

## 1. Site Data Sheet

Application Number:   
 Project Name:   
 Project Location  
 Address  
 Street Number:  Street Name:   
 Lot(s):   
 Neighborhood Statistical Area:   
 Current Zoning District:  Proposed Zoning District:   
 Current Master Plan Category:  Proposed Master Plan Category:

Zoning Section RM-1		Required/ Permitted (RM-1 Zone)	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Exception if applicable)
	<b>Lot Size</b>	5,000 SF	59,986± SF (1.38 acres)	59,986± SF (1.38 acres)	Complies
	<b>Gross Floor Area</b>	N/A	240,895± SF	240,895± SF	Calculated per definition of "Floor Area" in Zoning Regs
	<b>Zoning Floor Area</b>				
	Residential	N/A	0 SF	149,667± SF	Calculated per definition of "Residential GFA" in Zoning Regs
	Commercial	N/A	96,000± SF	6,800± SF	Excludes parking area
	Community Facility	N/A	N/A	N/A	
	Industrial	N/A	N/A	N/A	
	<b>Total</b>		96,000± SF	156,467± SF	
	<b>F.A.R.</b>				

	Residential	N/A	0	2.49	Note - Max residential density per Sec. 10.I is calculated at 2,000 SF of converted GFA per DU
	Commercial	N/A	1.6	0.11	
	Community Facility	N/A	N/A	N/A	
	Industrial	N/A	N/A	N/A	
	<b>Total</b>		1.6	2.6	
	<b>Number of units</b>	74 Units (per Sec. 10.I)	0 Units	52 Units	Sec. 10.I is based on converted GFA. Since there is no definition in Zoning Regs for converted GFA, figured is based on definition of "Residential GFA" (149,667± SF/ 2,000 SF = 74 units)
	<b>Below Market Rate Units (# and %)</b>	5.2 Units	0 Units	Fee in Lieu Payment	Special Permit of Sec. 7.4.D.3 Requested
	<b>Number of seats/ beds / employees if applicable</b>	N/A	N/A	N/A	
	<b>Density(Units/Acre)</b>	11 units/ acre	0	37 units/acre	Special Permit of Sec. 10.I requested
	<b>Street Frontage</b>	50'	37'	37'	Existing Legal Nonconformity
	<b>Building Coverage (Area and %)</b>	25%	69.4%	68.1%	Existing Legal Nonconformity
	<b>Lot coverage (Area and %)</b>	N/A	87.33% (52,389 SF)	93.33% (56,022 SF)	Complies
	<b>Building Height (Feet)</b>	30'	91'	No Change	Existing Legal Nonconformity
	<b>Number of floors</b>	3 Floors	7 Floors	No Change	Existing Legal Nonconformity
	<b>Active ground floor (sq.ft. and %) if applicable</b>	N/A	N/A	N/A	
	<b>Yards</b>				
	Front yard ( Streetline)	25'	59.7'	59.7'	Complies
	Front yard ( St centerline)	50'	99.6'	99.6'	Complies
	Rear yard	30'	7.8'	7.8'	Existing Legal Nonconformity

	Side yard	10'	6.1'	6.1'	Existing Legal Nonconformity
	<b>Parking</b>				
	Residential parking	90 Spaces	0 spaces	90 spaces	Complies (173 total spaces will be available)
	Commercial parking	8 Spaces	330 spaces	8 spaces	Complies (173 total spaces will be available)
	Community Facility parking	N/A	N/A	N/A	
	Industrial parking	N/A	N/A	N/A	
	Public open space parking	N/A	N/A	N/A	
	Bike parking	N/A	0 spaces	23 spaces	Complies
	# of levels of parking garage (if applicable)	N/A	4 levels	3 levels	Complies
	Square footage of parking area	N/A	140,579± SF	83,839± SF	Complies
	Parking setback	10'	> 10'	> 10'	Complies
	<b>Open space (Area and % )</b>				
	Active (If separate)	Zoning Board Discretion	19,319± SF	28,102± SF	Complies
	Passive (If separate)	N/A	N/A	N/A	
	<b>Street Trees</b>				
	Existing		48	48	no change to mature trees along property lines see landscape plan
	Proposed		N/A	N/A	
	Total		N/A	N/A	
	<b>Signage</b>				
	Wall signs (# and size)	N/A	N/A	TBD	
	Ground Signs (# and size)	N/A	N/A	TBD	
	Blade signs (# and size)	N/A	N/A	TBD	
	<b>Fence height</b>		N/A	4'	fence around pool

Is the project site fully or partially in the CAM?	Yes
Is the project site fully or partially in a flood plain?	Yes
Is the site fully or partially in a historic district?	No



# DEVELOPMENT REVIEW GUIDELINES

Application # \_\_\_\_\_

Is the site fully or partially in the Mill River Design District?

