

July 21, 2022

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

**Re: *0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)*
**Text Change, Zone Map Change, Special Permit, and Final Site & Architectural Plans
and/or Requested Uses Applications****

Dear Mr. Blessing and Board Members,

As discussed, on behalf of Walton Place LLC & 80 Prospect Street Partners LLC, owner of the above referenced properties, enclosed please find applications and supportive materials for a Text Change, Zone Map Change, Special Permit, and Final Site & Architectural Plans and/or Requested Uses applications to facilitate the historic preservation of the existing church and construction of 224 dwelling units. 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 \$14,040.90 for:
 - Text Change Fee \$1,060
 - Zone Change Fee: \$3,060
 - Special Permit Fee: \$8,920.90
 - Public Hearing Fee: \$1,000
2. Zone Map Change Application;
3. Special Permit Application;
4. Site Plan Application;
5. Project Narrative;
6. Text Change
7. Drawing List;
8. General Property Description;
9. Zone Change Map;
10. Zone Change Map Description;
11. Zoning Data Chart;
12. Aerial Exhibit;

Name
Date
Page 2 of 2

13. Property and Topographic Survey;
14. Engineering Plans;
15. Architectural Plans;
16. Landscape Plans;
17. Drainage Report;
18. Traffic Report;
19. Sustainability Score Card
20. 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

June 21, 2022

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

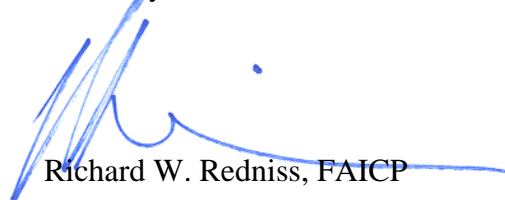
Re: 0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)
Text Change, Zone Map Change, Special Permit, and Final Site & Architectural Plans
and/or Requested Uses Applications

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, Zone Map Change, Special Permit, and Final Site & Architectural Plans and/or Requested Uses 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 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): Walton Place LLC & 80 Prospect Street Partners LLC

APPLICANT ADDRESS: c/o Redniss and 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 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)

ADDRESS OF SUBJECT PROPERTY: 0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)

PRESENT ZONING DISTRICT: R-H & C-L Proposed to be changed to RH-D

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

Please see attached Owner List

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 25 DAY OF July 2022

SIGNED: _____

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
 COUNTY OF FAIRFIELD ss STAMFORD July 25 2022

Personally appeared Richard W. Redness, 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 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): Walton Place LLC & 80 Prospect Street Partners LLC

APPLICANT ADDRESS: c/o Redniss and 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 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)

ADDRESS OF SUBJECT PROPERTY: 0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)

PRESENT ZONING DISTRICT: R-H & C-L Proposed to be changed to RH-D

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:
NAME & ADDRESS LOCATION
 Please see attached Owner List

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).



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DATED AT STAMFORD, CONNECTICUT, THIS 25 DAY OF July 2022

SIGNED: [Signature]

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STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD July 25 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

[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 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): Richard W. Redniss (22-1st Corp)

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): 22 First Street

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 25 DAY OF July 2022

SIGNED: [Signature]

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 July 25 2022

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

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 CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

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 filing fee (**see Fee Schedule below**), payable to the City of Stamford.

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Fee Schedule

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): Walton Place LLC & 80 Prospect Street Partners LLC

APPLICANT ADDRESS: c/o Redniss and 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, 0 Prospect Street

PRESENT ZONING DISTRICT: R-H & C-L PROPOSED ZONING DISTRICT: RH-D

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

Please see attached Zone Change Description

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:
NAME & ADDRESS LOCATION

Please see attached Owner List

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?
n/a

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: _____

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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SIGNED: _____
[Signature]

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

By: _____

Revised 04/30/20

Project Narrative
Walton Place
Applications for Text Change, Zone Change, Special Permit, Site and Architectural Plans and
Requested Uses
July 21, 2022

1. Introduction/Background

Walton Place LLC & 80 Prospect Street Partners LLC (collectively “the Applicant”) are the owners of contiguous parcels in Downtown Stamford. The combined parcels are approximately 1.95 acres with frontage on Prospect Street, Walton Place and Bedford Street and include the following properties (collectively “the Site”):

- a) 80 Prospect Street – former retail store and food market
- b) 0 Walton Place – former First Congregational Church

The Applicant has owned and developed residential property in Stamford since the 1960s including The Morgan (formerly Morgan Manor), Hoyt Bedford Apartments, and the Chesterfield Condominiums. In the immediate neighborhood of the proposed development the applicant owns 65 and 77 Prospect Street, which they purchased in 1996 and 1999 respectively. They completed a substantial upgrade to both buildings, including core and shell, lobbies, hallways, apartment renovations, and a full conversion of what was a 40k sf office component. The applicant was also the original developer of Highgrove.

The Applicant is proposing a comprehensive redevelopment of the subject Site that will (a) rehabilitate, preserve and repurpose an early 1900s church building; (b) remove a 1960s addition to the church as well as a former retail building; and (c) create a new multifamily residential building with a rich amenity package, quality building materials, ample green space, covered parking and a total of 224 new Downtown apartments.

In order to facilitate the potential redevelopment, the Applicant is submitting the following applications:

- A. Text Change - relating to Publicly Accessible Amenity Space (PAAS). The applicant is proposing to amend Section 6 to include potential alternate means of compliance, including a fee-in-lieu of onsite PAAS.
- B. Zoning Map Change – The site is currently zoned R-H (Residential High Density) and C-L (Limited Business). The proposed change will consolidate all portions of the site into the R-HD (Residential District, High Density).
- C. Special Permit – relating to garage design, building placement, and the satisfaction of required Below Market Rate units and Publicly Accessible Amenity Space through Alternate Methods of Compliance.
- D. Site & Architectural Plans & Requested Uses – relating to the proposed apartment building and associated parking, driveways, and landscaping – including preservation of the former church structure. While the historic structure is proposed to be preserved, no related historic bonuses are being sought as part of the application.

2. Surrounding Area

The surrounding area consists of Master Plan Categories 11 (Downtown) and 14 (Open Space – Public Parks). Nearby Zoning designations are more varied and include R-H (Multiple Family High Density Design), C-L (Limited Business), P-D (Planned Development), and MX-D (Mixed Use Development).

