

CITY OF STAMFORD

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CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

February 16, 2024

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**74 & 96 Broad Street - GBR Broad & Summer LLC & Rubford LLC
Zoning Application No. 224-03**

The Engineering Bureau received a Zoning Application proposing a Map Change to a portion of 74 Broad Street and 96 Broad Street properties from the current C-L (Limited Business) Zoning District to the proposed C-G (General Commercial) Zoning District.

The following documents were reviewed:

-Zone Change Exhibit, 74 & 96 Broad Street by Redniss & Mead, dated 1/22/24

-Aerial Exhibit, 74 & 96 Broad Street by Redniss & Mead, dated 1/22/24

-General Location Survey Depicting ~Chain Fence & Concrete Walls~ 74 Broad St. & 120 Bedford St. Prepared for Howd & Ludorf, LLC by Redniss & Mead, dated 6/15/22

The Engineering Bureau has determined that this application for a Map Change does not affect the authority of this department and therefore, offers no objection to the application proceeding with the Zoning approval process.

Any proposed development must comply with the Stamford Stormwater Drainage Manual and other Engineering Bureau policies.

Please contact me at 203-977-4003 with any questions.

Reg. No. 48

MAYOR
Caroline Simmons



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**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

FEB 2 2024

February 2, 2024

ZONING BOARD

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

RE: ZB APPLICATION #224-03 - RICHARD REDNISS, REDNISS & MEAD representing GBR BROAD & SUMMER, LLC and RUBFORD, LLC (Owner) - 74 & 96 BROAD STREETS - Map Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, January 30, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a map change to a portion of 74 Broad Street & 96 Broad Street properties from the current C-L (Limited Business) Zoning District to the proposed C-G (General Commercial) Zoning District.

Richard Redniss, Redniss & Mead, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #224-03** and this request is consistent with Master Plan Category 11 (Downtown) intended to protect an intensive, pedestrian-oriented mixed-use district by allowing slightly greater densities than what is permitted on 30% of the site. In addition, the project is aligned with the following Master Plan Policies and Strategies:

- Strategy 3B4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Strategy 3B.1 and 5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown.
- Strategy 5B.3: Encourage quality urban design that relates well to streets and people.
- Strategy 5B.4: "...inward looking retail centers should be prohibited."

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

January 24, 2024

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director

A handwritten signature in black ink, appearing to be "Robert Clausi".

Subject: Zoning Board Application 224-03 / Application for Zoning Map Change
74 Broad Street / GBR Broad & Summer LLC & Rubford LLC

EPB staff has reviewed the above-referenced application to change the zoning designation of portions of the properties at 74 and 96 Broad Streets from the C-L Zone to the C-G Zone. These properties do not contain inland wetlands and watercourses or conservation easement areas, are not located in the Coastal Management Area, and are not located within a Special Flood Hazard zone (Zone X, FIRM Panel 09001C0516G). EPB has no objection to the proposed map change.

EPB review and approval of erosion and sediment control measures, stormwater management facilities, landscaping, and other items will be required if the applicant's stated concept to redevelop 74 Broad Street as a midrise residential building comes to pass.

Thank you for the opportunity to comment.

MAYOR
CAROLINE SIMMONS

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TRANSPORTATION BUREAU CHIEF
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Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Transportation Bureau Chief

DATE: January 30, 2024

RE: Zoning Board Application 224-03



Luke Bittenwieser
Transportation Planner

Application #224-03

74 Broad Street
GBR Broad and Summer LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received January 23, 2024;
- Project narrative;
- Zone Change Exhibit

The Department does not have any comments on the map change.

RECEIVED

FEB 5 2024

ZONING BOARD