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November 15, 2022

MICHAEL J. CACACE*
MARK P. SANTAGATA
PAUL T. TUSCH
JUDITH ELLENTHAL
MICHELLE A. MALONE*
FRANK L. BAKER, III*
JENNIFER NEAL BARDAVID*

LEGAL ASSISTANTS
CYNTHIA L. MAMMONE
STEFANIE L. TORRES

*ALSO ADMITTED IN NEW YORK

BY HAND

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

Re: ***122-124, 128-134 and 136 Broad Street***
Special Permit, Final Site and Architectural Plan and Requested Uses Applications,
and Request for Zoning Lot Approval

Dear Mr. Blessing and Board Members,

Pursuant to our recent discussions with members of the Land Use Bureau staff and on behalf of TR BROAD II, LLC and 122-124 Broad Street, LLC, enclosed please find applications and supportive materials for the requested special permits, site and architectural plan and requested uses, together with a request for administrative and Zoning Board approval of a Zoning Lot designation concerning properties at 122-124, 128-134, and 136 Broad Street. Application details and design concepts are described further in the attached materials.

In support of the applications, enclosed please find;

1. A check made payable to the City of Stamford in the amount of \$8,090.00 for:
 - a. Special Permit Fee - \$7,090.00
 - b. Zoning Board Public Hearing Fee - \$1,000.00
2. Application forms:
 - a. Special Permit
 - b. Site and architectural plan
 - c. Also requested is administrative review and approval by the Zoning Board of a Zoning Lot
3. Project description;
4. Traffic and parking study;

Zoning Board
Ralph Blessing
November 15, 2022
Page 2

5. Photographs;
6. Survey;
7. Engineering plans;
8. Architectural plans and rendering;
9. Zoning Data Chart;
10. Letters of Authorization;
11. Property Description;
12. Statement of Findings; and
13. Zoning Lot Development Agreement.

Please feel free to contact us with any questions or comments.

We look forward to working with you and the Planning and Zoning Board on this exciting project.

Sincerely,



Michael J. Cacace

Cc:

Vineeta Mathur, Senior Planner

Development Team



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

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule –WITHOUT GDP

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

Fee Schedule –WITH GDP

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

APPLICANT NAME (S): TR BROAD II, LLC and 122-124 BROAD STREET, LLC

APPLICANT ADDRESS: c/o Cacace, Tusch, & Santagata, 1111 Summer Street, Stamford, CT 06905

APPLICANT PHONE #: (203) 327-2000

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? YES

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 122-124 Broad Street and 128-134 and 136 Broad Street

ADDRESS OF SUBJECT PROPERTY: 122-124, 128-134 and 136 Broad Street

PRESENT ZONING DISTRICT: C-G

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 property description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
TR BROAD II, LLC 222 Summer Street Stamford CT 06901	128-134 Broad Street
122-124 Broad Street LLC 36 Orchard Street Cos Cob, CT 06907	122-124 Broad Street

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).



DATED AT STAMFORD, CONNECTICUT, THIS 16th DAY OF November 20 22

SIGNED: Michael J. Cacace

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
ss STAMFORD November 16 20 22

COUNTY OF FAIRFIELD

Personally appeared Michael J. Cacace, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Mark Santagata
Notary Public - Commissioner of the Superior Court
Mark Santagata

FOR OFFICE USE ONLY

APPL. #: 222-37 Received in the office of the Zoning Board: Date: _____

By: _____

Revised 9/02/20

PROPERTY DESCRIPTION
(BLOCK 176)

128-134 and 136 BROAD STREET

Legal Description

PARCEL A:

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, and known as 128 Broad Street, which is more particularly bounded and described as follows:

NORTHERLY: One Hundred Sixty-one (161) feet, more or less, by land now or formerly of The Estate of Mary M. Scofield, dec'd.

EASTERLY: One Hundred Forty-eight (148) feet, more or less, by a driveway, now or formerly known as Gay Street Extension;

SOUTHERLY: One Hundred Thirty (130) feet by Broad Street;

WESTERLY: Ninety-eight (98) feet, more or less, by land now or formerly of Charles M. Lounsbury, dec'd. et al, and now or formerly of George Dimenstein;

SOUTHERLY AGAIN: Fifty-one (51) feet, more or less, by land now or formerly of the Estate of Charles Lounsbury, dec'd. et al and now or formerly of George Dimenstein; and

WESTERLY AGAIN: Fifty and 05/100 (50.5) feet by land now or formerly of Merwin Realty Co., and now or formerly of Floyd B. Bertram, et al.

SAID PREMISES are known and designated as "Parcel 'C', 7,883+/- Sq. Ft." and "Parcel 'D', 12,982+/- Sq. Ft." as shown on a certain map entitled, "Map Prepared for Thomas K. Standish, Stamford, Connecticut, Scale 1" = 20', Aug. 22, 1988", certified "Substantially Correct" by William W. Seymour, Conn. L.S. Reg. No. 11352 for William W. Seymour and Associates, P.C., Land Surveyors, Darien, Conn., which map is on file in the Office of the Town Clerk of the City of Stamford as Map No. 11192, reference thereto being had.

