



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, PRINCIPAL PLANNER
SUBJECT: ZB #223-28 210 Long Ridge Road, Final Site Plan Application
DATE: October 24, 2023
MASTER PLAN: Master Plan Category 8 (Mixed Use Campus)
ZONING: C-D (Commercial- Design District)

Introduction

The Applicant TJH Senior Living LLC (Owner and Applicant) is requesting approval of the Final Site Plan Application to facilitate the development of the property with a Senior Housing complex comprising of 210 units on a 15 acre parcel located at 210 Long Ridge Road. The Senior Housing and Nursing Home Complex will include 168 independent living units, 14 memory care units, 14 assisted living units and 14 skilled nursing units.

Background

This project received a Special Permit and General Development Plan approval in 2022. The current project is consistent with the approved General Development Plan in terms of the units types, number of units, building heights, building types and locations and includes further details related to the site plan, floor plans and material specifications.

Site and Surroundings

The Site is mostly vacant, has varying topography and tree cover and ground vegetation spanning the site and a parking lot on the south east side. The property to the north is occupied by medical offices (Yale New Haven Health and Stamford Health) and the property to the south is occupied by several offices (including Vision Financial Markets, LLC and Gen Re). The land across Long

Ridge Road is occupied by single family homes. The Rippowam River borders the site on the west which is flanked by single family residential homes fronting on Stillwater Avenue.

Proposed Development

The Applicant proposes to concentrate the improvements to the center of the parcel. The current proposal spans the 15 acre parcel between Long Ridge Road to the east and the Rippowam River to the west and proposes 210 units of senior housing ranging from skilled nursing units to assisted living, memory care and independent living. The 168 independent living apartments include 37 one-bedroom units and 131 two-bedroom units.

210 Long Ridge Road
Senior Housing & Nursing Home Facility Complex
Zoning Data Chart - C-D Zone

	Required/Allowed	Approved GDP	Proposed FSP	Notes
Lot Area	15 acres	15.0 acres	15.0 acres	Complies.
Building Coverage	17%	16.5%	17.0%	Complies.
Lot Coverage	35%	35%	35%	Complies. Excludes additional walkways/patios per existing Regulations.
Density	210 DU 14 DU/Acre	210	210	Complies.
Building Stories	4	4	4	Complies.
Building Height	60'	<60'	<60'	Complies.
Street Line Setback	50'/200'	75'/200'	160'/203'	Complies. 4-story elements located 200' from Street Line
Non-Residential Setback	50'	50'	52'	Complies.
Residential Setback	250'	250'	251'	Complies. 4-story elements located 250' from adjacent residential zones.
PAAS	5%	TBD	10%+	Complies.

Final Site and Architectural Plan and Requested Uses

The proposed development closely matches the approved General Development Plan and meets the use and bulk standards of the CD Zoning District.

The development includes a four-story main ‘Residences’ building with 175 units (mix of independent living, assisted living, memory care and skilled nursing units) located in the center of the parcel and two smaller ‘Manor’ buildings with twenty independent living units in Manor West and fifteen independent units in Manor East. The Manor West building will be 4 stories tall and Manor East will be 3 stories tall. The proposed development meets the setback standards of the C-D district from the street line as well as from surrounding residential district.



Proposed site plan

Building Design

The ‘Residences’ building will be oriented at an angle with intersecting wings and an internal courtyard. The final site plan refines the design presented during the GDP with a wider, more

inviting opening between the wings at the main entrance. The building has a single story portion (events center) in the rear leading to the outdoor amenities.

The two manor (Manor East and Manor West) buildings are placed in the same general location as shown on the GDP but with more design detail and are now interconnected. Manor West will be four stories and Manor East will be three stories tall.

The basement level of the Residences includes the memory care units, dining and other amenities for the memory care units and is directly connected to the outdoor memory care garden. This floor includes a variety of fitness facilities including an indoor pool, exercise rooms, golf simulators and salon along with lockers. Wellness amenities including exam rooms, clinic and related offices are also located in this level. The self-park and valet parking is also located in the garage in the basement level. The garage includes the required EV and bike spaces.

The first floor of the main building will contain various amenities in addition to independent living and skilled nursing units. These amenities include formal and casual dining areas, and event room, lounge areas, library, movie room, café and other ancillary spaces.

Levels 2 through 4 of the Residences building include the independent and assisted living units.

The buildings use various features to add variety to the building design such as balconies, bay windows, changes in building materials and changes in the building planes. The sloping roof throughout the project provides an attractive overall design.



Residences – Northwest elevation



Manor West – South Elevation



Manor East – South Elevation

Building Materials

The material at the base of the buildings will be ‘Cast Stone’ followed by natural Jerusalem Stone covering the majority of the first floor and extends vertically for portions of the building. The façade for the upper levels of the buildings will be off-white horizontal cementitious siding (e.g. Hardie/Nichiha) accented by grey cementitious panels on bay windows. The buildings will have Aluminum clad windows along with aluminum railings for the balconies. The cast stone material is used as an accent feature throughout the building including window and door lintels and between various floors.

Street trees

The site has 846 feet of frontage along Long Ridge Road. Based on the requirement of 1 tree per 25', the total street tree requirement is 34 trees. The applicant has agreed to provide these trees on site with the final location being subject to review by the Traffic Transportation and Parking Bureau given that the sidewalk design is being finalized by the City through the State Permit process.

