

December 23, 2021

VIA ELECTRONIC AND HAND DELIVERY

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

**RE: Special Permit Application – Transfer of Signage Rights
Stamford Washington Office, LLC & World Wrestling Entertainment, Inc.
("WWE") (the "Applicants")
677 & 707 Washington Boulevard, Stamford, Connecticut (the "Property")**

Dear Ms. Mathur:


As you know, our firm represents the Applicants in connection with the fit-out of WWE's new headquarters on the Property. Specifically, WWE will be occupying the Pavilion on the Property, which is a seven-story, 276,348± square foot building (including parking areas). Pursuant to Section 13.H.9 of the Zoning Regulations of the City of Stamford (the "Zoning Regulations"), the Applicants are filing the enclosed Special Permit application to transfer signage rights from the northern façade to the eastern façade. In support of this application, please find enclosed the following materials:

- A check for \$1,460.00 for the Special Permit Application and Public Hearing fee;
- Letter of Authority from Stamford Washington Office, LLC;
- Letter of Authority from World Wrestling Entertainment, Inc.;
- Thirteen (13) copies of an Application for Special Permit and the following supporting schedules:
 - Schedule A – Special Permit Description and Standards and Conditions
 - Schedule B – Legal Description of Property
 - Schedule C – Wall Signage Calculation Chart
 - Schedule D – Illustrative Plans and Materials

{S7352122}

Please let me know if you have any questions or require additional materials. As always, thank you for your attention regarding this matter.

Sincerely,



Lisa L. Feinberg

Enclosures.

cc: Development Team
R. Blessing

December 23, 2021

VIA ELECTRONIC AND HAND DELIVERY

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

**RE: Request to Be Heard
Special Permit Application - Transfer of Signage Rights
Stamford Washington Office LLC & World Wrestling Entertainment, Inc.
("WWE") (the "Applicants")
677 & 707 Washington Boulevard, Stamford, Connecticut (the "Property")**

Dear Ms. Mathur:

The Applicants recently filed with the Zoning Board application materials for a Special Permit seeking a transfer of signage rights pursuant to Section 13.H.9 of the Zoning Regulations of the City of Stamford (the "Zoning Regulations"). In support of this application, please find enclosed the following application materials:

- Eight (8) copies of an Application for Special Permit and the following supporting schedules:
 - Schedule A – Special Permit Description and Standards and Conditions
 - Schedule B – Legal Description of Property
 - Schedule C – Wall Signage Calculation Chart
 - Schedule D – Illustrative Plans and Materials

I understand the Planning Board will be reviewing the enclosed applications on referral. In connection therewith, I would ask that I, and other members of the development team, kindly be afforded the opportunity to address the Board by making a brief presentation at that time. I look forward to presenting this project to the Planning Board.

{S7352236}

Please let me know if you have any questions or require additional materials. As always, thank you for your attention regarding this matter.

Sincerely,


Lisa L. Feinberg

Enclosures.

cc: Development Team
V. Mathur

December 16, 2021

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

**RE: World Wrestling Entertainment, Inc. (“WWE”)
677 & 707 Washington Boulevard, Stamford, Connecticut
Special Permit Application – Transfer of Signage Rights
Letter of Authority**

Dear Ms. Mathur:

World Wrestling Entertainment, Inc. (“WWE”) is a tenant of the property located at 677 & 707 Washington Boulevard, Stamford, Connecticut (the “Property”). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 707 Summer Street, Stamford, Connecticut 06901, to act as agent for World Wrestling Entertainment, Inc. in connection with the enclosed land use application. Thank you for your acknowledgement of said authority.

Sincerely,

By: Karen M. Mullane

Print: Karen M Mullane
World Wrestling Entertainment, Inc.
Duly Authorized

December 16, 2021

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

**RE: Stamford Washington Office LLC
677 & 707 Washington Boulevard, Stamford, Connecticut
Special Permit Application – Transfer of Signage Rights
Letter of Authority**

Dear Ms. Mathur:

Stamford Washington Office LLC ("Owner") is the owner of the property located at 677 & 707 Washington Boulevard, Stamford, Connecticut (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 707 Summer Street, Stamford, Connecticut 06901, to file the enclosed land use application on the Owner's behalf, in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Stamford Washington Office LLC

By:  _____

Print: Grant McKiernan
Duly Authorized



APPLICATION FOR SPECIAL PERMIT

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 filling fee (see **Fee Schedule** below), payable to the City of Stamford.