PARCEL B:

ALL THAT CERTAIN piece, parcel or tract of land, located in the City of Stamford, County of Fairfield and State of Connecticut, located at the northeast corner of Broad Street including the southerly terminus of Gay Street Extension, and bounded and described as follows:

BEGINNING at a point on the new northerly street line of Broad Street as it now exists where said northerly street line intersects the westerly property line of land of United Broad Street Associates, said point being further located 3.65 feet southerly of the southwesterly corner of said land of United Broad Street Associates as shown and delineated on Map No. 11318 of the Stamford Land Records. Thence westerly along said northerly street line of Broad Street, the following courses and distances: S. 86° 23' 42" W. a distance of 40.93 feet, thence continuing on a curve to the right, thence continuing on a curve to the right, the radius of which is 910.00 feet a distance of 118.869 feet to land of Anthony R. Lorenzo, Trustee. Thence northerly along land of said Anthony R. Lorenzo, Trustee N. 1° 22' 36" W. a distance of 83.437 feet to a point, thence easterly, northerly and again easterly through in part across Gay Street Extension and land of the City of Stamford, the following courses and distances: N. 87° 43' 40" E. a distance of 77.992 feet, N. 1° 58' 00" W. a distance of 11.33 feet and N. 87° 51' 05" E. a distance of 79.917 feet to land of United Broad Street Associates. Thence southerly along land of said United Broad Street Associates the following courses and distances: S. 3° 27' 06" E. a distance of 13.64 feet and S. 2° 18' 06" E. a distance of 84.99 feet to the point or place of beginning.

SAID PREMISES are shown and delineated on a certain map entitled, "Map Showing a Portion of Property of the City of Stamford, Stamford, Connecticut," certified by Paul R. Manula, Land Surveyor, on December 22, 1987, which map is on file in the Stamford Town Clerk's Office as Map No. 11967, reference thereto being had.

THE above-described property contains 14,794 square feet and lies in Block 176 of the Stamford Land Records.

Properties are known as 136 Broad Street, Stamford, Connecticut & 0 Broad Street (Account #004-0515), Stamford, Connecticut

122-124 BROAD STREET

PROPERTY DESCRIPTION:

NORTHERLY : 51.35 feet, more or less, by land of Clara Epstein;

EASTERLY : 98.29 feet, more or less, by land of said Clara Epstein;

SOUTHERLY : 65 feet, more or less, by Broad Street; and

WESTERLY : 98 feet, more or less, by land of Mildred S. Koch and Harold C. Stevens .

Together with all party wall rights and easements reserved In a deed from Charles H. Lounsbury to Morris Epstein, dated May 27, 1924 and recorded in the land records of the said City of Stamford in book 283 at page 113; and together also with the right of way reserved in a deed from said Charles H. Lounsbury to Alice Lounsbury, et al., dated October 2, 1924, and recorded in said land records in book 283 at page 546 but subject to the right of re-location thereof as herein set forth.

Being the same premises conveyed by Alice Lounsbury, Mary Lounsbury and Charles Hugh Lounsbury Hudson to George Dimenstein by deed recorded in Volume 643, Page 292 of the Stamford Land Records.

DRAWING LIST

128-136 Broad Street

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>CIVIL</u>			
	Topographic Survey	D'Andrea Surveying & Engineering, PC	6/28/2022
1 of 6	Grading Plan	D'Andrea Surveying & Engineering, PC	10/28/2022
2 of 6	Storm Drainage & Utility Plan	D'Andrea Surveying & Engineering, PC	10/28/2022
3 of 6	Pavement Markings & Signage Plan	D'Andrea Surveying & Engineering, PC	10/28/2022
4 of 6	Sedimentation & Erosion Control Plan	D'Andrea Surveying & Engineering, PC	10/28/2022
5 of 6	Notes & Details	D'Andrea Surveying & Engineering, PC	10/28/2022
6 of 6	Details	D'Andrea Surveying & Engineering, PC	10/28/2022
1 of 1	Offsite Parking Lot Modification Plan	D'Andrea Surveying & Engineering, PC	10/28/2022
1 of 1	Cross Section Plan	D'Andrea Surveying & Engineering, PC	10/28/2022
1 of 1	Construction Logistics Plan	D'Andrea Surveying & Engineering, PC	10/28/2022
1 of 1	Access Easement Map	D'Andrea Surveying & Engineering, PC	10/28/2022
1 of 1	Property Survey	D'Andrea Surveying & Engineering, PC	10/28/2022
1 of 1	Zoning Location Survey	D'Andrea Surveying & Engineering, PC	10/28/2022
1 of 1	Zoning Lot Survey	D'Andrea Surveying & Engineering, PC	10/28/2022

