

Office Use only

Received Date	
Application #	

1. Address of Development	
Address1	68 Seaview Avenue
Address2	Stamford, CT 06902

2. Applicant Info	
Name	Seaview House LLC
Company	c/o Agent: Carmody Torrance Sandak & Hennessey LLP
Address1	c/o Agent: 1055 Washington Boulevard
Address2	Stamford, CT 06901
Email	WHennessey@carmodylaw.com
Phone	203-425-4200

3. Owner Info	
Name	Seaview House LLC
Company	c/o Agent: Carmody Torrance Sandak & Hennessey LLP
Address1	c/o Agent: 1055 Washington Boulevard
Address2	Stamford, CT 06901
Email	WHennessey@carmodylaw.com
Phone	203-425-4200

4. Mark one	
<input checked="" type="checkbox"/>	First Submission
<input type="checkbox"/>	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 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
BH2 – Low Emitting Materials 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
BH3 – Moisture Control	1	1	1	Building Envelope to comply with IBC and local code. Additionally, an HVAC system will be installed to provide the necessary amount of moisture control for residents.
BH4 – Daylighting LARGE PROJECTS ONLY	1	1	1	Exterior Glazing to comply with IBC and local code. Unit windows will have blinds that are operable by residents, which will be detailed on later plans.
BH5 – Window Shading 2nd Submission only	1	0	0	Not Eligible - Second Submission Only
BH6 – Operable Windows	1	1	1	Residents will have the ability to open their unit windows. Exterior Window to comply with IBC and local code. <i>See Sheets A-04 and A-05 of Architectural Plans.</i>
BH7- Active Design	1	1	1	Staircases to be provided throughout height of building. Staircase is located in close proximity to main entrance lobby - <i>See Architectural Plans</i> . Exact architectural characteristics of stairwell to be determined at a later date.
BH8- Fitness Equipment LARGE PROJECTS ONLY	1	1	1	Amenity space located on first floor contains fitness equipment- <i>See Architectural Plans, Sheet A-01</i>

6. Energy Usage

EU1 – Energy Usage 2nd Submission ONLY	7	0	0	Not Eligible - Second Submission Only
EU2 – Submetering	2	2	2	Residential units to be submetered, to be detailed on later plans.

EU3 – Cool Roofs	2	2	2.00	Majority of roof is currently outfitted with solar panels, making it impossible to meet this standard. <i>See Sheet A-06 of Architectural Plans.</i>
EU4 – Exterior Lighting	1	1	1	Necessary outdoor areas to be lit with sufficient protection measures put in place to prevent light pollution. Final layout to be provided on Photometric Plan.
EU5 – Interior Lighting	1	1	1	Indoor lighting in common areas will be turned off during inactive times, with exceptions for emergency lighting standards.
EU6 – Solar Ready Design (NOT APPLICABLE FOR ADAPTIVE REUSE PROJECTS)	2	0	0	Not eligible - this is an adaptive reuse project
EU7 – Renewable Energy Production	5	5	3	As of now, the entire residential amenity space will be powered by the on-site solar panels, which will make up about 10% of the Property's energy use.
EU8 – Combined Heat and Power	3	3	3	Mechanical plans, to be submitted with 2nd Submission, will show CHP technologies that achieve at least 75% energy efficiency.

7. Land Use

LU1 – Brownfield Redevelopment 2nd Submission ONLY	3	0	0	Not Eligible - not a brownfields site
LU2 – Redevelopment	1	1	1	This project is a redevelopment of an existing office building into a multifamily residential development. All proposed changes are to be made within the frame of the existing structures, as shown on Architectural and Civil Plans.
LU3 – Adaptive Reuse	2	2	2	This project is a redevelopment of an existing office building into a multifamily residential development. All proposed changes are to be made within the frame of the existing structures, as shown on Architectural and Civil Plans.

LU4 – Historic Preservation	2	0	0	Not eligible - not a historic building
LU5 – Mixed Use	4	2	2	The primary entrance is located within 0.25 miles of multiple neighborhood services, as detailed in Development Review Guidelines.
LU6 – Transit-supportive Density	2	0	0	Not Eligible - Does not meet FAR threshold or proximity to STC

8. Landscaping and Open Space

LA1 – Green Roof	2	0	0	Not eligible - the roof is currently outfitted with solar panels, making the installation of an effective green roof not feasible.
LA2 – Tree Preservation	1	1	1	As shown on the Landscape Plan, the majority of the existing plantings on the Property are being preserved.
LA3 – Tree Canopy	1	1	1	As shown on the Landscape Plan, the tree canopy covers at least 50% of the landscaped area.
LA4 – Additional Landscaping	1	1	0	Given the minimal amount of pervious area on the Property, it is not possible for the Applicant to provide more landscaping than it is proposing.
LA5 – Native Plants	1	1	0	The proposed plantings are not native species.
LA6 – Xeriscaping	1	1	0	The proposed plantings are not native species or drought resistant.
LA7 – Organic Land Care 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
LA8 – New Publicly Accessible Amenity Space LARGE PROJECTS ONLY: ONLY TO LOTS 1 ACRE AND LARGER IN MP 5, 9, 11	2	0	0	Not Eligible - Not in MP 5, 9, or 11

