

April 23, 2021

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

***Re: 819-831 East Main Street & 27-29 Lafayette Street
Final Site and Architectural Plan Application***

Dear Mr. Blessing and Board Members,

As discussed, on behalf of 819 East Main Street LLC and 831-833 East Main Street LLC (collectively “the Applicants”), enclosed please find an application and supportive materials for Final Site and Architectural Plans to facilitate the construction of an 85-unit residential development with ground floor retail and associated site improvements. This application is being filed in furtherance of the pending Zoning Map Change, GDP, and Special Permit Applications relating to the subject site. Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

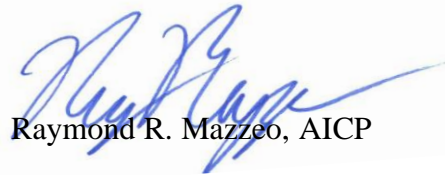
In support of the applications, enclosed please find:

1. A check in the amount of \$2,293.32 for:
 - Final Site and Architectural Plan Application;
 - Public Hearing Fee has been submitted with the Zone Change, Special Permit, and GDP applications (to be heard simultaneously);
2. Site & Architectural Plan (FSP) application form;
3. Project Narrative;
4. Drawing List;
5. General Property Description;
6. Owner List;
7. Zoning Data Chart;
8. Civil Plans prepared by DiMarzo & Bereczky dated 11/6/2020;
9. Architectural Plans and Elevations and by Do H. Chung & Partners, dated 11/6/2020;
10. Landscaping Plan prepared by Environmental Land Solutions, dated
11. Drainage Narrative by DiMarzo & Bereczky dated 11/6/2020;
12. Letters of Authorization.

Name
Date
Page 2 of 2

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this exciting redevelopment.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team



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): 819 East Main Street LLC & 831-833 East Main Street LLC

APPLICANT ADDRESS: c/o Redniss and Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): Please see attached Owner List

ADDRESS OF SUBJECT PROPERTY: 821, 825, 827 & 831 E. Main Street and 27-29 Lafayette Street

PRESENT ZONING DISTRICT: MX-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED USE: Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk’s Block Number)

Please see attached General Property Description

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

NAME & ADDRESS LOCATION

Please see attached Owner List

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 23 DAY OF April 2021

SIGNED: [Signature]

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 ss STAMFORD April 23 2021

COUNTY OF FAIRFIELD

Personally ^{known} appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]

Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

David Pinto
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

Revised 9/02/20

Project Narrative
819, 821, 823, 825, 827, 831 East Main Street and 27 & 29-31 Lafayette Street
Final Site and Architectural Plan Applications
April 23, 2021

1. Introduction/Background

In 2018, 819 East Main Street, LLC was under contract to purchase property commonly known as 819, 821, 823, 825 & 827 East Main Street and 27 & 29-31 Lafayette Street (the “**Original Property**”) and received Zoning Board approval related to the rezoning and redevelopment thereof (Appls. #218-35 & 218-36). Specifically, these approvals included a zone change to MX-D as well as General Development Plan and Special Permit approvals to facilitate a mixed-use building with 63 one and two-bedroom apartments above approximately 2,150 square feet of ground floor retail and residential amenities (the “**Original Approval**”). Special Permit approvals related to the proposed parking ratio, proximity of parking to residential units and a fee-in-lieu payment related to the fractional Below Market Rate requirement. The Original Approval was obtained on October 12, 2018 and properly recorded on the Stamford Land Records. At the time there was a vacant “outparcel” adjacent to the site, which the applicant was encouraged by staff and the board to acquire and incorporate into the overall redevelopment.

Since that time, 819 East Main, LLC has completed the purchase of the Original Property and is currently under contract to purchase that outparcel (831 East Main Street) (collectively, the “**Site**”). As such, 819 East Main, LLC and 831-833 East main Street, LLC (collectively, the “**Applicants**”) has previously submitted applications for Zone Map Change, GDP, and Special Permit which are still pending (Appls. 220-45- & 220-46). The applications incorporate 831 East Main Street into the MX-D and modify the redevelopment plan to permit up to square feet of ground floor retail with 85 one- and two-bedroom apartments above.

As a next and final step, we are submitting the Final Site and Architectural Plan application.

2. Surrounding Area

The surrounding area consists primarily of Master Plan Category 9 (Urban Mixed Use). Adjacent zoning districts include R-H and C-N to the north, C-I to the east and south and R-MF to the west.

Properties along this stretch of CT Route 1 (East Main Street) are used for a variety of purposes including medium-to-high density multifamily, retail, commercial and industrial uses. The site is less than a mile from the Stamford Transportation Center and the Stamford Town Center. It is well served by local bus routes and sidewalk connections to the surrounding community.

In recent years, there has been a concerted effort to remove some of the less “neighborhood friendly” uses and replace them with housing and updated commercial storefronts. Glenview House and Eastside Commons, both located on the opposite side of East Main Street from the Site, and the shopping center at the northwest corner of the intersection of Lafayette Street and

East Main Street are examples of this effort. However, other properties in the immediate area which require significant capital investment, including the subject site, remain.

3. Project Area/Development Site

The Site is just over three-quarters of an acre with frontage on East Main Street and Lafayette Street. It is improved with four separate buildings: two multi-family homes, one single-family home, and one multi-tenant commercial building. The newest addition to the assemblage, 831 East Main, is a vacant lot. The residential buildings are noted on the tax card as being constructed between 1875 and 1900, though little, if any, of the original character of the buildings appears to remain. The buildings are in need of significant aesthetic and functional improvements and appear out of place among the ongoing redevelopment of this stretch of Stamford's East Side. Much of the Site's access and parking is nonconforming with oversized curb-cuts and perpendicular spaces backing directly out into both Lafayette Street and East Main Street, creating unsafe conditions for pedestrians and motorists.

The Site has been identified by the City and neighborhood as a target for redevelopment. Several supportive letters from neighbors are being submitted under separate cover, including a detailed and highly supportive letter from the East Side Partnership that puts the existing Site, and welcomed redevelopment thereof, in an appropriate context.

4. Proposed Development

The proposed development project consists of up to 85 apartments and approximately 3,000 square feet of ground floor retail/flex amenity space along the East Main Street frontage.

A. Unit Mix

The current unit mix includes 43 one-bedroom and 42 two-bedroom apartments. However, exact unit size and mix may change slightly depending on market conditions and other factors which may arise as the plans develop.

B. Below Market Rate Housing

The MX-D infill zone includes a base 10% Below Market Rate (BMR) unit requirement which equates to 8.5 of the 85 proposed apartments. Because 5 units of existing "Market Rate Affordable Housing" will be removed from the Site to enable its redevelopment, an additional BMR unit, affordable at 65% of Area Median Income, is required for every 2 units removed. This equates to an additional 2.5 BMR units (@65% AMI), or 1.5 BMR units (@50% AMI) based on the equivalencies in Section 7.4, and brings the total BMR obligation to 10 units (@50% AMI). The Applicants intend to satisfy this requirement by providing 5 one-bedroom and 5 two-bedroom units onsite. A special permit request was previously submitted in connection with Appl. #220-46.

C. Site/Building Composition & Features

The building has been designed with its main lobby and resident entrance at the corner of East Main and Lafayette Street and 2 potential retail storefronts completing the East Main Street

frontage. Four additional levels of apartments continue above with a landscaped rooftop providing approximately 4,000 sf of open space for use by residents. While no designated child play area is required in this design district, approximately _____ square feet has been set aside on the roof for this purpose and an additional interior space is contemplated on the ground floor.

The design depicts a clearly defined “base, middle, and top” with Limestone finish Drivit at the base, Creativ brick patterned façade on the middle floors and Azek trim and decorative banding and paneling at the top floor. Both the roofline and façade articulations, including columns of Juliet balconies provide movement and visual interest to the building. A vertical window line and tower element help to accentuate the prominent building corner at the intersection of E. Main and Lafayette.

The sole vehicular access will be at the south end of the site on Lafayette Street. Parking is provided beneath and behind the building at grade. In accordance with Section 12.D.1.c, a ratio of 1 parking space for every unit with 2 bedrooms or fewer and 1.25 parking spaces for every unit with 3 bedrooms or more may be requested by Special Permit.¹ Using this ratio, the proposed development would require 85 parking spaces. Collectively, the building will provide 85 parking spaces, a ratio of 1.0 spaces per unit. While there is no parking requirement for retail in the MX-D zone, depending on the ultimate retail tenant and residential demand, some spaces may be shared for retail use outside of the peak residential demand times. Should this become desirable, the Applicants would return to the Zoning Board for administrative approval in conformance with Section 12.L of the Stamford Zoning Regulations.

The remainder of the frontages will be lined by a continuous sidewalk with overall widths varying from 10’ on the Lafayette Street side to 15’ along East Main Street. This represents a major improvement over the wide driveways and unmitigated head-in parking spaces that make up the current frontages. One streetside loading space will be created just north of the driveway on Lafayette, and metered street parking will be maintained along the rest of the frontage. At least one of the street spaces is intended to be designated for short term drop-off and pick-up only. This will encourage and accommodate the use of parking demand management strategies like Uber, Lyft and/or other ride share opportunities.

D. Construction Timing

Site work would likely begin in fall of 2021 with an 18-month construction schedule to be completed by the Spring of 2023.

E. Conformity with Stamford Zoning Regulations, Master Plan and East Main Street Corridor Neighborhood Plan

Master Plan

Category 9 (Urban Mixed-Use) of the Master Plan contemplates “a full array of uses including high-density residential uses as the primary use in this category, supported by a dynamic mix of neighborhood retail and service uses, office, and recreational uses serviced by mass

¹ Appl. 220-46 was submitted prior to the adoption of recent changes to Section 12 of the Stamford Zoning Regulations. Thus, this project is subject to the prior version of Section 12.

transportation and quality streetscapes that enhance connections between the Downtown and outlying neighborhoods.”

Zoning Regulations

As previously noted, the majority of the Site was rezoned to MX-D in 2018. The current proposal seeks to extend that designation to the vacant eastern lot. The MX-D infill zone, which “promotes the creation of new residential dwelling units in under-utilized areas,” is the perfect tool to implement the Master Plan’s goals for this neighborhood. Moreover, the proposed development meets all of the requirements of the MX-D Infill Zone. Please refer to the Zoning Data Chart for additional zoning information.

East Main Street Corridor Neighborhood Plan

The proposed development and related streetscape improvements serve to implement several of the Plan’s goals, including:

- Eliminate or reconfigure non-standard front yard parking lots;
- Enhance facades and business signage;
- Reduce widths and quantity of curb cuts;
- Remove concrete curbs, replace with granite;
- Add ornamental pedestrian scale lighting;
- Provide uniform and continuous concrete sidewalk with decorative/amenity band;
- Separate sidewalk from curb with lawn strip or decorative pavement and street trees;

5. Action Items

To facilitate the development, the Applicants have previously filed applications for Zone Change (from CI to MX-D) related to 831 East Main Street, Special Permits (described more specifically below), General Site & Architectural Plans and Requested Uses, and are now requesting approval of Final Site & Architectural Plans. As previously stated in the filed GDP and Special permit applications (#220-46), the Applicants are seeking approval of the following specific requests:

- A. Pursuant to Section 7.4.C.1.k, Applicants request Special Permit approval to provide 10 BMR units at 50% of AMI.
- B. Pursuant to Sections 9.C.3 and 9.C.6.a, in order to maximize flexibility and potential success of the retail space, Applicants request approval for all retail and restaurant type uses allowed in the zone.²
- C. Pursuant to Section 9.C.4.h, Applicants request approval of the proposed setbacks as depicted on the Zoning Location Survey and site plans.
- D. Pursuant to Section 12.D.1.c, Applicants request Special Permit approval to provide parking at a ratio of 1.0 spaces per unit and potentially share parking with future retail uses, subject to future administrative approval by the Zoning Board.

² The Applicants recognize that retail is a desirable use in this space; however, to ensure this is an active frontage, the Applicants reserve the right to utilize this space for other purposes permitted in the MX-D infill zone, including resident amenity space, in the event an appropriate retail tenant cannot be obtained.

- E. Pursuant to Section 12-B-1, Applicants request Special Permit approval to permit parking within 5' of the proposed residential building.¹

6. Conclusions

The proposed development embodies nearly all of the applicable policy goals of both the Urban Mixed-Use Master Plan Category, MX-D Zone and East Main Street Corridor Neighborhood Plan by “providing a mix of uses complimentary and supportive of the Downtown” with “high-density residential uses as the primary use” with “quality streetscapes that enhance connections between the Downtown and outlying neighborhoods of the City.” It will revitalize an important stretch of East Main Street and alleviate unsafe parking and curb cuts along two street frontages.

