

1. Site Data Sheet						
Application Number:						
Project Name:	441 Canal Street					
Project Location:	441 Canal Street					
Address:	441 Canal Street					
Street Number:	441	Street Name:	Canal Street			
Lot(s):						
Neighborhood Statistical Area:						
Current Zoning District:	M-G	Proposed Zoning District:	RH-D			
Master Plan Category:	9	Proposed Master Plan Category:	No Change			
Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes	Indicate Compliance
RH-D	Lot Size	43,560 SF	97,052 SF	97,052± SF		COMPLIES
	Gross Floor Area	N/A	N/A	674,426± SF		COMPLIES
	Zoning Floor Area					
	Residential	436,734± SF	N/A	423,062± SF	excludes garage and café	COMPLIES
	Commercial	N/A	N/A	6,794± SF		
	Industrial	N/A	N/A	N/A		
	Total	N/A	N/A	429,856± SF		COMPLIES
	F.A.R.					
	Residential	N/A	N/A	N/A		
	Commercial	N/A	N/A	N/A		
	Community Facility	N/A	N/A	N/A		
	Industrial	N/A	N/A	N/A		
	Total	4.50	N/A	4.50		
	Number of units	436	N/A	401		COMPLIES
	Below Market Rate Units (# and %)	10%	N/A	40.1 (10%)		COMPLIES
	Number of seats/ beds / employees if applicable	N/A	N/A	N/A		
	Avg Min. Dwelling Size		N/A	895± SF	Net area of Units not including corridors and common spaces	COMPLIES
	Street Frontage	150'	>150'	Canal: 245'-3" Dock: 307'-5" John: 282'-2"		COMPLIES
	Total Building Coverage (Area and %)	90% (87,346± SF)	N/A	74% (71,666± SF)		COMPLIES
	Building Coverage above 7 stories	50% (48,526± SF)	N/A	37% (35,532± SF)		COMPLIES

	Building Coverage above 12 stories	30% (29,115± SF)	N/A	22% (21,457± SF)		COMPLIES
	Lot coverage (Area and %)	N/A	N/A	88% (86,153± SF)		COMPLIES
	Building Height (Feet)	25 stories, 275'	N/A	18 stories, 192'-8"	20 stories (with Mechanical bulkhead and Elevator Machine room levels), 220'-9'	COMPLIES
	Base Height	Min. 4 stories/45' Max. 7 stories/80'	N/A	5 stories / 60'	Base Height only provided on Dock Street	SPECIAL PERMIT
	Number of floors	N/A	N/A	18 Resi / 2 Mech		COMPLIES
	Active ground floor (sq.ft. and %) if applicable	N/A	N/A	14,626± SF	Comprised of retail and lobby programs	COMPLIES
	Yards					
	Front (Curb)	Canal - Min. 10' with additional 5' planted buffer; Max. 25' John/Dock - Min. 15' with additional 5' planted buffer for residential; Max. 30'	N/A	Canal: 23'-7" to 30'-10" Dock: 37'-6" to 52' John: 44'-9" to 58'-9" 13'-6" min. resi. buffer (plantings + terraces)		SPECIAL PERMIT
	Street Wall	15'	N/A	>15'		COMPLIES
	Between Towers	100'	N/A	101'		COMPLIES
	Tower Setback from Interior Property Line	50'	N/A	50'		COMPLIES
	Rear yard	30'	N/A	N/A		
	Side yard	0' - first 70'; 15' beyond 70' up to 5 stories/60'; 30' above 5 stories/60'	N/A	John: 0' until 94' 13'-6 until 110' Canal: 0' until 86'-2"		SPECIAL PERMIT
	Tower Floor Plates Above 12 stories/125' Above 20 stories/225'	15,000 SF 12,000 SF	N/A	Above 12 stories: West Tower 10,614± SF East Tower 11,616± SF Above 20 stories: N/A	18th story: West Tower 7,000± SF East Tower 9,300± SF	COMPLIES
	Parking					
	Residential parking	417	N/A	419		COMPLIES
	Commercial parking	10	N/A	10		COMPLIES
	Community Facility parking	N/A	N/A	N/A		
	Industrial parking	N/A	N/A	N/A		
	Public open space parking	N/A	N/A	N/A		

