

February 8, 2022

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 & 15, and 27-29 Lafayette Street
Zone Map Change, GDP, Special Permit, and Final Site and Architectural Plan
Application

Dear Mr. Blessing and Board Members,

As discussed, on behalf of 819 East Main Street LLC, 831-833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), enclosed please find an application and supportive materials for a Zone Change, Special Permit, and Final Site and Architectural Plans to facilitate the construction of an 130-unit residential development with ground floor retail and associated site improvements. 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 \$5,235.64 for:
 - Zone Change: \$1,060;
 - Special Permit: \$3,175.64
 - Public Hearing Fee: \$1,000
2. Planning Board request Letter;
3. Zone Change Application;
4. GDP Application;
5. Special Permit Application;
6. Site & Architectural Plan (FSP) application;
7. Project Narrative;
8. Parking Management Plan;
9. Drawing List;
10. Aerial Exhibit;
11. MX-D Exhibit;
12. General Property Description;
13. Zone Change Map;

14. Zone Change Area Description;
15. Owner List;
16. Zoning Data Charts;
17. Civil Engineering Plans;
18. Architectural Plans and Elevations;
19. Landscaping Plan prepared;
20. Lighting Plan;
21. Sustainability Score Card;
22. Drainage Narrative;
23. Traffic Report
24. Letters of Authorization.

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

February 10, 2022

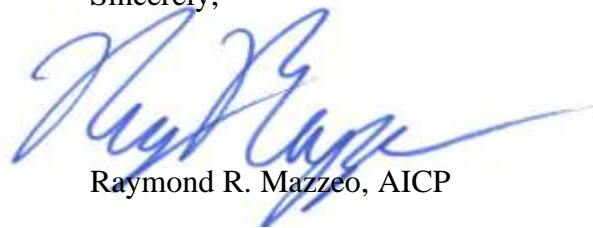
City of Stamford Planning Board
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Re: 819-831 East Main Street & 15, and 27-29 Lafayette Street
Zone Map Change, GDP, Special Permit, and Final Site and Architectural Plan
Application

Dear Mr. Blessing,

As you may be aware, we have submitted a Zone Map Change, GDP, Special Permit, and Final Site and Architectural Plan Application applications. Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting. Please let us know if you have any questions or would like additional information.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Associate Planner



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward thirteen (13) hard copies and (1) electronic copy in PDF format to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing 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 mailing of required 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

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): 819 East Main Street LLC, 831-833 East Main Street LLC, and New Star Lafayette LLC (collectively "the Applicants")

APPLICANT ADDRESS: c/o Redniss & 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

PRESENT ZONING DISTRICT: C-I PROPOSED ZONING DISTRICT: MX-D

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

Please see attached Zone Change Description

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

NAME & ADDRESS LOCATION

Please see attached Owner List

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

N/A

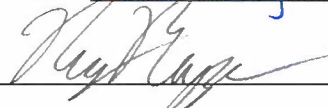
IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: _____

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).



City of Stamford
 Zoning Board · Land Use Bureau
 Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
 Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 8th DAY OF February 2022


SIGNED: 

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
 COUNTY OF FAIRFIELD ss STAMFORD February 8 2022

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

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026


 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) 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)

(GENERAL DEVELOPMENT PLAN)

Fee Schedule

General Development Plan – Sites 20,000 sq. ft. or less parcel area.	\$460.00
General Development Plan – Sites more than 20,000 sq. ft. or parcel area.	\$460 + \$20 per 1,000 sq. ft. in excess of 20,000 sq. ft.

APPLICANT NAME (S): 819 East Main Street LLC, 831-833 East Main Street LLC, and New Star Lafayette LLC (collectively "the Applicants")

APPLICANT ADDRESS: c/o Redniss & 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: Please see attached Owner List

PRESENT ZONING DISTRICT: MX-D & C-I

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 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).



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 Zoning Board · Land Use Bureau
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 Phone: 203.977.4719 · Fax: 203.977.4100

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SIGNED: [Signature]

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STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 8 2022

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

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026
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[Signature]
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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.

