

MAYOR  
Caroline Simmons



CITY OF STAMFORD  
PLANNING BOARD  
LAND USE BUREAU  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904-2152

DIRECTOR OF OPERATIONS  
Matthew Quiñones

Land Use Bureau Chief  
Ralph Blessing

Acting Principal Planner  
Vineeta Mathur  
(203) 977-4716  
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Associate Planner  
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March 10, 2023

Mr. David Stein, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

**RE: ZB APPLICATION #222-37 - TR BROAD II, LLC & 122-124 BROAD STREET, LLC - 122-124, 128-134 & 136 BROAD STREET - Amended Application for a Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, March 7, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to amend the Special Permit application in two ways: [a] to reduce the number of compact parking spaces from nineteen (19) to eleven (11) pursuant to Section 12.D.1(g) and [b] the provision of valet and tandem spaces at a rate greater than 20 percent pursuant to Section 12.D.1(c).

In addition, the Applicant would like to amend the Special Permit to remove utilization of 37 spaces in the Bedford Street Garage and provide all required parking on site by use of tandem and valet spaces. Section 12.D.1(c) permits greater than 20% of required parking to be valet or tandem spaces with the approval of a Special Permit. The Applicant is requesting 49% of spaces be valet or tandem. The Transportation, Traffic and Parking Bureau (TTP) is comfortable with this proposal under the condition the Applicant conduct regular reporting on garage utilization.

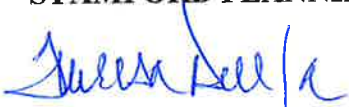
Approval of this Application amendment is recommended under the condition the Applicant comply with TTP comments. In addition, the proposal is aligned with the neighborhood, which could support a lifestyle with reduced car dependency, and Master Plan Category #11 (Downtown) and specifically, Master Plan Policy 4D: Enhance Parking Efficiency.

Michael Cacace, Cacace Tusch & Santagata, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #222-37 (Amended)** with the condition there be a valet attendant onsite 24 hours per day/7 days a week once the facility is operational and this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

**STAMFORD PLANNING BOARD**



Theresa Dell, Chair

TD/lac

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

DIRECTOR OF OPERATIONS  
*MATT QUINONES*  
Email: MQuinones@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: LCasolo@StamfordCT.gov

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## INTEROFFICE MEMORANDUM

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December 8, 2022

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**128-136 Broad Street - TR Broad II, LLC  
Zoning Application No. 222-37**

The Engineering Bureau has performed a site plan review for the construction of a mixed-use building with associated parking and infrastructure. The Engineering Bureau has reviewed the following documents:

- Application for Approval of Site & Architectural Plans and/or Requested uses, dated 11/16/22, with zoning support documents.

- Stormwater Management Report, dated 10/28/2022, prepared by D'Andrea Surveying & Engineering, PC

- Sanitary Sewer Flow Calculations, dated 10/28/2022, prepared by D'Andrea Surveying & Engineering, PC

- Topographic Survey Depicting Property at 128-136 Broad Street and Gay Street Extension in Stamford, Connecticut prepared for TR Broad II, LLC, revised 6/28/22, prepared by D'Andrea Surveying & Engineering, PC

- Final Site Plan Review Set "Mixed Use Development Location 128 Broad Street Stamford, Connecticut Prepared For TR Broad II, LLC, dated 10/28/22, prepared by D'Andrea Surveying & Engineering, PC (Sheets 1 thru 6 and Offsite Parking Lot Modification Plan, Cross Section Plan and Construction Logistics Plan)

- Zoning Location Survey of Property at 128-136 Broad Street and Gay Street Extension in Stamford, Connecticut prepared for TR Broad II, LLC, dated 10/28/22, prepared by D'Andrea Surveying & Engineering, PC

- Property Survey depicting Consolidation of Parcels at 128-136 Broad Street and Gay Street Extension in Stamford, Connecticut prepared for TR Broad II, LLC, dated 10/28/22, prepared by D'Andrea Surveying & Engineering, PC

- Architectural Plans, dated 11/15/2022, prepared by Perkins Eastman

The engineer of record has stated, "Based on the above, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) On the Topographic Survey, clarify size of pipe crossing Broad Street, 36" or 24".
- 2) Provide existing easements documents clarifying construction rights. This shall also include Right of Way access and parking rights.
- 3) There appears to be existing dumpsters adjacent to 122-124 Broad Street. Will these dumpsters be relocated?
- 4) All traffic control relocations shall be finalized prior to Building Permit. Coordinate with the City of Stamford Bureau of Transportation, Traffic & Parking
- 5) Reference shall be made to CT DOT Form 818.
- 6) Identify relocation of existing fire hydrant at Gay Street and Broad Street.
- 7) Provide streetscape plan with amenity strip and landscaping. Provide appropriate details. Final Streetscape shall be reviewed by the Engineering Bureau.
- 8) Tree grates/surfaces shall be ADA compliant.
- 9) Street light poles shall be black to match City of Stamford streetscape. All street lighting shall be coordinated with the City of Stamford Engineering Department.
- 10) An Obstruction Permit will be required for sidewalk and lane closure(s). An Excavation Permit will also be required.
- 11) Provide maintenance schedule for stormwater management on the plans.
- 12) Approval from the City of Stamford Bureau of Transportation, Traffic & Parking will be required. TAC approval is required.
- 13) Garage drains shall discharge to an oil separator prior to discharging into the infiltrations system.
- 14) Provide water quality treatment for the existing parking lot.
- 15) The applicant shall contact the various utility companies to determine if any off-site improvements are warranted.
- 16) Confirm height clearance with emergency vehicles.
- 17) Existing easements shall be modified to reflect the proposed improvements, access, structures, etc. Approvals and easements on neighboring properties shall be secured prior to applying for Building Permit. This shall also include any temporary construction easements.
- 18) Any utility to remain shall be video taped to determine its conditions and if replacement or relocation is warranted. Some utilities may need to be abandoned while others relocated.
- 19) A fully dimensioned site plan should be submitted to confirm vehicular maneuverability, handicap parking, isle width, etc. All offsite improvements should also be dimensioned such as sidewalks, travel ways, parking, etc.
- 20) Review sanitary pipe sizes.

- 21) Existing sanitary shall be videos taped to determine if it is active.
- 22) Label inspection ports for the infiltration system.
- 23) The entire west bound lands of Broad Street fronting the property shall be milled and paved.
- 24) How will dewatering be handled? Provide location.
- 25) Provide test pits in the area of the infiltration system. Boring indicated concrete slab and other materials. Provide percolation rate.
- 26) There shall be no catchment structure discharging into another catchment structure.
- 27) Provide grate elevation and pipe data of area drain located adjacent tithe infiltration system.
- 28) Will the propsoed twin 18" pipes fit into the existing manhole in Broad Street? Replacement of manhole may be warranted.
- 29) Are there any proposed footing drains or curtain drains?
- 30) Considering reducing impervious coverage to be compliant with the goals of the City of Stamford MS4 Permit.
- 31) Call out pipes to be plugged in the manhole adjacent to Bell Street Garage. Manhole rim may also warranted adjustment.
- 32) Confirm truck construction access thru the existing parking lot is permitted by the owners.
- 33) Provide wheel stop detail.
- 34) Crane location approval.
- 35) Provide concrete wash down area.
- 36) Pavement Repair Detail shall meet City of Stamford standard detail. Provide HMA mix.
- 37) Provide handicap ramps at all sidewalk crossings.
- 38) Confirm that the consolidation map has been filed on the Stamford Land Records. Provide copy.
- 39) How will trash management be accomplished. Where is the trash area(s) located?
- 40) All shoring shall be designed by a structural engineer and submitted to the Building Department for approval.
- 41) Provide detour plan for access to parking lot and Bedford Street Garage.
- 42) Provide current City of Stamford standard notes.
- 43) Identify all new crosswalks. Coordinate with the City of Stamford Bureau of Transportation, Traffic & Parking.
- 44) Provide details and dimensions for the island repair at the intersection of Gay Street and Broad Street. Coordinate final configuration with the City of Stamford Bureau of Transportation, Traffic & Parking.
- 45) There are two CB#2. Clarify.
- 46) Identify the limits of pavement repair for the existing parking lot.