Access

The site will be accessed through the existing signalized intersection on Long Ridge Road leading to an exclusive driveway through the northern property boundary. The access driveway will lead to an entrance drop off area leading to the center of the building and will also connect to a driveway circling the main building and the manor buildings.

Below Market Rate Housing

Senior Housing is subject to a 5% Below Market Rate (BMR) requirement overall per Section 7.4.C.2. The General Development Plan conditions required 5.5% BMR for this project.

The approximate fee-in-lieu payment is \$1.83 million based on approximately 229,860sf of floor area and the 2023 fee per square foot of \$145 for housing for the elderly.

Publicly Accessible Amenity Space

The proposed project will provide a significant amount of Publicly Accessible Amenity Space spanning 1.4 acres in area constituting 9% of the site area. The PAAS will include 2,700 linear feet of accessible trails/walkways. The majority of the PAAS area will be located along Long Ridge Road with the addition of a 6' wide walkway along the loop road. The PAAS area includes a children's play area and a dog park. A total of 6 benches will be provided.

In addition to the PAAS, the GDP approval requires the Applicant to provide an east west easement to access the future Riverwalk from Long Ridge Road. The easement has been shown on the PAAS plan.

Parking

The project includes a total of 251 self-parking spaces with an additional 32 valet spaces with a total capacity of 283 parking spaces. The parking is distributed among an underground garage in

the 'Residences' building, the Manor garage and surface parking areas along the loop road. The parking provided exceeds the 187 required parking spaces.

The EV parking spaces are distributed between the two garages for a total of 10 EV spaces. The applicant is proposing 48 Class A bike parking spaces which meets the total Class A and Class B requirement. Location of additional Class B spaces has not yet been finalized.

Landscaping and Open Space

The proposed development allows the retention of the tree cover and site topography along Long Ridge Road which allows the appearance of the site from Long Ridge Road to remain mostly unchanged and limits disturbance of the knoll.

The site will be well landscaped with over 341 trees (a mix of deciduous shade trees, evergreen trees and deciduous flowering trees). The proposed plan will result in a net gain of 89 trees on the site. Further, the plan includes 100 large shrubs, 200 small shrubs, 1500 perennial plants and 2000 groundcover plants. A water feature is proposed close to the main driveway leading to the entrance of the Residences.

The outdoor spaces have been organically designed with a robust mix of deciduous and evergreen trees and curvilinear paths interspersed with focus features such as special paved areas, water features, groves of trees and perennial plants. A list of 28 different passive and active landscape features are annotated in the main landscape plan with passive spaces including an butterfly meadow, woodland walk, memory garden, sensory garden, outdoor kitchen and dining among many others.

The active outdoor spaces including a Bocce court and Pickleball court located on the western side of the property, a putting green located between the Residences and the Manor building and a fitness area located to the north of the Residences. Due to the gradient on the site, a set of stairs connect the outdoor spaces on the western side of the property. The extensive network of walkways throughout the site connect various indoor and outdoor spaces in the campus and provide an active recreation path. Crosswalks across the loop road are provided at four locations on the site.

The Rippowam River runs along the western portion of the site and a Conservation Easement Area is proposed to protect the regulated areas. A 20' river walk easement is located along the waterfront. The proposed development is located outside all the regulated areas.

Referral Comments

Environmental Protection Board

Robert Clausi, Executive Director, Environmental Protection Board provided comments in a memo dated September 27, 2023 noted that the submitted plans provide extensive details on the development footprint, landscaping and the phasing of sediment and erosion control measures over the construction timelines. He stated no objection to the application being considered by the Zoning Board.

Stamford Water Pollution Control Authority

In a letter dated July 13, 2023 Ann Brown, P.E. Supervising Engineer, WPCA provided technical comments for the application to be addressed prior to the issuance of a Building Permit.

Engineering Bureau

Willetta Capelle in a memo dated September 29, 2023 provided technical comments on the application which are to be addressed prior to Building Permit.

Traffic Transportation and Parking Bureau

In a letter dated June 30, 2023 Frank Petise and Jianhong Wang, PE provided comments on the application and confirmed that the agreement related to the off-site traffic improvements at the GDP stage would continue to be applicable. The letter also included site plan comments including crosswalk specifications, traffic signage and parking striping to ensure traffic and pedestrian safety throughout the site.

Fire Marshall

Assistant Fire Marshall Chad J. Armstrong met with the Applicant on June 22, 2023 and provided comments on the application. In a letter dated June 26, 2023 the Applicant provided responses to those comments including details of the Fire Department Connection (FDC).

Summary

Staff believes that the proposed project will add to the much-needed senior housing stock and recommends the approval of the Final Site Plan application. The project has been thoughtfully designed to maximize open space and create an attractive building with high quality materials. The vast range of indoor and outdoor amenity spaces and programming will create a good quality of life of the seniors living in the facility. The development will facilitate the reuse of a long vacant C-D district property with a low intensity use and provide a range of economic and social benefits for the City of Stamford replacing potential office use which would have higher peak hour traffic. Off-site improvements including the fee-in-lieu of Below Market Rate housing, sidewalk and street trees will provide further benefits to the city. Lastly, proposed 1.4 acre Publicly Accessible Amenity Space provides an attractive and unique recreational environment for Stamford's residents.