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PRESENT ZONING DISTRICT: MX-D & C-J

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 Property Description

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

By: _____

Project Narrative
819- 831 East Main Street and 15-31 Lafayette Street
Special Permit and Site & Architectural Plan Applications
February 8, 2022

1. Introduction/Overview

819 East Main Street, LLC (“**the Applicant**”) is a related entity of Wellbuilt and the owner and contract purchaser of several contiguous parcels along East Main Street and Lafayette Street. The combined parcels are approximately 1.15 acres and includes the following properties (**collectively “the Site”**):

- a) 819-821 E. Main Street – commercial/retail building
- b) 825 & 827 E. Main Street – multi-family dwellings with nonconforming street front parking
- c) 831 E. Main Street – vacant lot
- d) 27 & 29 Lafayette Street – multi-family dwellings with nonconforming street front parking
- e) 15 Lafayette Street – multi-family dwellings with nonconforming street front parking

The Applicant is proposing a comprehensive redevelopment of the Site that will revitalize the property and neighborhood by removing dangerous nonconforming parking and access on US-1 and Lafayette Street, activating vacant and blighted parcels and transforming underutilized land into a new and exciting residential community. The proposed plan will create 130 new apartments including 18 onsite Below Market Rate units, approximately 3,000 sf of ground level retail, and 650± linear feet of new sidewalks with associated onsite parking, landscaping and usable open space.

In order to facilitate the potential redevelopment, the Applicant is proposing an expansion and modification of prior approvals to incorporate 15 Lafayette Street into the overall site and MXD Zone. Applications include a Zoning Map Change, Special Permit, General Development Plan and Site & Architectural Plans and/or Requested Uses, as further described herein.

2. Approval History

This is the third iteration of this proposed redevelopment. Each time the project has improved and expanded to include surrounding underutilized parcels in need of redevelopment, with the current proposal comprising more of the full block from E. Main Street to N. State Street in a comprehensive building design. Prior approvals include:

- A. In 2018 the Zoning Board approved applications (#218-35 & 218-36) for a redevelopment of the properties including 819-827 East Main Street and 27-31 Lafayette Street (the “**Original Property**”). 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, including 7 BMR units, 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.

- B. The Applicant then completed the purchase of the Original Property and contracted to purchase the adjacent vacant outparcel (831 East Main Street). In 2021 The Zoning Board approved a modified and expanded project incorporating the vacant lot (Apps #220-45, 220-46 and 221-19). This set of approvals included another zone change to MX-D (for the vacant lot) as well as General Development Plan, Special Permit and Final Site & Architectural Plan and/or Requested Uses approvals to create 85 one- and two-bedroom apartments, including 10 BMR units, with ground floor retail and residential amenities (the “**Recent Approval**”). Special Permit approvals related to equivalencies of proposed BMR units, location of parking spaces in proximity to the building and reduced parking requirements consisting of 1.0 spaces onsite and another 0.25 spaces to be provided offsite within 500’ of the property.
- C. To complete the block, the Applicant has now secured a contract for the remaining piece at the corner of Lafayette Street and N. State Street to be incorporated into the overall redevelopment as further described herein. The property was subject to Special Exception approval (90-007) relating to historic preservation and associated bonuses. The building has since fallen into disrepair with structural deterioration, and will be difficult to maintain going forward due to significant and recurring flooding issues in the immediate area.

3. Surrounding Area

The surrounding area consists primarily of Master Plan Category 9 (Urban Mixed Use) with portions of Category 11 (Downtown) and 13 (Industrial – General) to the south. Adjacent zoning districts include R-H and C-N to the north, C-I to the east, M-L to the 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. The eastern entrance to the Urban Transitway, which serves as a connection between the East Side neighborhood and the Stamford Transportation Center, is located just two blocks from the Site.

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.

4. Project Area/Development Site

The Site is approximately 1.15 acres with frontage on East Main Street, Lafayette Street, and North State Street. It is improved with five separate buildings: three multi-family buildings, one

single-family home, and one multi-tenant commercial building. 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, safety 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, perpendicular spaces backing directly out into both Lafayette Street and East Main Street, creating unsafe conditions for pedestrians and motorists, and nonconforming parking and trash enclosure directly abutting the N. State Street sidewalk.

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.

5. Proposed Development

The proposed development project consists of up to 130 apartments and approximately 3,000 square feet of ground floor retail/flex amenity space along the East Main Street frontage. This modified proposal increases the amount of housing by more than 50% over the Recent Approval, thereby helping to address the serious housing shortage facing Stamford today.

A. Unit Mix

The current unit mix includes 44 studio, 55 one-bedroom and 31 two-bedroom apartments. This is a significant change from the Prior Approval which included 42 2-BR units comprising 50% of the development and no studios. The Applicant believes the more diversified mix better addresses the market demand and should reduce parking demand as well. The 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 13 of the 130 proposed apartments. Because 17 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 8.5 BMR units (@65% AMI), or 5.1 BMR units (@50% AMI) based on the equivalencies in Section 7.4. Based on this calculation, the total BMR obligation for the project is 18 units (@50% AMI). The Applicants intend to satisfy this requirement by providing 5 studio, 8 one-bedroom and 5 two-bedroom units onsite. A special permit request pursuant to Sections 7.4.C.1.g and 7.4C.1.k is included to facilitate this aspect of the proposal.