2. Impact Summary

	Adverse Impact	Mitigation
Mobility	N	N/A
Housing	N	N/A
Schools and Community Facilities	N	N/A
Infrastructure	N	N/A
Public Safety	N	N/A
Parks and Open Space	N	N/A
Environmentally Sensitive Areas	N	N/A
Historic Resources	N	N/A
Quality of Life	N	N/A
Fiscal Impact	N	N/A
Conveniences	N	N/A

3. Mobility

Parking

	current	current permitted	proposed	proposed permitted	Parking ratio
Residential parking	N/A	417	419	N/A	1.04
Residential Loading	N/A	N/A	2	N/A	
Community Facility parking	N/A	N/A	N/A	N/A	
Community Facility Loading	N/A	N/A	N/A	N/A	
Commercial Retail parking	N/A	10	10		2/1000
Commercial Retail loading	N/A		0		
Commercial Office parking	N/A	N/A	N/A	N/A	
Commercial Office loading	N/A	N/A	N/A	N/A	
Manufacturing parking	N/A	N/A	N/A	N/A	
Manufacturing loading	N/A	N/A	N/A	N/A	
Public Open Space parking	N/A	N/A	N/A	N/A	

First 2,500 SF of each establishment excluded

Are you providing shared parking?

If yes, explain parking concept

Are you providing car share

If yes, explain (operator, # of vehicles, etc.)

Are you proposing to add or close curb cuts?

If yes, please explain changes to the curb cuts

Is the site located on an arterial road?

Name of road(s)

Is the site located on a state highway?

Name of road(s)

Is the proposed site within half a mile of a train station?

Which train station?

Is the proposed site within a quarter mile of a bus stop?

Which line?

Impacted Intersections

Street 1	Street 2	current LOS	expected LOS with action	expected LOS with Mitigation
See Traffic Study				

Distance to	Miles ±	Bus connection - line	Bus connection - headway	total travel time by transit
Stamford Transit Center	< 0.5	327	N/A	9 min
Springdale Station	3.20	334	N/A	25 min
Glenbrook Station	2.00	344	N/A	26 min
Downtown / Veteran's Park	0.50	walk	N/A	11 min

Does the site have access to a sidewalk / is the site connected to the pedestrian network?

Is the site connected to the bike network?

What mitigating measures are planned to reduce parking needs and improve mobility, e.g., shuttle service?

See SLR Transportation Demand Management Plan

Provide a traffic plan and a site access plan!

See traffic study and site plan

Traffic and site access plans contents:

- all streets w/ with widths, directions, # of lanes
- sidewalk with widths
- bus stops
- signals, crosswalks, pedestrian ramps
- curb cuts - width, distance from intersections
- all pedestrian entrances, and circulation
- location of parking, including bike parking and on street parking
- intersection LOS
- street trees
- traffic calming features
- loading off-street / on-street

Was a comprehensive traffic study prepared for this project?

Yes

If yes, please upload the study

Provided

4. Housing

Residential Floor Area	423,062± SF
Number of units	401
Floor Area per unit	1,055± SF

Is the development proposed to be ownership or rental? Rental

Proposed Housing and Unit Mix

Unit Type	total	Market rate	prop. rent	prop sales price	senior housing	BMR	prop rent	prop sales price	% BMR	complies with BMR	market rate aff.	total aff units
Studio	33	30				3						3
1-BR	274	246				28						28
2-BR	61	55				6						6
3+BR	28	25				3						3
Duplex	5	5				0						0
All units	401	361				40			10	Yes		40

Current housing on site

Unit Type	total	Market rate	current rent	current value	senior housing	BMR	current rent	current value	%BMR	Market rate affordable	total affordable units
Studio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1-BR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2-BR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3+BR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Are all BMR units proposed to be on site? Yes*
 Where are the off site units? N/A

Is there a fee in lieu payment? Yes *0.1 fraction
 What is the total fee-in-lieu payment? TBD
 How is the fee in lieu payment calculated? Pursuant to Section 7.4.2

5. Schools and Community Facilities

	School name	current School utilization	expected school utilization
Which elementary school is the project zoned for?	Springdale	N/A	TBD
Which middle school is the project zoned for?	Dolan	N/A	TBD
Which high school school is the project zoned for?	Stamford High	N/A	TBD

How many additional school children is this project expected to generate?

	# units	senior housing units	school units	Elem. School Factor	# elem. school students	Middle School Factor	# middle school students	High school Factor	# High school students	All students
Studio	31	N/A	0	0	0	0	0	0	0	0
1-BR	276	N/A		0.12	33.12	0.04	11.04	0.06	16.56	61
2-BR	61	N/A	N/A	0.21	12.81	0.09	5.49	0.14	8.54	26.84
3+BR	28	N/A	N/A	0.28	7.84	0.12	3.36	0.14	3.92	15.12
Duplex	5									
	401								*All students	102.68

What is the proposed mitigation for school impacts?

