

Zoning Data Chart Template

Project Name – OLD TOWNE HOTEL

Application number –

Address – 160 ATLANTIC STREET

Zoning District(s) - If multiple Zoning Districts, provide requirement and compliance for each portion of site under the different district - CC

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Permit if applicable)
	Lot Size	4,000 sq.ft.	9,246 sq.ft	9,246 sq.ft.	Complies
	Gross Floor Area	5,641 sq.ft.	5,641 sq.ft.	54,900 sq.ft.	Complies
	Zoning Floor Area				
	Residential				
	Commercial	55,476 sq.ft.	5,641 sq.ft.	54,900 sq.ft.	Complies
	Community Facility				
	Industrial				
	Total	55,476 sq.ft.	5,641 sq.ft	54,900 sq.ft.	Complies
	F.A.R.	6.0	0.61	5.94	Appendix B, footnote 23
	Residential				
	Commercial	6.0	0.61	5.94	Appendix B, footnote 23
	Community Facility				
	Industrial				
	Total	6.0	0.61	5.94	Appendix B, footnote 23
	Number of units				
	Below Market Rate Units (# and %)				
	Number of seats/ beds / employees if applicable			84 rooms 7 suites 98 beds	Appendix B, footnote 23
	Density(Units/Acre)				
	Street Frontage	40'	191.75'	191.75'	See maps 10, 838 & 10,247 SLR
	Building Coverage (Area and %)	80%	5,558 sq. ft. 60.1%	6,652 sq. ft. 71.9%	Per Chung plan dated August 15, 2021 and D'Andrea plan dated October 18, 2021 each submitted herewith
	Lot coverage (Area and %)	100%	9,006 sq. ft. 97.4%	9,052 sq. ft. 97.9%	Per Chung plan dated August 15, 2021 and D'Andrea plan dated October 18, 2021 each submitted herewith
	Building Height (Feet)		Approx. 40.0'	126.0'	Complies per Appendix B, footnote 13
	Number of floors		3	10	Complies per Appendix B, footnote 11
	Active ground floor (sq.ft. and %) if applicable		4,200 sq.ft.	5,477 sq.ft.	
	Yards				
	Front yard (Streetline)	0	0	0	Appendix B, footnote 7
	Front yard (St centerline)	25	29.1"	29.1"	Appendix B, footnote 7
	Rear yard	20'	0.0'	0.0'	Appendix B, footnote 7
	Side yard		6.3/58.4 64.7 total	6.3/27.4 33.7 total	Complies per Appendix B, footnotes 7 and 21
	Parking				

	Residential parking				
	Commercial parking	46	Approx. 12 (most encroach)	45 offsite; 1 on site	Complies per Appendix B, footnote 23
	Community Facility parking	N/A	0	N/A	
	Industrial parking	N/A	0	N/A	
	Public open space parking	N/A	0	N/A	
	Bike parking	9 class A; 23 class B	0	9 class A; class B	23 Complies per §12.J.C.3
	# of levels of parking garage (if applicable)	N/A	0	N/A	
	Square footage of parking area	N/A	2,836 sq.ft.	2,836 sq.ft. (including under building)	
	Parking setback	10' from street; 5' from building	0' from street; 10' from building	16' from street; 17' from building	Complies per §12.C.1
	Open space (Area and %)				
	Active (If separate)	N/A	0	N/A	
	Passive (If separate)	N/A	0	N/A	
	Street Trees				
	Existing	N/A	0	N/A	
	Proposed	N/A	0	N/A	
	Total	N/A	0	N/A	
	Signage				
	Wall signs (# and size)	1 front @ 82.5 sq.ft; 1 rear @ 60 sq.ft; 2 sides @ 60 sq.ft ea..	none	1 front @ 80 sq.ft; 2 sides @ 60 sq.ft ea..	Complies per §13 (H)
	Ground Signs (# and size)		none	none	
	Blade signs (# and size)		none	none	
	Fence height	N/A	0	N/A	

updated 10/26/2021



DEVELOPMENT REVIEW GUIDELINES

Application #

1. Site Data Sheet

Application Number:

Project Name:

Project Location Address

Street Number: Street Name:

Lot(s):

Neighborhood Statistical Area:

Current Zoning District: Proposed Zoning District:

Current Master Plan Category: Master Plan Category:

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	Number of units				
	Below Market Rate Units (# and %)				
	Number of seats/ beds / employees if applicable			84 rooms suits 7 beds 98	Appendix B, footnote 23
	Density(Units/Acre)				

	Street Frontage	40'	191.75	191.75	See maps 10, 838 & 10,247 SLR
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	Bike parking	9 Class A; 23 Class B	0	9 Class A; 23 Class B	Complies per §12.J.C.3
	# of levels of parking garage (if applicable)	N/A	0	N/A	
	Square footage of parking area	N/A	2836 sq. ft.	2836 sq. ft. (including under building)	
	Parking setback	10' from street; 5' from building	0' from street; 10' from building	16' from street; 17' from building	Complies per §12.C.1
	Open space (Area and %)				
	Active (If separate)	N/A	0	N/A	

	Street Trees				
	Existing	N/A	0	N/A	
	Proposed	N/A	0	N/A	
	Total	N/A	0	N/A	
	Signage				
	Wall signs (# and size)	1 front @ 82.5sq.ft ; 1 rear @60sq.ft.; 2 sides @60sq.ft ea.	none	1 front @ 80sq.ft ; 2 sides @60sq.ft ea.	Complies per §13 (H)
	Ground Signs (# and size)		none	none	
	Blade signs (# and size)		none	none	
	Fence height	N/A	0	N/A	

Is the project site fully or partially in the CAM?	N
Is the project site fully or partially in a flood plain?	N
Is the site fully or partially in a historic district?	Y
Is the site fully or partially in the Mill River Design District?	N
Is the site fully or partially in Downtown?	Y
Is the site a brownfield site?	N
Is the site a greenfield site?	N

2. Impact Summary

	Adverse Impact	Mitigation
Mobility	N	N/A
Housing	N	N/A
Schools and Community Facilities	N	N/A
Infrastructure	N	N/A
Public Safety	N	N/A
Parks and Open Space	N	N/A
Environmentally Sensitive Areas	N	N/A
Historic Resources	N	N/A
Quality of Life	N	N/A
Fiscal Impact	N	N/A
Conveniences	N	N/A

3. Mobility

Parking

	current	current permitted	proposed	proposed permitted	Parking ratio
Residential parking					N/A
Residential Loading					N/A
Community Facility parking					N/A
Community Facility Loading					N/A
Commercial Retail parking	12 (most encroach)		45		1 PER 55,000 SF OF COMMERCIAL – OFF SITE PARKING AT BELL ST. GARAGE
Commercial Retail loading			1		N/A
Commercial Office parking					N/A
Commerical Office loading	0				N/A
Manufacturing parking					N/A
Manufacturing loading					N/A
Public Open Space parking			N/A		N/A

Are you providing shared parking? If yes, explain parking concept

Are you providing car share If yes, explain (operator, # of vehicles, etc.)

Are you proposing to add or close curb cuts? If yes, please explain changes to the curb cuts

Is the site located on an arterial road? Name of road(s)

Is the site located on a state highway?

 Name of road(s)

 Is the proposed site within half a mile of a train station?

Stamford T.S.
313, 331, 333, 334, 336, 341, 342, 344 and 345

 Is the proposed site within a quarter mile of a bus stop

Which line?

