

Schedule A
List of Plans

- Architectural Plans prepared by James Schettino Architects, dated June 14, 2021, revised through August 20, 2021, entitled:
 - “A0.1, Title Sheet;”
 - “A2.1, First Floor Plan;”
 - “A2.2, Mezzanine Plan;”
 - “A3.1, Roof Plan”
 - “A5.1, Elevations and Section;” and
 - “M.1, Material Board.”
- Site Development Plans prepared by Landtech, dated July 2, 2021, revised through September 3, 2021, entitled “Proposed Site Improvements for a New Industrial Warehouse Building”:
 - “T-1.1 – Cover Sheet;”
 - “CD-1.1 – Site Demolition Plan;”
 - “C-1.1 – Site Layout Plan;”
 - “C-2.1 – Site Grading & Drainage Plan;”
 - “C-3.1 – Site Utility Plan;”
 - “C-4.1 – Erosion & Sediment Control Plan;”
 - “C-4.2 – Erosion & Sediment Control Plan;”
 - “C-5.1 – Construction Notes & Details;”
 - “C-5.2 – Construction Notes & Details” and;
 - “C-5.3 – Construction Notes & Details.”
- An Existing Conditions Survey prepared by William W. Seymour & Associates, P.C., dated June 3, 2021, revised through July 27, 2021 entitled “ALTA/NSPS Land Title Survey, Property and Topographic Survey, 419 & 650 West Avenue, Prepared for West Avenue Industrial, LLC, Stamford, Connecticut.”
- A Landscape Plan prepared by Environmental Land Solutions, LLC, dated September 3, 2021, entitled “LP.1 – 419 & 650 West Avenue, Stamford, Connecticut;”
- A Stormwater Management Report prepared by Landtech, dated September 3, 2021; and
- A Traffic Impact Study prepared by SLR, dated August 31, 2021, entitled “Traffic Evaluation – 419 West Avenue Redevelopment, Stamford, Connecticut.”

Schedule B **Project Narrative**

I. Introduction

West Avenue Industrial, LLC (the “Applicant”) is the owner of the property located at 650 West Avenue (a.k.a. 419-650 West Avenue), Stamford, Connecticut (the “Property”). The Property is situated in the Waterside neighborhood and borders the Town of Greenwich on the west. The Property is located in the General Industrial District (the “M-G Zone”) and is designated as Master Plan Category 13 (Industrial - General).

The Property is 15.5747± acres (678,434± square feet), was previously divided into two separate lots, and later combined into its current form. The Applicant is considering the possibility of re-subdividing the Property in the future. The Property is improved with two buildings. One building, known as 650 West Avenue, is a 61,707± square foot commercial building and is to remain undisturbed. The other building actually seems like two buildings because each is connected by a skybridge. The Tax Assessor treats it as one building.¹ This building is known as 419 West Avenue. One portion of the building is 70,000± square feet (“419A West Avenue”), and the other is 19,700± square feet (“419B West Avenue”). 419A West Avenue is used for office purposes. 419B West Avenue is used as an industrial warehouse.

The Applicant seeks to demolish 419A West Avenue and rebuild a new building in the same general location of the existing building. The existing building is an irregularly shaped office building. The new building will be a functionally shaped high-bay flex industrial warehouse building. The new building will include 66,168± square feet of industrial warehouse, with an 8,723± square foot mezzanine, which will contain associated office space. There are no development plans for 650 West Avenue.

II. History and Surrounding Area

According to the Tax Assessor’s records, 419A and 419B West Avenue were built in 1980 and 650 West Avenue was built in 1998. 419A West Avenue has primarily been used as office space, and 419B West Avenue has been used primarily as a warehouse. 650 West Avenue has been and will continue to be used for various industrial purposes.

The Property is surrounded by similar industrial and commercial uses, including but not limited a United States Postal Service sorting facility, other warehouse and flex industrial buildings, and a go-cart racing area. The Property is adjacent to the Metro North Railroad tracks and is located on the border of the Town of Greenwich.

