

November 29, 2021

**VIA HAND AND ELECTRONIC DELIVERY**

Ms. Vineeta Mathur  
Acting Principal Planner, Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, Connecticut 06901

**RE: Appl. 221-26 – West Avenue Industrial LLC (the “Applicant”)  
650 West Avenue, Stamford, Connecticut (the “Property”)  
Supplemental Application Materials**

Dear Ms. Mathur:

As you know, our firm represents the Applicant in the abovementioned application in connection with the redevelopment of the Property. In response to questions raised at the hearing on November 15, 2021, please find enclosed the following materials:

- In response to the Zoning Board’s comments that it appeared we were not sufficiently replacing the trees being taken down in connection with this development, nine (9) copies of a letter from our landscape architect Matt Popp, dated November 23, 2021. This letter discusses how for every tree that will be taken down, almost three trees will be planted.
- In response to concerns of the Zoning Board that some warehouse uses may generate too much traffic for the area, nine (9) copies of a report from SLR showing the proposed development is a net traffic reducer for the surrounding area notwithstanding the subcategory of warehouse use analyzed and that West Avenue and Selleck Street can adequately handle the traffic associated with the use. Note that this analysis and conclusion has been confirmed by TTP.
- Nine (9) copies of an updated first submission of the Sustainability Scorecard. In response to the Zoning Board’s comment that our initial submission was too low, we reviewed our initial submission with Staff and based upon Staff’s interpretation were authorized to make the below changes. Our score has significantly improved where we are now claiming 44 of the 57 available points.
  - Reviewed the “Eligible” column and confirmed we are only being scored for categories that are applicable to our application and Industrial developments in general.

- This included a meeting with Land Use Bureau Staff on November 23, 2021 discussing how to apply the Sustainability Scorecard to Industrial developments.
- Reassessed points from “TBD” to earned points based on being further along in the planning process than we were when we initially submitted this scorecard.
- Made reference to the relevant plans in the “Notes” section.

We are hopeful the Zoning Board will find these materials and responses to their concerns and questions helpful. If you could please arrange for these materials to be distributed to the Zoning Board before we meet with them again on December 6, 2021, I would greatly appreciate it. As always, thank you for your time and attention regarding this matter.

Sincerely,

*Rachel M. Breslin*

Rachel M. Breslin

Enclosures.

cc: Development Team

CARMODY



TORRANCE | SANDAK | HENNESSEY LLP

November 23, 2021

City of Stamford Zoning Board  
Stamford Government Center  
888 Washington Boulevard, 7th Floor  
Stamford, CT 06901

**RE: 419 West Avenue Redevelopment  
Response to Zoning Board Comments  
Stamford, Connecticut  
SLR #141.20297.00001**

Dear Members of the City of Stamford Zoning Board:

This letter is in response to the trip generation concerns on the subject development brought up by the City of Stamford Zoning Board at the Zoning Board Meeting on November 15, 2021.

The site currently has three buildings; the first building (Building A) is an approximately 70,000-square-foot (gross floor area) office building, the second building (Building B) is an approximately 19,700-square-foot (gross floor area) warehouse building that is connected to Building A by a sky bridge, and the third building (Building C) is an approximately 61,707-square-foot (gross floor area) warehouse building. It is important to note that Building C, at 650 West Avenue, is currently occupied by a tenant with a multiple year lease in place. As such, the counts conducted for the Traffic Evaluation on July 1<sup>st</sup>, 2021 included the new traffic utilizing Building C and therefore was not included in the trip generation calculations. The project proposes to disconnect Buildings A and B by knocking down the sky bridge and redeveloping Building A from an existing 70,000-square-foot office building into an approximately 74,891-square-foot (gross floor area) warehouse building. Building B will remain as an approximately 19,700-square-foot (gross floor area) warehouse building.

Estimates of the amount of peak-hour traffic that may be generated by this redevelopment were made using statistical data published by the Institute of Transportation Engineers (ITE). The ITE *Trip Generation Manual* includes six “warehouse” land uses; 150 (Warehousing), 151 (Mini-Warehouse), 154 (High-Cube Transload and Short-Term Storage Warehouse), 155 (High-Cube Fulfillment Center Warehouse), 156 (High-Cube Parcel Hub Warehouse), and 157 (High-Cube Cold Storage Warehouse). The ITE land use descriptions for these six “warehouse” land uses are included as an attachment.

