 160 Atlantic Street, Stamford, CT 06901

APPLICANT PHONE #: (203) 561-2318

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 160 Atlantic Street

ADDRESS OF SUBJECT PROPERTY: 160 Atlantic Street

PRESENT ZONING DISTRICT: CC

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A Attached hereto and made a part hereof

REQUESTED USE: Hotel with Restaurant and banquet facilities as depicted on the plans submitted herewith.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number) See Schedule B attached hereto and made a part hereof.

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
<u>Old Town Square</u>	<u>160 Atlantic Street</u>
<u>160 Atlantic Street</u>	<u>Stamford, CT 06901</u>
<u>Stamford, CT 06901</u>	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? YES (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 24th DAY OF October 2021

SIGNED: By: [Signature]
Old Town Square, LLC
Nagy M. Osta, a member

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD _____ 20____
 Personally appeared _____, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.
see attached

 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY
 APPL. # 221-24 Received in the office of the Zoning Board: Date: _____
 By: _____

Schedule A

A seven-page plan prepared by D'Andrea Surveying & Engineering, P.C. each last revised October 18, 2021 (except as indicated) as follows:

- i) Zoning Location Survey;
- ii) Sheet Index;
- iii) Existing Conditions (June 16, 2021);
- iv) Development Plan;
- v) Sedimentation & Erosion Control Plan;
- vi) Notes & Details; and,
- vii) Construction Logistics Plan.

A nine-page plan prepared by Do H. Chung & Partners each dated August 6, 2021 (except as indicated) as follows:

- i) S-1 is entitled "Sketch Site Plan" (August 15, 2021);
- ii) A-1 is entitled "Ground FL. Plan";
- iii) A-2 is entitled "2ND. FL. Plan";
- iv) A-3 is entitled "3RD. FL. Plan";
- v) A-4 is entitled "4TH-10TH. FL. Plan";
- vi) A-5 is entitled "Roof Plan"; and,
- vii) A-6 is entitled "Proposed Elevations" (June 11, 2021);
- viii) A-7 is entitled "Proposed Elevations" (June 18, 2021); and,
- ix) A-8 is "TYP.BLDG.SECTIONS".

A one-page "Landscape Plan" prepared by Environmental Land Solutions, LLC dated July 2, 2021.

Schedule B

First Piece:

All that certain piece, parcel or tract of land together with the buildings and improvements thereon, situated in said Town of Stamford and bounded Northerly 93.7 feet, more or less, by Canal Street, so-called, easterly by land of the First Stamford National Bank, to be conveyed on even date herewith to the Grantee herein, Southerly by land of the First Stamford National Bank to be conveyed on eve date herewith to the Grantee herein, and Westerly 27.14 feet, more or less, by Atlantic Street, so called.

Second Piece:

First Tract, bounded north ninety two and 12/100 (92.12) feet by land of The Atlantic Square Company, east thirty and 9/100 (30.09) feet by the second tract herein after described and land of the Stamford Trust Company, trustee, formerly of the estate of William H. Martin, deceased, south ninety two and 42/100 (92.42) feet by land of the Stamford Trust Company, trustee, formerly of the estate of William H. Martin, deceased, and west thirty and 10/100 (30.10) feet by Atlantic Street.

Second Tract, bounded north fourteen and 55/100 (14.55) feet by Canal Street, east forty seven and 50/100 (47.50) feet by the third tract hereinafter described, south fourteen and 96/100 (14.96) feet by land of the Stamford Trust Company, trustee, formerly of the estate of William H. Martin, deceased, and west by the first tract hereinabove described and by land of the Atlantic Square Company.

Third Tract, bounded north thirty four and 98/100 (34.98) feet by Canal Street, east thirty nine and 66/100 (39.66) feet by Quintard Place, south thirty seven and 41/100 (37.41) feet by land of the Stamford Trust Company, trustee formerly of the estate of William H. Martin, deceased, and west forty seven and 50/100 (47.50) feet by the second tract hereinabove described, together with all its right, title and interest in, to and over said Quintard Place.