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 8,700 sf of open space for use by residents. An additional 1,500 sf of usable open space is located on top of the sub-grade garage along the N. State Street frontage.

While no designated child play area is specifically required in this design district, approximately 2,000 square feet has been set aside on the roof for this purpose and an alternative interior space is also contemplated on the ground floor.

The design depicts a clearly defined “base, middle, and top” with TerraNeo finish Dryvit at the base, brick patterned façade on the middle floors and Azek trim and decorative banding and paneling at the top floor. The Vertical window line and tower element help to accentuate the prominent building corner at the intersection of E. Main and Lafayette. The roofline then drops one story as the building continues down Lafayette Street. A clean, sophisticated color palette has been employed which is complementary to the attractive renovations to the retail center across East Main Street. White and dark grey brick colors alternate to break up the building length, along with 1’ deep façade articulations. A partial 5th floor extends along the interior of the building approximately 30’ from the Lafayette building face. The short N. State Street frontage mimics the design of Lafayette Street, with a concrete base for the exposed portion of the basement garage level.

The sole vehicular access will be at the south end of the site on North State Street. Parking is provided beneath and behind the building at grade. Parking is provided in accordance with Sections 9.C.4.i, 9.C.5.b.5 and 12.D, with a total of 148 striped spaces and two shared vehicle spaces (accounting for an additional 8 spaces), or 156 total onsite parking spaces (a ratio of 1.20 parking spaces per unit, and 0.98 spaces per bedroom). This is an improvement from the prior approval which provided onsite a ratio of 1.0 spaces per unit and 0.67 spaces per bedroom. The applicant is requesting, by Special Permit pursuant to Section 12.D.1.d, to provide the remaining 17 required spaces on an as-needed basis. Such spaces may be provided onsite through the use of valet and/or vehicle stackers, or, similar to the prior approval, at an offsite location within 500’ of the property. 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 of a Shared Parking Agreement, in conformance with Section 12.I of the Stamford Zoning Regulations, to the extent necessary.

The site frontages will be lined by a continuous sidewalk with overall widths varying from 10’ on the Lafayette and N. State Street sides 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 can be created along Lafayette Street, 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, subject to approval by the Transportation Advisory Committee. 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 2022 with an 18-month construction schedule to be completed by the Spring of 2024.

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 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 and 2021. The current proposal seeks to extend that designation to the southern 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;

6. Action Items

To facilitate the development, the Applicants have the following applications.

- A. Zone Change (from CI to MX-D) related to 15 Lafayette Street;
- B. General Development Plan and Final Site & Architectural Plans and Requested Uses, including the following specific requests/findings of the Zoning Board;
 - i. 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.¹
 - ii. Pursuant to Section 9.C.4.h, Applicant requests approval of the proposed relationship of yard requirements and separation of Structures on the site.
 - iii. Pursuant to Section 9.C.5.b.3, Applicant requests approval of the proposed location and design of required Usable Open Space.

¹ 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.

- iv. Pursuant to Section 12.D.1.e provision of two (2) shared vehicles at a ratio of four (4) parking spaces each constituting less than 10% of required parking.
- C. Special Permits pursuant to the following sections of the Zoning Regulations and specific requests:
 - i. Section 7.4.C.1.g, in conjunction with 7.4.C.1.k, Applicants request Special Permit approval to provide 18 BMR units at 50% of AMI.
 - ii. Section 7.Q, Applicant requests the child play area to be located on the rooftop.
 - iii. Pursuant to Section 12.D.1.d and 19.F, Applicant requests that seventeen (17) spaces, constituting less than 10% of the parking requirement, be provided on an as-needed basis.

7. 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 multiple street frontages.

8. Statement of Findings

- I. The above referenced specific Special Permit requests are integral to the development project as a whole. Thus, for purposes of demonstrating compliance with the standards and conditions below, the entire development proposal is considered. The Applicants submit that all applicable criteria contained in Stamford Zoning Regulations Article V, Section 19.C.2 are met for the following specific reasons:
 - a. *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 development is appropriately located within a mixed residential and commercial neighborhood and the Urban Mixed-Use Master Plan Category. The proposed building is compatible in scale and style with the surrounding area, particularly the more recently constructed Glenview House and Eastside Commons developments. The proposed setbacks and arrangement of buildings are appropriate for infill development and serve to activate pedestrian street frontages while maintaining ideal sidewalk width, adequate parking and open space. All parking is appropriately accommodated onsite below and

behind the proposed building. A single access drive on N. State Street greatly improves the existing unsafe condition of multiple curb cuts with vehicles backing into rights-of-way.