- 47) Interior garage drains shall discharge into an oil separator prior to discharging into the sanitary sewer. Provide note on drawing.
- 48) There is an increase in flow to POC C. Reduce flow below existing flow.
- 49) Provide existing and proposed hydraulic grade line for 24" receiving pipe.
- 50) Provide identification maps showing structures corresponding to the existing and proposed conveyance capacity sheets.
- 51) Existing and proposed drainage areas do not match.
- 52) Drainage Basin maps shall be labeled with corresponding identification used in the drainage models.
- 53) Add the existing double catch basin in the parking lot to the Existing and Proposed Storm Drainage Conveyance system calculations.
- 54) Clarify twin 18" pipes were used in the Culvert Capacity Summary Table.
- 55) Existing Conditions Model, model flow to the existing double catch basin in the parking lot prior to joining to PCO A.
- 56) Proposed Conditions Model, Pr. Area 3 should be tributary to 32P.
- 57) Bedford Street garage weir flow should be consistent in existing and proposed models.
- 58) Summary Pond 11P, correct #1 primary information, 18" not 24"
- 59) Verify all model elevations with plans.
- 60) The Engineering Bureau reserves the right to make additional comments.

Should you have any questions, please call me at (203)977-6165.

CC: Len D 'Andrea, PE

Reg. No. 344

MAYOR  
**Caroline Simmons**



**CITY OF STAMFORD  
PLANNING BOARD  
LAND USE BUREAU**  
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Land Use Bureau Chief  
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vmathur@stamfordct.gov

**RECEIVED**  
**JAN 12 2023**  
**ZONING BOARD**

January 12, 2023

Mr. David Stein, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

**RE: ZB APPLICATION #222-37- TR BROAD II, LLC & 122-124 BROAD STREET, LLC - 122-124 BROAD STREET, 128-134 & 136 BROAD STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and Zoning Lot Development Agreement**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, January 10, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to construct a residential apartment building to contain 198 dwelling units, 210 parking spaces (173 on-site and 37 in Bedford Street garage), residential amenities and 5,680 sq. ft. of street level retail.

This development is consistent with Master Plan Category #11 (Downtown) and is also consistent with the following Master Plan Policies and Implementation Strategies:

- 3B.1 and 5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown.
- 5A.6: Promote infill development on vacant sites within Downtown.
- 5B.1: Improve pedestrian connectivity within Downtown and between Downtown and adjacent neighborhoods.
- 5B.2: Implement streetscape and traffic calming improvements Downtown.
- 6B: Preserve existing and create new affordable housing.
- 7B.1: Provide high-quality streetscape designs along principal streets.
- 7H: Encourage infill development.
- 7I.4: Vehicle charging stations.
- 7Q.5: Protect, manage and expand the urban forest, which is comprised of trees in the City right-of-way and in City parks, and street trees.

Michael Cacace, Partner, Cacace Tusch & Santagata, representing the applicant, along with his team, made a presentation and answered question from the Board.

The Planning Board appreciated the presentation given by Mr. Cacace and felt this project would be plus for Downtown.

After considerable discussion, the Planning Board, by a vote of 4-0-1 [In Favor - Dell, Godzeno, Tepper and Totilo / Abstain - Levin (Mr. Levin agreed with the approval of the project but was not in agreement with the affordable housing unit calculation)], to recommended **approval** of **ZB Application #222-37** and this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown).

Sincerely,

**STAMFORD PLANNING BOARD**

A handwritten signature in blue ink that reads "Theresa Dell". The signature is written in a cursive style and is positioned below the printed name of the signatory.

Theresa Dell, Chair

TD/lac



William P. Brink, P.E. BCEE  
Executive Director  
Stamford Water Pollution Control Authority  
203-977-5809  
wbrink@stamfordct.gov



Ed Kelly, Chairman  
SWPCA Board of Directors  
Stamford Water Pollution Control Authority

**Date:** December 22, 2022

**To:** Vineeta Mathur, Principal Planner

**From:** Ann Brown, P.E., Supervising Engineer *AMB*

**Subject:** **Application 222-37 – TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 128-134 and 136 Broad Street, Stamford, CT – Applications for Site and Architectural Plans and /or Requested Uses, Special Permit and Zoning Lot Development Agreement**

Documents and Plans Submitted:

Interoffice Memorandum dated 11/28/22 prepared by Vineeta Mathur.  
Special Permit, Final Site and Architectural Plan and Requested Uses Application and Request for Zoning Lot Approval dated 11/15/22 prepared by Michael J. Cacace.

Project Description.

Sanitary Sewer Flow Calculations dated 10/28/22 prepared by D'Andrea Surveying and Engineering.

General Location Survey dated 11/14/22 prepared by D'Andrea Surveying and Engineering.

Application for Approval of Site & Architectural Plans and/or Requested Uses dated 11/16/22 prepared by Michael J. Cacace.

Property Description.

Drawing List.

Application for Special Permit dated 11/16/22 prepared by Michael J. Cacace.

Letters of Authorization dated 10/28/22 prepared by Thomas Rich and Gaetano Iovieno.

Requested Special Permits.

Statement of Findings.

Zoning Lot Development Agreement dated 10/10/22.

Aerial Photos of Plot.

Architectural: (Sheets ZA-001 thru ZA-003, ZA-101 thru ZA-107, ZA-202 thru ZA-204, ZA-301) dated 11/15/22 prepared by Perkins-Eastman.

Site/Survey: (Sheets Topographic Survey 1 and 2, 1 thru 6. Off Site Parking Lot Modification Plan, Cross Section Plan, Construction Logistics Plan, Property Survey, Zoning Location Survey) dated 10/28/22 prepared by D'Andrea Surveying and Engineering, PC.

Based on review of the above, Stamford Water Pollution Control Authority (SWPCA) provides the following comments:

**Stamford WPCA, 111 Harbor View Ave., Stamford, CT 06902**



### Sanitary Lateral

1. The following are comments regarding the proposed sanitary sewer tie in connections to manholes on Broad Street and Gay Street:
  - a. MH structure's exteriors must be waterproof and all penetrations on the outside and inside of the structure must be properly sealed. Supportive photo-documentation for each structure installed must be provided to WPCA's Collection Systems Supervisor via email for review prior to backfilling operations;
  - b. Construction of MH troughs and benches must be inspected and approved by WPCA during the interior finishing process. This activity must be scheduled at least 3-days in advance via email with WPCA's Collection Systems Supervisor;
  - c. Following the installation of the proposed sewer line and manhole structures, the system must be air tested. A certification letter with air test results must be provided to WPCA's Collection Systems Supervisor for review and approval;
  - d. The newly installed sanitary sewer lines must be CCTV. A copy of the video must be provided to WPCA's Collection Systems Supervisor for review and approval.
2. The existing laterals to be abandoned must be cut, capped, and encased in concrete. This activity must be scheduled with the City Plumbing Inspector. The sewer cap form must be completed, accordingly. Please provide photo documentation of the work to SWPCA for review and approval.

### Covered Parking Garage Drains

3. The wastewater generated by covered parking garage drains shall be directed to an adequately sized SWPCA approved treatment system (Oil/Water/Grit/Sand Separator).
  - a. Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1500 gallon capacity and six hour retention time is required. The treatment system shall meet all of the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.
  - b. Provide a Cross Section/Installation Detail of the Oil/Grit Separator with pertinent installation requirements (i.e. H<sub>2</sub>O loading, high water table, proper venting, etc.). Below the detail, please add the following language:
    - i. "The oil/grit separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., Design
4. No less than 60 days in advance of the CO, TCO, or PCO, the owner/operator(s) of the development shall complete and submit to SWPCA for review and approval, CT DEEP's Miscellaneous General Permit for Discharge from Industrial Users (MIU GP) Notification Form associated with the parking garage sanitary wastewater treatment



system. A signed post construction Operation and Maintenance Manual shall be attached to the Notification Form and shall include the manufacturer's maintenance requirements and the following language:

a. Inspections:

- i. Inspections of the treatment system shall include but not limited to the oil/sand separator and components thereof, all floor drains, troughs, piping that collect transport and discharge wastewater into the chamber, and piping that transport wastewater from the chamber to the sanitary. The amount of oil, grit, sand, and debris observed in the chamber shall be measured and recorded.
- ii. Sand, grit, oil, and debris observed in all other components of the treatment system shall be identified and noted on the Log Sheets as light, moderate, or heavy amounts. Post pump-out inspections of the empty chamber shall occur to determine if it is structurally intact and water tight. The findings shall be noted on the Log Sheets.

b. Maintenance

- i. Routine maintenance of the treatment system shall occur by clearing all drains, troughs, and the conveyance system of oil, grit, sand, and debris. The chamber shall be completely cleaned by a certified waste hauler. At no time shall the combined amount of oil, grit, sand, and debris in the chamber equal to or exceed 20% of the total volume capacity. The contents removed from the treatment system shall be properly transported and disposed in accordance with all applicable laws and regulations. Broken or deteriorated components of the treatment system shall be immediately repaired or replaced.

c. Frequency of Inspections and Maintenance

- i. The treatment system shall be inspected on a monthly basis. The chamber and all other components of the treatment system shall be completely cleaned no less than twice per year.
- ii. More frequent cleaning intervals of the treatment system may become necessary. In some instances, a waiver may be granted by SWPCA to perform less inspections and maintenance on the treatment system. The request to obtain a waiver must be put in writing and shall be accompanied with supporting documentation as to why the waiver is being requested.

d. Record Keeping and Reporting

- i. All inspection findings, maintenance activities, and repairs shall be recorded on the Inspection and Maintenance Log Sheets. Log sheet entries shall be complete with the dated and type of service, the qualified individual name and title, signature, inspection findings, quantities observed and/or removed from the treatment system, maintenance work performed, etc. All pumping reports shall include the date and time the



chamber was pumped, the name, address, and phone number of the certified hauler, the total volume removed and what percentage of the volume was oil and solids, the location and phone number of the approved disposal site and date of disposal. Copies of all documents relating to the inspection and maintenance of the treatment system (i.e. pumping reports, inspections reports, manifests, service contracts, receipt, etc.) shall be kept on file with the Log Sheets.