The site is conveniently situated at the northern end of Stamford’s Downtown, with a wide variety of convenience, service, and entertainment establishments within walking distance. To the west, north, and east the property is bordered primarily by high-density residential buildings of varying scale with some small-scale retail and office uses mixed in. Immediately south of the site is Latham Park – roughly half an acre of open green space. Further south on Bedford Street is “restaurant row” with a bustling mix of restaurants, cafes, taverns, retail shops, the historic Avon Theatre, and the Ferguson Library. The neighborhood is well served by street parking and publicly accessible surface lots as well as the municipal garage on Forest Street.

Since Covid, Bedford Street has begun a transition to a more pedestrian-oriented character, with temporary outdoor dining spaces becoming more permanent. The applicant understands that the City and DSSD may be planning other pedestrian related sidewalk, plaza, and traffic calming improvements to the area.

3. Project Area and History

The site consists of 2 separate parcels. The smaller parcel is improved with a one-story retail building and surface parking lot with vehicular and pedestrian access on Prospect Street. The building is temporarily serving as the Applicant’s office but has housed several different retail users over the past 10+ years.

The larger parcel was for many years home to the First Congregational Church of Stamford, including the original church building (c. 1913±) which served one of Stamford’s first established religious groups. A school Annex addition was later added to the building around the middle of the century. The remainder of the site is occupied by a surface parking lot and surrounding lawn areas. The property has been vacant for the last 5+ years with the congregation relocating to Stillwater Avenue.

A City-owned 60” reinforced concrete drainpipe (and associated easement) runs through the property from north to south with a tributary area of approximately 88 acres. The pipe runs underneath buildings to the north and is accompanied by a 10’ wide easement that is not wide enough to service a pipe of that size and depth. The pipe and easement will need to be relocated to facilitate any meaningful redevelopment of the site with the historic church structure remaining in place. The details of such relocation, and associated costs, have been a hinderance for the redevelopment and one of the reasons the project has taken this long to move forward since the Applicant began assembling the properties in 2016.

The Applicant is aware of the City’s intent to apply for a state grant to fund infrastructure upgrades fundamental to the redevelopment, so that the developer’s contributions can be better directed, and supplement by State investment, to transportation alternatives, public realm enhancements, and stormwater upgrades that would benefit the community. The feasibility and associated costs of

rerouting the pipe either around, or through a portion of the new building, and out to Prospect Street are still being evaluated

4. Proposed Development

A. Building Design/Overview

The building is made of three primary components. The first component is the preserved structure of the existing historic church located on the Bedford Street side of the site. The second component is a new tower, consisting of three levels of above grade parking and twelve residential floors, which runs in the background of the church spanning between Bedford and Prospect Streets. The third component is a two-story structure that mimics the scale of the church structure and is located on the Prospect side of the site. The primary design concept was to have the two lower components frame a landscaped courtyard and with the southern face of the new structure extending no further towards the Walton Place than the church. The tower is conceived as a well-modulated and elegant backdrop to these lower structures.

The church structure circa 1913, will be converted to an Amenity space that will serve both the new building and the 270 existing apartments at 65 and 77 Prospect Street. The proposal is to replace the windows in the church with clear glazing to let in more light, remove all the nonbearing partitions and create an amenity space that has the drama of the church structure as its setting. The church structure will be physically connected to the new building by both open and enclosed walkways.

The tower component is primarily composed of a modulated façade clad in concrete panels that has its massing divided by glazed balcony recesses. The highest three stories of the building are set back from the primary facades to further modulate the massing and create the effect of a glazed penthouse above the concrete panels. The final modulation on the tower component is the glass cube that is treated in the same architectural vernacular of the penthouse but is set forward from the east-west portion of the tower. The design intent is that the mostly transparent form will be the most visible portion of the tower component facing downtown Stamford.

The new two-story component will serve to be the new front door of the development. The west side of the space will house the main lobby with a two-story high glazing that looks out onto the internal courtyard and the church. The east side of the building houses townhouses that have direct entry to Prospect Street. These townhouses will accent the residential and pedestrian nature of Prospect Street. The roof of this portion of the building will house an amenity deck with a pool and associated seasonal outdoor amenities. In addition to the robust amenity package, residents will also have their own private outdoor space with 75% of the units enjoying dedicated balconies or terraces.

Garage levels are mostly hidden from pedestrian views by existing and proposed buildings and are further obscured with metal screening framed to look like windows, as well as evergreen screening where planting can be accommodated.

B. Landscaping, Open Space, and Streetscapes

The RH-D regulation has no minimum requirement for usable open spaces, as the building is located within 500' of Latham Park. However, the site provides more than double the base requirement of 75 sf per unit, with an at-grade courtyard and lawn areas, pool deck, and private balconies and terraces. The site design also provides more than double the minimum requirement for pervious surfaces (24% where 10% is required).

Open space is maintained around 3 sides of the historic church structure. An open lawn is maintained on the west side of the property with a large mature Oak and Cherry tree being preserved. The central courtyard connects the indoor amenity spaces in the church structure and main building lobby.

All frontages will be lined with minimally 10' wide sidewalks incorporating the City's "rail trail" design. Along Prospect Street, the sidewalk is being pushed out to narrow the overly wide section of the travel way and better align it with the northerly section of the road. Street parking will also be added along the site frontage to better serve the neighborhood needs, as well as provide a measure of traffic calming.

C. Historic Preservation

The church structure is proposed to be preserved onsite. While the exact details of rehabilitation and preservation are still being coordinated, we anticipate such improvements to include:

1. Demolition of the mid-century annex;
2. Re-finishing of the northerly façade of the original church structure at existing and proposed connection points to other buildings;
3. Removal and replacement of religious stained-glass windows;
 - The applicant is actively working to find a new home/purpose for the windows to be removed, and is in discussions with the former congregation regarding same.
4. Repointing of stone façade as needed;
5. Interior renovations to facilitate the proposed residential amenities to be housed within the historic structure; and
6. Recording a historic façade easement for the church structure to remain.

D. Unit Mix

The proposed unit mix includes 37 Studio, 89 one-bedroom, 86 two-bedroom, and 12 three-bedroom apartments for a total of 224 units. However, the exact unit size and mix may change slightly depending on market conditions and other factors which may arise as the plans develop. The proposed mix will comply with applicable parking and affordability requirements.

