

Schedule A **Project Narrative**

I. Introduction

TNREF III High Ridge LLC (the “Applicant”) seeks to have The Goddard School occupy a portion of the property located at 225 High Ridge Road, Stamford, Connecticut (the “Property”). The Property is located in the Designed Commercial District (the “C-D Zone”) and is designated as Master Plan Category 8 (Mixed Use – Campus). The Property is located directly off of High Ridge Road, consists of 14.07± acres (613,101± square feet), and is improved with two buildings. Each building is 105,460± square feet; the West building that directly fronts High Ridge Road was built in 1989. The East Building was built in 1990. The Applicant seeks to occupy approximately 14,630± square feet of the first floor of the West Building (hereinafter the “Building”). These buildings have historically been occupied by office tenants. There are private driveways from High Ridge Road that loop around and through the Property, and access is controlled by a signal installed at the site drive on High Ridge Road. In order to provide the raised crosswalk required for the Child Day Care Center use, four to six parking spaces will be eliminated. No changes are proposed to the driveways or buildings.

The Goddard School is a national operator of early childhood daycare facilities with more than 500 franchised locations in 37 states. There are 11 locations in Connecticut, with four of those locations in Fairfield County (Danbury, Wilton, Fairfield, and Westport). At its Stamford location, The Goddard School plans to offer services for five age-brackets of children: Infant (six weeks to twelve months old), First Steps (twelve months to eighteen months old), Toddlers (eighteen months to two years old), Get Set (two to three years old), and Preschool (three to five years old). The Goddard School plans to accommodate up to 180 children, with most of those children being a part of the Preschool program. To properly be able to care for these children, and in meeting the State requirements for Child Day Care Centers, The Goddard School will employ up to thirty teachers, two administrators, and one staff member.

In the C-D Zone, Child Day Care Centers are a permitted use. Except for the reinstallation of an entry that was previously in place on the southern elevation of the Building, any changes that need to be made to the Building will be made to the interior. The Goddard School also proposes to build two outdoor play areas. The first will be located directly outside the West Building (2,500 square feet). The second, larger play area (3,500 square feet) will be located to the south of the West Building, between the Property’s parking area and private driveway.

II. Requested Approval

In order to facilitate this proposal, the Applicant is requesting Site & Architectural Plans and/or Requested Uses Approval pursuant to Section 19.D of the Zoning Regulations to permit the redevelopment of a portion of the Property as described herein.

Schedule B
Statement of Findings

The Applicant submits this proposal that is consistent with the Site Plan Standards (Section 19.D.4) of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purposes of these Regulations, including the purposes of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

- a. Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.*
- 1. The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, Parking Spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.*

As a child Day Care Center with 33 employees on the maximum shift, per Section 12 of the Zoning Regulations, 42 parking spaces are required. This is a slight reduction in required parking for an office use of the same size (3 spaces per 1,000 SF at 14,630 SF = 44 spaces). Therefore, the Property will continue to provide adequate parking for all tenants.

Driveways and areas for vehicle turn-arounds will provide safe operations. A paved unobstructed drop-off space with an adequate stacking area will be provided.¹

- 2. The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.*

No changes are proposed to the current vehicle access drives on the Property. The southern entrance of the Property, which is the more convenient entrance for accessing the West Building, is fully signalized.

- 3. Area Streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

Since High Ridge Road is one of the major roadways in Stamford, the surrounding streets can adequately accommodate the traffic associated with this application.

¹ Zoning Regulations Sec. 12.D.24 (Aug. 31, 2021).

b. *The protection of environmental quality, landscaping of open space and harmony with existing Development. The Board shall take into consideration the following features and standards:*

1. *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, Accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public Streets and walkways.*

The proposed location, height, design, and materials of walls, fences, hedges, and plantings will be appropriate for the Property and the surrounding area. They will sufficiently screen parking, loading spaces, garbage collection facilities, accessway drives, and utility installations.

2. *All open spaces areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family Developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

When the Landscape Plan is submitted, it will show the Applicant proposing to maintain appropriate onsite landscaping, and creating additional landscaping in the area of the two playgrounds.

3. *Soil erosion, sedimentation and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 15.B.*

A Sedimentation and Erosion Control Plan, to be prepared by Redniss & Mead, will be submitted at a later date.

4. *Site Development shall seek to preserve existing specimen trees, historic Structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

A small number of trees will need to be removed to build the 2,500 square foot play area. Hedges will need to be removed to construct the 3,500 square foot play area.

The Landscape Plan will detail how these removed plantings will be replaced. The Property does not contain any historic Structures.

5. *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other Lot and to avoid hazards to traffic on any Street.*

All artificial lighting and site generated noise and other disturbances will be controlled and will not interfere with the use and enjoyment of the neighboring properties. The location, height, design, and arrangement of outside lighting will be consistent with safety so as to avoid glare on any other lot and to avoid traffic hazards on High Right Road.

