

January 27, 2023

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 0 West Park Place (004-4021)
Pre-Application

Dear Mr. Blessing and Board Members,

As discussed, on behalf of Well Built Company, Contract Purchaser and applicant, enclosed please find an application and supportive materials for a Pre-App to facilitate a redevelopment of the parking lot on 0 West Park Place into an 95 room extended stay hotel and associated amenities. Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

1. A check in the amount of \$500;
2. Pre-Application;
3. Project Narrative;
4. Drawing List;
5. General Property Description;
6. Aerial Exhibit;
7. Existing Conditions Exhibit;
8. Site Plan Exhibit
9. Side by Side Exhibit;
10. Architectural Plans; and
11. Letter of Authorization.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this opportunity.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward eight (8) hard copies and (1) electronic copy in PDF format of all project plans and documents to Clerk of the Zoning Board with a \$500.00 Filing Fee payable to the City of Stamford.

PRE-APPLICATION REVIEW

APPLICANT NAME (S): Well Built Company

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street, Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): Contract Purchase of 0 West Park Place (004-4021)

ADDRESS OF SUBJECT PROPERTY: 0 West Park Place (004-4021)

PRESENT ZONING DISTRICT: CC-N

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing list

REQUESTED USE: Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS

LOCATION

City of Stamford
 0 West Park Place
 Stamford, CT 06901

0 West Park Place
 Stamford, CT 06901

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 27 DAY OF January 2023

SIGNED: [Signature]

STATE OF CONNECTICUT ss STAMFORD January 27 2023

COUNTY OF FAIRFIELD

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

Revised 4/30/20 By: _____

January 26, 2023

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 0 West Park Place (004-4021)- Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agent in connection with the preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'M' followed by a horizontal line that tapers to the right.

Well Built Company

Pre-Application Narrative
0 West Park Place

1. Introduction/Background

Well-Built (contract purchaser and Applicant) is looking to develop a long-vacant parcel at the heart of Downtown Stamford in the Columbus Park area. The property is in Master Plan Category 11 (Downtown) and the CC (Center City) Zoning District. The vacant lot sits between Curly's diner and what is currently Acuario Restaurant.

In 2006 the property, owned by Stamford's Urban Redevelopment Commission (URC) was part of a planned multi-phase redevelopment known as Park Square West Phases II-IV. Proposed as Phase III of the redevelopment, the parcel was going to contain roughly 80 dwelling units in a 12-story building to be internally connected at the garage levels to the other phases. Due to litigation, the development stalled. Years later, Phase II (66 Summer Street) and Phase IV (The Vela – 1011 Washington Blvd) were eventually completed (2013 and 2015 respectively). The "Phase III" parcel, however, was left out of those developments and remained vacant.

In 2018, the URC initiated an RFP process to find potential buyers/developers. A Letter of Intent with Well-Built was executed in 2019, and the potential contract then went through a multi-layer approval process by the Board of Finance, Board of Representatives and Mayor's office. The contract was recently extended by the URC as Well-Built continues their due diligence and begins the entitlement process.

Concept plans have been reviewed and positively received by the URC as well as staff of the DSSD, Land Use Bureau, and Transportation, Traffic and Parking department.

2. Proposed Development

The project site is just under 12,000 sf in area with frontage on West Park Place. It is bordered by the Curly's diner property to the west and several restaurants with office space above to the east. The property also maintains a direct pedestrian connection to the Summer Place garage via an open concrete staircase at the rear (north) of the property. That staircase and a pedestrian connection through the site to West Park Place will be maintained. The site also maintains a vehicular driveway providing access to and from Curly's rear parking lot, which will also be maintained.

The proposed development is for a 95-room hotel (or extended stay hotel) to be constructed in a 10-story building with retail/restaurant space at the ground level. Both the restaurant space and hotel lobby will have pedestrian entrances along West Park Place. Second floor amenity space and an open-air roof deck will also help to activate the street front.

The site will have vehicular access from West Park Place via the existing driveway with circulation through/under the building and exiting a one-way driveway at the eastern end of the site. The vehicle

court will serve as a covered drop-off and pick-up area for guests arriving by car, as well as a loading area for the building.

As a standalone site leftover from what was intended to be a more comprehensive development, the property is simply not large enough to include structured onsite parking. Therefore, all parking for the hotel will be provided in the Bell Street garage, located less than 500' from the property. This offsite parking concept is fairly common for urban hotels and has been reviewed and favorably received by both Land Use and TTP staff. The Bell Street garage has ample capacity at all times of day and night.

While no specific hotel operator has been determined, the Applicant has been in discussions with Mint House, an experienced operator of extended stay hotels around the county. Mint House aims to offer a unique hotel experience that feels more like “home”. From their website:

Mint House combines the classic comfort of home and the modern luxury of a hotel, giving guests all the perks and none of the tradeoffs. We've ditched losable key cards, long lines, room service and other relics for the things we miss when we travel – kitchens, groceries, workout routines, and the space to spread out. Every part of the Mint House experience is powered by smart technology, making your stay personal, predictable and effortless.

The hotel use will provide much needed activation of a key Downtown site that has been vacant and blighted for decades. The West Park Place street front will finally be complete – with a hotel lobby and retail/restaurant space providing pedestrian activation and facilitating a safe and attractive walkway connection from the street to the existing Summer Place garage.

3. Action Items

To facilitate the redevelopment, the applicant will be submitting applications for Special Permit (via Footnote 23) for the proposed hotel and/or extended stay use, Site & Architectural Plans for the proposed design, and potentially a Text Change application relating to parking and transportation requirements for the hotel use. The applicant has submitted this pre-application package to solicit the Zoning Board's preliminary feedback on the following:

- A. Proposed redevelopment of the site for a 95-room hotel and/or extended stay hotel.
- B. General scale and design of the proposed building and site.
- C. Use of the Bell Street garage to satisfy parking requirements, including required EV spaces.
- D. Potential changes to the Zoning Regulations to:
 - i. Reduce the parking required for extended stay hotels from 0.75 to 0.5 spaces per room.
The extended stay parking requirement was initially written as part of the application for the Residence Inn and Marriott Courtyard in 2013. Research data provided by the applicant supported a lower parking requirement – less than 0.5 per room – similar to the hotel requirement. The Board at that time opted for the more conservative figure of 0.75 for extended stay.

