

April 22, 2022

VIA E-MAIL

Ms. Vineeta Mathur
Principal Planner
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Re: Supplemental Materials

Appl. #222-04

**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 Ms. Mathur:

As you know, our firm represents the Applicants in connection with the above referenced matter. Further to our discussion on April 19, 2022, enclosed please find the following supplemental materials:

- Updated Architectural Elevation Drawings prepared by HLW last revised through April 22, 2022, and titled:
 - 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

Changes include the elimination to the reference of alternate brick finishes, inclusion of the material table on each sheet and correction of a typographical error in the stucco code. Updates are bubbled for your easy reference.

- Special Permit Exhibit prepared by HLW last revised through April 22, 2022, depicted on A-101, Level 1 -Floor Plan;
- Updated Open Space & Public Access Exhibit prepared by Redniss & Mead and dated April 22, 2022

Please note there was a discrepancy in the square footage previously provided for public amenity space likely resulting from a misunderstanding of what portion of the sidewalks should be included. The square footage depicted on the exhibit, 8,551± SF, conforms to the requirement and amounts to approximately 8.8% of the site, exceeding the 5% required in the R-HD zone.

Lastly, you asked me to confirm the commercial FAR for the project, given the 0.75 FAR limitation for neighborhood commercial. The proposed retail space is 6,794± SF and the lot is 97,052± SF. Thus, the proposed commercial FAR is 0.07.

Please let me know if you have any questions or require additional materials. We look forward to presenting our Application to the Zoning Board on Monday, April 25th. Thank you for your time and attention regarding this matter.

Sincerely,

Lisa Feinberg

Lisa L. Feinberg

Enclosures

cc: Ralph Blessing
Development Team