



AERIAL EXHIBIT
900 LONG RIDGE ROAD
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:
1988	6/22/2023
	SCALE:
	1"=250'

Stamford Population:Office Comparison (1960-2020)

Year	Population ^{1,2}		Office (sf) ³		Ratio (sf/person)	Notes
1960	92,713	-	371,251	-	4	
1970	108,798	17%	1,764,010	375%	16	1970s & 1980s •Negative population growth •900% office growth (9x)
1980	102,453	-6%	6,548,489	271%	64	
1990	108,056	5%	15,518,069	137%	144	
2000	117,083	8%	16,369,377	5%	140	1990-2020 •26% population growth (27,600 people) •11% office growth (1.8M sf)
2010	122,783	5%	17,035,720	4%	139	
2020	135,685	11%	17,282,719	1%	127	
OVERALL (1960 - 2020)		46%	-	4555%		Office grew 100x faster than housing/population

Notes

1. Population decreased from 1970-1980 (Urban Renewal) by 6% (-6,345 people)
2. US Census Data
3. Cushman & Wakefield - Stamford Office Inventory (25,000sf+)

MARKETBEAT

FAIRFIELD COUNTY

Office Q2 2023



CUSHMAN &
WAKEFIELD

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE
Stamford CBD	7,970,862	353,625	2,283,984	33.1%
Stamford Non-CBD	8,721,863	1,126,577	2,130,162	37.3%
STAMFORD	16,692,725	1,480,202	4,414,146	35.3%

Analysis of C-D Zoned Properties

Use	Address	Acres	2019	2022	Overall		Value/ Acre	Notes
			Assessed Value	Assessed Value	change (2019-2022)			
Office Uses	900 Long Ridge Road	36	\$30,006,580	\$19,811,500	-\$10,195,080	-34%	\$0.6M	Eligible for multifamily housing
Multi-Family	77 Havemeyer Lane ²	19	\$113,929,949	\$127,838,910	\$13,908,961	12%	\$6.7M	195 townhouse condominiums with 10 public school children as of 2022.. Assessed at \$5.9M prior to development (2000%+ increase).

Notes:

1. Information obtained from the City of Stamford Tax Assessors Database

Stamford Master Plan 2015-2025

(Policies and Goals)

Growth Management

- Concentrate regional office...Downtown
- Discourage expansion of office development outside of Downtown...
- Amend zoning ... for redevelopment of office parks ... for mixed-use
- Redevelopment of underutilized office space in suburban-style office parks for mixed-use
- Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford

Housing Goals and Strategies

- Preserve Existing and Create New Affordable Housing.
- Promote development of a variety of housing types.

Neighborhoods

Newfield-Turn of River-Westover

- rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.
- explore the potential for additional public open space holdings for passive and active recreation...



