

February 8, 2022

VIA E-MAIL & HAND DELIVERY

Mr. Ralph Blessing
Land Use Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Re: Request for Zoning Map Change, Site Plans/Requested Uses, Special Permit and Coastal Site Plan Review
Address: 441 Canal Street (001-7720), 481 Canal Street (001-7721,001-7723), 0 Canal Street (001-7722), and 50 John Street (001-7724), Stamford, CT
Applicants: First National Joint Venture, LLC and Canal Street Fund, LLC (collectively, the “Applicants”)

Dear Mr. Blessing:

Our firm represents the Applicants, the owner and lessee of the properties located at 441 Canal Street (001-7720), 481 Canal Street (001-7721, 001-7723), 0 Canal Street (001-7722), and 50 John Street (001-7724), Stamford, CT (collectively, the “Property”). The Property is currently comprised of five (5) separate tax parcels and when combined is 2.23 acres (97,052± SF) of lot area.

The Applicants propose rezoning the Property from M-G to R-HD (Residential – High Density Multifamily District) and constructing a mixed-use building consisting of approximately 7,000 SF of ground floor retail space and 401 dwelling units as well as associated amenity space, landscaping, parking, and site improvements.

To facilitate the proposed redevelopment, applications for a Zoning Map Change, Site Plans/Requested Uses, Special Permit and Coastal Site Plan Review (collectively, the “**Application**”) are included herein.

In furtherance of the proposed Application, please find enclosed the following materials:

- Letters of authority executed by the Applicants;
- One (1) check representing the following application fees:
 - Zone Change application fee; and
 - Final Plan/Special Permit/CAM application fee;
 - Public hearing fee.
- Sustainability Scorecard prepared by Beyond HLW for 441 Canal Street, Stamford, CT;
- Existing Zoning Map
- Five (5) copies of the “Site Engineering Report” prepared by Redniss & Mead and dated February 3, 2022;
- Twenty-two (22) copies of the following applications, plans and reports:
 - Application for Zone Map Change (R-HD) include:
 - Zone Change Exhibit prepared by Redniss & Mead and titled “Exhibit depicting land in Zones M-G to be changed to Zone RHD and dated January 28, 2022.
 - Zone Change Description
 - Application for Coastal Site Plan include:
 - Property Description
 - Statement of Consistency with Coastal Area Management Policies, prepared by Brian P. McMahon, PE and titled “441 Canal Street Development) dated February 3, 2022.
 - Application for Final Site & Architectural Plans and/or Requested Uses including:
 - Schedule A – List of Properties
 - Schedule B – List of Plans & Reports
 - Schedule C – Project Narrative
 - Property Description
 - Application for Special Permit including:
 - Schedule A – List of Properties
 - Schedule B – List of Plans & Reports
 - Schedule C – Statement of Findings
 - Property Description

- Architectural Drawings prepared by HLW last revised through January 21, 2022, and titled:
 - A-000 Title Sheet
 - G-001 Drawing List
 - G-020 ADA Requirements
 - G-022 ADA Requirements Cont.
 - A-101 Level 1 - Floor Plan
 - A-102 Level 2 - Floor Plan
 - A-103 Level 3 to 5 - Floor Plans
 - A-104 Level 6 – Floor Plan
 - A-105 Level 7 – Floor Plan
 - A-106 Level 8 to 10 – Floor Plan
 - A-107 Level 11 to 16 – Floor Plan
 - A-108 Level 17 Floor Plan
 - A-109 Level 18 Floor Plan
 - A-110 Level 19 Floor Plan
 - A-500 West Building Elevation
 - A-501 North Building Elevation
 - A-502 Building East Elevation
 - A-503 South Building Elevation
 - A-504 East Courtyard Building Elevation
 - A-505 West Courtyard Building Elevation
 - A-510 Building Section
 - A-511 Building Section
 - A-512 Material Selections

- Landscape & Lighting Plans prepared by Environmental Land Solutions, Inc. dated February 3, 2022 and titled:
 - “Landscape Plan, 441 Canal Street, Stamford CT (Sheet LP.1)”
 - “Landscape Plan Details, 441 Canal Street, Stamford CT (Sheet LP.1)”
 - “Landscape Lighting Plan, 441 Canal Street, Stamford CT (Sheet LP.3)”

- Civil Engineering Plans prepared by Redniss & Mead revised through February 3, 2022, and titled:
 - SE-1 Site Development Plan
 - SE-2 Site Grading Plan
 - SE-3 Site Drainage and Utility Plan
 - SE-4 Site Sediment & Erosion Control
 - SE-5 Details

- SE-6 Details
- SE-7 Details

- Existing Conditions Survey prepared by Redniss & Mead and titled “Property & Topographic Survey depicting 0, 441, & 481 Canal Street and 50 John Street (Sheet PSTS)” and dated January 16, 2020.

- Zoning Location Survey prepared by Redniss & Mead and titled “Zoning Location Survey depicting 0, 441, & 481 Canal Street and 50 John Street (Sheet ZLS)” and dated February 3, 2022.

- Traffic/Transportation Study and TDM/Parking Management Plan and titled “41 Canal Street Mixed-Use Development” prepared by SLR and dated February 2022.

- Proposed Open Space Exhibit prepared by Redniss & Mead and titled “41 Canal Street, Stamford, CT” and dated February 1, 2022.

Please let me know if you have any questions or require additional materials. We look forward to presenting our Application to the Zoning Board. Thank you for your time and attention regarding this matter.

Sincerely,

Lisa Feinberg

Lisa L. Feinberg

Enclosures

cc: Vineeta Mathur
Development Team