

March 31, 2022

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)
Text Change, GDP, and Special Permit Applications

Dear Mr. Blessing and Board Members,

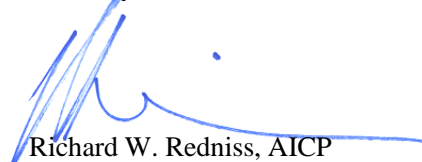
As discussed, on behalf of Housing Authority City of Stamford (Charter Oak Communities), enclosed please find applications and supportive materials for a Text Change, GDP, and Special Permit to facilitate the full redevelopment of Oak Park. Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

1. A check in the amount of \$5,440 for:
 - Text Fee: \$1,060
 - GDP Fee: \$3,380
 - Public Hearing Fee: \$1,000
2. Text Change Application;
3. GDP Application;
4. Special Permit Application;
5. Project Narrative;
6. Text Change;
7. Drawing List;
8. General Property Description;
9. Zoning Data Chart;
10. Aerial Exhibit;
11. Property and Topographic Survey;
12. Architectural Plans;
13. GDP;
14. Engineering Letter;
15. Letter of Authorization;

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this opportunity.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team

March 31, 2022

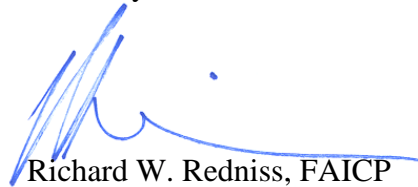
City of Stamford Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)*
Text Change, GDP, and Special Permit Applications

Dear Mr. Blessing,

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting on the Text Change, GDP, and Special Permit Applications. Please let us know if you have any questions or would like additional information.

Sincerely,



Richard W. Redniss, FAICP

Enclosures

CC: V. Mathur, Associate Planner



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

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 Public Hearing advertisements are payable by the Applicant and performance of mailing of required 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

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): HOUSING AUTHORITY CITY OF STAMFORD

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

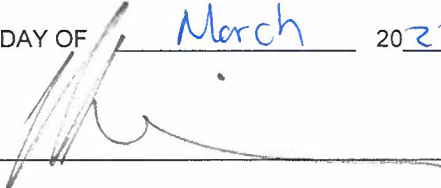
IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Ursula Place (003-8620)

PROPOSED TEXT CHANGE: Please see attached Text Change

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).

DATED AT STAMFORD, CONNECTICUT, THIS 30 DAY OF March 2022

SIGNED: 

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
 COUNTY OF FAIRFIELD ss STAMFORD March 30 2022

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026


 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward thirteen (13) copies and one (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 Public Hearing 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)

(GENERAL DEVELOPMENT PLAN)

Fee Schedule

General Development Plan – Sites 20,000 sq. ft. or less parcel area.	\$460.00
General Development Plan – Sites more than 20,000 sq. ft. or parcel area.	\$460 + \$20 per 1,000 sq. ft. in excess of 20,000 sq. ft.

APPLICANT NAME (S): HOUSING AUTHORITY CITY OF STAMFORD

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)

ADDRESS OF SUBJECT PROPERTY: 0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)

PRESENT ZONING DISTRICT: R-5

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED USE: Please see attached Project Narrative

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

Please see attached General Property Description

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

NAME & ADDRESS

LOCATION

Housing Authority City of Stamford
 22 Clinton Ave
 Stamford, CT 06901-0000

0 Ursula Place (002-5974) & 0 Ursula Place (003-8620) Stamford,
 CT 06905

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? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 30 DAY OF March 2022

SIGNED: _____

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 March 30 2022
 COUNTY OF FAIRFIELD

Personally appeared Richard W. Rahiss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____



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): HOUSING AUTHORITY CITY OF STAMFORD

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)

ADDRESS OF SUBJECT PROPERTY: 0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)

PRESENT ZONING DISTRICT: R-5

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Please see attached General Property Description

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Housing Authority City of Stamford 22 Clinton Ave Stamford, CT 06901-0000	0 Ursula Place (002-5974) & 0 Ursula Place (003-8620) Stamford, CT 06905

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).

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DATED AT STAMFORD, CONNECTICUT, THIS 30 DAY OF March 2022

SIGNED: [Signature]

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STATE OF CONNECTICUT
ss STAMFORD March 30 2022
COUNTY OF FAIRFIELD

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

[Signature]
Notary Public - ~~Commissioner of the Superior Court~~

FOR OFFICE USE ONLY

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

By: _____

Revised 09/02/2020

**Project Narrative
Oak Park
Special Permit & General Development Plan Applications
March 31, 2022**

1. Introduction/Background

The Stamford Housing Authority (owner/applicant), d/b/a Charter Oak Communities (COC), is planning to redevelop the existing property known as Oak Park in the Cove neighborhood of Stamford.

The site, including the Ursula Park Townhomes also owned and operated by COC consists of 14.6 total acres separated by Ursula Place. The Site is in Master Plan Category 3 (Residential – Low Density Multifamily) and the R-5 (Multiple Family Medium Density Design) Zoning District.

Oak Park maintains 166 apartments in 27 separate buildings, originally constructed between 1947 and 1950. The property receives no operating subsidy; so all expenses are funded by rental payments. While rents do cover basic operating expenses, they do not address structural and building system issues that affect 75-year-old wood frame buildings. The proposed plan will completely rebuild the residential community in a phased redevelopment that will not only replace the deteriorating and obsolete buildings, but also relocate units within portions of the site that experience flooding.

The Ursula Park Townhomes include an additional 32 apartments constructed in the 1980s. Those units are not being replaced at this time. The property is included in the overall redevelopment and zoning calculations as some of the proposed parking spaces will span both properties.

The proposed redevelopment will completely revitalize this residential community with new, larger and more attractive apartments, including modern features and lower utility costs. The redevelopment will also improve onsite parking ratios (which are currently nonconforming), streetscapes and usable open space. The new development will maintain the same unit count and general bedroom mix with an increase in 3-BR units.

To facilitate the redevelopment, a Special Permit and General Development Plan application has been submitted. A companion Text Change application has also been submitted to amend (former) Section 7-R of the Zoning Regulations to provide separate parking standards for 100% affordable developments and appropriate flexibility with eligible lot/parcel configuration.

2. Surrounding Area

The surrounding area consists of Master Plan Category 3 (Residential – Low Density Multifamily) to the south, west and north; Category 2 (Residential – Low Density Single-Family) to the northeast and Category 8 (Mixed Use Campus) to the east. Following a similar pattern are the R-5 (Multiple Family Medium Density Design), R-7.5 (One Family residence) and M-D (Designed Industrial) zoning districts.

