

January 31, 2022

City of Stamford
Zoning Board
c/o Vineeta Mathur, Acting Principle Planner
888 Washington Boulevard
Stamford, CT 06901

Re: 648, 670, 686, & 690 Pacific Street, and 171 Henry Street
ZB 221-29 – Zoning Board Comments

Dear Ms. Mathur Board Members,

In response to comments and requested supplemental information during the hearing on 1/24/22, we are submitting the following materials as described below:

1. Building Materials

The proposed building materials have been updated to replace vinyl siding with fiber cement (e.g. Hardie Board) on the west (facing Pacific St.) and north (facing Henry St.) building facades. **See revised architectural sheet A-210.**

2. Green Space/Pervious Coverage

The proposed site plans have been updated so that each parcel within the overall Zoning Lot complies individually with the minimum pervious area requirement of 15%. The parcel containing the proposed building has been revised to include the use of pervious pavement to meet the requirement without any “allocation” from other parcels. The “firehouse” lot has also been updated to include a front patio area. Overall, pervious areas on the Zoning Lot were increased from 15.2% to 16%. **See updated Proposed Coverage Exhibit.** Changes are also reflected on the landscape plans and zoning charts.

3. Usable Open Space

The architectural plans have been updated to provide areas and dimensions of private and communal balcony areas. Private balconies on the penthouse level were accidentally omitted from prior calculations, which have since been updated. Over 70% of the units include private balconies and terraces averaging nearly 200sf each. The total building contains over 11,000 sf of private and communal open space – more than double the minimum requirement. **See architectural sheets A-103 through A-106.**

4. Street Trees

Landscaping plans have been updated to reflect 2 proposed street trees along the proposed building frontage, as well as two existing trees to remain in front of the church. The remainder of the street tree requirements will be satisfied through a fee to be calculated by staff based on the latest plans. **See landscaping sheets SPL-1.0 and SPL-2.0.**

5. Onsite Trees

The landscaping plans have been updated to provide a total of seven (7) new trees to replace the 7 being removed as part of the construction. **See landscaping sheets SPL-1.0 and SPL-2.0.** There are also 3 Elm trees proposed as part of the rooftop landscaping (SPL-1.1).

6. Rooftop Plantings

The previous note stating that planters on private balconies are for “illustration purposes only” has been removed. All planters are proposed as shown. **See landscaping sheet SPL-1.1.**

Please feel free to contact us with any questions or comments. We appreciate the Board’s input and feel the resultant changes have enhanced the proposed development.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

Zoning Data
Pacific Street - Zoning Lot *

Standard	Required (V-C)	Required** (VC + §7.3 Special Standards)	Proposed Development	Notes
Min. Lot Area	5,000	N/A	36,196	Complies. Does not include add'l 5,135 sf of property within the RMF Zone;
Min. Frontage	50'	N/A	400'	Complies. Does not include property within the RMF Zone;
Max. Building Stories	4-5	5-7	7 (Arterial) 5 (Non-Arterial)	Complies. 7th floor is less than 50% of the floor below; V-C: 5 stories permitted within 125' of front lot line; 4 stories beyond 125'; 7.3 Special Standard: +2 stories within 125' of front lot line; +1 story beyond 125';
Max. Building Height	45'-55'	60'-80'	75'± (Arterial) 55'± (Non-Arterial)	Complies. V-C: 55' permitted within 125' of front lot line; 45' when beyond 125'; 7.3 Special Standard: +25' within 125' of front lot line, +15' when beyond 125';
Max. Building Coverage	63.7% (23,053)	N/A (no Special Standard requested)	62% (22,428)	Complies. V-C: Blended ratio of 65% (arterial) and 55% (non-arterial) areas of the site; 7.3 Special Standard: Base + 25%;
Min. Green Space	15% (5,429)		16% (5,789)	Complies. Min. 15% at-grade porous/planted area;
Max. Floor Area	1.97 (71,206)	2.27 (82,186)	2.10 (75,980)	Complies. V-C: Blended ratio of 2.0 (arterial) and 1.75 (non-arterial) - includes BMR bonus; 7.3 Special Standard: VC + FAR of historic structures (10,980 sf) provided additional area does not exceed 25% underlying FAR permitted);
Max. Dwelling Units	110		61	Complies. Max. based on 650 min Floor Area per DU;
Min. BMR	12%		12%	Complies. Per. Section 7.4; See attached BMR Calculations;
Min. Usable Open Space	4,575	N/A (no Special Standard requested)	11,400	Complies. Includes communal rooftop areas and private balconies;
Min. Front Setback (Pacific)	Min 15'		15'	Complies. As measured from Curb Line
Min. Front Setback (Henry)	Min 10'		12'	Complies. Permitted encroachments less than 6' and w/in limit of prior existing stair/wall;
Min. Side Setback (south)	0' or 10'		0'	Complies. No setbacks for lot lines interior to the overall Zoning Lot;
Min. Rear Setback (east)	20'	10'	10'	Complies. 7.3 Special Standard may reduce Rear Setback by 50%;
Min. Light & Air	20' (12' to property line)	10' (2' to property line)	18' (10' to property line)	Complies. Onsite requirement of 12' based on adjacent zone setback of 8' and total L&A of 20'; 7.3 Special Standard may reduce 20' requirement to 10';

*Zoning Analysis does not include R-MF area of 171 Henry Street. The property is included as part of the Zoning Lot for parking and access purposes but does not contribute to the development rights. See separate charts for Parking and BMR requirements.

**Special Standards for Historic Preservation permitted by Special Permit per §7.3.C of the Zoning Regulations.

**Zoning Data (cont.)
Pacific Street - Zoning Lot**

Parking Calculation

Residential (by unit)		Req. per Unit	(total req)	Provided	Notes
Studio (BMR)	2	0.50	1.00		Complies. Per §12.D.2, Table 12.7; Overall residential ratio of 1.22 striped spaces per DU. Technically 71 spaces as 5 required EV charging spaces count as 50% each. (73 - 2.5 = 71.5 ≈ 71 "spaces").
1-BR (BMR)	3	0.75	2.25		
2-BR (BMR)	2	1.00	2.00		
Studio (market)	10	0.75	7.50		
1-BR (market)	29	1.00	29.00		
2-BR (market)	15	1.25	18.75		
171 Henry	2	2.00	4.00		
SUBTOTAL	63	-	64.5	73	
Non-Residential Spaces		Req. per SF	(total req)	Provided	
Church	6,150	n/a	9.0	9	Existing nonconforming parking to remain.
Firehouse 1	2,430	3,100 (excludes 2,000sf per business)	1.3	4	Complies. Commercial tenants may have the opportunity to share parking with residential depending on the relationship of demand periods. Sharing may be approved administratively by the ZB pursuant to Section 12-I of the Zoning Regulations once specific tenants are identified.
Firehouse 2	2,400		1.2		
New Bldg 1	2,130		0.4	1	
New Bldg 2	993		0.0		
TOTAL				76.4	

BMR Calculation

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	12	50%	0.33	6%	0.72	0.24	2	0.67	Complies. Special Permit Request per §7.4.C.1 subsections (g) and (k)
		65%	0.20	6%	0.72	0.14	0	0.00	
1BR	32	50%	0.50	6%	1.92	0.96	2	1.00	
		65%	0.30	6%	1.92	0.58	1	0.30	
2BR	17	50%	1.00	6%	1.02	1.02	1	1.00	
		65%	0.60	6%	1.02	0.61	1	0.60	
TOTAL	61				7.32	3.55	7	3.57	

670, 648, 686 & 690 Pacific Street and 171 Henry Street

Allocation of Development Rights

	<u>Lot A</u> 670 Pacific "Fire House"	<u>Lot B</u> 648 Pacific "Church"	<u>Lot C</u> 686+690 Pacific (as consolidated) "Development Lot (DL)"	<u>Lot D</u> 171 Henry (as adjusted) "2-Family House"
Lot Area	6,698	8,693	20,806	5,135
Zoning District	V-C	V-C	V-C	R-MF
Building Coverage	Permitted: 4,309 Proposed: -2,559 Transferred to DL: <u>-1,600</u> Remaining: 150	Permitted: 5,595 Proposed: -3,250 Transferred to DL: <u>-2,200</u> Remaining: 145	Permitted: 13,150 Rights from others: + <u>3,800</u> Subtotal Allowed: 16,950 Proposed: <u>-16,620</u> Remaining: 330	Permitted: 1,540 Proposed: -1,000 Transferred to DL: <u>n/a</u> Remaining: 540
Floor Area /Density	Permitted: 13,283 Proposed: -4,830 Exemption: 4,830 Transferred to DL: <u>-12,500</u> Remaining: 783	Permitted: 17,246 Proposed: -6,150 Exemption: 6,150 Transferred to DL: <u>-17,000</u> Remaining: 246	Permitted: 40,677 Rights from others: + <u>29,500</u> Subtotal Allowed: 70,177 Proposed: <u>-65,000</u> Remaining: 5,177	Permitted: 2 DU Proposed: 2 DU Transferred to DL: <u>n/a</u> Remaining: 0
Green Space	Provided: 1,449 Required: <u>-1,005</u> Remaining/Surplus: 444	Provided: 1,387 Required: <u>-1,304</u> Remaining/Surplus: 83	Provided: 3,253 Required: <u>-3,121</u> Remaining/Surplus: 132	Provided: 2,773 Required: n/a Transferred to DL: n/a Remaining/Surplus: n/a
Parking	Required: 3 Provided: 4 Remaining/Surplus: 1	Required: 9 (existing nonconformity) Provided: 9 Remaining/Surplus: 0	Required: 61 Provided: 70 Remaining/Surplus: 9	Required: 4 Provided: 4 Remaining/Surplus: 0 (one space crosses property line with DL)

171 HENRY STREET:
 PROPERTY AREA=5,135 SF
 LAWN AREA=1,848 SF
 PERVIOUS PAVEMENT AREA= 925 SF
 TOTAL PERVIOUS AREA=2,773 SF
 BUILDING COVERAGE=1,035 SF
 % PERVIOUS=54.0%
 % BUILDING COVERAGE=20.2%

670 PACIFIC STREET:
 PROPERTY AREA=6,698 SF
 PERVIOUS AREA=1,149 SF
 BUILDING COVERAGE=2,559 SF
 % PERVIOUS=17.2%
 % BUILDING COVERAGE=38.2%


648 PACIFIC STREET:
 PROPERTY AREA=8,694 SF
 PERVIOUS AREA=1,387 SF
 BUILDING COVERAGE=3,250 SF
 % PERVIOUS=15.9%
 % BUILDING COVERAGE=37.4%

686 & 690 PACIFIC STREET:
 PROPERTY AREA=20,806 SF
 LAWN AREA= 2,071 SF
 PERVIOUS PAVEMENT AREA= 1,182 SF
 TOTAL PERVIOUS AREA=3,253 SF
 BUILDING COVERAGE=16,619 SF
 % PERVIOUS=15.6%
 % BUILDING COVERAGE=80.0%

V-C ZONE CALCULATIONS:
 AREA=36,196 SF
 PERVIOUS AREA=5,789 SF
 BUILDING COVERAGE=22,428 SF
 % PERVIOUS=15.9%
 % BUILDING COVERAGE=61.96%

LEGEND:

- BUILDINGS
- ASPHALT PARKING, DRIVES & HARDSCAPE
- PERVIOUS PAVEMENT
- PERVIOUS



REDNISS & MEAD

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

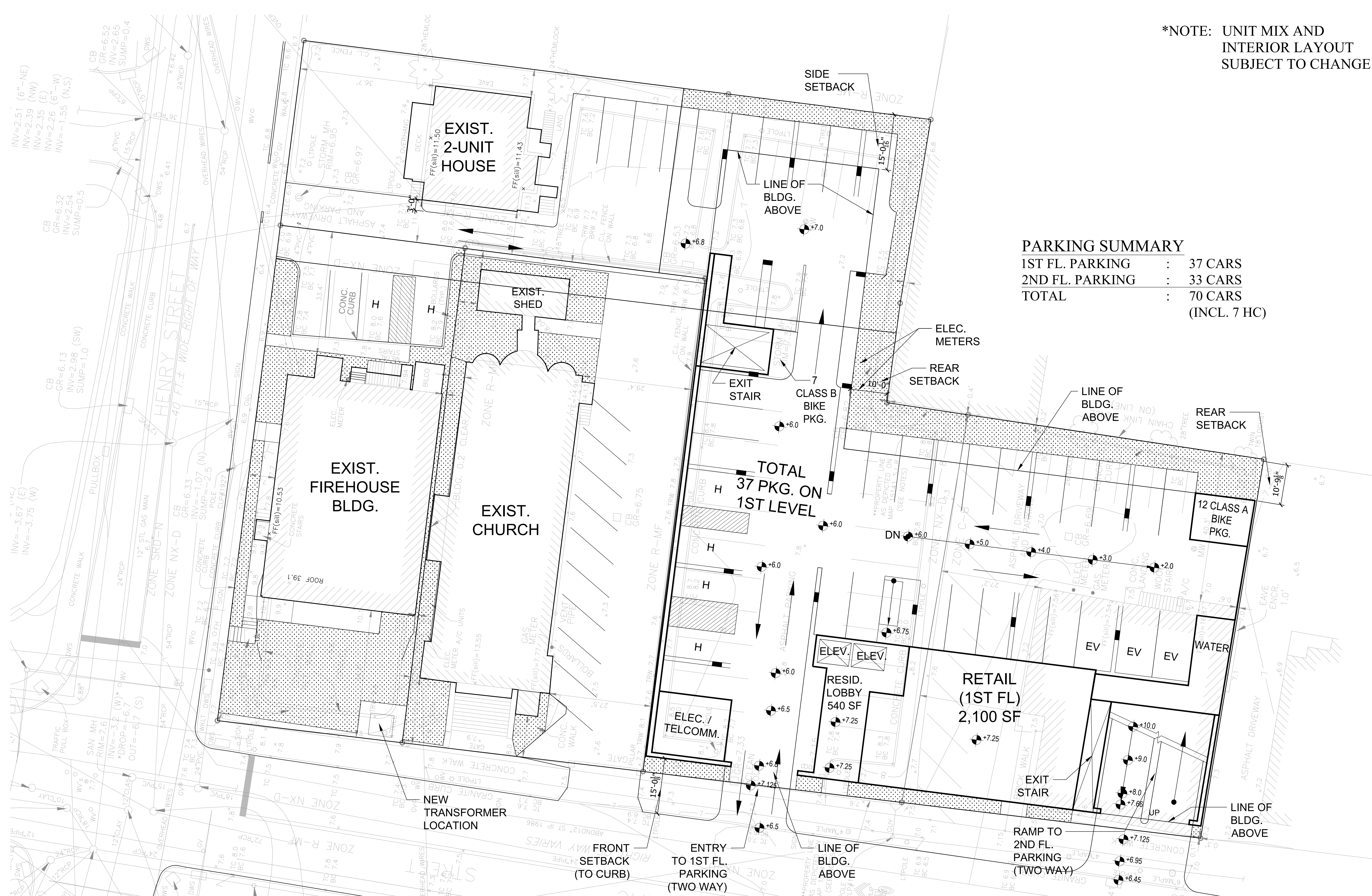
22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissmead.com

COMM. NO.: 6546Z	DATE: 1/31/2022
	SCALE: 1"=40'

PROPOSED COVERAGE EXHIBIT
648, 670, 686 & 690 PACIFIC STREET AND 171 HENRY STREET
STAMFORD, CT

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*NOTE: UNIT MIX AND INTERIOR LAYOUT SUBJECT TO CHANGE



PARKING SUMMARY

1ST FL. PARKING	: 37 CARS
2ND FL. PARKING	: 33 CARS
TOTAL	: 70 CARS (INCL. 7 HC)

TOTAL 37 PKG. ON 1ST LEVEL

12 CLASS A BIKE PKG.

RESID. LOBBY 540 SF

RETAIL (1ST FL) 2,100 SF

EXIST. FIREHOUSE BLDG.

EXIST. CHURCH

EXIST. 2-UNIT HOUSE

EXIST. SHED

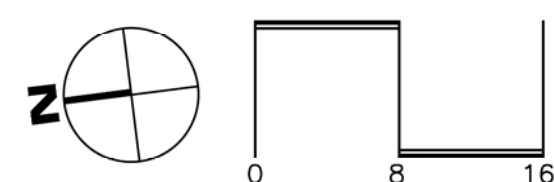
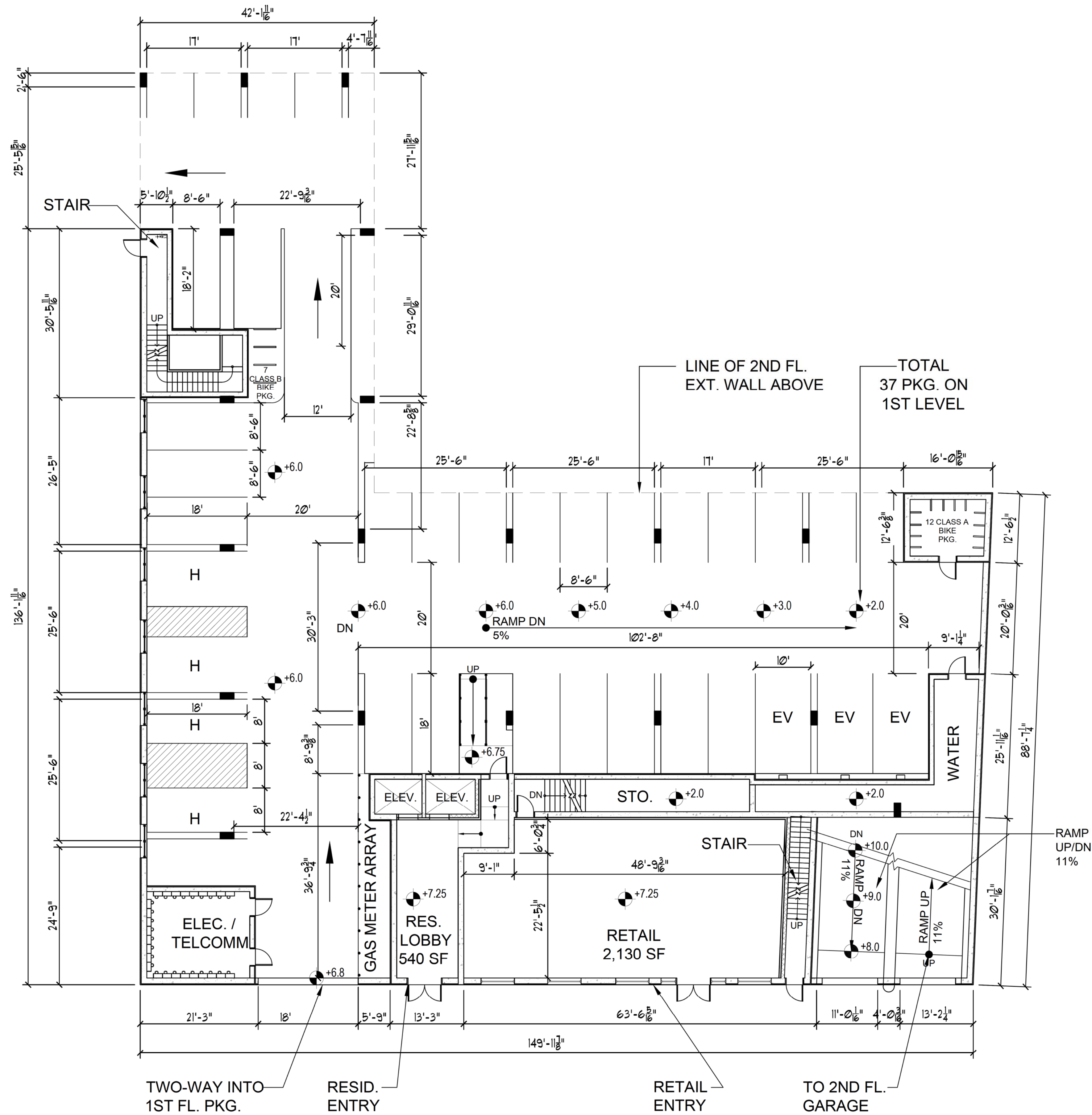
HENRY & PACIFIC ST.
STAMFORD, CT

HOGG HOLDINGS
DO H. CHUNG & PARTNERS

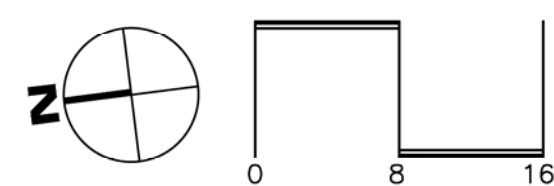
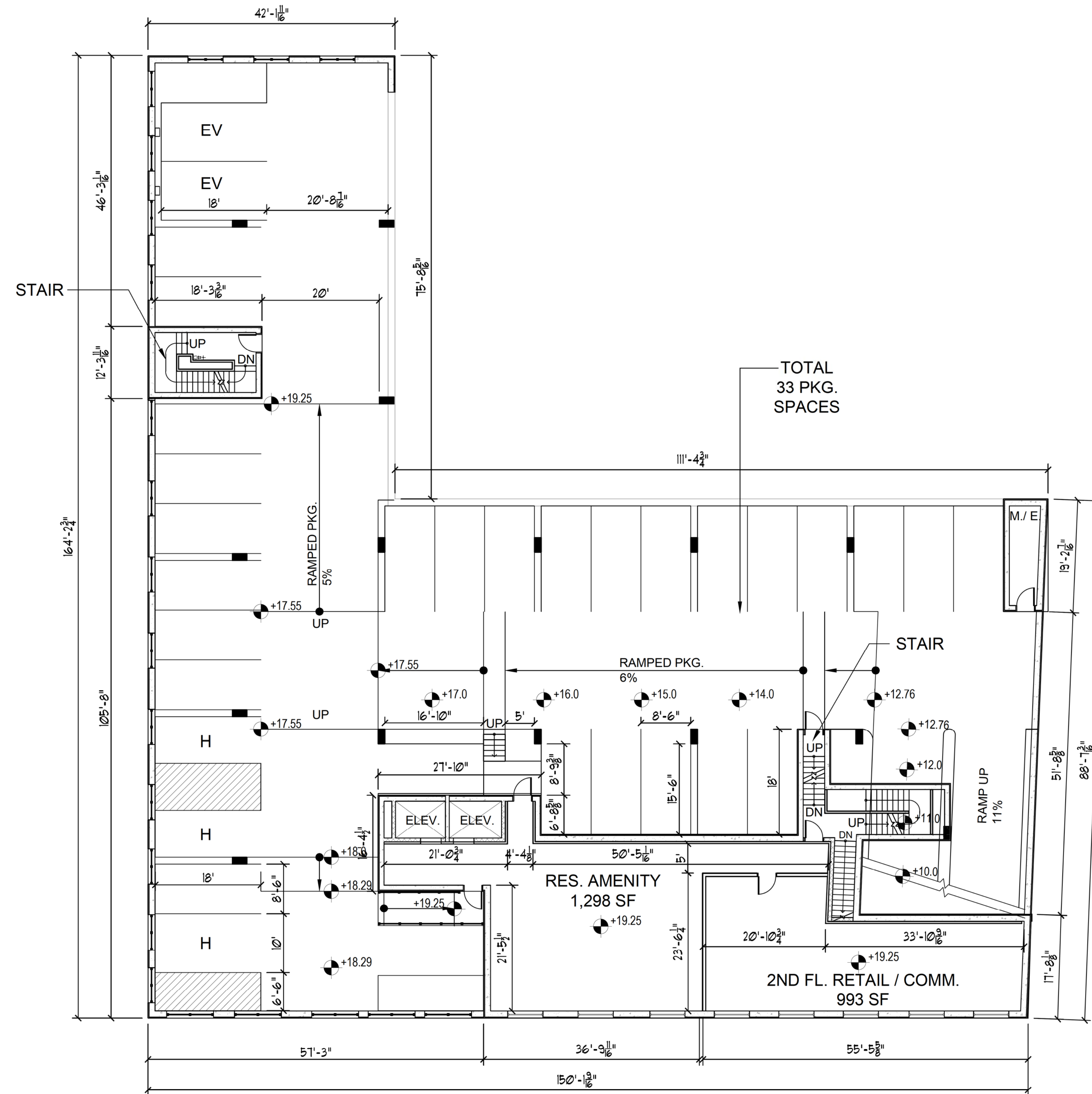
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DATE: 1-10-2022