6. *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

The Applicant will confirm with utility provider that available public utilities will be adequate in capacity to safely service the proposed development. Surface water drainage facilities will be designed in accordance with Stamford's Stormwater Drainage Manual.

7. *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Just as they do now, emergency first responders will be able to access the Property safely and conveniently.

8. *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed Buildings and Structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The proposed development will be completely compatible with the architectural character of the surrounding area. Besides the addition of the two play areas and the new entrances, no changes are proposed to the Building.

9. *Building setbacks and the configuration of open space shall be appropriate to existing Structures on adjoining properties and established patterns of use of side and Rear Yard areas, and to the existing physical conditions of the site.*

The proposed development and site landscaping will comply with the standards of the C-D Zone.

10. *No use shall be permitted that will cause or result in:*

- i. *Dissemination of dust, smoke, observable gas or fumes, odor, noise, or vibration beyond the immediate site of the Building in which such use is conducted, or*
- ii. *Unusual hazard of fire or explosion or other physical hazard to any adjacent Buildings, or*
- iii. *Harmful discharge of liquid materials, or*
- iv. *Unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.*

No nuisance or hazardous conditions are anticipated.

11. All Buildings and grounds and other Structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.

The Applicant is amendable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

Schedule C
Property Description

Real property known as 225 High Ridge Road in the City of Stamford, County of Fairfield, State of Connecticut described as follows:

Beginning at a point on the easterly side of High Ridge Road (U.S. Route 137) at its intersection with the northerly boundary line of land now or formerly of Walden Book Company, Inc. (#201 High Ridge Road – Parcel A on Map 11863 S.L.R.); running thence along said High Ridge Road N, 1° 25' 16" W a distance of 37.00 feet to a point; thence continuing along said High Ridge Road on a clockwise curve of the radius of which is 1387.39 feet and the central angle of which is 16° 43' 49" for an arc distance of 405.12 feet; thence N 15° 18' 26" E a distance of 391.57 feet to land now or formerly of Kenneth M. Greene, running thence generally easterly along said Greene and along land now or formerly of Nancy O. Spaulding, land now or formerly of Joseph A. Rende, land now or formerly of Nicole N. Risafi, land now or formerly of John Vincze, land now or formerly of Laura Weitz, land now or formerly of Eugene H. Genise, land now or formerly of Carl J. Franzatti, land now or formerly of Louis R. Mazza, land now or formerly of Frank V. Caruso, Jr. and land now or formerly of Heather J. Lindsay, each in part, S 81° 03' 34" E a distance of 1020.63 feet to land of said Walden Book Company, Inc.; thence, continuing along said land of said Walden Books Company, Inc., S 08° 56' 26" W a distance of 225.76 feet and S 37° 56' 26" E 26" E a distance of 250.97 feet to a point; thence, continuing on a clockwise curve the radius of which is 279.00 feet and the central angle of which is 61° 00' 00" for an arc distance of 297.04 feet, N 81° 03' 34" W a distance of 357.24 feet; thence, continuing on an anti-clockwise curve the radius of which is 225.00 feet and the central angle of which is 55° 00' 00" for an arc distance of 215.98 feet, S 43° 56' 26" W a distance of 125.78 feet; and continuing on a clockwise curve the radius of which is 100.00 feet and the central angle of which is 44° 38' 00" for an arc distance of 77.90 feet to the Point of Beginning.

Said premises being known and designated as Parcel B on Map 11863.

Together with a Cross Easement Agreement between 225 High Ridge Venture and Walden Book Company, Inc. dated September 12, 1988 and recorded in Volume 3345 at Page 240 of the Stamford Land Records.

Schedule D
C-D Zone Zoning Data Chart

	<u>Standard/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Notes</u>
Min. Lot Area	15 acres (653,400 SF)	14.07 acres (613,101± SF)	No change	Existing Nonconformity
Min. Lot Frontage	50'	> 50'	No change	Complies
FAR	0.40 (245,240 SF)	0.34 (210,920± SF)	No change	Complies
Building Height	3.5 stories	3 stories	No change	Complies
Building Coverage	12% (73,572± SF)	11% (70, 308± SF)	No change	Complies
Min. Front Yard	100'	> 100'	No change	Complies
Min. Side Yard	50'	> 50'	No change	Complies
Min. Rear Yard	50'	> 50'	No change	Complies
Vehicle Parking	<i>Child Day Care Center:</i> 1.25 space/ each employee on the max. shift (33 employees) 42 spaces	<i>Office:</i> 3 spaces / 1,000 SF (14,630± SF) 44 spaces	No change	Complies