E. Below Market Rate (BMR) Housing

The BMR requirement for the proposed development is 10%, (22.4 units). Based on the proposed bedroom mix above, this requirement carries an equivalency of 15.9 units. The Applicant is proposing to satisfy this requirement entirely offsite by deed restricting existing apartments at The Morgan to be affordable at 50% of the Area Median Income. The Morgan is located approximately 1/3 of a mile to the north on Morgan Street. A total of 238 apartments are situated in two mid-rise brick towers with surface parking, connecting walkways, at-grade open space and private balconies.

To better serve families in need of affordable housing, the applicant is proposing a different unit mix than the proposed development. The proposed mix will include no studios, only 3 one-bedroom units, 15 two-bedroom units, and 5 three-bedroom units. This mix, with significantly more two- and three-bedroom units, will better serve families and carries an equivalency of 23.2 units (nearly 50% more than onsite units would produce).

As an additional benefit of designating existing units, the Applicant is able to offer the units at the time of Building Permit – minimally two years before any of the new units could be occupied.

F. Access and Parking

Overall, the site will maintain the same number of curb cuts as exist today. Primary vehicle access for residents will be from the north end of the site on Bedford Street, in the vicinity of an existing driveway, and leading directly into the multi-level garage. A secondary access drive at the north end on Prospect Street will access a handful of covered surface parking spaces. A one-way drive aisle from Prospect to Bedford will serve the loading area at the rear of the building. Along the Walton Place frontage will be a one-way drop-off/pick-up loop with 5 parallel parking spaces, primarily for use by short term visitors, small deliveries, and livery services.

All required parking is accommodated by onsite self-park spaces. A total of 262 spaces serve the 224 apartments at a rate of nearly 1.2 spaces per unit. Aside from 12 surface spaces, all parking is located within the multi-level garage including one basement level, one at-grade, and two upper garage levels – all served by a 26' wide two-way ramping system. The parking operation includes 12 sets of tandem spaces and 24 pairs of self-operable vehicle stackers. These spaces will likely serve some of the two- and three-bedroom units that are more likely to have more than one vehicle in a single household. An additional 11 public parking spaces will be created along the Prospect Street frontage.

Twelve spaces will be designated for Electric Vehicle charging. Class A bicycle parking will be accommodated within the basement level amenity area with direct elevator access from the main floor. Class B spaces are located at-grade by the Prospect Street entrance and are covered by upper levels of the building.

The site also boasts a Walk Score of 92 (Walker's Paradise) and is rated with "Excellent Transit" and "Very Bikeable".

G. Construction Timing

Site work would likely begin in summer of 2023 with a 24± month construction schedule to be completed by the end of 2025.

H. Conformity with Stamford Master Plan and Zoning Regulations

Category 11 (Downtown) permits the most intense residential density in the City and includes a full array of retail, office, cultural and recreational uses. The district encourages a variety of scale and design in new construction, and further states that "conservation and preservation of those existing elements of the district having significant architectural or historic value should be encouraged..."

The R-HD Zone "is defined as an area for predominantly transit-oriented, high-density, high-rise residential development...It is intended that development in this district provides an attractive living environment and includes open space for the use and enjoyment of residents and visitors."

The proposed design preserves a century old structure that housed one of the City's earliest religious groups. The design also maintains longstanding open lawn areas and provides an attractive backdrop and complimentary building design with thoughtful connections to the historic structure. The scale and orientation of the building are appropriate for the surrounding urban area.

Additional Master Plan goals and initiatives served by the development are noted below. Please refer to the Zoning Data Charts for additional zoning information.

5. Action Items

To facilitate the potential redevelopment and implement the many goals of Stamford's Master Plan, the Applicant has submitted the following applications.

- **Text Change** – The Applicant requests a modification of Section 6 Publicly Accessible Amenity Space (PAAS). The Applicant is proposing to amend Section 6 by adding a subsection that provides options and associated standards to satisfy the PAAS requirement through means other than providing such amenity onsite. Similar to the offsite and fee-in-lieu options in the Below Market Rate Housing sections of the Regulations, the Zoning Board will have the ability to approve, by Special Permit, other options that may better serve the public amenity goals of the City.

Similar to the offsite improvement cost in the existing DW-D district, the Applicant is suggesting a fee of \$100 for every 5 square feet of required PAAS (i.e. \$20 per square foot), which would adjust annually. For this application, the required PAAS area is 4,240 square feet, resulting in a fee of \$84,800 which can go toward nearby park and/or streetscape improvements.

- **Zone Change** – The Applicant requests a zone change from C-L and R-H to the R-HD. The change would put the entire property into a single zone. As explained in item 4.h above, the R-HD zone was created specifically for this type of development in this area of the City.
- **Special Permit pursuant to the following sections of the Zoning Regulations:**
 - §4.B.11.m.4(c) to permit a modified requirement of the R-HD regulations. While the proposed building complies with all minimum setback requirements, portions of the building exceed the maximum front setback requirement of 25'. With approximately 800' of street frontage on 3 sides of the property, it is impractical for a building face to be located within 25' of all frontages. Rather, the south face of the proposed building is aligned with the historic church structure. The proposed design meets nearly all of the considerations for modification in that it allows for better alignment with existing buildings, maintains landscaped exterior areas, allows for an inviting drop-off area, and is the rational design given the significance of the church structure.

The building also generally complies with the 15' Street Wall Setback, except for a single point where the property line jogs in along the Prospect Street frontage where the distance is 11'. The relationship of the building to the street and curb line are unchanged by the jog in the property line. Allowing the building to stay straight provides a better alignment and design than having it jog with an invisible line.
 - §6.D.4 (pursuant to companion Text Change application) to permit a fee-in-lieu of providing onsite Publicly Accessible Amenity Space. Based on the site area, the PAAS requirement is 4,240 sf, which, if provided onsite, would be located between the church and Bedford Street. With the site located directly across from Latham

Park, the onsite public access brings little value. More likely, it would become an attractive nuisance for the owner and residents of the property. Additional funding for improvements to Latham Park and/or surrounding Downtown streetscapes is a much more worthwhile investment.