ARCHITECTURAL

ZA-000	Cover & Sheet Index	Perkins Eastman	11/15/2022
ZA-001	Architectural Site Plan	Perkins Eastman	11/15/2022
ZA-002	Community and Open Space Diagrams	Perkins Eastman	11/15/2022
ZA-003	Rendered Images	Perkins Eastman	11/15/2022
ZA-101	Floor Plan - Ground Floor	Perkins Eastman	11/15/2022
ZA-102	Floor Plan - Level 2	Perkins Eastman	11/15/2022
ZA-103	Floor Plan - Level 3	Perkins Eastman	11/15/2022
ZA-104	Floor Plan - Level 4	Perkins Eastman	11/15/2022
ZA-105	Typical Residential Floor Plan (Level 5-12)	Perkins Eastman	11/15/2022
ZA-106	Floor Plan - Level 13	Perkins Eastman	11/15/2022
ZA-107	Roof Plan	Perkins Eastman	11/15/2022
ZA-200	Axonometric Views	Perkins Eastman	11/15/2022
ZA-201	South Elevation	Perkins Eastman	11/15/2022
ZA-202	North Elevation	Perkins Eastman	11/15/2022
ZA-203	East Elevation	Perkins Eastman	11/15/2022
ZA-204	West Elevation	Perkins Eastman	11/15/2022
ZA-301	Building Sections	Perkins Eastman	11/15/2022



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): TR BROAD II, LLC and 122-124 BROAD STREET, LLC

APPLICANT ADDRESS: c/o Cacace, Tusch, & Santagata, 1111 Summer Street, Stamford, CT 06905

APPLICANT PHONE #: (203) 327-2000

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? YES

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 122-124, 128-134 and 136 Broad Street

ADDRESS OF SUBJECT PROPERTY: 122-124, 128-134 and 136 Broad Street

PRESENT ZONING DISTRICT: GG

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached

Drawing List

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

Attached

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached property description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
TR BROAD II, LLC 222 Summer Street Stamford CT 06901	128-134 Broad Street
122-124 Broad Street LLC 36 Orchard Street Cos Cob, CT 06907	122-124 Broad Street

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).



DATED AT STAMFORD, CONNECTICUT, THIS 16th DAY OF November 2022

SIGNED: Michael J. Cacace

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 November 16 2022

Personally appeared Michael J. Cacace, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
Notary Public - Commissioner of the Superior Court
Mark Santagata

FOR OFFICE USE ONLY

APPL. #: 222-37 Received in the office of the Zoning Board: Date: _____

By: _____

Revised 09/02/2020

DRAWING LIST

128-136 Broad Street

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>CIVIL</u>			
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ZA-204	West Elevation	Perkins Eastman	11/15/2022
ZA-301	Building Sections	Perkins Eastman	11/15/2022

REQUESTED SPECIAL PERMITS

1. Pursuant to Section 7.5 (Review of Large-Scale Development), Applicant requests approval of a residential structure containing ten (10) or more dwelling units and developing or altering 40,000 square feet of lot area or creating one-hundred or more new parking spaces.
2. Pursuant to Appendix B, Footnote 4 and Section 7.S, Applicant requests a residential density of 400 sf per family. The site is located on a retail street with a retail amenity provided. However, no associated floor area bonuses or exemptions permitted under Section 7.S.14 are being sought in. Remaining density is derived from a conversion of commercial floor area rights (pursuant to pending Text Change application #221-11) and the existing BMR bonuses permitted per Footnote 4.
3. Pursuant to Section 12.H. (PARKING REDUCTIONS), specifically Section 12.H.1.b.(2), Applicant requests Approval to reduce the on-site parking requirement by 18% (37/210) and pursuant to Section 12.H. (PARKING REDUCTIONS), specifically Section 12.H.1.c., Applicant requests approval to utilize the Bedford Street Garage (within 1,000 feet) to satisfy its on-site parking requirement. The Site is located less than mile of the Stamford Transportation Center and along a main east-west thoroughfare served by public transportation. It is also easy walking distance to several restaurant, retail, and service establishments with a “walk score” of 96, including a rating of “Excellent Transit”.

The property also maintains direct pedestrian access from the site to the abutting City garage structure, making long-term or short-term use of public parking facilities extremely convenient.

Lastly, more than 62% of the units will be one-bedrooms or smaller. For all of these reasons, the Applicants submit that the proposed parking ratio of 1.06 spaces per unit is appropriate.

4. Pursuant to Appendix B, Footnote 7 to reduce setbacks only in the area of the northeast portion of the garage near the Bedford Street Garage.
5. Pursuant to Appendix B, Footnote 13 to allow for premium FAR and height.

PROPERTY DESCRIPTION
(BLOCK 176)

128-134 and 136 BROAD STREET

Legal Description

PARCEL A:

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, and known as 128 Broad Street, which is more particularly bounded and described as follows:

NORTHERLY: One Hundred Sixty-one (161) feet, more or less, by land now or formerly of The Estate of Mary M. Scofield, dec'd.

EASTERLY: One Hundred Forty-eight (148) feet, more or less, by a driveway, now or formerly known as Gay Street Extension;

SOUTHERLY: One Hundred Thirty (130) feet by Broad Street;

WESTERLY: Ninety-eight (98) feet, more or less, by land now or formerly of Charles M. Lounsbury, dec'd. et al, and now or formerly of George Dimenstein;

SOUTHERLY AGAIN: Fifty-one (51) feet, more or less, by land now or formerly of the Estate of Charles Lounsbury, dec'd. et al and now or formerly of George Dimenstein;
and

WESTERLY AGAIN: Fifty and 05/100 (50.5) feet by land now or formerly of Merwin Realty Co., and now or formerly of Floyd B. Bertram, et al.

