

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.