- §7.4.D.1 to permit the BMR requirement of 10% (22.4) units to be satisfied offsite as described in paragraph 4.E above.
 - §12.A.3 to modify the dimensional requirements of the multi-level garage ramp from 28' to 25' in width. The proposed ramping system is a straight ramp that sits outside of the parking areas with no bends or turns. The proposed width is more than adequate for vehicle turning movements. This request has been coordinated with both Land Use and TTP staff.
- **Site and Architectural Plans and Requested Uses (Final)** – The Applicant requests approval for the proposed 224-unit residential building and preservation of the church structure, including approval of the proposed location, height, coverage, relationships with buildings and property lines, parking, landscaping, open space, streetscapes, and building materials. The Applicant also requests the ability to have the amenity space serve other related apartment buildings in the immediate neighborhood.

6. Conclusions

The proposed development continues the efforts of the Land Use Bureau and Planning and Zoning Boards which created the R-HD zoning district, activates an underutilized site while maintaining and preserving an important historic structure, and provides much needed Downtown housing, including family-sized affordable housing with an advanced delivery date. The potential redevelopment will advance many goals and objectives of the City of Stamford including the preservation of a unique and storied religious building that is over 100 years old.

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 Applicants submit that all applicable criteria contained in Stamford Zoning Regulations Article V, 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 in a high-density residential and mixed commercial neighborhood within the Downtown Master Plan Category. The proposed building

is compatible in scale with the surrounding area. The proposed setbacks, streetscapes, and arrangement of buildings are appropriate for the district, relate to the pedestrian level, and maintain connectivity of the Downtown streetscapes. All new parking is appropriately accommodated within the garage located behind the existing and proposed buildings and generally screened from public view.

- 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.*

The proposed density, height, and building coverage are all within well below the maximum permitted standards of the zone and appropriate to the Downtown neighborhood. The proposed building complements the historic building being preserved and improves the surrounding mixed-use community with new residences while improving the quality of life for hundreds of existing apartments by sharing the new and robust amenity areas. There are no anticipated objectionable impacts or potential disturbances to nearby properties.

- 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.*

Traffic can be safely and adequately accommodated on the surrounding streets. The enclosed Traffic Study anticipates that all nearby intersections will continue to operate well within acceptable levels. Parking is safely and adequately provided onsite at a ratio of nearly 1.2 spaces per unit.

- 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, commercial, and retail uses. The proposed residential use is compatible with these uses and will serve as a benefit to all the nearby shops, restaurants, and businesses.

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

Category 11 (Downtown) of the Master Plan contemplates “to provide for and protect an intensive, pedestrian-oriented mixed-use district. Intended is a full array of retail, office, cultural, recreation and residential uses serviced by mass transportation and integrated pedestrian access systems, always at-grade, enhanced by up-to-date lighting, seating, planting, signage, etc., to assure a desirable mixing and interaction of people and activities. A variety of scale and design in new construction is to be encouraged.” The proposed development fits within this category and fulfills the policy goals of the neighborhood. Other Master Plan policy goals realized through this redevelopment include:

- **3B.7** Implement traffic calming and improvements to bicycle and pedestrian infrastructure in the Downtown, along commercial arteries and in neighborhood centers
- **3C.3:** Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- **5A.6** Promote infill development on vacant sites within Downtown.
- **5B.1** Improve pedestrian connectivity within Downtown and between Downtown and adjacent neighborhoods.
- **5B.2** Implement streetscape and traffic calming improvements Downtown.
- **5B.3** Encourage quality urban design that relates well to streets and people.
- **5E.1:** Promote neighborhood revitalization.
- **6A.1:** Balance new development with preservation of existing residential communities.
- **6B:** Preserve Existing and Create New Affordable Housing.
- **6C.2:** Promote development of a variety of housing types.
- **6D:** Preserve Historic Buildings and Districts

II. Pursuant to Section 19.C.2.a of the Zoning Regulations, the Zoning Board must find 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.

The Applicant is proposing to infill the existing underutilized parcels and construct a new residential building with associated parking and streetscape improvements, while preserving a 100+ year old religious structure. The proposed development will increase the tax base and significantly improve the appearance of one of the most visible northerly approaches in this area of Downtown Stamford. The 224 new residential units will enliven this long-underutilized site and breathe new life into this stretch of Bedford Street, including Latham Park. For all these reasons, the Applicants submit that the proposal, and the associated Special Permit requests which are inextricably intertwined, are in accord with the public convenience and welfare.

Text Change – Publicly Accessible Amenity Space

SECTION 6 –DESIGN STANDARDS FOR PUBLICLY ACCESSIBLE AMENITY SPACE²

6.A. PURPOSE

The purpose of this Section is to provide design guidelines for all *Publicly Accessible Amenity Space (PAAS)* within the City of Stamford to assure consistency, usability and excellence in Urban Design.

...

6.D REVIEW PROCEDURES FOR PUBLICLY ACCESSIBLE AMENITY SPACE

Add New Subsection to the end of 6.D to read as follows:

6.D.4 Alternate Methods of Compliance

Pursuant to Special Permit approval following a public hearing, the Zoning Board may permit a required PAAS to be satisfied, in whole or in part, by one or more of the following actions. In granting any such Special Permit the Zoning Board shall consider a) the nature and location of the subject property, including its existing and proposed uses, b) the proximity to, and condition of, existing public open space and/or amenity areas, and c) the condition of, and need for, public sidewalks along the site frontages or in proximity to the subject site. Alternate methods of compliance may not be utilized to achieve any *Bonus Floor Area* that may be associated with the provision of a PAAS.

- a. Where a proposed development includes publicly accessible sidewalks within the boundaries of the subject property, such sidewalk areas may be counted toward any PAAS requirement.
- b. Where a proposed development includes publicly accessible sidewalks within the right-of-way along and/or extending from the site frontage(s), where no such sidewalks exist but are warranted, as determined by the Land Use Bureau in consultation with the Transportation, Traffic and Parking Bureau, such sidewalk areas may be counted toward any PAAS requirement.
- c. Payment of a “fee-in-lieu” cash contribution to the City of Stamford, to be used for the enhancement of public sidewalks and/or public open space, may satisfy a PAAS requirement at a rate of five (5) square feet of required PAAS area for each \$100 of contributed funds. The fee per square foot shall be adjusted annually on January 1st of each year by the Consumer Price Index, as calculated by the U.S. Bureau of Labor Statistics for the Northeast Region, starting in 2022.