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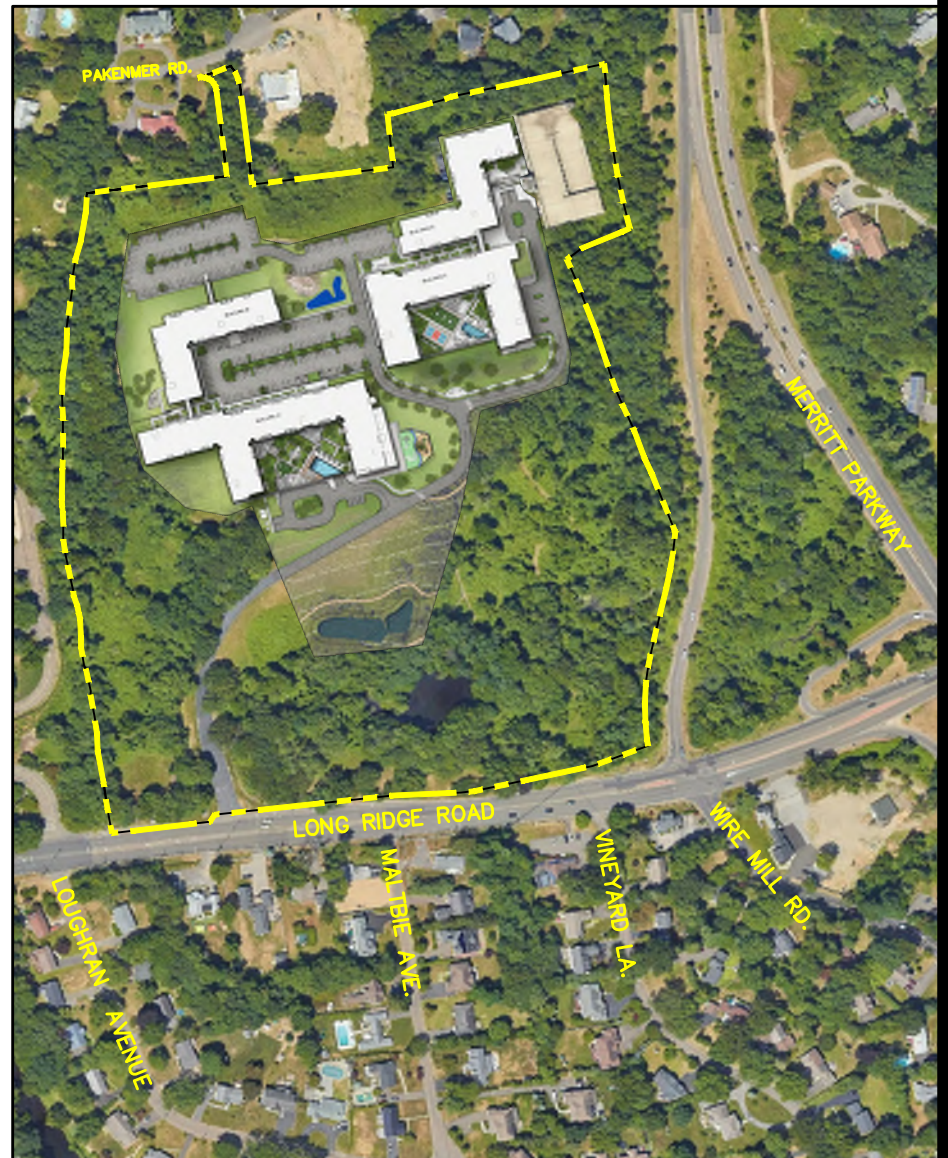
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EXISTING



PROPOSED



EXISTING VS. PROPOSED AERIAL EXHIBIT
900 LONG RIDGE ROAD
STAMFORD, CT

REDNISS
& MEAD

Existing



Proposed



Total Unit

Studios	56
1-Bedroom	235
2-Bedroom	202
3-Bedroom	15
Total	508



CONSULTANTS

PROJECT TITLE

**900 LONG RIDGE ROAD,
STAMFORD, CT**

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

*NOT FOR
CONSTRUCTION*

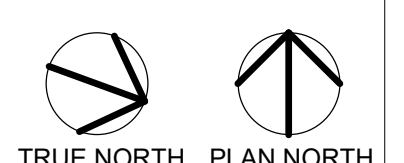
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CHECKED BY	Checker
COMMISSION NUMBER	Project Number