- ii. No later than December 15th of each calendar year, copies of the previous 12 months of Log Sheets and all related documents described above shall be mailed to SWPCA at the following address:

Stamford Water Pollution Control Authority  
Attn: Regulatory Compliance Inspector  
111 Harbor View Avenue, Building 6A  
Stamford, CT 06902

#### Retail/Amenity/Community Kitchens

6. Sheet ZA-101 shows a retail space on the ground floor, while sheet ZA-104 shows a clubroom and lounge proposed for the 4<sup>th</sup> floor. Please provide further details on what the retail, clubroom and lounge spaces will be used for. Submit a detailed list of all kitchen equipment fixtures and/or drains in each space, so SWPCA can determine whether there is potential for Fats, Oils, and Grease to discharge into sanitary sewer.
7. As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment (GME). In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (see attached guidance document).

#### Pet Wash

8. Sheet ZA-101 indicates a Dog Spa and Dog Run are proposed to be constructed. Wastewater generated from this area that is scheduled to discharge into the sanitary sewer will require a hair straining device to prevent excess hair/fur from entering the sanitary sewer. Please submit the specification sheet for the proposed straining device, and incorporate into the plans.



### Green Roof/Gardens

9. The sheet ZA-003 Rendered Images shows a green roof/gardens on the level 4 terrace. All drainage from the green roof/gardens shall not discharge to sanitary sewer.

### Construction Dewatering

10. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at rpudelka@stamfordct.gov for the necessary forms and requirements.
11. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

Stamford Water Pollution Control Authority  
Attn: Rhudean Bull  
111 Harbor View Avenue, Building 6A  
Stamford, CT 06902

### Swimming Pools

12. The sheet ZA-104 level 4 Floor Plan shows a proposed swimming pool. The swimming pool water filtration system shall be of cartridge type. If a sand filtration system is used instead, the backwash shall discharge into a gravity fed treatment system prior to discharging into the sanitary. Please provide detailed information on the filtration system.
13. No less than 60 days in advance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the owner/developer of the site shall complete and submit to SWPCA for review and approval a Registration Application for Miscellaneous Discharges of Sewer Compatible Wastewater for the sanitary discharge of swimming pool wastewater. Contact Robert Pudelka, Plant Supervisor at 203-564-7945 or by email at rpudelka@stamfordct.gov for additional information.

### Connection Fees

14. A Connection Charge may be assessed by the SWPCA in accordance with the City Charter of the City of Stamford (Sec. 200-41) and as provided by state law (Connecticut General Statutes §7-255). The issuance of a Certificate of Occupancy (CO) signals the completion of construction and the CO is, therefore, the starting point of the Connection Charge process. Once each year the CO's issued (starting with March first and running through the end of February the following year) are reviewed to determine those that reflect a change in sewer usage. Those properties reflecting additional sewer units will

William P. Brink, P.E. BCEE  
Executive Director  
Stamford Water Pollution Control Authority  
203-977-5809  
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Ed Kelly, Chairman  
SWPCA Board of Directors  
Stamford Water Pollution Control Authority

receive an assessment in the fall following the above time period. Connection Charges are based on a "Sewer Unit" system. Questions regarding connection charge fees should be directed to the WPCA's Supervising Engineer, Ann Brown, via email [ABrown2@stamfordct.gov](mailto:ABrown2@stamfordct.gov) or phone 203-977-5896.

Attachment

cc: Stephen A. Pietrzyk, Collections System Supervisor  
Ann Brown, Supervising Engineer

MAYOR  
**CAROLINE SIMMONS**

DIRECTOR OF OPERATIONS  
**MATT QUIÑONES**  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



TRANSPORTATION BUREAU CHIEF  
**FRANK W. PETISE, P.E.**  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

**OFFICE OF OPERATIONS**  
**TRANSPORTATION, TRAFFIC & PARKING**  
Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

## **INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Frank W. Petise, P.E.  
Transportation Bureau Chief

*Ja. V. ASD*      *Luke Bittenwieser*  
**Luke Bittenwieser**  
Transportation Bureau Staff

**DATE:** May 1, 2023

**RE:** Zoning Board Application 222-37

Application #222-37

128-134 and 136 Broad Street  
TR Broad II, LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- 1) Zoning Board application received November 28, 2022;
- 2) Traffic Study prepared by SLR Consulting dated October 10, 2022 ([REVISED January 2023](#));
- 3) Final Site Plan Review Set prepared by D'Andrea Surveying and Engineering dated October 28, 2022 ([REVISED January 27, 2023](#));
- 4) Project narrative and description;
- 5) [Special Permit Application pursuant to Section 12.D.1\(g\) of the Stamford Zoning Regulations received February 7, 2023](#); and,
- 6) [Parking Management/Operations Plan dated March 3, 2023](#)

The proposed mixed use development will have 198 rental apartments with 4,324 square feet of retail space and 210 parking spaces

The Department is supportive of dense, downtown, in-fill developments in close proximity to transit as these sites tend to have the lowest rates of vehicle trip generation. This reduces total traffic impacts and vehicle miles traveled on the City's roadways. The City has committed to achieving zero roadway fatalities by 2032 and having sites that promote walking, biking, and transit use further this goal. The below comments are meant to ensure the development fits seamlessly into the Downtown neighborhood and City overall. [Comments in blue represent the](#)



Department's responses to the Applicant's responses to comments. Comments in purple are based on recent conversations and additional information supplied by the applicant. It should be noted that the majority of commercial loading/unloading operations for the various businesses along Bedford Street and Broad Street occur from the Commercial Loading Zone along the Bedford Street Parking Garage.

### **Traffic and Parking Study**

1. Clarify number of residential units. Project description states 198 units; however, the submitted traffic study states 196 units. [Applicant response accepted.](#)
2. Estimate the site-generated traffic for the retail use based on a more conservative type of land use or the application's plan on potential tenant, i.e. indoor food service may generate significantly greater traffic than strip retail plaza that was used in the Traffic Study. [Applicant response accepted.](#)
3. The site is approximately 0.9 miles from Stamford Transportation Center; it is recommended to not take the TOD credit and present a more conservative estimation on site-generated traffic and subsequently traffic impacts on the adjacent road network. [Applicant response accepted.](#)
4. The traffic study should be revised to include the capacity analysis for the proposed site driveways intersections at Gay Street. It is important to review the potential impacts of the site-generated traffic on Gay Street and make sure that the City Garage Driveway and the traffic signal at the Broad Street and Gay Street won't be blocked as a result of the new site traffic due to the immediate proximity of the proposed site driveways, City Garage Driveway and Broad Street intersection. [Applicant response accepted.](#)
5. The traffic Study proposed to install a Stop sign for the southbound approach on Gay Street at the western site driveway to improve sightline for vehicles looking left (north) from the western site driveway. Please review the queues to be generated by the proposed Stop sign and the potential impacts on vehicle access and circulation in the parking area north of the Site. [Applicant response accepted.](#)
6. [The applicant shall be responsible for the following traffic signal measures:](#)
  - a. [Protection of the traffic signal mast arm and pole on the north-west corner of Broad Street and Gay Street. The applicant shall develop a protection plan which the City shall review and approve prior to the Department's sign off of any building permit.](#)
  - b. [The City requires 24/7 access to the traffic signal cabinet on the north-west corner of Broad Street and Gay Street at any time in the event of signal operation emergencies. The applicant shall detail how the City can gain access to the cabinet during all phases of construction at any time and provide a bond for \\$200,000 in the event of any damages to the cabinet during the course of construction. In lieu of 24/7 access to the cabinet and a bond, the applicant can convey to the City a check for \\$160,000 prior to the Department's sign-off on any building permit for the City to relocate the cabinet to an alternate location.](#)
  - c. [Provide a sightline study showing how the existing signal heads will be visible for drivers driving south on Gay Street with the proposed overhang of the building. If the](#)