NOTE: Cost of required 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)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Stamford Washington Office LLC & World Wrestling Entertainment, Inc. c/o Agent: Carmody Torrance Sandak & Hennessey LLP

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 707 Summer Street Floor 3, Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 203-252-2677

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes - Stamford Washington Office LLC

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 677 & 707 Washington Boulevard, Stamford, CT 06901

See Schedule B for Property description.

ADDRESS OF SUBJECT PROPERTY: 677 & 707 Washington Boulevard, Stamford, CT 06901

PRESENT ZONING DISTRICT: CC Zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Example of signage attached herein. Map illustrating where signage rights would be transferred between also attached herein. See Schedule D

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See Schedule A

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
See Schedule B

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Stamford Washington Office LLC 677 & 707 Washington Boulevard Stamford, CT 06901	677 & 707 Washington Boulevard, Stamford, CT 06901

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? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 23rd DAY OF Dec. 2021

SIGNED: [Signature]

NOTE: 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 application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 ss STAMFORD December 23rd 20 21
 COUNTY OF FAIRFIELD

Personally appeared Lisa L. Feinberg, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
Rachel Breslin Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____

Schedule A
Special Permit Description and Standards and Conditions

In connection with WWE's plan to occupy the Pavilion building on property located at 677 & 707 Washington Boulevard (the "Property") as its new headquarters and to permit the amount of signage necessary for their design scheme, this application is requesting permission pursuant to Section 13.H.9 of the Zoning Regulations to transfer unused signage rights from the Federal Street (North) façade of the Property to the Atlantic Street (East) façade of the Property. A signage calculation chart outlining the details of this request is included with the application materials.¹

I. Signage Transfer Rights Standards

Section 13.H.9 of the Zoning Regulations provides the following standards related to the transfer of signage rights:

- A. Where a Building fronts on more than one Street and is on a Lot in excess of two acres, the Zoning Board, by issuance of a Special Permit, may authorize the transfer of front wall signage rights to another front, side or rear wall of the Building.*

The Property is eligible for this Special Permit approval because it is located on a lot consisting of 12.2± acres and fronts on more than one street (Washington Boulevard, Atlantic Street, State Street, and Federal Street).

- B. Upon a finding by the Zoning Board that such transfer:*

- I. Will result in a Sign or Signs appropriate to the architecture of the Building;*

The Zoning Board previously approved a WWE signage package for the Property on June 3, 2019, with an administrative change on April 23, 2021. The proposed sign is consistent with this prior approval. The submitted application merely requests the transfer of unused signage rights from the north façade to the east façade. Thus, the Applicants submit that the proposed signage is appropriate to the architecture of the Building.

- II. Will promote identification of the Building; and*

The proposed sign contains the name and logo of WWE, who will occupy over 100,000 square feet of leasable floor area within the Building. The size, design, and location of the signage is meant to identify the location of WWE within the Building.

- III. Is consistent with the goals and policies of the Master Plan.*

The Property is located in Master Plan Category 11 (Downtown), Stamford's most intensive development category. It promotes a mixed-use district enhanced by up-to-date signage, among other things. It also strongly encourages maintenance of the Downtown as the focal point for large-scale office development.² This signage will aid in bringing

¹ See Schedule C.

² 2015-2015 Master Plan, Policy 5A.

attention to the largest tenant occupying one of the most prominent buildings in the Downtown. Therefore, this proposal is consistent with the Master Plan.

Section 13.H.9.a of the Zoning Regulations provide the following additional standards related to the transfer of signage rights:

- a. *Except in an instance where the Zoning Board has previously approved signage with internally illuminated lettering or logos on the same Building, illumination of signage shall be with back lighting or indirect lighting and no internally illuminated lettering or logos shall be permitted.*

The previously approved WWE signage was approved with internally illuminated lighting.

- b. *In addition to a background color, no more than two colors may be used within a Sign; and*

Besides the black background, only two colors will be used in the sign (white and red).