SAID PREMISES are known and designated as "Parcel 'C', 7,883+/- Sq. Ft." and "Parcel 'D', 12,982+/- Sq. Ft." as shown on a certain map entitled, "Map Prepared for Thomas K. Standish, Stamford, Connecticut, Scale 1" = 20', Aug. 22, 1988", certified "Substantially Correct" by William W. Seymour, Conn. L.S. Reg. No. 11352 for William W. Seymour and Associates, P.C., Land Surveyors, Darien, Conn., which map is on file in the Office of the Town Clerk of the City of Stamford as Map No. 11192, reference thereto being had.

PARCEL B:

ALL THAT CERTAIN piece, parcel or tract of land, located in the City of Stamford, County of Fairfield and State of Connecticut, located at the northeast corner of Broad Street including the southerly terminus of Gay Street Extension, and bounded and described as follows:

BEGINNING at a point on the new northerly street line of Broad Street as it now exists where said northerly street line intersects the westerly property line of land of United Broad Street Associates, said point being further located 3.65 feet southerly of the southwesterly corner of said land of United Broad Street Associates as shown and delineated on Map No. 11318 of the Stamford Land Records. Thence westerly along said northerly street line of Broad Street, the following courses and distances: S. 86° 23' 42" W. a distance of 40.93 feet, thence continuing on a curve to the right, thence continuing on a curve to the right, the radius of which is 910.00 feet a distance of 118.869 feet to land of Anthony R. Lorenzo, Trustee. Thence northerly along land of said Anthony R. Lorenzo, Trustee N. 1° 22' 36" W. a distance of 83.437 feet to a point, thence easterly, northerly and again easterly through in part across Gay Street Extension and land of the City of Stamford, the following courses and distances: N. 87° 43' 40" E. a distance of 77.992 feet, N. 1° 58' 00" W. a distance of 11.33 feet and N. 87° 51' 05" E. a distance of 79.917 feet to land of United Broad Street Associates. Thence southerly along land of said United Broad Street Associates the following courses and distances: S. 3° 27' 06" E. a distance of 13.64 feet and S. 2° 18' 06" E. a distance of 84.99 feet to the point or place of beginning.

SAID PREMISES are shown and delineated on a certain map entitled, "Map Showing a Portion of Property of the City of Stamford, Stamford, Connecticut," certified by Paul R. Manula, Land Surveyor, on December 22, 1987, which map is on file in the Stamford Town Clerk's Office as Map No. 11967, reference thereto being had.

THE above-described property contains 14,794 square feet and lies in Block 176 of the Stamford Land Records.

Properties are known as 136 Broad Street, Stamford, Connecticut &
0 Broad Street (Account #004-0515), Stamford, Connecticut

122-124 BROAD-STREET

PROPERTY DESCRIPTION:

NORTHERLY : 51.35 feet, more or less, by land of Clara Epstein;

EASTERLY : 98.29 feet, more or less, by land of said Clara Epstein;

SOUTHERLY : 65 feet, more or less, by Broad Street; and

WESTERLY : 98 feet, more or less, by land of Mildred S. Koch and Harold C. Stevens .

Together with all party wall rights and easements reserved In a deed from Charles H. Lounsbury to Morris Epstein, dated May 27, 1924 and recorded in the land records of the said City of Stamford in book 283 at page 113; and together also with the right of way reserved in a deed from said Charles H. Lounsbury to Alice Lounsbury, et al., dated October 2, 1924, and recorded in said land records in book 283 at page 546 but subject to the right of re-location thereof as herein set forth.

Being the same premises conveyed by Alice Lounsbury, Mary Lounsbury and Charles Hugh Lounsbury Hudson to George Dimenstein by deed recorded in Volume 643, Page 292 of the Stamford Land Records.

October 28, 2022

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

Re: 128 Broad Street, Stamford, CT

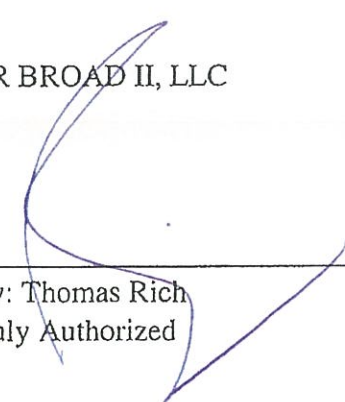
Dear Mr. Blessing:

This letter serves to authorize Cacace, Tusch & Santagata, with offices at 1111 Summer Street, Stamford, CT, to act as our agent in connection with preparing filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely,

TR BROAD II, LLC



By: Thomas Rich
Duly Authorized

October 28, 2022

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

Re: 122 – 124 Broad Street, Stamford, CT

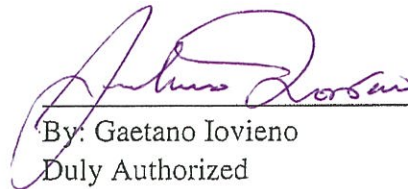
Dear Mr. Blessing:

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Thank you for your acknowledgement of said authority.