- signal heads are not visible by TCO/PCO, the applicant will be required to adjust the signal heads to an acceptable position.
- d. 360 degree video intersection vehicle detection that can function with the building overhang on Gay Street. Additional video detection measures may be required.
  - e. Revise the traffic signal plan to show the inclusion of a No Turn on Red on all approaches (to be implemented with City Standard Yield-to-Pedestrian/No Turn on Red Blank Out Signs), concurrent pedestrian phasing, and a Leading Pedestrian Interval.
  - f. All relocated pedestrian signal equipment shall be new and fully ADA compliant with AGPS push buttons.
  - g. All relocated signal equipment shall be new.
  - h. All signal heads shall be re-lamped and back plated.
  - i. The above alterations can be provided via a check to the City prior to the Department's sign-off on the building permit. However, relocation of the City's traffic signal infrastructure shall be carried out by a City approved contractor by the applicant during associated site work. All improvements and relocated shall be depicted on a revised traffic signal plan. The plan shall be reviewed and approved by the City and CTDOT OSTA. Plans shall be approved and finalized prior to the Department's sign off on a building permit.

#### **Transportation Demand Management/Parking Management Plan and Special Permit Application**

1. The Department has worked with Land Use Staff and the applicant closely on the Parking Management Plan. The submitted Plan is acceptable to TTP with close monitoring of parking usage. In addition to the requirements of comment #4 below, the applicant shall also alert TTP and LUB staff when valet parking is being utilized and provide a written and data-backed report of valet parking operations.
2. The Department agrees with the assessment that the site has the potential to reduce overall Single Occupancy Vehicle trips by 20%. The Department agrees with the contingency recommendations and a combination of them shall be implemented if the Department determines the required trip reduction goals are not being achieved.
3. The proposed shuttle shall only be approved for one year from Certificate of Occupancy. During the first 12 months of the building being open, the applicant shall send monthly reports to the Department detailing several metrics related to shuttle operations such as:
  - a. Daily total ridership broken down by hourly ridership
  - b. Top five routes and destinations of the shuttleUpon receipt of this data, the Department will review with the applicant and determine the approval of the shuttle beyond one year or implement other TDM measures.
4. The applicant shall submit the City's Parking Occupancy Reporting Form monthly to TTP and LUB staff commencing with the issuance of a PCO/TCO until a year of full occupancy (>95%) has been achieved. If City staff determines that the on-site parking operations are not satisfactory and in compliance with the submitted plan, then the applicant shall work with City staff to rectify and implement acceptable parking management tools.

## Site Development Plan

### Grading Plan

1. As mentioned in the traffic study, the Department is currently in the early design stages of reconstructing Broad Street between Atlantic Street and Greyrock Place. The Applicant shall work with the Department during this process to ensure seamless integration of site and roadway plans as both projects progress. [Applicant response accepted.](#)
2. Due to the zoning lots being combined, the sidewalk replacement shall extend to the property line with McDonalds. [Applicant response accepted.](#)
3. The sidewalk plan shall be provided with dimensions and locations of proposed trees, decorative light poles and other sidewalk objects. The walking space shall be 6' with a 4' amenity zone. [Sidewalk walking area shall be 6' wide minimum with a 4' amenity space. Revised plan can be submitted during the building permit process.](#)
4. All light poles shall be replaced with City standard decorative poles. [Applicant response accepted.](#)
5. All curbing along Broad and Gay Street shall be in granite. [Applicant response accepted.](#)
6. The Site Plan shall show the proposed raised Gay Street with pavers as detailed in the Traffic Study. [Applicant response accepted. Additional plans/details will be required during the building permit process.](#)
7. All signs along the site frontage shall be replaced by the applicant. [Applicant response accepted.](#)
8. Applicant shall confirm the required number of handicapped parking spaces. [Applicant response accepted.](#)
9. Provide details for the electric vehicle charging stations. [To be reviewed during building permit process.](#)
10. Compact parking spaces are not permitted. Revise on plans. [Applicant response accepted.](#)
11. Detail any controls to prevent the general public from parking in the spaces designated for the residents underneath the building. [Applicant response accepted. There shall be no queueing of vehicles on Gay Street to access the garage.](#)
12. What type of vehicles can access the through east/west road underneath the building? [Applicant response accepted. Applicant response showing the turning templates is accepted.](#)
13. What is the drive aisle width between the proposed building and existing buildings to the west? [Applicant response accepted.](#)
14. Relocation or alterations of any infrastructure related to the parking lot and or parking garage and parking booth shall be conducted by the applicant in coordination with the Department. Any damage to any City property shall be the responsibility of the applicant. [Applicant response accepted.](#)
15. The roadway elevation at the entrance of the Bedford Street garage shall not change from current elevation. [Applicant response accepted.](#)

16. City approved/standard parking signage per the wayfinding master plan shall be included along Broad Street and on Gay Street to highlight and guide drivers to the City's parking garage and prevent drivers from erroneously entering the proposed building's garage. Applicant response not accepted. The traffic study does not comment on wayfinding signage. Wayfinding signage per the original comment shall be provided as part of the project.
17. Sidewalks on Gay Street shall be carried flush across the driveway aisles. Applicant response not accepted. Sidewalks shall be carried flush across driveways.
18. Show dimensions on Gay Street sidewalk and clear zone around pillars and buildings. Minimum of 5' of space shall be provided. Applicant response accepted. ADA clear width is required.
19. Fire hydrants shall be replaced in coordination with the Stamford Fire Department. Applicant response accepted.
20. Show clear zone between building and back of ramp at the NE corner of Broad and Gay. Minimum 5' of level width shall be provided. Applicant response not accepted. 4' of clear width is required for pedestrian ramps and PROWAG compliance.
21. Clarify if columns will be placed along Gay Street sidewalk. Applicant response accepted.
22. Crosswalk ramps shall be perpendicular with road they are crossing. Applicant response not accepted. The ADA ramps shall be single directional. Applicant shall revise the entry to Gay Street to show a raised crosswalk crossing Gay with the removal of the radius corners and inclusion of flared transition curbs. Revised plans can be provided during the building permit process.
23. Traffic Control Handholds may be removed during sidewalk work if not warranted. Applicant response accepted.
24. Provide vehicle tracking template entering and exiting the site driveways on Gay Street. Provide vehicle tracking template for the loading area within the site. Applicant response accepted. Applicant response showing the turning templates is accepted.
25. Pedestrian and vehicular MPT plans will need to be provided that show continuous pedestrian access along the site frontage. Applicant response not accepted. A continuous pedestrian detour route shall be provided in the road in a condition acceptable to the City per the City's Maintenance and Protection of Traffic Guidelines. The amount of space dedicated to construction logistics in the public right of way may be reduced to permit this condition.
26. Utility Vaults and manholes shall be in the amenity strip and outside of the pedestrian walking area to the extent feasible. Applicant response accepted.
27. Will there be any internal garage controls to prevent non-residents from accessing building garage? Gates/Doors? Applicant response accepted.

See below additional comments based on the revised plans

28. A public access easement shall be conveyed to the City by certificate of occupancy for portions of the sidewalk on private property.
29. Tactile warning pads shall be shown at all pedestrian ramps and crossing locations
30. The Department shall review all shoring and underpinning plans during the excavation and construction of the proposed building footings and foundations to ensure no impact

to the City Parking Garage or Traffic Signal Infrastructure. The applicant shall be responsible for the City's third-party engineering review.

31. Clarify the extent of milling and paving proposed for Gay Street. The Grading Plan and the Streetscape Plan show alternative limits. Repaving of Gay Street shall extend from Broad Street to the northern extent of the site and/or per Excavation Permit requirements.
32. The sidewalk scoring pattern shall match the scoring pattern at 154 Broad Street. Show on plans. Plans can be provided during the building permit process.
33. The Department reserves the right to make additional comments.

