

1911 Summer Street

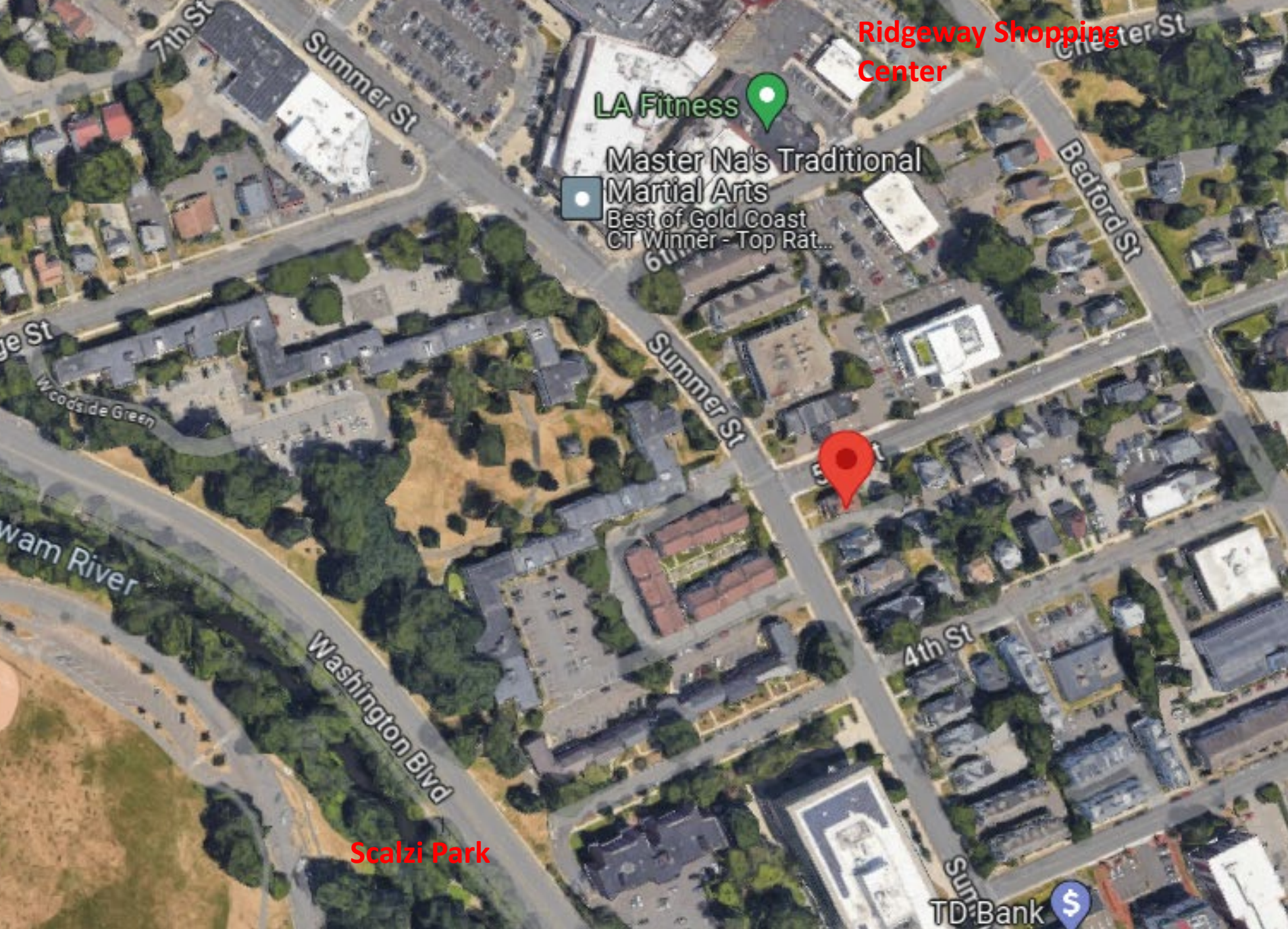
KCI Summer LLC
Stamford Planning Board
March 4, 2024



148 Myrtle Avenue



159 Grove Street



Ridgeway Shopping Center

LA Fitness

Master Na's Traditional Martial Arts
Best of Gold Coast
CT Winner - Top Rat...