Which is the closest public library? Distance (mi)
 Is the library over capacity?

Please provide a community facilities map

Public Funded Day Care?

***Pursuant to data collected by the Mill Creek Residential Trust in White Plains, Stamford & Norwalk, the 2015 Master Plan projected 0.028 school age children per unit which would equal 11 students in the entire development.**

6. Infrastructure

Does the site have access to the city's sewer system?	Y	
Does the site have access to the city's water supply?	Y	
What is the heating type/ fuel for the site?	Natural Gas	
What is the expected sewer input from the project (gal/day)	80,629	
Is the current sewer infrastructure sufficient?	Yes	attach letter from WPCA <input type="button" value="[UPLOAD]"/>
What is the expected water use from the project, excluding irrigation (gal/day)	TBD	
What is the expected peak water usage for irrigation (gal/day)	TBD	
Is the current water infrastructure sufficient?	Yes	attach letter from Aquarion <input type="button" value="[UPLOAD]"/>
What is the expected average electricity use? (kWh/day)	TBD	
What is the expected peak electricity use? (kWh/day)	TBD	
Is the electric infrastructure sufficient?	TBD	attach letter from Eversource <input type="button" value="[UPLOAD]"/>
What is the expected daily volume of trash produced (cu ft./ day)	TBD	
What is the expected daily volume of recycling produced (cu ft./ day)	TBD	
Is garbage and recycling collected by the City?	No	
Does the Stamford Sanitation Department have sufficient resources?	N/A	attach letter from Sanitation Dept. <input type="button" value="[UPLOAD]"/>
Who is the private garbage and recycling contractor?	TBD	
Describe the garbage and recycling pick-up (frequency, days of week, equipment used, where picked up)	TBD	
Describe mitigation measures for sewers	<input type="text" value="N/A"/>	
Describe mitigation measures for water	<input type="text" value="N/A"/>	
Describe the mitigation measures for electricity	<input type="text" value="N/A"/>	
Describe the mitigation measures for garbage and recycling	<input type="text" value="N/A"/>	



7. Public Safety

In which Police Precinct is the site located?

Is this a high crime area?

Are there sufficient police department resources?

attach letter from Public Safety Director

In which Fire District is the site located?

Are there sufficient Fire Department resources?

attach letter from Public Safety Director

Please describe any mitigation measures related to public safety!

8. Parks and Open Space

Please provide information about the closest public parks

	Park name	distance (mi)	Park facilities					current LOS
			playground	athletic fields	passive recreation	beach	trails	
local park	Commons Park	steps	Yes	No	Yes	No	No	
regional park	Kosciuszko Park	1 mi.	Yes	Yes	Yes	No	Yes	
recreational facility	Lathan Wider	steps	court	No	Yes	No	No	

Open Space Ratio for the Neighborhood Statistical Area

currently	with the proposed action		Citywide Average	
TBD	TBD	TBD	TBD	TBD

Will the proposed development provide amenities for residents?

Which amenities will be provided?	Size (sf)	capacity (persons)
pool	Yes	
outdoor play area	No	
outdoor sitting area	Yes	
gym	Yes	
commuity rooms / lounges	Yes	
other	See Level 6	

Will the proposed development provide publicly accessible open space?	
size (sf)	7,130+/- SF
hours	TBD
programming	TBD
landscaping	See landscape plan
seating	See Site Plan

Describe the parks and recreational facilities mitigation measures!

Provide a parks and recreational facilities map

9. Environmentally Sensitive Areas

Is the project site fully or partially located in the coastal management area?	Y
Is the project site fully or partially located in a flood plain?	Y
Is the project site fully or partially located in a flood way?	N
Are there wetlands on site?	N
Are there steep slopes on site?	N
Are there any known endangered species on site?	N
Is there more than 1 acre of undisturbed natural habitat or agricultural area on site?	N

What is the impervious area on the site?			
current sf	current %	proposed sf	proposed %
97,052	100.00	86,815	89.45%

Describe the storm water management practices used on site

Would the site meet the requirements of MS4?

Is the site a brownfield or suspected brownfield site?	Y
Has the site been tested?	Y
Is there a mitigation plan for the site?	Y
What are the historic uses of the site?	retail/office

attach report

Describe the measures to protect natural resources on site!