Please refer to the previously submitted Statement of Findings and the accompanying Parking Management Plan for further details relating to the proposed site design and operation.

Drawing List
819-831 East Main Street & 27-29 Lafayette Street
Final Site and Architectural Plan Applications
April 23, 2021

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>Civil</u>			
PTS	Property & Topographic Survey	DiMarzo & Bereczky	11/2/2020
ZLS	Zoning Location Survey	DiMarzo & Bereczky	4/23/2021
C-1	Site Plan	DiMarzo & Bereczky	4/23/2021
C-2	Traffic Signage & Pavement Plan	DiMarzo & Bereczky	4/23/2021
C-3	Erosion & Sediment Control Plan	DiMarzo & Bereczky	4/23/2021
C-4	Notes & Details	DiMarzo & Bereczky	4/23/2021
C-5	Details-1	DiMarzo & Bereczky	4/23/2021
C-5	Details-2	DiMarzo & Bereczky	4/23/2021
<u>Architectural</u>			
CS-1	Cover Sheet	Do H. Chung & Partners	4/23/2021
A-101	Basement Plan	Do H. Chung & Partners	4/23/2021
A-102	First Floor Plan	Do H. Chung & Partners	4/23/2021
A-103	Second Floor Plan	Do H. Chung & Partners	4/23/2021
A-104	Third Floor Plan	Do H. Chung & Partners	4/23/2021
A-105	Fourth Floor Plan	Do H. Chung & Partners	4/23/2021
A-106	Fifth Floor Plan	Do H. Chung & Partners	4/23/2021
A-107	Roof Plan	Do H. Chung & Partners	4/23/2021
A-201	Typ. Bldg. Elevations	Do H. Chung & Partners	4/23/2021
A-202	Typ. Bldg. Elevations	Do H. Chung & Partners	4/23/2021
A-203	Typ. Bldg. Elevation	Do H. Chung & Partners	4/23/2021
A-301	Typ. Sections	Do H. Chung & Partners	4/23/2021
A-302	Typ. Sections	Do H. Chung & Partners	4/23/2021
<u>Landscape</u>			
LP.1	Landscape Plan	Environmental Land Solutions, LLC	4/23/2021

PARKING MANAGEMENT PLAN

PROPOSED RESIDENTIAL / MIXED-USE DEVELOPMENT

Lafayette Street & East Main Street
Stamford, CT

April 23, 2021

This plan has been prepared in support of a proposed residential / mixed-use development encompassing approximately 0.8 acres of land in Master Plan Category 9 (Urban – Mixed Use) and the MX-D Zone with frontage on Lafayette Street and E. Main Street.

PROJECT OVERVIEW

The Applicant proposes to redevelop the existing site which currently contains a mix of retail and multi-family residential buildings with associated surface parking. The proposed development will consist of 85 rental apartments in a 5-story building with up to 2,750 square feet of new retail space. Apartments will be comprised of 43 one-bedroom and 42 two-bedroom units. The new building will include a lower-level garage surface parking totaling 85 spaces. A net addition of 5 street parking spaces (9 total) will also be created along the site frontage through the closing of existing curb cuts. The proposed development will include modern tenant amenities, including a lounge and communal courtyard, and onsite bicycle storage space.

EXISTING DATA

Section 9.C.4.i of the Stamford Zoning Regulations states that no parking is required for any retail uses (provided such uses are less than 10% of the total proposed floor area). Section 9.C.5.b.5 (via reference to 12.D.1.c) permits a parking ratio of 1 parking space per dwelling unit of two bedrooms or less following Special Permit approval by the Zoning Board. With the proposed unit mix, the parking standard requires 85 spaces for residents of the site. No additional off-street parking is required.

The site is located approximately one mile from both the Stamford Transportation Center and the Glenbrook Train Station with multiple bus lines running across the E. Main Street frontage. The site has a Walk Score of 88 “Very Walkable” and a Transit Score of 62 “Good Transit”. Given the site’s urban location and proximity to multiple transit nodes and many retail, restaurant and service establishments these parking standards are appropriate. The current plan includes a total of 85 self-parking spaces available to residents and is expected to easily meet/exceed residential demand. Some surface spaces are proposed to be shared with retail uses, as necessary, during hours outside of the peak residential demand.

PARKING OPERATIONS

Parking operations will be actively supervised by the onsite property management employees. A total of 85 full time self-parking spaces are proposed onsite. Vehicle access will be provided from sole curb cut on Lafayette Street which will lead to both the rear surface spaces and below grade garage spaces.

No compact spaces are proposed. To comply with code, 9 handicapped-accessible spaces are proposed. A total of 40 bicycles can be stored on vertical wall racks within the garage. Spaces to be designated as charging stations for electric vehicles are still being considered.

The rent structure of the residential units is proposed to be “unbundled” with regard to parking. Apartments will not automatically include a “free” parking space (which has been demonstrated to encourage vehicle ownership and usage). The extra charge for spaces usually results in lower demand and allows those residents without cars to enjoy a lower cost of living (rather than pay for parking they do not need).

The site will operate generally as a self-park facility. Property managers will monitor and document parking usage at regular intervals during and after the initial “lease-up” period to ensure the regular tenant demand is being met.

Patrons of the retail space may have shared use of the surface parking with specific hours of use to be determined once tenants have been secured. Should this become desirable, the Applicant would return to the Zoning Board for administrative approval in conformance with Section 12.L of the Stamford Zoning Regulations. All spaces will be signed and enforced accordingly.

DEMAND MANAGEMENT STRATEGIES

Shared Vehicles

The developer may provide one or more “shared vehicles” (i.e. ZipCar) if the demand exists, though none are proposed at this time, and no associated parking credits are being sought. If a deal can be reached with one of the outside providers, one or more shared vehicles may be located onsite and used as an amenity.

Public Transportation

The proposed development is located within a mile of both the Stamford Transportation Center (which provides access to both Amtrak and Metro North Railroad services, as well as Greyhound and Peter Pan buses) and the Glenbrook Train Station.

Connecticut Transit has multiple stops in and around the downtown area, including the 341 (Stamford-Norwalk), 342 (East Main and Stamford Transportation Center), and 344 (STC, Glenbrook Station, Noroton Heights Station) which stop directly across from the site on East Main Street. Additional lines to other parts of Stamford make stops at nearby Grove Street.

Additionally, Uber, Lyft, Metro Pool and NuRide provide corporate and personal ride sharing programs that are currently utilized by residents in the downtown area, as well as the suburbs.

Additional Offsite Parking

The building is located directly adjacent to several retail establishments whose parking demand is offset from the peak residential demand time. The applicant has already obtained a letter from the owner of the neighboring Bev Max site stating their willingness to share spaces in their 60± space lot, which is largely vacant during the overnight residential peak demand. The applicant is also discussing similar options with the shopping center across E. Main Street contain another 94± spaces. If needed a long-term agreement with one of these nearby establishments may be achieved – subject to future Zoning Board approval.

New on-street parking has also been created along Lafayette Street and E. Main Street and includes at least one short-term parking space suitable for drop-offs, pick-ups, and food deliveries.

Bicycle Storage

To encourage ridership as an alternate means of travel and as an amenity to building residents, bicycle storage areas accommodating up to 40 bicycles are located within the garage. Additional bike racks may be installed on the ground level of the site if needed.

LOADING

An on-street loading space is proposed just north of the Lafayette street entrance. One or more of the onsite surface parking spaces can also be used for loading purposes outside of peak residential demand times. All spaces will be signed and enforced accordingly.

General Property Description

27 & 29 Lafayette Street; 821, 825, 827 & 831 East Main Street

November 2, 2020

Block #: 104

Area: 34,562 ± SqFt

All those parcels of land commonly known as 27 Lafayette Street (001-7662), 29 Lafayette Street (001-7663), 821 East Main Street (001-7666), 825 East Main Street (001-7664), 827 East Main Street (002-5499) and 831 East Main Street (000-4639); located in the City of Stamford, and generally described as follows:

Beginning at the intersection of the southerly side of East Main Street and the easterly side of Lafayette Street, said land is bounded by the following:

Northerly: 150' ± by the southerly side of East Main Street;

Easterly: 226' ± by the land n/f of 837-845 East Main ST Assoc (835 East Main Street);

Southerly: 176' ± by the land n/f of New Star Lafayette LLC (15 Lafayette Street);

Westerly: 200' ± by the easterly side of Lafayette Street to the point of beginning;

Owner List

**819-831 East Main Street & 27-29 Lafayette Street,
Final Site and Architectural Plan Application
April 23, 2021**

Property Address: 27, 29 Lafayette Street and 821, 825, 827 East Main Street

Owner Name: 819 East Main Street, LLC

Owner Address: 43 King Street
Port Chester, NY 10573

Property Address: 831 East Main Street

Owner Name: 831-833 East Main Street, LLC

Owner Address: 1156 Newfield Avenue
Stamford, CT 06905

**819-833 E. Main Street & 27-29 Lafayette Street
Final Site & Architectural Plans**

Zoning Data Chart

Standard	Permitted MX-D Infill	Proposed GDP ⁷	Proposed FSP ⁷
Min Lot Area	20,000	34,562	No Change
Max Building Stories	n/a	5	No Change
Max Building Height	90'	58'±	No Change
Max Building Coverage	80%	51%±	No Change
Max Commercial FAR	4,209 (existing)	2,750	No Change
Max Total FAR ⁽¹⁾	2.5	2.4	No Change
Max Dwelling Units ⁽²⁾	137 (max per MP Cat.9)	85	No Change
BMR Requirement ⁽³⁾	12%	12%	No Change
Open Space ⁽⁴⁾	75 sf / DU	100± sf / DU	No Change
Front Setback (E. Main) ⁽⁵⁾	ZB	7'±	No Change
Front Setback (Lafayette) ⁽⁵⁾	ZB	3.5'±	No Change
Side Setback (east) ⁽⁵⁾	ZB	0'	No Change
Rear Setback (south) ⁽⁵⁾	ZB	5'	No Change
Parking ⁽⁶⁾	85	85	No Change

Notes

1. Pursuant to Section 9.C.5.b.2 and 9.C.4.c, maximum FAR excludes area of integrated garages, mechanical space, resident amenity space, and onsite BMR units.
2. Underlying Master Plan (Cat. 9 Urban Mixed Use) limits density to 172.8 units per acre, or 137 total units on the subject site.
3. Pursuant to Sections 9.C.4.J and 7.4.C.1.n.2, additional BMR units are required beyond the 10% base standard.
4. Includes at-grade landscaped areas, publicly accessible sidewalks, and rooftop open space.
5. Pursuant to Section 9.C.4.h, the Zoning Board may approve "appropriate relationship of yard requirements and separation of structures...". Proposed setbacks 10' on Lafayette St. and 15' on E. Main St. from building to face of curb.
6. Pursuant to Sections 9.C.5.b.7 and 12.D.1.c, by Special Permit of the Zoning Board parking may be provided at a rate of 1.0 space per unit of 2 bedrooms or less.
7. Per plans provided by Do H. Chung & Partners and by DiMarzo & Bereczky

THE LAFAYETTE

PROJECT OWNER

WELLBUILT COMPANY
2 ARMONK STREET
GREENWICH, CT 06830
(866)846-4874

PROJECT TEAM

ARCHITECT

DO H. CHUNG and PARTNERS
ARCHITECTS PLANNERS
105 BEDFORD ST, STAMFORD, CONNECTICUT 06901
T. 203.357.0089 F. 203-353-0336

CIVIL ENGINEERS:

DIMARZO & BERECZKY
10 HIGH CIRCLE LANE
FAIRFIELD, CT 06825
(203) 857-4110

LANDSCAPE ARCHITECT:

ENVIRONMENTAL LAND
SOLUTIONS, LLC
8 KNIGHT STREET
#203
NORWALK, CT 06851
(203)855-7879

SURVEYOR:

DIMARZO & BERECZKY
10 HIGH CIRCLE LANE
FAIRFIELD, CT 06825
(203) 857-4110

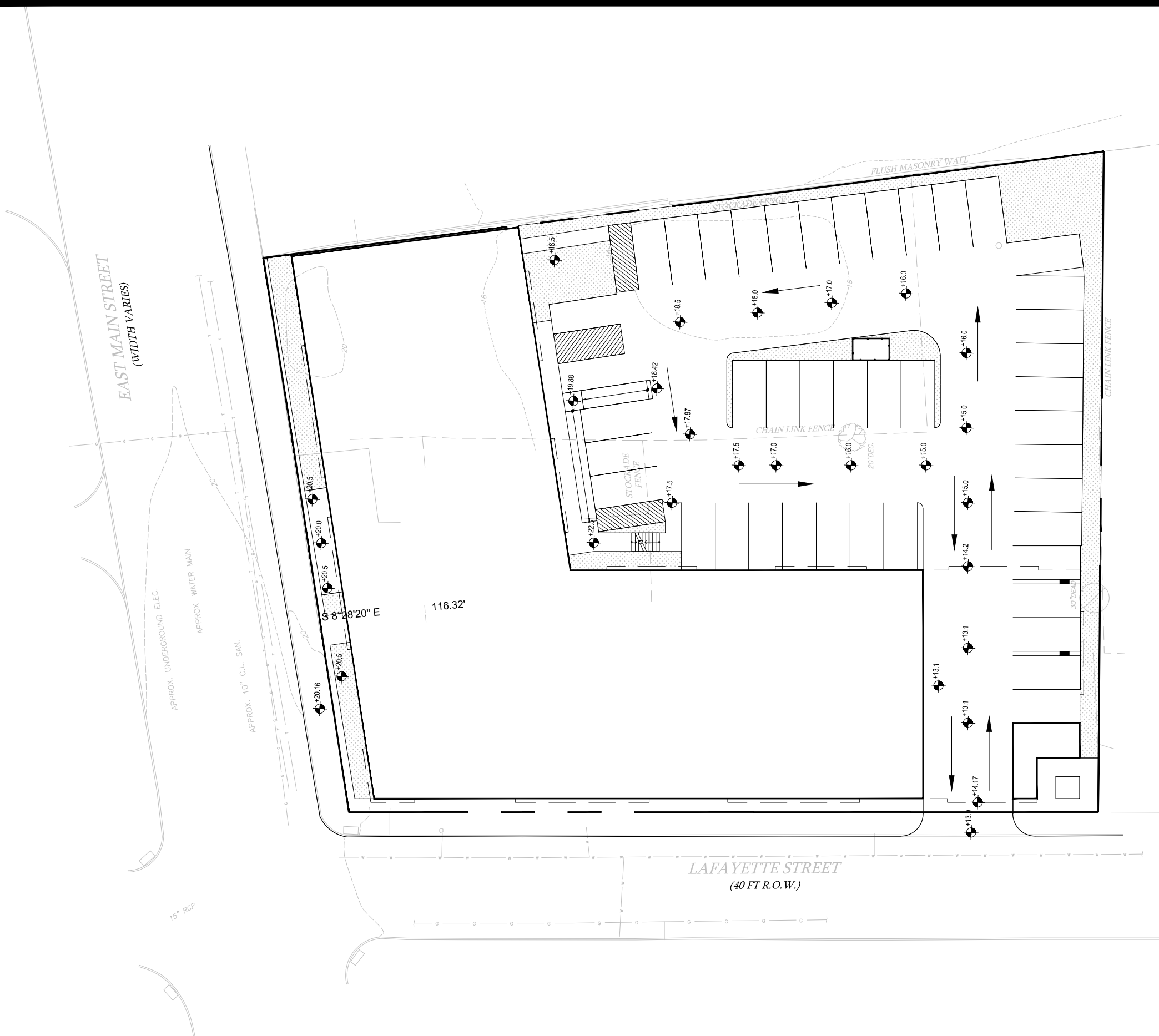
MECHANICAL ENGINEERS:

COLLECTIVE DESIGN
ASSOCIATES
46 RIVERSIDE AVENUE
WESTPORT, CT 06880
(203)299-0250

STRUCTURAL ENGINEER:

CONSULTING STRUCTURAL
ENGINEERS
4 LANDMARK SQUARE, SUITE 170
STAMFORD, CT. 06901
(203)327-0408

819 E. MAIN ST. STAMFORD, CT 06902



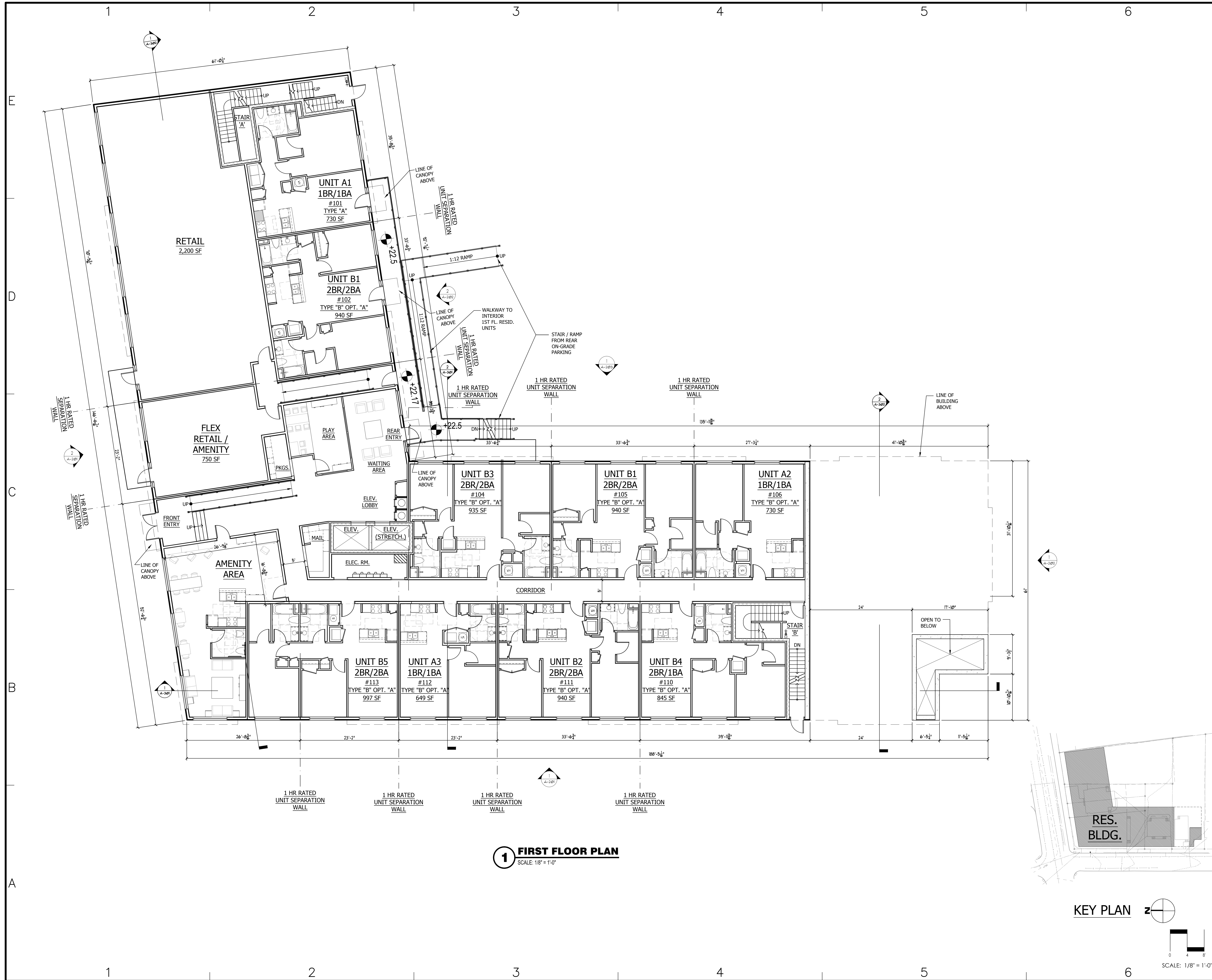
DRAWING LIST

ARCHITECTURAL

	Sheet #	Title	Scale	Date	By	App'd
1	CS - 1	COVER SHEET				
2	A-101	BASEMENT PLAN				
3	A-102	1ST FLOOR PLAN				
4	A-103	2ND FLOOR PLAN				
5	A-104	3RD FLOOR PLAN				
6	A-105	4TH FLOOR PLAN				
7	A-106	5TH FLOOR PLAN				
8	A-107	ROOF PLAN				
9	A-201	TYP. BLDG. ELEVATIONS				
10	A-202	TYP. BLDG. ELEVATIONS				
11	A-203	TYP. BLDG. ELEVATION				
12	A-301	TYP. SECTIONS				
13	A-302	TYP. SECTIONS				

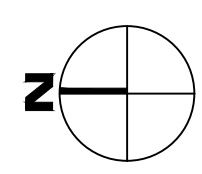
ZONING SUBMITTAL
4-23-2021

CS - 1



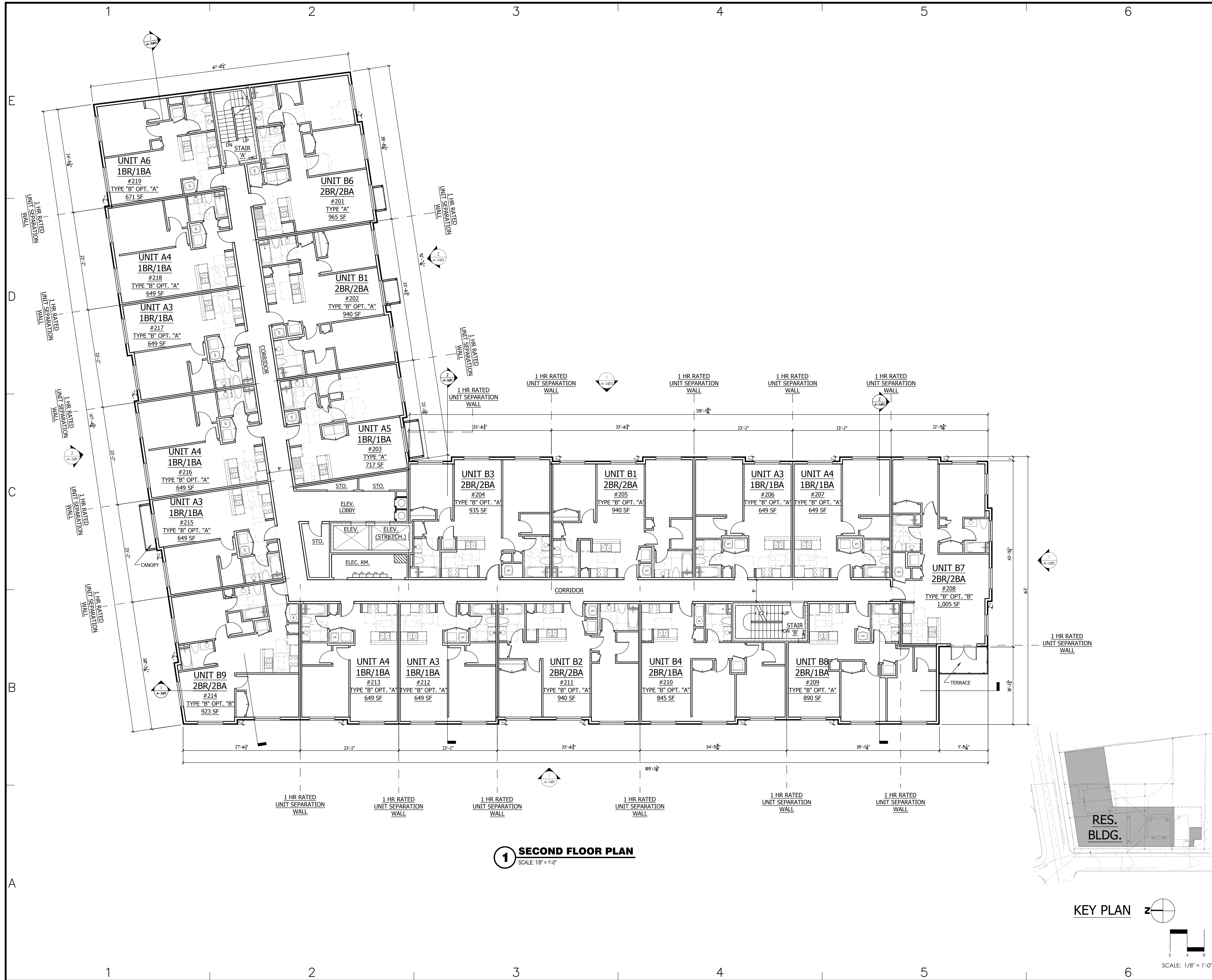
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN

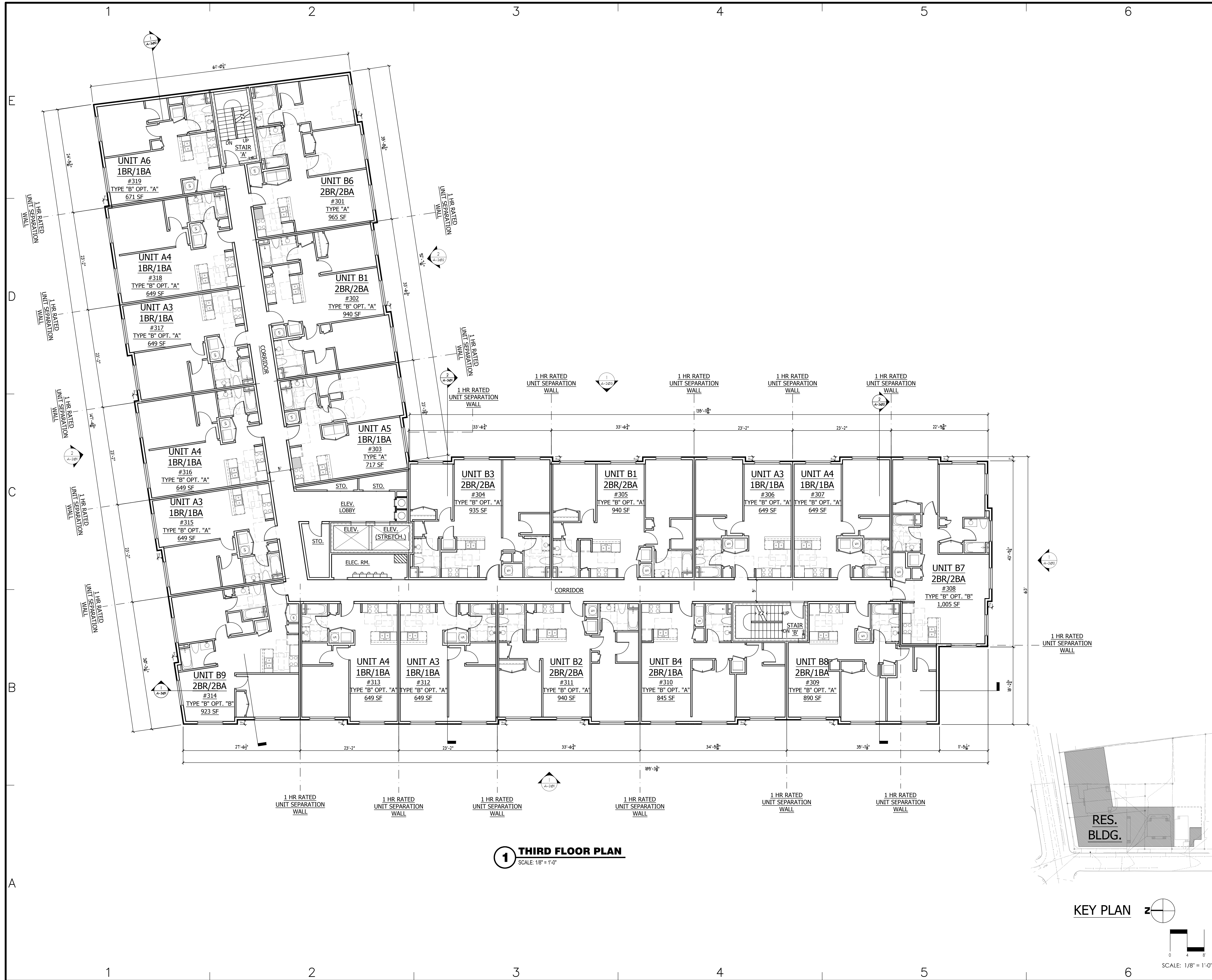


SCALE: 1/8" = 1'-0"