The Property is located less than ½ mile from Route-1 and I-95 and directly adjacent to the Chelsea Piers sports and fitness complex. The site is well served by local bus routes and connections to the surrounding community. Nearby Cove Road provides a variety of neighborhood retail and service uses.

3. Project Area/Development Site

The site is 14.6 acres in total, comprised of several land areas separated by Ursula Place. Parcels “B” and “C” on the enclosed maps have multiple frontages on both Ursula Place and Dale Street. Parcels “A” and “D” are contiguous to one another, bordered by Ursula Place, Cove Road and the NBC/Chelsea Piers complex.

Oak Park was originally constructed around 1950 through a State assisted housing program. The existing site includes 166 apartments within Oak Park and another 32 on the adjacent Ursula Park Townhomes property that were construction in the 1980s. The Oak Park apartments are comprised of 13 one-bedroom, 135 two-bedroom, 15 three-bedroom and 3 five-bedroom units. All buildings are two stories with most of them including 6 connected units.

The Oak Park site is broken up into 3 land areas separated by the Ursula Place right-of-way, all of which remain on a single tax card. One land area, referred to as Parcel “C” on enclosed mapping, is fully surrounded by public streets- Ursula Place and Dale Street. This portion of the site, as well as southern portions of Parcel “B”, experienced significant flooding during recent storm events due to downstream capacity limitations of the City’s drainage system. The existing site has very little drainage mitigation with most of the runoff flowing directly into the City storm system.

The Oak Park site is substantially under-parked by today’s standards, with only 109 onsite spaces serving 166 apartments (0.65 spaces per unit), but is well served by on-street parking. Ursula Place and Dale Street include approximately 145 parallel spaces along the site frontages. The 95± Ursula Place spaces are bordered on both sides by the property and used almost exclusively by Oak Park residents and visitors.

4. Proposed Development

The proposed redevelopment will not only revitalize the residential community with brand new buildings, but the reconfigured site will improve several existing issues- primarily parking and drainage/flooding impacts.

A. Proposed Unit Mix

The 166 Oak Park apartments will be comprised of 16 one-bedroom, 114 two-bedroom, and 36 three-bedroom units. The new units will be more spacious than existing with 2- and 3-bedroom units averaging approximately 1,100 sf and 1,300 sf respectively. Most units will be comprised of townhouse style apartments in clusters ranging from 3 to 7 units. A larger 3-story multi-family apartment building will sit along the Cove Road frontage. This building will contain approximately 26 of the apartments as well as administrative offices and a Community room. Final unit mix and sizes will be further refined as part of the Final Site & Architectural Plan approval.

Ursula Park Townhomes includes an additional 26 two-bedroom, and 6 three-bedroom apartments that will remain in place.

B. Affordability

Oak Park was developed under the State Moderate Rental (SMR) program. The maximum income

limit is 80% AMI. Rents are set annually based on a proposed operating budget submitted by COC and approved by CHFA. Residents pay the base rent or 30% of their income, whichever is greater. Only a minority of resident pay in excess of base rents, indicating that most residents are in the described income range.

Under the proposed financing, the maximum income would be 60% of AMI, a reduction from the current cap. All resident of Oak Park at the time the redevelopment begins will continue to have their rent calculated in the current manner, meaning no existing residents will experience a rent increase as a result of the redevelopment. Because residents now pay utility costs, actual net costs should be reduced once the poorly insulated buildings and obsolete mechanical systems are replaced by new energy efficient buildings with Energy Star appliances.

Oak Park has received Fee-in-Lieu (FIL) funding totaling \$2.95m which carries an obligation for the redevelopment to include 9 two-bedroom and 10 three-bedroom units at or below 25% AMI. It is anticipated that additional FIL or AHTF funds will be needed to complete all phases of the redevelopment.

C. Access and Parking

The site will maintain multiple access drives from Ursula Place and Dale Street in order to provide access to conveniently located parking throughout the sprawling site, with an overall reduction in curb cuts (from 12 to 9). Onsite parking will be increased by approximately 40 spaces including the addition of ADA compliant spaces for which the site is currently deficient. To the extent possible given site constraints (like steep grading and exposed ledge) parking areas are situated around the site in locations that are convenient to nearby units.

Onsite parking will continue to be supplemented by parallel spaces along the site frontages. Ursula place includes approximately 97 street spaces that are used almost exclusively by Oak Park residents (as the spaces are not convenient to the surrounding neighborhood. An additional 48± spaces are located along the site's Dale Street frontage.

D. Site Layout and Landscaping

In total, approximately 2/3 of the site will be maintained as "green" and/or open space and walking paths. Specific programming for open spaces, planting and lighting plans will be developed as part of a Final Site & Architectural Plan application. Building footprints, parking, and drives are minimized to the extent possible so as to limit the increase in impervious surfaces. Even with 40± additional parking spaces and larger unit sizes, the increase in impervious coverage is only ¼ acre (less than 2% of the site). Proposed drainage mitigation, to include both water quality and run-off reduction best management practices compliant with the Stamford Drainage Manual. This is likely to include a combination of surface detention, permeable pavement, and subsurface infiltration to ensure no increase in peak flows.

E. Construction Timing

Pending approval of the submitted applications, an application for Final Site & Architectural Plans will follow, with the goal to have Construction Documents in time for funding applications by the end of 2022.

Construction will be carried out in three phases, similar to the recent revitalization of Lawnhill Terrace. Oak Park residents will experience no permanent displacement. There will be temporary consolidation within the vacant apartments in Oak Park to prepare the first phase area for construction. Leasing of vacant units has been halted to allow naturally occurring vacancies to accumulate. Enough vacancies should be available by the planned start date of late 2023 so no residents will be displaced. Eligible Oak Park residents will have priority to return to new units upon completion of each phase.

F. Conformity with Stamford Zoning Regulations and Master Plan

Master Plan

Category 3 (Residential – Low Density Multifamily) is “intended to allow the amenities of multifamily living in a single-family neighborhood setting”. The existing/proposed density is well below the permitted 25 units per acre for affordable housing. Other Master Plan policy goals realized through this redevelopment include:

- **3C.3:** Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford
- **Policy C1:** Preserve and enhance neighborhood character and quality-of-life
- **Policy C3:** Preserve and enhance parks, open space and the natural environment
- **6A.1:** Balance new development with preservation of existing residential communities
- **6B:** Preserve Existing and Create New Affordable Housing
- **6B.1:** Continue one-for-one replacement policy for assisted housing
- **6B.2:** Maintain inventory of other publicly assisted affordable units
- **6B.3:** Encourage rehabilitation and sound management of small multifamily buildings
- **6C.2** Promote development of a variety of housing types

Zoning Regulations

Section 7-R of the Regulations has been the zoning vehicle that enabled several COC revitalization efforts for mixed income housing (i.e. at least 50% Below Market Rate). The proposed changes to the section enable more flexible site configurations and address the parking for redevelopments that are 100% Below Market Rate. The proposed development meets all other requirements and standards of the R-5 Zone and Section 7-R.