- 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.*

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 transportation and quality streetscapes that enhance connections between the Downtown and outlying neighborhoods.” The proposed development fits within this category and fulfills the policy goals of the neighborhood. The proposed structures are similar in scale and design to the surrounding multifamily and commercial buildings and will significantly improve upon existing conditions. Improvements to parking and streetscapes also serve as an enhancement of the property and surrounding neighborhood with added health and safety benefits. Thus, the Applicants submit that the proposed development is appropriate for the neighborhood, will increase property values and will not be objectionable to nearby properties.

- 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.*

Traffic can be safely and adequately accommodated on the surrounding streets and the residential use will not adversely impact any peak traffic demand. The elimination of existing curb cuts and formalization of existing street parking on both Lafayette Street and E. Main Street will serve to further improve safety of both motorists and pedestrians. Parking is safely and adequately provided onsite.

- 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 includes a variety of residential, commercial, industrial and retail uses. The proposed residential use is compatible with these uses and will serve as a further catalyst for others to invest in their properties. It will also place people on the streets thereby increasing the patronage of nearby retail and service establishments and encourage further redevelopment.

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

The site lies within Master Plan Category 9 (Urban Mixed-Use) and meets the goals of the Master Plan, as previously stated. Other goals of the Master Plan that are advanced by this proposal include:

- 6C.2: Promote development of a variety of housing types.

- 6C.5: Encourage increased density along transit corridors and within Downtown through land-use regulations and developer incentives.
- ES1.2: Promote new, higher-density mixed-use development along the Stamford Urban Transitway
- ES2.1: Promote context-sensitive residential and mixed-use development that relates well in scale and design to the surrounding residential areas.
- ES2.3: Promote efforts to formalize East Main Street as a key gateway into Stamford...and overall streetscape improvements such as landscaping, building façade enhancements; and aesthetically attractive streetlights.
- ES3: Promote new retail opportunities and services for the neighborhood.
- ES4: Improve mobility and circulation.

II. *Pursuant to Section 19.C.2.a of the Zoning Regulations, the Zoning Board must find 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.*

The Applicants are proposing to raze the existing residential and commercial improvements on the property and construct a new mixed-use building with associated parking and streetscape improvements in its place. The existing improvements are in disrepair and out of scale and character with the changing neighborhood. The replacement of these improvements with the proposed building will increase the tax base and significantly improve the appearance of one of the most visible thoroughfares in Stamford. The active ground floor frontage and 130 new residential units, both affordable and market rate, will enliven this long-underutilized site and breathe new life into the East Side neighborhood. This housing is sorely needed to help address the significant housing crisis facing our community today. For all of these reasons, the Applicants submit that the proposal, and the associated Special Permit requests which are inextricably intertwined, are in accord with the public convenience and welfare.

III. *Pursuant to Section 9.C.2 of the Stamford Zoning Regulations, additional land may be designated and incorporated as an integral part of the MX-D Development at the discretion of the Zoning Board, provided that the additional land is contiguous ... and that the incorporation and Development of said property is consistent with the standards and objectives of the MX-D District.*

The Applicants confirm that 15 Lafayette Street is contiguous to the previously approved development site and, as detailed in the preceding narrative, the proposed development is consistent with the standards and objectives of the MX-D District.

IV. *Pursuant to Sections 9.C.5.b.2 of the Stamford Zoning Regulations, there shall be no net increase in commercial uses.*

According to the Stamford Tax Assessor Records, the existing commercial building on the Site is 4,209 sf. The proposed commercial square footage is approximately 2,950 sf. Thus, there will be no net increase in commercial uses.

- V. *Pursuant to Sections 9.C.5.b.3 of the Stamford Zoning Regulations, a minimum of 75 sf of Usable Open Space per dwelling unit is required for sites with at least 50% of the street frontage either vacant or used for parking.*

Today, over 50% of the street frontage is either vacant or used for parking. Thus, the proposal qualifies for the 75 sf Usable Open Space standard.

- VI. *Pursuant to Sections 9.C.4.c and 9.C.5.b.5 of the Stamford Zoning Regulations, the Zoning Board must find that a minimum of 2/3 of the parking structure is integrated within the building and/or screened/hidden from sensitive views.*

The proposed plan effectively uses the multiple street frontages, sloping grade, and at-grade landscaping to provide adequate parking without impacting sensitive pedestrian views. The parking is tucked behind the building frontage and beneath the building. Any surface parking not located directly beneath the building will be significantly screened from public view by the building and landscaping and does not exceed the 1/3 maximum.

- VII. *Pursuant to Sections 9.C.4.h of the Stamford Zoning Regulations, the Zoning Board must find that the proposal provides for adequate light, open space, screening, landscape, safety and privacy for existing and proposed dwelling units.*

The proposal has been reviewed by the adjacent neighbors to ensure there are no adverse impacts on their respective properties. All parties are supportive of the project and believe it will be beneficial for the entire neighborhood. The proposed setbacks and arrangement of buildings provide adequate light, and the planned landscape and streetscape improvements will improve open space, safety and privacy conditions for adjacent properties.