No
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Is the site fully or partially in Downtown?

No
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Is the site a brownfield site?

No
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Is the site a greenfield site?

No
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## 2. Impact Summary

	<b>Adverse Impact</b>	<b>Mitigation</b>
<b>Mobility</b>	No	No
<b>Housing</b>	No	No
<b>Schools and Community Facilities</b>	No	No
<b>Infrastructure</b>	No	No
<b>Public Safety</b>	No	No
<b>Parks and Open Space</b>	No	No
<b>Environmentally Sensitive Areas</b>	No	No
<b>Historic Resources</b>	No	No
<b>Quality of Life</b>	No	No
<b>Fiscal Impact</b>	No	No
<b>Conveniences</b>	No	No

**3. Mobility**

**Parking**

	current	current permitted	proposed	proposed permitted	Parking ratio
<b>Residential parking</b>	0	0	173	90	1 BR: > 1.5/unit 2 BR: > 1.75/unit 3 BR: > 2.0/unit
<b>Residential Loading</b>	0	0	0	0	
<b>Community Facility parking</b>	0	0	0	0	
<b>Community Facility Loading</b>	1	1	1	1	1 loading space per 100,000 SF of GFA
<b>Commercial Retail parking</b>	0	0	0	0	
<b>Commercial Retail loading</b>	0	0	0	0	
<b>Commercial Office parking</b>	330	330	8	8	Per e-mail from R. Blessing
<b>Commerical Office loading</b>					
<b>Manufacturing parking</b>	0	0	0	0	
<b>Manufacturing loading</b>	0	0	0	0	
<b>Public Open Space parking</b>	0	0	0	0	

Are you providing shared parking?  If yes, explain parking concept

Are you providing car share  If yes, explain (operator, # of vehicles, etc.)

Are you proposing to add or close curb cuts?  If yes, please explain changes to the curb cuts

Is the site located on an arterial road?  Name of road(s)

Is the site located on a state highway?  Name of road(s)

Is the proposed site within half a mile of a train station?  Which train station?

Is the proposed site within a quarter mile of a bus stop  Which line?

**Impacted Intersections**

Street 1	Street 2	current LOS	expected LOS with action	expected LOS with Mitigation
See Traffic Study				

Distance to	Miles	Bus connection line	Bus connection headway	total travel time by transit

<b>Stamford Transit Center</b>	1.9	326 & 327	30 - 60 min	20 min	
<b>Springdale Station</b>	3.8	334	30 min	56 min	
<b>Glenbrook Station</b>	2.3	326 & 327	60 min	60 min	with train
<b>Downtown / Veteran's Park</b>	2	326 & 327	30 - 60 min	29 min	

the site connected to the pedestrian network?  
Is the site connected to the bike network?

Yes
No

What mitigating measures are planned to reduce parking needs and improve mobility, e.g., shuttle service?

See Schedule B	
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Provide a traffic plan and a site access plan!

[ATTACH]
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Was a comprehensive traffic study prepared for this project?

Yes
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If yes, please upload the study

[ATTACH]
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Traffic and site access plans contents:

- all streets w/ with widths, directions, # of lanes
- sidewalk with widths
- bus stops
- signals, crosswalks, pedestrian ramps
- curb cuts - width, distance from intersections
- all pedestrian entrances, and circulation
- location of parking, including bike parking and on street parking
- intersection LOS
- street trees
- traffic calming features
- loading off-street / on-street

**4. Housing**

Residential Floor Area   
 Number of units   
 Floor Area per unit

Is the development proposed to be ownership or rental?

**Proposed Housing and Unit Mix**

Unit Type	total	Market rate	prop. rent	prop sales price	senior housing	BMR	prop rent	prop sales price	% BMR	complies with BMR	market rate aff.	total aff units
Studio										[Y/N]		
1-BR	13	13			0	0				[Y/N]		
2-BR	35	35			0	0				[Y/N]		
3+BR	4	4			0	0				[Y/N]		
All units	52	52			0	0				[Y/N]		

**Current housing on site**

Unit Type	total	Market rate	current rent	current value	senior housing	BMR	current rent	current value	%BMR	Market rate affordable	total affordable units
Studio	0										
1-BR	0										
2-BR	0										
3+BR	0										
All units	0										

Are all BMR units proposed to be on site?   
 Where are the off site units?

Is there a fee in lieu payment?   
 What is the total fee-in-lieu payment?   
 How is the fee in lieu payment calculated?