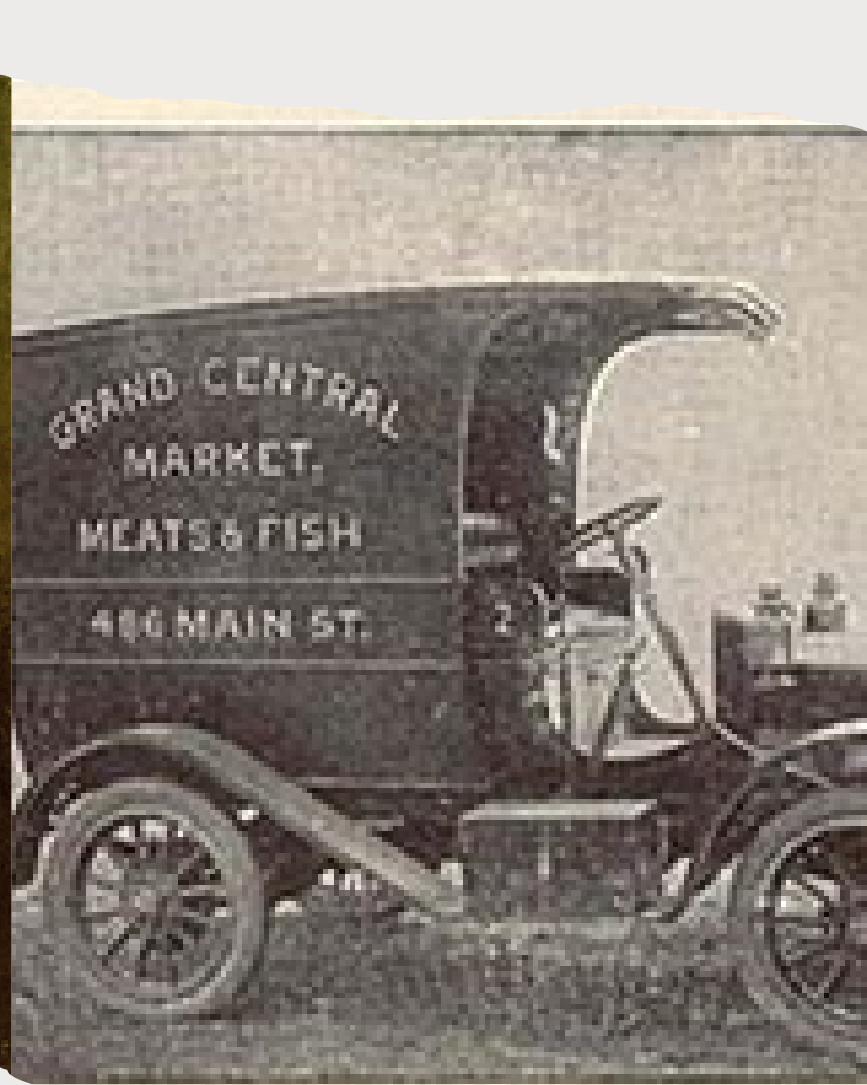
Scalzi Park

TD Bank

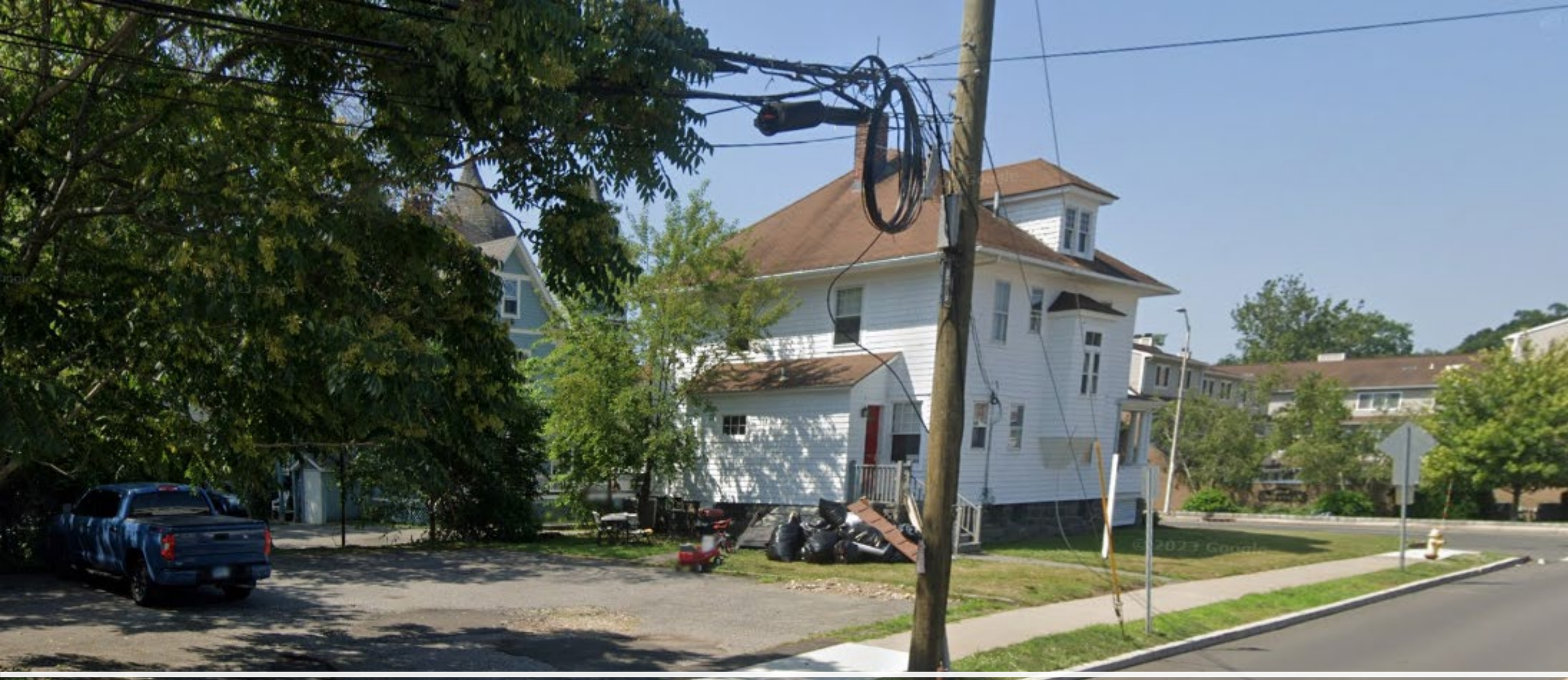


Architectural Significance – Existing Structure

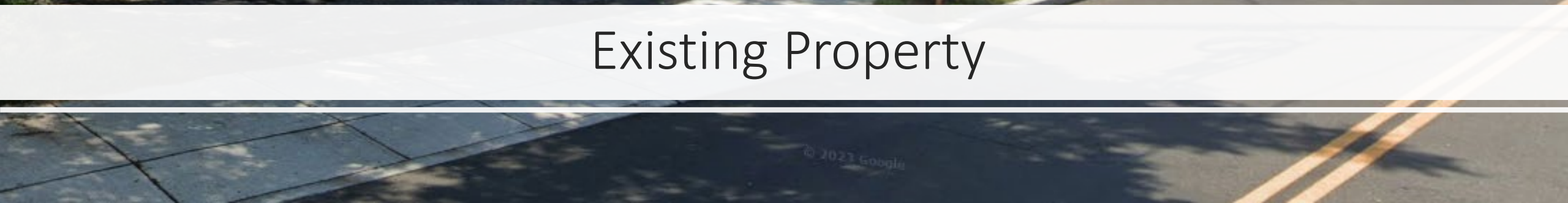




Edward B. Hoit



Existing Property



2023 Google



1959 Summer Street

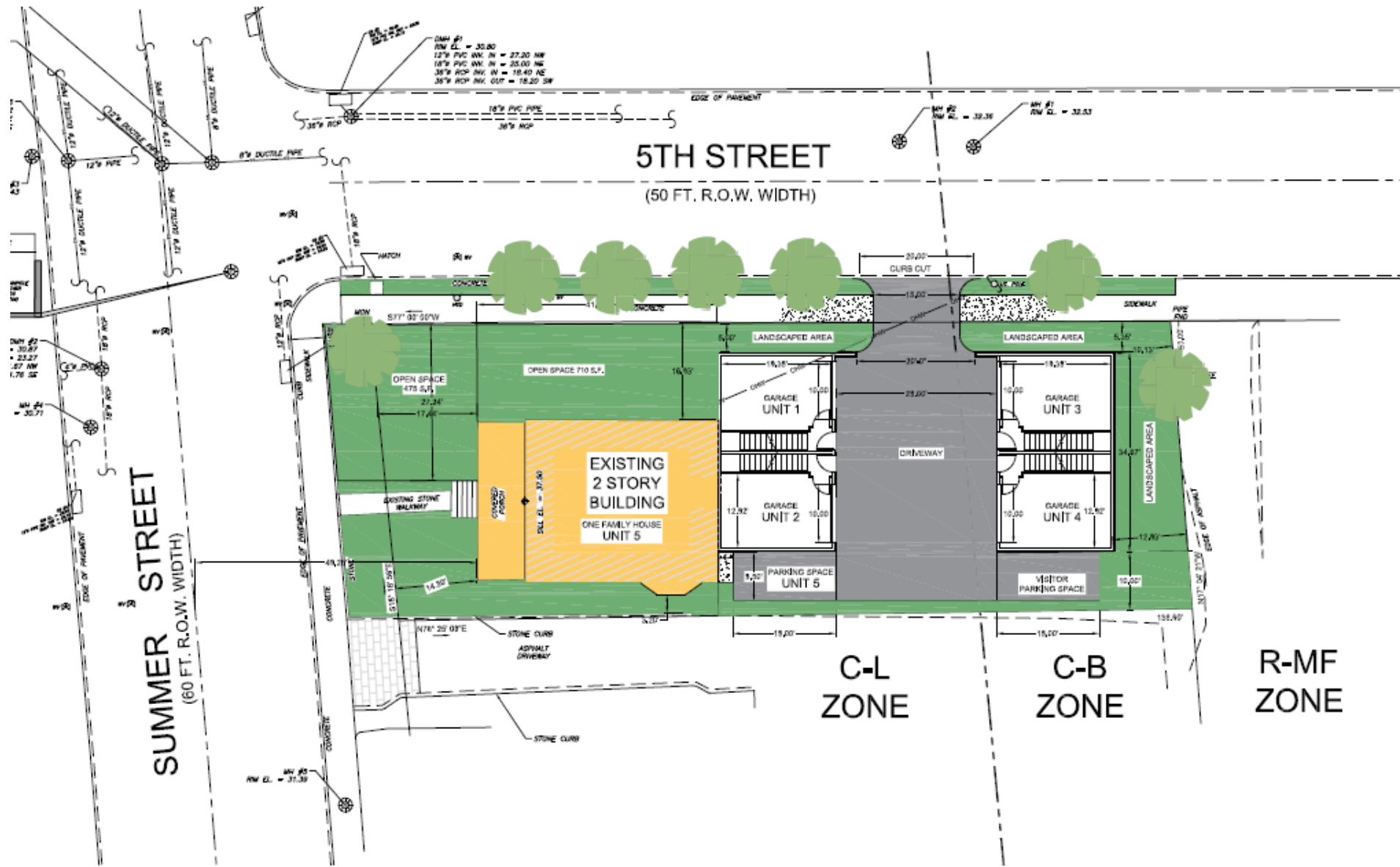


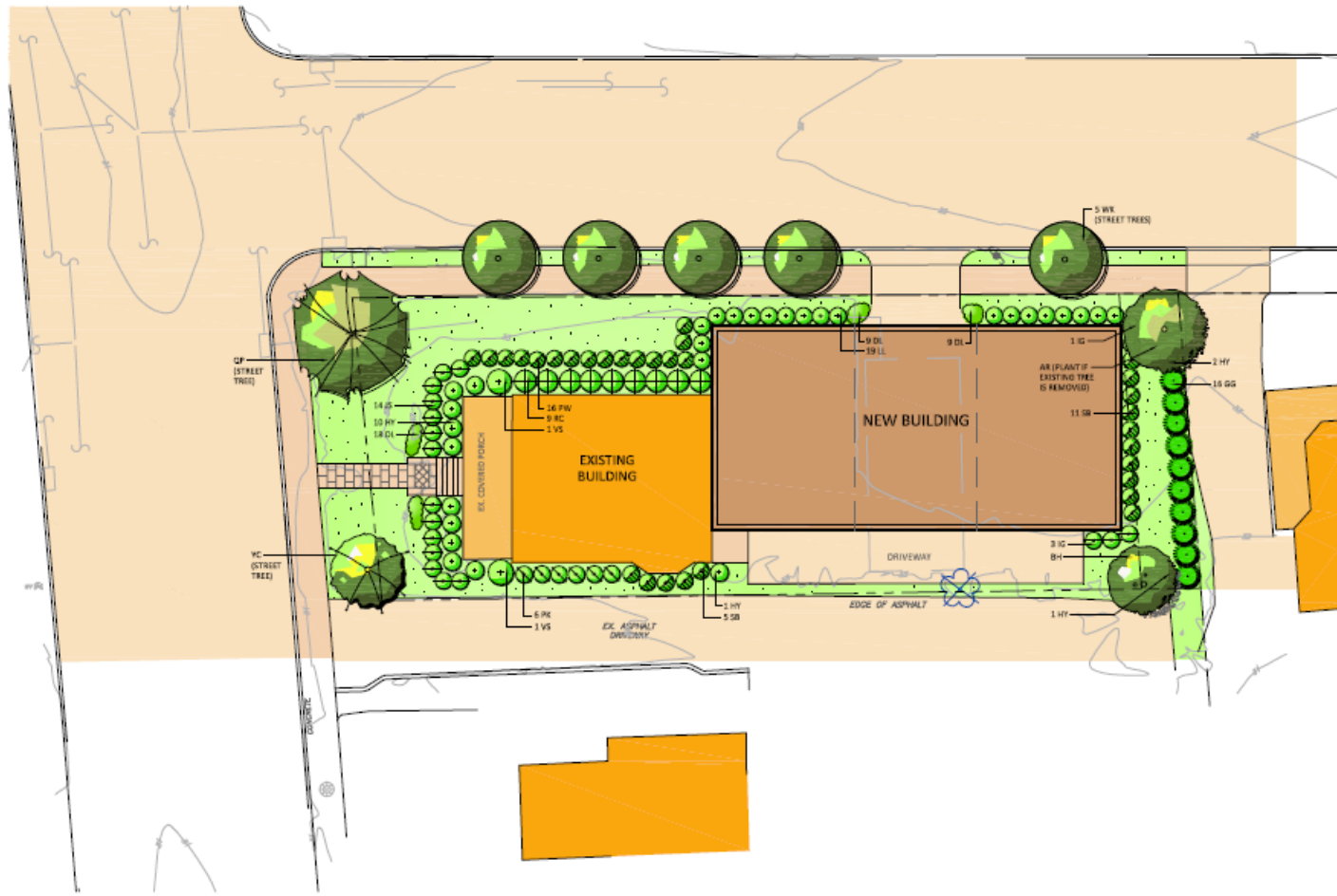


Original Design



New Design





LEGEND

- PROPERTY LINE