#### Pavement Markings and Signage Plan

1. The Traffic Study proposed a Stop sign on Gay Street southbound approach at the western site driveway, but the sign is not shown on the SPM plan. Please review the potential impacts of the proposed Stop sign on the vehicle access and circulation in the parking area north of the Site. [Applicant response accepted.](#)
2. The stop bar shall extend over the entire Double Yellow Centerline. [Applicant response accepted.](#)
3. No parking signs shall be added along the northern wall facing the City parking lot. [Applicant response accepted.](#)
4. Add a stop sign and stop bar for the western exit of the under building drive aisle. [Applicant response accepted.](#)
5. Stop bars and stop signs shall be placed 4' behind the back of crosswalks and/or sidewalks/pedestrian walking paths. [Applicant response accepted.](#)
6. Add a stop bar and stop sign for vehicles traveling south at the intersection of the City Garage exit and the underbuilding east/west access way. [Applicant response accepted.](#)
7. Add a stop bar for the southbound approach at Broad Street and Gay Street. [Applicant response accepted.](#)
8. Stop, Do not Enter, and One Way shall be high intensity prismatic. [Applicant response accepted.](#)
9. [Recommend including reflective tape around columns.](#)
10. [Provide details for resident only signage to be provided on the ground floor of the garage. Details can be provided during the building permit process.](#)
11. [Provide crosswalks crossing Gay Street at the entrance/exit to the City garage](#)
12. [The stop sign for the eastbound exit of the under-building drive aisle onto Gay Street shall be placed on a separate post next to the stop bar. Sign placement can be revised during the building permit process.](#)
13. [There are several signage and detour route alterations required on the Detour Plan which can be updated during the building permit process.](#)

#### Notes and Details

1. [Provide details for Rail Trail Sidewalk. Applicant response accepted.](#)

## Offsite Parking Lot Modification Plan

1. The Applicant shall work with the Department in the final layout and design of the City parking lot during the building permit process.

## Construction Logistics Plan

1. The Department cannot endorse this plan at this time. The applicant shall work with the Department in developing a Construction Logistics Plan prior to the Department's sign-off of any demolition or building permit that provides a safe and continuous pedestrian path; safe vehicular flow around the site; protects the Bedford Street Parking Garage and Annex parking lot and any vehicles parked in these locations; allows for safe and efficient flow of passenger vehicles and delivery vehicles in the annex lot and/or surrounding areas; shows the location of construction vehicle and worker parking and deliveries; and does not have an adverse impact on the neighborhood. *Applicant response not accepted. Final logistics and construction parking management plan shall be finalized prior to the Department's sign-off of any building permit. The below represent preliminary comments on the plan. The Department reserves the right to issue additional comments on these and any other plans related to this development.*
  - a. Truck turning templates will need to be provided for the parking lot
  - b. Covered pedestrian walkway from the Bedford Street garage shall not be used for emergencies but rather at all times.
  - c. Where will the parking attendant booth and parking meter kiosk be located during construction? The construction trailer appears to be placed in the proposed booth and kiosk relocation area.
  - d. Provide a temporary roadway lighting plan if the street lights are to be removed during the course of construction
  - e. A continuous pedestrian route will need to be provided during construction. A pedestrian detour is not acceptable.
  - f. It is still not clear how the City's traffic signal infrastructure will be protected and/or accessible during construction.
  - g. Provide a construction parking management plan.
  - h. Are there additional laydown areas proposed on the northern part of the site when construction progresses?
  - i. Pedestrian access from the Bedford Street Garage to Broad Street shall remain during work.

## Architectural Plan

1. Provide specifications for the EV Charging Stations. [To be finalized during building permit process.](#)
2. Detail how garbage and delivery trucks will access the loading space. Provide vehicle tracking where necessary. [Response not provided. To be finalized during building permit process.](#)
3. Detail the usage of the garage gate/door system. No vehicles shall queue out onto Gay Street. [Applicant response accepted.](#)
4. Show locations and specifications of Class B bike parking and the specifications of the Class A bike parking. [Applicant response accepted.](#)
5. Provide vehicle turning paths on the garage ramps to show two vehicles safely passing each other. [Response not provided. To be finalized during building permit process.](#)
6. Provide wheel stops in front of EV spaces. [Response not provided. To be finalized during building permit process.](#)
7. Provide bollards are vestibule entrance in garage. [Response not provided. To be finalized during building permit process.](#)

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

DIRECTOR OF OPERATIONS  
*MATT QUINONES*  
Email: MQuinones@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: LCasolo@StamfordCT.gov

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## INTEROFFICE MEMORANDUM

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February 9, 2023

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**128-136 Broad Street - TR Broad II, LLC**  
**Zoning Application No. 222-37**

The Engineering Bureau has performed a site plan review for the construction of a mixed-use building with associated parking and infrastructure. The Engineering Bureau has reviewed the following documents:

- Application for Approval of Site & Architectural Plans and/or Requested uses, dated 11/16/22, with zoning support documents.
- Stormwater Management Report, dated 10/28/2022, revised 1/27/2023, prepared by D'Andrea Surveying & Engineering, PC
- Sanitary Sewer Flow Calculations, dated 10/28/2022, prepared by D'Andrea Surveying & Engineering, PC
- Topographic Survey Depicting Property at 128-136 Broad Street and Gay Street Extension in Stamford, Connecticut prepared for TR Broad II, LLC, revised 6/28/22, prepared by D'Andrea Surveying & Engineering, PC
- Final Site Plan Review Set "Mixed Use Development Location 128 Broad Street Stamford, Connecticut Prepared For TR Broad II, LLC, dated 10/28/22, revised 1/27/2023, prepared by D'Andrea Surveying & Engineering, PC (Sheets 1 thru 6 and Offsite Parking Lot Modification Plan, Cross Section Plan and Construction Logistics Plan)
- Zoning Location Survey of Property at 128-136 Broad Street and Gay Street Extension in Stamford, Connecticut prepared for TR Broad II, LLC, dated 10/28/22, prepared by D'Andrea Surveying & Engineering, PC
- Property Survey depicting Consolidation of Parcels at 128-136 Broad Street and Gay Street Extension in Stamford, Connecticut prepared for TR Broad II, LLC, dated 10/28/22, prepared by D'Andrea Surveying & Engineering, PC
- Easement Map depicting Access Easement located at Broad Street and Gay Street Extension in Stamford, Connecticut Prepared For TR Broad II LC, dated 10/28/2022, prepared by D'Andrea Surveying & Engineering, PC
- Architectural Plans, dated 11/15/2022, prepared by Perkins Eastman

The engineer of record has stated, "Based on the above, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau offers the following PRELIMINARY comments to be addressed by an engineer licensed in the State of Connecticut:

- 1) On the Topographic Survey, clarify size of pipe crossing Broad Street, 36" or 24". NOT COMPLETE. CONFIRM SIZE OF PIPE IN FIELD, VIDEO INSPECT.
- 2) Provide existing easements documents clarifying construction rights. This shall also include Right of Way access and parking rights. NOT COMPLETE. FURTHER CLARIFICATION IS NECESSARY FROM THE CITY OF STAMFORD'S LEGAL DEPARTMENT.
- 3) There appears to be existing dumpsters adjacent to 122-124 Broad Street. Will these dumpsters be relocated? NOT COMPLETE. DUMPSTERS HAVE BEEN RELOCATED, HOWEVER, CAN TRUCKS SAFELY MANEUVER TO GAIN ACCESS TO THIS AREA?
- 4) All traffic control relocations shall be finalized prior to Building Permit. Coordinate with the City of Stamford Bureau of Transportation, Traffic & Parking. ACKNOWLEDGED. RELOCATIONS SHALL NOT OBSTRUCT ADA SIDEWALK REQUIREMENTS.
- 5) Reference shall be made to CT DOT Form 818. COMPLETE
- 6) Identify relocation of existing fire hydrant at Gay Street and Broad Street. ACKNOWLEDGED
- 7) Provide streetscape plan with amenity strip and landscaping. Provide appropriate details. Final Streetscape shall be reviewed by the Engineering Bureau. COMPLETE
- 8) Tree grates/surfaces shall be ADA compliant. COMPLETE
- 9) Street light poles shall be black to match City of Stamford streetscape. All street lighting shall be coordinated with the City of Stamford Engineering Department. COMPLETE. TO BE COORDINATED PRIOR TO BUILDING PERMIT.
- 10) An Obstruction Permit will be required for sidewalk and lane closure(s). An Excavation Permit will also be required. ACKNOWLEDGED
- 11) Provide maintenance schedule for stormwater management on the plans. NOT COMPLETE, PROVIDE PERMANENT MAINTENANCE SCHEDULE ON PLAN.
- 12) Approval from the City of Stamford Bureau of Transportation, Traffic & Parking will be required. TAC approval is required. ACKNOWLEDGED
- 13) Garage drains shall discharge to an oil separator prior to discharging into the infiltrations system. COMPLETE, COORDINATE ON MECHANICAL DRAWINGS PRIOR TO BUILDING PERMIT.
- 14) Provide water quality treatment for the existing parking lot. NOT COMPLETE. THE PROPOSED STORMWATER MANAGEMENT SYSTEM INCLUDES IMPROVEMENTS TO DRAINAGE ON THIS PROPERTY.
- 15) The applicant shall contact the various utility companies to determine if any off-site improvements are warranted. NOT COMPLETE