S - 001

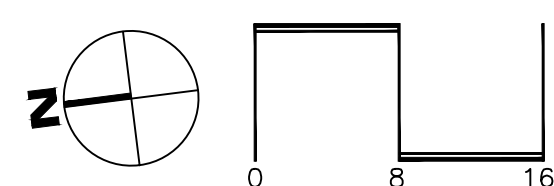
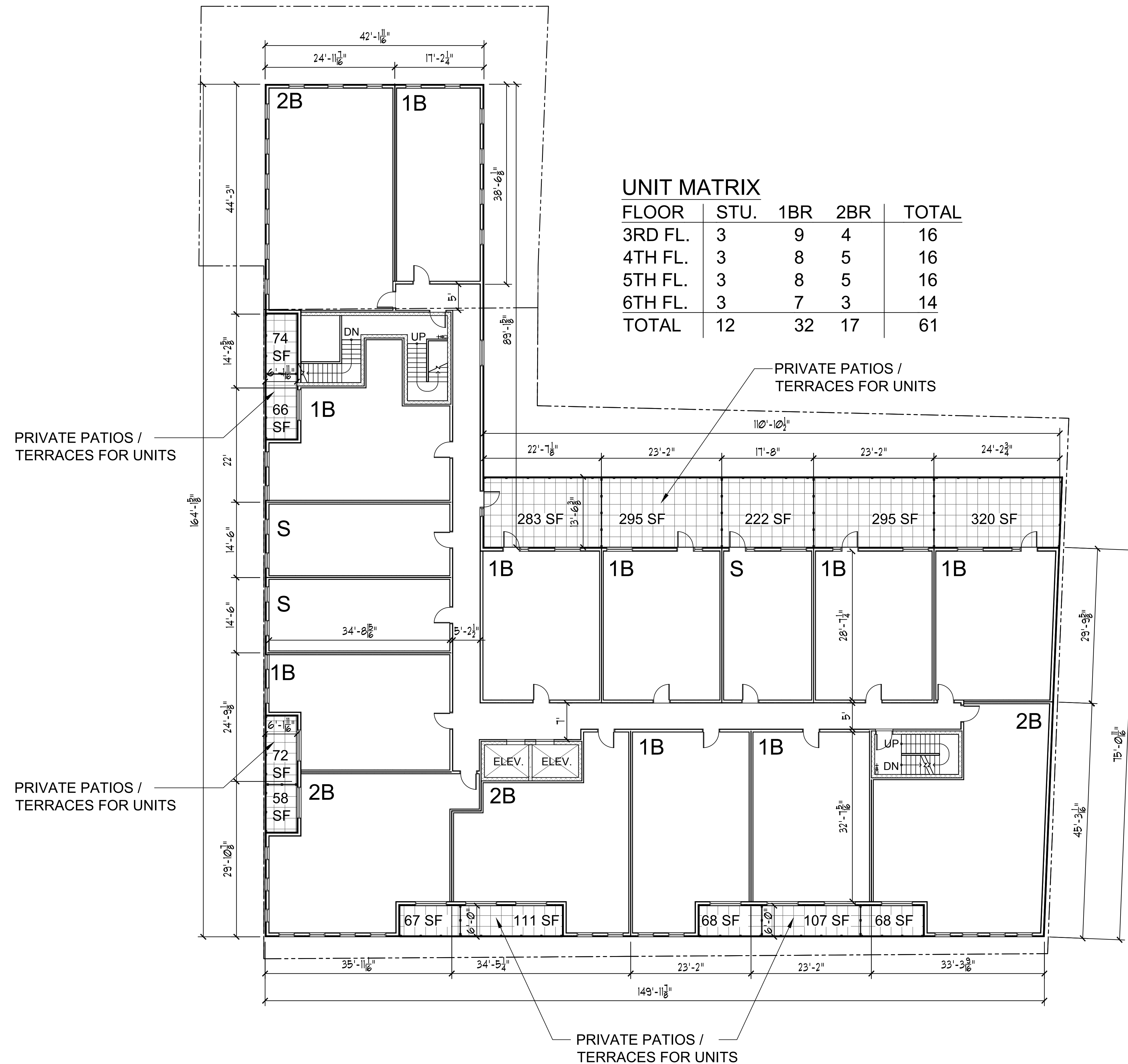
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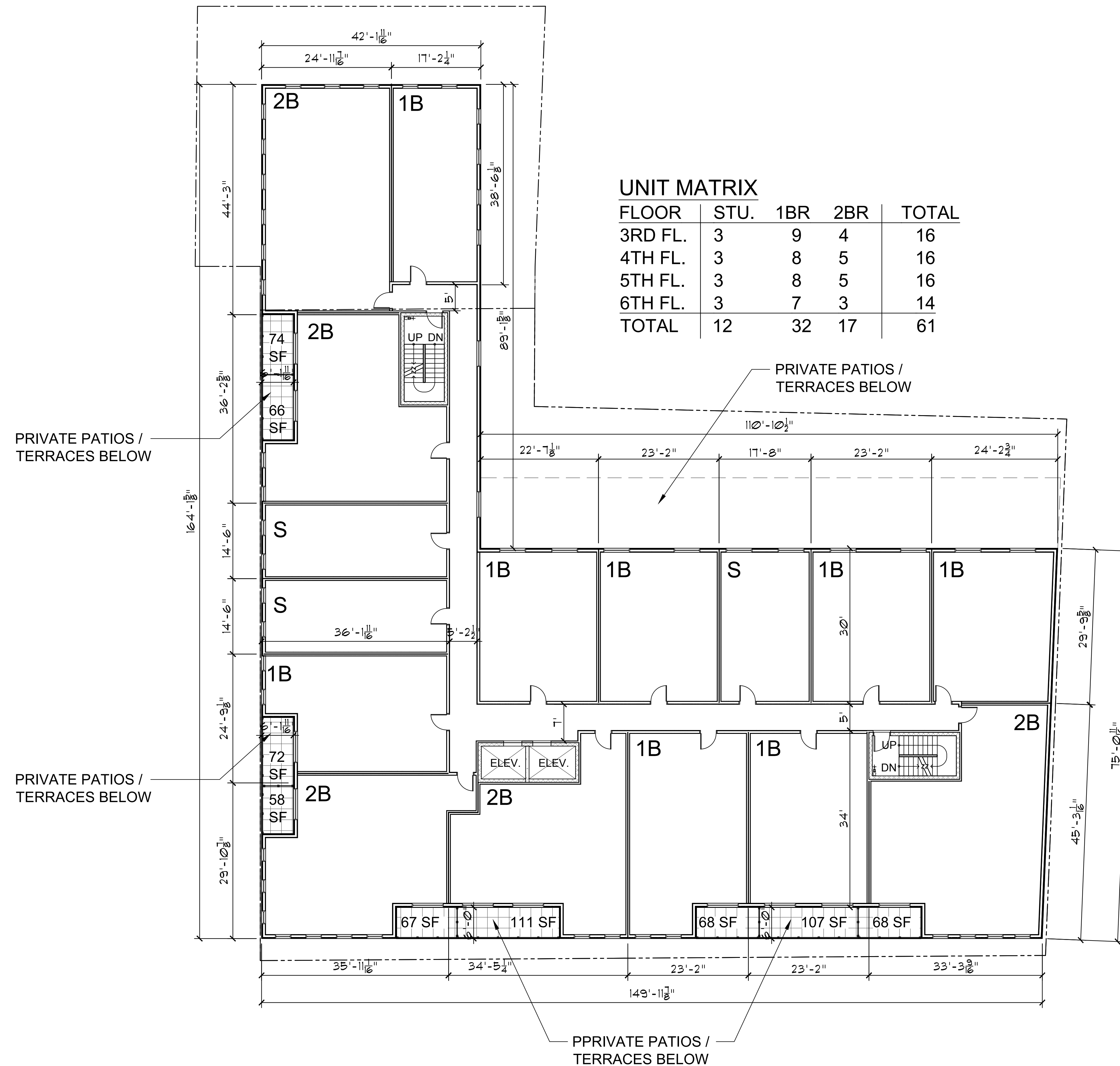
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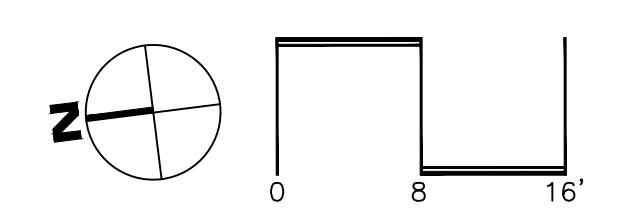


*NOTE: UNIT MIX AND INTERIOR LAYOUT SUBJECT TO CHANGE

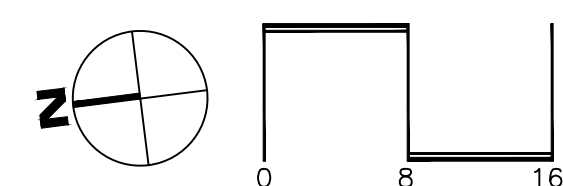
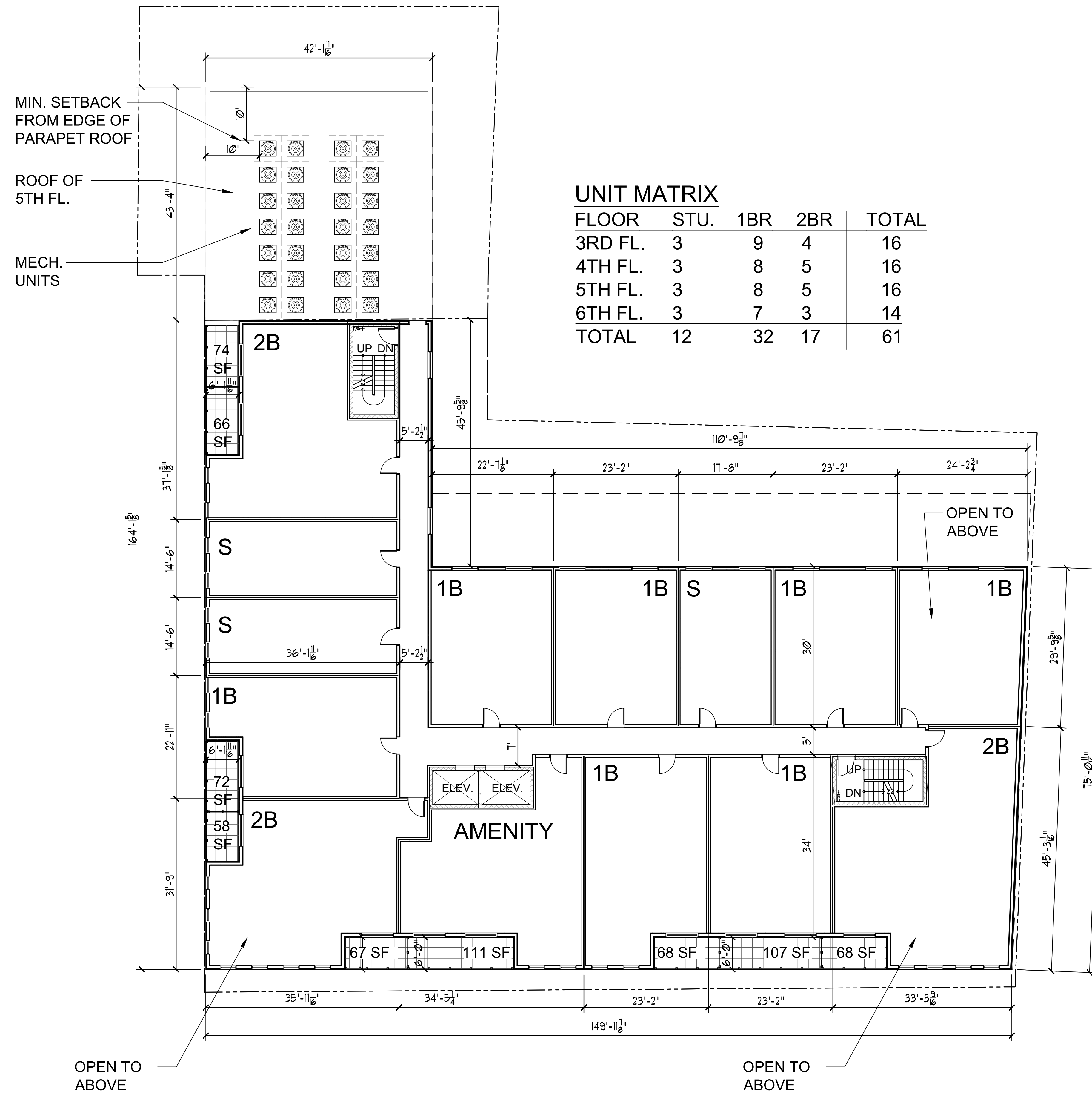