Mint House's internal data suggests that only 10-15% of their guests utilize onsite parking. Additional data can be provided.

- ii. Remove the requirement that hotels provide 24-hour shuttle service. While the regulation may have made sense at the time, TTP staff has indicated that there are too many independent shuttles at the Stamford Transportation Center. The shuttles cause unnecessary backups from time to time. Additionally, since the time the regulation was adopted, ride share services like Uber and Lyft have grown exponentially more popular.

4. Conclusion

The proposed redevelopment will finally fill in what has for decades been one of Downton’s “missing teeth” with a use that is part of any successful urban environment. Hotel guests will provide much needed patronage for our Downtown shops and restaurants. The proposal also serves to promote several of the stated goals of the Master Plan, including:

- a) **3B.7** Implement traffic calming and improvements to bicycle and pedestrian infrastructure in the Downtown, along commercial arteries and in neighborhood centers
- b) **5A.6** Promote infill development on vacant sites within Downtown.
- c) **5B.1** Improve pedestrian connectivity within Downtown and between Downtown and adjacent neighborhoods.
- d) **5B.2** Implement streetscape and traffic calming improvements Downtown.
- e) **5B.3** Encourage quality urban design that relates well to streets and people.
- f) **5E.1:** Promote neighborhood revitalization.

0 West Park Place
 MP Category 11, Downtown
 Zoning District CC, Center City
Preliminary Zoning Data*

Standard	Req/Allowed	Proposed	Notes
Min. Lot Area	4,000 SF	11,739 SF	Complies.
Min. Frontage	40'	98'	Complies. West Park Place
Max. Building Coverage	100% (11,739)	60% (7,100)	Complies.
Max. Floor Area (Ratio)	6.0 (70,434)	6.0 (70,210)	Complies.
Max. Building Height	290'	110'± (10 stories)	Complies.
Min. Front Setback	0'	0'	Complies.
Min. Side Setback	0' or 4'	15'	Complies.
Min. Rear Setback	0' or 4'	15'	Complies.
Min. Parking (95 rooms)	48-72 Hotel: 0.5 spaces/room Extended Stay: 0.75 spaces/room	48-72	Complies. Required spaces to be provided offsite in the City's Bell Street Garage

*Zoning Requirements pursuant to Appendix B, Footnote 23 for hotel and/or extended stay hotel uses, where applicable.

January 27, 2023

**General Property Description
Pre-Application
0 West Park Place**

Block #: 237
Area: 11,738± SF

All those parcels of land commonly known as 0 West Park Place (004-4021), located in the City of Stamford, and described as follows:

Beginning at the northerly side of West Park Place and the southwesterly side of 74 West Park Place, running in the following directions:

Southerly: 84' ± by the northerly side of West Park Place;
Westerly: 121' ± by land n/f of Mary Aposporos ET AL;
Northerly: 97'± by land n/f of City of Stamford Summer Street #City Gar; and
Easterly: 119' ± by land n/f of Lawrence Goichman ET ALto the point of beginning.

**Drawing List
Pre - Application
0 West Park Place
January 27, 2023**

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>Civil</u>			
	Aerial Exhibit	Redniss & Mead	1/27/2023
	Existing Conditions Exhibit	Redniss & Mead	1/27/2023
	Site Plan Exhibit	Redniss & Mead	1/27/2023
	EX vs. PR Aerial Exhibit	Redniss & Mead	1/27/2023
<u>Architectural</u>			
	Cover Page	Beinfield Architecture	1/27/2023
A0.11	Zoning Data & Building Metrics	Beinfield Architecture	1/27/2023
A0.21	3D View	Beinfield Architecture	1/27/2023
A1.01	Level 1 Floor Plan	Beinfield Architecture	1/27/2023
A1.02	Level 2 Floor Plan	Beinfield Architecture	1/27/2023
A1.03	Level 3 TYP. Floor Plan	Beinfield Architecture	1/27/2023
A1.04	Roof Plan	Beinfield Architecture	1/27/2023
A3.01	Building Sections	Beinfield Architecture	1/27/2023
A5.01	Typical Rooms	Beinfield Architecture	1/27/2023



