

January 22, 2024

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

**Re: 74 & 96 Broad Street**  
**Zone Map Change application**

Dear Mr. Blessing and Board Members,

As discussed, on behalf of GBR Broad & Summer LLC and Rubford LLC (owners of 74 Broad Street), enclosed please find applications and supportive materials to facilitate a Zone Map Change from C-L to C-G relating to 74 Broad Street and a sliver of property on the Ferguson Library, 96 Broad Street. Application details are described further in the attached Project Narrative and reflected in the enclosed materials.

In support of the applications, enclosed please find:

1. A check in the amount of \$2,060 for:
  - Zone Change Fee; \$1,060; and
  - Zoning Board Public Hearing Fee: \$1,000.
  - Zoning Map Change Application form:
2. Project Narrative;
3. Owners List;
4. Aerial Exhibit;
5. Zone Change Exhibit;
6. Zone Change Description;
7. Site Demonstration Exhibit;
8. Property Survey; and
9. 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.

Sincerely,



Richard W. Redniss, FAICP

Enclosures  
CC: Team  
Interested Parties

January 22, 2024

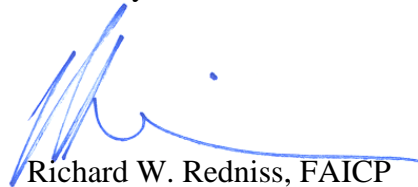
City of Stamford Planning Board  
c/o Ralph Blessing, Land Use Bureau Chief  
888 Washington Boulevard  
Stamford, CT 06901

**Re: 74 & 96 Broad Street**  
**Zone Map Change application**

Dear Mr. Blessing,

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting on the proposed Zone Map Change application. Please let us know if you have any questions or would like additional information.

Sincerely,



Richard W. Redniss, FAICP

Enclosures

CC: V. Mathur, Principal Planner



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): GBR BROAD & SUMMER LLC & RUBFORD LLC (owner)

APPLICANT ADDRESS: c/o Redniss & Mead 22 First Street - Stamford, CT 06902

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

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes, 74 Broad Street

PRESENT ZONING DISTRICT: C-L PROPOSED ZONING DISTRICT: C-G

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

Please see attached Zone Change Description

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

NAME & ADDRESS	LOCATION
----------------	----------

Please see attached Owners List

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

n/a

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #:

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 22 DAY OF January 2024

SIGNED: [Signature]

**NOTE:** The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT  
ss STAMFORD January 22 2024  
COUNTY OF FAIRFIELD

Personally appeared Richard W. Redhiss, 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: \_\_\_\_\_

By: \_\_\_\_\_

Revised 04/30/20

**Project Narrative  
74 & 96 Broad Street  
Zone Map Change  
January 22, 2024**

**1. Introduction/Background**

GBR Broad & Summer LLC and Rubford LLC and (“collectively owner and applicant”) is planning to unify their existing split zoned property from C-G (General Commercial) and C-L (Limited Business) to be wholly within the C-G. This site is one of the last properties fronting Broad Street, in Downtown, that is split zoned (a sliver of C-L property next door on the Ferguson Library is also included in this application). The applicant is in talks with local developers to potentially redevelop this site into a midrise residential building. Burlington, the existing tenant, is moving to Ridgeway Shopping Center. This is an opportunity to implement an important Master Plan goal (5B.4) that “inward looking retail centers should be prohibited”.

**2. Surrounding Area**

The surrounding area consists of C-C (Central City) to the south, C-G (General Commercial) to the east and west and C-L (Limited Business) to the north – all within Master Plan Category 11 (Downtown). The property is within the heart of downtown and in walking distance to UCONN, Target, Mill River Park, Veterans Park, Stamford Town Center, Ferguson Library, Stamford Transit Center, etc.

**3. Project Area and History**

The overall property is approximately 73,100SF with frontage on Broad and Summer Street, within Master Plan Category 11 (Downtown), and improved with a 123,000SF± retail building constructed in 1965. The building contains 2 levels of parking (240 spaces) above a basement and first floor and has historically been used as a retail.