ITE Land Use 151 (Mini-Warehouse) are buildings in which a number of storage units are rented. They are commonly referred to “self-storage” facilities. This land use is not appropriate for the proposed development. ITE Land Uses 154 (High-Cube Transload and Short-Term Storage Warehouse), 155 (High-Cube Fulfillment Center Warehouse), 156 (High-Cube Parcel Hub Warehouse), and 157 (High-Cube Cold Storage Warehouse) are all high-cube warehouse facilities that are assumed to have at least 200,000 gross square feet of floor area. This is more than double the building square footage proposed for the redeveloped Buildings A and B. As such, based on the ITE land use descriptions, the size of the two warehouse buildings, the site layout, and the number of parking spaces the proposed development is

considerably too small to accommodate high-cube warehouse users like fulfillment and last mile distribution tenants like Amazon or UPS. Based on the ITE land use descriptions and the type of warehouse user(s) that the developer anticipates getting as tenants, ITE Land Use 150 (Warehousing) is the most appropriate land use and thus was used in the Traffic Evaluation.

Nevertheless, for comparison purposes, **Table 1** was developed to compare the estimated trip generation totals for the six ITE “warehouse” land uses at the proposed development. As shown in Table 1, regardless of the type of warehouse, the proposed development is estimated to generate significantly less daily trips than that from the existing site if it were to be reoccupied with 70,000 square feet of office tenant(s). Additionally, regardless of the type of warehouse, the proposed development is estimated to generate less total peak hour trips (morning and afternoon peak hours) than the existing site, with the minor exception of ITE Land Use 155 (High-Cube Fulfillment Center Warehouse) that is estimated to generate marginally more traffic during the PM peak hour. Nonetheless, if the proposed development was to have a High-Cube Fulfillment Center Sort Warehouse tenant, which is unlikely given the building will generally not be large enough for such and the site isn’t being designed for it, the intersection of West Avenue and Selleck Street would still be expected to continue to operate at overall LOS C during the afternoon peak period.

Enclosed with this letter are the following items:

- Table 1 – Warehouse Trip Generation Comparison
- ITE land use descriptions for these six “warehouse” land uses

Please let either of the undersigned know if you have any questions or need additional information.

Sincerely,

**SLR International Corporation**

Neil C. Olinski, MS, PTP  
Senior Transportation Planner

141.20297.00001.n2221.ltr

Emily A. Foster, PE  
Associate Transportation Engineer



## Environmental Land Solutions, LLC

Environmental Analysis, Landscape Architecture & Planning

November 23, 2021

Zoning Board  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

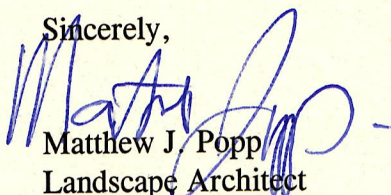
Re: Landscape Plan  
Application 221-26-West Avenue Industrial, LLC  
419-650 West Avenue, Stamford

Dear Zoning Board Members;

The Landscape Plan, prepared by our firm, dated October 18, 2021, indicates that 18 surveyed trees will be removed from the site in association with the above referenced zoning application. These trees, all located in close proximity to the existing buildings, appear to have been planted during the 1980s when the site was developed. The Landscape Plan proposes 52 trees, consisting of 25 large growing shade trees (mature height over 30'), 19 flowering understory trees (mature height under 25'), and 8 evergreen trees. The tree replacement ratio is 2.88 (a new tree):1 (tree removed). The majority of the trees are native to the eastern portion of the country.

I revisited the 15± acre site on November 18, 2021 to review the existing site landscaping. The 8± acres of onsite land to the south and west of the developed areas is maintained as a woodland preserve. The eastern perimeter of the site is densely planted with a row of 30± large evergreen trees. The site's interior landscape also contains a significant number of planted ornamental trees. The site visit confirmed the quantities of trees proposed on Landscape Plan are appropriate. On our proposed Landscape Plan, the large growing shade trees (Maple, Yellowwood and Oak) are suitable spaced at 25 to 35' O.C. and the understory trees (Crabapple, Shad, and Cherry) are spaced at 15-25' O.C. I did not see any location where additional trees would be warranted. In addition, during the site visit I noted two locations to the south of the existing building that will remain, where existing small trees currently exists and where the Landscape Plan proposes two trees. At the time of planting, if either of these existing trees are remaining, the proposed new trees can be adjusted to a nearby location on the south side of the parking lot.

