

June 2, 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)
Final Site Plan application

Dear Mr. Blessing and Board Members,

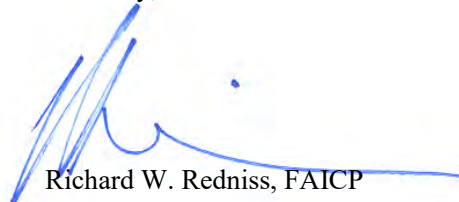
As discussed, on behalf of Housing Authority City of Stamford (Charter Oak Communities), enclosed please find a Final Site Plan application and supportive materials to facilitate the full redevelopment of Oak Park. Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

1. A check in the amount of \$2,720 for:
2. FSP Application;
3. Special Permit Application;
4. Project Narrative;
5. Drawing List;
6. General Property Description;
7. Zoning Data Chart;
8. Aerial Exhibit;
9. Property and Topographic Survey;
10. Zoning Location Survey;
11. Engineering Plans;
12. Architectural Plans;
13. Landscape Plans;
14. Drainage Report;
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, FAICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team



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

Complete, notarize, and forward **thirteen (13) hard 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)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): HOUSING AUTHORITY CITY OF STAMFORD (Charter Oak Communities)

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).



City of Stamford
 Zoning Board · Land Use Bureau
 Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
 Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 1 DAY OF June 2022

SIGNED: [Signature]

NOTE: The 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 the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD June 1 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: _____

**Project Narrative
Oak Park
Final Site Plan Application
June 2, 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 for context of the overall redevelopment and depicted in certain 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 Final Site Plan application has been submitted. This site plan is subject to the approval of pending applications for Text Change to Section 7.R of the Zoning Regulations (App# 222-19) and Special Permit & General Development Plan (App# 222-20).

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 constructed 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

Consistent with the GDP submission, 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 26 of the apartments as well as administrative offices and a community room.

The Ursula Park Townhomes site maintains 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 residents 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 residents 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 requested 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 35 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 87 street spaces that are used almost exclusively by Oak Park residents as the spaces are not convenient to the surrounding neighborhood. An additional 49 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. Building footprints, parking, and drives are minimized to the extent possible to limit the increase in impervious surfaces. Even with 35 additional parking spaces and larger unit sizes, the increase in impervious coverage is less than one acre (6% of the overall site). Proposed drainage mitigation includes both water quality and run-off reduction best management practices compliant with the Stamford Drainage Manual. This includes a combination of surface detention, permeable pavement, rain gardens, and subsurface infiltration to ensure no increase in peak flows.

Approximately 36 trees of varying species and quality will be lost due to proposed construction. An additional 36 trees are being removed at the recommendation of the arborist due to poor health and safety hazards. A total of 149 trees are proposed to be preserved. This is an increase of approximately 58 trees from the prior GDP plan. Buildings and units were shifted and relocated around the site to increase potential tree preservation. In addition to preservation another 126 trees are proposed as part of the overall planting plan. This results in a net addition of 54 trees.

A child play area will be centrally located on the east side of Ursula Place for the most convenient access to all units. Several other large open spaces are suitable for recreation, but not specifically programmed.

E. Construction Timing & Phasing

Pending approval of the submitted applications we anticipate having 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. Pending approval of the proposed text change, the development will meet all requirements and standards of the R-5 Zone and Section 7.R.

5. Action Items

To facilitate the development, the Applicant has filed and applications for Final Site Plan, consistent with pending Text Change, Special Permit and GDP applications.

6. Conclusion

The proposed redevelopment will be another exciting revitalization by Charter Oak Communities, which has already established a long and successful track record with properties in 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.

