

May 3, 2022

**VIA E-MAIL & HAND DELIVERY**

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 with the Zoning Board on April 25, 2022, enclosed please find the following supplemental materials:

- Updated Architectural Drawings prepared by HLW revised through April 29, 2022 unless otherwise specified below and titled:
  - G-001 Entitlement Drawing List
  - A-101 Level 1 – Floor Plan
  - A-104 Level 6 – Floor Plan
  - A-105 Level 7 – Floor Plan
  - A-107 Level 11 to 16 – Floor Plan (revised through 4/8/22)
  - A-108 Level 17 – Floor Plan
  - A-109 Level 18 – 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

*Updates are bubbled for your easy reference and highlights generally include:*

- *A reduction in the total number of units from 401 to 395 which is the result of a change in the unit mix. In lieu of 31 studios, 276 one bedrooms, 61 two bedrooms, 28 three bedrooms and 5 duplexes, the Applicant now proposes 29 studios, 254 one bedrooms, 75 two bedrooms, 32 three bedrooms and 5 duplexes.*
  - *Adjustments to the ground floor to accommodate the required location of transformers.*
  - *Modest reduction in parking spaces from 429 spaces to 427 spaces.*
  - *The southern elevation has been enhanced to accommodate requests made by our adjacent neighbor.*
  - *Additional details provided on Level 6 amenity deck and revised chef kitchen and gym layout.*
  - *Added unit balconies.*
- Updated “Open Space & Public Access Exhibit” prepared by Redniss & Mead and dated May 2, 2022
  - Revised Landscape Drawings prepared by Environmental Land Solutions and revised through April 29, 2022 titled:
    - LP.1 Landscape Plan
    - LP.2 Landscape Details

*Updates include revisions necessary to accommodate required transformers as well as the modification of the plant list (and removal of Ginkgo trees). Plan also includes street tree calculation.*

- Updated Required Parking Chart dated 5.2.22

*Plan depicts new unit count, modest reduction in total number of parking spaces and non-residential parking requirement.*

- BMR, Bicycle Parking & EV Parking Charts dated 5.2.22
- Updated Zoning Data Chart dated 5.2.22

*Updates are highlighted for easy reference.*

Lastly, as requested, I can confirm that the proposed building will meet the sustainability requirements of 4.B.11.1 of the Stamford Zoning Regulations. Please let me know if you have any

questions or require additional materials. We look forward to continuing the presentation to the Zoning Board on Monday, May 9th. Thank you for your time and attention regarding this matter.

Sincerely,

*Lisa Feinberg*

Lisa L. Feinberg

Enclosures

cc: Ralph Blessing  
Development Team  
Zoning Board