Sincerely,



Matthew J. Popp  
Landscape Architect

west avenue 419-650-stamford-2021 zoning ltr.wpd

**Office Use only**

Received Date	
Application #	

<b>1. Address of Development</b>	
Address1	650 West Avenue (aka 419-650 West Avenue)
Address2	Stamford, CT 06902

<b>2. Applicant Info</b>	
Name	West Avenue Industrial, LLC
Company	c/o Carmody Torrance Sandak & Hennessey LLP
Address1	707 Summer Street, Suite 3
Address2	Stamford, CT 06901
Email	<a href="mailto:whennessey@carmodylaw.com">whennessey@carmodylaw.com</a>
Phone	203-425-4200

<b>3. Owner info</b>	
Name	Joe & Jon Vaccaro
Company	West Avenue Industrial, LLC
Address1	1897 Boston Post Road, Darien, CT
Address2	
Email	<a href="mailto:joev@v20group.com">joev@v20group.com</a>
	<a href="mailto:jon@jonvaccaro.com">jon@jonvaccaro.com</a>
Phone	

<b>4. Mark one</b>	
<input checked="" type="checkbox"/>	First Submission
<input type="checkbox"/>	Second Submission

**Office  
Use Only**

**POINT CALCULATIONS**

Max Potential	Eligible	Claimed	Notes (Indicate the plan/document where relevant information is located)
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## 5. Building Health

BH1 - Indoor Air Quality <b>2nd Submission ONLY</b>	1	0		Not Eligible - Second Submission Only <b>Expected to earn at 2nd submission.</b>
BH2 – Low Emitting Materials <b>2nd Submission ONLY</b>	1	0		Not Eligible - Second Submission Only <b>Expected to earn at 2nd submission.</b>
BH3 – Moisture Control	1	1	1	Foundation waterproofing, vapor barriers, and roof drains. <i>See Site Plans .</i>
BH4 – Daylighting <b>LARGE PROJECTS ONLY</b>	1	1	TBD	
BH5 – Window Shading <b>2nd Submission only</b>	1	0		Not Eligible - Second Submission Only <b>Expected to earn at 2nd submission.</b>
BH6 – Operable Windows	1	0	TBD	Not appropriate for Industrial Development.
BH7- Active Design	1	1	1	Two to three sets of stairs. <i>See Architectural Plans</i>
BH8- Fitness Equipment <b>LARGE PROJECTS ONLY</b>	1	0	TBD	Not appropriate for Industrial Development.

## 6. Energy Usage

EU1 – Energy Usage <b>2nd Submission ONLY</b>	7	0	0	Not Eligible - Second Submission Only <b>Expected to earn (some) at 2nd submission.</b>
EU2 – Submetering	2	2	2	<i>See Site Plans.</i>
EU3 – Cool Roofs	2	2	2.00	Roof color selected can be reflective. <i>See Architectural Plans.</i>
EU4 – Exterior Lighting	1	1	1	<i>See Lighting Plan .</i>
EU5 – Interior Lighting	1	1	1	<i>See Lighting Plan ,</i> includes motion sensors.



EU6 – Solar Ready Design (NOT APPLICABLE FOR ADAPTIVE REUSE PROJECTS)	2	2	2	Flat roof available for future solar. <i>See Architectural Plans.</i>
EU7 – Renewable Energy Production	5	5	5	10% minimum required. <i>See Architectural Plans.</i>
EU8 – Combined Heat and Power	3	3	3	<i>See Site and Architectural Plans.</i>

## 7. Land Use

LU1 – Brownfield Redevelopment 2nd Submission ONLY	3	0	0	Not Eligible - not a brownfields site
LU2 – Redevelopment	1	1	1	New construction on site with pre-existing uses. <i>See Site Plans.</i>
LU3 – Adaptive Reuse	2	0	0	Not Eligible - existing buildings not conducive
LU4 – Historic Preservation	2	0	0	Not Eligible - buildings not historic
LU5 – Mixed Use	4	0	0	Not Eligible - Not a mixed use development
LU6 – Transit-supportive Density	2	0	0	Not Eligible - Does not meet FAR threshold or proximity to STC

## 8. Landscaping and Open Space

LA1 – Green Roof	2	0	0	Not Eligible - Opting to install solar panels instead of having a green roof.
LA2 – Tree Preservation	1	1	1	As detailed in Landscaping Plan and Letter from Matt Popp.
LA3 – Tree Canopy	1	1	1	<i>See Landscape Plan</i>