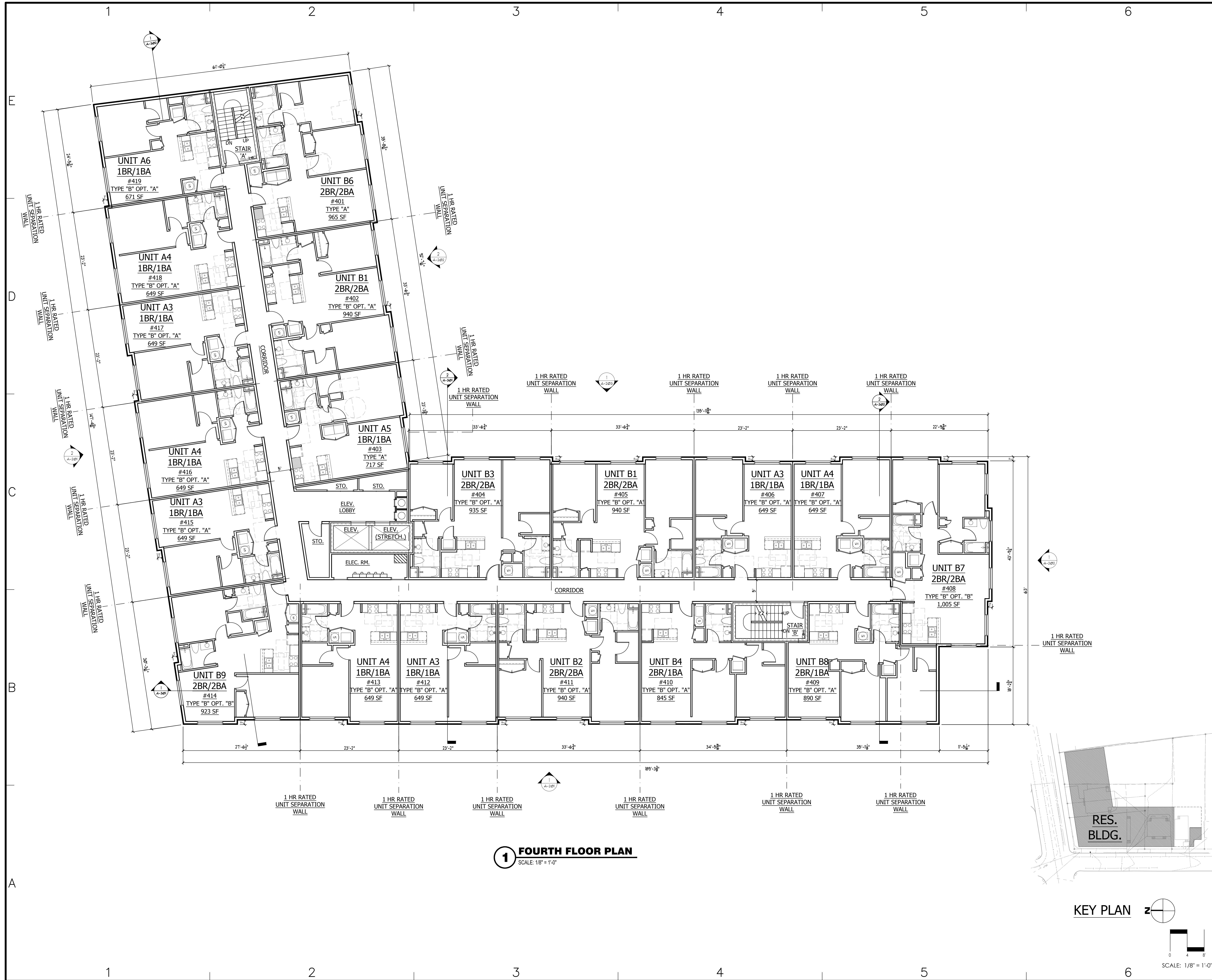
ARCHITECT	
DO H. CHUNG and PARTNERS ARCHITECTS PLANNERS 105 BEDFORD ST., STAMFORD, CONNECTICUT 06901 T. 203.357.0089 F. 203.353.0336	
CONSULTANTS	
CIVIL ENGINEERS:	
DIMARZO & BERECKZY 10 HIGH CIRCLE LANE FAIRFIELD, CT 06825 (203)857-4110	
LANDSCAPE ARCHITECT:	
ENVIRONMENTAL LAND SOLUTIONS, LLC 8 KNIGHT STREET #203 NORWALK, CT 06851 (203)855-7879	
SURVEYOR:	
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MECHANICAL ENGINEERS:	
COLLECTIVE DESIGN ASSOCIATES 46 RIVERSIDE AVENUE WESTPORT, CT 06880 (203)299-0250	
STRUCTURAL ENGINEER:	
CONSULTING STRUCTURAL ENGINEERS 4 LANDMARK SQUARE, SUITE 170 STAMFORD, CT. 06901 (203)327-0408	
OWNER	
WELLBUILT COMPANY 2 ARMONK STREET GREENWICH, CT 06830 (866)846-4874	
PROJECT	
THE LAFAYETTE 819 E. MAIN ST. STAMFORD, CT 06902	
MARK DATE DESCRIPTION	
4/10/2011 ZONING SUBMITTAL	
PROJECT NO: ---	
CAD DWG FILE: A-101.DWG	
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FIRST FLOOR PLAN	
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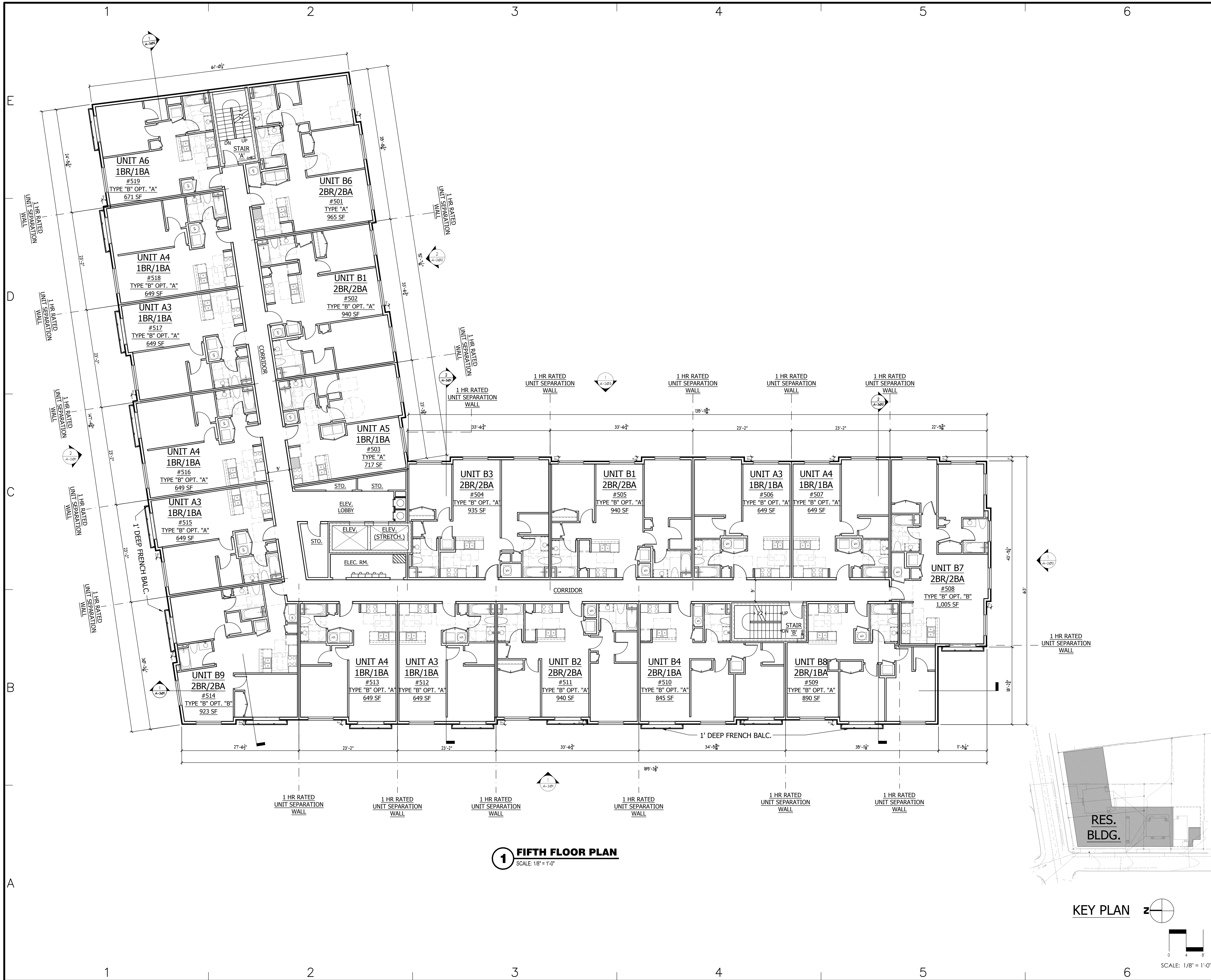
ARCHITECT		
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PROJECT		
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REVISIONS		
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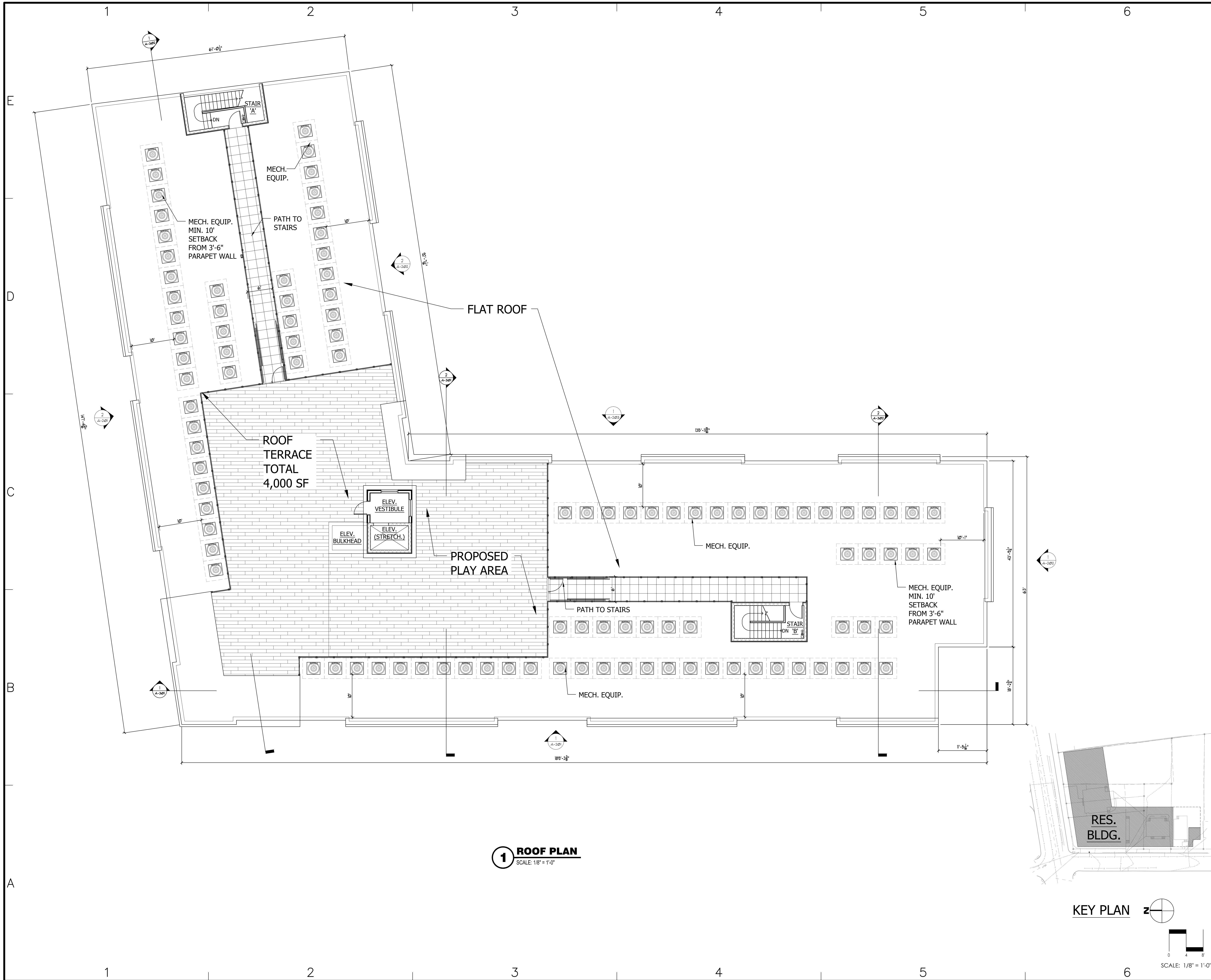
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CONSULTING STRUCTURAL ENGINEERS 4 LANDMARK SQUARE, SUITE 170 STAMFORD, CT. 06901 (203)327-0408		
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PROJECT		
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REVISIONS		
MARK	DATE	DESCRIPTION
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SHEET TITLE		
THIRD FLOOR PLAN		
A - 104		
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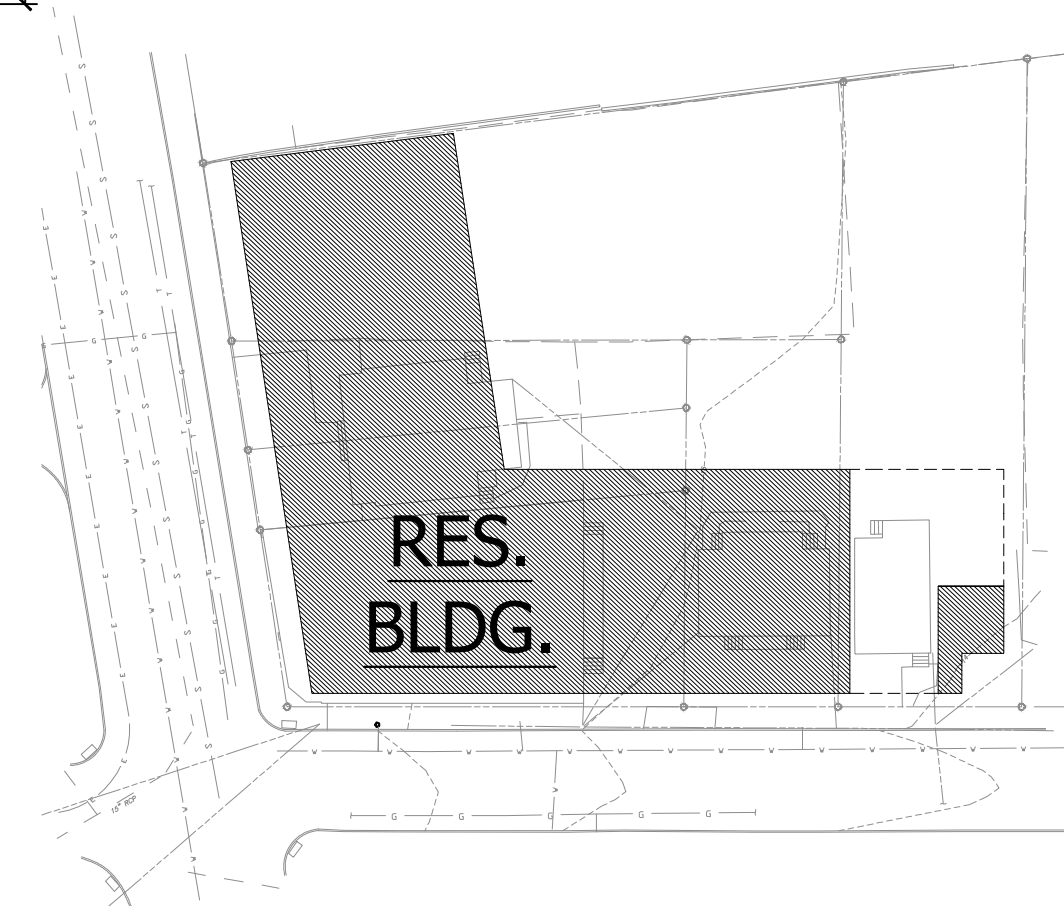
ARCHITECT		
DO H. CHUNG and PARTNERS ARCHITECTS PLANNERS 105 BEDFORD ST., STAMFORD, CONNECTICUT 06901 T. 203.357.0089 F. 203.353.0336		
CONSULTANTS		
CIVIL ENGINEERS:		
DIMARZO & BEREZKY 10 HIGH CIRCLE LANE FAIRFIELD, CT 06825 (203)857-4110		
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STRUCTURAL ENGINEER:		
CONSULTING STRUCTURAL ENGINEERS 4 LANDMARK SQUARE, SUITE 170 STAMFORD, CT. 06901 (203)327-0408		
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WELLBUILT COMPANY 2 ARMONK STREET GREENWICH, CT 06830 (866)846-4874		
PROJECT		
THE LAFAYETTE 819 E. MAIN ST. STAMFORD, CT 06902		
REVISIONS		
MARK	DATE	DESCRIPTION
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FOURTH FLOOR PLAN		
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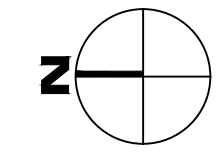
ARCHITECT		
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COLLECTIVE DESIGN ASSOCIATES 46 RIVERSIDE AVENUE WESTPORT, CT 06880 (203)299-0250		
STRUCTURAL ENGINEER:		
CONSULTING STRUCTURAL ENGINEERS 4 LANDMARK SQUARE, SUITE 170 STAMFORD, CT. 06901 (203)327-0408		
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WELLBUILT COMPANY 2 ARMONK STREET GREENWICH, CT 06830 (866)846-4874		
PROJECT		
THE LAFAYETTE 819 E. MAIN ST. STAMFORD, CT 06902		
REVISIONS		
MARK	DATE	DESCRIPTION
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PROJECT NO: ----		
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DRAWN BY: --		
CHK'D BY: --		
COPYRIGHT:		
SHEET TITLE		
FIFTH FLOOR PLAN		
A - 106		
SHEET		



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN



SCALE: 1/8" = 1'-0"

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WELLBUILT COMPANY
2 ARMONK STREET
GREENWICH, CT 06830
(866)846-4874

PROJECT

THE LAFAYETTE
819 E. MAIN ST. STAMFORD,
CT 06902

MARK	DATE	DESCRIPTION
4/10/2021		ISSUE SUBMITTAL

PROJECT NO: ----
CAD DWG FILE: A-201 ELEVATIONS.DWG
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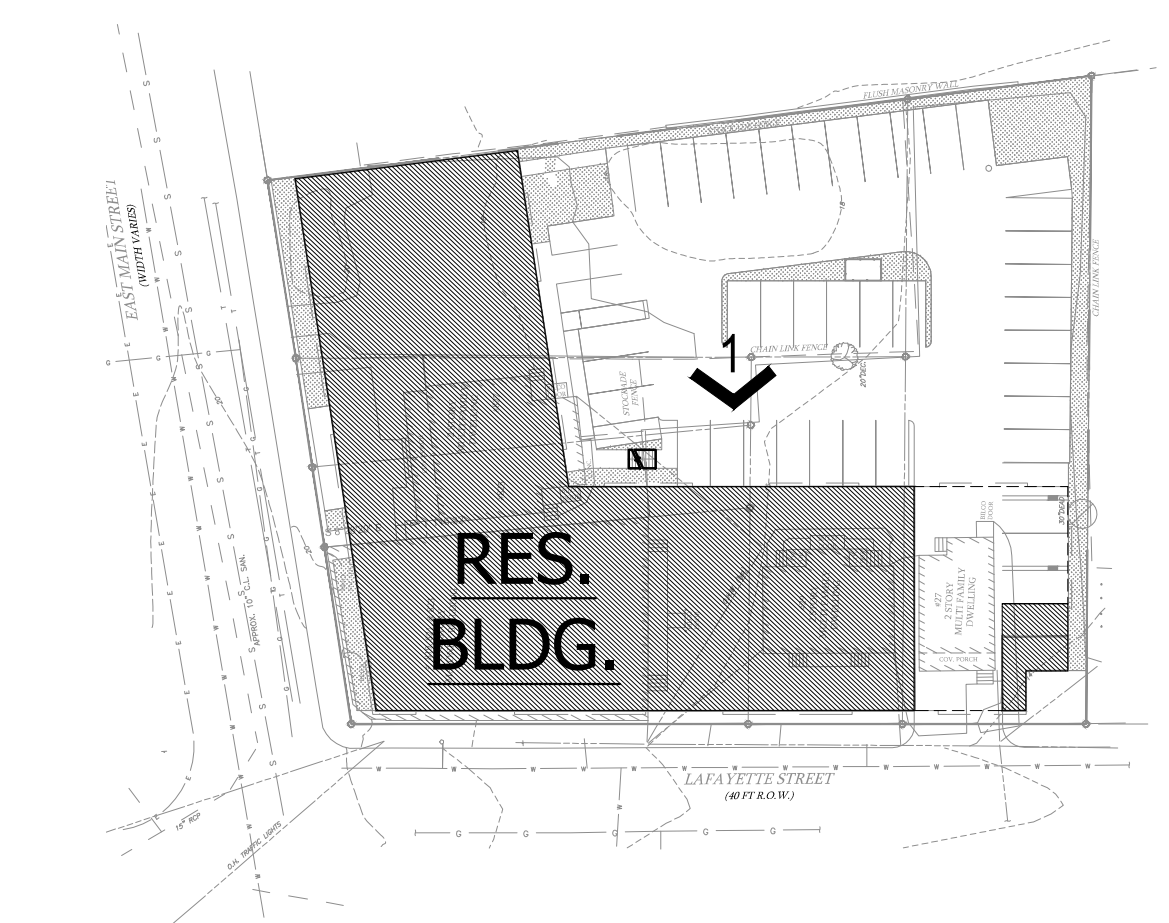
SHEET TITLE