5. Action Items

To facilitate the development, the Applicant has filed applications for a Text Change, Special Permit (described more specifically below) and General Development Plan. In addition, the Applicant is seeking approval of the following specific requests:

- A. Text Change to amend portions of Appendix B, Footnote 6 (formerly Section 7-R). If the recent Zoning Board approval (222-01) is not approved/effective at the time of approval, the proposed changes will be located in Section 7-R of the Zoning Regulations.
- B. By Special Permit of the Zoning Board, pursuant to Appendix B, Footnote 6 (formerly Section 7-R) Applicant requests the special standards, permitted uses, and review procedures stated therein.

- C. Pursuant to subparagraph 9 of Footnote 6 (formerly Section 7.R.9), Applicant requests approval of a General Development Plan, including proposed density, unit mix, building height, building coverage, building setbacks/locations, usable open space, parking, and affordability levels.
- D. Administrative approval pursuant to Section 12.K.5 to maintain existing sidewalk configurations along site frontages. Existing sidewalks will be replaced in kind, as necessary.

6. Conclusion

The proposed redevelopment will be another exciting revitalization by Charter Oak Communities, who have already established a long and successful track record with properties on both the east and west side neighborhoods of Stamford. The proposed plan advances several important goals of the Master Plan by enhancing affordable housing and quality of life in Stamford while having almost no increased development intensity. The revitalized Oak Park will serve as an enormous benefit, not just to current and future residents of the site, but to the entire Cove neighborhood.

7. Statement of Findings

I. The above referenced specific Special Permit requests are integral to the development project as a whole. Thus, for purposes of demonstrating compliance with the standards and conditions below, the entire development proposal is considered. The Applicant submits that all applicable criteria contained in Stamford Zoning Regulations Section 19.C.2 are met for the following specific reasons:

- 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 proposed development is appropriately located within an existing residential community. The proposed size, scale, and location of the new homes, parking and access drives are appropriate for the neighborhood and thoughtfully positioned.

- 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.*

Category 3 (Residential – Low Density Multifamily) is “intended to allow the amenities of multifamily living in a single-family neighborhood setting”. The existing/proposed density is well below the permitted 25 units per acre for affordable housing. No additional density beyond existing conditions is being sought.

- 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.

With no additional density being proposed, there is no expected increase in traffic. Available onsite parking is being improved by up to 40 additional spaces.

- 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 surrounding area includes a variety of residential, retail, and large-scale office/studio and recreational uses. The proposed redevelopment merely replaces existing older housing product with new homes and will only enhance future development potential for the surrounding areas.

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

The site lies within Category 3 (Residential – Low Density Multifamily) and meets the goals of the Master Plan, as previously stated in section F above.

Proposed Text Change

Appendix B, Footnote 6

[[NOTE: If Text Change 222-01 is not approved/effective, the below language and proposed changes will be located in Section 7-R of the Zoning Regulations]]

6. Property within the RM-1, R-5 and/or R-MF districts to be developed, redeveloped or rehabilitated, in whole or in part, with the use of mortgage assistance or financing, insured, procured or guaranteed through local, state, or federal housing assistance programs may utilize the following special standards, *Permitted Uses* and review procedures, subject to issuance of a *Special Permit* from the Zoning Board: (207-65)
1. The minimum land area is three (3) acres and may include land areas of at least one (1) acre in common ownership separated by a right-of-way. Proposed *Lots* where home ownership is available shall not be less than 2,000 square feet. Residential density shall be governed by the standards of the RM-1, R-5 and/or R-MF Districts, including applicable Below Market Rate and bonus density requirements, provided that bonus density may be increased to 15, 25, and 44 dwelling units per acre in RM-1, R-5 and R-MF zones respectively; (206-38, 207- 44; 207-65)
 2. The developer shall enter into one or more regulatory agreements with the Housing Authority of the City of Stamford (i.e. Charter Oak Communities), pursuant to which approximately one half of the dwelling units will be made available to households which meet federal public housing or state assisted housing income eligibility requirements for the term required by the HOPE VI or similar program; (207-44)
 3. Authorized *Special Permit* uses shall include all uses permitted by right in the R-5, C-N and R-MF districts and Community Center, Health Club, Sales/Leasing offices, Day Care, Health Clinic, Police substation, School, Dental Clinic and other appropriate accessory recreational and support facilities; (206-38)
 4. Required parking shall be determined based on the number of residential dwelling units at a rate of not less than 1.25 *Parking Spaces* per unit. The location, setbacks and screening of *Parking Spaces* shall be subject to Zoning Board approval and may include tandem spaces. Additional parking for non-residential uses shall be determined by the Zoning Board. Driveways may be no less than twenty (20) feet wide; Where existing housing is being replaced and/or redeveloped and 100% of dwelling units are provided as Below Market Rate, parking may be provided at a rate of not less than one (1) space per dwelling unit. Where the Zoning Board makes a finding that parking is being significantly improved over existing conditions and where the applicant owns property on both sides of the street, on-street parking may be permitted to account for up to 20% of the required parking. The requirements of Section 12.L shall not apply, although the inclusion of equipment and/or infrastructure to serve proposed or future electric vehicle charging is encouraged.
 5. *Usable Open Space* shall be provided on site, provided that the amount, design, location, and dimensions of open space shall be subject to determination by the Zoning Board; (206- 38; 207-65)