**PARKING & TRANSPORTATION DEMAND MANAGEMENT PLAN
PROPOSED RESIDENTIAL / MIXED-USE DEVELOPMENT**

**East Main Street, Lafayette Street & N. State Street
Stamford, CT**

February 8, 2022

This plan has been prepared in support of a proposed residential / mixed-use development encompassing approximately 1.15 acres of land in Master Plan Category 9 (Urban – Mixed Use) and the MX-D Zone with frontage on E. Main Street, Lafayette Street and N. State 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 130 rental apartments in a 5-story building with up to 2,950 square feet of new retail space. Apartments will be comprised of 44 studio, 55 one-bedroom and 31 two-bedroom units. The new building will include 82 striped spaces in a lower-level garage and 68 surface spaces for a total of 150 striped spaces. A net addition of 8 street parking spaces (15 total) will also be created along the site frontage through the closing of several existing curb cuts. The proposed development will include modern tenant amenities, including a lounge and communal rooftop terrace, 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) and requires 1.25 spaces for residential units of 1 bedroom or less and 1.5 spaces for 2-bedroom units. With the proposed unit mix, the parking standard requires 171 spaces for residents of the site. No additional off-street parking is required. By Special Permit pursuant to Section 12.D.1.d of the regulations, up to 10% of the required parking (17 spaces) may be provided on an “as needed” basis. This leaves 154 required spaces.

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 87 “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 148 self-parking spaces available to residents with an additional 2 spaces allocated to shared vehicles. Collectively, this parking arrangement is expected to easily meet/exceed residential demand.

PARKING OPERATIONS

Parking operations will be actively supervised by the onsite property management employees. A total of 148 full time self-parking spaces are proposed onsite. Two shared vehicles will also be provided, for a total of 156 effective parking spaces.

Vehicle access will be provided from the sole curb cut on N. State Street which will lead to both the rear surface spaces and below grade garage spaces.

To comply with code, 13 handicapped-accessible spaces are proposed. The regulations also require 19 Class A and 13 Class B bicycle spaces. A total of 72 bicycles can be stored on vertical wall racks within the secure garage. Up to 14 spaces, to be designated as charging stations for electric vehicles, are proposed, exceeding the minimum requirement of 12.

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.I of the Stamford Zoning Regulations, to the extent necessary. All spaces will be signed and enforced accordingly.

ADDITIONAL PARKING CAPACITY

While the Applicant is confident the parking demand will be met with the provided spaces, should it be determined during the reporting period that the additional 17 “as needed” spaces are in demand, one or more of the following strategies to increase parking capacity could be employed:

1. Vehicle Stackers could be implemented within portions of the surface lot.
2. Offsite parking could be attained by leasing spaces at one of several nearby retail/commercial establishments within 500’ of the site.

DEMAND MANAGEMENT STRATEGIES

Shared Vehicles

The developer is proposing to provide two (2) “shared vehicles” (i.e. ZipCar). Shared vehicles provide residents with a useful amenity and viable alternative to private vehicle ownership.

Unbundled Parking

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 separate charge for spaces provides an incentive for residents to consider an alternative to individual car ownership and

usually results in lower demand. It also allows those residents without cars to enjoy a lower cost of living (rather than pay for parking they do not need).

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.

Bicycle Storage

To encourage ridership as an alternate means of travel, and as an amenity to building residents, the applicant is providing well above the minimum number of bicycle parking spaces – up to 72 spaces where a total of 32 (Class A and B combined) are required. Additional bike racks may be installed on the ground level of the site if needed.

LOADING

An on-street loading space can be accommodated along the Lafayette Street frontage. Additionally, 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.