**AERIAL EXHIBIT
0 WEST PARK PLACE
STAMFORD, CT**

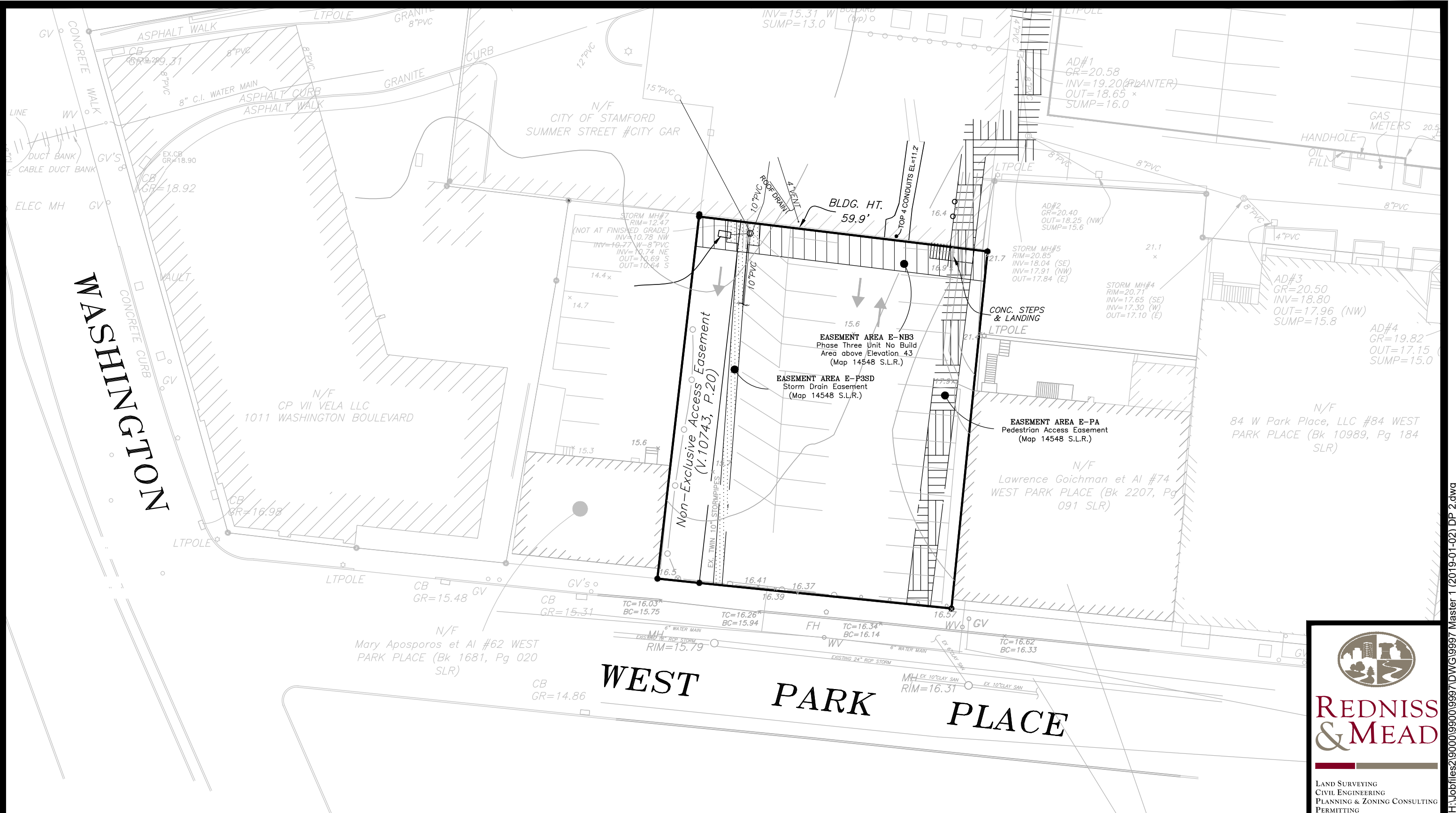


**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com


COMM. NO:	DATE:
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WASHINGTON

WEST PARK PLACE

EXISTING CONDITIONS EXHIBIT
0 WEST PARK PLACE
STAMFORD, CT



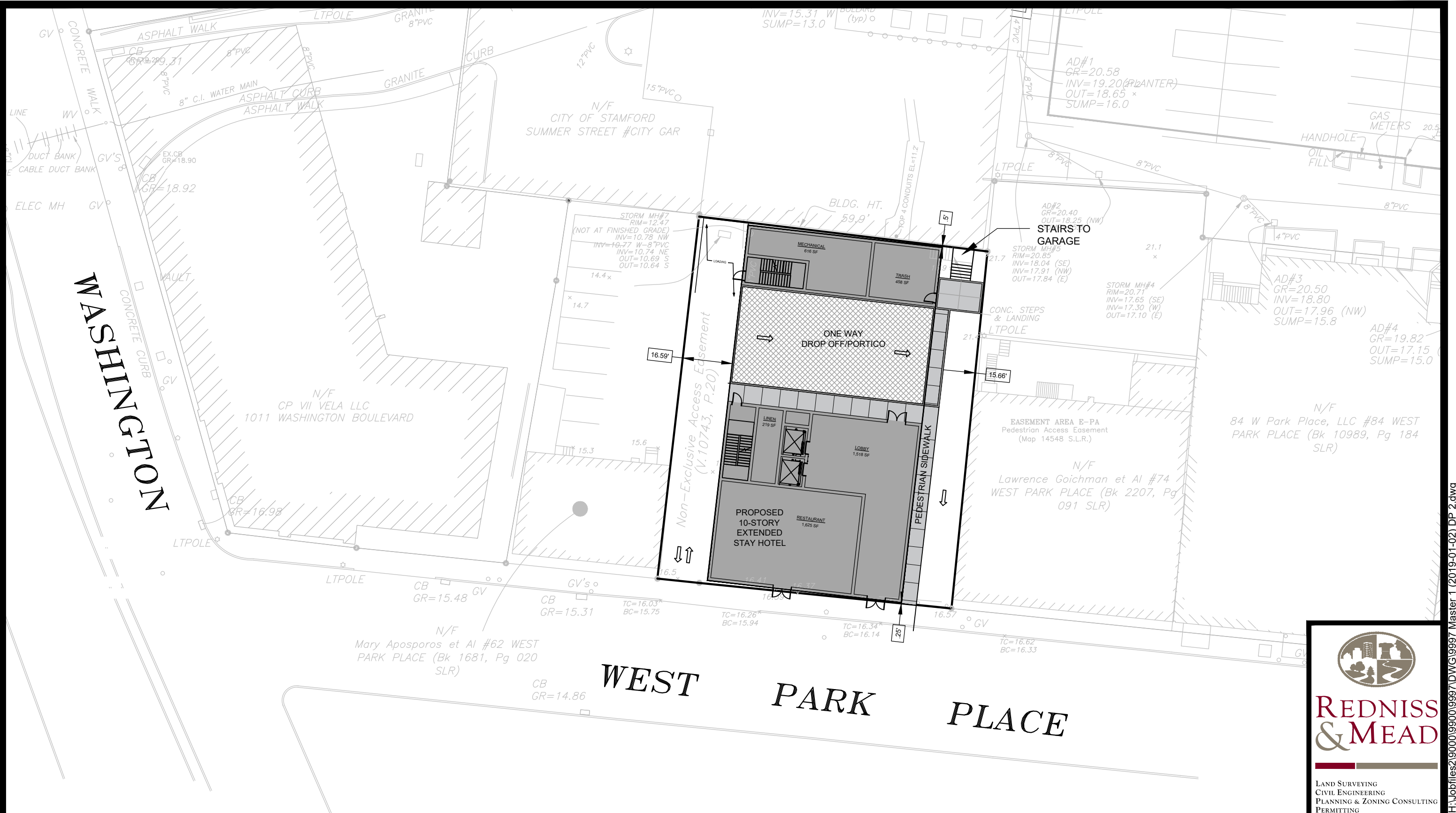
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SITE PLAN EXHIBIT
0 WEST PARK PLACE
STAMFORD, CT