Impacted Intersections

Street 1	Street 2	current LOS	expected LOS with action	expected LOS with Mitigation
Atlantic Street/Main Street	Town Center Drive	B	B	B
Tresser Boulevard (Route 1)	Town Center Drive	B	B	B

Distance to	Miles	Bus connection line	Bus connection headway	total travel time by transit
Stamford Transit Center	0.5	331	20 min. approx.	5 min. approx.
Springdale Station	3.3	334	N/A	N/A
Glenbrook Station	1.9	344	N/A	N/A
Downtown / Veteran's Park	Adjacent	N/A	N/A	N/A

the site connected to the pedestrian network?

Is the site connected to the bike network?

What mitigating measures are planned to reduce parking needs and improve mobility, e.g., shuttle service?

The site is situated within a half-mile of the Stamford Transit Center, a hub for trains, buses, and easy access point for ride sharing vehicles and taxis. Parking is proposed to be located off-site in an existing garage. Also, valet service will be provided on site for guests of the hotel to utilize.

 Provide a traffic plan and a site access plan!

 Was a comprehensive traffic study prepared for this project?

 If yes, please upload the study

- Traffic and site access plans contents:
- all streets w/ with widths, directions, # of lanes
 - sidewalk with widths
 - bus stops
 - signals, crosswalks, pedestrian ramps

- curbs -
- curb cuts - width, distance from intersections
- all pedestrian entrances, and circulation
- location of parking, including bike parking and on street parking
- intersection LOS
- street trees
- traffic calming features
- loading off-street / on-street

4. Housing N/A

Residential Floor Area

Number of units

Floor Area per unit

Is the development proposed to be ownership or rental?

Proposed Housing and Unit Mix

Unit Type	total	Market rate	prop. rent	prop sales price	senior housing	BMR	prop rent	prop sales price	% BMR	complies with BMR	market rate aff.	total aff units
Studio										[Y/N]		
1-BR										[Y/N]		
2-BR										[Y/N]		
3+BR										[Y/N]		
All units										[Y/N]		

Current housing on site

Unit Type	total	Market rate	curren t rent	current value	senior housing	BMR	curre nt rent	current value	%BMR	Market rate affordabl e	total afforda ble units
Studio											
1-BR											
2-BR											
3+BR											
All units											

Are all BMR units proposed to be on site?

Where are the off site units?

Is there a fee in lieu payment?

What is the total fee-in-lieu payment?

How is the fee in lieu payment calculated?

5. Schools and Community Facilities N/A

	School name	current School utilization	expected school utilization
Which elementary school is the project zoned for?			
Which middle school is the project zoned for?			
Which high school school is the project zoned for?			

How many additional school children is this project expected to generate?

	# units	senior housing units	school units	Elem. School Factor	# elem. school students	Middle School Factor	# middle school students	High school Factor	# High school students	All students
Studio	0		0	0	0	0	0	0	0	0
1-BR				0.12		0.04		0.06		
2-BR				0.21		0.09		0.14		
3+BR				0.28		0.12		0.14		
All students										

What is the proposed mitigation for school impacts?

Which is the closest public library? Distance (mi)
 Is the library over capacity?

Please provide a community facilities map

Public Funded Day Care?

6. Infrastructure

Does the site have access to the city's sewer system?	Y
Does the site have access to the city's water supply?	Y
What is the heating type/ fuel for the site?	Electric

What is the expected sewer input from the project (gal/day)	6196
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Is the current sewer infrastructure sufficient?	yes
---	-----

attach letter from WPCA [ATTACH]

What is the expected water use from the project, excluding irrigation (gal/day)	6196
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What is the expected peak water usage fro irrigation (gal/day)	0
--	---

Is the current water infrastructure sufficient?	Yes
---	-----

attach letter from Aquarion [ATTACH]

What is the expected average electricity use? (kWh/day)	2,753
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What is the expected peak electricity use? (kWh/day)	718
--	-----

Is the electric infrastructure sufficient?	Yes
--	-----

attach letter from Eversource [ATTACH]