**5. Schools and Community Facilities**

	School name	Current School Utilization	Expected School Utilization
Which elementary school is the project zoned for?	Toquam Magnet	n/a	Toquam Magnet
Which middle school is the project zoned for?	Rippowam Middle	n/a	Rippowam Middle
Which high school school is the project zoned for?	Stamford High	n/a	Stamford High

How many additional school children is this project expected to generate?

	# units	senior housing units	school units	Elem. School Factor	# elem. school students	Middle School Factor	# middle school students	High school Factor	# High school students	All students
<b>Studio</b>	0	0	0	0	0	0	0	0	0	0
<b>1-BR</b>	13			0.12	1.56	0.04	0.52	0.06	0.78	3
<b>2-BR</b>	35			0.21	7.35	0.09	3.15	0.14	4.9	15.4
<b>3+BR</b>	4			0.28	1.12	0.12	0.48	0.14	0.56	2.16
<b>All students</b>										<b>18.26</b>

What is the proposed mitigation for school impacts?

Which is the closest public library?   
 Is the library over capacity?

Distance (mi)

Please provide a community facilities map

Public Funded Day Care?

**6. Infrastructure**

Does the site have access to the city's sewer system?

Does the site have access to the city's water supply?

What is the heating type/ fuel for the site?

What is the expected sewer input from the project (gal/day)

Is the current sewer infrastructure sufficient?

attach letter from WPCA

What is the expected water use from the project, excluding irrigation (gal/day)

What is the expected peak water usage fro irrigation (gal/day)

Is the current water infrastructure sufficient?

attach letter from Aquarion

What is the expected average electricity use? (kWh/day)

What is the expected peak electricity use? (kWh/day)

Is the electric infrastructure sufficient?

attach letter from Eversource

What is the expected daily volume of trash produced (cu ft/ day)

What is the expected daily volume of recycling produced (cu ft/ day)

Is garbage and recycling collected by the City?

Does the Stamford Sanitation Department have sufficient resources?

attach letter from Sanitation Dept.

Who is the private garbage and recycling contractor?

Describe the garbage and recycling pick-up (frequency, days of week, equipment used, where picked up)

Describe mitigation measures for sewers

Describe mitigation measures for water

Describe the mitigation measures for electricity

Describe the mitigation measures for garbage and recycling



7. Public Safety

In which Police Precinct is the site located?

Is this a high crime area?

Are there sufficient police department resources?

attach letter from Public Safety Director

In which Fire District is the site located?

Are there sufficient Fire Department resources?

attach letter from Public Safety Director

Please describe any mitigation measures related to public safety!

Elevating Seaview Avenue to allow for significant access improvements for emergency vehicles during flood events.

**8. Parks and Open Space**

Please provide information about the closest public parks

	Park name	distance (mi)	Park facilities					
			playground	athletic fields	passive recreation	beach	trails	current LOS
local park	Cummings	0	Yes	Yes	Yes	No	Yes	None
regional park	West Beach	0.15	Yes	No	Yes	Yes	Yes	None
recreational facility	Czecik	0.62	No	Yes	Yes	Boat	Yes	None

Open Space Ratio for the Neighborhood Statistical Area

currently	with the proposed action	Citywide Average
TBD	TBD	TBD

Will the proposed development provide amenities for residents?

Which amenities will be provided?      Size (sf)      capacity (persons)

pool	Yes		
outdoor play area	No		
outdoor sitting area	Yes	4,900	
gym	Yes	2,070	
commuity rooms / lounges	Yes	6,900	
other	Yes	9,730	terrace - 4th floor

Will the proposed development provide publicly accessible open space?

size (sf)	Boardwalk - 2,780 SF
hours	TBD
programming	TBD
landscaping	TBD
seating	TBD

Describe the parks and recreational facilities mitigation measures!

Provide a parks and recreational facilities map

**9. Environmentally Sensitive Areas**

Is the project site fully or partially located in the coastal management area?	Yes
Is the project site fully or partially located in a flood plain?	Yes
Is the project site fully or partially located in a flood way?	No
Are there wetlands on site?	No
Are there steep slopes on site?	No
Are there any known endangered species on site?	No
Is there more than 1 acre of undisturbed natural habitat or agricultural area on site?	No

What is the impervious area on the site?			
current sf	current %	proposed sf	proposed %
52,389 SF	87%	56,022 SF	93%

Describe the stormwater management practices used on site

Would the site meet the requirements of MS4?

Is the site a brownfield or suspected brownfield site?	No
Has the site been tested?	No
Is there a mitigation plan for the site?	No
What are the historic uses of the site	Yes

attach report

Describe the measures to protect natural resources on site!

