

February 15, 2023

**VIA EMAIL & HAND DELIVERY**

Ms. Vineeta Mathur  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
[VMathur@Stamfordct.gov](mailto:VMathur@Stamfordct.gov)

**Re: ZB App No. 222-32 (the “Application”)  
Amended General Development Plan, Final Site Plan, Special Permit & Coastal Site  
Plan Applications  
100 Clinton Avenue, Stamford, Connecticut (the “Property”)  
CP VIII 100 Clinton, LLC (the “Applicant”)**

Dear Ms. Mathur:

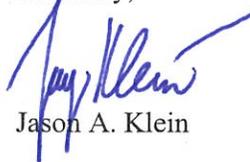
Our firm represents the Applicant in the above-referenced application. Enclosed please find the following materials related to the Application:

- 7 copies of a memorandum prepared by our Firm, dated February 14, 2023, titled “Appl. 222-32 – Response to Questions Raised/Comments Made at Zoning Board Hearing on 2.6.23,” including Schedules A through H;
- 7 copies of a memorandum dated February 15, 2023, titled “GDP Approval No. 216-26 Conditions of Approval Summary,” including Schedules A through K;
- 7 sets of renderings prepared by Lessard Design, dated February 27, 2023, titled:
  - “Perspective Rendering 1, A.01;”
  - “Perspective Rendering 2, A.02;” and
  - “Perspective Rendering 3, A.03.”
- 1 full-size and 6 half-size copies of a revised set of Landscape Plans prepared by Lee and Associates, dated February 13, 2023, titled:
  - “General Notes, L001;”
  - “Illustrative Landscape Plan, L002;”
  - “Tree Protection Plan, L003;”
  - “Overall Site Plan, L100;”
  - “Streetscape Materials Plan, L101;”
  - “Block B Central Courtyard Material Plan, L102;”
  - “Block B North Courtyard Material Plan, L103;”
  - “Block A Courtyard Material Plan, L104;”
  - “Streetscape Layout Plan, L201;”
  - “Streetscape Planting Plan, L501;”
  - “Block B Central Courtyard Planting Plan, L502;”

- “Block B North Courtyard Planting Plan, L503;”
  - “Block A Courtyard Planting Plan, L504;”
  - “Plant Schedule, L510;”
  - “Streetscape Planting and Light Photos, L511;”
  - “Streetscape Lighting Plan, L701;”
  - “Block B Courtyard Lighting Plan, L702;”
  - “Block B North Courtyard Lighting Plan, L703;”
  - “Block A Courtyard Lighting Plan, L704;”
  - “Lighting Details, L710;”
  - “Streetscape Photometrics, L711;”
  - “Block B Central Courtyard Photometrics, L712;”
  - “Block B North Courtyard Photometrics, L713;”
  - “Block A Courtyard Photometrics, L714;”
  - “Streetscape Sections, L800;”
  - “Details, L900,” and
  - “Details, L901;”
- 7 copies of a previously filed Sustainability Scorecard dated January 9, 2023;
  - 7 copies of a Traffic Study prepared by SLR, dated December 2022, highlighting amendments from the initial Traffic Study dated September 2022.

Our development team looks forward to presenting these materials to the Zoning Board at their February 27<sup>th</sup> public hearing. As always, please feel free to contact me if you have any questions regarding the enclosed materials. Thank you for your time and attention regarding this matter.

Sincerely,



Jason A. Klein

cc: D. Stein  
R. McManus  
W. Morris  
G. Bosak, Jr.  
R. Smith-Anderson  
T. Briscoe (via e-mail)  
R. Blessing (via e-mail)  
Development Team