The Property lies outside the Coastal Area Management (CAM) Area and is not located in a flood zone.² There are wetlands located on both 419 and 650 West Avenue, and a forested area on 650 West Avenue. Both the wetlands and forested area are subject to Conservation Easement No. 8660 and Environmental Protection Board (“EPB”) Permit No. 7901. No activities are

¹ See 650 West Avenue Virtual Field Card (pulled August 6, 2021).

² See Panel 09001C0516G, effective July 8, 2013.

proposed for any of the wetlands, the upland review area, or the area subject to the conservation easement.

III. Project Area and Development Site

The Property is currently comprised of one tax lot, 650 West Avenue. The Property can be accessed through the terminus of West Avenue, where it maintains 57.15± feet of frontage. The Property can also be accessed by West Avenue Extension with 41.52± feet of frontage, resulting in a property that is a through lot. Development will only occur on the 419 West Avenue building, and not on 650 West Avenue.

IV. Description of Proposed Development

The Applicant plans to redevelop 419A West Avenue by removing the sky bridge and replacing the 70,000± square feet of office space at 419A West Avenue with a flex commercial/industrial building with a total of 74,891± square feet. 66,168± of that space will be used as high-bay flex industrial warehouse space, and 8,723± square feet will be located on a second-floor mezzanine and partially used as associated office space. 419B West Avenue will be modified to the extent necessary to accommodate the removal of the skyway and will continue to be used as a warehouse. The existing surface parking lot will be slightly modified, and automobile parking will be reduced from 286 spaces to 208 spaces. Finally, seven (7) loading spaces are proposed along the eastern façade of 419A West Avenue. No development is proposed for 650 West Avenue.

V. Requested Approval

In order to facilitate this proposal, the Applicant is requesting the Site & Architectural Plans and/or Requested Uses and Special Permit Approval pursuant to Section 19.E.3 of the Zoning Regulations to permit the rehabilitation of the Property as described herein.

Schedule C
Statement of Findings

The Applicant submit this proposal that is consistent with the Site Plan standards (Sec. 19.D.4) and Special Permit standards (Sec. 19.C.2) of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purposes of these Regulations, including the purposes of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

1. Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, Parking Spaces, drop-off and loadings areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations, and dimensions of all vehicular and pedestrian access drivers and walkways, parking spaces, drop-off and loading areas, and handicapped access conform to the standards of the M-G Zone and applicable provisions of Section 12 of the Zoning Regulations. Vehicle parking will be reduced from 286 spaces to 208 spaces.

The Applicant has requested a reduction in number of required bicycle spaces from Zoning Board Staff, per Section 12.J.3.c of the Zoning Regulations.³ The newly adopted bicycle parking standards are based on the size of the building, and in this case, they have the effect of requiring far more bicycle spaces than could ever be anticipated for the proposed use. Thus, the Applicant is amendable to a condition in the Parking Management Plan that states should 419A West Avenue's use change, additional bicycle parking facilities will be provided.

The Zoning Regulations require that seven electric vehicle charging spaces on the Property, and they will be provided.

b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

³ "Where a mix of uses allows for the shared use of Bicycle Parking facilities, Zoning Board staff may permit lower Bicycle Parking requirements after consultation with TTP. The sharing of Bicycle Parking facilities shall be set forth in the Parking Management Plan."

There are currently two vehicle access drives: one at the terminus of West Avenue towards the north of the Property, and one at the West Avenue Extension located towards the south of the Property. No changes are proposed to either access drive. The expansion of 419A West Avenue narrows the driving paths around 419A and 419B West Avenue. At all points where a two-way flow of traffic is anticipated, the driveway is the required width (24 feet).

- c) *Area Streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

The surrounding streets can adequately accommodate the traffic associated with this application. Flex industrial warehouse space is a less traffic-intensive use than the current office use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by SLR.