9. Mobility

MO1 – Reduce Vehicle Travel LARGE PROJECTS ONLY (non-residential uses only)	2	0	0	Not eligible - residential project
MO2 – Transit Proximity	3	3	1	Closest bus stop is within 800' of the Property (Shippan Ave & 521 Shippan). Property is not located within 0.5 miles of STC or other train stations.
MO3 – Shared Parking	3	0	0	Shared parking is not necessary for the Property given the excess number of spaces to be provided.
MO4 – Incentivize Transit Use LARGE PROJECTS ONLY (non-residential uses only)	2	0	0	Not eligible - residential development
MO5 – Car Share LARGE PROJECTS ONLY	2	2	0	Applicant currently does not have plans to enroll in a car share program
MO6 – Shuttles or Support for Transit LARGE PROJECTS ONLY	2	0	0	Provision of a shuttle to and from the Stamford Transit Center to be determined at a later date based on tenant
MO7 – Bicycle Facilities	1	1	0	Bicycle storage room located on first floor - <i>See Architectural Plans, Sheet A-01</i> . While only the required amount is being provided, this is a significant improvement from the Property's current conditions where there are zero bicycle parking facilities.
MO8 – Parking Availability	1	1	0	More than 105% of the required parking will be provided onsite.
MO9 – Electric Vehicles	1	1	1	Six (6) EV charging stations will be installed, which is slightly above the required amount of five (5) charging stations.
MO10 – Unbundled Parking	1	1	1	Parking spaces will be made available to tenants per their request, with the fee structure to be determined at a later date.
MO11 – Road Infrastructure Contributions LARGE PROJECTS ONLY 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
MO12 – Walkscore	1	1	0	Walkscore of 64.

10. Resiliency

RE1 – Development outside the floodplain	3	0	0	N/A - Proposed development is within floodplain.
RE2 – Flood Resiliency	2	2	2	Two points are being claimed because the first floor of a noncompliant building is being raised in excess of one foot so as to provide safe access during flood events. Additionally, there are proposed grade improvements to Seaview Avenue that improve emergency access for the Property and the surrounding residents.
RE3 – Building Resiliency	3	3	3	An emergency generator will be installed on the Property, to be shown in greater detail on later plans. The Property currently contains many solar panels, which may be wired to power the emergency generator (to be determined at a later date).
RE4 – Sea Level Rise	2	2	0	The majority of the proposed development is located outside the <i>Sea Level Rise Projections 2085</i> map.
RE5 – Emergency preparation and continuation of operations plan LARGE PROJECTS ONLY 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only

11. Urban Design

UD1 –Block size	1	1	0	Not appropriate given the residential character of the surrounding neighborhood
UD2 –Minimal Visual Impact of Parking	2	2	2	As shown on the Architectural Plans, the Property's parking is completely shielded by the Main Building's architecture.
UD3 – Building Orientation	1	1	1	While the front entrance does not open to a sidewalk adjacent to a public street, the front entrance does open to the Delamar's entrance driveway, which opens to a sidewalk that is adjacent to a public street.
UD4 – Building façade	1	1	1	As detailed on the Architectural Plans, the building façade is broken up via horizontal sprandrels.

UD5 –Building Materials	1	1	1	As detailed on the Architectural Plans, the project does not include EIFS, vinyl, or aluminum siding on the façade.
UD6 –Proximity of Building to Street	1	1	0	The Main Building's front façade is not built to minimum allowed setback boundary.
UD7 – Building Certification 2nd Submission ONLY	3	0	0	Not Eligible - Second Submission Only

12. Waste Management

WM1 –Construction and demolition debris 2nd Submission ONLY	2	0	0	Not Eligible - Second Submission Only
WM2 - Recycling 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
WM3 – Organic Waste 2nd Submission ONLY	2	0	0	Not Eligible - Second Submission Only
WM4 – Reusable Materials (non-residential buildings only)	1	0	0	Not eligible - residential project

13. Water Use

WU1 – Indoor Water Management	3	1	1	All fixtures within residential units will be WaterSense rated, to be shown on future plans.
WU2 – Outdoor Water Management	1	0	0	Given the large amount of impervious surface on the Property and the minimal amount of both proposed and existing landscaping, there is no need for the installation of an irrigation system.
WU3 – Stormwater Management	2	2	0	Not eligible - Not increasing pervious surface or decreasing impervious surface.
WU4 – Stormwater Retention	1	1	0	<i>See Engineering Summary Report</i> , which details the stormwater treatment improvements to be installed on the Property. There will not be an increase in the amount of stormwater retained on site.

TOTAL	109	57	38	
	SCORE	67%	NR	