**4. Action Items**

To facilitate the potential residential opportunity, with pedestrian oriented frontage at this important downtown corner, we have filed an application with the Zoning Board for a Zoning Map Change. The proposed change will put the rear 30% of the property in the same zoning district as the other 70%.

This change will enable the logical extension of C-G to unify the design standards of the site and potentially provide much needed market and affordable housing to the Downtown. This opportunity is similar to the recently approved residential building at 150 Broad Street (The Asher).

If approved, applications for Site & Architectural Plans and Special Permit will follow. All site and architectural design details will be further articulated at that time.

## 5. Conclusions

The proposed Zone Map Change will advance many goals and objectives of the Master Plan, by providing for and protecting an intensive, pedestrian-oriented mixed-use district, including:

- a) **3C.3** Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- b) **5A.1** Concentrate regional office, retail and entertainment uses and high-density residential development in the 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) **5B.4:** Emphasize ground floor retail and pedestrian activity. The intent of this strategy is to enhance the vitality of the Downtown and South End by encouraging street activity. Key elements of this strategy include sidewalks lined with storefronts, trees and on-street parking. The majority of ground-floor space should be devoted to active uses, including stores and cultural uses, facing the sidewalk. These spaces should be transparent; **inward looking retail centers should be prohibited**. Multistory retail should be conditioned on sidewalk entries served with escalators or elevators. Outdoor dining should be encouraged.
- g) **6B:** Preserve Existing and Create New Affordable Housing.
- h) **6C.2:** Promote development of a variety of housing types.
- i) **7I.3:** Shared parking