- 2. *The protection of environmental quality, landscaping of open space and harmony with existing Development. The Board shall take into consideration the following features and standards:*

- a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, Accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public Streets and walkways.*

No activity is proposed within the wetland areas, upland review areas, or the areas subject to the conservation easement. The stormwater drainage system will be updated, resulting in a much improved off-site impact. The proposed location, height, design and materials of walls, fences, hedges and plantings are appropriate for the Property and the surrounding area. They also sufficiently screen parking, loading spaces, garbage collection facilities, accessway drives, and utility installations. For a more detailed landscape plan, please see the enclosed Landscape Plan prepared by Environmental Land Solutions, LLC.

- b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family Developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Applicant proposes maintaining appropriate onsite landscaping, as detailed on the enclosed Landscape Plan prepared by Environmental Law Solutions, LLC. Over

50% of the Property is subject to the conservation easement, which will remain undeveloped.

- c) *Soil erosion, sedimentation and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 15.B.*

Enclosed is a comprehensive Sedimentation and Erosion Control Plan, prepared by Landtech, which ensures the standards and procedures of Section 15.B of the Zoning Regulations are satisfied.

- d) *Site Development shall seek to preserve existing specimen trees, historic Structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

Over 50% of the Property (8.4± acres) lies in a conservation easement. This area will remain untouched. There are no historic buildings on the site. The few trees that must be removed for the expansion of 419A West Avenue will be replaced at a ratio greater than two new trees for each tree removed.

- e) *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other Lot and to avoid hazards to traffic on any Street.*

The site is not proximate to any residential uses. All artificial lighting and site generated noise and other disturbances shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. The location, height, design, and arrangement of outside lighting shall be consistent with safety so as to avoid glare on any other lot and to avoid traffic hazards on West Avenue.

- f) *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

Enclosed please find a comprehensive Stormwater Management Report prepared by Landtech. The plans illustrate the adequacy and availability of public utilities for the site. Additionally, the Stormwater Management Report shows surface water drainage facilities will capture and treat more impervious runoff than is currently captured and/or treated. These facilities will also sufficiently and safely drain the site while minimizing the risk of downstream flooding and erosion and adverse impacts.

Importantly, the drainage facilities will be brought to modern standards and improve the quality of offsite stormwater.

- g) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Just as they do now, emergency first responders will be able to access the Property safely and conveniently.

- h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed Buildings and Structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

419A West Avenue will be completely compatible with the architectural character of the surrounding area.

- i) *Building setbacks and the configuration of open space shall be appropriate to existing Structures on adjoining properties and established patterns of use of side and Rear Yard areas, and to the existing physical conditions of the site.*

The proposed development and site landscaping comply with the standards of the M-G Zone.

- j) *No use shall be permitted that will cause or result in:*

- *dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the Building in which such use is conducted, or*
- *unusual hazard of fire or explosion or other physical hazard to any adjacent Buildings, or*
- *harmful discharge of liquid materials, or*
- *unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.*

No nuisance or hazardous conditions are anticipated.

- k) *All Buildings and grounds and other Structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicants are amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

b. Special Permit Standards

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.*

The proposed improvements are appropriate for the Property. The proposed size, scale, and arrangement of 419A West Avenue complement 419B West Avenue, the Property as a whole, and the surrounding area. The expansion of 419A West Avenue will also result in a more productive and useful arrangement of the 419A and 419B West Avenue buildings.

- (2) the nature and intensity of the proposed use 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 potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

The nature and intensity of the proposed improvements are appropriate for both the Property and the surrounding area. The demand for office use in industrial parks has greatly diminished, while demand exists for modern flex industrial uses. As such, the proposal will provide the Stamford community with a much-needed facility in an appropriate area.