Third Piece

Beginning at a point on the westerly line of Quintard Place as it now exists said point being further located 3.49 feet northerly of the intersection of the southerly line of land of Stamford Savings Bank and the said westerly line of Quintard Place as measured along the said westerly line of Quintard Place, thence northerly and westerly and easterly along land of the said Stamford Savings Bank N. 19° 18' 20" E. a distance of 37.21 feet, N. 55° 29' 45" W. a distance of 39.40 feet and S. 65° 37' 20" E. a distance of 40.72 feet to a point, thence easterly, southerly and westerly over and across land of the City of Stamford U.R.C., and Quintard Place N. 88° 27' 22" E. a distance of 27.97 feet, S. 01° 32' 38" E. a distance of 45.00 feet and N. 85° 32' 12" W. a distance of 46.24 feet to the point or place of beginning.

For a more particular description reference is hereby made and had to be a map entitled "Map Showing Urban Redevelopment Commission Parcel 8, Stamford, Conn." And filed in the City and Town Clerk's Office as Map #10291.

EXCEPTING THEREFROM the described parcels:

The premises described in a deed from The Stamford Savings Bank to the City of Stamford and recorded in Book 481 at Page 54 of the Stamford Land Records.

The premises described in a Deed from The Stamford Savings Bank to the City of Stamford, Connecticut Urban Development Commission recorded in Book 1656 at Page 334 of the Stamford Land Records.

The premises described in a Deed from The Stamford Savings Bank to the City of Stamford, Connecticut Urban Development Commission recorded in Book 1781 at Page 139 of the Stamford Land Records.

Said Premises are conveyed subject to the following:

1. Any and all provisions of any municipal ordinance, regulation and/or public or private law.
2. Taxes on the Grand List of October 1, 2018, not yet due and payable, which the Grantee agrees to assume and pay
3. City of Stamford Zoning Appeals Board Certificate dated January 25, 1978 and recorded February 17, 1978 in Volume 1715 at Page 216 of the Stamford Land Records.
4. Effect, if any, of an Urban Renewal Plan dated January 13, 1977 and recorded March 2, 1978 in Volume 1718 at Page 273 of the Stamford Land Records.

The site is approximately 120 feet from the intersection of Main Street and Atlantic Street. The lot depth is approximately 180 feet. The site is within Town Clerk Block Number 63.



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward thirteen (13) hard copies and (1) electronic copy in PDF format to Clerk of the Zoning Board with a \$1,000.00 Public Hearing Fee and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): OLD Town Square, LLC

APPLICANT ADDRESS: 160 Atlantic Street, Stamford, CT 06901

APPLICANT PHONE #: (203) 561-2318

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 160 Atlantic Street

ADDRESS OF SUBJECT PROPERTY: 160 Atlantic Street

PRESENT ZONING DISTRICT: CC

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See schedule A attached hereto and made a part hereof

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See schedule B attached hereto and made a part hereof.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
See schedule C attached hereto and made a part hereof.

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
<u>OLD Town Square, LLC</u> <u>160 Atlantic Street</u> <u>Stamford, CT 06901</u>	<u>160 Atlantic Street</u> <u>Stamford, CT 06901</u>

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 20th DAY OF October 2021

SIGNED: By: [Signature]
Naef M. Osta, a member
OLD Town Square, LLC

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD _____ 20____
 Personally appeared _____, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.
See attached

 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 221-24

Received in the office of the Zoning Board: Date: _____

By: _____

Schedule A

A seven-page plan prepared by D'Andrea Surveying & Engineering, P.C. each last revised October 18, 2021 (except as indicated) as follows:

- i) Zoning Location Survey;
- ii) Sheet Index;
- iii) Existing Conditions (June 16, 2021);
- iv) Development Plan;
- v) Sedimentation & Erosion Control Plan;
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- v) A-4 is entitled "4TH -10TH. FL. Plan";
- vi) A-5 is entitled "Roof Plan"; and,
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- ix) A-8 is "TYP.BLDG.SECTIONS".

A one-page "Landscape Plan" prepared by Environmental Land Solutions, LLC dated July 2, 2021.

SCHEDULE B

SPECIAL PERMITS

Special Permit under Table IV – Appendix B note 23 to authorize the development of a hotel in the CC Zone with a FAR of 5.94.