Sincerely,

122-124 BROAD STREET, LLC


By: Gaetano Iovieno
Duly Authorized

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 within a mixed residential and commercial neighborhood and the Downtown Master Plan Category. The proposed building is compatible in scale and style with the surrounding area, particularly the Classic Condominium, the nearby Biltmore Condominium at 177 Broad Street, the Parc Grove Apartments developments, and the recently approved apartments at 154 Broad Street at the corner of Broad Street and Greyrock Place. The proposed setbacks and arrangement of buildings are appropriate for the C-G and serve to activate pedestrian street frontages while maintaining ideal sidewalk width. All parking is appropriately accommodated within 3 levels of parking and 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 below the maximums permitted within the zone and prescribed by the Master Plan. The proposed building improves the residential community with new indoor and outdoor amenity space and enclosed parking. 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.*

The traffic can be safely and adequately accommodated on the surrounding streets. Parking is safely and adequately provided onsite and in the nearby Bedford Street Garage with a shared use of parking for onsite office uses. See accompanying Traffic report.

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 further catalyst for others to invest in their properties. It will also place people on the streets thereby increasing the patronage of nearby retail and service establishments.

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:

- a. **3B.7:** Implement traffic calming and improvements to bicycle and pedestrian infrastructure in the Downtown, along commercial arteries and in neighborhood centers
- b. **3C.3:** Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- c. **5A.6:** Promote infill development on vacant sites within Downtown.
- d. **5B.1:** Improve pedestrian connectivity within Downtown and between Downtown and adjacent neighborhoods.

- e. **5B.2:** Implement streetscape and traffic calming improvements Downtown.
- f. **5B.3:** Encourage quality urban design that relates well to streets and people.
- g. **5E.1:** Promote neighborhood revitalization.
- h. **6A.1:** Balance new development with preservation of existing residential communities.
- i. **6B:** Preserve Existing and Create New Affordable Housing.
- j. **6C.2:** Promote development of a variety of housing types.

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 vacant parcels and construct a new mixed-use building with associated parking and streetscape improvements in its place. The proposed development will increase the tax base and significantly improve the appearance of one of the most visible parcels in Downtown Stamford. The active ground floor frontage, 198 new residential units, both affordable and market rate, will enliven this long-underutilized site and breathe new life into this stretch of Broad Street. For all of 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.

III. *Pursuant to Section 12.D.1.c of the Stamford Zoning Regulations, the site location, proximity to offsite public and/or private parking infrastructure, potential for shared use of spaces, conveniences to mass transit, mix of proposed uses, number of bedrooms, or other urban factors that mitigate parking demand provide sufficient rationale for said Parking Management Plan to the satisfaction of the Zoning Board.*

The Site is located within a mile of the Stamford Transportation Center and along a main east-west thoroughfare served by public transportation. It is also easy walking distance to several restaurant, retail, and service establishments with a “walk score” of 96 (Walker’s Paradise) including a rating of “Excellent Transit”. It includes pedestrian access into the abutting City Garage. For all of these reasons, the Applicants submit the proposed parking ratio of 1.06 spaces per unit is appropriate.

PROJECT DESCRIPTION

128-136 Broad Street

Development Site/Project Team

The mixed-use development being proposed for this long vacant parcel located at 128-136 Broad Street presents a tremendous opportunity to activate the north side of Broad Street between Greyrock Place and Bedford Street while simultaneously increasing market and below market rate housing stock along with retail space inventory in the urban core of the City of Stamford.

The development of this property is complex related not only to its classification as “urban in-fill” but additional site characteristics that are unique to this particular parcel. To address these challenges, The F. D. Rich Company engaged the world-renowned architectural firm of Perkins Eastman along with project engineering firms including, D’Andrea Surveying, Desimone Structural, Collective Design Associates Mechanical and SLR Traffic Consultants.

The project site, while it appears to be two separate parcels is actually a single parcel bisected by Gay Street. Where Gay Street crosses the site, it is actually owned by the property owner, but the City of Stamford enjoys a Right of Way for access to the Bedford Street Garage and adjacent surface parking lot. This feature requires a costly structural span over Gay Street to create the uniform parking decks above and the platform above the parking decks to support the residential units above that. That said, this also presents an opportunity to create a spectacular Broad Street entrance/exit portal to and from the interior of the block. The height of this portal is dictated by ensuring access for the tallest delivery trucks on the road. A generous height of 15’ clear is included. Another positive design feature is a ground floor with above average ceiling heights which also translates into above average storefront heights along Broad Street.

Secondly, on the ground floor west of Gay Street, a 20’ wide, east-west access road, also with 15’ clear ceiling heights, and an approximately 16.4’ to 21’ wide north-south turning area/road (uncovered) is planned not only to service the projects ground floor parking and loading but, will be available for usage by the adjacent property owners fronting on Broad and Bedford Streets. This feature will ensure a covered and well-lit path for deliveries, refuse service and customer access to these properties in perpetuity.