SHEET TITLE

SITE PLAN

SHEET NUMBER

B100





the CASCADE 900 LONG RIDGE ROAD







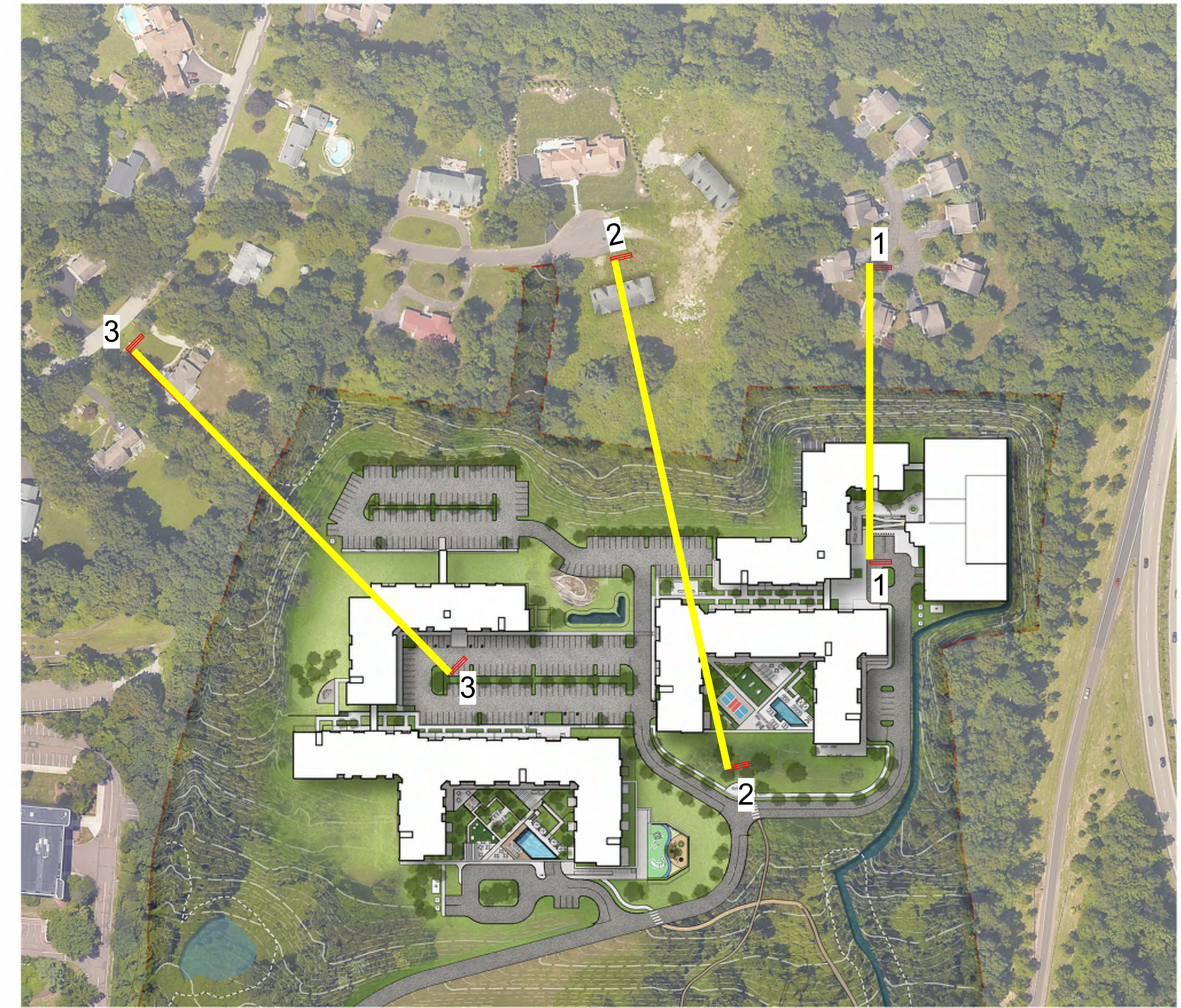


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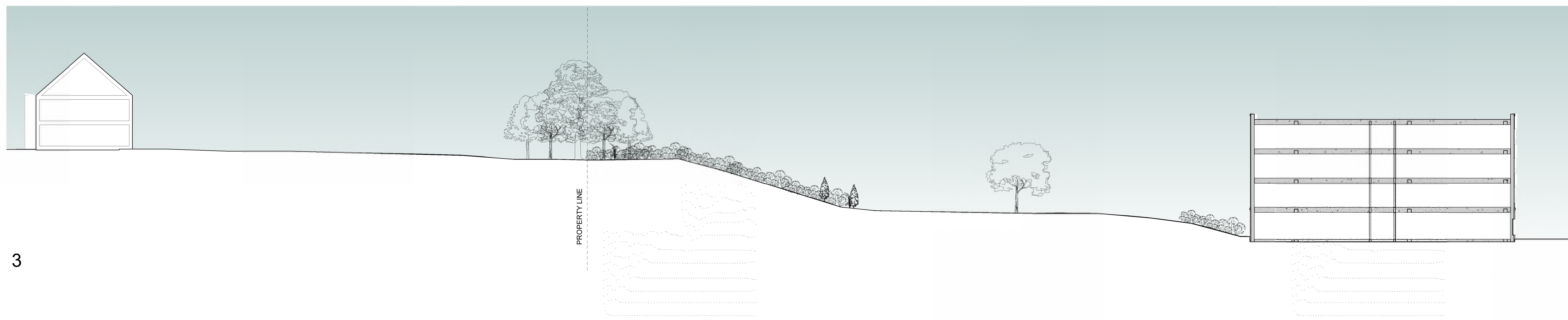
ISSUE #	DATE	DESCRIPTION



1



2



3

CERTIFICATION

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DRAWN BY	Author
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COMMISSION NUMBER	Project Number