Special Permit under Table IV – Appendix B note 7 to allow a front yard setback of 0.0 feet for the existing structure and all new subsequent floors above.

Special Permit under Table IV – Appendix B note 7 to allow a front yard setback of 10.0 feet for all floors of the new structure.

Special Permit under Table IV – Appendix B note 7 to allow a rear yard setback of 0.0 feet.

Special Permit under Table IV – Appendix B note 7 to allow street center setback of 29.1 feet.

Special Permit under Section 12.C.3 to allow the use of existing conditions in lieu of the construction of additional sidewalks.

Special Permit under Section 7.5.C to allow a new non-residential structure having a gross floor area of more than twenty thousand (20,000) square feet.

Schedule C

First Piece:

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Second Piece:

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4. Effect, if any, of an Urban Renewal Plan dated January 13, 1977 and recorded March 2, 1978 in Volume 1718 at Page 273 of the Stamford Land Records.

The site is approximately 120 feet from the intersection of Main Street and Atlantic Street. The lot depth is approximately 180 feet. The site is within Town Clerk Block Number 63.

OLD TOWN SQUARE, LLC

160 ATLANTIC STREET

STAMFORD, CT 06901

July 2, 2021

Mr. Ralph Blessing
Land Use Bureau Chief
City of Stamford
Stamford Government Center
888 Washington Boulevard, 7th Floor
Stamford, CT 06904


Re: Applications for Approval of Site and Architectural Plans
And/or Requested Uses and Special Permits
160 Atlantic Street

Dear Mr Blessing:

Please be advised that the Law Office of John F. X. Leydon, Jr., LLC may serve as the agent in regard to the above-referenced matters.

Very truly yours,
Old Town Square, LLC

By



Nagi M. Osta, a Member

Legal Description

First Piece:

All that certain piece, parcel or tract of land together with the buildings and improvements thereon, situated in said Town of Stamford and bounded Northerly 93.7 feet, more or less, by Canal Street, so-called, easterly by land of the First Stamford National Bank, to be conveyed on even date herewith to the Grantee herein, Southerly by land of the First Stamford National Bank to be conveyed on even date herewith to the Grantee herein, and Westerly 27.14 feet, more or less, by Atlantic Street, so called.

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October 18, 2021

160 ATLANTIC STREET PROJECT DESCRIPTION

1. Introduction

Old Town Square LLC is the owner of the property commonly known as 160 Atlantic Street. This property lies within Master Plan Category 11 (Downtown) and the CC (Center City) Zoning District. The property is approximately 9246 square feet and is located on the east side of Atlantic Street approximately 770 feet south of the intersection with Broad Street and immediately north of the ramp from Atlantic Street to the Stamford Town Center parking garage. There is one existing building on the property which would be preserved under the proposal. First County Bank (and its predecessor(s)) was located in that building from approximately 1939 to approximately 2018. The building is currently vacant. The applicant proposes to maintain the existing building consistent with its historical character. Also, the applicant would construct a new 10 story hotel containing 84 rooms and 7 suites with a ground floor restaurant, banquet/meeting rooms, and a roof-top patio. The applicant is submitting an application for special permits as follows:

Special Permit under Table IV - Appendix B note 23 to authorize development of a hotel in the CC Zone with a FAR of 5.94.

Special Permit under Table IV – Appendix B note 7 to allow a front yard setback of 0.0 feet for the existing structure and all new subsequent floors above.

Special Permit under Table IV – Appendix B note 7 to allow a front yard setback of 10.0 feet for all floors of the new structure.

Special Permit under Table IV – Appendix B note 7 to allow a rear yard setback of 0.0 feet.

Special Permit under Section 12.C.3 to allow the use of existing conditions in lieu of the construction of additional sidewalks.

Special Permit under Section 7.5.C to allow a new non-residential structure having a gross floor area of more than twenty thousand (20,000) square feet.

If approved, a boutique hotel with a high-end ground floor restaurant will be developed at the site.

2. Background

In 2019, after the positive recommendation of the Planning Board, the Zoning Board approved Zoning Board Application# 218-63 to modify footnote 23 with the understanding that the applicant would be forthcoming with the present proposed development.