UNIT MATRIX

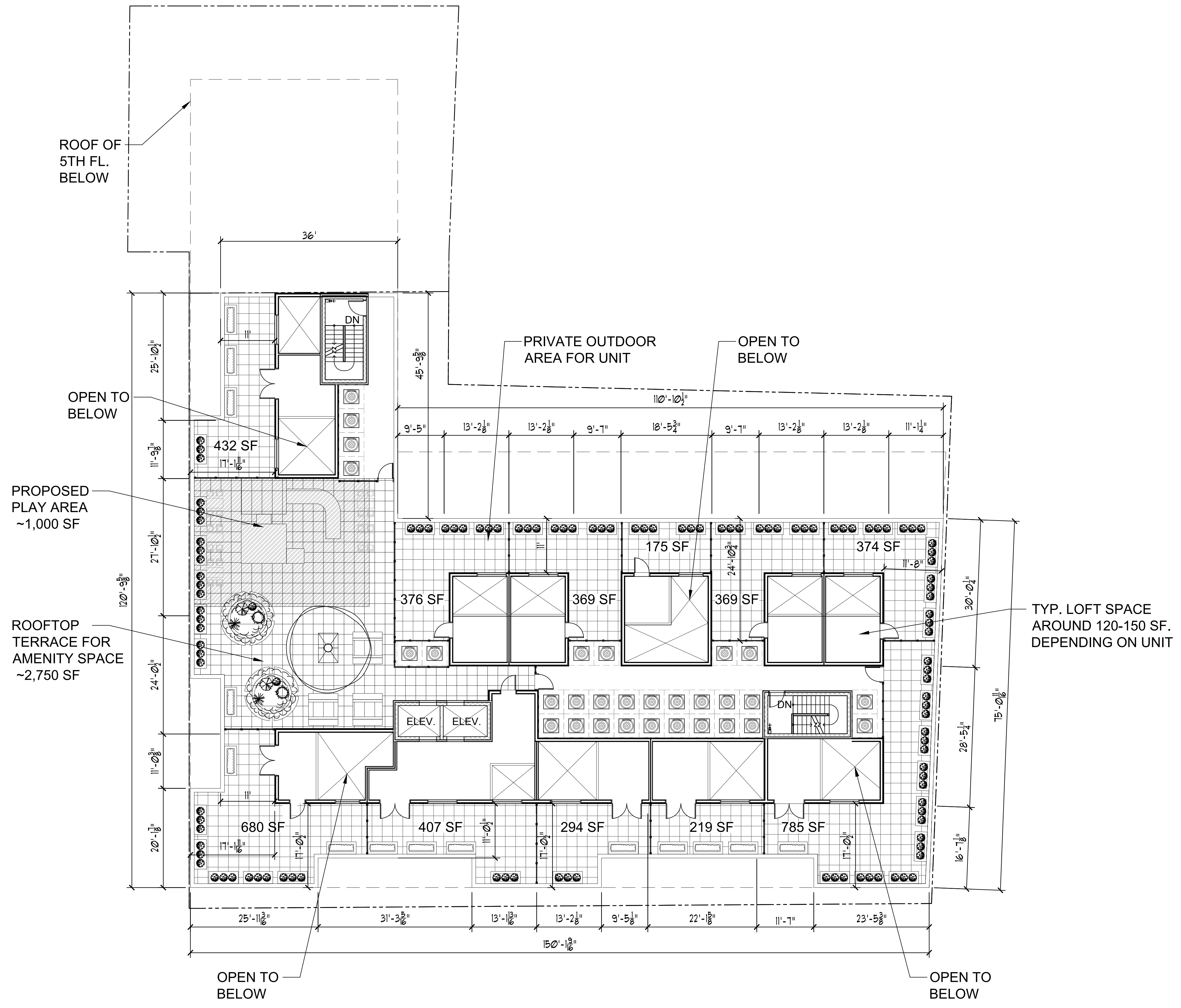
FLOOR	STU.	1BR	2BR	TOTAL
3RD FL.	3	9	4	16
4TH FL.	3	8	5	16
5TH FL.	3	8	5	16
6TH FL.	3	7	3	14
TOTAL	12	32	17	61

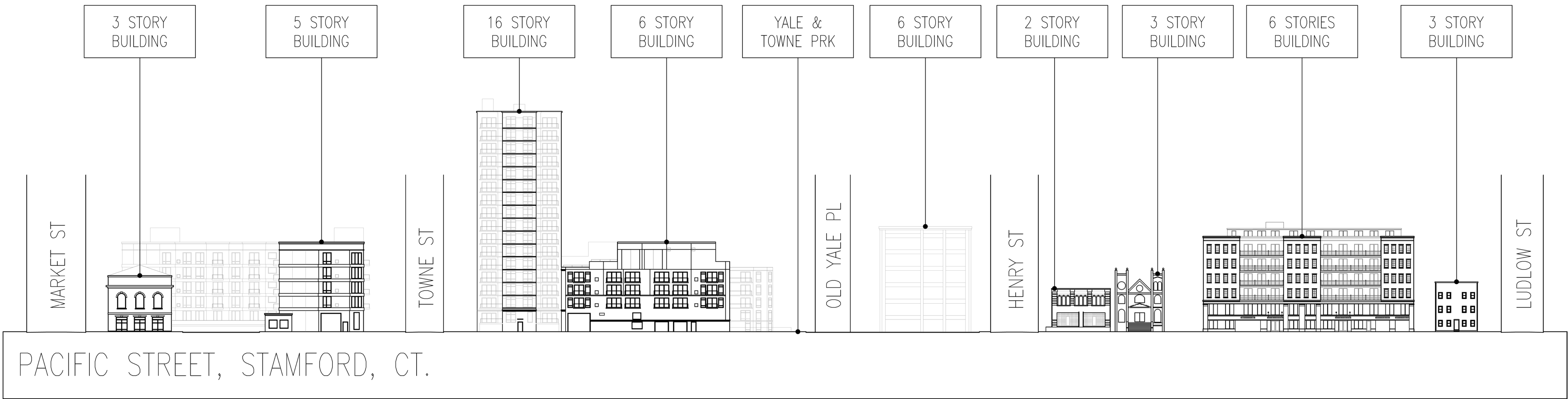


*NOTE: UNIT MIX AND INTERIOR LAYOUT SUBJECT TO CHANGE



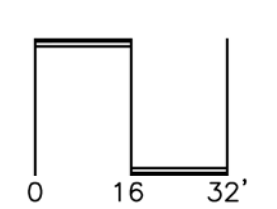
*NOTE: UNIT MIX AND INTERIOR LAYOUT SUBJECT TO CHANGE





1 **STREETSCAPE ELEVATION @ PACIFIC STREET**
1/32"=1'-0"

HENRY & PACIFIC ST.
 STAMFORD, CT



HOGG HOLDINGS
DO H. CHUNG & PARTNERS

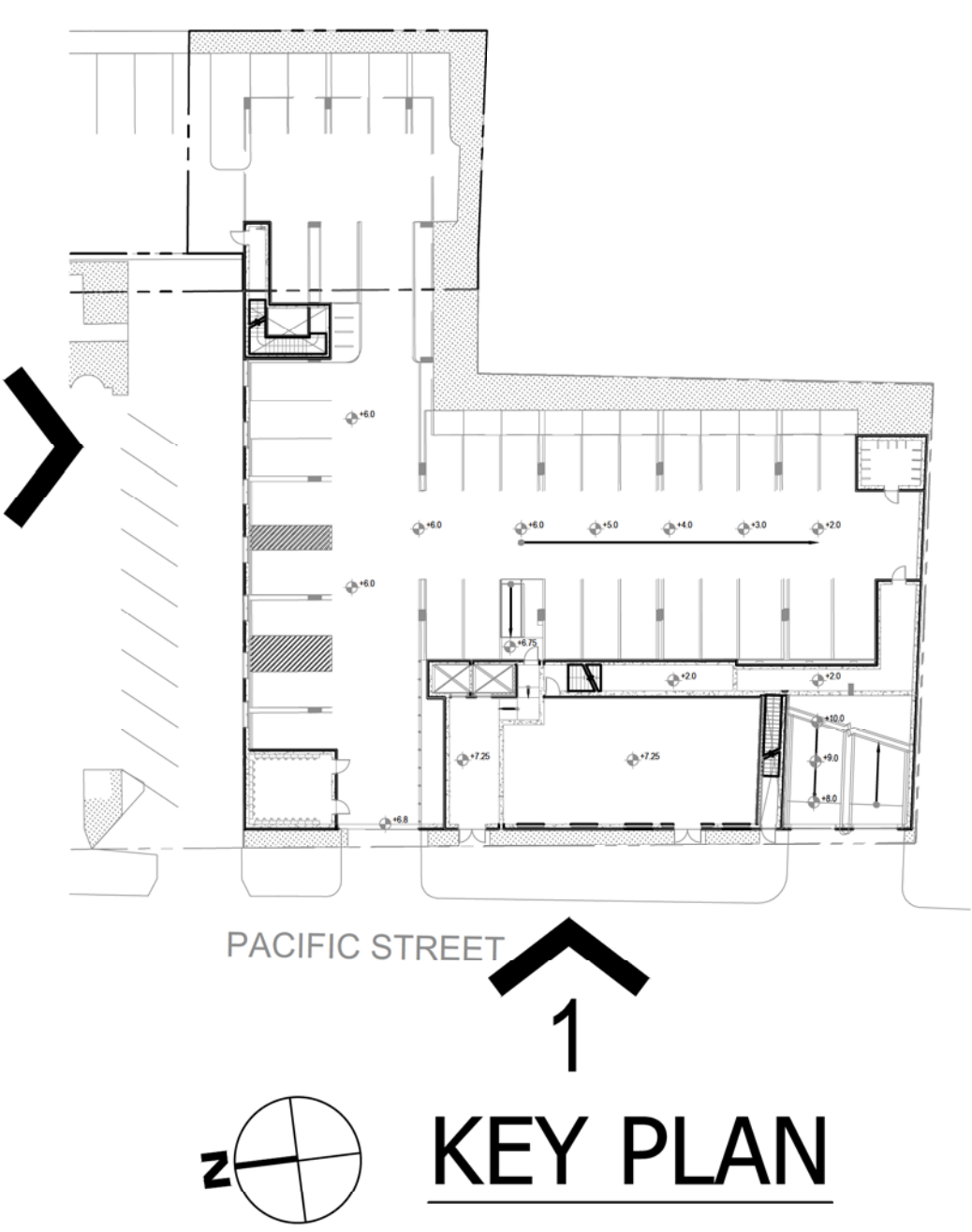
PROPOSED STREETSCAPE
ELEVATION
S: 1/32" = 1'-0"
DATE: 1-10-2022