6. Total *Building Coverage* shall not exceed thirty-five percent (35%) and may exclude the area of one-*Story* parking *Structures* provided that the height of such *Structures* is not more than five (5') above the grade of the *Street* from which the *Structure* is accessed; (206-38,214-19)
7. *Building Height* shall be limited to three (3) *Stories* and thirty-five (35) feet in the RM-1 district and shall be limited to four (4) *Stories* and forty-five (45) feet in the R-5 and R-MF districts, provided that the Zoning Board may authorize increased *Building Height* in the R-MF district not to exceed five (5) *Stories* and sixty-five (65) feet where sites abut zoning districts that allow five (5) or more *Stories* in height. *Building Height* within seventy-five (75) feet of a more restrictive residential district (external to the project area) shall be limited to three (3) *Stories* and thirty-five feet. Pursuant to Definition 16-a, height may be measured from the established grade of the curb of the primary street frontage. (214-19)
8. All *Buildings* shall provide a *Front Yard* setback of not less than ten feet (10') excluding covered porch and steps, except that a *Front Yard* setback of not less than five (5) feet may be allowed where the Zoning Board makes a finding that the proposed plan (i) is consistent with the *Master Plan*; (ii) encourages retail-type uses at the ground floor; and (iii) will not interfere with the potential for street widening or street parking where needed. There shall be no minimum side or *Rear Yard* requirements provided there is an appropriate relationship of yards and separation of *Structures* on the site to each other and to existing off site *Structures* with the objective of assuring adequate light, open space, screening, landscape, safety, privacy, and overall urban design considerations. The requirements of, Section 7.K of these Regulations shall not apply;
9. Applications for *Special Permits* shall follow the procedures outlined in Section 9.C.6. The Zoning Board shall authorize in the approval of General Plans the number of years from the date of final plan approval within which **all** phases of *Development* shall be completed. General Plans may anticipate the relocation, abandonment or establishment of public and private rights-of-way, and may authorize an expansion or alteration of the original public housing land area, at the discretion of the Zoning Board. (98-019)
10. Subsequent to approval of Final Site Plan, the Zoning Board, where required for reasons shown for financing, operating or conveyance purposes, may allow internal property lines to be established, **or existing property lines to remain,** that create *Lots* that individually ~~[exceed the]~~ **may not conform to internal Building or parking setbacks,** residential density and **or Building Coverage standards,** provided that all conditions applicable to all *Lots* are filed on the Stamford Land Records. (208-45)

Drawing List
Text Change, GDP, & Special Permit applications
0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)
March 31, 2022

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>Civil</u>			
PSTS	Property and Topographic Survey	Redniss & Mead	3/2/2022
ESP	Existing Site Plan	Redniss & Mead	3/29/2022
GDP	General Development Plan	Redniss & Mead	3/29/2022
<u>Architectural</u>			
	Cover Page	Ken Boroson Architects	3/23/2022
2	Illustrative Site Plan	Ken Boroson Architects	3/23/2022
4	Townhouse Elevations	Ken Boroson Architects	3/23/2022
5	Townhouse Elevations	Ken Boroson Architects	3/23/2022
8	Apartment Building Elevations	Ken Boroson Architects	3/23/2022
10	View of Apartment Building	Ken Boroson Architects	3/23/2022
11	View of Apartment Building	Ken Boroson Architects	3/23/2022
11	View of Apartment Building	Ken Boroson Architects	3/23/2022
13	Apartment Building Ground Floor Plan	Ken Boroson Architects	3/23/2022
14	Apartment Building Typical Floor Plan	Ken Boroson Architects	3/23/2022
	Proposed Phasing Plan Illustrative Site Plan	Ken Boroson Architects	3/23/2022

March 30, 2022

**General Property Description
GDP & Special Permit Applications
0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)**

Block #: 132
Area: 14.6± Acres (Area does not include Dale Street and Ursula Place Rights of ways)

All that parcel of land referred to as 0 Ursula Place (002-5974) and 0 Ursula Place (003-8620) and commonly known as Oak Park, located in the City of Stamford and is generally bounded by the following:

Beginning at the intersection of the southerly side of 33-37 Orange Street and the northeasterly corner of 76 Frank Street, running in the following directions:

Northerly: 437' ± by land n/f of Cove East (Condominiums), Andreas & Georgia Vlogiannitis, Mario A. Tamborino, through Ursula Place, and the southerly side of Orange Street, each in part;

Easterly: 1,763 ± by land n/f of Robelin & Adeline Juleau, Esteban A. Rubiela Huevo, and Stamford Exit 9 III LLC, each in part;

Southerly: 327' ± by said land n/f Housing Authority of the City of Stamford and the northerly side of Cove Road, each in part;

Westerly: 1,916' ± by land n/f of Nick Deligiannidis, Juan M. Esquibel, the easterly side of Dale Street, terminous of Frank Street, and Manuel R. Suasnavas each in part to the point of beginning.

Oak Park (Ursula Place) - General Development Plan
Zoning Data Chart - R-5 Zone*

Standard	Req/Allowed	Proposed GDP	Notes
Min. Lot Area	3ac	14.6 ac (637,052)	Complies. Includes land areas separated by Ursula Place.
Max. Building Stories	4	3	Complies. All buildings to be 2 and 3 stories
Max. Building Height	45'	TBD	Complies. Exact heights will be determined at Final Site Plan, but will not exceed permitted heights.
Max. Building Coverage	35%	17%±	Complies.
Max. Dwelling Units	365 (25 DU/Acre)	198	Complies. 166 units to be replaced. 32 units to remain. No additional density is proposed.
Min. BMR	50%	100%	Complies. All units will be at or below 60% AMI
Min. Usable Open Space	ZB	TBD	Complies. The site includes nearly 10 acres of open space. The amount to be "usable" will far exceed typical requirements.
Min. Front Setback	10'	13'	Complies.
Min. Side Setback	n/a	23'	No minimum standard
Min. Rear Setback	n/a	n/a	No minimum standard. No rear yard - corner lots.
Min. Parking (ratio)	Onsite: 169 (0.85) Street Spaces: 29 (0.15) Total: 198 (1.00)	Onsite: 190± (0.96) Street Spaces: 90+ (0.45) Total: 280+ (1.41)	Complies. Pursuant to pending Text Change, 1.0 space per unit required. Up to 15% of required parking may be satisfied by street parking where applicant owns property on both sides of the street. Available parking on Dale Street is depicted on plans but not included in "Street Spaces".