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EXISTING



PROPOSED



**EXISTING VS. PROPOSED
AERIAL EXHIBIT
0 WEST PARK PLACE
STAMFORD, CT**



**REDNISS
& MEAD**

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CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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Tel: 203.327.0500 | Fax: 203.357.1118
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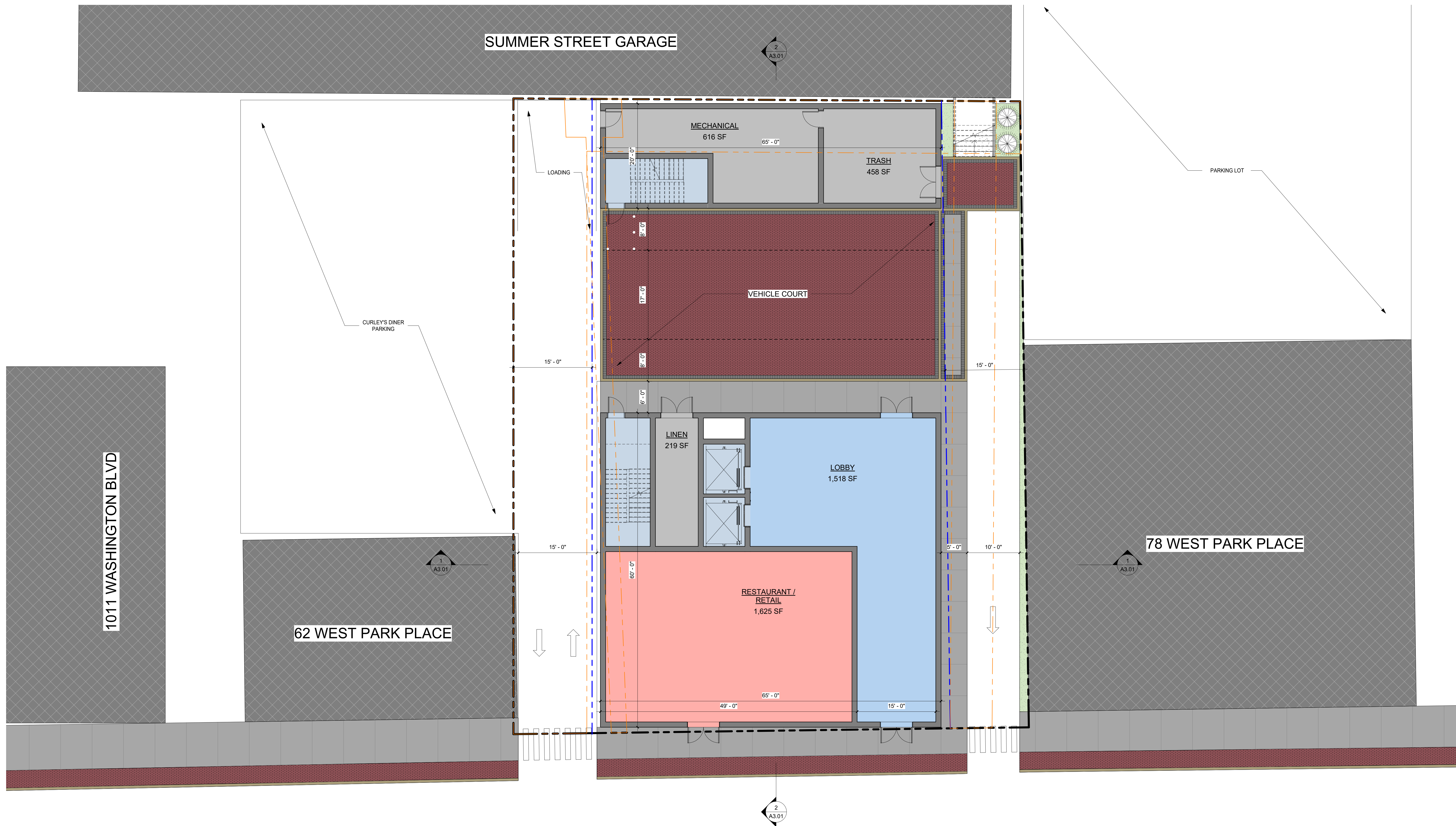
0 WEST PARK PLACE

BEINFELD ARCHITECTURE

01-27-2023

VICINITY MAP	ROOM SCHEDULE	ROOM MIX	BUILDING SUMMARY																																																																																										
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SUMMER STREET GARAGE