TYP. BLDG. ELEVATIONS

SHEET A - 202 OF -



1 EAST INNER ELEVATION
1/8"=1'-0"



KEY PLAN

LEGEND	
DRIVIT LIMESTONE EXTERIOR FINISH	AZEK SHEET
PARGED CONCRETE FINISH	12" AZEK TRIM
STO CREATIV BRICK	METAL CANOPY
AZEK SHEET & TRIM	DECORATIVE SCIENCE LIGHTING
VINYL WINDOWS	FRENCH BALCONY w/ METAL RAILING
6" AZEK TRIM	METAL RAILING

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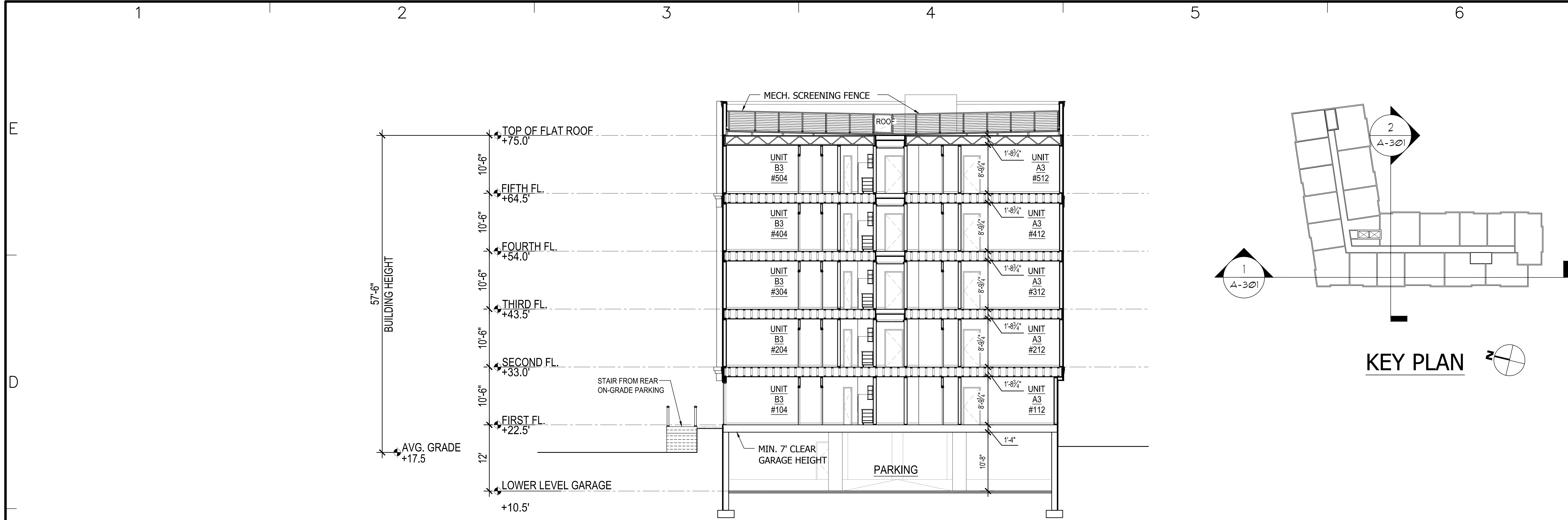
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819 E. MAIN ST.
819 E. MAIN ST. STAMFORD, CT 06902

MARK	DATE	DESCRIPTION
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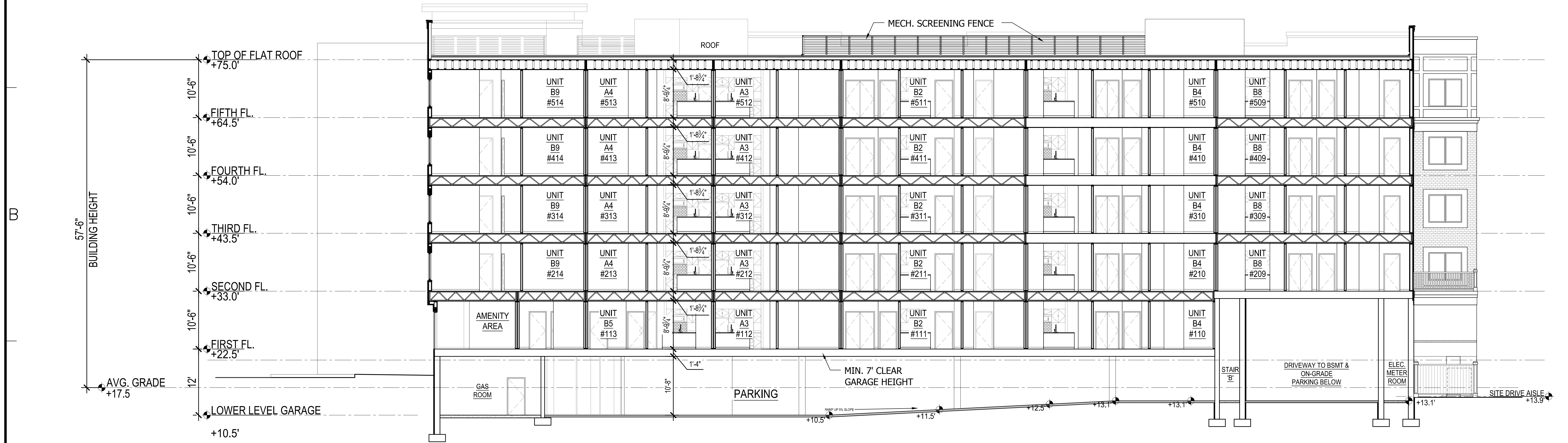
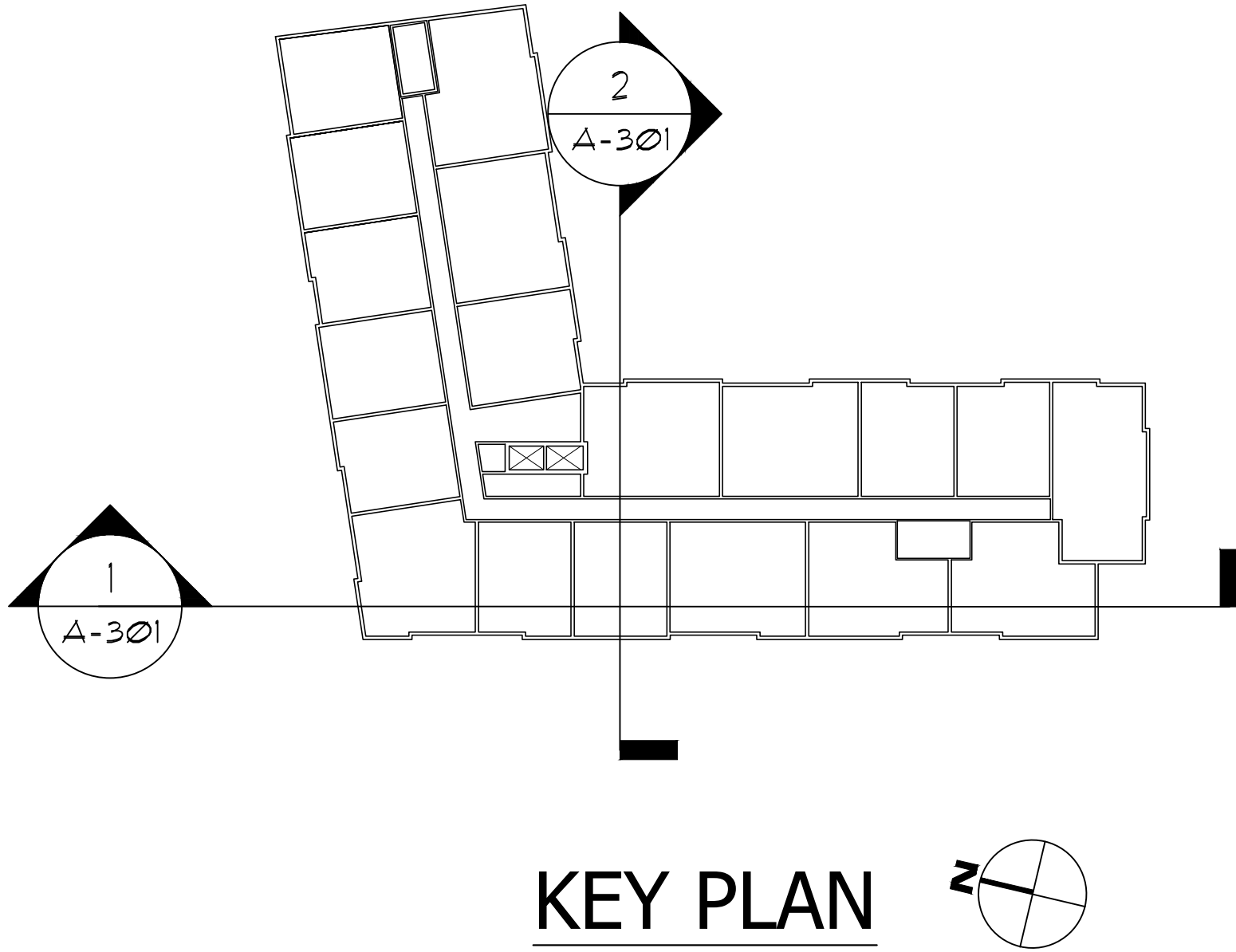
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SHEET TITLE
TYP. BLDG. ELEVATION

SHEET A - 203
OF



2 BUILDING SECTION
1/8"=1'-0"



1 BUILDING SECTION
1/8"=1'-0"

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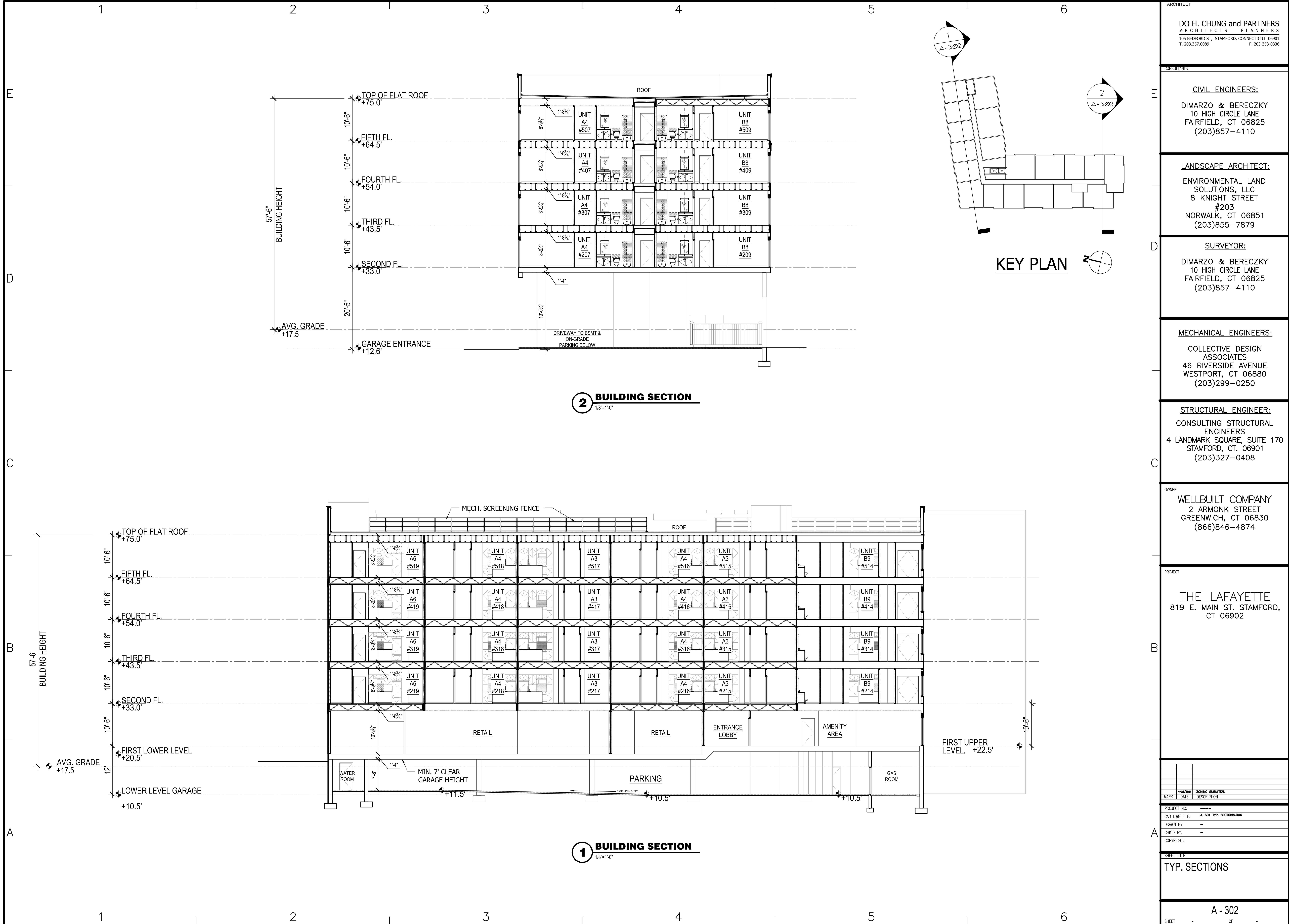
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THE LAFAYETTE
819 E. MAIN ST. STAMFORD,
CT 06902