Zoning Data
Walton Place - R-HD Zone

Standard	Required/ Permitted	Proposed Development	Notes
Min. Lot Area	43,560	84,794	Complies. Assumes consolidation of 80 Prospect Street and 0 Walton Place
Min. Frontage	150'	800±	Complies. Includes Prospect, Walton, and Bedford Street frontages
Max. Building Stories	25	15	Complies. Enclosed stair/elevator overrun on upper roof level.
Max. Building Height	275'	170±	Complies. Building measures 182± to the roof of the enclosed stair/elevator overrun.
Max. Building Coverage	Base: 90% > 80': 50% > 135': 30%	Base: 56% ± > 80': 32% ± > 135': 16% ±	Complies.
Min. Pervious Surface	10%	24%	Complies.
Max. Floor Area	3.75 (317,977)	3.56 (302,030±)	Complies. No premium floor area requested. Up to 4.5 FAR permitted.
Max. Dwelling Units	317+	224	Complies.
Min. BMR	10%	10%	Complies. Special Permit for BMRs to be provided offsite
Min. Usable Open Space	n/a	34,000± 150+ sf/DU	Complies. None required; property within 500' of a public park. Calculated area includes at-grade courtyard and grass areas, roof decks and terraces/balconies
Front Setback from Curb	Min: 10' Max: 25'	Min: 15' Max: 25'+	Complies. Special Permit requested per §4.B.11.m.4(c) to permit front setbacks greater than 25' in certain areas of the site and street wall setback of 11' for a short portion of the Prospect Street frontage where the property line jogs in.
Min. Street Wall Setback	15'	11'	
Min. Side Setback	Base: 0-15' > 60': 15-30' > 135': 50'	Base: 15' > 60': 30' > 135': 50'	Complies.
Min. Rear Setback	n/a	n/a	No Rear Yard; 3 frontages
Min. Light & Air	30'	30'+	Complies.

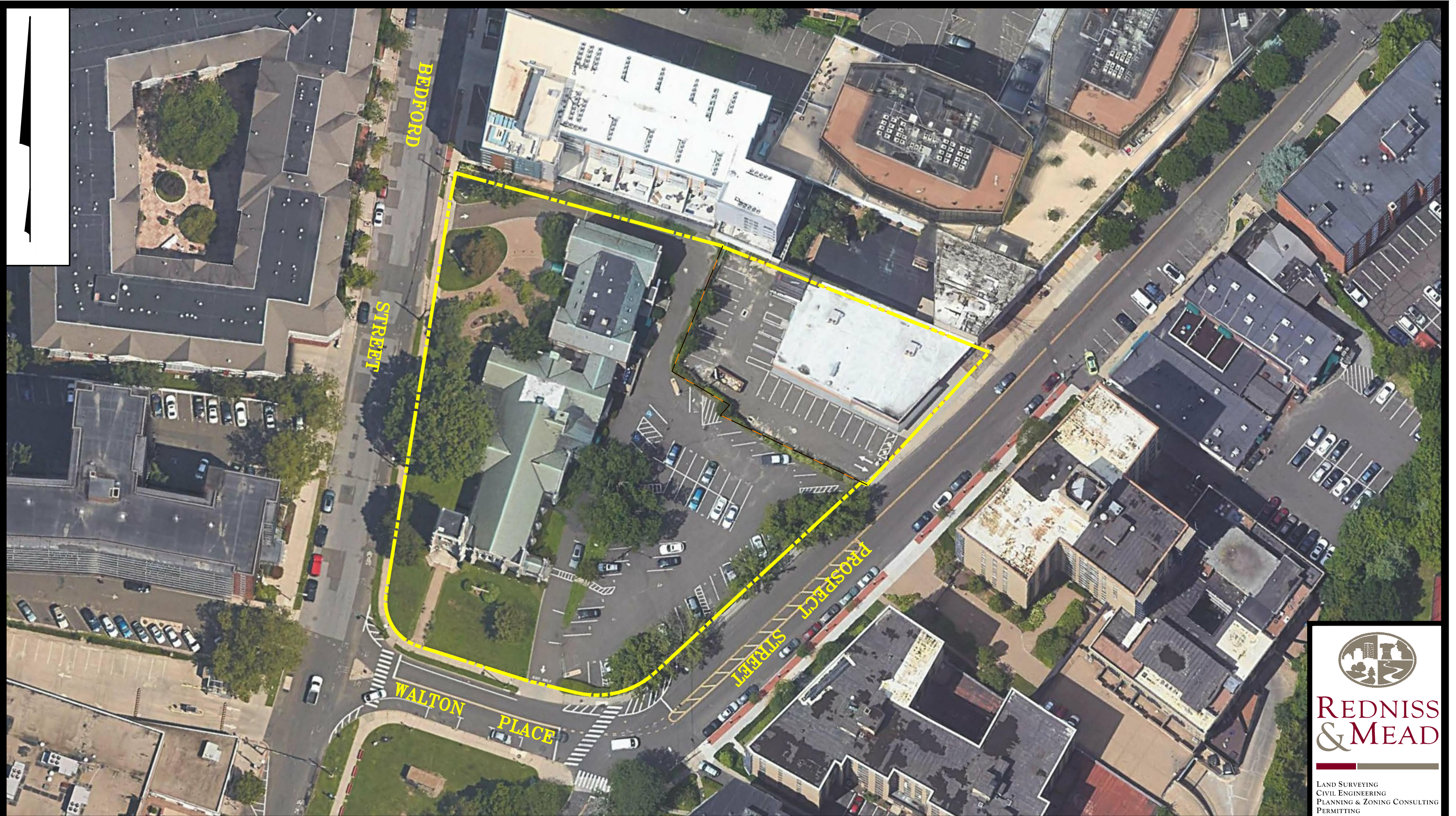
Zoning Data (cont.)
Walton Place

Parking Calculation

Residential Units		Req. per Unit	(total req)	Provided	Notes
Studio (market)	37	0.75	27.8	262	Complies. •Includes 12 sets of tandem spaces and 24 sets of self-operable vehicle stackers. •Technical parking provided is 256 spaces (with 12 EV charging spaces counting at 0.5 per space)
1-BR (market)	89	1.00	89.0		
2-BR (market)	86	1.25	107.5		
3-BR (market)	<u>12</u>	1.50	<u>18.0</u>		
TOTAL	224	-	242.3		