2
A3.01

MECHANICAL
616 SF

TRASH
458 SF

VEHICLE COURT

LINEN
219 SF

LOBBY
1,518 SF

RESTAURANT /
RETAIL
1,625 SF

PARKING LOT

CURLEY'S DINER
PARKING

78 WEST PARK PLACE

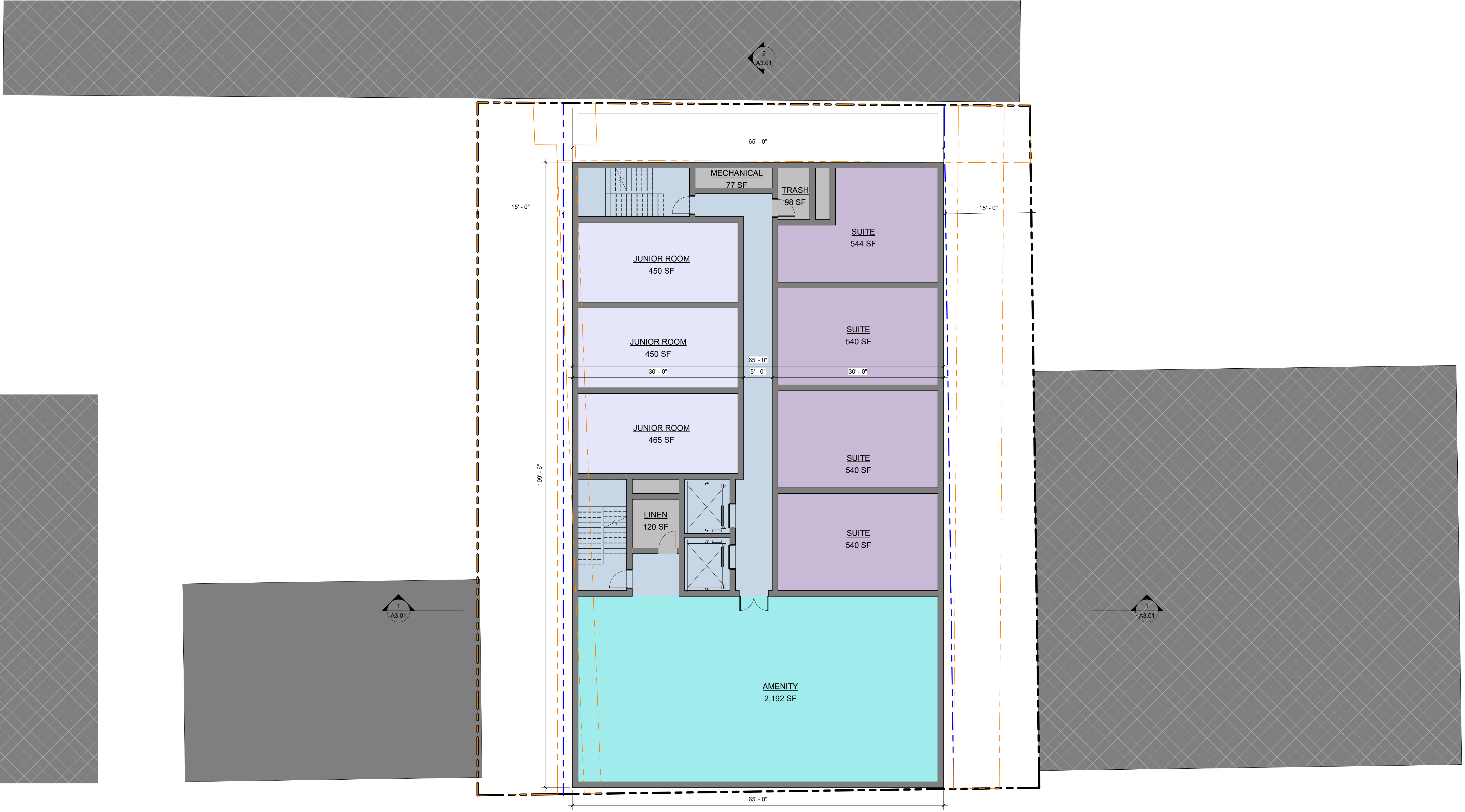
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WEST PARK PLACE

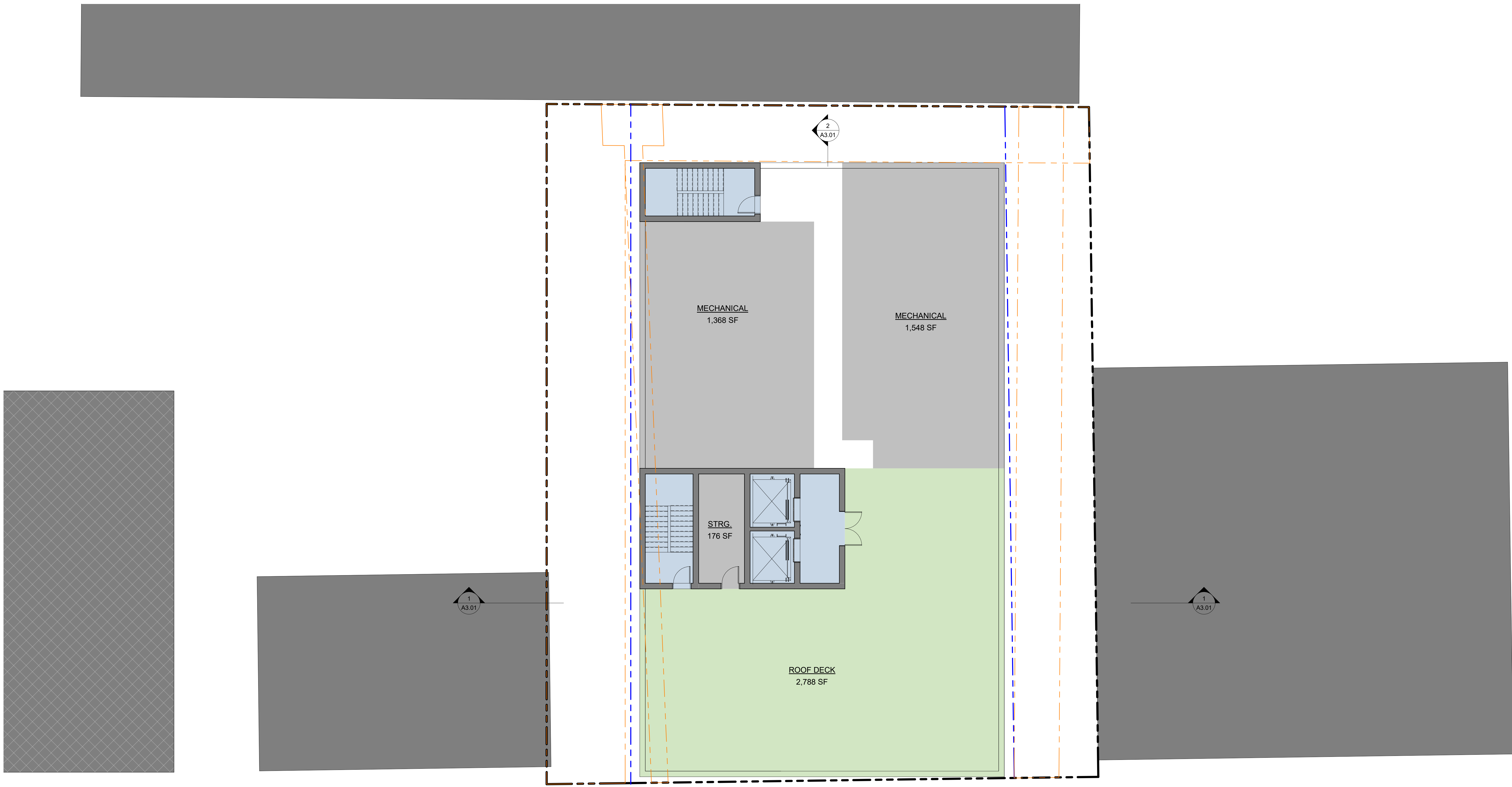
① FIRST FLOOR PLAN
1/8" = 1'-0"



