



INSTR # 2022002974
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 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT
 BLOCK 87

Block: 87

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act. No 619 of the 1953 General Assembly hereby certify that on January 24, 2022 a Public Hearing was held by the ZONING BOARD on:

Application #221-29 – South End Pacific LLC; 171 Henry Street, 670 Pacific Street, 648 Pacific Street, 686 Pacific Street, 690 Pacific Street, 0 Pacific Street. Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses, Special Permit and additions to the Stamford Cultural Resources Inventory

Proposal for redevelopment that will include (a) preserving and repurposing the historic firehouse at 670 Pacific Street (approximately 4,830 sf) with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church (approximately 6,150 sf) at 648 Pacific Street; and (d) creating a new multi-family residential building with approximately 3,123 sf of retail, covered parking and 61 new apartments (approximately 61,877 sf) at 0, 686 & 690 Pacific Street. Special Permit approvals facilitate the preservation of historic buildings (and associated Floor Area, Setback, Building Height and Light & Air standard bonuses), the provision of Below Market Rate units, the appropriate location of child play areas, and the location of curb cuts. Administrative approvals include the approval of a Zoning Lot comprising of the subject properties, the addition of the 3 historic buildings to the Cultural Resources Inventory, modified sidewalks and a fee in lieu payment for street trees. The subject properties are located in the Village Commercial District (the “VC Zone”) and the Multiple Family Residence Design District (the “RMF Zone”) and are further described as:

Block#: 87

Area: 41,331 ± SF

All those parcels of land commonly known as 648 Pacific Street (Assessor’s Card #002-6704), 670 Pacific Street (Assessor’s Card #002-6068), 686 Pacific Street (Assessor’s Card #002-3371), 690 Pacific Street (Assessor’s Card #002-4598), 0 Pacific Street (Assessor’s Card #002-4597) and 171 Henry Street (Assessor’s Card #002-2705) located in the City of Stamford, generally described as follows:

Beginning at a point at the intersection of the southerly side of Henry Street and easterly side Pacific Street property is generally bounded as follows:

- Northerly: 184± by the southerly side of Henry Street;
- Easterly: 170’± by land n/f of Robert Snell, SR & Nancy A. Snell;
- Southerly: 78’± by land n/f of Carmelo Balbi and May (Lu) Ruffin ET AL, east in part;
- Easterly: 102’± by said land n/f of Carmelo Balbi;
- Southerly: 103’± by land n/f of Neighborhood Services of Stamford, Inc.; and

Westerly: 266'± by the easterly side of Pacific Street.

<u>NAME</u>	<u>STREET</u>
Henry Street Stamford, LLC	171 Henry Street, Stamford, CT
Tabernacle of Grace Church	648 Pacific Street, Stamford, CT
Pacific Street Firehouse LLC	670 Pacific Street, Stamford, CT
FHP1 LLC	686 Pacific Street, Stamford, CT
South End Pacific LLC	690 Pacific Street, Stamford, CT
Church of God by Tre Et Al	0 Pacific Street, Stamford, CT

And that the following is a statement of its findings: APPROVED AS MODIFIED on February 7, 2022, by passage of the following conditions:

WHEREAS the Zoning Board has reviewed applications for Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses, Special Permit and additions to the Stamford Cultural Resources Inventory for a redevelopment that includes: (a) preserving and repurposing the historic firehouse at 670 Pacific Street with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church at 648 Pacific Street; and (d) creating a new residential building with retail/commercial space, covered parking and 61 new apartments.

WHEREAS, the Zoning Board conducted a duly called public hearing on January 24, 2022 and has considered the submitted comments of other interested City agencies, officials and the general public; and

WHEREAS, the approved Site and Architectural Plans and /or Requested Uses and Special Permit applications are more particularly described in the following plans and reports:

<u>Sheet #</u>	<u>Title/Description</u>	<u>Date</u>
<u>Civil (Redniss & Mead)</u>		
	Pacific Street Restriping Exhibit	01/21/2022
	Pervious Coverage Exhibit	01/31/2022
PSTS	Property & Topographic Survey	10/01/2021
ZLS	Zoning Location Survey	01/07/2022
SE-1	Site Plan	01/07/2022
SE-2	Site Grading Plan	01/07/2022
SE-3	Site Utility Plan	01/07/2022
SE-4	Signage & Markings Plan	01/07/2022
SE-5	Sediment & Erosion Control Plan	01/07/2022