Footnotes:

*Pursuant to Appendix B, Footnote 6 (formerly Section 7-R) of the Zoning Regulations



AERIAL EXHIBIT
0 URSULA PLACE (OAK PARK)
STAMFORD, CT

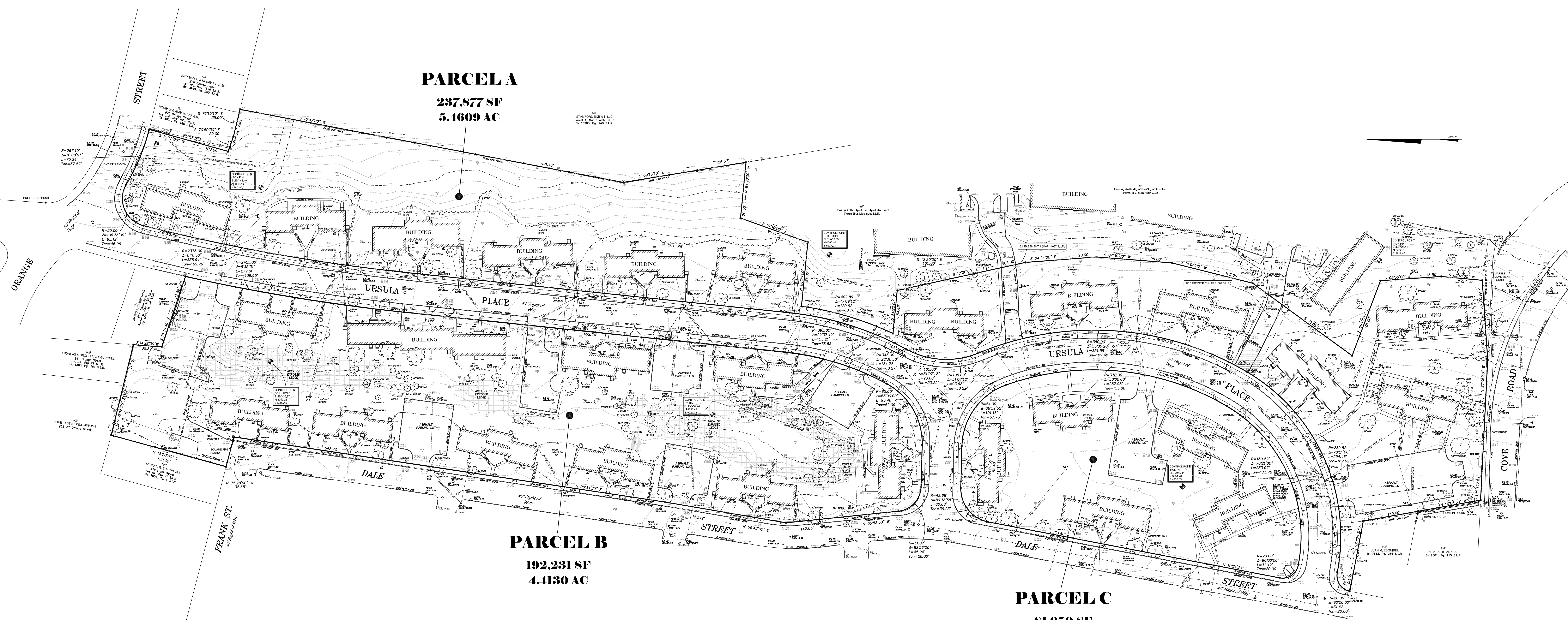
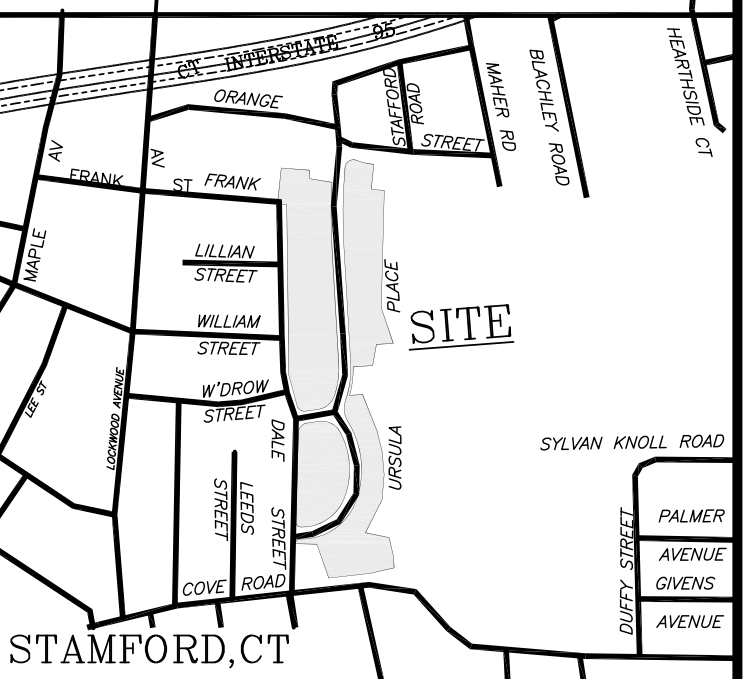


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& MEAD**

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PERMITTING

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

COMM. NO.:	DATE:
7338	3/15/2022
SCALE:	1"=150'



PARCELA

**237,877 SF
5.4609 AC**

PARCEL B

**192,231 SF
4.4130 AC**

PARCEL C

**81,950 SF
1.8813 AC**

Notes:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey of the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Area of Surveyed Parcels:
Parcel A: 237,877 Sq. Ft. (5.4609 Acres)
Parcel B: 192,231 Sq. Ft. (4.4130 Acres)
Parcel C: 81,950 Sq. Ft. (1.8813 Acres)
- Reference is hereby made to deed of record found in Vol. 919, Pg. 238 of the Stamford Land Records. (S.L.R.)
- Reference is made to Map No. 11087, and to Maps No. 1435, 1576, 1981, 2563, 5666, 5939, 7124, 7132, 8166, 8879, and 11497 of the S.L.R.
- Reference is made to instruments of record as labeled hereon.
- Reference is made to FEMA Flood Insurance Rate Map No. 09001C0517G, effective date July 8, 2013. Subject parcel does not lie within a Special Flood Hazard Area.
- Wetlands, if any, have not been depicted hereon.
- Elevations depicted hereon are based on (***** datum).
- Owners of Record:

PROPERTY & TOPOGRAPHIC SURVEY

DEPICTING
OAK PARK
STAMFORD, CT
PREPARED FOR
CLIENT

Scale: 0 50 100
1"=50'