3. Description of the Surrounding Area

The subject property is located on the east side of Atlantic Street adjacent to the recently renovated and upgraded Veterans Memorial Park. The subject property is immediately north and abuts the ramp to the Saks Fifth Avenue Off 5th side of the Stamford Town Center. A variety of dense primarily commercial uses surround the property. To the north of the property is the above-mentioned Veterans Memorial Park; to the east is the Stamford Town Center; to the south is the Heritage Building occupied in good part by law firms; to the south of that building is a strip of stores primarily occupied by Safavieh Home Furnishings; and, to the west of the property is the recently refurbished Old Town Hall and other commercial building including the building known as the Gurley Building or Valeur Building. Some residential units exist on the second floor and above within some of the buildings to the west. The array of uses in the surrounding area include restaurants, office buildings, the Palace Theatre, residential units, stores, the Old Town Hall and Saint John's Basilica. The buildings in the area range in size from one floor to thirteen floors. As mentioned, the property is within the Master Plan Category 11 (Downtown) and generally surrounded by property within the CC (Center City) Zoning District. Zones abutting this district include C-G, MR-D, the Mill River Park, MX-D, R-MF, C-L, M-L and M-G.

4. Description of the Project Area/Proposed Development Site

The site is identified as Tax Id# 002-2088. The existing building on the site has housed a bank for decades and has a parking lot with approximately 12 spaces in the rear. The existing building has a floor area of approximately 5641 square feet and a FAR of approximately .61. This 3 story building is approximately 40.00 feet high. The site has access from the Town Center Drive intersection with Atlantic Street. The applicant proposes to maintain the existing building consistent with his historical character. Also, the applicant intends to construct a boutique hotel as mentioned above. The proposed project conforms with the CC District regulations and would contribute to the continually increasing vibrancy of Downtown Stamford.

5. Conformity of the Proposed Development with the Master Plan

The property is located in Master Plan Category 11 (Downtown). The proposed development is consistent with the goals of this category as the proposed development is located on a significant corridor adjacent to Veterans Memorial Park and would provide “eyes on the park” on around-the-clock basis. The hotel development will support Master Plan Policy 5A: Support Downtown as a Regional Center as the state-of-the-art hotel in the Downtown will add to its first-class reputation and increase the ability of visitors to enjoy quality lodging Downtown. The infill development of the site is also consistent with Implementation Strategy 5A.6: Promote infill Development on vacant sites within Downtown. The ground floor of the hotel would contain a high-end restaurant that will generate pedestrian activity. The design of the hotel is stunning and will be consistent with implementing Policy 5B: Make Downtown a More Pedestrian-Friendly Neighborhood and Implementation Strategy 5B.3: Encourage quality urban design that relates well to streets and people. In addition to the restaurant, the hotel itself will have regular pedestrian activity and both will help enliven this portion of Downtown. This quality is consistent with Implementation Strategy 5B.4: Emphasize ground floor retail and pedestrian activity. Also, as indicated above, the subject development site is adjacent to Veterans Memorial Park. Implementation Strategy 5D.3-c: Maximize the potential of public plazas and open spaces Downtown and in the South End is supported by the proposed development as the liveliness of the park will be increased by the regular pedestrian activity generated by the restaurant and hotel.

6. Description of the Proposed Development

The applicant proposes to preserve the existing Bank Building and construct 8 additional stories of approximately 5,400 square feet each joined above it for its hotel. The ground floor would have a lobby, reception area and high-end restaurant of approximately 3,250 square feet. The third floor would include approximately 3700 square feet of meeting and banquets rooms. The additional floors would house 84 rooms and 7 suites and the roof would include a patio. When possible, the existing brick on the existing bank building will be preserved. The new materials for the building include cast stone and thin brick.

In addition, the applicant proposes to locate an outdoor dining area within park property immediately to the north and west of the premises and will work with the park owner Urban Redevelopment Commission to attempt to establish this use.

The applicant is cognizant of the remarkable architecture represented by the existing building on the property. The applicant proposes to maintain this building in its current form including both the exterior and its gracious windows and the beautiful interior with its stunning treatments and two-story ground level interior space enhanced by a beautiful ceiling which will be retained.