June 1, 2022

**General Property Description
Final Site Plan Application
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'± 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) - Final Site Plan
Zoning Data Chart - R-5 Zone*

Standard	Req/Allowed	Approved GDP	Proposed FSP	Notes
Min. Lot Area	3ac	Oak Park: 512,058 (11.7 ac) Ursula Park: 124,993 (2.9 ac) Total Combined: 637,051 (14.6 ac)	No Change	Complies. Includes land areas separated by Ursula Place.
Max. Building Stories	4	3	No Change	Complies. All buildings to be 2 and 3 stories
Max. Building Height	45'	<45'	41'±	Complies.
Max. Building Coverage	35%	Oak Park: 17%± Ursula Park: 15%± Total Combined: 17%±	No Change	Complies.
Max. Dwelling Units	365 (25 DU/Acre)	Oak Park: 166 Ursula Park: 32 Total Combined: 198	No Change	Complies. 166 units to be replaced at Oak Park. 32 units to remain at Ursula Park Townhomes. No additional density is proposed.
Min. BMR	50%	100%	No Change	Complies. All units will be at or below 60% AMI
Min. Usable Open Space	ZB	TBD	No Change	Complies. The combined site includes nearly 10 acres of open space. The amount to be "usable" will far exceed typical requirements.
Min. Front Setback	10'	13'	14'	Complies.
Min. Side Setback	n/a	23'	No Change	No minimum standard.
Min. Rear Setback	n/a	n/a	n/a	No minimum standard. No rear yard - corner lots.
Min. Parking	Existing: 109 (0.66) Required: 136 (0.82) (125% of existing)	35 additional spaces Provided: 144 (0.87) (132% of existing)	No Change	Complies. Pursuant to pending Text Change, for existing housing being replaced/redeveloped, min. 25% increase or 1.0 space per unit required, whichever is less. Parking counts do not include 42 spaces for Ursula Park Townhomes or any on-street parking (87 spaces on Ursula Place and 49 spaces on Dale Street along site frontages).

Footnotes:

*Pursuant to Section 7.R of the Zoning Regulations and pending Text Change (222-19)



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



**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
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'

Drawing List
Final Site Plan application
0 Ursula Place (002-5974) & 0 Ursula Place (003-8620)
June 2, 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	6/1/2022
ZLS	Zoning Location Survey (SH1)	Redniss & Mead	6/1/2022
ZLS	Zoning Location Survey (SH2)	Redniss & Mead	6/1/2022
SE-1A	Site Plan – North	Redniss & Mead	
SE-1B	Site Plan – South	Redniss & Mead	6/1/2022
SE-2A	Site Grading Plan – North	Redniss & Mead	6/1/2022
SE-2B	Site Grading Plan – South	Redniss & Mead	6/1/2022
SE-3A	Site Utility Plan – North	Redniss & Mead	6/1/2022
SE-3B	Site Utility Plan – South	Redniss & Mead	6/1/2022
SE-4A	Site Sediment & Erosion Control Plan – North	Redniss & Mead	6/1/2022
SE-4B	Site Sediment & Erosion Control Plan – South	Redniss & Mead	6/1/2022
SE-5	Notes	Redniss & Mead	6/1/2022
SE-6	Soil Data	Redniss & Mead	6/1/2022
SE-7	Erosion Controls and Pavement Details	Redniss & Mead	6/1/2022
SE-8	Sanitary & Soils Details	Redniss & Mead	6/1/2022
SE-9	Story and Utility Details	Redniss & Mead	6/1/2022
SE-10	Details	Redniss & Mead	6/1/2022
<u>Architectural</u>			
	Cover Page	Ken Boroson Architects	6/1/2022
2	Illustrative Site Plan	Ken Boroson Architects	6/1/2022
3	Site Plan – Unity Types	Ken Boroson Architects	6/1/2022
4	Site Plan – Building Type	Ken Boroson Architects	6/1/2022