- - - UPLAND REVIEW LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ~ TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- ⊙ EX. DECIDUOUS / EVERGREEN TREE TO REMAIN
- ⊗ EX. TREE TO BE REMOVED
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE
- ⊙ NEW EVERGREEN TREE
- ⊕ NEW SHRUB

NOTES:

1. CONTACT "CALL BEFORE YOU DIG" AT 1-800-832-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY CONSTRUCTION WORK.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS SEED MIXTURE. APPLY SOIL AMENDMENTS AND SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDING AREA WITH WEED FREE CLEAN HAY. A NURSE CRIP SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 30% AND AS SPECIFIED. LIGHTLY RAKE OR ROLL GROUND SURFACE AFTER SOWING. MAINTAIN LAWN AREAS PER THE MANUFACTURER'S RECOMMENDATIONS.
4. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED UNDER A SIMILAR TYPE PLANT.
5. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
6. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
7. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

STREET TREE CHART

STREET/CORNER AREA	TOTAL STREET FRONTAGE (LF)	REQUIRED STREET TREES (FRONTAGE/50)	STREET TREES PROPOSED	NUMBER OF STREET CORNERS	TREES SUBJECT TO TREE PAVEMENT (STREET TREES REQUIRED - STREET TREES PROPOSED - CORNERS)	FEE IN LIEU REQUIRED (SIDE PER TREE SUBJECT TO TREE PAVEMENT)
SUMNER STREET	91.30'	2.06	2	1	0 (2.06 - 2 - 1 = -0.94)	\$0
5TH STREET	138.81'	5.59	5	1	0 (5.59 - 5 - 1 = -0.41)	\$0
SUBTOTAL:						\$0