- c. *Signs shall be compatible in color, height and alignment to other Signs on the same frontage of a Building.*

The proposed signage has been designed to be compatible with the existing signage in terms of color, size, and location. Please see the signage renderings for further details.

II. Special Permit Standards and Conditions

Section 19.C.2. of the Zoning Regulations provide the following standards and conditions related to applications for Special Permits:

- 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 Property is 12.2± acres, located just north of I-95. The three buildings combined are approximately 525,075± square feet and have frontage on four streets (Washington Boulevard, Atlantic Street, State Street, and Federal Street). If approved, the Applicants would be permitted to transfer available signage rights from the northern façade (Federal Street) to the eastern façade (Atlantic Street). Given the size of the site, prominent location, and prestigious tenant, the Applicants submit that the design, size, and location of the proposed signage is appropriate for the Building.

- 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.

Use of the Building as office space will remain unchanged in connection with this proposal. The requested signage will help to better identify WWE in the Building from all angles. It will not have any adverse impacts on the neighborhood.

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.*

The proposed signage transfer will not impact any aspect of traffic.

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 Building is located in downtown Stamford, just north of I-95, and is walking distance to the Stamford Transportation Center. It is surrounded by commercial office buildings and large residential developments. It is also in close proximity to many shops and restaurants. The proposal will help keep the Building and the neighborhood active. Therefore, the proposal will only encourage future development.

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

As previously noted, the Property is located within Master Plan Category 11 (Downtown), Stamford's most intensive development category. It promotes a mixed-use district enhanced by up-to-date signage, among other things. It also strongly encourages maintenance of the Downtown as the focal point for large-scale office development.³ This signage will aid in bringing attention to the largest tenant occupying one of the most prominent buildings in the Downtown. Therefore, this proposal is consistent with the Master Plan.

³ 2015-2015 Master Plan, Policy 5A.

Schedule B
Legal Description of Property

Block #: 18

Area: 12.2 ± Acres

All those parcels of land commonly known as 677 & 707 Washington Boulevard located in the City of Stamford, and generally described as follows:

Beginning at the intersection of the northerly side of North State Street and the easterly side of Washington Boulevard said land is bounded by the following:

Westerly: 1017'± by the easterly side of Washington Boulevard;
Northerly: 491' ± by land n/f of St. John Urban Dev. Corp. and Louis R. Cappelli Family Limited Partnership II, each in part;
Easterly: 230'± by said land n/f of Louis R. Cappelli Family Limited Partnership II and Federal Street, each in part;
Northerly: 364'± by the southerly side of Federal Street;
Easterly: 273'± by the westerly side of Atlantic Street;
Southerly: 899'± by the northerly side of North State Street to the point of beginning.

Schedule C
Wall Signage Calculations

Signage Rights of the Applicants

Building Frontage	Permitted in CC-N	Approved	Proposed	Remaining
Federal Street (North)	330± SF	196± SF	None	330± SF
Washington Boulevard (West)	822± SF	641± SF	541± SF	281± SF
State Street (I-95) (South)	688± SF	554± SF	358± SF	330± SF
Atlantic Street (East)	643± SF	627± SF	737± SF	(94 SF)*