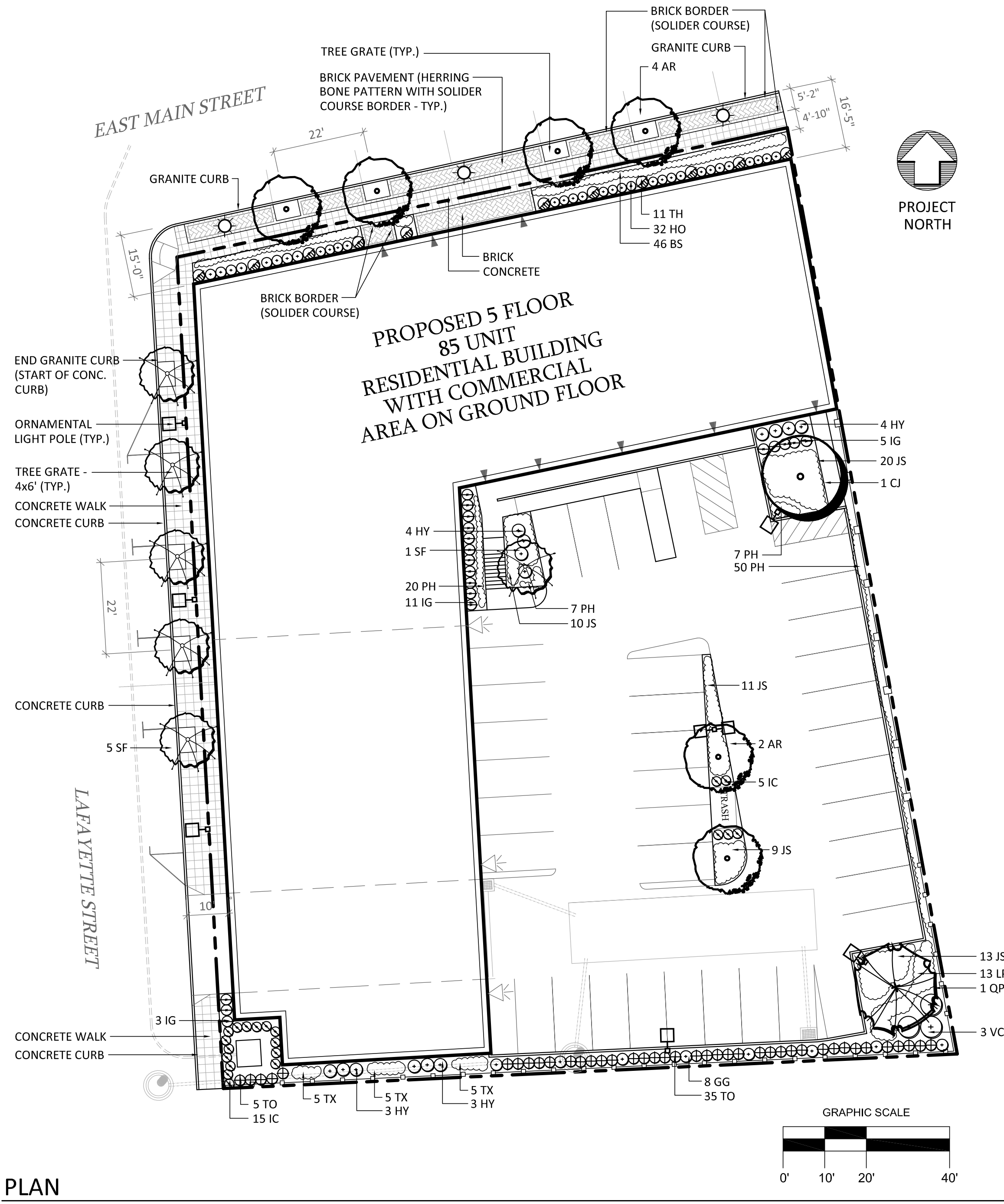
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4/10/2011		ISSUE SUBMITTAL

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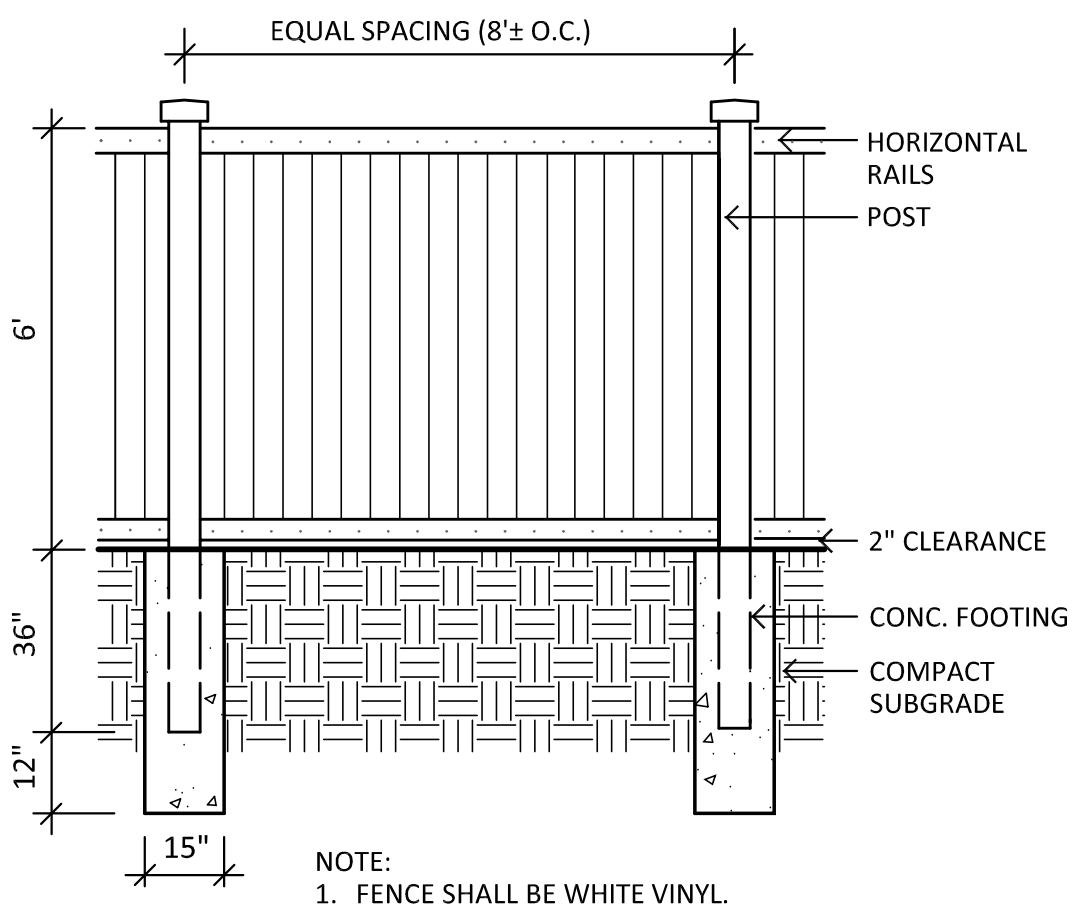
SHEET TITLE
TYP. SECTIONS

SHEET
A - 301
OF





PLAN
SCALE: 1"=20'



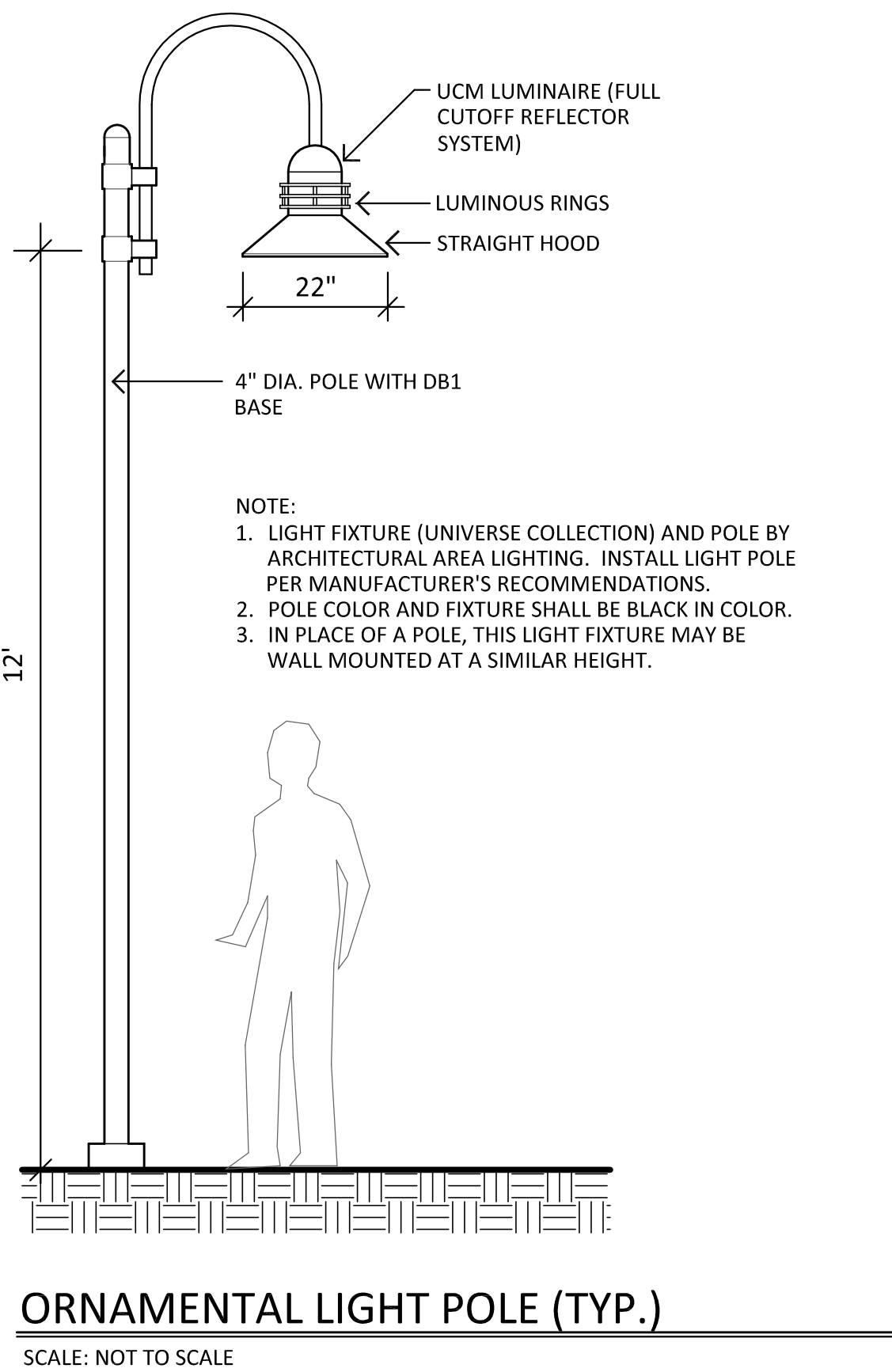
SCREENING FENCE (TYP.)
SCALE: NOT TO SCALE