PLANT LIST

QTY	SYD	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	STREET TREE / TYPE	REMARKS	PLANTING HEIGHT	MATURE HEIGHT
1	AK	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2"-3" CAL.	B&B	NO	COLUMNAR, RED FALL FOLIAGE	14-15' HT.	45-50' HT.
1	BH	BETULA NIGRA 'DURA HEAT'	DURA HEAT BIRCH	9-10" HT.	B&B	NO	MULTISTEM, EXFOLIATING BARK	9-10' HT.	35' HT.
1	QR	QUERCUS RUBRA	RED OAK	2 1/2"-3" CAL.	B&B	YES / LARGE	DECIDUOUS	13-14' HT.	30-40' HT.
5	WK	OSYRIS VICTORIS 'WINTER KING'	WINTER KING HAWTHORN	2 1/2"-3" CAL.	B&B	YES / SMALL	WHITE FLOWER, RED BERRIES	13-14' HT.	18-20' HT.
1	YC	PRUNUS X YEDONENSIS	YOSHINO CHERRY	2 1/2"-3" CAL.	B&B	YES / SMALL	LIGHT PINK FLOWERS	10-12' HT.	20-24' HT.
16	GG	THUJA 'GREEN GEM'	GREEN GEM ARBORVITAE	5-6' HT.	B&B		EVERGREEN	5-6' HT.	30-35' HT.
16	PAW	AZALEA 'PLASANT WHITE'	PLASANT WHITE AZALEA	18-24" HT.	CONT.		WHITE FLOWER	2' HT.	3' HT.
14	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.		BLUE FLOWER	2.5' HT.	4' HT.
19	LL	HYDRANGEA 'LIME LIGHT'	LIME LIGHT HYDRANGEA	30-36" HT.	CONT.		WHITE FLOWER	2.5' HT.	4' HT.
2	VS	HYDRANGEA 'VANILLA STRAWBERRY'	VANILLA STRAWBERRY	3-4' HT.	B&B		PINK FLOWER	3.5' HT.	6-7' HT.
4	IG	ILEX 'SHAMROCK'	SHAMROCK IN BERRY	2-3' HT.	CONT.		EVERGREEN	2' HT.	3' HT.
7	JS	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNIPER	2-3" SPRL.	CONT.		EVERGREEN	18" HT.	2' HT.
9	RC	RHOXODENDRON 'CHOCOLADE'	CHOCOLADE RHOXODENDRON	3-4" HT.	B&B		EVERGREEN, WHITE FLOWER	3' HT.	3' HT.
6	PK	ROSA 'PINK KNOWLTON'	PINK KNOWLTON ROSE	2-3' HT.	CONT.		PINK FLOWERS	2' HT.	4' HT.
16	SB	SPIREAE 'SHIROBANA'	SHIROBANA SPIREA	18-24" HT.	CONT.		WHITE AND PINK FLOWERS	18" HT.	3' HT.
36	DL	HEMIFRAXILLIS 'HYFRON'	HYFRON DAYLILY	1 GAL.	1 GAL.		YELLOW FLOWER, PERENNIAL	15" HT.	18" HT.



ISSUES		DRAWING TITLE	
		LANDSCAPE PLAN	
		PROJECT	
3	8.28.23	REVISED SITE PLAN	1511 SUMNER STREET STANFORD, CONNECTICUT
2	8.28.23	REVISED SITE PLAN	
1	10.27.22	REVISED SITE PLAN	
DESIGNER		DATE	
 ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 200 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7886 info@elc.com www.elc.net		 DATE 12.20.23 SCALE 1"=10' DRAWING NO. LP.1	

Traffic Impact

Table 2 – Peak-Hour Trip Generations								
<i>6,101 SF Office</i>								
AM Peak Hour			PM Peak Hour			SAT Peak Hour		
Total	In	Out	Total	In	Out	Total	In	Out
10	8	2	13	4	9	3	2	1
<i>Proposed Multifamily Residential</i>								
Total	In	Out	Total	In	Out	Total	In	Out
2	0	2	2	1	1	2	1	1
<i>Total Net Project Trips</i>								
Total	In	Out	Total	In	Out	Total	In	Out
-8	-8	0	-11	-3	-8	-1	-1	0

Source: ITE Trip Generation Manual, 11th Edition

Text Change (1 of 3)

- c. *[The Zoning Board may reduce or waive the development standards of Table 12.5 (Minimum Distances of Parking Areas from Lot Lines and Buildings) in order to facilitate the provision of on-site parking. All parking spaces or areas encroaching within the setbacks specified in Table 12.5 shall be constructed with pervious pavers. The Zoning Board may modify the dimensions of Parking Spaces exclusively used for residential uses, as defined by Section 12.A of these Regulations where the Transportation, Traffic and Parking Bureau finds that such modification would not reduce circulation or affect maneuverability of parking operations.]*

