

PLANNING BOARD DECISION
MASTER PLAN AMENDMENT #MP-436
PLANNING BOARD CERTIFICATE
(REVISED JULY 13, 2020)

INSTR # 2020010299
VOL 12403 PG 20
RECORDED 07/14/2020 07:56:53 AM
LYDA RUIJTER
CITY & TOWN CLERK STAMFORD CT
BLOCK ---

I, THERESA DELL, Chair of the Planning Board of the City of Stamford, in compliance with Special Act No. 619 of the 1953 General Assembly, hereby certify that on May 26, 2020, a Public Hearing was held by the **PLANNING BOARD** to consider an amendment to the 2015-2025 Master Plan of the City of Stamford upon application of:

THE STAMFORD PLANNING BOARD

and that the following is a statement of its decision as follows:

APPROVED on May 26, 2020, the following changes to the 2015-2025 Master Plan of the City of Stamford:

To amend the City of Stamford Master Plan Map to change Master Plan Category #11 (Downtown) to proposed Master Plan Category #16 (Transit-Oriented Development District - NEW); change Master Plan Category #9 (Urban Mixed-Use) to proposed Master Plan Category #16 (Transit-Oriented Development District - NEW); change Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #4 (Residential - Medium Density Multifamily); and change Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #6 (Commercial - Neighborhood), as follows:

NEW - Master Plan Category #16 (Transit-Oriented Development District)

This category is intended to support the development of high-density residential and office development within walking distance of the Stamford Transportation Center and to create a bridge between and support Downtown with its retail, entertainment, residential, hotels and other uses, and the predominantly residential South End. Densities could equal those of Downtown, but uses shall be limited to primarily office and residential uses with neighborhood retail supporting these uses and commuters using the Stamford Transportation Center. The District shall be walkable but also accessible to the commuting public and maximize the potential of the Stamford Transportation Center. As the Gateway to Stamford, special attention must be given to: (1) excellence in architecture and urban design, (2) public amenities, (3) pedestrian enhancements, (4) adequate parking for all uses including commuter parking, (5) mixed-use development, and (6) the creation of transit supporting amenities.

Area I: Land to be changed from MP Category #11 to MP Category #16:

- Property located east of Greenwich Avenue; known as 108 Greenwich Avenue.
- Property located west of Washington Boulevard; known as 340 & 400 - 440 Washington Boulevard.
- Property located east of Washington Boulevard; known as 429 - 433 Washington Boulevard.
- Property located north of Pulaski Street; known as 21 Pulaski Street.
- Property located south of Station Place; known as 0 & 437 Washington Boulevard.
- Property located east of Atlantic Street; known as 84 Henry Street and 0 & 599 - 717 Atlantic Street.

AREA II: Land to be changed from MP Category #9 to MP Category #16:

- Property located north of Manhattan Street; known as 0 Canal Street & 0 Pacific Street.
- Property located south of Manhattan Street; known as 0, 13, 31, 37, 39, 43, 53, 59, 69, 73, 75 & 85 Manhattan Street.
- Property located along the south side of Dock Street; known as 115 & 119 Manhattan Street & 0, 474, & 484 Pacific Street.
- Property located along the north side of Market Street; known as 49 John Street.
- Property located along the west side of Pacific Street; known as 0, 392, 396, 455, 459, 467, 495, 501, 511, 519, 523, 533 & 541 Pacific Street.
- Property located along the east side of Garden Street; known as 12, 18, 24, 26, 30, 36 & 40 Garden Street.
- Property located along the west side of Garden Street; known as 11, 19, 23, 25, 35, 73 & 75 Garden Street.
- Property located along the east side of Atlantic Street; known as 560, 578, 590, 600, 608, 618 & 650 Atlantic Street.

AREA III: Land to be changed from MP Category #9 to MP Category #4:

- Property located along the east side of Atlantic Street; known as 660, 678 & 688 Atlantic Street.

AREA IV: Land to be changed from MP Category #9 to MP Category #6:

- Property located along the west side of Pacific Street; known as 0, 553, 571, 575, 579, 583, 597, 641 & 653 Pacific Street.

