

April 20, 2022

Ms. Vineeta Mathur  
Associate Planner, Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

**Re: Zoning Board Applications: 222-06, 222-07**  
15, 27 & 29 Lafayette Street 821-831 East Main Street, Stamford, CT

Dear, Ms. Mathur,

As discussed, we are submitting updated materials and information to address comments from Zoning Board members during the public hearing on April 11, 2022.

A summary of updated and supplemental materials can be found below.

- 1) **Updated façade design and materials along Lafayette frontage.** As you may recall, changes recent from the initial design included replacing Dryvit and stenciled brick materials to Hardie as well as changing the lower level from Dryvit to concrete. The Board asked to see additional changes to the lower-level façade and streetscape on Lafayette Street to further break up the massing and add visual interest to the building. Proposed changes include:

**On the building:**

- a. Add horizontal scoring design to concrete to create visual interest along the lower level.
- b. Add/expand decorative metal grates where plantings can grow to include six (6) total grates at approximately 5'x12' each. Plantings now include climbing hydrangea and English ivy.

**In front of the building:**

- c. Add/expand plantings to include a total of seven (7) planting boxes at the base of the building to include a mix of inkberry and other plantings growing to a height of about 4' above the planter box.
- d. Revise street trees to include a total of six (6) trees changed from Ginko to Village Green Zelkova

- 2) **The Landscape Plan** has been updated to:

- a. Change Ginko trees to Zelkova in both the parking lot and along Lafayette Street;
- b. Revise light poles to match City streetscape light poles at E. Main Street and ornamental City light poles at Lafayette and N. State Street.
- c. Coordinate façade plantings with architectural plans

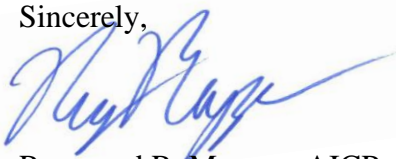
- 3) **Existing Residential Units** have been quantified by property address and correspond to enclosed Tax Cards.
- 4) **Confirmation from TTP staff** has been obtained regarding the left turn movement from E. Main to N. State Street. See enclosed email from Frank Petise dated 4/18/22.
- 5) **Recent articles related to “free” parking** and its effects on housing costs and urban environments are provided. These articles reflect the widely accepted planning strategy of reducing and discouraging single-occupant vehicle usage, particularly in urban areas. This strategy has been echoed by Stamford’s planning and zoning documents as well as LUB and TTP staff.

In support of these changes and updates, enclosed please find the following items:

- Architectural Elevations, dated April 20, 2022;
- Updated Rendering (view from intersection of E. Main & Lafayette)
- Landscape Plan, dated April 20, 2022;
- Email from Frank Petise dated April 18, 2022;
- Summary of existing residential units with associated property Tax Cards;
- Recent articles relating to parking;

We hope you find these changes, as we do, to be an enhancement of an already attractive redevelopment of a Stamford neighborhood in need of revitalization and look forward to the opportunity to further invest in Stamford’s future.

Sincerely,



Raymond R. Mazzeo, AICP