Text Change (2 of 3)

a. Density (no changes proposed)

b. Setbacks

- 1) Rear and Side Yard setbacks may be reduced by up to fifty percent (50%) of the required setbacks, but to no less than the Light and Air requirement, as set forth in Subsection 7.3.C.4.e below. Front yard setbacks may be reduced by up to the setback of existing adjacent *Historic Buildings*. *[A Corner Lot where Historic Structures or Sites are located and utilized for residential purposes shall comply with the Front Yard setback standard on all Streets, but may reduce the setback on one (1) frontage to no less than 5' in a commercial district, or no less than 10' in a multifamily residential district, and shall comply with the Side Yard setback standard (as may be modified by this subsection) for all other yards. There shall be no Rear Yard requirement.]*

Text Change (3 of 3)

- h. Usable Open Space – Not less than seventy-five (75) square feet of Usable Open Space shall be provided per Dwelling Unit. Provided; however, the total amount and minimum dimensions of required Usable Open Space may modified as detailed below when the Zoning Board finds the modification supports contextual new Development and/or preservation of a Historic Structure or Historic Site:*
- 1) The total amount of Usable Open Space may be reduced by up to twenty-five percent (25%); and*
 - 2) Qualifying contiguous Usable Open Space must have a minimum dimension on each side of no less than fifteen (15) feet.*

Consistency with the Master Plan

- **4D.3:** Continue to evaluate opportunities to reduce parking ratios for developments in close proximity to transit.
- **4.E:** Promote Transit-Oriented Development.
- **6D.3:** Support regulations that preserve Stamford's historic character.
- **6.3 – Historic Preservation:** Encourage [the] preservation and rehabilitation of significant historic structures through special use permits and density incentives.
- **6.3 – Historic Preservation:** Ensure that “new development respects the established traditions of scale, massing, setbacks and pedestrian friendly streetscapes and plazas.”
- **6A.1** Balance new development with preservation of existing residential communities.
- **6.C.2:** Promote development of a variety of housing types. Create a mix of housing units that 1) includes housing suitable for families with children; 2) promotes housing prototypes that respect and complement the existing character of the surrounding neighborhood; 3) maximizes the use of cost-effective construction methods; and 4) promotes flexible housing models for the elderly in locations that are accessible to transit.



STAMFORD
MASTER PLAN
2015-2025



Consistency with the Master Plan (Cont.)

- Located in Master Plan Category 4 (Residential – Medium Density Multi-Family).
- Category 4 is “intended to provide for and protect medium-density multifamily development...in areas characterized by a mixture of apartment, condominium, attached row house or detached residential mid-rise structures” and other non-residential uses supportive of such communities.



**STAMFORD
MASTER PLAN**

2015-2025





VS.



Historic Preservation vs Underlying Zoning



VS.



Data Point	Parking Demand	Source	Date	Time	Spaces
1	8	NearMap	Tuesday, October 3, 2023	1:36 PM	Average 9
2	13	Google Maps	July XX, 2023	12:00 PM ¹	
3	11	Google Earth	Thursday, May 25, 2023	11:00 AM ¹	
4	10	NearMap	Wednesday, March 29, 2023	1:21 PM	Maximum 14
5	6	NearMap	Thursday, September 15, 2022	2:27 PM	
6	3	Google Earth	Saturday, July 9, 2022	11:00 AM ¹	Parking Capacity 19
7	5	NearMap	Saturday, April 2, 2022	3:34 PM	
8	8	Google Maps	November XX, 2023	4:00 PM ¹	
9	8	NearMap	Thursday, October 21, 2021	1:33 PM	
10	7	NearMap	Wednesday, October 20, 2021	1:08 PM	
11	4	Google Earth	Wednesday, August 25, 2021	12:00 PM ¹	
12	6	NearMap	Sunday, March 21, 2021	2:00 PM	
13	4	Google Earth	Friday, April 24, 2020	2:00 PM ¹	
14	9	NearMap	Wednesday, March 11, 2020	11:01 AM	
15	11	Google Maps	October XX, 2019	12:00 PM ¹	
16	14	NearMap	Friday, September 27, 2019	12:10 PM	
17	8	Google Earth	Friday, May 31, 2019	11:00 AM ¹	
18	12	NearMap	Saturday, March 30, 2019	11:45 AM	
19	14	Google Earth	Monday, February 25, 2019	12:00 PM ¹	