SE-6	Notes and Details	01/07/2022
SE-7	Detail Sheet	01/07/2022
SE-8	Detail Sheet	01/07/2022
SE-9	Detail Sheet	01/07/2022

Architectural (Do H. Chung & Partners)

S-001	Schematic Site Plan	01/10/2022
A-101	1ST Floor Plan	01/10/2022
A-102	2ND Floor Plan	01/10/2022
A-103	3RD Floor Plan	01/28/2022
A-104	4TH-5TH Floor Plan	01/28/2022
A-105	6TH Floor Plan	01/28/2022
A-106	Roof Plan	01/28/2022
A-200	Propose Streetscape Elevation	01/10/2022
A-201	Elevations	01/10/2022
A-202	Elevations	01/10/2022
A-203	Elevations	01/10/2022
A-210	Finish & Materials	01/28/2022
A-301	TYP. Sections	01/10/2022
A-302	TYP. Sections	01/10/2022

Landscape (Eric Rains Landscape Architecture)

SPL-1.0	Landscape Site Plan	01/31/2022
SPL-1.1	5 th & 6 th Floor Roof Landscape Plan	01/31/2022
SPL-2.0	Landscape Site Details	01/31/2022

and such related materials, reports and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearing, and conditions contained herein. Together all of these documents are referred to hereinafter as the Building and Site Plans.

WHEREAS, the Zoning Board makes the following special findings:

- The approved Site & Architectural Plans/Requested Uses and Special Permit applications conform to the standards, goals, purposes and specific objectives of the V-C Zone and RMF Zone, standards of Section 7.3.C, and Site Plan Review requirements of Section 19 of the Stamford Zoning Regulations, and all applicable as well as all other requirements of the City's Zoning Regulations.
- The Planning Board found the proposal consistent with the policies of the Stamford Master Plan and compatible with the neighborhood.
- The proposal is consistent with the goals, policies and objectives of the Coastal Area Management Regulations contained in Section 15 of the Stamford Zoning Regulations.
- Site-specific conditions warrant the proposed separation between curb cuts located on Pacific Street.

- The design of the Development renders the child play area at grade undesirable and the child play areas can be provided at an alternative location within the Development.
- The addition of the historic buildings at 171 Henry Street, 670 Pacific Street and 648 Pacific Street to the Cultural Resources Inventory will preserve the architectural history of the South End and the City of Stamford.
- The new building at 686 and 690 Pacific Street that is achievable via the preservation of the historic buildings located at 171 Henry Street, 670 Pacific Street and 648 Pacific Street is superior to a plan conforming to the standard dimensional requirements of the underlying zoning district and will not impair the future development of the surrounding area.
- The preservation of the historic buildings located at 171 Henry Street, 670 Pacific Street and 648 Pacific Street is in keeping with the Standards and Guidelines of the Secretary of the Interior, as amended from time to time and published on the National Park Service website.
- The loss of the historic buildings located at 171 Henry Street, 670 Pacific Street and 648 Pacific Street would be detrimental to the neighborhood character and the historical heritage and identity of the City of Stamford.
- The 7 Below Market Rate (“BMR”) units (including studios, 1-bedroom and 2-bedroom units rented at 50% and 65% Area Median Income levels) will further the goals and policies contained in Section 7.4 of the Stamford Zoning Regulations.
- The proposed sidewalks are appropriate given neighborhood conditions and the proposed development.
- A payment of \$22,500 in lieu of the planting of 9 street trees is appropriate due to site conditions that would limit the viability of street trees.
- The Zoning Board has determined that the proposed uses, structure and related improvements, including but not limited to the building massing, parking ratio and building setbacks are in accord with the public convenience and welfare and in conformance with the Zoning Regulations of the City of Stamford.
- The proposed commercial and multi-family uses will be complimentary to and supportive of neighboring commercial uses on the Property and the surrounding neighborhood.
- The proposed housing units will contribute to the diversity of housing within the City of Stamford.
- Adequate off-street loading berths are provided on the site, and the building location does not materially interfere with pedestrian or vehicular movements upon or around the site.
- The location, nature, size and configuration of the site are appropriate for the size, scale and arrangement of structures, drives and parking areas to be located on same.