- 16) Confirm height clearance with emergency vehicles. NOT COMPLETE, CONFIRM WITH FIRE THE CITY OF STAMFORD MARSHALL. FURTHER CLARIFICATION IS NECESSARY FROM THE CITY OF STAMFORD'S LEGAL DEPARTMENT.
- 17) Existing easements shall be modified to reflect the proposed improvements, access, structures, etc. Approvals and easements on neighboring properties shall be secured prior to applying for Building Permit. This shall also include any temporary construction easements. NOT COMPLETE
- 18) Any utility to remain shall be video taped to determine its conditions and if replacement or relocation is warranted. Some utilities may need to be abandoned while others relocated. NOT COMPLETE
- 19) A fully dimensioned site plan should be submitted to confirm vehicular maneuverability, handicap parking, isle width, etc. All offsite improvements should also be dimensioned such as sidewalks, travel ways, parking, etc. COMPLETE
- 20) Review sanitary pipe sizes. COMPLETE
- 21) Existing sanitary shall be videos taped to determine if it is active. NOT COMPLETE
- 22) Label inspection ports for the infiltration system. COMPLETE. SEE COMMENT #64.
- 23) The entire west bound lands of Broad Street fronting the property shall be milled and paved. NOT COMPLETE. AREA SHALL BE EXTENDED TO INCLUDED AREA WHERE ISLANDS WILL BE TEMPORARILY REMOVED AND EXTEND WESTERLY TO INCLUDE GAS SERVICE.
- 24) How will dewatering be handled? Provide location. COMPLETE
- 25) Provide test pits in the area of the infiltration system. Boring indicated concrete slab and other materials. Provide percolation rate. NOT COMPLETE
- 26) There shall be no catchment structure discharging into another catchment structure. COMPLETE
- 27) Provide grate elevation and pipe data of area drain located adjacent tith infiltration system. COMPLETE
- 28) Will the proposed twin 18" pipes fit into the existing manhole in Broad Street? Replacement of manhole may be warranted. COMPLETE
- 29) Are there any proposed footing drains or curtain drains? COMPLETE
- 30) Considering reducing impervious coverage to be compliant with the goals of the City of Stamford MS4 Permit. ACKNOWLEDGED
- 31) Call out pipes to be plugged in the manhole adjacent to Bell Street Garage. Manhole rim may also warranted adjustment. COMPLETE
- 32) Confirm truck construction access thru the existing parking lot is permitted by the owners. COMPLETE. NO TRUCK ACCESS IS ANTICIPATED.
- 33) Provide wheel stop detail. COMPLETE
- 34) Crane location approval. ACKNOWLEDGED. PERMIT TO BE OBTAINED FROM THE BUILDING DEPARTMENT.
- 35) Provide concrete wash down area. COMPLETE

- 36) Pavement Repair Detail shall meet City of Stamford standard detail. Provide HMA mix. COMPLETE
- 37) Provide handicap ramps at all sidewalk crossings. COMPLETE
- 38) Confirm that the consolidation map has been filed on the Stamford Land Records. Provide copy. ACKNOWLEDGED. TO BE FILED ON THE S.L.R. PRIOR TO BUILDING PERMIT.
- 39) How will trash management be accomplished. Where is the trash area(s) located? COMPLETE
- 40) All shoring shall be designed by a structural engineer and submitted to the Building Department for approval. ACKNOWLEDGED
- 41) Provide detour plan for access to parking lot and Bedford Street Garage. COMPLETE.
- 42) Provide current City of Stamford standard notes. COMPLETE
- 43) Identify all new crosswalks. Coordinate with the City of Stamford Bureau of Transportation, Traffic & Parking. NOT COMPLETE. PORTIONS OF BROAD STREET CROSSWALKS WILL NEED TO BE REPLACED.
- 44) Provide details and dimensions for the island repair at the intersection of Gay Street and Broad Street. Coordinate final configuration with the City of Stamford Bureau of Transportation, Traffic & Parking. NOT COMPLETE
- 45) There are two CB#2. Clarify. COMPLETE
- 46) Identify the limits of pavement repair for the existing parking lot. NOT COMPLETE. INCLUDE AREA OF REPAIR FOR THE INSTALLATION OF STORM DRAINAGE STRUCTURES AND PIPING AND OTHER ENCROACHMENTS.
- 47) Interior garage drains shall discharge into an oil separator prior to discharging into the sanitary sewer. Provide note on drawing. COMPLETE. COORDINATE ON MECHANICAL DRAWINGS PRIOR TO BUILDING PERMIT.
- 48) There is an increase in flow to POC C. Reduce flow below existing flow. NOT COMPLETE. THERE ARE INCREASES IN POCS.
- 49) Provide existing and proposed hydraulic grade line for 24" receiving pipe. NOT COMPLETE
- 50) Provide identification maps showing structures corresponding to the existing and proposed conveyance capacity sheets. COMPLETE
- 51) Existing and proposed drainage areas do not match. COMPLETE
- 52) Drainage Basin maps shall be labeled with corresponding identification used in the drainage models. COMPLETE
- 53) Add the existing double catch basin in the parking lot to the Existing and Proposed Storm Drainage Conveyance system calculations. COMPLETE. HOWEVER, IT APPEARS THERE MAY BE A REDUCTION IN CAPACITY WHEN COMPARING EXISTING TO PROPOSED CONDITIONS. CLARIFY.
- 54) Clarify twin 18" pipes were used in the Culvert Capacity Summary Table. COMPLETE
- 55) Existing Conditions Model, model flow to the existing double catch basin in the parking lot prior to joining to PCO A. COMPLETE

- 56) Proposed Conditions Model, Pr. Area 3 should be tributary to 32P. COMPLETE
- 57) Bedford Street garage weir flow should be consistent in existing and proposed models. COMPLETE
- 58) Summary Pond 11P, correct #1 primary information, 18" not 24". COMPLETE
- 59) Verify all model elevations with plans. COMPLETE
- 60) The Engineering Bureau reserves the right to make additional comments.
- 61) How will pedestrians exit the parking garage and have safe egress to Broad Street?
- 62) It appears that parking within the existing lot will be reduced to provide new access ways. Does the reduce parking on this lot comply with City of Stamford Zoning Requirements? Defer to Zoning for comment.
- 63) Are easements in place for the installation of the drainage improvements in the existing parking lot?
- 64) Label inspection ports with grate elevations as modeled in the drainage report. Provide detail of same.

Should you have any questions, please call me at (203)977-6165.

CC: Rob Natale, PE  
Len D'Andrea, PE

Reg. No. 38

**From:** Seely, Walter  
**Sent:** Wednesday, February 15, 2023 1:35 PM  
**To:** Mathur, Vineeta  
**Subject:** Amendment to application 222-37-Parking

Good afternoon Vineeta

FM office has no objections to the amended Application 222-37 - Parking

Have a good day

*Walter (Bud) Seely*

**Fire Marshal**

**Stamford Fire Department**

**Office of the Fire Marshal**

**888 Washington Blvd. 7<sup>th</sup> Floor**

**Stamford, CT. 06902**

**203-977-4651**

Memo To: Vineeta Mathur, Associate Planner  
Zoning Board, Stamford

From: Pamela B. Fausty, Environmental Analyst  
Environmental Protection Board

Subject: Application 222-37  
122-124, 128-134, & 136 Broad Street  
TR Broad II, LLC and 122-124 Broad Street, LLC,

Date: March 21, 2023

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Environmental Protection Board Staff has reviewed the plans submitted for the proposed Site and Architectural Plan, and/or Requested Uses and a Special Permit and Zoning Lot Development Unit proposed at 122-124, 128-134, & 136 Broad Street and has no objections. However, the following comments are provided in order to insure minimal adverse environmental impacts from the proposed development:

1. Considering the significant loss of existing green space resulting from conversion of the vacant lots along Broad Street to building and parking areas, plans for streetscapes, foundation plantings, and additional green space on terraces and rooves where possible should be submitted.
2. Utilize permeable pavers, bio-swales and other measures to incorporate the principles of "low impact development" through reduction of imperviousness and for additional protection of water quality and nearby natural resources.
3. Submission of a performance bond, certified check, or other acceptable form of surety to secure the timely and proper performance of sediment and erosion controls, drainage, landscaping, professional supervision and certifications. A detailed estimate of these costs is to be supplied to EPB Staff for approval. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
4. All final grading, drainage, stabilization, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.
5. All approved landscaping shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.