Thirdly, this application includes a proposed Zoning Lot Development Agreement. We have combined forces with our western neighbor at 122-124 Broad Street (the building that houses Zaza Restaurant and Dental Office). This allows the two sites to be considered as a single zoning lot and paves the way for the transfer of the unused development rights from 122-124 Broad Street to the proposed project. The unit count increases from 171 to 198 through this mechanism. Important to note that the building height and size did not change as a result of this unit count increase. The intended effect was only to add more apartments within the allowable building envelope so that the average unit size would shrink to a size more appropriate for the market. To be specific, the average unit size decreased from approximately 1,066 SF to 915 SF with no change whatsoever in the massing of the building.

Proposed Development

The building has an overall height of 13 stories. This includes ten stories of apartments above a three-story podium. The ground level facing Broad Street west of the Gay Street portal contains building access, parking spaces, a generous lobby, offices, and building support spaces. East of Gay Street contains retail spaces, garage access ramps, and building support areas. Levels two and three are dedicated to project parking while level 4 is a combination of apartments and building amenity spaces. Floors 5-13 contain only residential apartments. Additionally, there will be a rooftop terrace available for use by building residents.

The buildings modern design includes a variety of materials including expansive glass storefronts, stone and painted block at grade, to the garage levels clad with attractive vertical aluminum wood look struts to the residential tower also featuring vast amounts of glass coupled with glass fiber reinforced concrete panels and metal panel accents. Most of the apartments will enjoy large terraces.

One of the key areas of the project will be on the fourth floor. Here residents will be able to enjoy a seasonal pool with a large recreational deck, lounge, club room, state-of-the-art fitness center and multiple conference rooms.

Below is an overall summary of the project.

Summary

- Site size: 35,659 square feet or .82 acres.
- 198 rental apartments. 61% studio and 1 BR, 34% 2 BR, 5% 3 BR.
- Street level retail space: 4,324 square feet fronting Broad and Gay Streets.
- Planned height: 147.2 feet (maximum allowable height in C-G =150 feet).
- Number of stories: (13) Thirteen comprised of the following:
 - Street level: retail spaces, 17 parking spaces, site access, on-site loading, garage ramps, mechanical areas, bike room, lobby and leasing offices, package room, concealed transformer and switchgear equipment, engineers' office, and exterior dog run area.
 - Levels two and three contain 76 and 80 parking spaces respectively.
 - Level four contains amenities and apartments.
 - Levels five through thirteen contain apartments.
- On-site electric vehicle charging stations and shuttle to Transportation Center.

Public Benefits:

- Enhanced pedestrian & automobile access experience to Bedford Street Parking area and garage due to passageway design. Covered, 15' clear height, well lit, activated, proper sidewalks.
- Below market rate housing units: 17
- Property Taxes: Currently \$40,200 per annum expected to grow to \$1.3 million per annum.
- Building Permit Fee: \$1.0 million.
- Construction jobs: 300
- Permanent jobs: 10
- Usage of public garage (Bedford Street Garage) means additional income to the City of Stamford.
- Economic spillover effect to area businesses and non-profits.
- 96 out of 100 Walk Score means “walker’s paradise”. Most errands can be accomplished on foot, with a reduced reliance on automobile trips. Walk to work and public transit.

Actions Needed:

The proposed project does not require any zoning text change, zoning map amendment, or variance. Instead, the project needs only: 1) site & architectural plan approval; 2) administrative and zoning board approval of the proposed zoning lot development agreement; and, 3) several Special Permits all of which are fairly standard for projects of this size and nature. Please see the accompanying Requested Special Permits list for more specific details.

Rendering looking northeast:





LOCATION MAP - 1" = 600'±



ZONING LOT AREA
 PARCEL A
 ZONING LOT AREA = 35,659 S.F.
 PARCEL B
 ZONING LOT AREA = 5,751 S.F.
 TOTAL ZONING LOT AREA = 41,410 S.F.

REFER TO A MAP ENTITLED "PROPERTY SURVEY" DEPICTING CONSOLIDATION OF PARCELS AT 128-136 BROAD STREET AND GAY STREET EXTENSION IN STAMFORD, CONNECTICUT PREPARED FOR TR BROAD II, LLC PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C. AND DATED OCTOBER 24, 2022

REFER TO A MAP ENTITLED "EASEMENT MAP" DEPICTING ACCESS EASEMENT LOCATED AT BROAD STREET AND GAY STREET EXTENSION IN STAMFORD, CONNECTICUT PREPARED FOR TR BROAD II, LLC PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C. AND DATED OCTOBER 24, 2022

THIS MAP IS A GENERAL LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A"-2 AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 26-300a-1 THROUGH 26-300b-20. NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

ONLY COPIES OF THIS MAP BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

REFER TO VOLUME 13022 PAGE 140 AND MAPS No. 11192 & 11967 S.L.R. LAND LIES IN "C"-G ZONING DISTRICT.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.