- The nature and intensity of the approved use and improvements will not be injurious to the neighborhood, are in harmony with the general purpose and intent of the Zoning Regulations, and will not be objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property.
- Existing streets are adequate to accommodate the traffic patterns that will result from the approved use and improvements. The proposed off-street parking and loading areas are adequate to support the proposed use and improvements and will not cause safety hazard or traffic nuisance.

WHEREAS, the Zoning Board reviewed and approved the following requested actions:

1. Site and Architectural Plan and Requested Uses approval pursuant to Section 19.D
2. Coastal Site Plan Review approval pursuant to Section 15.A
3. Special Permit for new construction within V-C district pursuant to Section 4.B.7.e.6 and for reduction of separation between curb cuts pursuant to 4.B.7.c.9(e).
4. Special Permit to allow rooftop Child Play Area pursuant to Section 7.Q
5. Special Permits pursuant to Section 7.3.C relating to “Special Use Bulk and Density Standards for Historic Structures and Sites” to permit the following Special Standards under §7.3.C.4.
 - Increased Floor Area not to exceed the area of the Historic Structures within the VC zoned portion of the site (which are less than 25% of the as-of-right Floor Area);
 - Reduced Rear Yard Setback of 50% (from 20’ to 10’);
 - Increased Building Height from 5 stories to 7 stories (and 55’ to not more than 80’) in the Arterial portion of the site (i.e. within 125’ of the Pacific Street right-of-way) and generally subject to the same limitations as 5th stories in the V-C District; and from 4 stories to 5 stories (and 45’ to not more than 60’) in the Non-Arterial portion of the site;
 - Reduced Light & Air requirement (from 20’ to no less than 10’).
6. Administrative approval pursuant to 7.4.C.1.g and Special Permit approval pursuant to 7.4.C.1.k relating to the proposed bedroom and affordability mix of onsite Below Market Rate units.
7. Administrative approval of the Zoning Lot
8. Administrative approval for addition of the 3 historic properties to the Cultural Resource Inventory pursuant to Section 7.3.B.2.c
9. Administrative approval of modified sidewalk pursuant to 12.K.5
10. Payment of fee-in-lieu of street trees - Section 12.K.6.c

NOW THEREFORE BE IT RESOLVED that the Zoning Board APPROVED AS MODIFIED Application #221-29 subject to the following conditions:

SITE-SPECIFIC CONDITIONS:

- 1) All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff.
- 2) Prior to issuance of a Building Permit, Applicant shall submit details of the play area on the roof of the proposed building (“proposed building”) to be built at 686 and 690 Pacific Street (“Development Lot”) which shall be subject to Zoning Board staff review and approval.
- 3) All traffic to and from the proposed building will only ingress and egress on Pacific Street and will not use the Henry Street driveway except in the event of an emergency. Applicant shall add a note to the plans stating this.
- 4) Prior to the issuance of a Building Permit, the Applicant shall consolidate the properties at 686 and 690 Pacific Street, including an adjustment of lot lines with 171 Henry Street, and obtain a final address for the proposed building from the Engineering Bureau.
- 5) Prior to the earlier of issuance of a Certificate of Occupancy, conveyance of any properties to any entity unrelated to the Applicant or return of surety bond, (a) a Historic Façade Preservation Easement for each of the three historic structures to be preserved, including 171 Henry Street (2-family house), 670 Pacific Street (the former firehouse), and 648 Pacific Street (the Tabernacle of Grace church) shall be submitted for review and approval by Zoning Board staff and the City of Stamford Law Department and recorded on the Stamford Land Records and (b) all of the historic preservation work must be completed to the satisfaction of the Qualified Historic Preservation Expert and the Land Use Bureau and in accordance with approved final Historic Site and Architectural Plans.
- 6) Prior to issuance of a Building Permit, the Applicant shall post a bond or other surety to assure compliance with Condition #5, including completion of all historic preservation work. The amount of said surety shall be based on the cost of the proposed historic preservation work, as determined by the Land Use Bureau and the Qualified Historic Preservation Expert.
- 7) Prior to the issuance of a Certificate of Occupancy and return of surety or bond, the Applicant shall submit a final written certification of historic rehabilitation by a qualified expert acceptable to the Zoning Board, which certification shall be subject to approval by Zoning Board staff.
- 8) Prior to the issuance of a Certificate of Occupancy, the Applicant shall install a brass dedication plaque on the front façade of each of the historic buildings listing the year of original construction and other pertinent information, subject to approval by Zoning Board staff.
- 9) Prior to the issuance of a Building Permit, the Applicant shall add details and notes on the plans to demonstrate compliance with the bicycle parking requirement for Class A and Class B bicycle parking pursuant to Section 12.J. The updated plans shall be subject to review and approval by the Transportation Traffic and Parking Bureau and by Land Use Bureau staff.