**Owner List**  
**74 & 96 Broad Street**  
**Zone Map Change Application**  
**January 22, 2024**

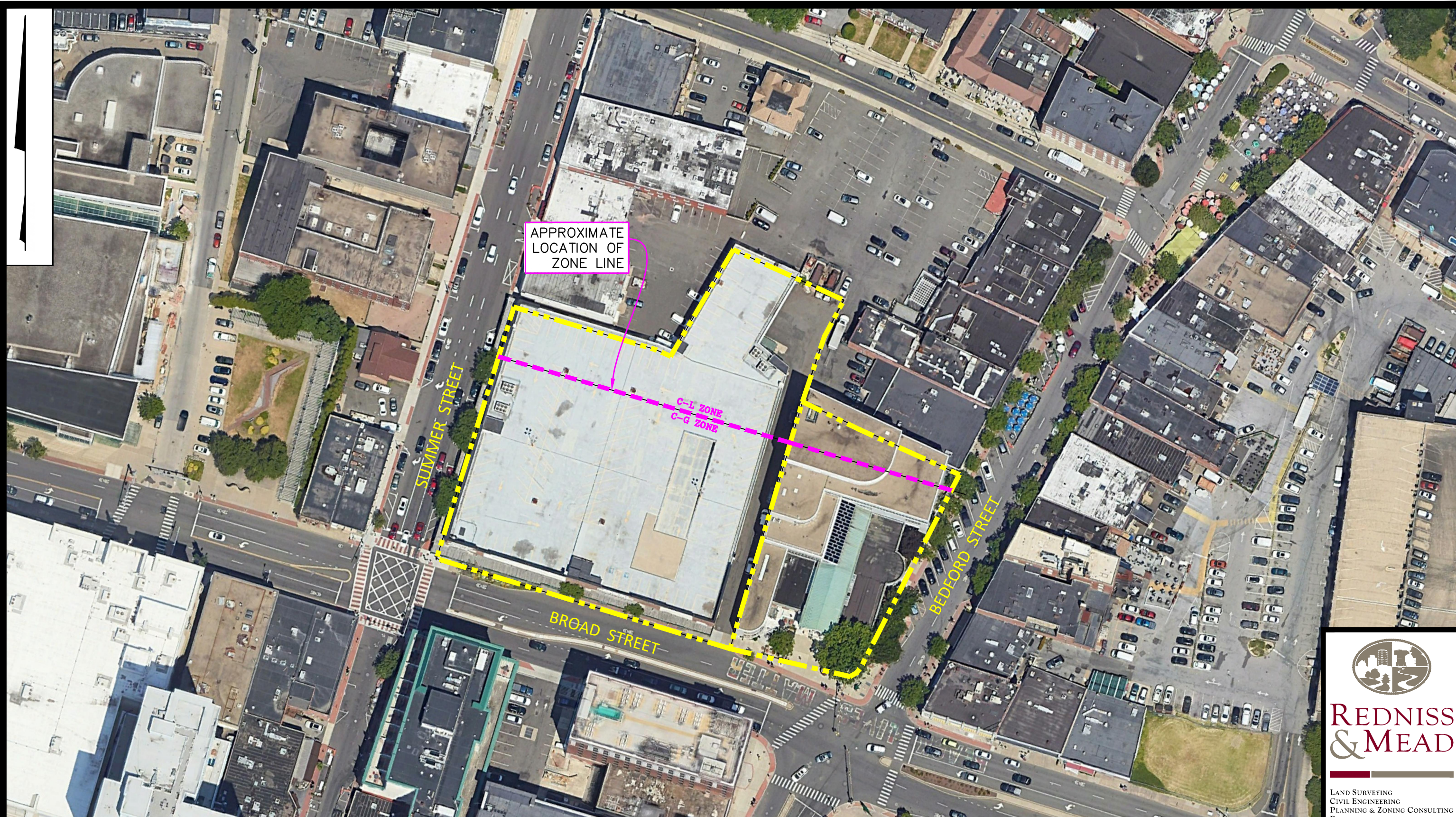
**74 Broad Street**

RUBFORD LLC  
GBR BROAD & SUMMER LLC  
150 WHITE PLAINS RD  
TERRYTOWN, NY 10591

**96 Broad Street**

FERGUSON LIBRARY  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 99999-0000





**AERIAL EXHIBIT**  
**74 & 96 BROAD STREET**  
**STAMFORD, CT**



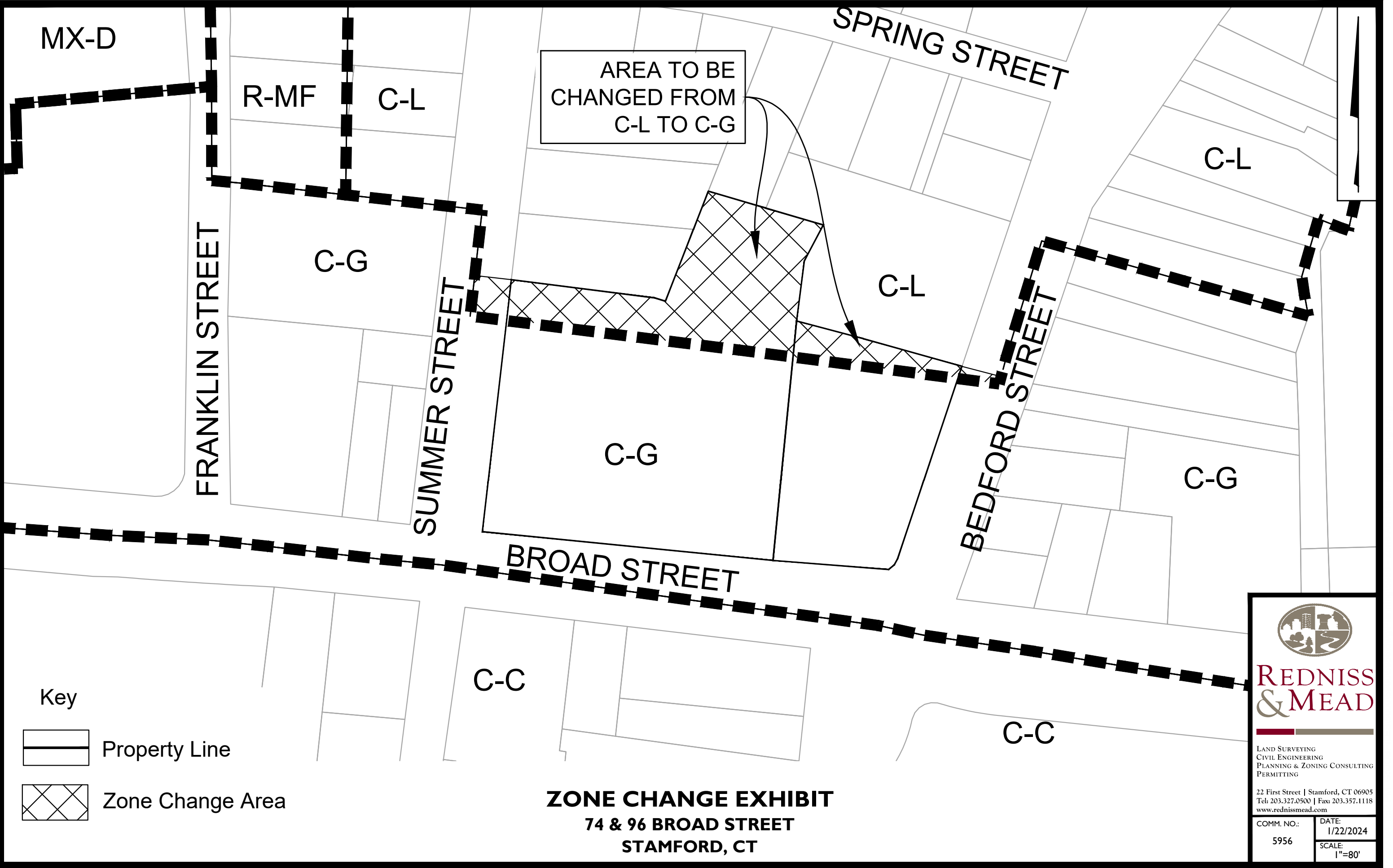
**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