BMR Calculation

Total Units		Affordability Level (AMI)	Conversion Rate (per §7.4)	Required BMR		Proposed BMR		Notes	
				Number of Units	Equivalency Units	Number of Units	Equivalency Units		
Studio	37	50%	0.33	10%	3.7	1.23	0	0.00	Complies. Special Permit per §7.4.D.1 for the dedication of existing units;
1BR	89	50%	0.50	10%	8.9	4.45	3	1.50	
2BR	86	50%	1.00	10%	8.6	8.60	15	15.00	
3BR	12	50%	1.33	10%	1.2	1.60	5	6.67	
TOTAL	224				22.4	15.9	23	23.2	



**AERIAL EXHIBIT
WALTON PLACE
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.:

5756

DATE:

7/22/2022

SCALE:

1"=60'

Drawing List

0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)

**Text Change, Zone Map Change, Special Permit, and Final Site & Architectural Plans
and/or Requested Uses Applications**

July 22, 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	7/19/2022
ZLS	Zoning Location Survey	Redniss & Mead	7/19/2022
SE-1	Site Development Plan	Redniss & Mead	7/19/2022
SE-2	Site Grading Plan	Redniss & Mead	7/19/2022
SE-3	Site Utility Plan	Redniss & Mead	7/19/2022
SE-3B	Alternate Pipe Rerouting Plan	Redniss & Mead	7/19/2022
SE-4	Sediment & Erosion Controls Plan	Redniss & Mead	7/19/2022
SE-5	Notes & Soils Test Results	Redniss & Mead	7/19/2022
SE-6	Details	Redniss & Mead	7/19/2022
SE-7	Details	Redniss & Mead	7/19/2022
SE-8	Details & Cross Section	Redniss & Mead	7/19/2022
<u>Architectural</u>			
A0.00	Title Sheet	Beinfield Architecture	7/19/2022
A0.60	Rendering	Beinfield Architecture	7/19/2022
A0.61	Rendering	Beinfield Architecture	7/19/2022
A0.62	Rendering	Beinfield Architecture	7/19/2022
A0.70	Material Board	Beinfield Architecture	7/19/2022
A1.00	Level 0	Beinfield Architecture	7/19/2022
A1.01	Level 1	Beinfield Architecture	7/19/2022
A1.02	Level 2	Beinfield Architecture	7/19/2022
A1.03	Level 3	Beinfield Architecture	7/19/2022
A1.04	Level 4	Beinfield Architecture	7/19/2022

A1.05	Level 5-11	Beinfield Architecture	7/19/2022
A1.06	Level 12	Beinfield Architecture	7/19/2022
A1.07	Level 13	Beinfield Architecture	7/19/2022
A1.08	Level 14	Beinfield Architecture	7/19/2022
A1.09	Level 15	Beinfield Architecture	7/19/2022
A1.10	Roof Plan	Beinfield Architecture	7/19/2022
A2.01	South Elevation	Beinfield Architecture	7/19/2022
A2.02	East Elevation	Beinfield Architecture	7/19/2022
A2.03	West Elevation	Beinfield Architecture	7/19/2022
A2.04	North Elevation	Beinfield Architecture	7/19/2022
A2.05	East/West Elevations	Beinfield Architecture	7/19/2022
A3.01	Section - Tower	Beinfield Architecture	7/19/2022
A3.02	Section - Tower	Beinfield Architecture	7/19/2022
A3.03	Section - Tower	Beinfield Architecture	7/19/2022
A5.01	Typical Units	Beinfield Architecture	7/19/2022

Landscape

SPL-1.0	Overall Landscape Site Plan	Eric Rains Landscape Architecture, LLC	7/19/2022
SPL-2.0	Amenity Roof Terrace Plans	Eric Rains Landscape Architecture, LLC	7/19/2022
SPL-3.0	Landscape Site Details	Eric Rains Landscape Architecture, LLC	7/19/2022

Owner List

0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)

**Text Change, Zone Map Change, Special Permit, and Final Site & Architectural
Plans and/or Requested Uses Applications**

July 22, 2022

Property Address: 0 Walton Place (002-6688)
Owner Name: Walton Place LLC
Owner Address: 112 Hoyt Street #100
Stamford, CT 06905-5762

Property Address: 0 Walton Place (002-6689)
Owner Name: Walton Place LLC
Owner Address: 112 Hoyt Street #100
Stamford, CT 06905-5762

Property Address: 80 Prospect Street (004-1560)
Owner Name: 80 Prospect Street Partners LLC
Owner Address: 112 Hoyt Street #100
Stamford, CT 06905-5762

July 21, 2022

General Property Description
0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)
Text Change, Zone Map Change, Special Permit, and Final Site & Architectural
Plans and/or Requested Uses Applications

Block #: 223
Area: 1.95± Acres

All that parcel of land referred to as 0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560), located in the City of Stamford and is generally bounded by the following:

Beginning at a point at the intersection of the northerly side of Walton Place and the Westerly side of Prospect Street, running in the following directions:

Easterly: 336'± by the westerly side of Prospect Street;
Northerly: 375'± by land n/f of MDS Holding, LLC and TR Eastview LLC, each in part;
Westerly: 308'± by the easterly side of Bedford Street; and
Southerly: 110'± by the northerly side of Walton Place, to the point of beginning.

July 22, 2022

Zone Change Description
0 Walton Place (002-6688), 0 Walton Place (002-6689), & 80 Prospect Street (004-1560)
Text Change, Zone Map Change, Special Permit, and Final Site & Architectural Plans
and/or Requested Uses Applications

Block #: 223
Area: 88,641SF ± (includes 25,096SF of portions of Bedford Street, Walton Place, and Prospect Street rights-of-way along site frontage)

DESCRIPTION OF AREA OF ZONE CHANGE FROM R-H (MULTIPLE FAMILY DISTRICTS, HIGH DENSITY) TO RH-D (MULTIPLE-FAMILY, HIGH DENSITY):

All that parcel of land referred to as 0 Walton Place (002-6688) and 0 Walton Place (002-6689), located in the City of Stamford and is generally bounded by the following:

Beginning at a point at the intersection of the midpoint of Bedford Street and the midpoint of Walton Place, thence running in the following directions:

Easterly: 344' ± by the centerline of Bedford Street;
Northerly: 224' ± through Bedford Street and by land n/f of TR Eastview LLC, each in part;
Westerly: 90' ± by land n/f of 80 Prospect Street Partners LLC;
Northerly: 198' ± by said land n/f of 80 Prospect Street Partners LLC to the midpoint of Prospect Street;
Easterly: 243' ± by the centerline of Prospect Street to the midpoint of Walton Place;
Southerly: 197' ± by the centerline of Walton Place to the point of beginning.