Drawn By: TRM Checked By: Date: 03/02/2022

To my knowledge and belief this map is substantially correct as noted hereon

LAWRENCE W. POISSON, JR., CT. L.S. #18130

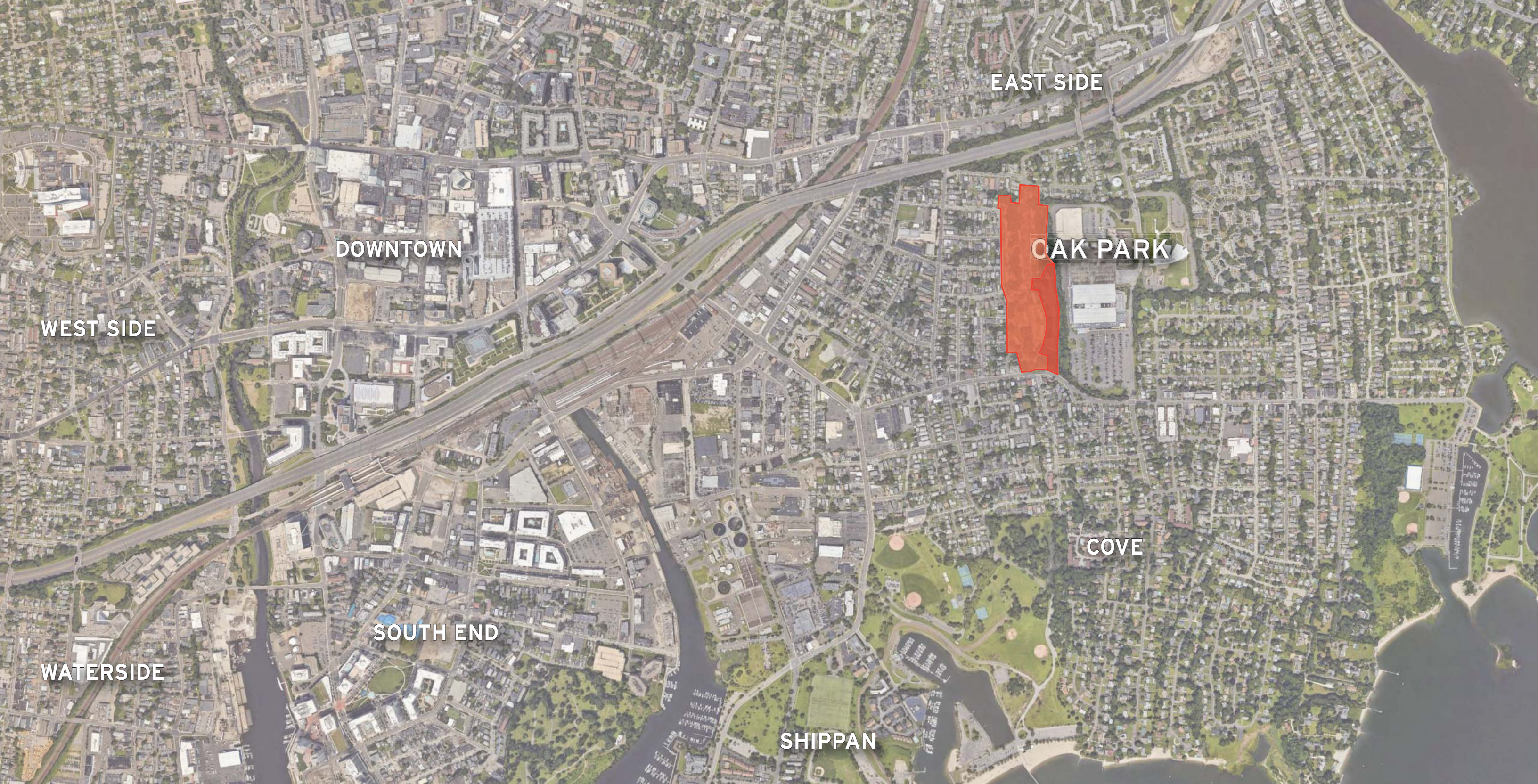
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alteration renders any indication herein null & void.

Sheet No:
PSTS
Comm. No.: 7338

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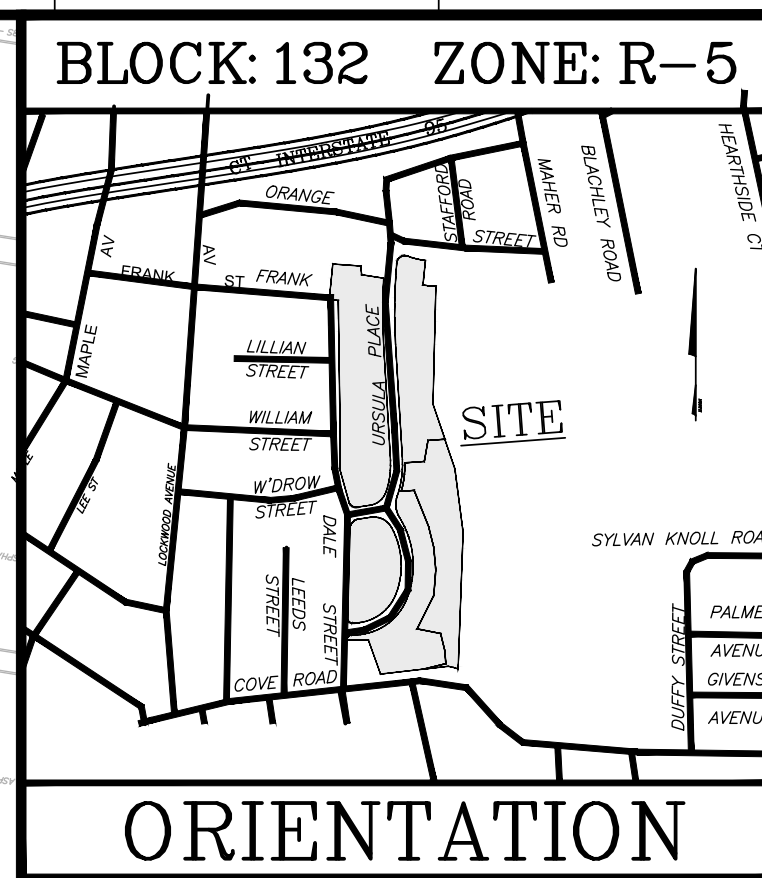


**TORTI
GALLAS +
PARTNERS**

KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

March 23, 2022

CHARTER OAK COMMUNITIES OAK PARK - STAMFORD, CT



GENERAL DEVELOPMENT PLAN NOTES

- This drawing is intended only to depict the existing conditions at the Oak Park Housing Community.
- All survey data, boundary lines, and building locations depicted for parcels A through C are from a survey prepared by Redniss & Mead entitled "Property & Topographic Survey" dated 03/02/2022. The information depicted on parcel D is partially supplemented with City of Stamford G.I.S. data.
- Wetlands, if any, have not been depicted hereon.
- Property lies in a R-5 zone.
- Reference is made to FEMA Flood Insurance Map No. 09001C0517G, effective date July 8, 2013. Subject parcel does not lie with a Special Flood Hazard Area.
- The property is currently served by public waters and sewers.
- The existing property contains 160 off-street parking spaces & 147 on-street parking spaces. On-street parking count assumes a 22ft long parallel space, no parking within 25ft of a stop sign or major intersection and no parking within 10ft of a fire hydrant. On-street parking only counted for portion(s) of the right-of-way adjacent to the subject property.