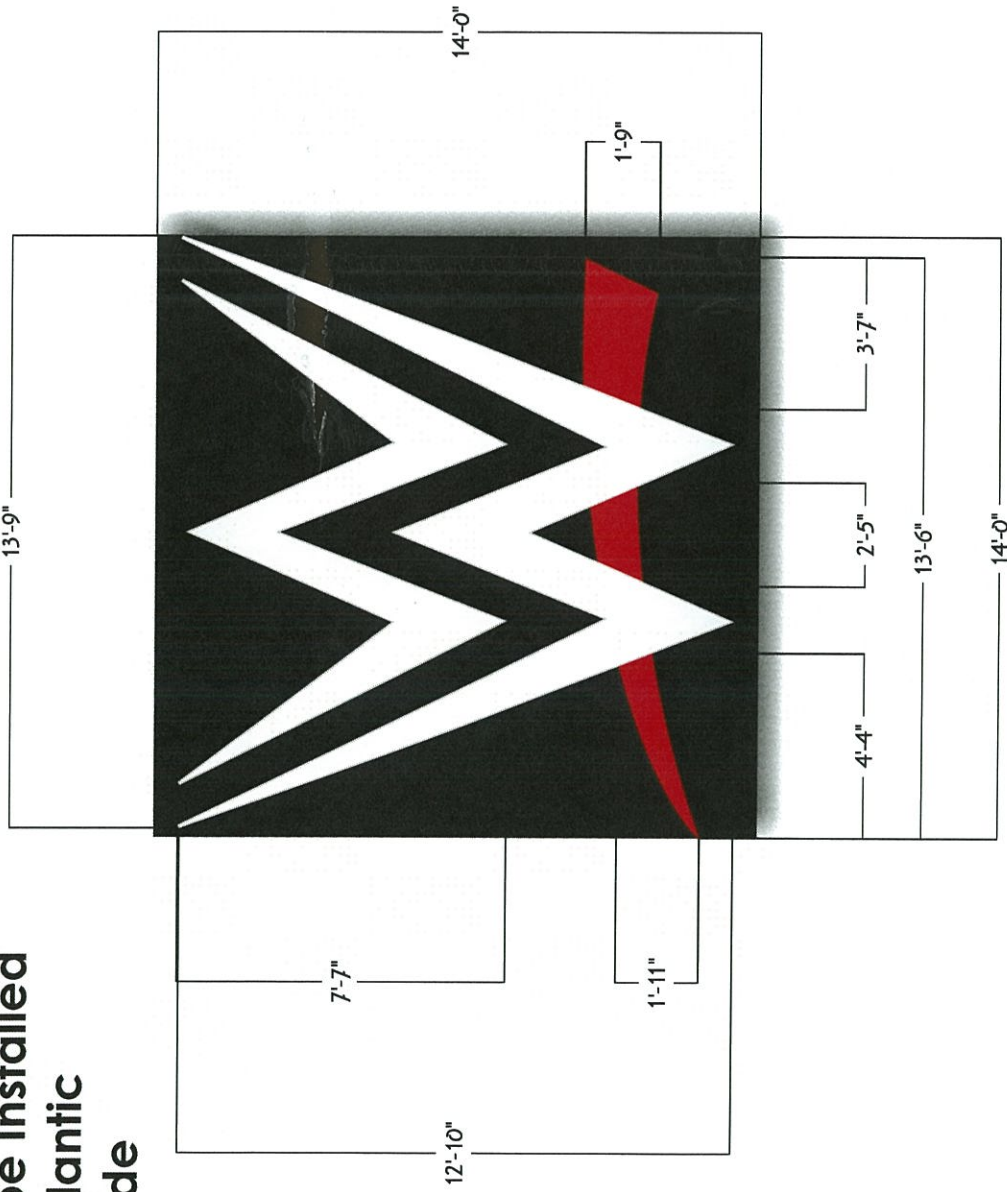
* This Special Permit Application proposes transferring 94 square feet of signage rights from the Federal Street (North) frontage to the Atlantic Street (East) frontage.

Signage Rights of All Tenants Following Proposed Transfer of Signage Rights

Federal Street (North)	Washington Boulevard (West)	State Street (I-95) (South)	Atlantic Street (East)
None	WWE - 196± SF KPMG - 115± SF Future - 115± SF Future - 115± SF TOTAL: 541± SF	WWE - 196± SF Address - 162± SF TOTAL: 358± SF	WWE - 196± SF KPMG - 115± SF Future - 115± SF Future - 115± SF SUBTOTAL: 541± SF WWE - 196± SF TOTAL: 737± SF

Schedule D

Signage to be Installed - Eastern (Atlantic Street) Facade



① Front Elevation
Not To Scale

TOWER SIGNAGE

MIPEP | 677 WASHINGTON - STAMFORD CT

Signage rights to be relocated from Federal Street frontage to Atlantic Street frontage



REDNISS & MEAD
LAND SURVEYING
PLANNING & ZONING CONSULTING
PERMITTING

33 Elm Street | Stamford, CT 06905
Tel: 203.372.0200 | Fax: 203.372.1110
www.rednissandmead.com

DATE	2/18/2021
COMP. NO.	4688
SCALE	1"=200'

AERIAL EXHIBIT
677 WASHINGTON BOULEVARD
STAMFORD, CT