

**PLANNING BOARD MEETING
MARCH 12, 2024**

**ZB APPLICATION #223-38
800 LONG RIDGE ROAD**

**PUBLIC COMMENTS
SUPPORT**

From: David Bauman <davidbauman86@me.com>

Sent: Sunday, March 10, 2024 3:44 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: 800 Long Ridge Road

Please vote for approval of the proposed apartment complex at this address. We need more housing, especially affordable housing!

Best Regards,

David J. Bauman

From: Michael Stone <mks3849@gmail.com>
Sent: Saturday, March 9, 2024 3:37 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Cc: Weinberg, Carl <CWeinberg@StamfordCT.gov>; David Stein <davidstein@optonline.net>
Subject: 800 Long Ridge

I write to support in general the type of redevelopment proposed for 800 LRR (and 900 as well). I am not speaking to the specific proposals - I am content to leave their evaluation to the relevant expert agencies and boards - but am in favor of using these currently under- and unutilized properties to address our housing shortage.

My office for many years was at 800 LRR (with GE), and I find it laughable that the multifamily housing that is being proposed would be more intrusive on or out of character with the neighborhood than the former use: literally hundreds of office workers coming and going constantly, each in their own cars, none with any investment in or concern for the neighborhood or community.

Rather, the objections seem based on a broad anti-development preference that uses the character of the community as a convenient and appealing, if not very accurate, argument.

Not just in Stamford but throughout our area, there is a serious shortage of housing. This is an opportunity for Stamford to continue its leadership role in our region and make it possible for more of the many folks who want to live and work here to do so.

Thank you for your consideration.

Michael Stone
951 Sunset Rd
Stamford, CT 06903

From: Mark D. Shattuck <markdshattuck@gmail.com>
Sent: Saturday, March 9, 2024 7:46 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: 800 Long Ridge

I am writing today in favor of the development at 800 Long Ridge. We need more housing and the taxes that it will bring. The site is currently under-utilized. New developments like these bring diversity to Stamford, and the park-like atmosphere really meshes well with the surrounding area and provides significant screening. Long Ridge is a major thoroughfare, and the traffic should be similar to what it was when Xerox was there.

I was also in favor of the 900 Long Ridge project, but did not write, because it seemed obvious that it would be approved.

Mark Shattuck
29 Hannahs Rd

From: Mark D. Shattuck <markdshattuck@gmail.com>
Sent: Saturday, March 9, 2024 8:57 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Cc: Mark D. Shattuck <markdshattuck@gmail.com>
Subject: 800 Long Ridge

I thought of some more reasons to support.

We need more housing options and the taxes they will bring. This site is currently under-utilized. New developments like these bring diversity to Stamford, and the park-like atmosphere provides significant screening and meshes well with the surrounding area. There will be very little change visually. Long Ridge is a major thoroughfare, and the traffic should be similar to what it was when Xerox was there or better since residential traffic is more spread out over time. Because of the limited access to Long Ridge and between Long Ridge and High Ridge, neighborhood traffic should largely be unaffected. New residents also support local businesses and help create a more vibrant restaurant/entertainment/shopping scene. By concentrating residential areas, a larger population can be supported with lower impact on green space, providing greater sustainability. Further, higher density allows the potential for more efficient solar, geothermal, alternative power, EV use, and car/resources sharing or pooling.

Mark Shattuck
29 Hannahs Rd

From: Mark D. Shattuck <markdshattuck@gmail.com>
Sent: Monday, March 11, 2024 10:40 AM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: 800 long ridge

A couple more thoughts:

One of Stamford's strengths is the diversity of land use. We have many different residential models from multi-acre estates to studio apartments to high-rises. We have commercial zones, mixed use zones, industrial zones, parks, museums, theaters, beaches, marinas, farms. To maintain this diversity there must be borders between zones. Currently both of the campus at 800 and 900 Long Ridge are abandoned commercial zones on the boundary of residential areas. Converting one or both of these zones to apartments will be a change, and even good changes can be difficult and frightening. But this type of change will not change will not move the boundaries, only change the type of boundary, from a residential-commercial to a residential-apartment boundary.