**819-833 E. Main Street and 15, 27 & 29 Lafayette Street
Special Permit and Site & Architectural Plans**

Zoning Data Chart - MXD Infill

Standard	Permitted MX-D Infill	Prior Approval	Proposed GDP/FSP	Notes
Min Lot Area	20,000	34,562	50,237	Complies. §9.C.5.a.2 Proposed area includes acquisition of 15 Lafayette Street
Max Building Stories	n/a	5	No Change	Complies. §9.C.5.b.1 (no specified Story limitation)
Max Building Height	90'	58'±	59'±	
Max Building Coverage	80%	51%±	52.4%±	Complies. §9.C.5.b.4
Max Commercial FAR	4,209 (existing)	2,750	2,950	Complies. §9.C.5.b.2
Max Total FAR	2.5	2.4	2.2	Complies. §9.C.5.b.2 and 9.C.4.c (permitted exemptions for amenity space and onsite BMRs have not been deducted from FAR totals)
Max Dwelling Units	199 (max per MP Cat.9)	85	130	Complies. Underlying Master Plan (Cat. 9 Urban Mixed Use) limits density to 172.8 units per acre, or 199 total units on the subject site.
Usable Open Space	75 sf / DU	6,799 (80± sf / DU)	10,200 (78± sf / DU)	Complies. §9.C.5.b.3 Proposed area includes landscaped/open space on top of sub-grade garage and 4th floor roof level.
Front Setback (E. Main)	ZB	7'±	No Change	Complies. §9.C.4.h (the Zoning Board may approve "appropriate relationship of yard requirements and separation of structures...") Proposed setbacks are 15' on E. Main St., 10' on Lafayette St. and 12' on N. State St. as measured from building to face of curb.
Front Setback (Lafayette)	ZB	3.5'±	No Change	
Front Setback (N. State)	ZB	n/a	2.0'±	
Side Setback (east)	ZB	0'	No Change	

Notes

Per plans provided by Do H. Chung & Partners and by DiMarzo & Berczky

Zoning Data (cont.)
819-833 E. Main Street and 15, 27 & 29 Lafayette Street
Special Permit and Site & Architectural Plans

Parking Calculation

Residential (by unit)		Req. per Unit	(total req)	Provided	Notes
Studio (market)	44	1.25	55.0	156	Complies. §9.C.4.i and §9.C.5.b.5 •Special Permit per §12.D.1.d to permit up to 10% of required parking to be provided on an "as needed" basis. •148 self-park spaces + 2 shared vehicles (8 spaces) = 156 parking spaces •Additional spaces (off-site, stackers, etc.) to be provided as outlined in Parking Management Plan. •Prior approval provided 1.0 spaces onsite with 0.25 additional offsite requirement
1-BR (market)	55	1.25	68.8		
2-BR (market)	<u>31</u>	1.50	<u>46.5</u>		
TOTAL	130	-	170.3		
Amount to be provided "as needed"			-17.0		
Minimum Onsite Requirement			153.3		

Below Market Rate**Required units:**

$$130 \text{ (total proposed dwelling units)} \times 10\% = 13.0 \text{ (50\% AMI)} \quad [\$7.4 - \text{Table 7.4.1}]$$

$$17 \text{ (existing market rate aff)} \div 2 = 8.5 \text{ (65\% AMI)} \times 0.6 \text{ (equivalency)} = 5.1 \text{ (50\% AMI)} \quad [\$7.4.c.1.n.2]$$

$$13.0 + 5.1 = 18.1 \text{ (50\% AMI)} \quad 14\%$$

Total Units		Affordability Level (AMI)	Conversion Rate (per §7.4)	Required BMR		Proposed BMR		Notes	
				Number of Units	Equivalency Units	Number of Units	Equivalency Units		
Studio	44	50%	0.33	10%	4.4	1.47	5	1.67	Complies. Special Permit Request per §7.4.C.1 subsections (g) and (k)
		65%	0.20	n/a	2.9	0.58		0.00	
1BR	55	50%	0.50	10%	5.5	2.75	8	4.00	
		65%	0.30	n/a	3.6	1.08		0.00	
2BR	31	50%	1.00	10%	3.1	3.10	5	5.00	
		65%	0.60	n/a	2.0	1.22	0	0.00	
TOTAL	130				21.5	10.19	18	10.67	

Drawing List
819-831 East Main Street & 15, and 27-29 Lafayette Street
Zone Map Change, GDP, Special Permit, and Final Site and Architectural Plan Application
February 8, 2022