DRAFT
 GENERAL LOCATION SURVEY
 DEPICTING
 ZONING LOTS SURVEY
 OF PROPERTY AT
 128-136 BROAD STREET
 AND
 122-124 BROAD STREET
 AT
 GAY STREET EXTENSION
 IN
 STAMFORD, CONNECTICUT
 PREPARED FOR
 TR BROAD II, LLC

ZONING LOT DEVELOPMENT AGREEMENT

AGREEMENT made this ___ day of _____, 202_ by and between, **TR BROAD II, LLC**, a Connecticut Limited Liability company having a principal place of business at 222 Summer Street, City of Stamford, County of Fairfield and State of Connecticut (hereinafter referred to as “TR BROAD”); and **122-124 BROAD STREET, LLC** a Connecticut Limited Liability company, with its principal place of business at 36 Orchard Street, in the Town of Cos Cob, County of Fairfield and State of Connecticut (hereinafter referred to as “122-124 BROAD”) (Collectively, the “PROPERTY OWNERS”),

WITNESSETH:

WHEREAS, TR BROAD is the owner of 128-134, and 136 Broad Street, Stamford, Connecticut (hereinafter referred to as “LOT A”) as more particularly described in Schedule A attached hereto and made a part hereof; and

WHEREAS, 122-124 BROAD is the owner of 122-124 Broad Street, Stamford, Connecticut (hereinafter referred to as “Lot B”) as more particularly described in Schedule B attached hereto and made a part hereof; and

WHEREAS, LOT A and LOT B (collectively the “Properties”) each contain Tax Lots under the STANDARDS contained in the Zoning Regulations of the City of Stamford (hereinafter referred to as the “Zoning Regulations”); and

WHEREAS, the parties Agree that, solely for the purposes contemplated by this Agreement the Properties should be considered one Zoning Lot; and

WHEREAS, TR BROAD intends to construct a multi-family project on Parcel A; and

WHEREAS, 122-124 BROAD has an existing one-story retail building located on Parcel B with no other uses located on Parcel B; and

WHEREAS, 122-124 BROAD by virtue of this agreement intends to transfer all of its presently existing unused development rights to TR BROAD; and

WHEREAS, both Lot A and Lot B are in the C-G Zone; and

WHEREAS, TR BROAD has obtained Zoning Board Approval # _____ (the “Approval”) to construct a multi-family project on Parcel A while preserving the existing one story retail building on Parcel B; and

WHEREAS, the Approved multi-family project is achievable via the transfer of development rights from LOT B to LOT A; and

WHEREAS, this transfer of development rights facilitates the Approved development and results in a more rational development of the properties than would otherwise be permitted by the Zoning Regulations.

NOW, THEREFORE, the PROPERTY OWNERS agree to the following: the sharing/ transfer and allocation of Development Rights among the Properties as follows:

1. The Development Rights of Properties are transferred/allocated as shown on Schedule “C” annexed hereto and made a part hereof.
2. All setbacks along shared Tax Lots Lines interior to the Zoning Lot are waived however all lot lines are respected.

3. The approved development of these Properties shall be in accordance with the Zoning Regulations, the transfer of Development Rights as stated in Schedule "C", and the conditions of the Approval.
4. This agreement shall be binding upon the PROPERTY OWNERS, their heirs, successors and assigns.
5. Upon obtaining all required approvals, this agreement shall not be terminated without the unanimous written consent of each of the PROPERTY OWNERS, their heirs, successors or assigns. Said termination must be approved by Land Use Bureau staff, whose approval shall not be withheld in the event the properties comply or are proposed to be brought into compliance with the Zoning Regulations of the City of Stamford in effect at the time of said termination.
6. The PROPERTY OWNERS agree not to assert the invalidity of this document.
7. This agreement shall be governed by the laws of the State of Connecticut.
8. In the event that any provision of this Agreement is deemed to be invalid or unenforceable for any reason, this Agreement shall be construed as not containing such provision, and the invalidity or unenforceability thereof shall not render any other provision of this Agreement invalid or unenforceable.
9. Each party executing this Agreement does represent to the other that the parties executing on behalf of each party is duly authorized to enter into and execute this Agreement.
10. This Agreement may only be changed, modified, waived or discharged by agreement in writing, signed by the parties hereto.
11. No failure of any party to enforce any term hereof shall be deemed to be a waiver.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals, the day and year first above written.

WITNESSED:

TR BROAD LLC:

BY: _____

Thomas Rich, Its Member
Duly Authorized

STATE OF CONNECTICUT }

} ss: STAMFORD

Date: _____

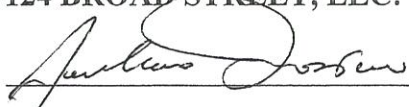
COUNTY OF FAIRFIELD }

Personally appeared Thomas Rich, duly authorized, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liability company before me.

Commissioner of the Superior Court or Notary
Public



122-124 BROAD STREET, LLC:

BY:  _____

Gaetano Iovieno, Its Member
Duly Authorized

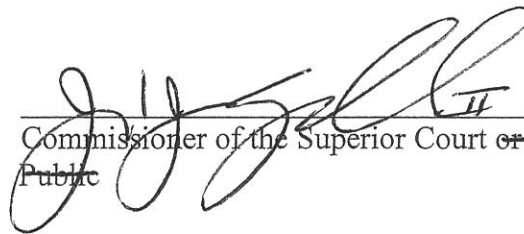
STATE OF CONNECTICUT }

COUNTY OF FAIRFIELD }

} ss: STAMFORD

Date: OCT 10, 2022

Personally appeared Gaetano Iovieno, duly authorized, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liability company, before me.