1 FRONT ELEVATION @ PACIFIC STREET
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"



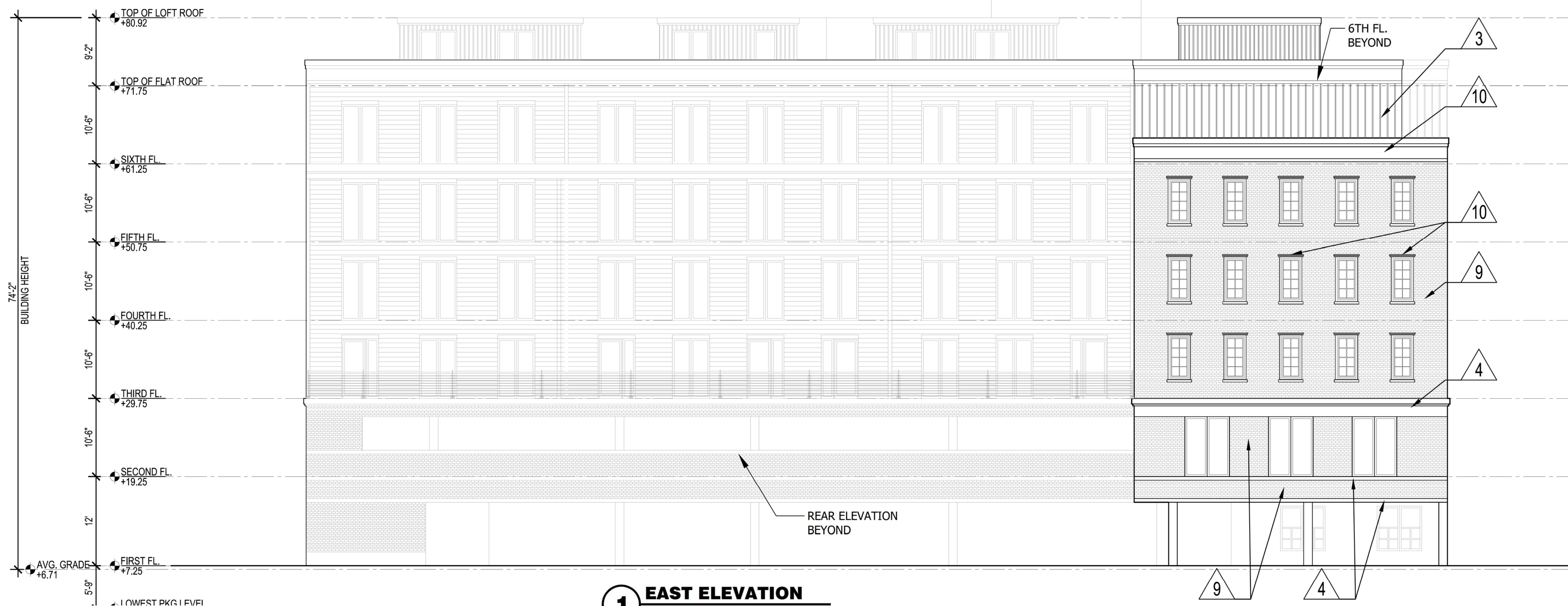
LEGEND

1 BRICK VENEER	7 METAL SIGNAGE
2 METAL CANOPY	8 LAP SIDING
3 BOARD & BATTEN SIDING	9 STO CREATIV BRICK
4 STONE FINISH CORNICE	10 STONE FINISH TRIM
5 CEMENTITIOUS STUCCO FINISH	4 AZEK BOARD AND TRIM
6 TEXTURED STUCCO FINISH	12 CABLE SYSTEM RAILING