5	Site Plan – Phasing	Ken Boroson Architects	6/1/2022
6	Site Plan Comparison – Phasing	Ken Boroson Architects	6/1/2022
8	Townhouse Elevation	Ken Boroson Architects	6/1/2022
9	Townhouse Building Plan	Ken Boroson Architects	6/1/2022
10	Townhouse Elevations	Ken Boroson Architects	6/1/2022
11	Townhouse Elevation	Ken Boroson Architects	6/1/2022
12	Townhouse Building Plan	Ken Boroson Architects	6/1/2022
13	Townhouse Elevations	Ken Boroson Architects	6/1/2022
14	Townhouse Elevation	Ken Boroson Architects	6/1/2022
15	Townhouse Building Plan	Ken Boroson Architects	6/1/2022
16	Townhouse Elevations	Ken Boroson Architects	6/1/2022
17	Townhouse Elevation	Ken Boroson Architects	6/1/2022
18	Townhouse Building Plan	Ken Boroson Architects	6/1/2022
19	Townhouse Elevations	Ken Boroson Architects	6/1/2022
20	Townhouse Elevation	Ken Boroson Architects	6/1/2022
21	Townhouse Building Plan	Ken Boroson Architects	6/1/2022
22	Townhouse Elevations	Ken Boroson Architects	6/1/2022
23	Townhouse Utility Plans	Ken Boroson Architects	6/1/2022
24	Townhouse Utility Plans	Ken Boroson Architects	6/1/2022
25	Apartment Building Elevation	Ken Boroson Architects	6/1/2022
26	Apartment Building Elevation - Materials	Ken Boroson Architects	6/1/2022
27	Apartment Building Elevation	Ken Boroson Architects	6/1/2022
28	Apartment Building Elevation - Materials	Ken Boroson Architects	6/1/2022
29	Apartment Building Elevation	Ken Boroson Architects	6/1/2022
30	View of Apartment Building	Ken Boroson Architects	6/1/2022
31	View of Apartment Building	Ken Boroson Architects	6/1/2022
32	View of Apartment Building	Ken Boroson Architects	6/1/2022
33	Apartment Building - Foundation Plan	Ken Boroson Architects	6/1/2022
34	Apartment Building -	Ken Boroson Architects	6/1/2022

	First Floor Plan		
35	Apartment Building - Typical Floor Plan	Ken Boroson Architects	6/1/2022
36	Apartment Building Elevations	Ken Boroson Architects	6/1/2022
37	Apartment Building Elevation	Ken Boroson Architects	6/1/2022

Landscape

L-1	Overall Landscape Plan	TPA Design Group	6/1/2022
L-2	Site Landscape and Lighting Plan	TPA Design Group	6/1/2022
L-3	Site Landscape and Lighting Plan	TPA Design Group	6/1/2022
L-4	6-Unit Building Foundation Plans	TPA Design Group	6/1/2022
L-5	Apartment and 4-unit Foundation Plans	TPA Design Group	6/1/2022
L-6	Site Lighting and Photometric Plan	TPA Design Group	6/1/2022
L-7	Landscape Notes and Details	TPA Design Group	6/1/2022
L-8	Playground Notes and Details	TPA Design Group	6/1/2022

Office Use only

Received Date	
Application #	

1. Address of Development	
Address1	Ursula Place
Address2	

2. Applicant Info	
Name	Stamford Housing Authority (Charter Oak Communities)
Company	c/o Redniss & Mead
Address1	c/o 22 First Street - Stamford, CT 06905
Address2	
Email	r.mazzeo@rednissmead.com
Phone	203-327-0500

3. Owner info	
Name	Stamford Housing Authority (Charter Oak Communities)
Company	
Address1	c/o Redniss & Mead
Address2	c/o 22 First Street - Stamford, CT 06905
Email	
Phone	

4. Mark one	
	First Submission
X	Second Submission

**Office
Use Only**

POINT CALCULATIONS	Max Potential	Eligible	Claimed	Notes (Indicate the plan/document where relevant information is located)
5. Building Health				
BH1 - Indoor Air Quality 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only Expected to earn at Building Permit
BH2 – Low Emitting Materials 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only Expected to earn at Building Permit
BH3 – Moisture Control	1	1	1	TBD
BH4 – Daylighting LARGE PROJECTS ONLY	1	1	0	TBD
BH5 – Window Shading 2nd Submission only	1	0	0	TBD
BH6 – Operable Windows	1	1	1	Windows will be operative
BH7- Active Design	1	1	1	TBD
BH8- Fitness Equipment LARGE PROJECTS ONLY	1	1	0	TBD

6. Energy Usage

EU1 – Energy Usage 2nd Submission ONLY	7	0		Not Eligible - Second Submission Only
EU2 – Submetering	2	2	2	TBD
EU3 – Cool Roofs	2	2	0	TBD
EU4 – Exterior Lighting	1	1	1	TBD

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POINT CALCULATIONS	Max Potential	Eligible	Claimed	Notes (Indicate the plan/document where relevant information is located)
EU5 – Interior Lighting	1	1	1	TBD
EU6 – Solar Ready Design <i>(NOT APPLICABLE FOR ADAPTIVE REUSE PROJECTS)</i>	2	2	2	TBD
EU7 – Renewable Energy Production	5	5	0	TBD
EU8 – Combined Heat and Power	3	3	3	TBD

