

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: October 19, 2022

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Briscoe, Tracy <TBriscoe@StamfordCT.gov>

Sent: Monday, September 19, 2022 10:16 AM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford - Zoning Board - New Application 222-30

Hi Kristin,

Please see attached an application for your review and comments.

Thanks Tracy



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

September 21, 2022

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director *Robert Clausi*

Subject: ZB Application 222-30 – City of Stamford
Proposed Text Change to Amend Section 9.F. TCD-D Transportation Center Design Change

EPB staff has reviewed the above-referenced application to make text changes to the Zoning Regulations. EPB fully supports the use of native plants and plants that require little or no irrigation for landscaping of lot areas not devoted to buildings, as is proposed in section 9.F.9.b.

EPB has no objection to this matter moving forward through the Zoning Board's review process, with the understanding that actual development of properties within this district will be subject to standard EPB review and approval since the entire area in question lies within the coastal boundary.

Thank you for the opportunity to provide these comments.

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

September 20, 2022

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**888 Washington Boulevard - City of Stamford - Zoning Board
Zoning Application No. 222-30**

The Engineering Bureau received documents for a Zoning Text Change proposing to amend Section 9.F TCD-D Transportation Center Design District, intended to implement the goals of the new Master Plan Category 16 (Transit-Oriented Development District) and various planning study efforts for the train station area.

The Engineering Bureau offers no objection to the proposed Text Change continuing with the approval process.

Please contact me at 203-977-4003 with any questions.

Reg. No. 267

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

RECEIVED

SEP 30 2022

September 30, 2022

ZONING BOARD

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

RE: ZB APPLICATION #222-30 - CITY OF STAMFORD ZONING BOARD - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, September 27, 2022, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a Text Change to amend Section 9.F. TCD-D - Transportation Center Design District. The amendments to the TCD-D are intended to implement the goals of the new Master Plan Category #16 (Transit-Oriented Development District) and various planning study efforts for the train station area.

Ralph Blessing, Land Use Bureau Chief, made a detailed presentation on the Text Change.

After some discussion, the Planning Board recommended **approval** of **ZB Application #222-30** by a vote of 4-0-1 (In Favor - Dell, Godzeno, Perry and Tepper / Abstain - Levin). Mr. Levin abstained as he feels the TCD-D is too restrictive by not allowing larger hotels, movie theaters etc. in this district outside of the Downtown. This request is compatible with the neighborhood and consistent with Master Plan Category #16 (Transit-Oriented Development District).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell".

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov

**CITY OF
STAMFORD**



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

**OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING**
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office
FROM: Frank W. Petise, P.E.
Transportation Bureau Chief
DATE: October 19, 2022
RE: Zoning Board Application 222-30

[Handwritten signature]
[Handwritten signature]
RECEIVED
Luke Buttenwieser
Transportation Bureau Staff

OCT 20 2022

Application #222-30

ZONING BOARD
City of Stamford

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received September 19, 2022;
- Text Change Narrative; and,
- Proposed Text Change.

The department recently reviewed and extensively analyzed the previous Zoning Board applications 222-12-13-14 related to the TCD-D map changes and provided significant background information related to Transit Oriented Development sites.

Transit Oriented Development (TOD), is widely understood to be the most efficient form of land development from a mobility perspective. The location of this zone, with all sites less than a quarter mile away from the Stamford Transportation Center (STC), gives this application prime transit oriented development potential. The extremely close proximity to the STC as well as downtown means walking and biking are highly viable and attractive modes of transportation, reducing the overall vehicular impact of any future developments resulting from this text change. The City and State have invested significantly and continue to do so in

upgrading the mobility infrastructure in the area to prepare the roadway network to handle increased development. The multi-modal nature of the roads means they have higher levels of capacity and can accommodate pedestrians, bicycles, and drivers.

The Department is very supportive of this application. The rest of this memorandum outlines some key points in the proposed text change that reduce vehicle trips and the overall impact to the roadway network.

- Transit Center Access Streets
 - o Transit Center Access Streets are a central component of the TCD-D text and are an integral part of promoting non-car forms of transportation to reduce traffic. Transit Center Access Streets create clear paths for people walking and biking to access the trains station by having enhanced urban design standards to promote an attractive walking environment, limit vehicular and pedestrian/bicyclist conflicts by shifting parking and loading access to non-Transit Center Access Streets, and provide more direct access to the Stamford Train Station.
- Transportation Demand Management Plans (TDMP)
 - o TDMPs are required for all developments 20,000 sf or greater, and new for this text change, the trip demand reduction has increased from 20% to 25% (the highest in the city). The Department included this demand reduction increase into the text change as this area, more so than any other location in the city, can support a 25% reduction in vehicular trip and parking reduction rates due to its proximity to robust public transit and multi-modal roadway designs. This increase leads to the total vehicular trip generation being further reduced for all new developments in this district.
- Urban Design to Promote Walkability
 - o Walkability and the attractiveness of walking routes, thus the ability to have more people walk, is highly correlated to the urban design of adjacent buildings. The TCD-D text already has strong urban design standards, and the proposed text change only strengthens these. Buildings will have more active uses along Transit Center Access Streets such as retail uses, high quality facades, wrapping of parking, prominent building entrances, and various other urban design techniques.

Overall the proposed text change creates communities that have access to transit, are walkable/bikeable, and reduce vehicle trips compared to traditional, non-TOD communities. The Department is supportive of this application as it will spur development that reduces vehicular impacts to the roadway network and promotes sustainable transportation modes. The Department will rigorously review the site plans and traffic studies from potential future applicants to ensure the limited impact to the City roadway network.