6. Submission of City of Stamford standard landscape and drainage maintenance agreements prior to final certificate of occupancy and return of surety.

Thank you for the opportunity to comment.

MAYOR  
**CAROLINE SIMMONS**

DIRECTOR OF OPERATIONS  
**MATT QUIÑONES**  
Email: [mquinones@stamfordct.gov](mailto:mquinones@stamfordct.gov)



TRANSPORTATION BUREAU CHIEF  
**FRANK W. PETISE, P.E.**  
Email: [fpetise@stamfordct.gov](mailto:fpetise@stamfordct.gov)

**OFFICE OF OPERATIONS**  
**TRANSPORTATION, TRAFFIC & PARKING**

Tel: (203) 977-5466/Fax: (203) 977-4004  
Government Center, 888 Washington Blvd., 7<sup>TH</sup> Floor, Stamford, CT 06901

**INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Frank W. Petise, P.E.  
Transportation Bureau Chief

A handwritten signature in blue ink, appearing to read "Frank W. Petise".

A handwritten signature in blue ink, appearing to read "Luke Bittenwieser".

**Luke Bittenwieser**  
Transportation Bureau Staff

**DATE:** March 7, 2023

**RE:** Zoning Board Application 222-37

Application #222-37

128-134 and 136 Broad Street  
TR Broad II, LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- 1) Zoning Board application received November 28, 2022;
- 2) Traffic Study prepared by SLR Consulting dated October 10, 2022 ([REVISED January 2023](#));
- 3) Final Site Plan Review Set prepared by D'Andrea Surveying and Engineering dated October 28, 2022 ([REVISED January 27, 2023](#));
- 4) Project narrative and description;
- 5) [Special Permit Application pursuant to Section 12.D.1\(g\) of the Stamford Zoning Regulations received February 7, 2023](#); and,
- 6) [Parking Management/Operations Plan dated March 3, 2023](#)

The proposed mixed use development will have 198 rental apartments with 4,324 square feet of retail space and 210 parking spaces

The Department is supportive of dense, downtown, in-fill developments in close proximity to transit as these sites tend to have the lowest rates of vehicle trip generation. This reduces total traffic impacts and vehicle miles traveled on the City's roadways. The City has committed to achieving zero roadway fatalities by 2032 and having sites that promote walking, biking, and transit use further this goal. The below comments are meant to ensure the development fits

seamlessly into the Downtown neighborhood and City overall. Comments in blue represent the Department's responses to the Applicant's responses to comments.

### Traffic and Parking Study

1. Clarify number of residential units. Project description states 198 units; however, the submitted traffic study states 196 units. Applicant response accepted.
2. Estimate the site-generated traffic for the retail use based on a more conservative type of land use or the application's plan on potential tenant, i.e. indoor food service may generate significantly greater traffic than strip retail plaza that was used in the Traffic Study. Applicant response accepted.
3. The site is approximately 0.9 miles from Stamford Transportation Center; it is recommended to not take the TOD credit and present a more conservative estimation on site-generated traffic and subsequently traffic impacts on the adjacent road network. Applicant response accepted.
4. The traffic study should be revised to include the capacity analysis for the proposed site driveways intersections at Gay Street. It is important to review the potential impacts of the site-generated traffic on Gay Street and make sure that the City Garage Driveway and the traffic signal at the Broad Street and Gay Street won't be blocked as a result of the new site traffic due to the immediate proximity of the proposed site driveways, City Garage Driveway and Broad Street intersection. Applicant response accepted.
5. The traffic Study proposed to install a Stop sign for the southbound approach on Gay Street at the western site driveway to improve sightline for vehicles looking left (north) from the western site driveway. Please review the queues to be generated by the proposed Stop sign and the potential impacts on vehicle access and circulation in the parking area north of the Site. Applicant response accepted.
6. The applicant shall be responsible for the following traffic signal measures:
  - a. Protection of the traffic signal mast arm and pole on the north-west corner of Broad Street and Gay Street. The applicant shall develop a protection plan which the City shall review and approve prior to the Department's sign off of any building permit.
  - b. The City requires 24/7 access to the traffic signal cabinet on the north-west corner of Broad Street and Gay Street at any time in the event of signal operation emergencies. The applicant shall detail how the City can gain access to the cabinet during all phases of construction at any time and provide a bond for \$200,000 in the event of any damages to the cabinet during the course of construction. In lieu of 24/7 access to the cabinet and a bond, the applicant can convey to the City a check for \$160,000 prior to the Department's sign-off on any building permit for the City to relocate the cabinet to an alternate location.
  - c. Provide a sightline study showing how the existing signal heads will be visible for drivers driving south on Gay Street with the proposed overhang of the building. If the signal heads are not visible by TCO/PCO, the applicant will be required to adjust the signal heads to an acceptable position.
  - d. 360 degree video intersection vehicle detection that can function with the building overhang on Gay Street. Additional video detection measures may be required.



- e. Revise the traffic signal plan to show the inclusion of a No Turn on Red on all approaches (to be implemented with City Standard Yield-to-Pedestrian/No Turn on Red Blank Out Signs), concurrent pedestrian phasing, and a Leading Pedestrian Interval.
- f. All relocated pedestrian signal equipment shall be new and fully ADA compliant with AGPS push buttons.
- g. All relocated signal equipment shall be new.
- h. All signal heads shall be re-lamped and back plated.
- i. The above alterations can be provided via a check to the City prior to the Department's sign-off on the building permit. However, relocation of the City's traffic signal infrastructure shall be carried out by a City approved contractor by the applicant during associated site work. All improvements and relocated shall be depicted on a revised traffic signal plan. The plan shall be reviewed and approved by the City and CTDOT OSTA. Plans shall be approved and finalized prior to the Department's sign off on a building permit.

#### **Transportation Demand Management/Parking Management Plan and Special Permit Application**

1. The Department has worked with Land Use Staff and the applicant closely on the Parking Management Plan. The submitted Plan is acceptable to TTP with close monitoring of parking usage. In addition to the requirements of comment #4 below, the applicant shall also alert TTP and LUB staff when valet parking is being utilized and provide a written and data-backed report of valet parking operations.
2. The Department agrees with the assessment that the site has the potential to reduce overall Single Occupancy Vehicle trips by 20%. The Department agrees with the contingency recommendations and a combination of them shall be implemented if the Department determines the required trip reduction goals are not being achieved.
3. The proposed shuttle shall only be approved for one year from Certificate of Occupancy. During the first 12 months of the building being open, the applicant shall send monthly reports to the Department detailing several metrics related to shuttle operations such as:
  - a. Daily total ridership broken down by hourly ridership
  - b. Top five routes and destinations of the shuttleUpon receipt of this data, the Department will review with the applicant and determine the approval of the shuttle beyond one year or implement other TDM measures.
4. The applicant shall submit the City's Parking Occupancy Reporting Form monthly to TTP and LUB staff commencing with the issuance of a PCO/TCO until a year of full occupancy (>95%) has been achieved. If City staff determines that the on-site parking operations are not satisfactory and not in compliance with the submitted plan, then the applicant shall work with City staff to rectify and implement acceptable parking management tools.

## Site Development Plan

### Grading Plan

1. As mentioned in the traffic study, the Department is currently in the early design stages of reconstructing Broad Street between Atlantic Street and Greyrock Place. The Applicant shall work with the Department during this process to ensure seamless integration of site and roadway plans as both projects progress. [Applicant response accepted.](#)
2. Due to the zoning lots being combined, the sidewalk replacement shall extend to the property line with McDonalds. [Applicant response accepted.](#)
3. The sidewalk plan shall be provided with dimensions and locations of proposed trees, decorative light poles and other sidewalk objects. The walking space shall be 6' with a 4' amenity zone. [Sidewalk walking area shall be 6' wide minimum with a 4' amenity space. Revised plan can be submitted during the building permit process.](#)
4. All light poles shall be replaced with City standard decorative poles. [Applicant response accepted.](#)
5. All curbing along Broad and Gay Street shall be in granite. [Applicant response accepted.](#)
6. The Site Plan shall show the proposed raised Gay Street with pavers as detailed in the Traffic Study. [Applicant response accepted. Additional plans/details will be required during the building permit process.](#)
7. All signs along the site frontage shall be replaced by the applicant. [Applicant response accepted.](#)
8. Applicant shall confirm the required number of handicapped parking spaces. [Applicant response accepted.](#)
9. Provide details for the electric vehicle charging stations. [To be reviewed during building permit process.](#)
10. Compact parking spaces are not permitted. Revise on plans. [Applicant response accepted.](#)
11. Detail any controls to prevent the general public from parking in the spaces designated for the residents underneath the building. [Applicant response accepted. There shall be no queueing of vehicles on Gay Street to access the garage.](#)
12. What type of vehicles can access the through east/west road underneath the building? [Applicant response accepted. Appropriate truck turning templates will need to be provided, and if necessary the plans revised. Turning templates can be provided during the building permit process.](#)
13. What is the drive aisle width between the proposed building and existing buildings to the west? [Applicant response accepted.](#)
14. Relocation or alterations of any infrastructure related to the parking lot and or parking garage and parking booth shall be conducted by the applicant in coordination with the Department. Any damage to any City property shall be the responsibility of the applicant. [Applicant response accepted.](#)
15. The roadway elevation at the entrance of the Bedford Street garage shall not change from current elevation. [Applicant response accepted.](#)
16. City approved/standard parking signage per the wayfinding master plan shall be included along Broad Street and on Gay Street to highlight and guide drivers to the City's parking

garage and prevent drivers from erroneously entering the proposed building's garage. Applicant response not accepted. The traffic study does not comment on wayfinding signage. Wayfinding signage per the original comment shall be provided as part of the project.