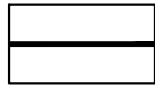
22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

COMM. NO.: 5956	DATE: 1/22/2024
SCALE: 1"=80'	

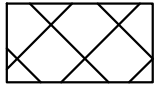




Key



Property Line



Zone Change Area

**ZONE CHANGE EXHIBIT**  
**74 & 96 BROAD STREET**  
**STAMFORD, CT**



**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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Tel: 203.327.0500 | Fax: 203.357.1118  
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COMM. NO.:  
5956

DATE:  
1/22/2024  
SCALE:  
1"=80'

**Zone Change Description  
74 & 96 Broad Street  
Zone Map Change Application  
January 22, 2024**

Block #: 235

Area: 22,000 SF  $\pm$  (excludes 1,300 sf of portion of Summer Street right-of-way along site frontage)

DESCRIPTION OF AREA OF ZONE CHANGE FROM C-L (LIMITED BUSINESS) TO C-G (GENERAL COMMERCIAL):

Including portions of properties commonly known as 74 Broad Street (Assessor #000-9303) and 96 Broad Street (Assessor #002-6557); located in the City of Stamford, and generally described as follows:

Beginning at the southwest corner of 441 Summer Street (Assessor #002-2817), said the boundary of the subject land travels as follows:

Easterly: 144'  $\pm$  along land n/f of Summer East Holdings, LLC (441 Summer Street);

Northerly: 109'  $\pm$  along said land n/f of Summer East Holdings (441 Summer Street), LLC and land n/f of Summer East Holdings, LLC (457 Summer Street) each in part;

Easterly: 107'  $\pm$  along said land n/f of Summer East Holdings (457 Summer Street) and land n/f of Bedford West Holdings, LLC (120 Bedford Street) each in part;

Southerly : 97'  $\pm$  along said land n/f of Bedford West Holdings, LLC (120 Bedford Street);

Easterly: 159'  $\pm$  by said land n/f of Bedford West Holdings, LLC (120 Bedford Street);