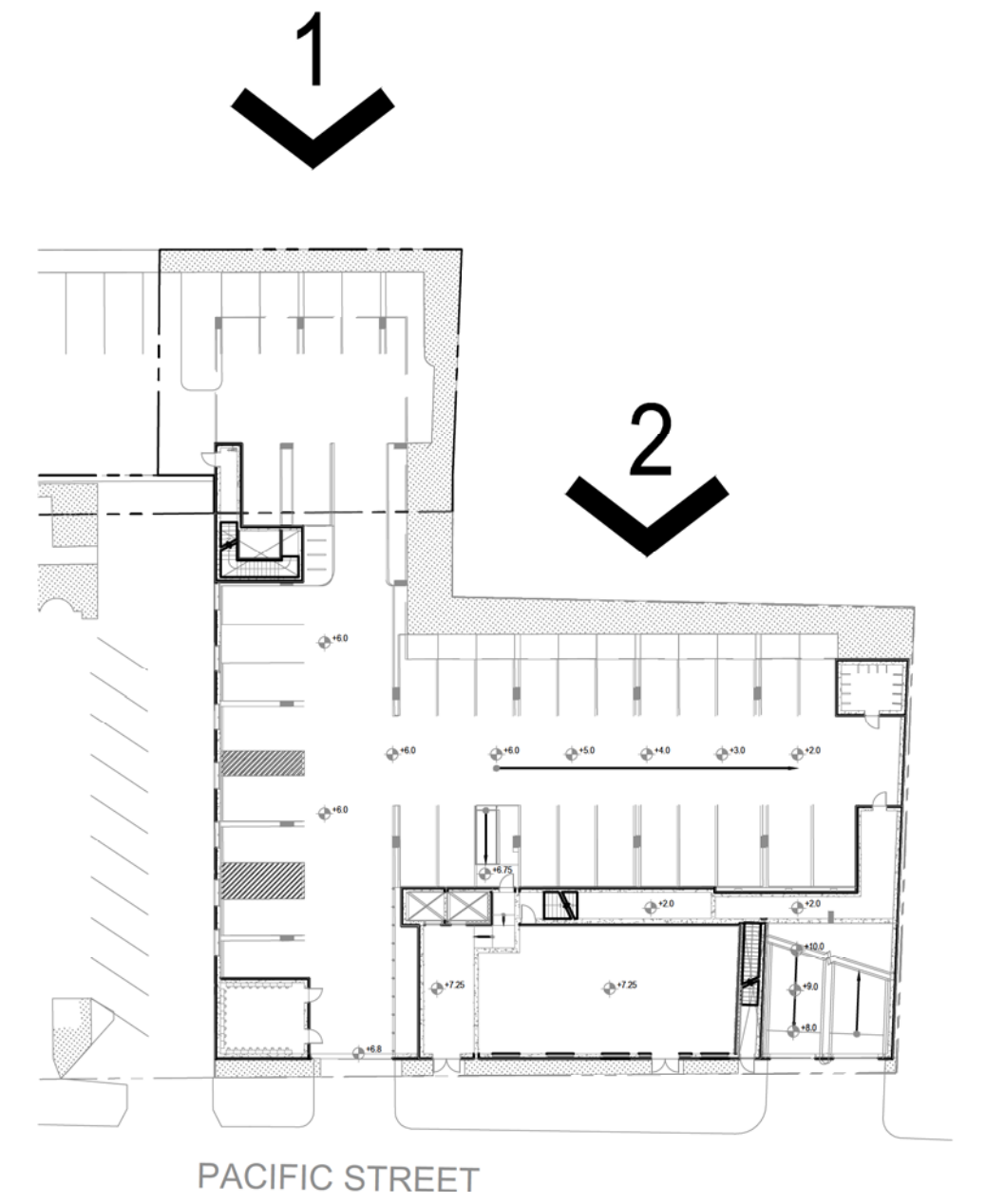
HENRY & PACIFIC ST.
STAMFORD, CT

HOGG HOLDINGS
DO H. CHUNG & PARTNERS

ELEVATIONS
S: 1/8" = 1'-0"
DATE: 1-10-2022

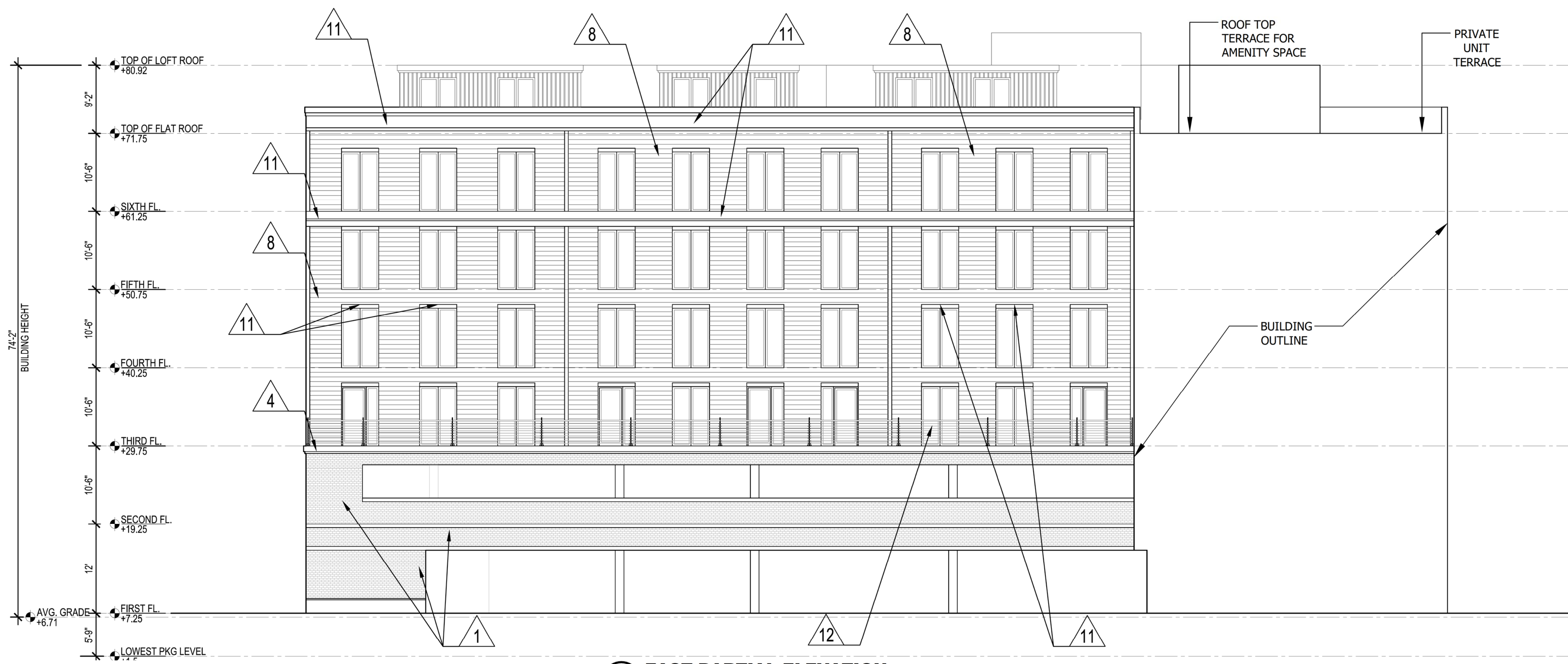


1 EAST ELEVATION
1/8"=1'-0"

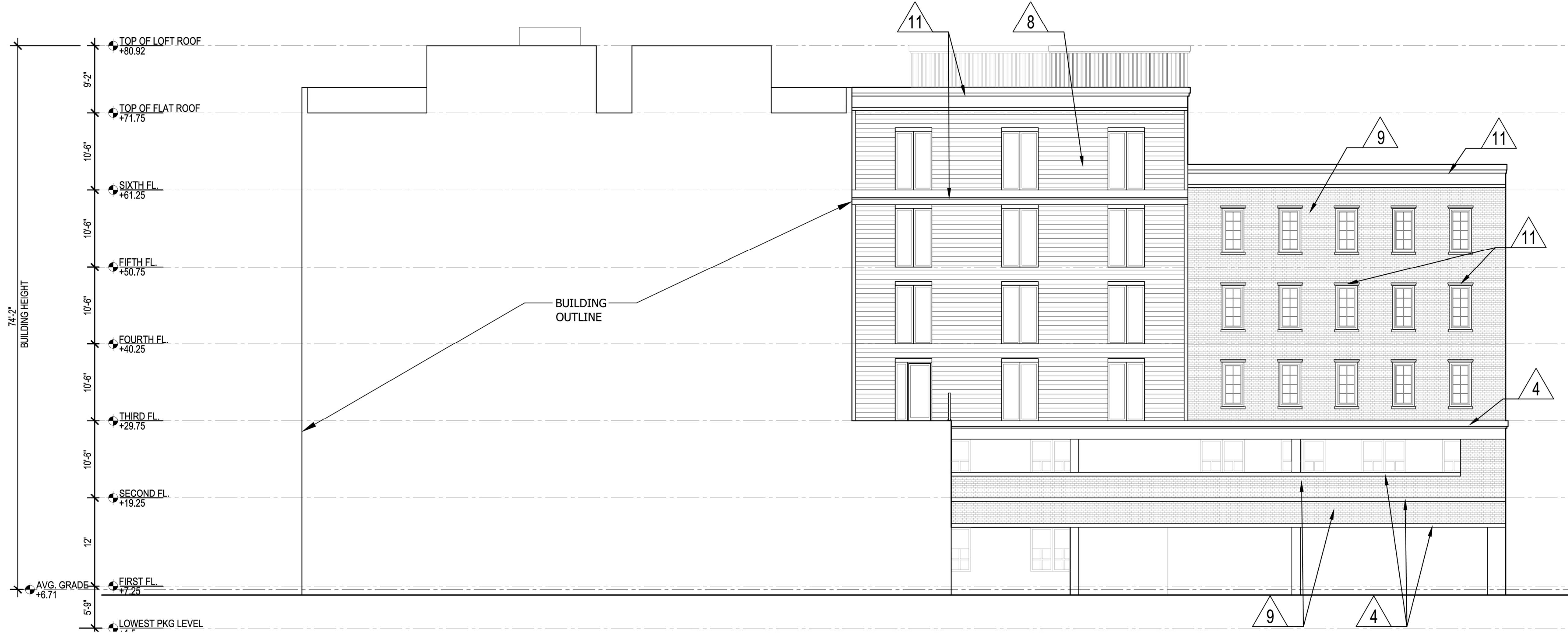


KEY PLAN

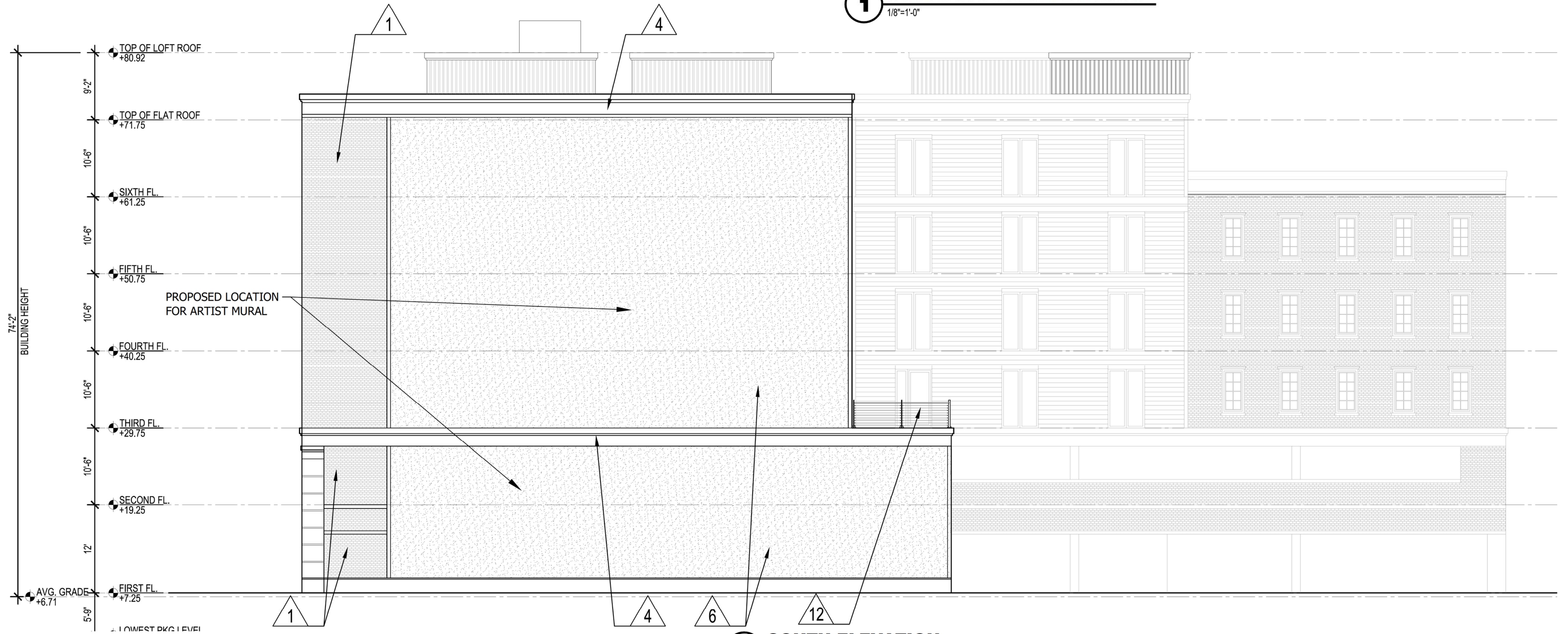
LEGEND			
1	BRICK VENEER	7	METAL SIGNAGE
2	METAL CANOPY	8	LAP SIDING
3	BOARD & BATTEN SIDING	9	STO CREATIV BRICK
4	STONE FINISH CORNICE	10	STONE FINISH TRIM
5	CEMENTITIOUS STUCCO FINISH	11	AZEK BOARD AND TRIM
6	TEXTURED STUCCO FINISH	12	CABLE SYSTEM RAILING



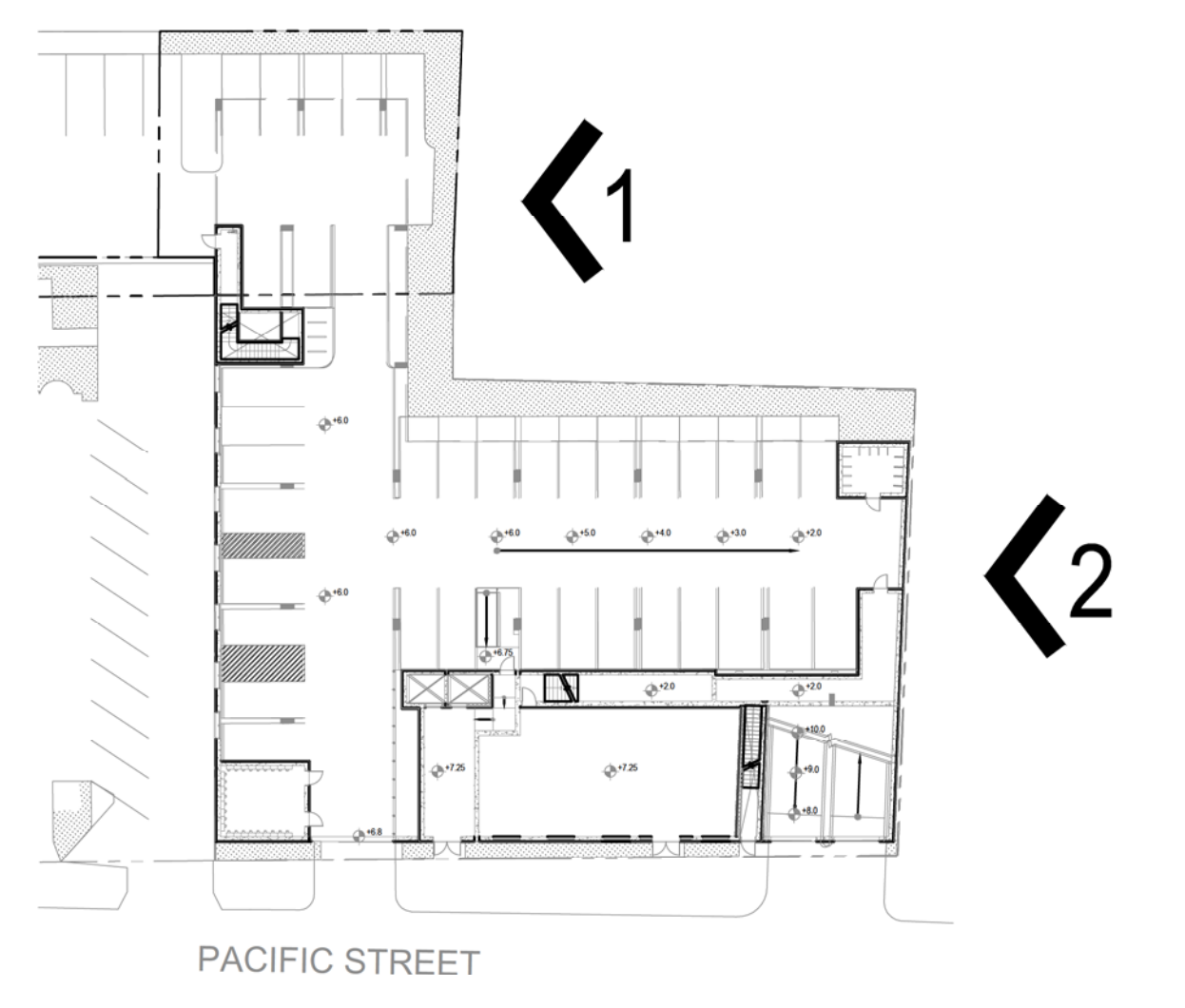
2 EAST PARTIAL ELEVATION
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1 SOUTH PARTIAL ELEVATION
1/8"=1'-0"



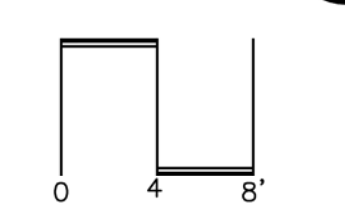
2 SOUTH ELEVATION
1/8"=1'-0"



KEY PLAN

LEGEND

1 BRICK VENEER	7 METAL SIGNAGE
2 METAL CANOPY	8 LAP SIDING
3 BOARD & BATTEN SIDING	9 STO CREATIV BRICK
4 STONE FINISH CORNICE	10 STONE FINISH TRIM
5 CEMENTITIOUS STUCCO FINISH	11 AZEK BOARD AND TRIM
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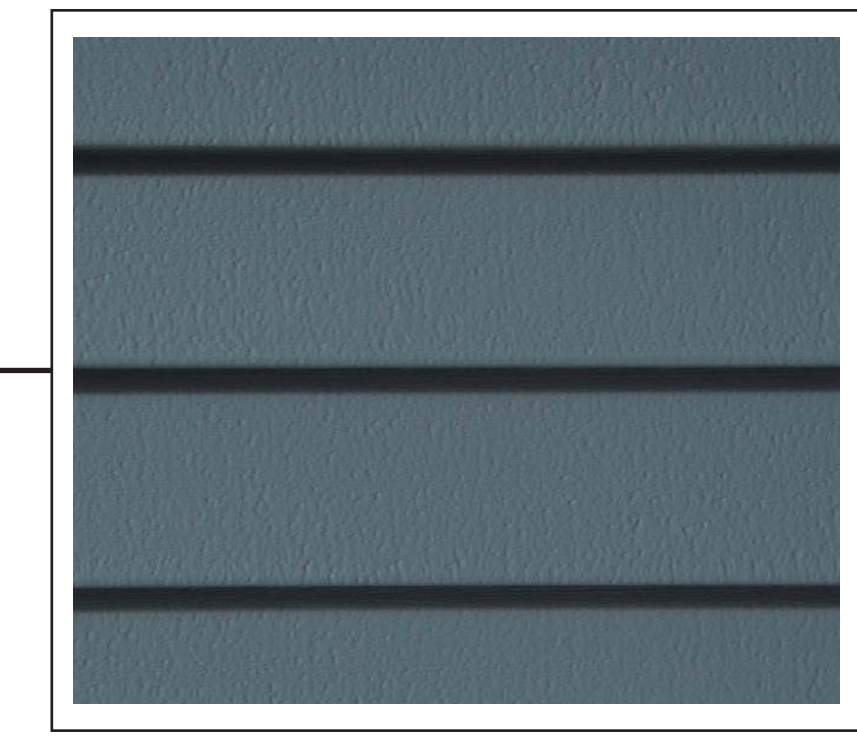
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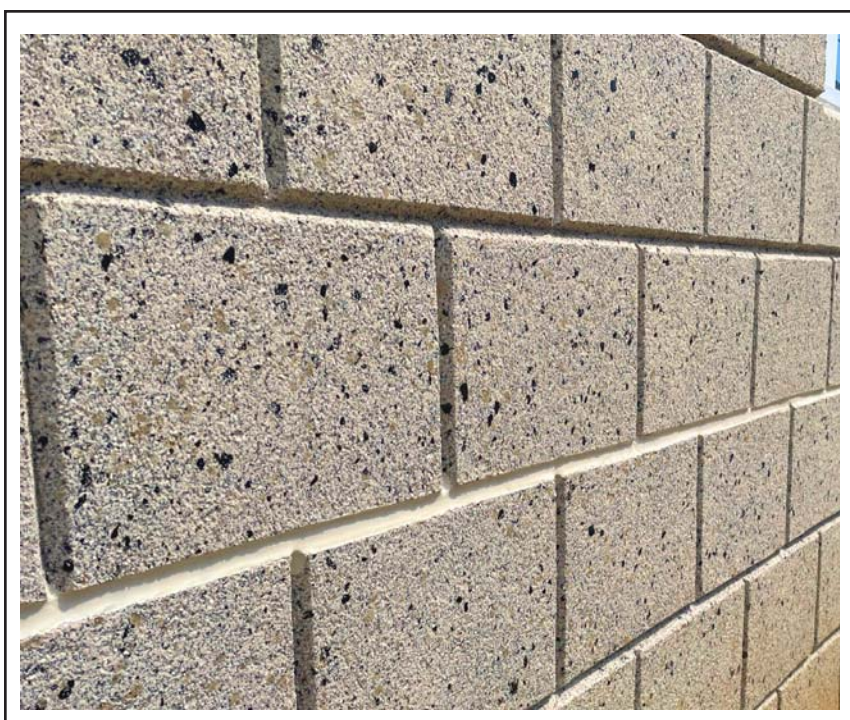
PANELIZED
STONE
CORNICE