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

B500

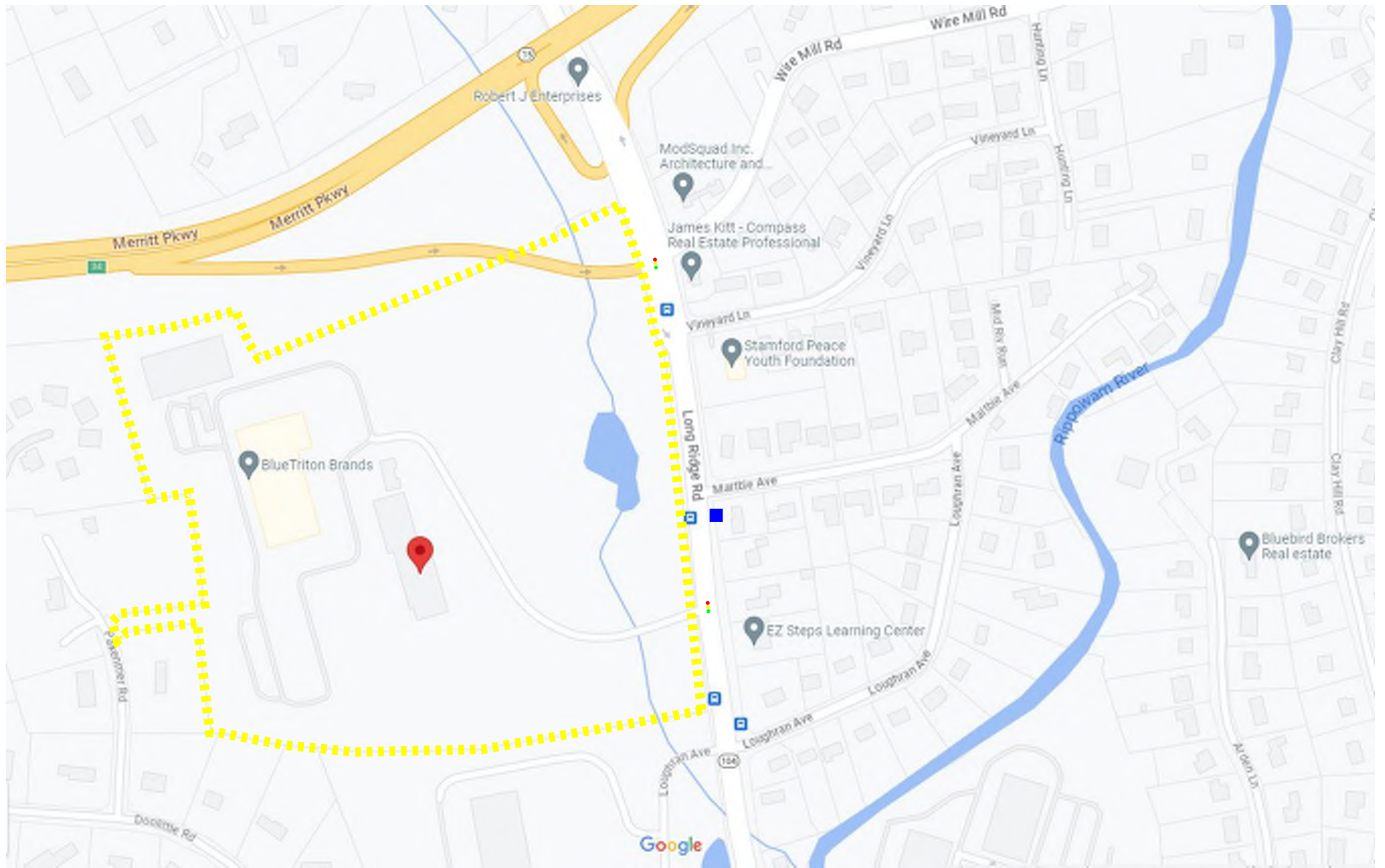
900 Long Ridge Road

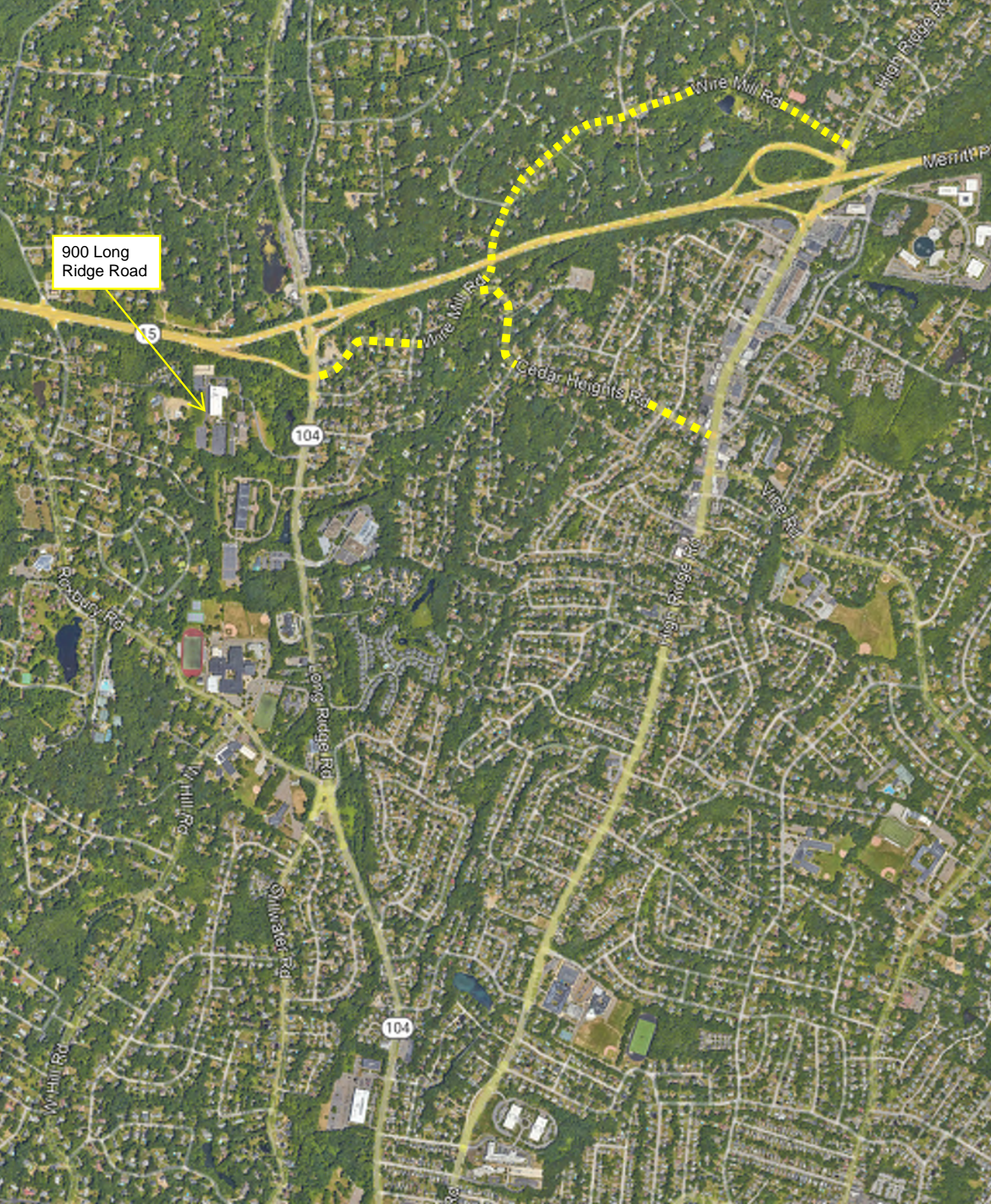
Traffic Comparisons (Vehicle Trip Generations)

Land Use Type		Weekday AM		Weekday PM	
Existing	Office (230k sf)	349		330	
Proposed	Residential (508 apartments)	183		187	
	Daycare	60		61	
	Other Non-Res	27		42	
	TOTAL	270	-23%	290	-12%

Notes

1. Existing and Proposed trips per traffic study prepared by Kimley-Horn (7/11/23)
2. Max Office permitted office (550k sf) would be roughly 710 (AM) and 670 (PM) trips





900 Long Ridge Road

15

104

104

Wire Mill Rd

Wire Mill Rd

Cedar Heights Rd

High Ridge Rd

Merritt Pk

Vine Rd

High Ridge Rd

Long Ridge Rd

Millwater Rd

W Hill Rd

Coxbury Rd

W Hill Rd