A flex industrial warehouse is a less intensive use than the current office use in 419A West Avenue. The industrial warehouse use will also better complement the industrial warehouse at 419B West Avenue. Industrial warehouses are in harmony with other uses allowed in the M-G Zone, and within this portion of the Waterside neighborhood. Finally, an additional industrial warehouse will not be more objectionable to nearby properties by reason of noise, fumes, vibrations, artificial lighting, or other potential disturbances to the health, safety, or peaceful enjoyment of the Property than the public necessity demands.

- (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.*

As detailed in the attached Traffic Impact Study from SLR, the proposal will not result in adverse traffic conditions. The surrounding streets will adequately accommodate traffic

associated with the proposal. There will be an adequate amount of off-street parking and loading. The proposed driveways will not cause a safety hazard or traffic nuisance.

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

The surrounding area is already developed with the same or similar uses. Therefore, the proposal will not adversely impact the present and future development of the surrounding area. The proposed flex industrial warehouse will complement other industrial uses in this M-G Zone and this portion of the Waterside neighborhood.

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

The Application is consistent with the goals and policies of the Master Plan. The Property is in Master Plan Category 13 (Industrial - General). This category is intended to “provide for and protect existing industrial development and preserve opportunities for new industrial uses.”⁴ This Application proposes converting an empty office space to a modern flex industrial building, for which there is market demand and need within the City of Stamford.

Conclusion

The proposal is consistent with the goals and policies of Master Plan Category 13 and the standards of the M-G Zone. The proposal will complement the character and uses of this portion of the Waterside neighborhood.

⁴ STAMFORD MASTER PLAN at 196 (Dec. 16, 2014).

Schedule D
Property Description

As to 650 AKA 419 West Avenue:

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings and improvements thereon erected, situated, lying and being in the City of Stamford, County of Fairfield and State of Connecticut, shown and designated as Former Parcel B 2-5 and Former Parcel B-1 on a certain map entitled, "Consolidation Map of Parcel B 2-5, Map 12275 S.L.R. and Parcel B-1, Map No. 11713, S.L.R. Stamford, Connecticut, Prepared for Cali Stamford Realty Associates L.P." which map was filed in the Office of the Town Clerk of Stamford as Map No. 12884, reference being had thereto for a more particular description of the premises.

Together with Supplemental Sewer Easement Agreement between Robert Martin Company and Robert Martin West Corporation dated May 2, 1984 and recorded in Volume 2382 at Page 322 of the Stamford Land Records.

Together with the West Avenue Extension Maintenance Association Declaration dated March 29, 1984 and recorded in Volume 2366 at Page 104; as amended by First Amendment dated February 11, 1991 and recorded in Volume 3672 at Page 6 of the Stamford Land Records.

Beginning at a point on the westerly side of West Avenue at the intersection of land, now or formerly, of Benjamin Properties LLC;

Thence along the westerly side of West Avenue S 10°40'40" W, 20.00 ft., along a tangent curve to the left with a radius of 133.44 ft., on arc length of 57.60 ft. and a delta angle of 24°43'50" to a point;

Thence westerly, southerly and easterly along land, now or formerly, of The United States Postal Service S 75°56'52" W, 62.57 ft. to a monument, along a tangent curve to the left with a radius of 132.32 ft., an arclength of 149.34 ft. and a delta angle of 64°40'02" to a monument, S 11°16'50" W, 128.21 ft. to a monument, S 06°52'55" W, 265.57 ft. to a monument, along a tangent curve to the left with a radius of 125.00 ft., an arc length of 186.75 ft. and a delta angle of 85°36'05" to a drill hole and S 78°43'10" W, 45.00 ft to the westerly terminus of West Avenue Extension;

Thence southerly along said West Avenue Extension S 11°16'50 W, 50.00 ft. to land, now or formerly, of Clearbrook Stamford LLC being number 600 and number 550 West Avenue;