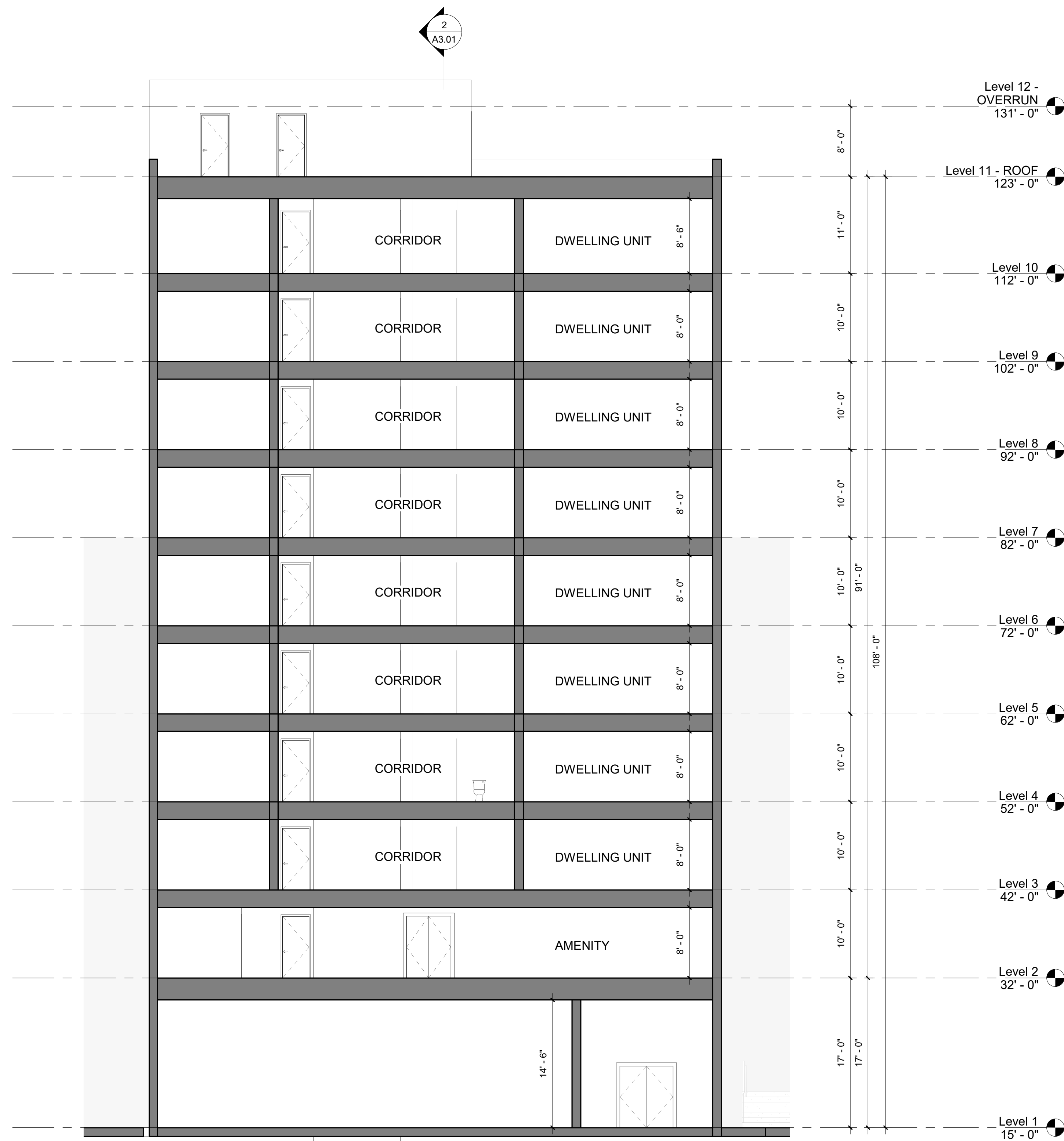
① SECOND FLOOR PLAN
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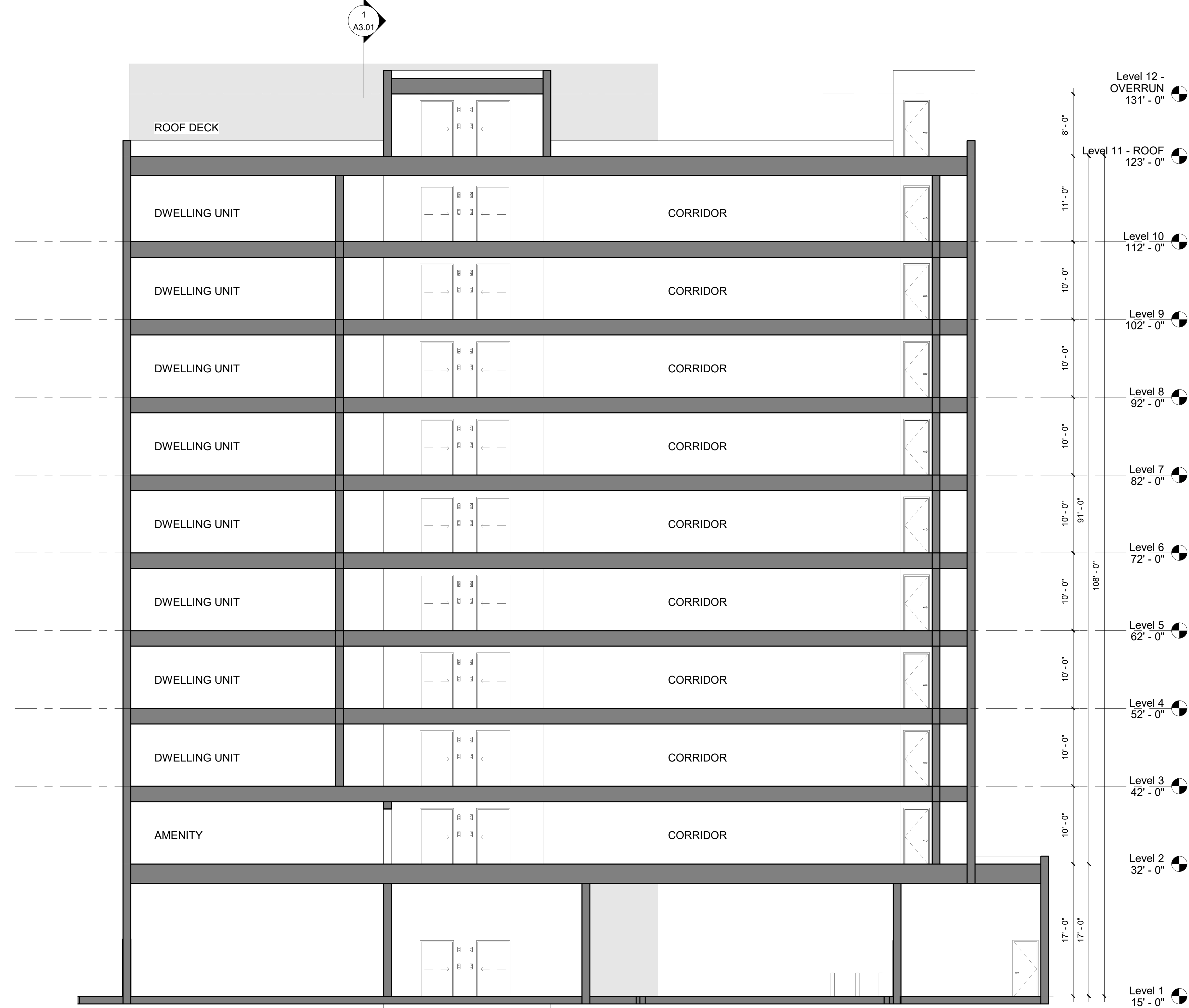