I think the positives of this change, new neighbors, efficient land use, added vitality, expanded tax base, more local consumers, more people to enjoy Stamford's benefits without loss of green space, new opportunities for carpooling with easy access to major routes, new possibilities for public transportation, outweigh the negatives, more traffic, more people, greater need for visual screening, increased demand on city services.

Mark Shattuck
29 Hannahs Rd

From: Esther Portyansky <eportyansky@gmail.com>
Sent: Monday, March 11, 2024 12:12 PM
To: Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>
Cc: Zachary Bakal <zachbakal@gmail.com>
Subject: Opinion on 800 LRR development

Dear Ms. Dell and Ms. Capp,

I am writing to address the proposed development at 800 Long Ridge Road. As you know, it would generate a large increase in traffic in its vicinity. As a resident of the River Oaks community, and as someone with a new baby whom I need to drive with in my car, I am concerned about the safety of entering and exiting our community with this increase in traffic.

I am in favor of developing the lot in general, and of development in Stamford overall. That said, it is absolutely crucial that we ensure the safety of vehicles entering and exiting River Oaks Drive (and other similar streets that open onto Long Ridge Road in this area). A traffic light at River Oaks Drive is the best solution and would help to smooth the way for any development in the area.

Thank you very much for your attention to our community's needs.

Best regards,

Esther Portyansky
eportyansky@gmail.com

From: Kevin Maguire <kevinmaguire14@gmail.com>
Sent: Tuesday, March 12, 2024 10:02 AM
To: Briscoe, Tracy <TBriscoe@StamfordCT.gov>
Subject: 800 Long Ridge Road Proposal

Hello,

I'd like to submit the following comments for Tuesday, March 12th's Zoning Board Meeting.

I'd like to express my support for the proposal at 800 Long Ridge Road. With sky-high housing costs, Stamford is in desperate need of more housing. Transforming unused office parks into homes seems like a win-win for Stamford taxpayers and prospective residents. The additional 35 units of affordable housing is even more reason to support this plan.

If I could have one suggestion, I ask that planners carefully assess the amount of parking required in this project. As Stamford's recent parking study demonstrated, we often build more parking than necessary here. Limiting parking spots has the benefit of reducing building costs, reducing traffic, and adding green space that can be enjoyed by residents and their neighbors. Integrating the development into the current bus route that goes up and down Long Ridge could also alleviate traffic and make this development attractive to a wider variety of tenants.

Thank you for your time,

Kevin Maguire

From: Paul Senecal <paul@us-a.com>
Sent: Tuesday, March 12, 2024 12:21 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: 800 Long Ridge Rd

Dear Land Use,

I email you to ask that you approve the plan being proposed to change the use of 800 Long Ridge Rd to a residential use.

Suburban office parks are struggling to attract tenants and that problem will only get worse over time.

Residential will be a benefit to the City and the Grand List!

Thank You,
Paul Senecal
1 Broad St
paul@us-a.com

From: People Friendly Stamford <info@peoplestamford.org>
Sent: Tuesday, March 12, 2024 12:20 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: Letter In Support ~ 800 Long Ridge

Please find below the People Friendly Stamford Letter In Support of 800 Long Ridge.

Thank you,
People Friendly Stamford
www.peoplestamford.org
Facebook: [PeopleFriendlyStamford](https://www.facebook.com/PeopleFriendlyStamford)
Twitter: [@peoplestamford](https://twitter.com/peoplestamford)



People Friendly Stamford

www.peoplestamford.org

March 12, 2024

Stamford Planning Board
Stamford Government Center
888 Washington Blvd, 7th Floor
Stamford, CT 06901

Dear Members of the Planning Board,

We are People Friendly Stamford, a local community advocacy group working to create safe walkable and bikeable neighborhoods, improve transit, reduce car-dependence, and support housing abundance.

We are writing in support of the 354 unit, including 35 affordable, 800 Long Ridge housing project. Stamford has both a housing shortage driving high rents and an abundance of underutilized commercial real estate. Given these dual problems, the conversion of 800 Long Ridge to mixed-use housing and retail is a clear solution. It not only addresses the housing crisis but it also solves the tax revenue shortfall caused by underutilized office parks. Keep in mind that underutilized, aging, suburban office parks are a macro national issue that won't be solved by local or state government tax subsidies luring businesses. The era of the suburban office park is over. The future is housing.