GENERAL NOTES:

- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY REDNISS & MEAD, ENTITLED "SITE DEVELOPMENT PLAN", DATED 11/21/14.
- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

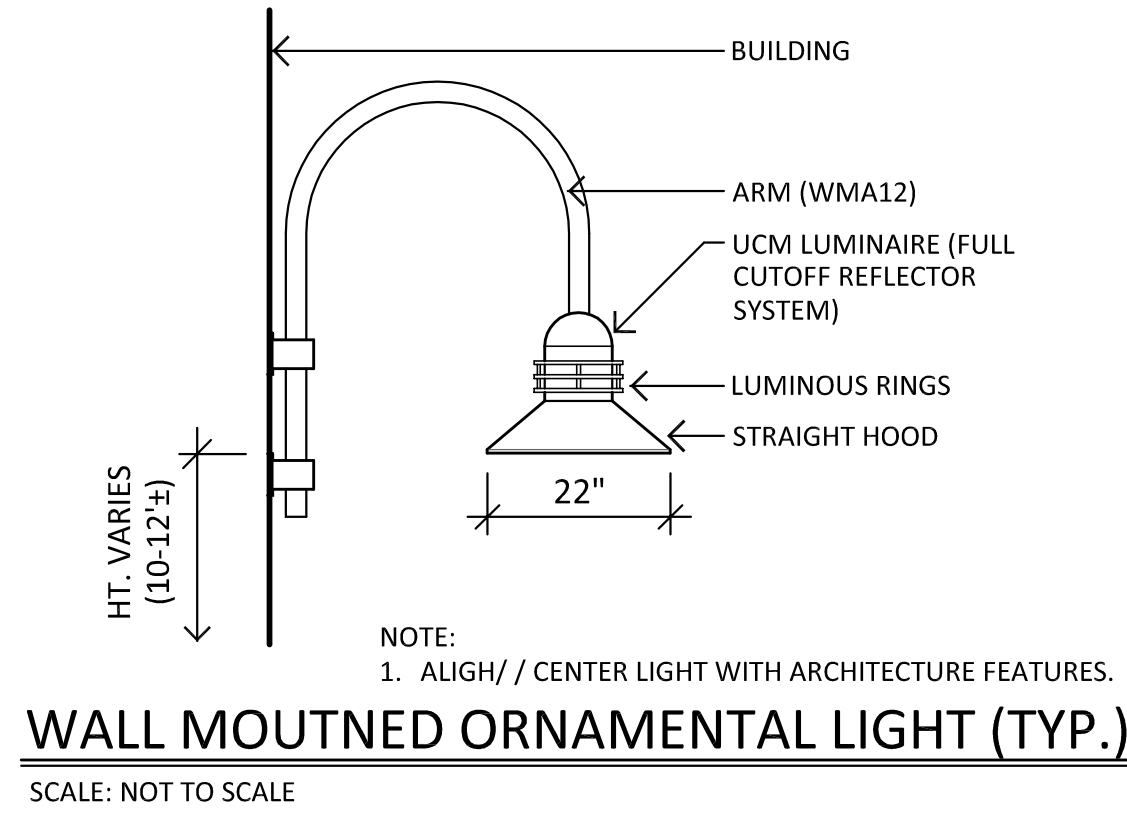
PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
7	AR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2-3" CAL.	B&B
1	CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2 1/2-3" CAL.	B&B
1	QP	QUERCUS PALUSTRIS 'PACIFIC BRILLIANCE'	PIN OAK	2 1/2-3" CAL.	B&B
6	SF	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SHAD	2-2 1/2" CAL.	B&B
7	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6' HT.	B&B
45	TO	THUJA OCCIDENTALIS 'NIGRA'	ARBORVITAE	6-7' HT.	B&B
14	HY	HYDRANGEA 'THE ORIGINAL'	HOOGENDORN HOLLY	2-3' HT.	CONT.
20	IC	ILEX CREMATA 'CHESAPEAKE'	CHESAPEAKE HOLLY	3-4' HT.	B&B
32	HO	ILEX CREMATA 'HOOGENDORN'	HOOGENDORN HOLLY	2-3' HT.	CONT.
18	IG	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERY	2-3' HT.	CONT.
63	JS	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNIPER	2-3' SPR.	CONT.
46	BP	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	2-3' SPR.	CONT.
15	TX	TAXUS BACCATA 'REPANDENS'	REPANDENS ENGLISH YEW	2-3' HT.	CONT.
6	TH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	30-36" HT.	B&B
3	VC	VIBURNUM CARLESII	MAYFLOWER VIBURNUM	3-4' HT.	B&B
84	PH	PENNISETUM ALOPECUROIDES 'HAEMELN'	DWARF FOUNTAIN HAEMELN GRASS		1 QT.



ORNAMENTAL LIGHT POLE (TYP.)

SCALE: NOT TO SCALE

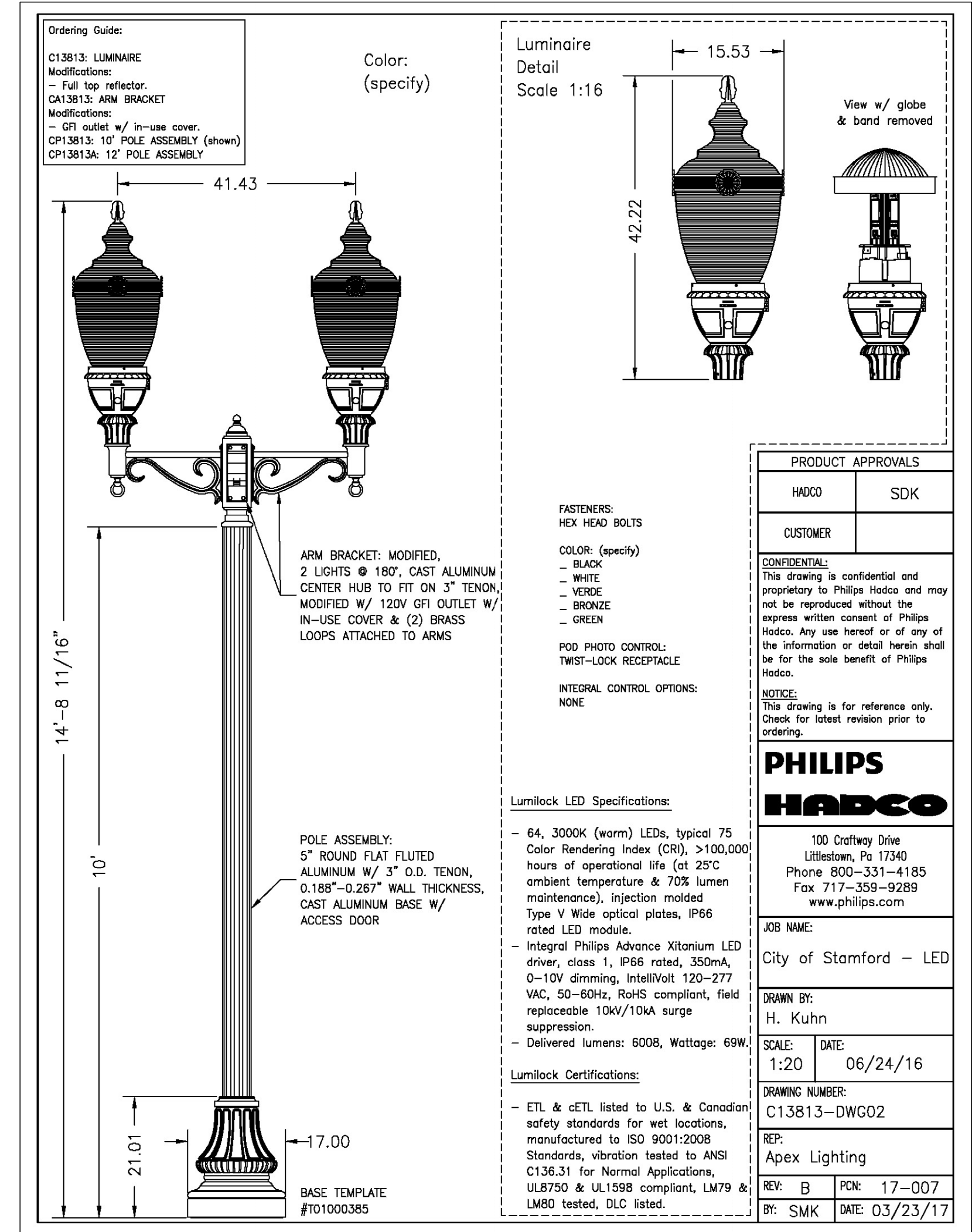
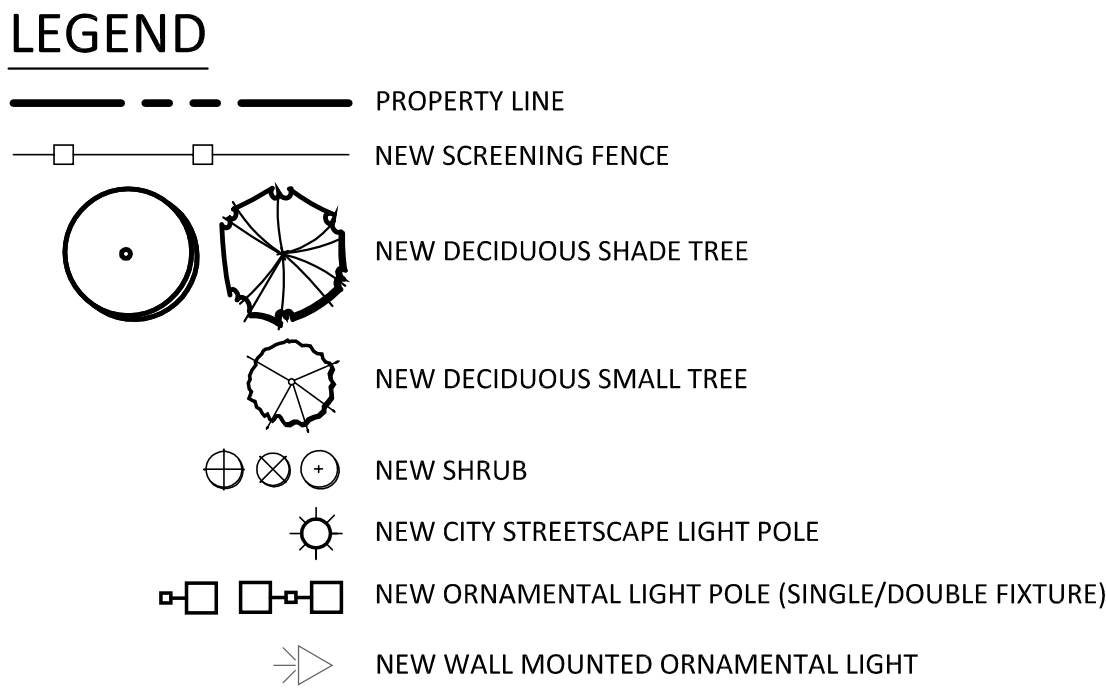


WALL MOUTNED ORNAMENTAL LIGHT (TYP.)

SCALE: NOT TO SCALE

LANDSCAPE LIGHTING NOTES:

- SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
- LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
- THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
- INSTALL LIGHT FIXTURES AS RECOMMENDED BY THE MANUFACTURER.



CITY STREETSCAPE LIGHT POLE

REVISIONS:	DRAWING TITLE: LANDSCAPE PLAN
	PROJECT: 819 EAST MAIN STREET STAMFORD, CONNECTICUT
ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elsllc.net www.elsllc.net	SEAL: DATE: 4.23.21 SCALE: AS SHOWN DRAWING NO.: LP.1

November 2, 2020

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 821, 825, 827 & 831 E. Main Street and 27-29 Lafayette Street - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize the firms of Redniss & Mead Inc. (with offices at 22 First Street) and Carmody Torrance Sandak & Hennessey, LLP (with offices at 707 Summer Street) both in Stamford, CT, to act as our agents in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely



6th November 2020

819 EAST MAIN STREET LLC

November 2, 2020

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c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

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