Thence generally southerly and easterly along land of said Clearbrook Stamford LLC S 52°36'10" W, 21.85 ft., S 08°24'20" E, 162.10 ft., S 47°14'20" E, 27.70 ft., S 14°36'30" E, 101.00 ft., S 23°51'00 E, 192.60 ft, S 38°30'20" E, 43.60 ft., S 75°36'00" E, 41.80 ft. S 89°55'40" E, 34.20 ft., S 76°34'50" E, 46.10 ft. and S 42°44'30" E, 43.57 ft. to the northerly line of The State of Connecticut Metro North Right of Way;

Thence westerly along said Metro North Right of Way along a curve to the right with a radius of 3,738.00 ft. an arc length of 359.17 ft., a delta angle of 05°30'19" and a chord of S 70°24'30" W,

359.03 ft. and continuing westerly along a tangent line S 73°09'40" W, 75.78 ft. to a point on the Greenwich and Stamford Town Line;

Thence northerly along said Greenwich and Stamford Town Line N 24°51'53" W, 1,647.56 ft. to a point;

Thence easterly, northerly and easterly again along land now or formerly, of Stamford Project LLC, land, now or formerly Enterprise Park, L.L.C. and land, now or formerly, of Benjamin Properties LLC, each in part along a non-tangent curve to the right with a radius of 175.40 ft., an arc length of 6.07 ft., a delta angle of 01°58'58" and a chord of N 63°49'50 E, 6.07 ft., N 86°09'58" E, 151.91 ft., S 88°57'36" E, 154.54 ft., S 71°26'36" E, 74.98 ft., N 87°37'45" E, 25.26 ft., N 10°32'00" E, 52.72 ft., S 79°07'50" E, 172.75 ft. and S 84°54'20" E, 294.53 ft. to the point and place of beginning.

Said Parcel contains 678,434, plus or minus, square feet or 15.5747, plus or minus acres in area.

Schedule E
M-G Zone Zoning Data Chart
419-650 West Avenue, Stamford, Connecticut

	Standard/Required	Existing	Proposed	Notes
Min. Lot Area	4,000 SF	676,391 SF	676,391 SF	Complies
Min. Lot Frontage	40 feet	107.60± feet	107.60± feet	Complies
FAR	1.0	0.17	0.22	Complies
Building Height	4 stories / 50 feet	1 and 2 stories	1 story / <46 feet ⁵	Complies
Building Area ⁶ (Interior Lot)	80%	13.8%	18.4%	Complies
Min. Front Yard (Street Line)	10 feet	58.9± feet	58.9± feet	Complies
Min. Side Yard	None required, but if provided, must be at least four (4) feet	48.1± feet	65.7± feet	Complies
Min. Rear Yard	15 feet	15.9± feet	15.9± feet	Complies
Vehicle Parking	<i>Warehouse</i> : 1 space/ 2,000 SF (146,875± SF) 74 spaces <i>Office</i> ⁷ : 3 spaces/1,000 SF (25,000± SF) 75 spaces <i>Total Required: 149 spaces</i> ⁸	286 spaces	205 spaces (202 spaces, 7 EV charging spaces)	Complies
Bicycle Parking ⁹	<u>Class A</u> : 4 spaces <u>Class B</u> : 4 spaces	0 bicycle spaces	<u>Class A</u> : 5 spaces (inside) <u>Class B</u> : 10 spaces (outside)	Complies
EV Charging	5 charging spaces + 1 additional space for each 25 required	0 charging spaces	7 charging spaces	Complies

⁵ A small portion of the development (8,723± square feet) will have a mezzanine for administrative support functions.

⁶ We are assuming this will be treated as an Interior Lot, subject to confirmation by Staff.

⁷ Balances and provides flexibility for future parking needs,

⁸ If the mix of uses changes, then required parking will change as well, but it is anticipated that all 208 spaces will be adequate under any circumstances.

⁹ Assumes relief per Section 12.J.3.c of the Zoning Regulations.

	<i>Parking Space – 7</i> charging spaces			
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