Provide a natural resources map!

10. Historic Resources

Is the site located in a historic district?	N
Name of the Historic District	N/A
Are there any structures on site that are registered as historically significant or that are contributing sites to a Historic District?	N
Please provide a description of these structures (type, age, location on site)	N/A
Are there any structures on site that are more than 50 years old?	N
Please provide a description of these structures (type, age, location on site)	N/A
Are any historic structures proposed to be altered or demolished as part of this proposal?	N
Has this proposal been reviewed by HPAC?	N

Describe the mitigation measures with regard to historic resources!

N/A

11. Quality of Life

For Residential Projects

Are there any outdoor recreational facilities proposed?	Yes
What kind?	pool
Hours of operation?	TBD
How are the facilities supervised and noise and other codes enforced?	TBD
Is the site located within 1000 feet of I-95, the Merritt Parkway or an active rail line?	Yes
If yes, what are the mitigation measures to reduce noise impacts?	N/A
Describe mitigation measures!	

For Commercial Projects

What is the type of business?	retail
What are the business hours / hours of operation?	TBD
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)	TBD
How many employees are expected to be on site during peak periods?	TBD
How many customers are expected during peak periods (per hour)	TBD
When is the peak period	TBD
Is any of the business located outside?	Yes
Describe mitigation measures!	N/A

For Manufacturing Projects

What is the type of business?	N/A
What are the business hours / hours of operation?	N/A
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)	N/A
How much truck traffic is associated to and from the site?	N/A
How many employees are expected to be on site during peak periods?	N/A
Is any of the operations located outside?	N/A
Describe the outside operations	N/A
Will materials and supplies stored outside?	N/A
Is heavy equipment used?	N/A
Does the site produce dust?	N/A
Does the site produce odor?	N/A
Does the site produce vibration?	N/A
Are hazardous materials stored onsite, used or produced?	N/A
Describe the hazardous materials, quantities, and how they are safeguarded.	N/A
Describe mitigation measures!	N/A

How is it controlled?	N/A
How is it controlled?	N/A
How is it controlled?	N/A

12. Development Benefits

Expected Recurring Revenue for the City per year

Property Tax	\$2,195,000
Business Tax	N/A
Other Fees/Taxes	\$84,670
Total	

Sewer Connection Fee Payable for 15 years - \$1,270,049 Total

Expected one-time payments to the City

Does the project provide publicly accessible open space

How large is the proposed publicly accessible open space

Describe design and programming of the proposed publicly accessible open space

Describe any additional public benefits of the project, e.g., related to housing affordability, sustainability, community facilities, brownfield clean-up, etc.

13. Conveniences

residential projects only

Describe the conveniences in the area surrounding the project site

Type	Name	location	less than a mile?	distance ±	bike / ped accessible?
supermarket	CVS	Canal Street	Yes	Steps	Yes
dry cleaner	Go Green	Canal Street	Yes	0.3	Yes
medical office	Stamford Community Health Center	805 Atlantic	No	0.6	Yes
dental office	Stamford Community Health Center	805 Atlantic	No	0.6	Yes
restaurant	Many	Yale & Towne/Pacific St	Yes	0.3	Yes
convenience store	Tres Hermanos	Pacific Street	Yes	0.5	Yes
drug store	CVS	Canal Street	Yes	Steps	Yes
local park	Commons	Harbor Point	No	0.8	Yes
regional park	Mill River	Washington Blvd	No	1.1	Yes
beach	West Beach	Shippan	No	1.4	Yes
library	Yes	Woodland Ave	Yes	0.4	Yes
day care	Yes	Woodland Ave	Yes	0.4	Yes
elementary school	Springdale	Hope Street	No	4.3	No
middle school	Dolan	Toms Road	No	2.6	No
high school	Stamford High	Strawberry Hill	No	1.1	No
gym	F45	Towne Street	Yes	0.3	Yes

Are conveniences proposed on site?
Are they open to the public?

Yes
No

Please describe

See application materials

14. Urban Design

Describe the Land use on neighboring parcels | Surrounded by retail, residential, and industrial uses.

Describe the Design of neighboring buildings (Height, Material, style, age, condition) | Various residential and commercial structures.

for buildings six stories and higher, please provide an illustrative massing |

Provided

Please provide a streetscape elevation for all frontages facing public streets |

Provided

For building six stories and taller, please provide a shadow study! |

Upon Request