What is the expected daily volume of trash produced (cu ft/ day)	72
--	----

What is the expected daily volume of recycling produced (cu ft/ day)	15
--	----

Is garbage and recycling collected by the City?	No
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Does the Stamford Sanitation Department have sufficient resources?	Yes
--	-----

attach letter from Sanitation Dept. [ATTACH]

Who is the private garbage and recycling contractor?	Santaguida Sanitation
--	-----------------------

Describe the garbage and recycling pick-up (frequency, days of week, equipment used, where picked up)	3 times per week
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Describe mitigation measures for sewers	All necessary service utilities currently exist on the site and are available to the site
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Describe mitigation measures for water	All necessary service utilities currently exist on the site and are available to the site
--	---

Describe the mitigation measures for electricity	All necessary service utilities currently exist on the site and are available to the site
--	---

Describe the mitigation measures for garbage and recycling	The hotel will utilize "green" products when practical to lessen environmental impacts
--	--



7. Public Safety

In which Police Precinct is the site located?

Is this a high crime area?

Are there sufficient police department resources?

attach letter from Public Safety Director

In which Fire District is the site located?

Are there sufficient Fire Department resources?

attach letter from Public Safety Director

Please describe any mitigation measures related to public safety!

Regular activity adjacent to/pedestrian traffic through/guest viewing of Veterans Memorial Park

8. Parks and Open Space

N/A ?

Please provide information about the closest public parks

	Park name	distance (mi)	Park facilities					current LOS
			playground	athletic fields	passive recreation	beach	trails	
local park	Veterans Park	0	N	N	Y	N	N	
regional park	Mianus River State Park	3.5 miles	N	N	Y	N	Y	
recreational facility	Scalzi	1.2 miles	Y	Y	Y	N	Y	

Open Space Ratio for the Neighborhood Statistical Area

currently	with the proposed action	Citywide Average
N/A		

Will the proposed development provide amenities for residents?

Which amenities will be provided?	Size (sf)	capacity (persons)
pool	N	
outdoor play area	N but park adjacent	
outdoor sitting area	Y 360 sq.ft.	
gym	Y 375 sq. ft.	
commuiny rooms / lounges	Y 4,350 sq.ft.	
other	Roof Terrace 3,000 sq.ft.	

Will the proposed development provide publicly accessible open space?	
size (sf)	N
hours	
programming	
landscaping	
seating	

Describe the parks and recreational facilities mitigation measures!

Provide a parks and recreational facilities map

9. Environmentally Sensitive Areas

Is the project site fully or partially located in the coastal management area?	N
Is the project site fully or partially located in a flood plain?	N
Is the project site fully or partially located in a flood way?	N
Are there wetlands on site?	N
Are there steep slopes on site?	N
Are there any known endangered species on site?	N
Is there more than 1 acre of undisturbed natural habitat or agricultural area on site?	N

What is the impervious area on the site?			
current sf	current %	proposed sf	proposed %
9010	97.4	9052	97.9

Describe the stormwater management practices used on site

Would the site meet the requirements of MS4?

Is the site a brownfield or suspected brownfield site?	N
Has the site been tested?	N
Is there a mitigation plan for the site?	N
What are the historic uses of the site	Bank/ Office

attach report

Describe the measures to protect natural resources on site!

Provide a natural resources map!

10. Historic Resources

Is the site located in a historic district?	Y
Name of the Historic District	Downtown Stamford Historic District
Are there any structures on site that are registered as historically significant or that are contributing sites to a Historic District?	Y
Please provide a description of these structures (type, age, location on site)	STAMFORD SAVINGS BANK, GEORGIAN REVIVAL, NEO-ADAMESQUE MODE, 1939
Are there any structures on site that are more than 50 years old?	Y
Please provide a description of these structures (type, age, location on site)	1939 Bank Building
Are any historic structures proposed to be altered or demolished as part of this proposal?	Y Minimal alterations
Has this proposal been reviewed by HPAC?	N attach report

ORIGINAL FRONT AND SIDE FACADES WILL BE PRESERVED, INTERIOR DETAIL WORK AND CEILING WILL BE PRESERVED, ALL ORIGINAL WINDOWS, LINTELS, CASEWORK AND FLOORS WILL BE RESTORED OR SENSITIVELY REPLACED TO MATCH ORIGINAL

Describe the mitigation measures with regard to historic resources!