17. Sidewalks on Gay Street shall be carried flush across the driveway aisles. Applicant response not accepted. Sidewalks shall be carried flush across driveways.
18. Show dimensions on Gay Street sidewalk and clear zone around pillars and buildings. Minimum of 5' of space shall be provided. Applicant response accepted. ADA clear width is required.
19. Fire hydrants shall be replaced in coordination with the Stamford Fire Department. Applicant response accepted.
20. Show clear zone between building and back of ramp at the NE corner of Broad and Gay. Minimum 5' of level width shall be provided. Applicant response not accepted. 4' of clear width is required for pedestrian ramps and PROWAG compliance.
21. Clarify if columns will be placed along Gay Street sidewalk. Applicant response accepted.
22. Crosswalk ramps shall be perpendicular with road they are crossing. Applicant response not accepted. The ADA ramps shall be single directional. Applicant shall revise the entry to Gay Street to show a raised crosswalk crossing Gay with the removal of the radius corners and inclusion of flared transition curbs. Revised plans can be provided during the building permit process.
23. Traffic Control Handholds may be removed during sidewalk work if not warranted. Applicant response accepted.
24. Provide vehicle tracking template entering and exiting the site driveways on Gay Street. Provide vehicle tracking template for the loading area within the site. Turning template not provided. Turning templates can be provided during the building permit process.
25. Pedestrian and vehicular MPT plans will need to be provided that show continuous pedestrian access along the site frontage. Applicant response not accepted. A continuous pedestrian detour route shall be provided in the road in a condition acceptable to the City per the City's Maintenance and Protection of Traffic Guidelines. The amount of space dedicated to construction logistics in the public right of way may be reduced to permit this condition.
26. Utility Vaults and manholes shall be in the amenity strip and outside of the pedestrian walking area to the extent feasible. Applicant response accepted.
27. Will there be any internal garage controls to prevent non-residents from accessing building garage? Gates/Doors? Applicant response accepted.

See below additional comments based on the revised plans

28. A public access easement shall be conveyed to the City by certificate of occupancy for portions of the sidewalk on private property.
29. Tactile warning pads shall be shown at all pedestrian ramps and crossing locations
30. The Department shall review all shoring and underpinning plans during the excavation and construction of the proposed building footings and foundations to ensure no impact to the City Parking Garage or Traffic Signal Infrastructure. The applicant shall be responsible for the City's third-party engineering review.

31. Clarify the extent of milling and paving proposed for Gay Street. The Grading Plan and the Streetscape Plan show alternative limits. Repaving of Gay Street shall extend from Broad Street to the northern extent of the site and/or per Excavation Permit requirements.
32. The sidewalk scoring pattern shall match the scoring pattern at 154 Broad Street. Show on plans. Plans can be provided during the building permit process.
33. The Department reserves the right to make additional comments.

#### Pavement Markings and Signage Plan

1. The Traffic Study proposed a Stop sign on Gay Street southbound approach at the western site driveway, but the sign is not shown on the SPM plan. Please review the potential impacts of the proposed Stop sign on the vehicle access and circulation in the parking area north of the Site. [Applicant response accepted.](#)
2. The stop bar shall extend over the entire Double Yellow Centerline. [Applicant response accepted.](#)
3. No parking signs shall be added along the northern wall facing the City parking lot. [Applicant response accepted.](#)
4. Add a stop sign and stop bar for the western exit of the under building drive aisle. [Applicant response accepted.](#)
5. Stop bars and stop signs shall be placed 4' behind the back of crosswalks and/or sidewalks/pedestrian walking paths. [Applicant response accepted.](#)
6. Add a stop bar and stop sign for vehicles traveling south at the intersection of the City Garage exit and the underbuilding east/west access way. [Applicant response accepted.](#)
7. Add a stop bar for the southbound approach at Broad Street and Gay Street. [Applicant response accepted.](#)
8. Stop, Do not Enter, and One Way shall be high intensity prismatic. [Applicant response accepted.](#)
9. [Recommend including reflective tape around columns.](#)
10. [Provide details for resident only signage to be provided on the ground floor of the garage. Details can be provided during the building permit process.](#)
11. [Provide crosswalks crossing Gay Street at the entrance/exit to the City garage](#)
12. [The stop sign for the eastbound exit of the under-building drive aisle onto Gay Street shall be placed on a separate post next to the stop bar. Sign placement can be revised during the building permit process.](#)
13. [There are several signage and detour route alterations required on the Detour Plan which can be updated during the building permit process.](#)

#### Notes and Details

1. [Provide details for Rail Trail Sidewalk. Applicant response accepted.](#)

#### Offsite Parking Lot Modification Plan

1. The Applicant shall work with the Department in the final layout and design of the City parking lot during the building permit process. [Applicant response accepted.](#)

### Construction Logistics Plan

1. The Department cannot endorse this plan at this time. The applicant shall work with the Department in developing a Construction Logistics Plan prior to the Department's sign-off of any demolition or building permit that provides a safe and continuous pedestrian path; safe vehicular flow around the site; protects the Bedford Street Parking Garage and Annex parking lot and any vehicles parked in these locations; allows for safe and efficient flow of passenger vehicles and delivery vehicles in the annex lot and/or surrounding areas; shows the location of construction vehicle and worker parking and deliveries; and does not have an adverse impact on the neighborhood. [Applicant response \*not\* accepted.](#) [Final logistics and construction parking management plan shall be finalized prior to the Department's sign-off of any building permit.](#) The below represent preliminary comments on the plan. The Department reserves the right to issue additional comments on these and any other plans related to this development.
  - a. [Truck turning templates will need to be provided for the parking lot](#)
  - b. [Covered pedestrian walkway from the Bedford Street garage shall not be used for emergencies but rather at all times.](#)
  - c. [Where will the parking attendant booth and parking meter kiosk be located during construction? The construction trailer appears to be placed in the proposed booth and kiosk relocation area.](#)
  - d. [Provide a temporary roadway lighting plan if the street lights are to be removed during the course of construction](#)
  - e. [A continuous pedestrian route will need to be provided during construction. A pedestrian detour is not acceptable.](#)
  - f. [It is still not clear how the City's traffic signal infrastructure will be protected and/or accessible during construction.](#)
  - g. [Provide a construction parking management plan.](#)
  - h. [Are there additional laydown areas proposed on the northern part of the site when construction progresses?](#)
  - i. [Pedestrian access from the Bedford Street Garage to Broad Street shall remain during work.](#)

### Architectural Plan

1. Compact Spaces are not permitted. Revise plans. [Applicant response accepted.](#)

2. Provide specifications for the EV Charging Stations. [To be finalized during building permit process.](#)
3. Detail how garbage and delivery trucks will access the loading space. Provide vehicle tracking where necessary. [Response not provided. To be finalized during building permit process.](#)
4. Detail the usage of the garage gate/door system. No vehicles shall queue out onto Gay Street. [Applicant response accepted.](#)
5. Show locations and specifications of Class B bike parking and the specifications of the Class A bike parking. [Applicant response accepted.](#)
6. Provide vehicle turning paths on the garage ramps to show two vehicles safely passing each other. [Response not provided. To be finalized during building permit process.](#)
7. Provide wheel stops in front of EV spaces. [Response not provided. To be finalized during building permit process.](#)
8. Provide bollards are vestibule entrance in garage. [Response not provided. To be finalized during building permit process.](#)