① TYP. FLOOR PLATE
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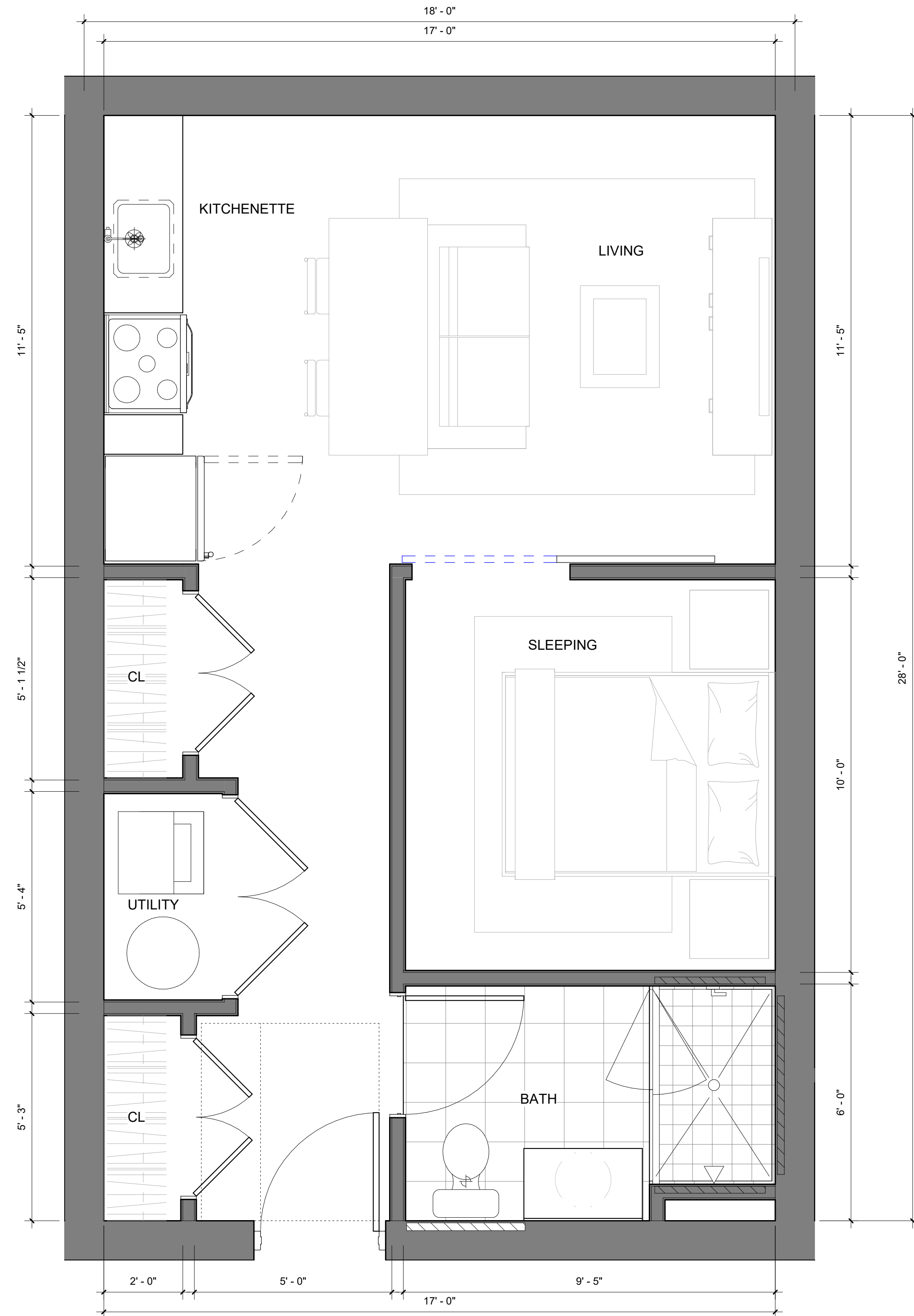
① ROOF PLAN
1/8" = 1'-0"