No.	Date	Revision
1	03/29/22	ORIGINAL ISSUE DATE

**EXISTING SITE PLAN
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES**

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
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SCALE: 0 60 120
1"=60'

DRAWN BY: AJP CHECKED BY: AMK

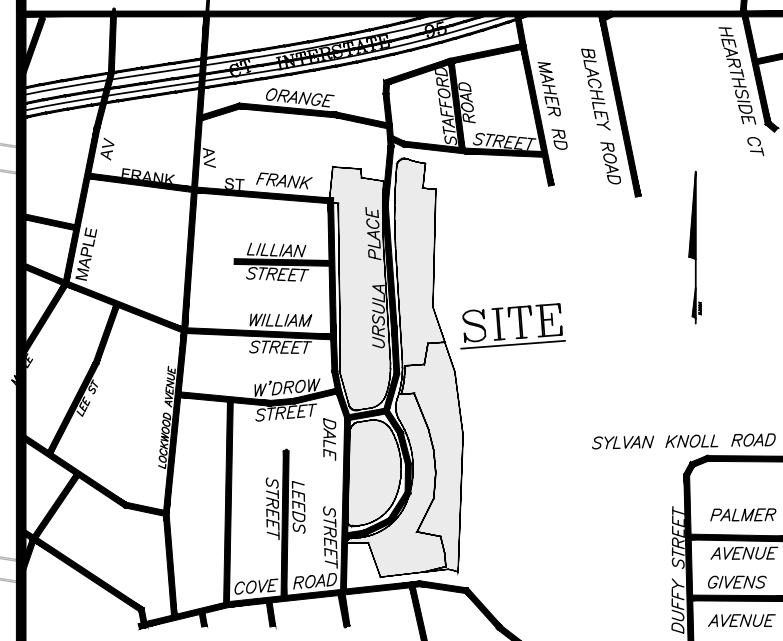
Andrew M. Kuzmich
ANDREW M. KUZMICH, CT, P.E. 31389
March 29, 2022
DATE

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SHEET No: **ESP**

Comm. No.: 7338

3/29/2022 4:24 PM:U:\Redniss\270007338\dwg\7338 Master - Site Plan.dwg



ORIENTATION



GENERAL DEVELOPMENT PLAN NOTES

1. This drawing is intended only to depict the General Development Plan for the Oak Park Housing Community redevelopment project Zoning Board submission.
2. All survey data, boundary lines, and building locations depicted for parcels A through C are from a survey prepared by Redniss & Mead entitled "Property & Topographic Survey" dated 03/02/2022. The information depicted on parcel D is partially supplemented with City of Stamford G.I.S. data.
3. Wetlands, if any, have not been depicted hereon.
4. Refer to design documents prepared by Ken Boroson Architects & Torti Gallas+Partners for information and design of the proposed buildings. This drawing depicts information corresponding to the latest design information received on 03/23/2022.
5. Property lies in a R-5 zone.
6. Reference is made to FEMA Flood Insurance Map No. 09001C0517G, effective date July 8, 2013. Subject parcel does not lie with a Special Flood Hazard Area.
7. The property shall be served by public waters and sewers.
8. No EPB regulated activities are proposed as part of this project.
9. This plan depicts 191 off-street parking spaces & 145 on-street parking spaces. On-street parking count assumes a 22ft long parallel space, no parking within 25ft of a stop sign or major intersection and no parking within 10ft of a fire hydrant. On-street parking only counted for portion(s) of the right-of-way adjacent to the proposed development.

No.	Date	Revision
1	03/29/2022	ORIGINAL ISSUE DATE

**GENERAL DEVELOPMENT PLAN
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES**

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Tel: 203.327.0500 | Fax: 203.357.1118
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SCALE: 0 60 120
1"=60'

DRAWN BY: AJP CHECKED BY: AMK

Andrew M. Kuzmich
ANDREW M. KUZMICH CT. P.E. 31389
March 29, 2022
DATE

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SHEET No:
GDP

Comm. No.: 7338

3/30/2022 3:46 PM: LUG: Res270007338.dwg/7338 Master - Site Plan.dwg



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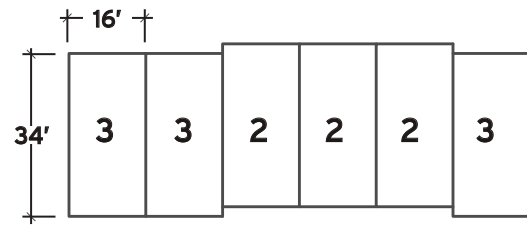


KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

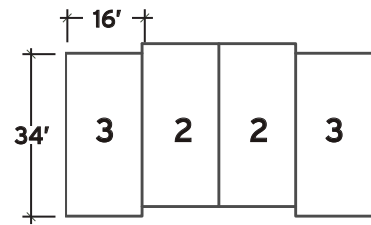
Illustrative Site Plan

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

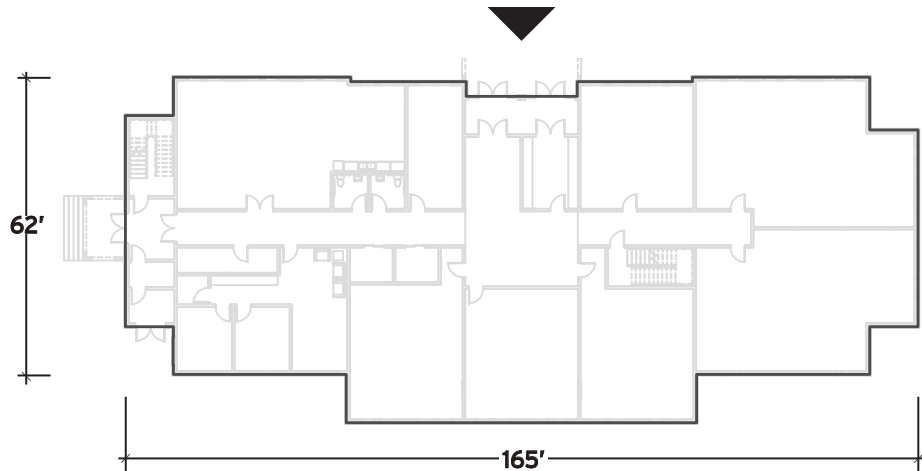
Type A2



Type B2



Type D2





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KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