Most of the city's multi-housing stock is located Downtown and in the South End. The expansion of multi-family housing to some northern office parks will provide more diverse options to renters. Single-family-only zoning is a part of the diverse toolbox of exclusionary rules that drive segregation, even if it is not the primary culprit. Because the 800 Long Ridge project is an office park conversion it allows us to begin unwinding some of that exclusion in a less controversial manner than, for example, a teardown of single-family homes.

800 Long Ridge is also on the 336 bus line which provides access to Downtown and the train station. We should focus on approving development supported by existing infrastructure like bus and train lines and work to improve on those assets.

The mixed use nature of the development should serve as a model for the future of development in the city. The overfocus on single-family-only zoning has meant that many residents in the city do not live within walking distance of any goods, services or jobs. This creates the major traffic burden we observe today on Stamford's streets. The lack of density also makes it difficult to provide good mass transit to these neighborhoods. Anchor points like 800 Long Ridge can allow the necessary density for mass transit improvements to make fiscal sense and attract other amenities to serve the entire neighborhood.

While we support the project unconditionally in its current form we would like to suggest several improvements for both the project and surrounding area. First, we would encourage the project to build appropriate bike and pedestrian infrastructure onsite and proper road design to make the project safe for all road users. Second, we encourage appropriate pedestrian connections to the nearby bus stations. Third, as always, we strongly encourage the developer to build less parking and more housing.

Thank you for your consideration.

People Friendly Stamford
Stamford, Connecticut
info@peoplestamford.org

From: Patty T <yttap@hotmail.com>

Sent: Tuesday, March 12, 2024 12:19 PM

To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: Support for 800 LRR

I am in support of the proposed development at 800 Long Ridge Road. Stamford needs more residential development (and fewer depreciating & fallow office parks) both to increase our tax base and to meet the demand for housing. I frequently travel Long Ridge Road, and I am not concerned that new apartments and retail space will adversely impact traffic.

I am a Stamford native who remembers when Summer and Bedford streets ran in two directions. Stamford has become a vibrant city in the years since, and for that vibrancy to continue we must continue to change and adapt. We also must continue to gain tax revenues from new sources so Stamford residents won't face onerous taxation in the years ahead.

Sincerely,

Patty Travaglino
542 Haviland Road

From: Zachary Oberholtzer <obie717@gmail.com>
Sent: Tuesday, March 12, 2024 10:53 AM
To: Cohen, Lindsey <LCohen@StamfordCT.gov>
Subject: Support: 800 Long Ridge

Dear Members of the Planning Board,

I am writing in support of the 800 Long Ridge project. There is no reason to block conversion of underutilized commercial office park property to housing. The entire point of rezoning our aging office parks to allow for dense housing was to authorize projects like this.

The canards about “increased traffic” and “out of character with existing neighborhoods” cannot be applied to an office park. To the extent office parks have character it is brutalist and minimalist. Traffic from a fully operated office park will likely be similar to a fully rented apartment complex of the proposed size. We should not be keeping real estate empty and unprofitable to try to reduce traffic. The only way to reduce traffic is investment in alternative transit infrastructure. Exclusion does not work.

Recently, I wrote an [opinion piece](#) admonishing the zoning board for its failure to put the material welfare of the city before the aesthetic concerns of the few when they failed to approve the excellent 900 Long Ridge project. All the same arguments apply here.

One improvement to the site plan I would suggest is that the developer reduce the amount of parking they plan to construct. More housing, green space, or additional retail space would all be preferable uses of the excess parking area. For illustration the elimination of 100 surface parking spaces can yield as much as 30,000 sq ft to put toward the aforementioned better uses. Additionally, I would encourage the developer to ensure appropriate pedestrian and bike infrastructure is installed and safe connections to the nearby bus stations are constructed.

Please vote in favor of the reimagining of our aging office parks.

Thank you for your consideration.

Sincerely,

Zach Oberholtzer