

MEMORANDUM

TO: Stamford Zoning Board

FROM: Ralph Blessing, Land Use Bureau Chief
James Lunney, Zoning Enforcement Officer

DATE: July 6, 2023

RE: 223-12 - Premium Height Special Permit, Landmark Building 3

Landmark Square 1-6, LLC (Property Owner), a related entity of Reckson/SL Green and the Cappelli Organization (collectively the Applicants), are requesting Special Permit approval of Premium Height to facilitate the redevelopment of the existing office building Landmark #3 pursuant to Appendix B Footnote 13. The project is within the Center City Zoning District which permits a building height of 290' as of right. The Applicants are requesting approval of Premium Height which allows a maximum of 350'. The building height of the proposed mixed use residential building is 320'.

The standards and criteria to permit premium height are described in Appendix B Footnote 13. Sites greater than 30,000 square feet located on "Ground Floor Retail Streets" are eligible for the Premium Height when Ground Floor Retail Amenity is provided. We believe that the proposed building meets the criteria for Premium Heights based on the criteria discussed below and the Premium Height will allow a desirable building massing for this Downtown site. The additional height allows articulation of the tower, with the proposed diagonal orientation of the tower providing adequate setbacks from the surrounding buildings and the minimizing the mass of the tower along Atlantic Street and Veteran's Park.

I. Site location

The minimum lot area required in the CC district is 4000 sf. Sites greater than 30,000 sf are eligible for the premium height standard. The lot area of the subject site is 227,596 sf which adequately supports the additional height. The site is located on Atlantic Street between Main Street and Broad Street which is defined as a Ground Floor Retail Street in Appendix B footnote 13. This criterion incentivizes retail uses along already established retail corridors.

II. Pedestrian Oriented Frontage

Projects requesting Premium Height are required to provide Pedestrian Oriented Frontage, which is defined as uses of buildings and/or major design features that encourage pedestrian interaction at the street level. These include but are not limited to:

a) active uses such as retail shops, service businesses; establishments dealing directly with the general public;

The proposal includes an approximately 5,448 sf two story retail/restaurant space on the ground floor which wraps the southwest corner of the building on to Veteran's Park frontage.

b) visually interesting features such as public art; display cases; awnings; signage at eye level.

The wraparound glass front retail use complemented by the two-story glass front lobby will create an inviting entrance to the building and enhance the streetscape. The retail/restaurant use will potentially have outdoor seating on both the Atlantic Street and Veteran's Park frontage. High quality materials and design elements of the ground floor such as porcelain bulkhead, metal panels, glass storefront, large metal canopy, green wall on Atlantic Street and signage make this section of Atlantic Street desirable for pedestrians.

c) accessible plazas; or similar landscaped open spaces for public use and congregation. To the maximum extent practicable, all frontages on public and private streets and pedestrian ways shall be supported with contiguous pedestrian-oriented amenities that appropriately fit into the context of the existing streetscape.

The project will result in several major public space improvements. The sidewalk along Atlantic Street will be replaced by a rail trail sidewalk including a brick amenity strip, granite curb, street trees, streetlights, concrete pedestrian path and a bump out adjacent to Veteran's Park. The width of the loading curb cut along Atlantic Street will be reduced further improving the pedestrian experience. The project will be required to replace the existing HAWK signal with an RRFB and relocate of the crosswalk on Atlantic Street with a raised crosswalk to improve pedestrian access. The project will create public space improvements in Veteran's Park including replacement of the existing bus shelter with a new bus shelter and addition of covered bike racks.

The Applicant has agreed to make the improvements requested by the Traffic Transportation and Parking Bureau up to a total of \$500,000. Any amount leftover after the completion of the in-kind work requested in the TTP letter will be contributed towards further public improvements in Veteran's Park such as shade structures and trees.

All of these on and off-site improvements will result in a pedestrian oriented environment thus meeting the standard for this Special Permit request.



Figure 1: Aerial view of the building. The proposed building height fits within the context of Stamford Downtown

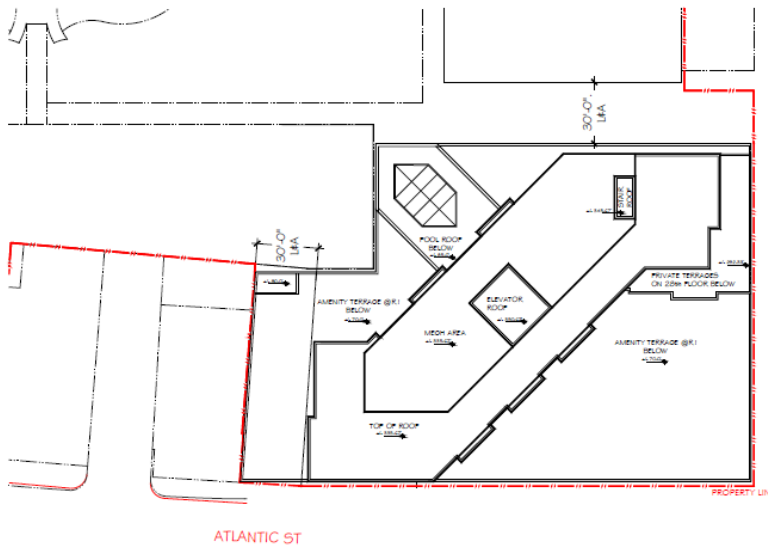


Figure 2: Roof Plan. The angular configuration of the tower allows for distribution of the building mass away from Atlantic Street and Veteran's Park. A shorter tower accommodating the same number of residential units would potentially have a larger and more imposing massing visible from the Street.