View of Apartment Building
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT



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KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

View of Apartment Building
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT



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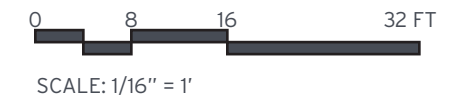


KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

View of Apartment Building
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

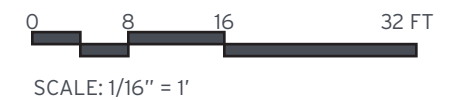


1 FIRST FLOOR
A2.01





1 SECOND FLOOR
A2.02





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KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Proposed Phasing Plan - Illustrative Site Plan
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

March 29, 2022

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

Re: Charter Oak Communities – Oak Park Redevelopment, Stamford, CT

Dear Mr. Blessing:

This letter is written in conjunction with the proposed development of the Oak Park Housing Community located at 58-202 Ursula Place & 51-163 Dale Street in Stamford, CT. The focus of this letter is to address site drainage and sanitary sewer flow and is intended to supplement application materials requesting General Development Plan approvals for the re-construction of 166 residential units, at-grade parking, and associated amenities. The project site lies in Master Plan Category 3 (Residential – Low Density Multifamily) and the R-5: Multiple Family Medium Density Design Zone. The overall development is comprised of approximately 14.625± acres of land owned by the Stamford Housing Authority (Charter Oak Communities). Oak Park is the subject area of redevelopment, but the overall site also includes 32 existing units at the adjacent Ursula Park Townhomes property which will remain in place and also house portions of some proposed parking spaces.

Drainage:

Under existing conditions, the combined site is comprised of 27 two-story garden-style multifamily buildings, 5 two-story townhouse buildings, associated driveways and surface parking, and other various improvements. Site impervious area is approximately 4.427± acres. All of the site stormwater runoff, including all roof runoff and surface parking lots are collected through surface inlets and piped into the City storm sewer system, connecting to a 48” RCP storm sewer main which flows south down Dale Street, through the subject property “parcel c”, and across Cove Road just south of the 26-space on-site surface parking lot. This storm sewer system continues south running beneath private properties on the west side of Van Buskirk Avenue, underneath East Avenue and eventually discharging into a pond within Cummings Park. Our preliminary analysis of the upstream watershed area indicates there is approximately 108.730 acres of land, including the subject properties, tributary to the 48” storm sewer at its intersection with Cove Road. The watershed boundary was determined by studying record City of Stamford G.I.S. topographic information, City storm sewer mapping, CTDOT storm sewer mapping, coordination with Tyler Theder (Stamford MS4 permit coordinator) and through field verification. The storm sewer main is assumed to be undersized and causes flooding on portions of Dale Street as well as the subject property.

Under proposed conditions, all 27 buildings & surface parking on parcels A through C would be razed and replaced with 25 townhouse-style buildings and one multifamily building, at-grade parking and associated site amenities. The new improvements would result in approximately 4.904 acres of impervious coverage; an increase of 0.477 acres when compared to current conditions. A formal stormwater management design will be prepared and provided along with a Final Site Plan application. The proposed on-site drainage will consist of traditional conveyance (roof leaders, drains, manholes) as well as a number of water quality, runoff reduction & peak flow attenuation best management practices intended to satisfy standards one through five of the Stamford Drainage Manual. Water quality practices will likely include a combination of surface detention, permeable pavement system(s) and subsurface infiltration system(s). It is anticipated that stormwater quality & runoff patterns will be enhanced under proposed

conditions. Furthermore, the design will ensure the proposed developments flow contribution to the 48" storm sewer is reduced vs. existing conditions as required by standard 2 of the city drainage manual.

Sanitary Sewer:

Under this proposal, the developer is seeking permission to reconstruct 166 units. The new unit program results in an additional 9 bedrooms when compared to the current unit program. Under CT Health Code guidelines, the current proposal would result in a total average daily sewage flow of 53,055 GPD. This includes 255 GPD for the office, security & communal space (20 GPD per 200 SF of office space) and 52,800 GPD for the residential units (at 150 GPD per bedroom). Using a peak flow factor of 4, the peak sewage flow is 212,220 GPD (0.33 cfs).

The entire development's sewer system ties into a 10" sanitary sewer main within Dale Street, which flows south to Cove Road, west Soundview Avenue, south to McMullen Avenue and ultimately connecting into the 48" sewer main taking it to the wastewater treatment plant on Magee Avenue. City of Stamford record sanitary sewer mapping indicates that the 10" sanitary sewer within Dale Street is sloped at 0.23% and has a carrying capacity of 1.05 cfs. The proposed peak sewage flow would represent 31.4% of the 10" pipe capacity. Prior to Final Site Plan Approval, Redniss & Mead will coordinate our findings directly with the Stamford Water Pollution Control Authority and, if necessary, perform flow monitoring on the sewer main in Dale Street to confirm it has capacity to serve the proposed development.

Miscellaneous Details:

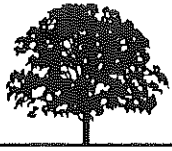
It is expected that a full site design will ultimately be prepared for the current proposal as part of a subsequent Final Site Plan application and will include proposed grading, drainage, utility connections (including sewers), sediment and erosion controls, etc. This design will include onsite sitework elements as well as detailed information with respect to work within the public right-of-way, such as sidewalks, curbing, utility work, driveway access, etc. All work will be designed and constructed in accordance with the City of Stamford site design and drainage manual standards, and it is expected that the details of this work will be subject to review and approval by the City Engineer's office prior to Site Plan Approval and, again, prior to the issuance of a building permit.

In summary, based on our initial review of this project and proposed modifications, it is our opinion that the development, if properly designed and constructed, will not result in any adverse impacts to the City's drainage and sanitary sewer systems. We hope this information is helpful in your consideration of these new applications. Please do not hesitate to call should you have any questions, or comments regarding this matter.

Sincerely,



Andrew M. Kuzrnich, P.E.



CHARTER OAK
COMMUNITIESSM

March 15, 2022

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 0 Ursula Place (002-5974) & 0 Ursula Place (003-8620) - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agent in connection with the preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

Vincent Tufo
Chief Executive Officer
Housing Authority of the City of Stamford
d/b/a Charter Oak Communities