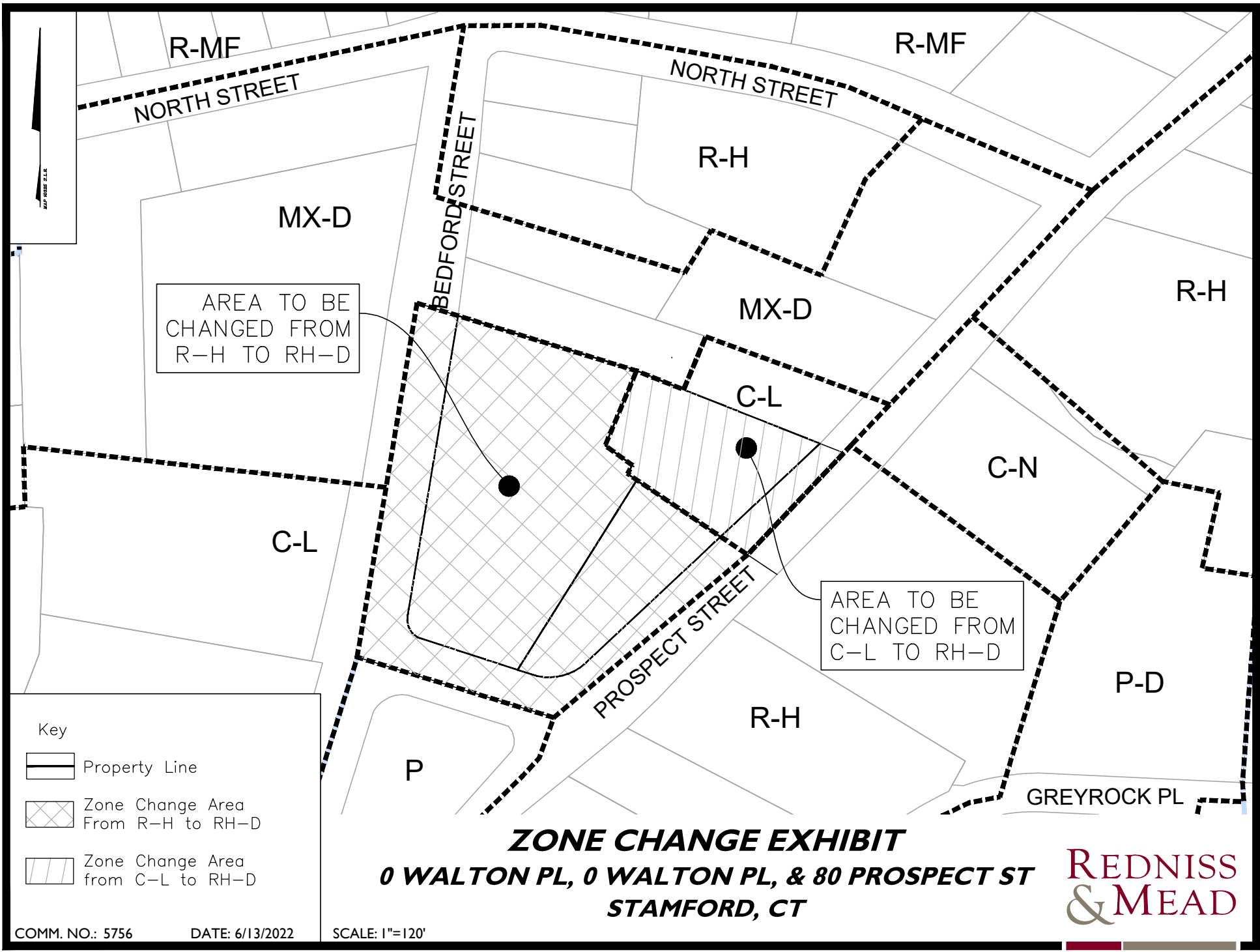
Block #: 223
Area: 20,624 SF ± (includes 3,506sf of portion of Prospect Street right-of-way along site frontage)

DESCRIPTION OF AREA OF ZONE CHANGE FROM C-L (INTERMEDIATE COMMERCIAL DISTRICT) TO RH-D (MULTIPLE-FAMILY, HIGH DENSITY):

All that parcel of land referred to as 80 Prospect Street (004-1560), located in the City of Stamford and is generally bounded by the following:

Beginning at the southeasterly corner of 86 Prospect Street, thence running in the following directions:




Northerly: 30' ± to the midpoint of Prospect Street;
Easterly: 134' ± by the centerline of Prospect Street;
Westerly: 187' ± through Prospect Street and by land n/f of Walton Place LLC, each in park
Easterly: 90' ± by land n/f of Walton Place LLC;
Northerly: 190' ± by land n/f of MDS Holding, LLC to the point of beginning.



AREA TO BE CHANGED FROM R-H TO RH-D

AREA TO BE CHANGED FROM C-L TO RH-D

Key

-  Property Line
-  Zone Change Area From R-H to RH-D
-  Zone Change Area from C-L to RH-D

ZONE CHANGE EXHIBIT
0 WALTON PL, 0 WALTON PL, & 80 PROSPECT ST
STAMFORD, CT



COMM. NO.: 5756 DATE: 6/13/2022 SCALE: 1"=120'

1/25/2022 2:28 PM G:\JOBFILES\5000\5700\5756\DWG\Planning\5756 - Zone Change Exhibit.dwg

Office Use only

Received Date	
Application #	

1. Address of Development	
Address1	0 Walton Place (002-6688), 0 Walton Place (002-6689), &
Address2	80 Prospect Street (004-1560)

2. Applicant Info	
Name	Walton Place LLC & 80 Prospect Street Partners LLC
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	Walton Place LLC & 80 Prospect Street Partners LLC
Company	
Address1	80 Prospect Street
Address2	STAMFORD, CT
Email	
Phone	