FIBER CEMENT
LAP SIDING
OCEAN BLUE



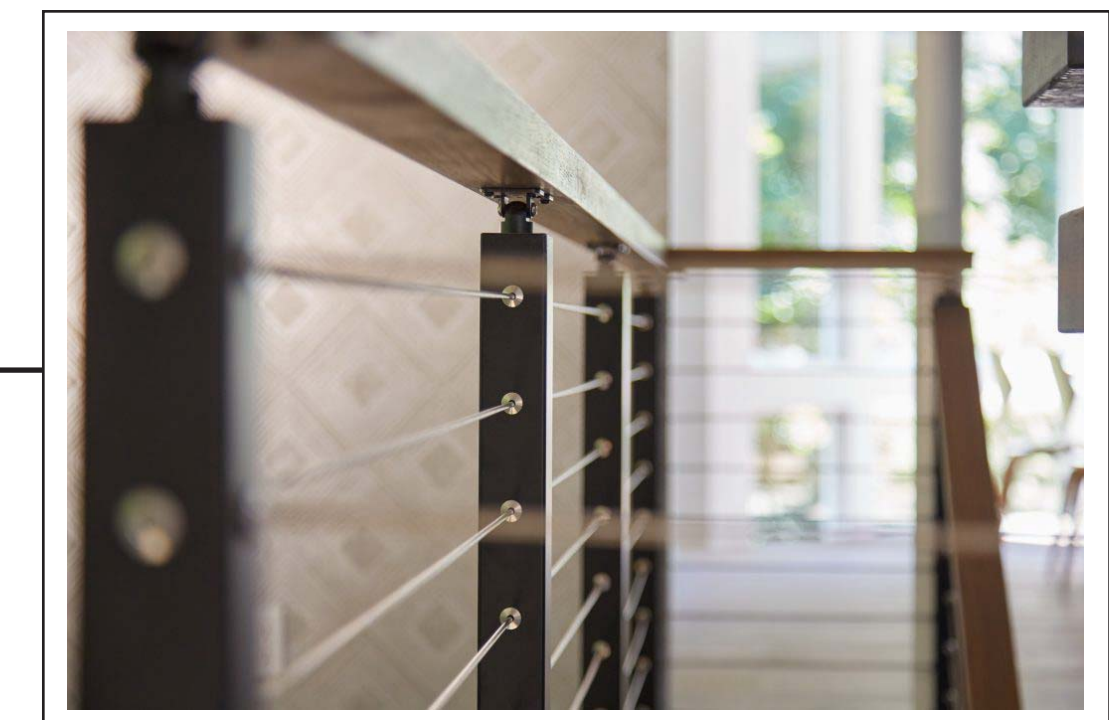
FRAMED METAL
WITH MESH INSERTS



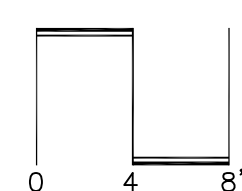
CEMENTITIOUS
STUCCO

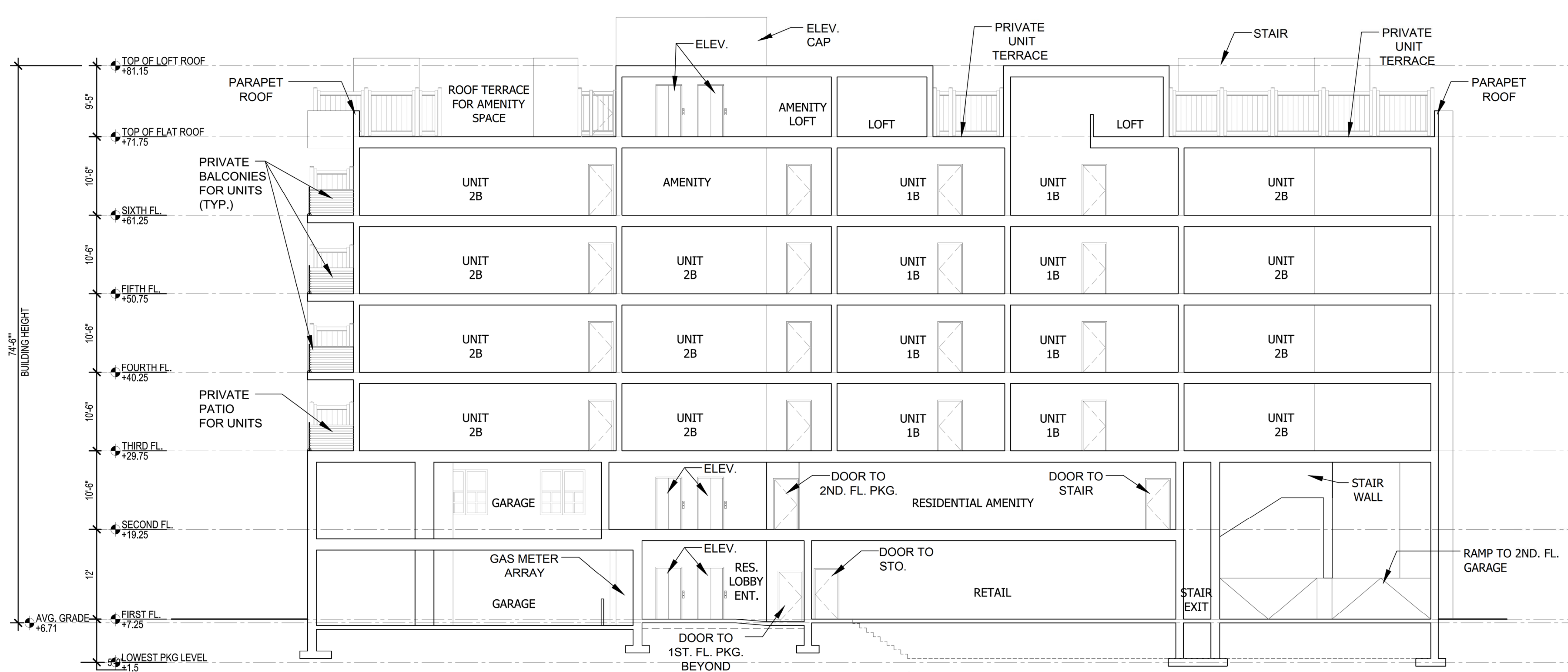


METAL CANOPY &
STOREFRONT WINDOWS

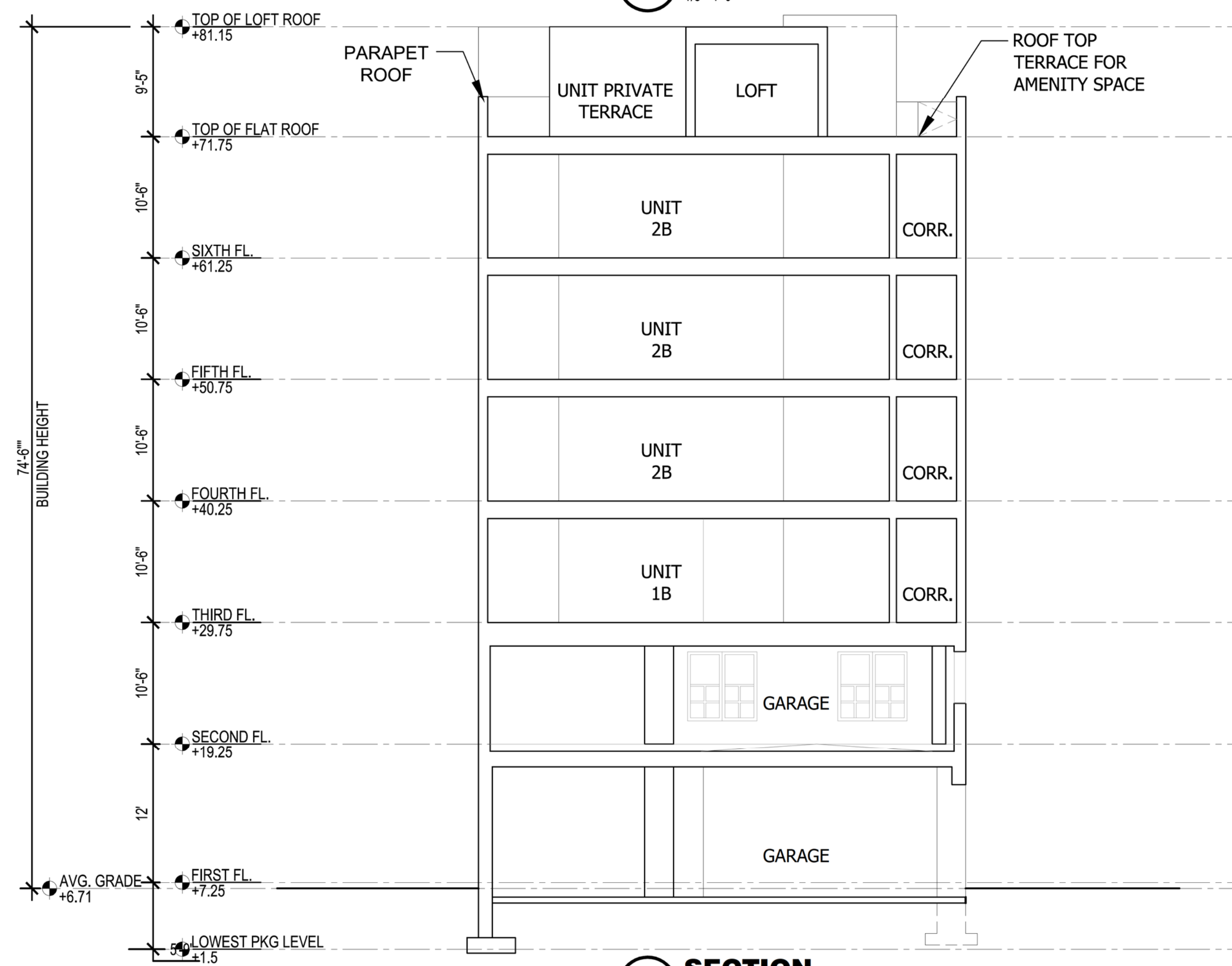


ALUMINUM CABLE WIRE
RAILINGS

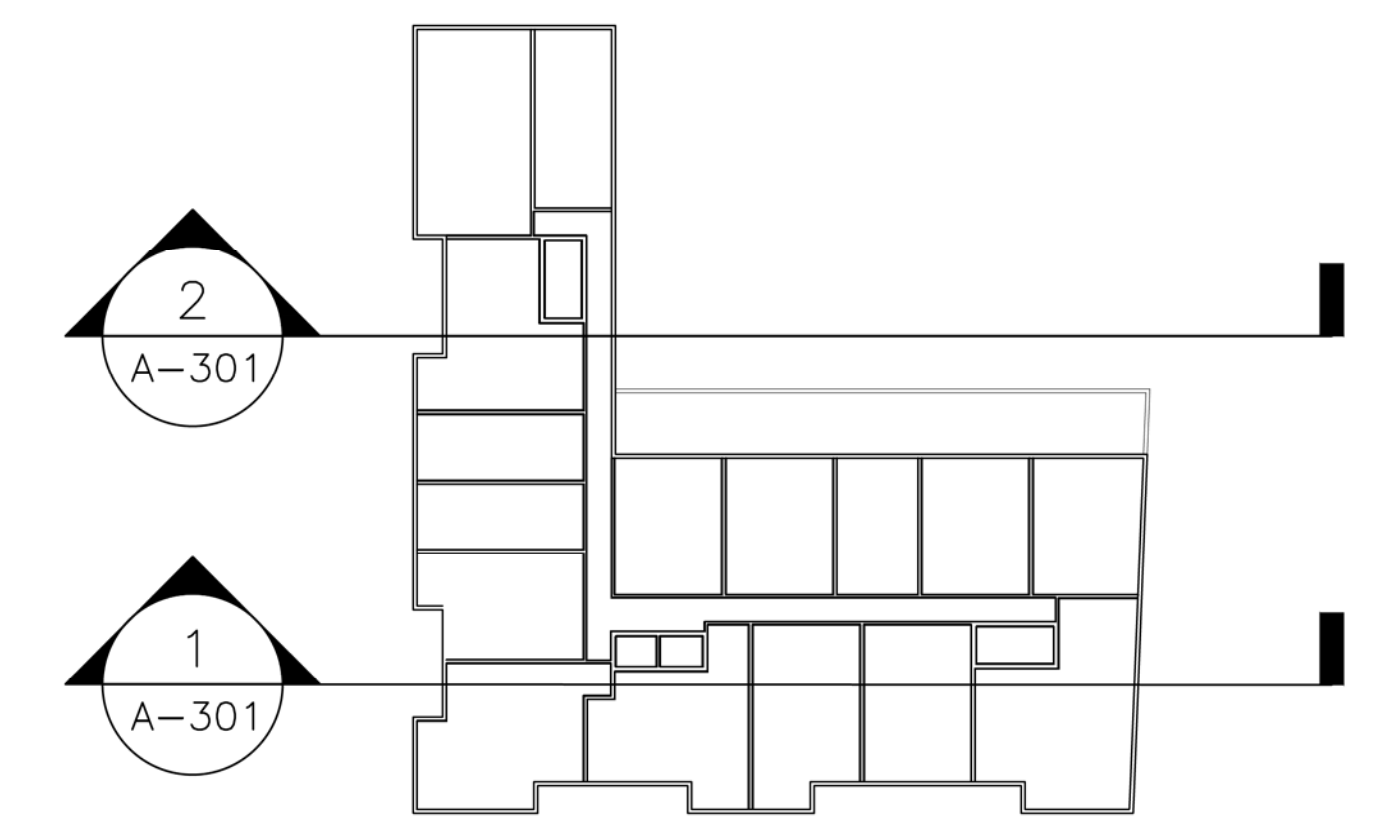




1 SECTION
1/8"=1'-0"



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



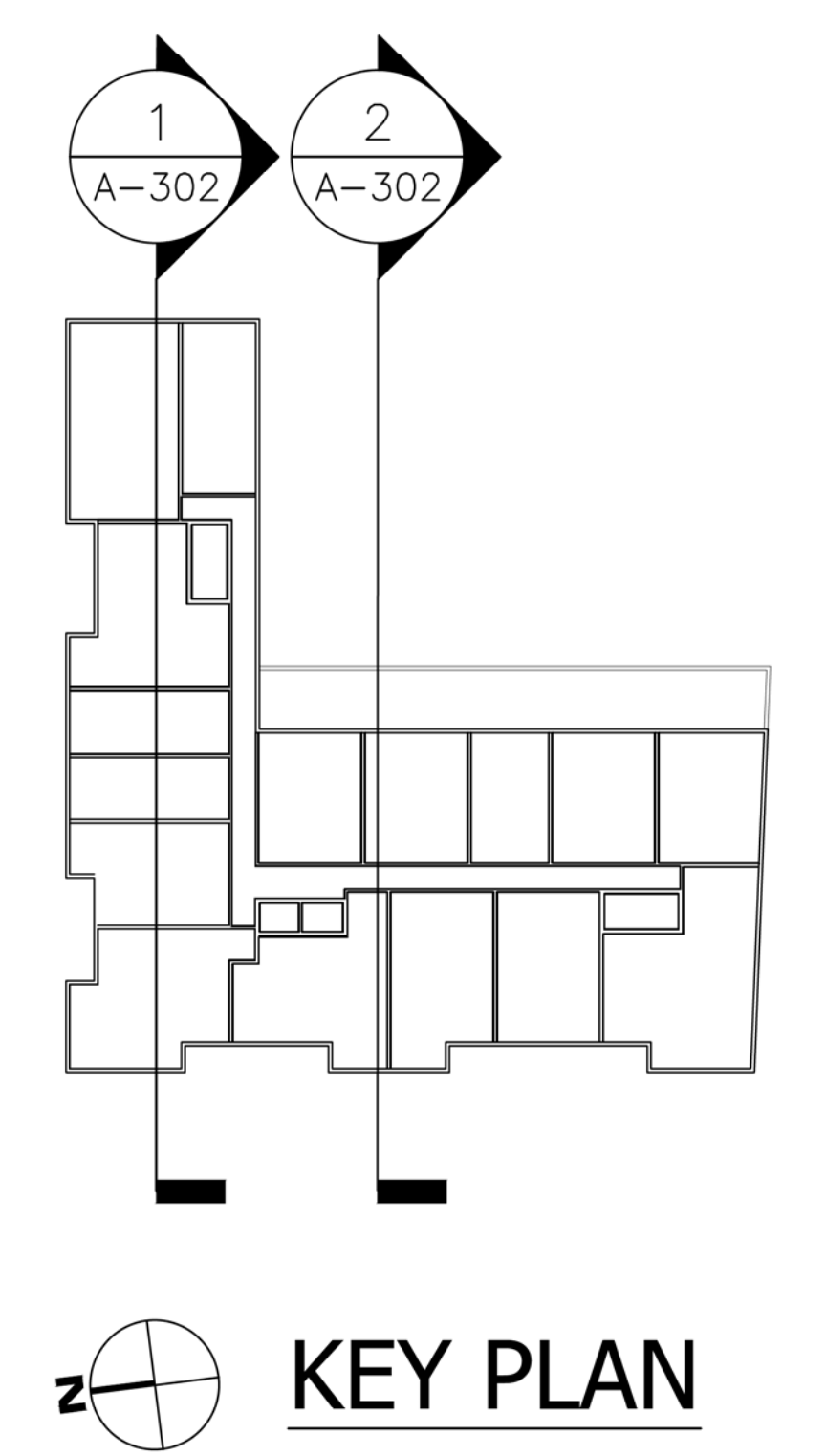