7. Land Use

LU1 – Brownfield Redevelopment <i>2nd Submission ONLY</i>	3	0	0	Not Eligible - not a brownfields site
LU2 – Redevelopment	1	1	1	
LU3 – Adaptive Reuse	2	2	0	
LU4 – Historic Preservation	2	0	0	Not Eligible - existing buildings not on registers
LU5 – Mixed Use	4	2	2	TBD Not on a Retail street
LU6 – Transit-supportive Density	2	0	0	50 du/acre not permitted

8. Landscaping and Open Space

LA1 – Green Roof	2	2	0	TBD
LA2 – Tree Preservation	1	1	0	TBD
LA3 – Tree Canopy	1	1	1	TBD
LA4 – Additional Landscaping	1	1	1	TBD
LA5 – Native Plants	1	1	1	TBD
LA6 – Xeriscaping	1	1	1	TBD
LA7 – Organic Land Care <i>2nd Submission ONLY</i>	1	0	0	TBD
LA8 – New Publicly Accessible Amenity Space <i>LARGE PROJECTS ONLY: ONLY TO LOTS 1 ACRE AND LARGER IN MP 5, 9, 11</i>	2	0	0	Not Eligible

9. Mobility

MO1 – Reduce Vehicle Travel <i>LARGE PROJECTS ONLY (non-residential uses only)</i>	2	0	0	
MO2 – Transit Proximity	3	3	1	EXISTING BUS STOP ALONG STREET FRONTAGE
MO3 – Shared Parking	3	3	3	TBD
MO4 – Incentivize Transit Use <i>LARGE PROJECTS ONLY (non-residential uses only)</i>	2	0	0	

**Office
Use Only**

POINT CALCULATIONS	Max Potential	Eligible	Claimed	Notes (Indicate the plan/document where relevant information is located)
MO5 – Car Share LARGE PROJECTS ONLY	2	2	0	TBD
MO6 – Shuttles or Support for Transit LARGE PROJECTS ONLY	2	2	0	TBD
MO7 – Bicycle Facilities	1	1	1	TBD
MO8 – Parking Availability	1	1	1	TBD
MO9 – Electric Vehicles	1	1	0	TBD
MO10 – Unbundled Parking	1	1	0	TBD
MO11 – Road Infrastructure Contributions LARGE PROJECTS ONLY 2nd Submission ONLY	1	0	0	
MO12 – Walkscore	1	1	1	

10. Resiliency

RE1 – Development outside the floodplain	3	3	1	Building not in floodplain
RE2 – Flood Resiliency	2	0	0	Building not in floodplain
RE3 – Building Resiliency	2	2	2	TBD
RE4 – Sea Level Rise	2	2	2	TBD
RE5 – Emergency preparation and continuation of operations plan LARGE PROJECTS ONLY 2nd Submission ONLY	1	0	0	

11. Urban Design

UD1 –Block size	1	1	1	
UD2 –Minimal Visual Impact of Parking	2	1	1	screened parking. No garages.
UD3 – Building Orientation	1	1	1	TBD
UD4 – Building façade	1	1	1	TBD
UD5 –Building Materials	1	1	0	TBD
UD6 –Proximity of Building to Street	1	1	1	TBD
UD7 – Building Certification 2nd Submission ONLY	3	0	0	

12. Waste Management

WM1 –Construction and demolition debris 2nd Submission ONLY	2	0	0	
WM2 - Recycling 2nd Submission ONLY	1	0	0	
WM3 – Organic Waste 2nd Submission ONLY	2	0	0	

**Office
Use Only**

<u>POINT CALCULATIONS</u>	Max Potential	Eligible	Claimed	Notes (Indicate the plan/document where relevant information is located)
WM4 – Reusable Materials <i>(non-residential buildings only)</i>	1	0	0	

13. Water Use

WU1 – Indoor Water Management	3	3	0	TBD
WU2 – Outdoor Water Management	1	1	1	TBD
WU3 – Stormwater Management	2	2	0	TBD
WU4 – Stormwater Retention	1	1	1	TBD

TOTAL	108	68	38	
	SCORE	56%	NR	



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