LA4 – Additional Landscaping	1	1	1	See Landscape Plan
LA5 – Native Plants	1	1	1	See Landscape Plan
LA6 – Xeriscaping	1	1	TBD	
LA7 – Organic Land Care 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
LA8 – New Publicly Accessible Amenity Space LARGE PROJECTS ONLY: ONLY TO LOTS 1 ACRE AND LARGER IN MP 5, 9, 11	2	0	0	Not Eligible - Not in MP 5, 9, or 11

## 9. Mobility

MO1 – Reduce Vehicle Travel LARGE PROJECTS ONLY (non-residential uses only)	2	2	2	See Site Plan and Traffic Report.
MO2 – Transit Proximity	3	1	1	Bus stop is located within 800 feet of building entrance
MO3 – Shared Parking	3	3	0	No parking reduction associated with shared parking included
MO4 – Incentivize Transit Use LARGE PROJECTS ONLY (non-residential uses only)	2	2	2	See Traffic Report.
MO5 – Car Share LARGE PROJECTS ONLY	2	2	0	No car sharing program proposed
MO6 – Shuttles or Support for Transit LARGE PROJECTS ONLY	2	0	0	Not Eligible - not in Parking Category 1
MO7 – Bicycle Facilities	1	1	1	Facilities required under LEED standards and Mobility Regulations will be provided. See Site and Architectural Plans.
MO8 – Parking Availability	1	1	1	More than required amount of parking will be provided. See Site Plans.
MO9 – Electric Vehicles	1	1	1	Required EV charging stations under Mobility Regulations will be provided. See Site Plans.

MO10 – Unbundled Parking	1	1	0	No parking fees proposed
MO11 – Road Infrastructure Contributions <i>LARGE PROJECTS ONLY 2nd Submission ONLY</i>	1	0	0	Not Eligible - Second Submission Only <i>Expected to earn (some) at 2nd submission.</i>
MO12 – Walkscore	1	1	0	Walkscore less than 75

## 10. Resiliency

RE1 – Development outside the floodplain	3	0	0	Not eligible - Building not in flood plain
RE2 – Flood Resiliency	2	0	0	Not eligible - Building not in flood plain
RE3 – Building Resiliency	2	2	TBD	
RE4 – Sea Level Rise	2	0	0	Not eligible - Building not in flood plain
RE5 – Emergency preparation and continuation of operations plan <i>LARGE PROJECTS ONLY 2nd Submission ONLY</i>	1	0	0	Not Eligible - Second Submission Only <i>Expected to earn (some) at 2nd submission.</i>

## 11. Urban Design

UD1 –Block size	1	1	TBD	
UD2 –Minimal Visual Impact of Parking	2	2	2	<i>See Landscape Plan.</i>
UD3 – Building Orientation	1	1	1	Three entrances along West Avenue; <i>See Site and Architectural Plans.</i>
UD4 – Building façade	1	1	1	<i>See Architectural Plans.</i>

UD5 –Building Materials	1	1	1	<i>See Architectural Plans.</i>
UD6 –Proximity of Building to Street	1	1	1	Frontage along West Avenue; <i>See Site and Architectural Plans.</i>
UD7 – Building Certification <b>2nd Submission ONLY</b>	3	0	0	Not Eligible - Second Submission Only <b>Expected to earn (some) at 2nd submission.</b>

## 12. Waste Management

WM1 –Construction and demolition debris <b>2nd Submission ONLY</b>	2	0	0	Not Eligible - Second Submission Only
WM2 - Recycling <b>2nd Submission ONLY</b>	1	0	0	Not Eligible - Second Submission Only
WM3 – Organic Waste <b>2nd Submission ONLY</b>	2	0	0	Not Eligible - Second Submission Only
WM4 – Reusable Materials <b>(non-residential buildings only)</b>	1	1	1	<i>See Architectural Plans.</i>

## 13. Water Use

WU1 – Indoor Water Management	3	3	3	<i>See Site Plans.</i>
WU2 – Outdoor Water Management	1	1	1	No irrigation proposed. <i>See Site Plans.</i>
WU3 – Stormwater Management	2	2	1	Total site pervious area exceed Zoning Regulations by 50%; <i>See Stormwater Management Report.</i>
WU4 – Stormwater Retention	1	1	1	<i>See Site Plans and Stormwater Management Report.</i>

<b>TOTAL</b>	<b>108</b>	<b>57</b>	<b>44</b>	
	<b>SCORE</b>	<b>77%</b>	<b>C</b>	