In order to enhance the presentation of the proposed new construction, all room air conditioning units will be located internally and not protrude from any of the sides of the building.

The site is accessed through Town Center Drive. The first curb cut to the rear parking area for the site is approximately 240 feet east of the intersection of Atlantic Street. Parking will be established with off-site arrangements.

The applicant is proposing the development as it believes that it will successfully provide a use complimentary to this area and specifically supportive of Veterans Memorial Park for reasons including security as there will be “eyes on the park” 24 hours a day 7 days a week. The development would utilize the entire property. Specifics in regard to the development are set forth in the zoning data chart and plans submitted with the application. The applicant has submitted its application for special permits as follows: Special Permit under Table IV – Appendix B note 23 to authorize development of a hotel in the CC Zone with a FAR of 5.94.

Special Permit under Table IV – Appendix B note 7 to allow a front yard setback of 0.0 feet for the existing structure and all new subsequent floors above.

Special Permit under Table IV – Appendix B note 7 to allow a front yard setback of 10.0 feet for all floors of the new structure.

Special Permit under Table IV – Appendix B note 7 to allow a rear yard setback of 0.0 feet.

Special Permit under Section 12.C.3 to allow the use of existing conditions in lieu of the construction of additional sidewalks.

Special Permit under Section 7.5.C to allow a new non-residential structure having a gross floor area of more than twenty thousand (20,000) square feet.

7. Action(s) Necessary to Facilitate the Project

The proposal will be submitted to the Historic Preservation Advisory Committee for an advisory recommendation. The applicant is concurrently submitting an application for Site and Architectural Plans and/or Requested Uses. The applicant will also be working with the Urban Renewal Commission to obtain all approvals and/or easements necessary in order to the subject property.

8. Conclusion

The applications submitted must be approved in order for the proposed development to take place. The hotel and restaurant would create approximately 50 jobs, \$291,500.00 in building permit application fees and \$285,000.00 in annual tax revenue. In addition, Veterans Memorial Park would benefit from the regular daily pedestrian activity at the park generated by the restaurant and hotel. The applicant seeks to maintain the existing structure in a manner that is consistent with its historic character. In addition, the applicant proposes to develop a boutique hotel which would add to the vibrancy of the neighborhood. The applications are consistent with the land use and development goals of the City and, if approved, will provide a positive contribution to the Downtown.

July 2, 2021

Statement of Findings

a. Special permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

(1) *the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*

1. As described in the Project Description submitted herewith, the site is located on the Atlantic Street corridor which runs through the Downtown. The site is adjacent to Veterans which will benefit from the proposed development. The ground floor restaurant and hotel would provide constant “eyes on the park” thereby improving its safety. The proposed hotel conforms with zoning limitations in regard to height and FAR and will, therefore, be of a scale appropriate for the area. As indicated in the traffic report submitted with the application, the drop-off and proposed parking area function appropriately.

(2) *the nature and intensity of the proposed used in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

2. The proposed development is consistent with the Zoning Regulations and the Master Plan as it would provide for a ground floor restaurant and a vibrant first-class hotel. It is anticipated that the hotel guests would patronize local establishments on a regular basis and would walk to those establishments.

(3) *the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

3. As set forth in the parking management plan, off-street parking would be utilized to accommodate the parking required by the Zoning Regulations. As set forth in the traffic report, the traffic generated by the development can be accommodated by the existing roadways. Neither a safety hazard nor a traffic nuisance would be created by the development.

(4) *the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

4. The proposed development would contribute to the use of the site without negatively impacting the surrounding area. Veterans Memorial Park would benefit by the hotel as set forth above. The proposed development will not negatively impact the prospective development of any nearby sites.

(5) *the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

5. Street life will be improved as a result of the additional hotel guests to the area. The restaurant and hotel will also provide an aesthetically pleasing eastern anchor on the corridor between Veterans Memorial Park and Columbus Park. The proposal conforms to the zoning regulations and the neighborhood of which it is a part.



0 125 250 FEET



Blank Location Map
In the Vicinity of:
160 Atlantic Street
Stamford, CT

Figure

Cast Stone



Thin Brick