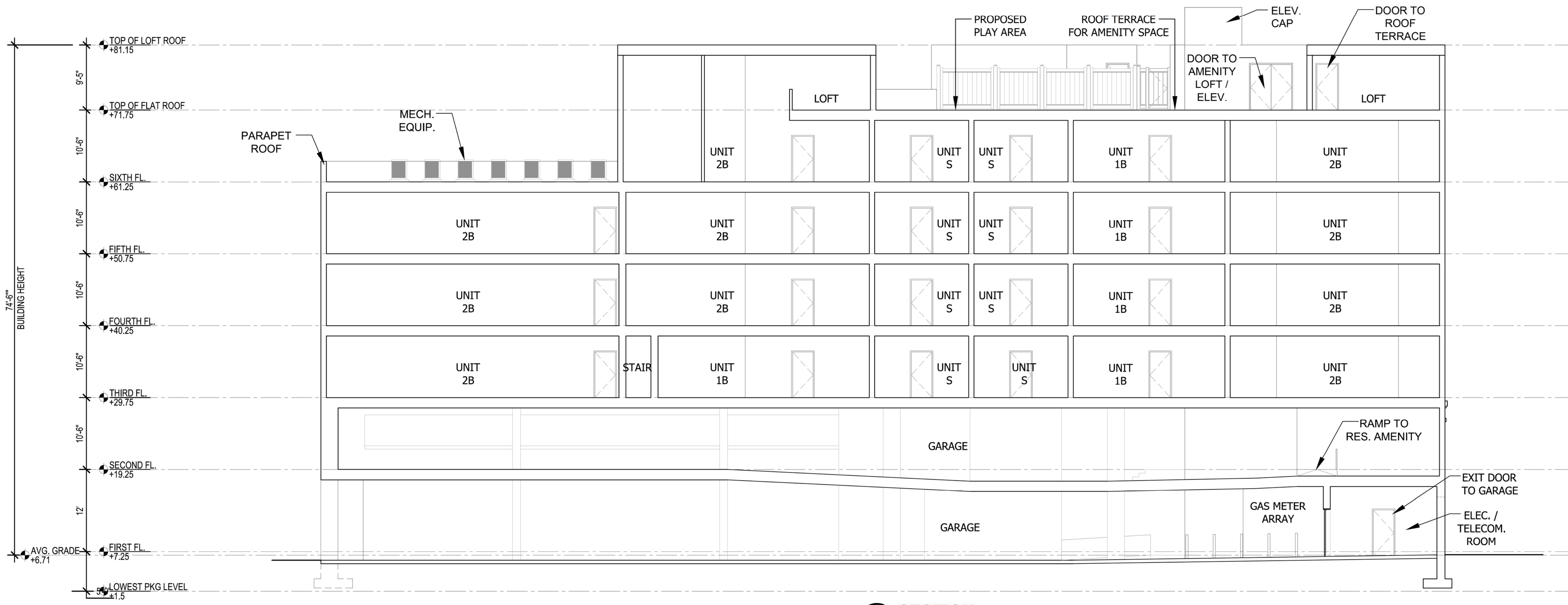
KEY PLAN

HENRY & PACIFIC ST.
STAMFORD, CT

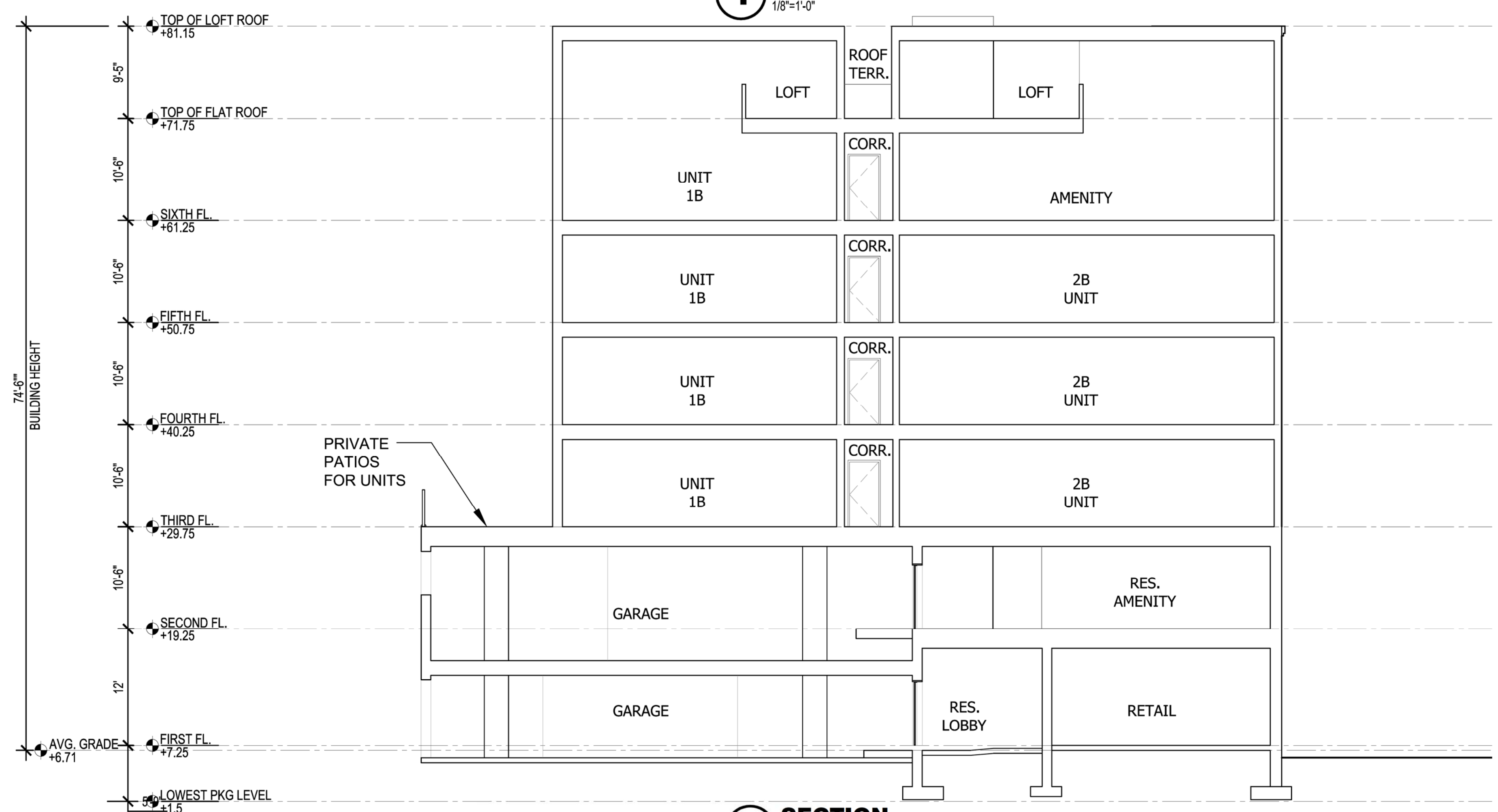
HOGG HOLDINGS
DO H. CHUNG & PARTNERS

TYP. SECTIONS
S: 1/8" = 1'-0"
DATE: 10-8-2021

A - 301



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



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

HENRY & PACIFIC ST.
STAMFORD, CT

HOGG HOLDINGS
DO H. CHUNG & PARTNERS

TYP. SECTIONS
S: 1/8" = 1'-0"
DATE: 10-8-2021

A - 302