Provide a natural resources map!

**10. Historic Resources**

Is the site located in a historic district?	No
Name of the Historic District	N/A
Are there any structures on site that are registered as historically significant or that are contributing sites to a Historic District?	No
Please provide a description of these structures (type, age, location on site)	N/A
Are there any structures on site that are more than 50 years old?	No
Please provide a description of these structures (type, age, location on site)	N/A
Are any historic structures proposed to be altered or demolished as part of this proposal?	No
Has this proposal been reviewed by HPAC?	No

attach report

Describe the mitigation measures with regard to historic resources!

N/A

## 11. Quality of Life

### For Residential Projects

Are there any outdoor recreational facilities proposed?	Yes
What kind?	Pool/Gym Terrace
Hours of operation?	TBD
How are the facilities supervised and noise and other codes enforced?	TBD
Is the site located within 1000 feet of I-95, the Merritt Parkway or an active rail line?	No
If yes, what are the mitigation measures to reduce noise impacts?	N/A
Describe mitigation measures	N/A

### For Commercial Projects

What is the type of business?	Office
What are the business hours / hours of operation?	TBD
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)	TBD
How many employees are expected to be on site during peak periods?	TBD
How many customers are expected during peak periods (per hour)	TBD
When is the peak period	TBD
Is any of the business located outside?	No
Describe mitigation measures	None

### For Manufacturing Projects

What is the type of business?	N/A
What are the business hours / hours of operation?	N/A
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)	N/A
How much truck traffic is associated to and from the site?	N/A
How many employees are expected to be on site during peak periods?	N/A
Is any of the operations located outside?	N/A
Describe the outside operations	N/A
Will materials and supplies stored outside?	N/A
Is heavy equipment used?	N/A
Does the site produce dust?	N/A
Does the site produce odor?	N/A
Does the site produce vibration?	N/A
Are hazardous materials stored onsite, used or produced?	N/A
Describe the hazardous materials, quantities, and how they are safeguarded.	N/A
Describe mitigation measures!	None

How is it controlled?	
How is it controlled?	
How is it controlled?	

**12. Development Benefits**

**Expected Recurring Revenue for the City per year**

Property Tax	\$390,500±
Business Tax	\$1,000±
Other Fees/Taxes	TBD
<b>Total</b>	TBD

Sewer Connection Fee Payable for 15 years - \$ Total

**Expected one-time payments to the City**  (Fee-in-Lieu payment and application fees)

**Does the project provide publicly accessible open space**

How large is the proposed publicly accessible open space

Describe design and programming of the proposed publicly accessible open space

Describe any additional public benefits of the project, e.g., related to housing affordability, sustainability, community facilities, brownfield clean-up, etc.



**13. Conveniences**

*residential projects only*

Describe the conveniences in the area surrounding the project site

Type	Name	location	less than a mile?	distance	bike / ped accessible?
supermarket	ShopRite	Wardwell St	Yes	0.5	Yes
dry cleaner	Shippan Cleaners	Shippan Ave.	Yes	0.5	Yes
medical office	Murphy Medical	Shippan Ave.	Yes	0.2	Yes
dental office	Shippan Dental	Elm St	Yes	0.6	Yes
restaurant	Brennans by the Beach	Iroquois Rd	Yes	0.7	Yes
convenience store	Shippan Corner Variety	Shippan Ave.	Yes	0.4	Yes
drug store	ShopRite	Shippan Ave.	Yes	0.5	Yes
local park	Cummings	Soundview	Yes	0.1	Yes
regional park	Cummings	Soundview	Yes	0.1	Yes
beach	West Beach	Shippan Ave.	Yes	0.5	Yes
library	South End Branch	Woodland	No	1.6	No
day care	Child Care of Stamford	Maple Ave	Yes	0.9	No
elementary school	Toquam Magnet	Ridgewood Ave	No	3.6	No
middle school	Rippowam Middle	Highridge Rd	No	4.1	No
high school	Stamford High	Strawberry Hill	No	1.8	No
gym	Planet Fitness	Harbor View	Yes	0.7	Yes

Are conveniences proposed on site?

Yes

Please describe

Pool/Terrace/Gym

Are they open to the public?

No, but Boardwalk will be

**14. Urban Design**

Describe the Land use on neighboring parcels

Describe the Design of neighboring buildings (Height, Material, style, age, condition)

for buildings six stories and higher, please provide an illustrative massing

Please provide a streetscape elevation for all frontages facing public streets

For building six stories and taller, please provide a shadow study