- 10) Prior to issuance of the Building Permit, Applicant shall submit to the Transportation Traffic and Parking Bureau and by Land Use Bureau staff information regarding bicycle racks and systems for the Class A and Class B bicycle parking. As set forth in Section 12.J., such racks and systems shall be subject to review and approval by the Transportation Traffic and Parking Bureau.
- 11) Prior to the earlier of issuance of a Certificate of Occupancy or conveyance of any properties on the Zoning Lot to any entity unrelated to the Applicant, a final Zoning Lot Development Agreement shall be submitted for review and approval by the Zoning Board in consultation with the Stamford Law Department. Within 30 days following such Zoning Board approval, and prior to issuance of a Certificate of Occupancy, the Agreement shall be recorded on the Stamford Land Records. Such Agreement shall be consistent with the "Draft Zoning Lot Development Agreement" on file with Zoning Board staff and shall include (a) a map showing all existing rights, obligations and limitations, (including easements) on the Zoning Lot, including any required for vehicular and/or pedestrian access between individual Tax Lots within the overall Zoning Lot, (b) Zoning data for the Development Lot and (c) a chart specifying the total development rights of each Tax Lot, the amount of development rights being used on each Tax Lot, the remaining unused development rights on each Tax Lot, and which Transferrable Rights are being transferred, distributed or allocated on each Tax Lot.
- 12) Prior to the issuance of the Certificate of Occupancy, the Applicant shall submit a final Parking Management Plan for the proposed uses subject to approval of the Zoning Board or, for minor modifications, by Zoning Board staff. The Plan shall include a total of eighty-seven (87) striped parking spaces within the Zoning Lot, and shall detail any proposed shared use of parking between residential and nonresidential uses. Unless otherwise approved by the Zoning Board, all sixty-nine (69) parking spaces for the proposed building at 686 and 690 Pacific Street shall be for the exclusive use of the residential tenants of the proposed building and Applicant shall not permit any parking for the retail tenants. One car parking space shall be included in the rent at no additional cost for the residential units for the proposed building.
- 13) Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an Affordability Plan, subject to approval by Zoning Board Staff and in accordance with Section 7.4 of the Stamford Zoning Regulations. The approved Affordability Plan and accompanying deed restriction permanently establishing onsite a total of five (5) BMR Units for families earning up to 50% of the AMI and two (2) BMR units for families earning up to 65% of AMI (or the equivalent number as set forth in the Affordability Plan) shall be recorded on the Stamford Land Records prior to the issuance of a Certificate of Occupancy.
- 14) Prior to the issuance of a Certificate of Occupancy, the Applicant shall (a) provide and plant two (2) street trees, in conformance with Section 12.K.6 of the Zoning Regulations and City of Stamford Street Tree Planting Manual, to be planted in a tree well, and (b) make a cash deposit in the amount of \$2,500 to the City of Stamford for each tree planted in order to warrant the trees for three (3) full growing seasons per Section 12.K.6.b.
- 15) Prior to the issuance of a Certificate of Occupancy, the Applicant shall pay \$22,500 as a fee-in-lieu payment to the City of Stamford for the nine (9) additional street trees not being planted by Applicant, as required per Section 12.K.6.c. Alternatively, with the approval of Zoning Board Staff and the Tree Warden as to location, size and type, the Applicant may plant the additional trees at

alternative locations on City property in the South End prior to the issuance of a Certificate of Occupancy.