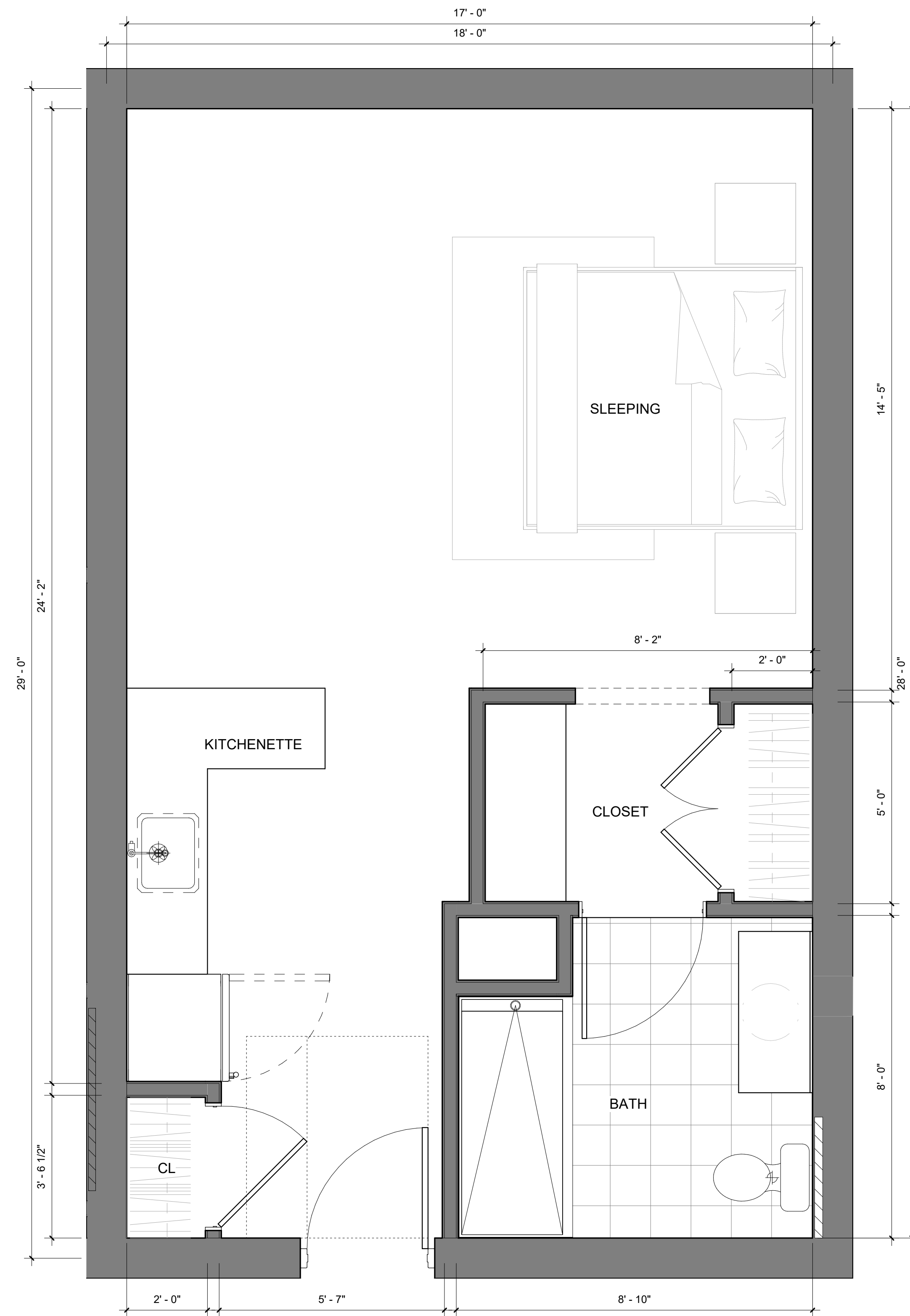
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1/8" = 1'-0"



2 Section 3
1/8" = 1'-0"



① SUITE OPT. 1
1/2" = 1'-0"



② SUITE OPT. 2
1/2" = 1'-0"