4. Mark one	
X	First Submission
	Second Submission

**Office
Use Only**

POINT CALCULATIONS

Max Potential	Eligible	Claimed	Notes (Indicate the plan/document where relevant information is located)
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5. Building Health

BH1 - Indoor Air Quality <i>2nd Submission ONLY</i>	1	0	0	Not Eligible - Second Submission Only <i>Expected to earn at 2nd submission.</i>
BH2 – Low Emitting Materials <i>2nd Submission ONLY</i>	1	0	0	Not Eligible - Second Submission Only <i>Expected to earn at 2nd submission.</i>
BH3 – Moisture Control	1	1	0	
BH4 – Daylighting <i>LARGE PROJECTS ONLY</i>	1	1	0	
BH5 – Window Shading <i>2nd Submission only</i>	1	1	0	
BH6 – Operable Windows	1	1	1	Windows will be operative
BH7- Active Design	1	0	0	Project not 2-4 Floors
BH8- Fitness Equipment <i>LARGE PROJECTS ONLY</i>	1	1	1	

6. Energy Usage

EU1 – Energy Usage <i>2nd Submission ONLY</i>	7	0		Not Eligible - Second Submission Only <i>Expected to earn (some) at 2nd submission.</i>
EU2 – Submetering	2	2	2	TBD IN FURTHER PHASES
EU3 – Cool Roofs	2	2	2	TBD IN FURTHER PHASES

POINT CALCULATIONS	Office Use Only			Notes (Indicate the plan/document where relevant information is located)
	Max Potential	Eligible	Claimed	
EU4 – Exterior Lighting	1	1	1	TBD IN FURTHER PHASES
EU5 – Interior Lighting	1	1	1	TBD IN FURTHER PHASES
EU6 – Solar Ready Design (NOT APPLICABLE FOR ADAPTIVE REUSE PROJECTS)	2	2	2	
EU7 – Renewable Energy Production	5	5	0	
EU8 – Combined Heat and Power	3	3	3	TBD IN FURTHER PHASES

7. Land Use

LU1 – Brownfield Redevelopment 2nd Submission ONLY	3	0	0	Not Eligible - not a brownfields site
LU2 – Redevelopment	1	1	1	
LU3 – Adaptive Reuse	2	2	2	Reuse of church structure?
LU4 – Historic Preservation	2	2	2	Preservation of church structure
LU5 – Mixed Use	4	4	2	PRIMARY ENTRANCES WITHIN 1/4 MILE OF AT LEAST 3 SERVICES.
LU6 – Transit-supportive Density	2	2	1	

8. Landscaping and Open Space

LA1 – Green Roof	2	2	0	
LA2 – Tree Preservation	1	1	0	
LA3 – Tree Canopy	1	1	0	
LA4 – Additional Landscaping	1	1	0	
LA5 – Native Plants	1	1	1	
LA6 – Xeriscaping	1	1	0	
LA7 – Organic Land Care 2nd Submission ONLY	1	1	0	
LA8 – New Publicly Accessible Amenity Space LARGE PROJECTS ONLY: ONLY TO LOTS 1 ACRE AND LARGER IN MP 5, 9, 11	2	2	2	Fee-in-lieu to be provided

9. Mobility

MO1 – Reduce Vehicle Travel LARGE PROJECTS ONLY (non-residential uses only)	2	0	0	
MO2 – Transit Proximity	3	3	1	EXISTING BUS STOP at Bedford/Forest

POINT CALCULATIONS	Office Use Only			Notes (Indicate the plan/document where relevant information is located)
	Max Potential	Eligible	Claimed	
MO3 – Shared Parking	3	3	0	SHARED PARKING FOR OFFICE
MO4 – Incentivize Transit Use LARGE PROJECTS ONLY (non-residential uses only)	2	0	0	
MO5 – Car Share LARGE PROJECTS ONLY	2	2	0	
MO6 – Shuttles or Support for Transit LARGE PROJECTS ONLY	2	2	0	
MO7 – Bicycle Facilities	1	1	0	
MO8 – Parking Availability	1	1	1	
MO9 – Electric Vehicles	1	1	0	
MO10 – Unbundled Parking	1	1	1	
MO11 – Road Infrastructure Contributions LARGE PROJECTS ONLY 2nd Submission ONLY	1	0	0	
MO12 – Walkscore	1	1	1	BASED ON WALK SCORE WEBSITE. CURRENT SCORE FOR SITE 92

10. Resiliency

RE1 – Development outside the floodplain	3	3	3	Building not in floodplain
RE2 – Flood Resiliency	2	0	0	Building not in floodplain
RE3 – Building Resiliency	2	2	0	
RE4 – Sea Level Rise	2	2	2	
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	2	0	
UD3 – Building Orientation	1	1		
UD4 – Building façade	1	1	1	
UD5 –Building Materials	1	1	1	
UD6 –Proximity of Building to Street	1	1	1	
UD7 – Building Certification 2nd Submission ONLY	3	0	0	

POINT CALCULATIONS

Office Use Only			Notes
Max Potential	Eligible	Claimed	(Indicate the plan/document where relevant information is located)

12. Waste Management

WM1 – Construction and demolition debris <i>2nd Submission ONLY</i>	2	0		
WM2 - Recycling <i>2nd Submission ONLY</i>	1	0	0	
WM3 – Organic Waste <i>2nd Submission ONLY</i>	2	0	0	
WM4 – Reusable Materials <i>(non-residential buildings only)</i>	1	0	0	

13. Water Use

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

TOTAL	108	78	37	
	SCORE	47%	NR	

July 21, 2022

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

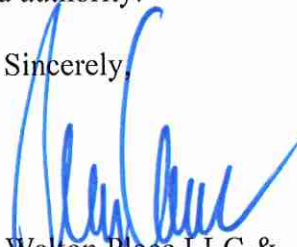
**Re: 0 Walton Place (002-6688), 0 Walton Place (002-6689),
& 80 Prospect Street (004-1560) - *Stamford, CT***

Dear Mr. Blessing and Board Members:

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

Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in blue ink, appearing to be 'John Mead', written over the word 'Sincerely,'.

Walton Place LLC &
80 Prospect Street Partners LLC