

MAYOR
CAROLINE SIMMONS



DIRECTOR OF OPERATIONS
MATTHEW QUIÑONES

LAND USE BUREAU CHIEF
RALPH BLESSING
(203) 977-4714

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904-2152

January 12, 2023

Lisa L. Feinberg
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Blvd., 4th Floor
Stamford, CT 06901-2218

Re: **Application 222-32 –CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue and 0,1,4,6,10,17,19,25 Division Street (“Block B”) (collectively, the “Property”). Applications for General Development Plan, Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review** – Proposing to construct two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage and utility infrastructure. The property is located with the CAM boundary.

Dear Attorney Feinberg,

We reviewed the architectural and landscape plans submitted by your team including the architectural plan set prepared by Lessard Design dated September 28, 2022 and landscape plans prepared by Lee and Associated Inc. dated September 28, 2022. The project plans present a thoughtful design scheme for this large site through the use of building setbacks, articulation and use of a variety of materials. The proposed plans address our previous comments made during the pre-application meetings including enhancing the Clinton Avenue frontage of Block A and B by increasing amenity and lobby space and adding other non-parking areas to this frontage to minimize inactive space. The building activates the waterfront frontage as well as the northern frontage by having ground level units accessible directly from the street.

Please see the comments below on the current plans as discussed at the meeting held on January 11, 2023.

Elevations

1. While the current plans include several techniques to break the façade to reduce the perception of bulk, staff recommends varying the color tones for one or more of the ‘sections’ of the building along Clinton Avenue to reduce repetition of the pattern.
2. We also recommend varying the color tones for portions of the building situated in Block A to add visual interest.
3. Please note the building height and floor heights on all elevations.

4. Note floor level of the terrace on the floor plans and landscape plans.
5. Provide specifications/alternative treatments for any proposed vents for mechanical systems on the façade.

Landscape plans

6. Provide detail of the plantings along the pedestrian access to the waterfront (along the northern property line of Block B) including specifications for buffer planting, perennial planting.
7. Provide a perspective view and section view of the pedestrian access area along the northern property line.
8. We recommend landscaping the area between the building and the concrete sidewalk along Clinton Avenue on Block A and to extend the planted area along the building along Block B to cover the frontage along Clinton Avenue instead of the 'special paving' currently proposed.
9. Clarify the
10. We recommend replacing turf grass with natural grass on the amenity terraces.
11. Digital versions of the photometric plans are not legible. Please provide a higher resolution digital copy.
12. Add additional street lights along Clinton Avenue on both the west and east frontage for sufficient pedestrian lighting. Ensure that lights are aligned to the center of brick amenity strip for consistency.
13. Planting plan should show the height of all trees at planting and at maturity.
14. Show the location and size of the 'Usable Open Space' in an open space plan.
15. Show compliance with the street tree requirement.
16. Provide conceptual signage for the waterfront access on Clinton Avenue.

General comments

17. Provide the unit distribution along with the average floor area of the units of various type.
18. Provide the unit distribution of BMRs.
19. Please submit a Zoning Data Chart as a standalone document showing compliance with the requirements of the Mill River Design District.

As we review the application material further, we may provide you with further comments. Please let us know if you have any questions regarding these comments and we look forward to your response.

Thank you,

Vineeta Mathur
Principal Planner

November 7, 2022

VIA E-MAIL

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901
VMathur@StamfordCT.gov

**RE: ZB App No. 222-32: GDP Modification, Site Plan, and CAM Site Plan Applications (the “Applications”)
CP VIII 100 Clinton LLC (the “Applicant”)
0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) (Parcel ID Nos. 000-7419, 000-5236, 001-7979, 000-0114, 002-4695, 000-7420, 000-7421, 004-4047) and 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Parcel ID Nos. 000-0970, 000-7252, 000-5252, 000-8940, 001-0862, 000-9006, 000-5088, 000-0187, 001-9314, 002-4699, 002-5791, 000-5087, 000-5086, 000-5076) (collectively, the Property’)**

Dear Ms. Mathur,

Our firm represents the Applicant in the above-referenced Applications. I am writing to you in response to comments provided by the Connecticut Department of Energy and Environmental Protection (the “DEEP”) dated November 4, 2022 (the “DEEP Letter”). Specifically, the DEEP Letter states proposed structures “should be set back from the FEMA delineated floodway line by a sufficient distance, as determined and approved by the City, to allow for the safe construction of the property.”

As shown on the Zoning Location Survey (the “ZLS”) prepared by Redniss and Mead, dated September 28, 2022, the proposed building is set back at least 43.7’ from the floodway line.¹ This buffer will provide ample distance for safe construction of the proposed improvements on the Property. A copy of the ZLS identifying the floodway line is attached to this letter for your reference.² We further note that the buildings depicted on the proposed ZLS are in substantial

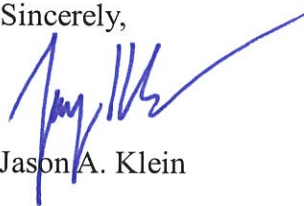
¹ Ms. Michaels indicates that “the Applicant has proposed developing the site directly up and onto the Floodway delineation line.” It appears she may have been referencing a prior map or other map notation.

conformance with approved General Development Plan (“GDP”), and are set back approximately 61’ from the Mean High-Water Line.

Lastly, I note that the DEEP Letter references improvements associated with the Mill River Riverwalk. As you know, in connection with the prior property swap between the City and the former owner of the Property, a public access easement and \$1.7 million were provided to the City satisfying the property owner’s obligation in connection with the Riverwalk. Securing necessary approvals and construction of the Riverwalk remain the sole responsibility of the City in accordance with the prior agreement. Work associated with the Riverwalk is not contemplated in the Applications currently pending before the Zoning Board.

Thank you for your time and attention regarding this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Jason A. Klein

Enclosure.

January 12, 2023

VIA E-MAIL

Mr. Frank Petise
Mr. Luke Buttenwieser
Transportation, Traffic & Parking Department
City of Stamford
888 Washington Blvd, Stamford, CT 06901
FPetise@stamfordct.gov

Dear Mr. Petise & Mr. Buttenwieser:

Our firm has designed the two (2) seven-story residential buildings proposed for 100 Clinton Avenue, Stamford, Connecticut. I am writing to you to confirm that the proposed vehicular ramps within both residential buildings are designed to functionally accommodate 2-way vehicular maneuverability. I also note that the slope, width and length of all proposed ramps comply with the applicable standards of the State Building Code as well as Architecture Standards (AIA).

Sincerely,

Luz del Mar Rosado, AIA



cc: V. Mathur