Commissioner of the Superior Court or Notary
Public

SCHEDULE A

SCHEDULE A

Legal Description

PARCEL A:

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, and known as 128 Broad Street, which is more particularly bounded and described as follows:

NORTHERLY: One Hundred Sixty-one (161) feet, more or less, by land now or formerly of The Estate of Mary M. Scofield, dec'd.

EASTERLY: One Hundred Forty-eight (148) feet, more or less, by a driveway, now or formerly known as Gay Street Extension;

SOUTHERLY: One Hundred Thirty (130) feet by Broad Street;

WESTERLY: Ninety-eight (98) feet, more or less, by land now or formerly of Charles M. Lounsbury, dec'd. et al, and now or formerly of George Dimenstein;

SOUTHERLY AGAIN: Fifty-one (51) feet, more or less, by land now or formerly of the Estate of Charles Lounsbury, dec'd. et al and now or formerly of George Dimenstein;
and

WESTERLY AGAIN: Fifty and 05/100 (50.5) feet by land now or formerly of Merwin Realty Co., and now or formerly of Floyd B. Bertram, et al.

SAID PREMISES are known and designated as "Parcel 'C', 7,883+/- Sq. Ft." and "Parcel 'D', 12,982+/- Sq. Ft." as shown on a certain map entitled, "Map Prepared for Thomas K. Standish, Stamford, Connecticut, Scale 1" = 20', Aug. 22, 1988", certified "Substantially Correct" by William W. Seymour, Conn. L.S. Reg. No. 11352 for William W. Seymour and Associates, P.C., Land Surveyors, Darien, Conn., which map is on file in the Office of the Town Clerk of the City of Stamford as Map No. 11192, reference thereto being had.

PARCEL B:

ALL THAT CERTAIN piece, parcel or tract of land, located in the City of Stamford, County of Fairfield and State of Connecticut, located at the northeast corner of Broad Street including the southerly terminus of Gay Street Extension, and bounded and described as follows:

BEGINNING at a point on the new northerly street line of Broad Street as it now exists where said northerly street line intersects the westerly property line of land of United Broad Street Associates, said point being further located 3.65 feet southerly of the southwesterly corner of said land of United Broad Street Associates as shown and delineated on Map No. 11318 of the Stamford Land Records. Thence westerly along said northerly street line of Broad Street, the following courses and distances: S. 86° 23' 42" W. a distance of 40.93 feet, thence continuing on a curve to the right, thence continuing on a curve to the right, the radius of which is 910.00 feet a distance of 118.869 feet to land of Anthony R. Lorenzo, Trustee. Thence northerly along land of said Anthony R. Lorenzo, Trustee N. 1° 22' 36" W. a distance of 83.437 feet to a point, thence easterly, northerly and again easterly through in part across Gay Street Extension and land of the City of Stamford, the following courses and distances: N. 87° 43' 40" E. a distance of 77.992 feet, N. 1° 58' 00" W. a distance of 11.33 feet and N. 87° 51' 05" E. a distance of 79.917 feet to land of United Broad Street Associates. Thence southerly along land of said United Broad Street Associates the following courses and distances: S. 3° 27' 06" E. a distance of 13.64 feet and S. 2° 18' 06" E. a distance of 84.99 feet to the point or place of beginning.

SAID PREMISES are shown and delineated on a certain map entitled, "Map Showing a Portion of Property of the City of Stamford, Stamford, Connecticut," certified by Paul R. Manula, Land Surveyor, on December 22, 1987, which map is on file in the Stamford Town Clerk's Office as Map No. 11967, reference thereto being had.

THE above-described property contains 14,794 square feet and lies in Block 176 of the Stamford Land Records.

**Properties are known as 136 Broad Street, Stamford, Connecticut &
0 Broad Street (Account #004-0515), Stamford, Connecticut**

SCHEDULE B

SCHEDULE B

PROPERTY DESCRIPTION:

NORTHERLY : 51.35 feet, more or less, by land of Clara Epstein;

EASTERLY : 98.29 feet, more or less, by land of said Clara Epstein;

SOUTHERLY : 65 feet, more or less, by Broad Street; and

WESTERLY : 98 feet, more or less, by land of Mildred S. Koch and Harold C. Stevens .

Together with all party wall rights and easements reserved in a deed from Charles H. Lounsbury to Morris Epstein, dated May 27, 1924 and recorded in the land records of the said City of Stamford in book 283 at page 113; and together also with the right of way reserved in a deed from said Charles H. Lounsbury to Alice Lounsbury, et al., dated October 2, 1924, and recorded in said land records in book 283 at page 546 but subject to the right of re-location thereof as herein set forth.

Being the same premises conveyed by Alice Lounsbury, Mary Lounsbury and Charles Hugh Lounsbury Hudson to George Dimenstein by deed recorded in Volume 643, Page 292 of the Stamford Land Records.