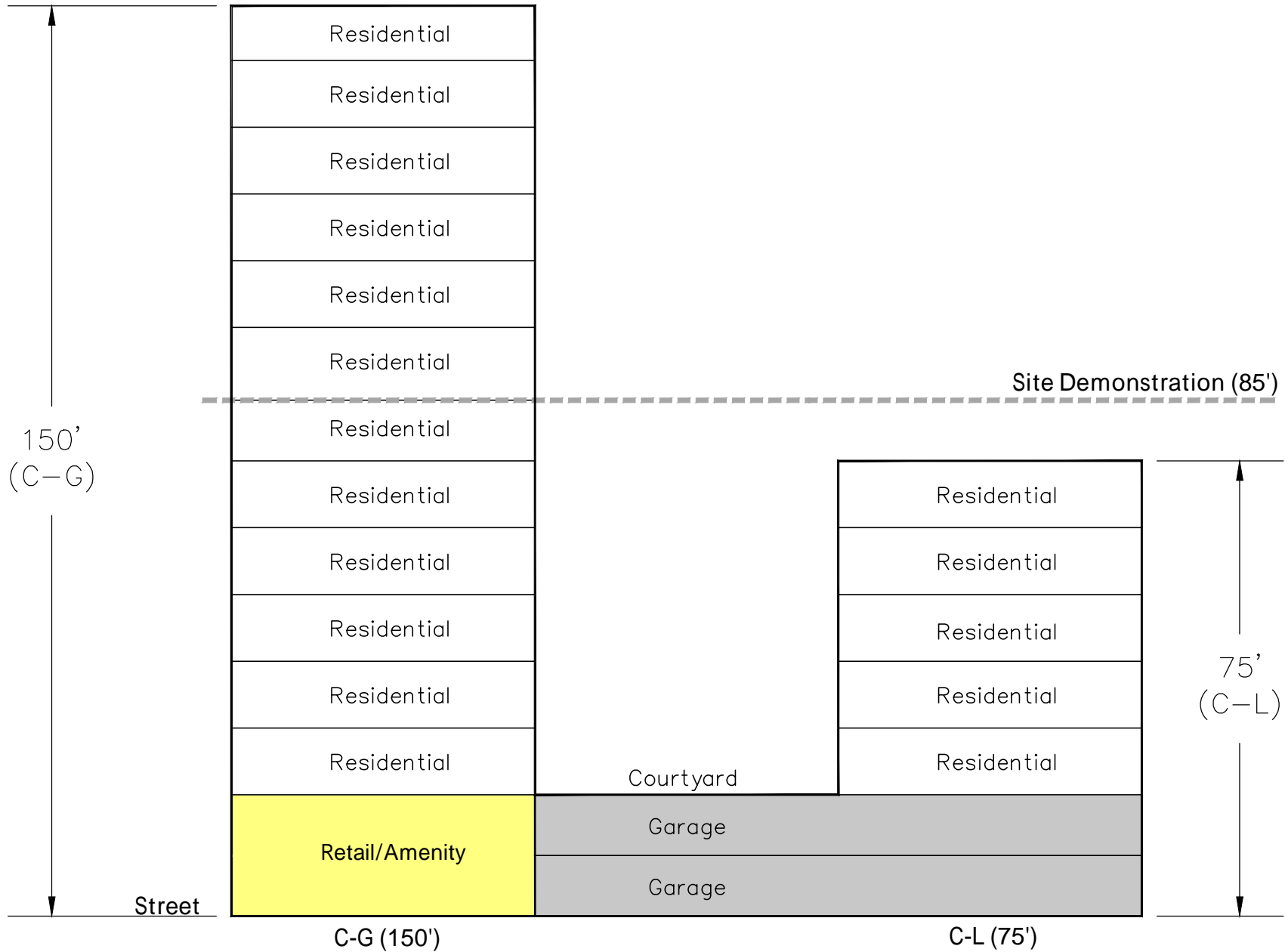
Southerly : 15'  $\pm$  by the westerly side of Bedford Street;

Westerly: 416'  $\pm$  through land n/f of Ferguson Library (96 Broad Street) and Rubford 3/9 ET AL and GBR Broad & Summer LLC (74 Broad Street), each in part to the midpoint of Summer Street;

Northerly: 45'  $\pm$  along the easterly side of Summer Street to the point of beginning;