11. Quality of Life

For Residential Projects

Are there any outdoor recreational facilities proposed?	N/A
What kind?	
Hours of operation?	
How are the facilities supervised and noise and other codes enforced?	
Is the site located within 1000 feet of I-95, the Merritt Parkway or an active rail line?	
If yes, what are the mitigation measures to reduce noise impacts?	
Describe mitigation measures!	

For Commercial Projects

What is the type of business?	Hotel and Restaurant	
What are the business hours / hours of operation?	24 hours per day; 7 days per week; 365 every day each year	
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)	Generally during early or later parts of each day by various sized trucks	
How many employees are expected to be on site during peak periods?	30 hotel / 20 restaurant	
How many customers are expected during peak periods (per hour)	15 am; 35 pm	
When is the peak period	6am-8am; 4pm-8pm	
Is any of the business located outside?	An outdoor dining area is proposed	
Describe mitigation measures!	Compliance with all applicable laws, statutes, ordinances and regulations	

For Manufacturing Projects

What is the type of business?	N/A	
What are the business hours / hours of operation?		
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)		
How much truck traffic is associated to and from the site?		
How many employees are expected to be on site during peak periods?		
Is any of the operations located outside?		
Describe the outside operations		
Will materials and supplies stored outside?		
Is heavy equipment used?		
Does the site produce dust?		How is it controlled?
Does the site produce odor?		How is it controlled?
Does the site produce vibration?		How is it controlled?
Are hazardous materials stored onsite, used or produced?		
Describe the hazardous materials, quantities, and how they are safeguarded.		
Describe mitigation measures!		

12. Development Benefits

Expected Recurring Revenue for the City per year

Property Tax	\$250,000.00
Business Tax	\$
Other Fees/Taxes	\$35,000.00
Total	\$285,000.00

Expected one-time payments to the City

Does the project provide publicly accessible open space

How large is the proposed publicly accessible open space

Describe design and programming of the proposed publicly accessible open space

Describe any additional public benefits of the project, e.g., related to housing affordability, sustainability, community facilities, brownfield clean-up, etc.

"Eyes" on Veterans Memorial Park; 1st class architectural design at prominent downtown location

13. Conveniences

N/A

residential projects only

Describe the conveniences in the area surrounding the project site

Type	Name	location	less than a mile?	distance	bike / ped accessible?
supermarket					
dry cleaner					
medical office					
dental office					
restaurant					
convenience store					
drug store					
local park					
regional park					
beach					
library					
day care					
elementary school					
middle school					
high school					
gym					

Are conveniences proposed on site?

Are they open to the public?

Please describe

14. Urban Design

Describe the Land use on neighboring parcels

SURROUNDING NEIGHBORHOOD PARCELS ARE CENTER CITY OFFICE, COMMERCIAL AND RETAIL BUILDINGS. DIRECTLY ADJACENT TO SITE IS TOWN CENTER MALL

Describe the Design of neighboring buildings (Height, Material, style, age, condition)

SURROUNDING BUILDINGS RANGE FROM SIX TO 22 STORIES. BUILDINGS RANGE FROM END OF 19TH TO MODERN 21ST CENTURY. ALL SURROUNDING BUILDINGS ARE IN FUNCTIONAL CONDITION, AS THE SITE IS CENTRALLY LOCATED IN CENTRAL STAMFORD

for buildings six stories and higher, please provide an illustrative massing

SEE SHADOW STUDY PDF

Please provide a streetscape elevation for all frontages facing public streets

SEE CHUNG A-6, A-7 SHEETS

For building six stories and taller, please provide a shadow study!

SEE SHADOW STUDY PDF