

January 30, 2023

VIA EMAIL & HAND DELIVERY

Ms. Vineeta Mathur
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
VMathur@Stamfordct.gov

**Re: ZB App No. 222-32
100 Clinton Avenue, Stamford, Connecticut**

Dear Ms. Mathur:

Our firm represents the Applicant in the above referenced Application. We are writing in response to your memorandum concerning your architectural review of the multifamily residential community proposed by the Applicant. Our responses are provided (in *blue italic text*) below:

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.

The Applicant agrees that the proposed buildings include several techniques and methods which break down the façades, reduce the perception of bulk, and provide several points of interest. With that said, the Applicant offers an alternative treatment to the façade of the Block A building to provide additional variation if desired. Notably, the Applicant is amenable to replacing the Wood Pattern Fiber Cement Paneling proposed for the southerly and westerly facades of the Block A building with a Medium Grey Fiber Cement Panel system. Light Grey Fiber Cement Board and Batten is also employed in the alternative design. See the enclosed plans prepared by Lessard Design, entitled "Building Elevations – Block A – Alt.," Sheets A.19 – A.21, dated January 25, 2023.

2. We also recommend varying the color tones for portions of the building situated in Block A to add visual interest.

As stated above, the Applicant is amenable to replacing the Wood Pattern Fiber Cement Paneling proposed for the southerly and westerly facades of the Block A building with a Medium Grey Fiber Cement Panel system. Light Grey Fiber Cement Board and Batten is also employed in the alternative design. See the enclosed plans prepared by Lessard Design, entitled "Building Elevations – Block A – Alt.," Sheets A.19 – A.21, dated January 25, 2023.

3. Please note the building height and floor heights on all elevations.

Revised elevations prepared by Lessard Design, revised to January 25, 2023, attached to this letter for your reference (see Sheets A.11 – A.16). These revised elevations depict total building height and individual floor heights.

4. Note floor level of the terrace on the floor plans and landscape plans.

The proposed courtyard terraces are located on the third (3rd) floor of both the Block A and Block B Buildings as depicted on the enclosed plan prepared by Lessard Design, titled "Residential Floor Plan, R3," revised to January 30, 2023.

5. Provide specifications/alternative treatments for any proposed vents for mechanical systems on the façade.

The design intent is that color selection for the proposed mechanical vents on the building façades will be of similar color or complementary color to the material of the wall on which its located.

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.

Plantings along the pedestrian access to the waterfront (along the northern property line of Block B) are detailed on the enclosed plan prepared by Lee and Associates, Inc., entitled "Streetscape Planting Plan, L501," revised to January 29, 2023. Plant species include evergreen shrubs for screening and buffering, as well as a variety of native and adapted perennial and shrub species to enhance the pedestrian experience. The walking path along the northerly façade of Block B will be comprised of precast plank pavers, as noted on the "Streetscape Material Plan, L101," prepared by Lee and Associates, revised to January 29, 2023. The walking path is intended to be fully compliant with applicable ADA standards.

7. Provide a perspective view and section view of the pedestrian access area along the northern property line.

Enclosed please find a rendering of the pedestrian access prepared by Lee and Associates, entitled "Streetscape Sections, L800," and dated January 29, 2023.

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.

Enhanced landscaping between the building and concrete sidewalk along the east side of Clinton Avenue (the Block A frontage) and an extended planting area along Block B is shown on the enclosed plan prepared by Lee and Associates, entitled "Streetscape Planting Plan, L501," revised to January 29, 2023.

9. We recommend replacing turf grass with natural grass on the amenity terraces.

The enclosed landscape plans prepared by Lee and Associates clarify that amenity terraces will feature natural grass, rather than turf.

10. Digital versions of the photometric plans are not legible. Please provide a higher resolution digital copy.

Enhanced photometric plans will be provided to staff before or during the public hearing.

11. 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.

5 streetlights (including 1 new proposed streetlight and 4 new streetlights) are proposed along the east side of Clinton Avenue, and a total of 7 streetlights (6 new streetlights and 1 existing) are proposed along the west side of Clinton Avenue. A complete set of revised photometric plans will be provided to the Land Use Bureau prior to the public hearing.

12. Planting plan should show the height of all trees at planting and at maturity.

The landscape plans prepared by Lee and Associates have been revised to incorporate the size of all plantings.

13. Show the location and size of the 'Usable Open Space' in an open space plan.

When combined, resident-accessible and publicly accessible open space will total to approximately 103,835 sf. Open Space Exhibits prepared by Redniss and Mead and dated January 30, 2023, are enclosed for your reference.

The size and location of the courtyards proposed for Block A and Block B are noted on the enclosed plan prepared by Lessard Design, entitled "Residential Floor Plan, R3," revised to January 30, 2023. Each courtyard will be located on the 3rd level of both Block A and Block B buildings. Specifically, Block A will include a 14,800+/- sf courtyard. Block B will contain 3 courtyards totaling 21,300+/- sf. We note that these courtyards are in addition to the ample open space provided on the Property, including the 35,688+/- sf of open space along the westerly portion of Block B (adjacent to the Rippowam River). It should be noted that, because of the proximity of the Property to open space, no open space is required pursuant to Section 9.P.7b(5) of the Zoning Regulations.

14. Show compliance with the street tree requirement.

A table depicting compliance with Section 12.K.6 of the Zoning Regulations is provided on enclosed plan prepared by Lee and Associates, entitled "Streetscape Planting Plan, L501," revised to January 29, 2023.

15. Provide conceptual signage for the waterfront access on Clinton Avenue.

The Applicant is coordinating signage for the waterfront access along Clinton Avenue, and will provide concepts of same as soon as possible.

General comments

16. Provide the unit distribution along with the average floor area of the units of various type.

The proposed development will contain a total of 471 apartment homes. 176 apartments will be located on Block A (33 studios, 88 1-bedroom apartments and 55 2-bedroom apartments), and the remaining 295 apartments (18 studios, 128 1-bedroom apartments, 148 2-bedroom apartments and 1 3-bedroom apartment) will be located on Block B.

Studio apartments will range in size from 474 sf to 622 sf, while 1-bedroom apartments will come in sizes from 774 sf – 961 sf. 2-bedroom apartments will be made available in sizes ranging from 1,069 sf to 1,481 sf. The one proposed 3-bedroom apartment will be 1,611 sf.

Block B will also include "townhouse" style (i.e. two level) 1-bedroom and 2-bedroom apartments, which will range in size from 764 sf to 1,541 sf.

17. Provide the unit distribution of BMRs.

A total of 49 Below Market Rate units ("BMR") apartments are proposed for the Property (47 at

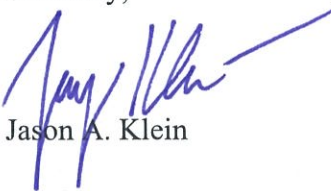
50% AMI, 1 at 65% AMI and 1 at 25% AMI). Block A will contain a total of 19 BMR units (3 studios, 10 1-bedroom apartments and 6 2-bedroom apartments). Block B will contain a total of 30 BMR apartments (2 studios, 13 1-bedroom apartments and 15 2-bedroom apartments)

18. Please submit a Zoning Data Chart as a standalone document showing compliance with the requirements of the Mill River Design District.

Enclosed please find a Zoning Data Chart confirming compliance with requirements of the Mill River Design District.

Thank you for providing us with the opportunity to respond to these comments. We look forward to presenting this Application to the Zoning Board at the February 6th public hearing.

Sincerely,



Jason A. Klein

cc: Development Team