# Height and Bulk Demonstration Exhibit 74 Broad Street



January 22, 2024

REDNISS  
& MEAD

### 74 Broad Street- Zoning Comparison

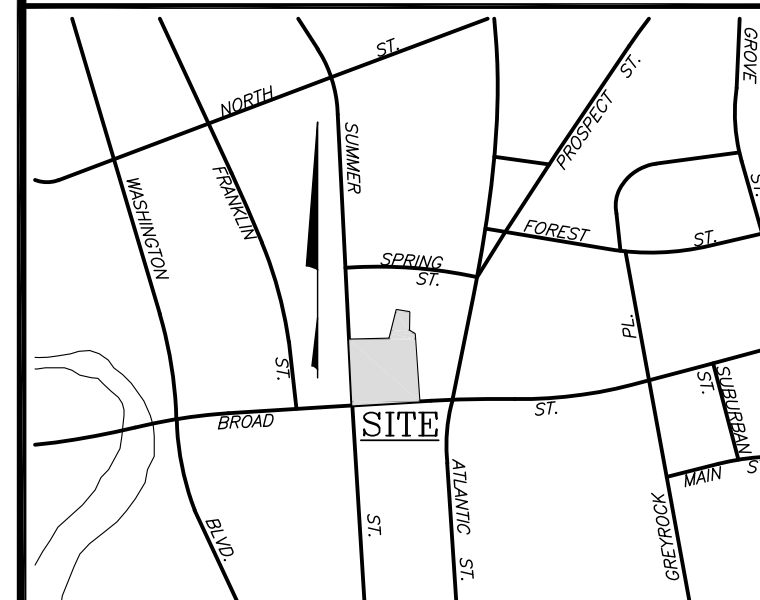
Standard <sup>1</sup>	Existing Site	Permitted <sup>1,3</sup> Mixed C-L/C-G	Permitted <sup>2,3</sup> C-G	Demonstration <sup>4</sup>
Max Building Height	30'± (estimated)	75'/150'	150'	85'±
Max Building Coverage	61,487	CL: 11,464 CG: <u>50,170</u> 61,634	73,100	CL: 17,000 CG: <u>48,000</u> 65,000
Max Commercial FAR	122,974	138,159	160,820	7,500±
Max Dwelling Units	0	270	330	290±

#### Notes

- Existing site area of 22,929 sf in CL + 50,170 in CG
- Assumes entire site in C-G zone
- Assumes Special Permit premiums are obtained
- Approximate design/bulk based (pro rata) on recently completed C-G design (150 Broad Street - "The Asher")



BLOCK: 235 ZONE: C-L/C-G



STAMFORD, CT SCALE: 1"=800'

ORIENTATION



NOTES:

1. This map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a General Location Survey the Boundary Determination Category of which is a Resurvey of portions of the boundaries as specifically depicted hereon and conforming to Horizontal Accuracy Class A-2.
2. Reference is made to maps 698, 2089, 8165, 8171, 8410, 8723 & 11521 of the Stamford Land Records (S.L.R.).
3. Reference is made to a map prepared by Edward J. Frattaroli, Inc. on 8/30/00 titled "Survey Report - 74 Broad Street, Stamford Ct."
4. Reference is made to the Deed of Record as labeled hereon.

GENERAL LOCATION SURVEY

DEPICTING  
~CHAIN FENCE & CONCRETE WALLS~  
74 BROAD ST. & 120 BEDFORD ST.  
STAMFORD, CONNECTICUT  
PREPARED FOR  
HOWD & LUDORF, LLC



REDNISS  
& MEAD

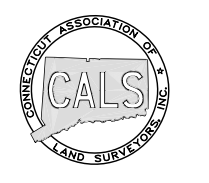
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22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

Scale: 1"=20'  
Drawn By: RJB Checked By: LWP Date: 05/18/2021

To my knowledge and belief this map is substantially correct as noted hereon.  
*Lawrence W. Posson, Jr.*  
LAWRENCE W. POSSON, JR. CT. L.S. #18130  
6/15/2022  
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.



Sheet No:  
**GLS**

Comm. No: 5956

GBR BROAD AND SUMMER LLC  
c/o Gibraltar Management Co., Inc.  
150 White Plains Road, Ste. 400  
Tarrytown, NY 10591  
(914) 631-6200

January 19, 2024

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

**Re: 74 Broad Street (000-9303) - Stamford, CT**

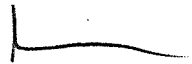
Dear Mr. Blessing:

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,

GBR BROAD AND SUMMER LLC.

By:   
Loomis J. Grossman, Jr., As Manager

LJG/sm