- 16) Any proposed building signage shall be approved by Zoning Board staff.
- 17) Prior to the issuance of a Certificate of Occupancy, the proposed mural on the South wall of the proposed building shall be subject to administrative review and approval by the Zoning Board. Any artistic decoration of utility equipment shall be subject to approval by Zoning Board staff.
- 18) Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, with the comments from Frank Petise, Acting Bureau Chief, Transportation Traffic and Parking Bureau as set forth in memos dated November 23, 2021 and January 21, 2022. Such compliance includes but is not limited to, payment of \$20,000 to the Bureau for improving pedestrian mobility.
- 19) Prior to the issuance of a Certificate of Occupancy, the Applicant shall implement at its expense the restriping of Pacific Street in accordance with the Pacific Street Restriping Exhibit dated January 21, 2022.
- 20) Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, the comments from Willetta Capelle P.E., Coordinator of Site Plan Reviews and Inspections, Engineering Bureau, in the memo dated December 14, 2021.
- 21) Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, the comments from Ann Brown P.E., Supervising Engineer, WPCA in the memo dated December 28, 2021.
- 22) Prior to issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, the comments from Lindsay Tomaszewski, Environmental Analyst, Environmental Protection Board as set forth in the memo dated January 14, 2022.
- 23) Prior to the issuance of a Building Permit, Applicant shall comply to the satisfaction of department staff, the comments set forth in the memos from David Woods, and Chairman of the Historic Preservation Advisory Commission dated December 14, 2021 and January 14, 2022.
- 24) Prior to the issuance of a Building Permit, Applicant shall comply, to the satisfaction of department staff, the comments set forth in the memo from Bharat Gami, Chief Building Official dated November 16, 2021.
- 25) Prior to the issuance of a Building Permit, the Applicant shall comply to the satisfaction of department staff, the comments from Fire Marshall Walter Seely in email dated October 28, 2021.
- 26) Prior to the issuance of a Building Permit, the Applicant shall submit the second submission of the Sustainability Scorecard. Applicant shall submit the third (and final) Sustainability Scorecard prior to the issuance of a Certificate of Occupancy. The Scorecard Plaque as further defined in the "Stamford Sustainability Scorecard and Manual" (2020), as amended, shall be conspicuously posted near the main pedestrian access of the building within four weeks after issuance of the final Certificate of

Occupancy. All Sustainability Scorecards, including additional documentation, shall be published on a City of Stamford web page for public view and inspection.

STANDARD CONDITIONS:

- 27) Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans and photometric plan including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application. The Applicant shall work with Zoning Board staff to maximize the number of trees planted at the development site.
- 28) No mechanical equipment shall be installed within view of any public street unless it is screened, such screening subject to prior approval of the Zoning Board staff.
- 29) Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.
- 30) Prior to the issuance of a Certificate of Occupancy, the Applicant shall file on the Land Records a Bicycle Parking Maintenance Agreement which complies with Section 12.J. and which shall be subject to review and approval by the Transportation Traffic and Parking Bureau and by Land Use Bureau staff.
- 31) The Applicant shall annually, not later than each January 15th, report on parking usage for both cars and bicycles in writing and in a format prescribed by the Land Use and Transportation, Traffic and Parking Bureaus. Should the reports show an insufficient supply in parking, the owner, tenant or property manager shall submit strategies for increasing the parking supply to the Land Use and Transportation, Traffic and Parking Bureaus by no later than March 31st of such year for approval.
- 32) Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit for approval and then record on the Stamford Land Records an easement map showing all easements on the property including the existing road widening easement if any with the City of Stamford along Pacific Streets and an easement agreement and easement map depicting that portion of the proposed public sidewalk which is to be located on the Applicant's property. Such easement agreement and map shall be subject to review and approval by the Law Department and Zoning Board staff.
- 33) Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, landscaping, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance

surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a Building Permit.

- 34) Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review and approval of design specification and construction by the Engineering Bureau.
- 35) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 36) Prior to the release of surety, and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features including the rooftop plantings. All street trees shall be subject to the requirements of the Stamford Street Tree Manual.
- 37) Prior to the release of surety, and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
- 38) All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy.
- 39) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted by Applicant and subject to approval by the Environmental Protection Board staff.
- 40) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.
- 41) Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
- 42) The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.

Effective date of this decision: February 23, 2022

DAVID STEIN, CHAIRMAN

David Stein @

ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 3rd March day of 2022