

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



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

INTEROFFICE MEMORANDUM

February 26, 2024

To: Vineeta Mathur Principal Planner

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

Subject:

**1600 Summer Street - Summer Street Equity, LLC
Zoning Application No. 224-08**

The Engineering Bureau received a Zoning Application proposing a Map Change to rezone 1600 Summer Street from the current RM-F (Multiple Family Residence Design) & C-L (Limited Business) to the proposed C-G (General Commercial) zone.

The following documents were reviewed:

-Aerial Exhibit, 1600 Summer Street by Redniss & Mead, dated 2/2/24

-Zoning Location Survey Depicting Proposed Improvements at 1600 Summer Street Prepared for Summer Street Equity LLC by Redniss & Mead latest revision 11/12/11

-Zone Change Exhibit, 1600 Summer Street by Redniss & Mead, dated 2/1/24

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 and City policies.

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

Reg. No. 57



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

February 22, 2024

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

From: Robert Clausi, EPB Executive Director 

Subject: Zoning Board Application 224-08 / Application for Zoning Map Change
1600 Summer Street / Summer Street Equity LLC

Environmental Protection Board staff has reviewed the above-referenced application to change the zoning designation of 1600 Summer Street from the FM-F and C-L to the C-G Zone. This property is not located in the Coastal Management Area, does not contain a conservation easement, and does not appear to contain any inland wetlands. The western portion of the property is located within a Special Flood Hazard zone (Zone AE, elevation 29.2, FIRM Panel 09001C0508F).

While EPB has no comment on or objection to the proposed map change, please note that a Flood Prone Area Permit from EPB may be required for future redevelopment of 1600 Summer Street.

Thank you for the opportunity to comment.

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

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

RECEIVED

MAR - 4 2024

ZONING BOARD

March 4, 2024

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

**RE: ZB APPLICATION #224-08 - SUMMER STREET EQUITY, LLC -
1600 SUMMER STREET - Map Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, February 27, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to rezone 1600 Summer Street from the current RM-F (Multiple Family Residence Design) and C-L (Limited Business) to the proposed C-G (General Commercial).

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

After a brief discussion, the Planning Board unanimously voted to recommend **approval** of **ZB Application #224-08**. The Planning Board found this request to be in general harmony with Master Plan Category #9 (Urban Mixed-Use). The Map Change, from two applicable districts to one and from R-MF and C-L to C-G, would allow for a wider array of uses as described in this Category. The intention is to better activate the site with users, which aligns with the Master Plan goal to improve pedestrian connections between the Downtown and neighboring communities. The proposal is also aligned with the following Master Plan strategies:

- Strategy 3A.3: Increase economic resiliency and diversity by encouraging modernization of office space and allowing for adaptive reuse.
- Strategy 3B.4: Manage growth by encouraging the reconfiguration of existing office and retail space to accommodate market trends and potential new users.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
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



Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: February 25, 2024

RE: Zoning Board Application 224-08

Application #224-04

1600 Summer Street
Summer Street Equity LLC

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

- Zoning Board application received February 20, 2024; and,
- Proposed Map Changes.

The Department does not have any comments on the proposed map change application. The Department will review future site plan applications related to this property for traffic impacts.

RECEIVED

FEB 28 2024

ZONING BOARD