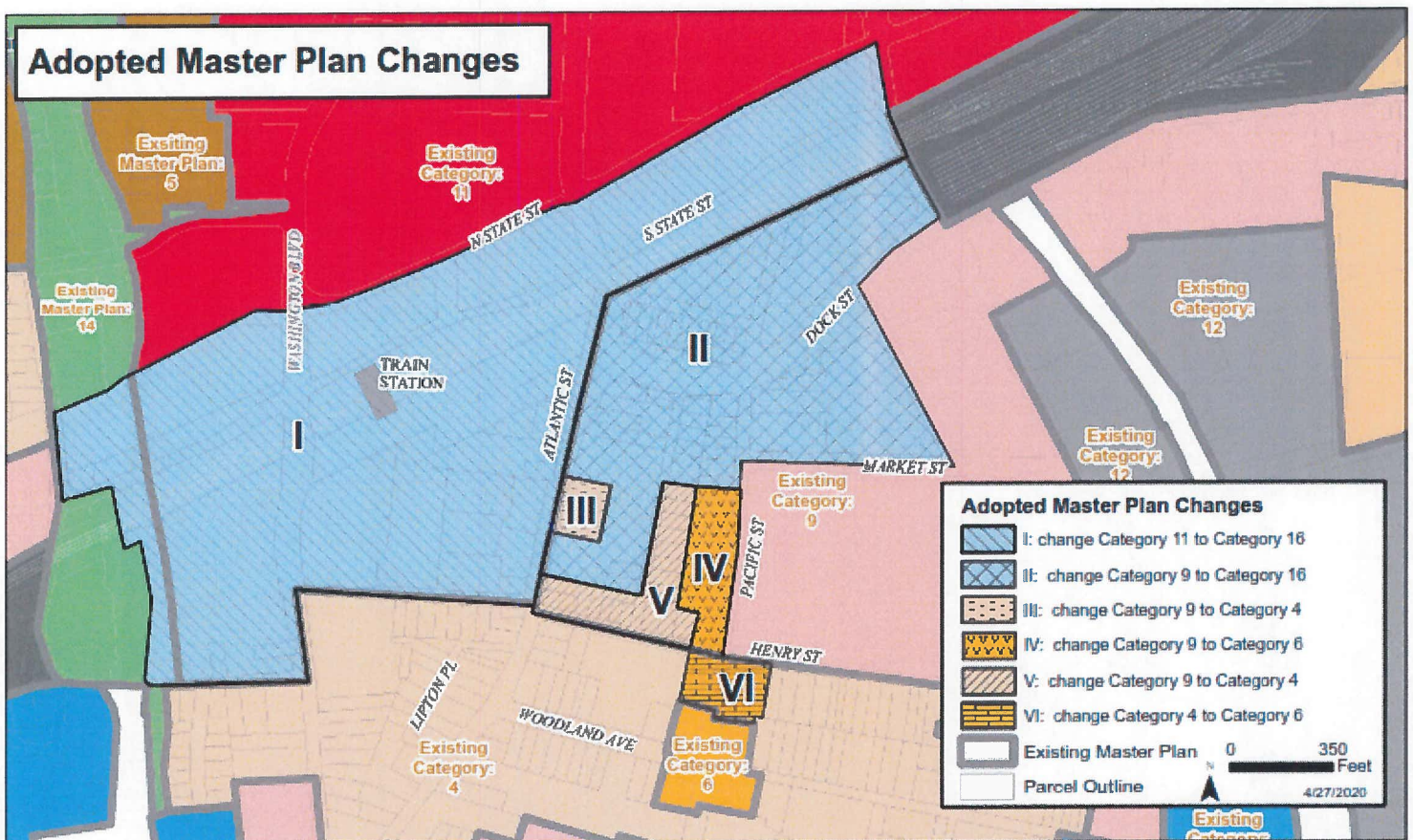
AREA V: Land to be changed from MP Category #9 to MP Category #4:

- Property located along the east side of Atlantic Street; known as 736 & 740 Atlantic Street.
- Property located along the north side of Henry Street; known as 118, 120, 122, 126, 130, 134, 140 & 146 Henry Street.
- Property located along the west side of Garden Street; known as 79 Garden Street.
- Property located along the east side of Garden Street; known as 46, 52, 54, 60, 64, 68, 72, & 76 Garden Street.

AREA VI: Land to be changed from MP Category #4 to MP Category #6:

- Property located along the west side of Pacific Street; known as 137 Henry Street.
- Property located along the east side of Pacific Street; known as 670, 648 & 686 Pacific Street.

The premises with respect to which this application has been made are shown and delineated on the sketch set forth below:



The effective date of this **APPROVAL** is June 9, 2020.

Theresa Dell
 ATTEST: THERESA DELL, CHAIR
 PLANNING BOARD

Revised and dated at the City of Stamford, CT, this 13th day of July 2020