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>Civil</u>			
PTS	Property & Topographic Survey	DiMarzo & Berezky	12/14/2021
ZLS	Zoning Location Survey	DiMarzo & Berezky	02/03/2022
C-1	Site Plan	DiMarzo & Berezky	02/03/2022
C-2	Utility & Grading Plan	DiMarzo & Berezky	02/03/2022
C-3	Traffic Signage & Pavement Plan	DiMarzo & Berezky	02/03/2022
C-4	Erosion & Sediment Control Plan	DiMarzo & Berezky	02/03/2022
C-5	Notes & Details	DiMarzo & Berezky	02/03/2022
C-6	Details-1	DiMarzo & Berezky	02/03/2022
C-7	Details-2	DiMarzo & Berezky	02/03/2022
C-8	Details-3	DiMarzo & Berezky	02/03/2022
C-9	Low Impact Development Plan	DiMarzo & Berezky	02/03/2022
<u>Architectural</u>			
CS-1	Cover Sheet	Do H. Chung & Partners	01/24/2022
A-001	Overall Site & Grading Plan	Do H. Chung & Partners	01/24/2022
	Open Space Areas		
A-101	Basement Plan	Do H. Chung & Partners	01/24/2022
A-102	First Floor Plan	Do H. Chung & Partners	01/24/2022
A-103	Second Floor Plan	Do H. Chung & Partners	01/24/2022
A-104	Third Floor Plan	Do H. Chung & Partners	01/24/2022
A-105	Fourth Floor Plan	Do H. Chung & Partners	01/24/2022
A-106	Fifth Floor Plan	Do H. Chung & Partners	01/24/2022
A-107	Roof Plan	Do H. Chung & Partners	01/24/2022
A-201	Typ. Bldg. Elevations	Do H. Chung & Partners	01/24/2022
A-202	Typ. Bldg. Elevations	Do H. Chung & Partners	01/24/2022
A-203	Typ. Bldg. Elevation	Do H. Chung & Partners	01/24/2022
A-301	Typ. Sections	Do H. Chung & Partners	01/24/2022
A-302	Typ. Sections	Do H. Chung & Partners	01/24/2022
<u>Landscape</u>			
LP.1	Landscape Plan	Environmental Land Solutions, LLC	02/04/2022
<u>Lighting</u>			
SL-1	Lighting Plan	Illuminate	02/03/2022

Owner List

819-831 East Main Street & 15, and 27-29 Lafayette Street

Zone Map Change, GDP, Special Permit, and Final Site and Architectural Plan Application

February 8, 2022

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

Owner Name: 819 East Main Street, LLC

Owner Address: 2 Armonk Street
Greenwich, CT 06930

Property Address: 831 East Main Street

Owner Name: 831-833 East Main Street, LLC

Owner Address: 1156 Newfield Avenue
Stamford, CT 06905

Property Address: 15 Lafayette Street


Owner Name: New Star Lafayette LLC

Owner Address: 19 High Ridge Road #8120
Stamford, CT 06905-9993



APPROXIMATE
LOCATION OF
PROPERTY LINES

AERIAL EXHIBIT
819 EAST MAIN STREET
STAMFORD, CT



**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO.:	DATE:
6903	1/11/2022
	SCALE:
	N.T.S.

MX-D DESIGNATION CRITERIA EXHIBIT

819 EAST MAIN STREET STAMFORD, CT



Pursuant to Section 9.C.5.a.

1. Min. 25% of Site area used for commercial purposes or vacant.
 - 1.1. Provided 33%±
2. Min Lot Areas of 20,000 square feet.
 - 2.1. Provided 50,237 square feet (per Survey provided by DiMarzo & Bereczky dated 12/14/2021)
3. Min. frontage 50'.
 - 3.1. Provided 624± LF.
4. Min. 50% of site frontage either vacant or used for parking.
 - 4.1. Provided 351' (56%).

General Property Description

15, 27 & 29 Lafayette Street; 821, 825, 827 & 831 East Main Street

January 21, 2022

Block #: 104
Area: 50,237 ± SqFt

All those parcels of land commonly known as 15 Lafayette Street (001-1420), 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:

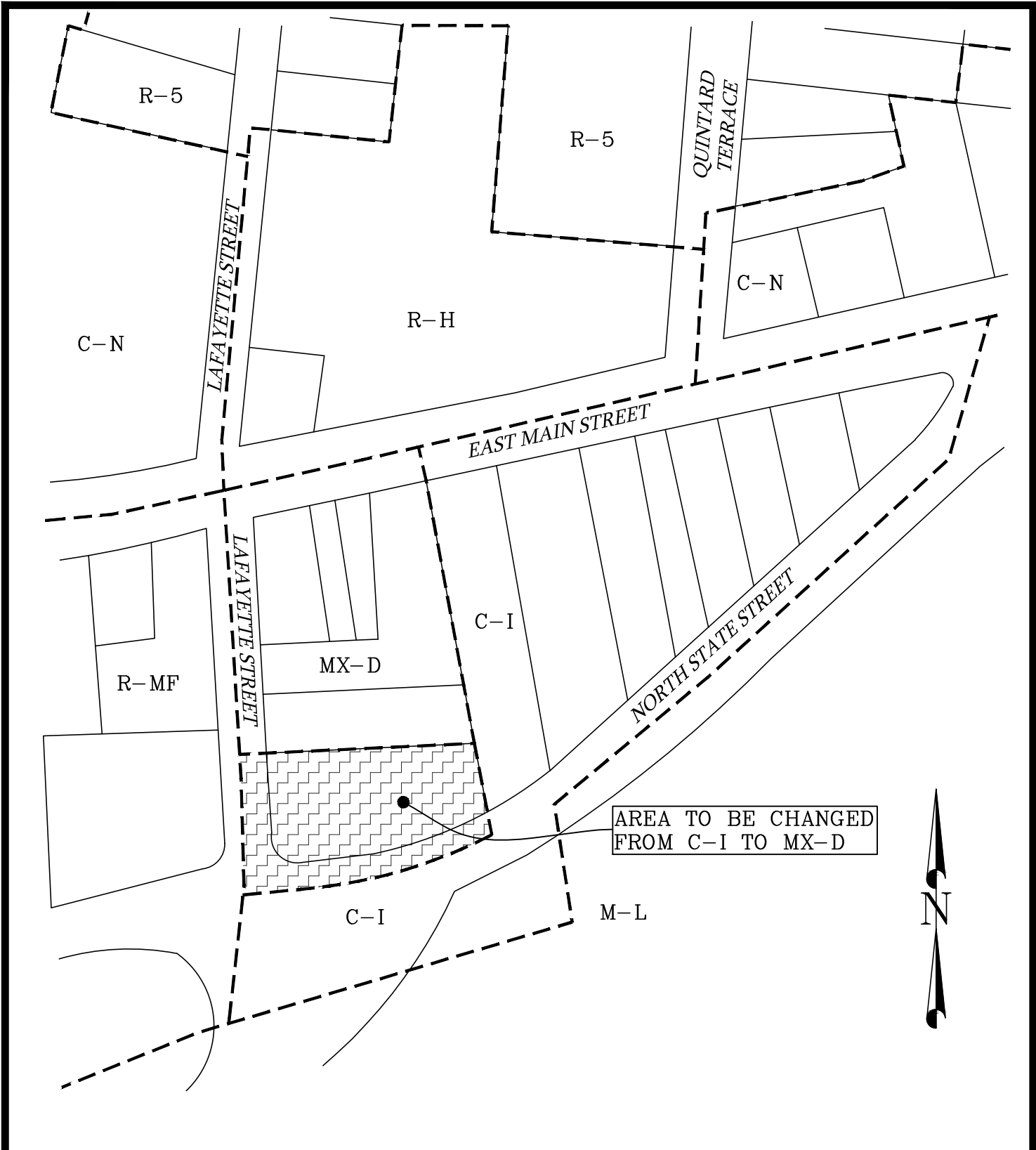
Beginning at the intersection of the southerly side of East Main Street and the easterly side of Lafayette Street, said land is bounded by the following:

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

Easterly: 284' ± by the land n/f of 837-845 East Main ST Assoc (835 East Main Street);

Southerly: 187' ± by the northerly side of North State Street;

Westerly: 297' ± by the easterly side of Lafayette Street to the point of beginning;



AREA TO BE CHANGED
FROM C-I TO MX-D



- AREA TO BE CHANGED
FROM C-I TO MX-D

DIMARZO & BERECZKY
 191 LLOYD DRIVE
 FAIRFIELD, CT 06825
 203.857.4110
 LAND SURVEYING
 CIVIL ENGINEERING
 PERMITTING

**ZONE CHANGE
 EXHIBIT
 EAST MAIN STREET
 STAMFORD, CT**

DATE: 1/21/2022
 JOB NO. 173
 SCALE: N.T.S.

Zone Change Description

819 East Main Street

January 21, 2022

Block #: 104

Area: 21,980 ± SqFt (includes 6,854 ± SqFt of portion of Lafayette St and North State Street right-of-ways along site frontage, each in part).

DESCRIPTION OF AREA OF ZONE CHANGE FORM C-1 (Intermediate Commercial District) TO M-XD (MIXED USE DEVELOPMENT DISTRICT):

Parcel of land commonly known as 15 Lafayette Street (001-1420); located in the City of Stamford, and generally described as follows:

Beginning at a point at the intersection of the centerline of Lafayette Street and centerline of North State Street, said land is bounded by the following:

Westerly: 119' ± by the centerline of Lafayette Street;

Northerly: 199' ± by the land n/f of 819 East Main Street LLC (27 Lafayette Street), and a portion of Lafayette Street, each in part;

Easterly: 79' ± by the land n/f of 837-845 East Main ST Assoc (835 East Main Street), and a portion of North State Street, each in part;

Southerly: 218' ± by the centerline of North State Street, to the point of beginning

January 18, 2022

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

Re: 831 E. Main Street - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize the firms of Redniss & Mead Inc. (with offices at 22 First 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



831-833 EAST MAIN STREET LLC

January 18, 2022

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

Re: 15 Lafayette Street - Stamford, CT

Dear Mr. Blessing:

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Sincerely



Anuj L Gupta
Member, Manager
New Star Lafayette LLC

January 18, 2022

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 15, 27-29 Lafayette Street - Stamford, CT

Dear Mr. Blessing:

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Thank you for your acknowledgement of said authority.

Sincerely



01/19/21.

819 EAST MAIN STREET LLC