

DEVELOPMENT REVIEW GUIDELINES

City of Stamford Development Review Guidelines V2.0

Purpose

The purpose of the City of Stamford Development Review Guidelines (DRG) is to :

1. Disclose the effects of proposed development, both negative and positive;
2. Identify measures to mitigate the expected impacts on site, the surrounding area and the city as a whole;
3. Inform decision making by the City's Land Use boards and to allow for informed public participation in the approval process.

Applicability

The Development Review Guidelines may be requested from an applicant for certain projects by the Stamford Land Use Board or the Land Use Bureau at their discretion.

Typically, the DRG may be requested for the following actions and projects

- Zoning Text changes, in particular Major Zoning Text changes
- Zoning Map changes, in particular for areas larger than 1 acre
- General Development Plans
- Larger development projects pursuant to Section 7.5 of the Zoning Regulations that
 - a) have a gross floor area of more than 20,000sf or 10 or more residential units
 - b) alter 40,000 sf or more of lot area
 - c) create or would require 100 or more parking spaces, or require a parking study pursuant to Section 12.A.9.

However, Land Use Boards or the Land Use Bureau may request DRG for smaller projects if deemed necessary, for example because of the location of a project in a sensitive area.

Submission of Development Review Documents

Development Review documents should be submitted as part of the pre-application (if required) or when an application is filed.

Documents should be submitted electronically - the attached form in the current .xlsx format and all additional information as PDF documents

1. Site Data Sheet

Application Number:
 Project Name:
 Project Location
 Address
 Street Number: Street Name:
 Lot(s):
 Neighborhood Statistical Area:
 Current Zoning District: Proposed Zoning District:
 Current Master Plan Category: Master Plan Category:

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Exception if applicable)
	Lot Size	15 acres	25.26 acres	No change	Complies
	Gross Floor Area		~300,000 sf	428,050 sf	Complies
	Zoning Floor Area				
	Residential		0	418,656 sf	Complies
	Commercial		~300,000 sf	9,394 sf	Complies
	Community Facility		0	0 sf	
	Industrial		0	0 sf	
	Total	440,130 sf	~300,000 sf	428,050 sf	Complies
	F.A.R.				
	Residential			0.38	Complies
	Commercial			0.009	Complies
	Community Facility			N/A	
	Industrial			N/A	
	Total	0.40	~0.27	0.389	Complies
	Number of units	354	0	354	Complies
	Below Market Rate Units (# and %)	35.4 / 10%	N/A	35 / 10%	Complies (fee-in-lieu proposed for fractional 0.4%)
	Number of seats/ beds / employees if applicable	N/A	N/A	N/A	

	Density(Units/Acre)	14 units / acre	N/A	14 units / acre	Complies
	Street Frontage			843'	
	Building Coverage (Area and %)	110,033 sf / 10%	150,745 sf / 13.7%	104,665 sf / 9.51%	Complies
	Lot coverage (Area and %)	385,113 sf / 35%	360,066 sf / 32.7%	384,013 sf / 34.9%	Complies
	Building Height (Feet)	60'	56'	47'-8"	Complies
	Number of floors	4	4	4	Complies
	Active ground floor (sq.ft. and %) if applicable	N/A	N/A	N/A	
	Yards				
	Front yard (Streetline)	50	50'+	50'+	Complies
	Front yard (St centerline)	50	50'+	50'+	Complies
	Rear yard	50	50'+	50'+	Complies
	Side yard	50	50'+	50'+	Complies
	Parking				
	Residential parking	569	0	574	Complies
	Commercial parking	38	512	38	Complies
	Community Facility parking	N/A	N/A	N/A	
	Industrial parking	N/A	N/A	N/A	
	Public open space parking	6	0	6	Complies
	Bike parking	85	0	127	Complies
	# of levels of parking garage (if applicable)	N/A	N/A	1	
	Square footage of parking area	N/A	N/A	137,138 sf	
	Parking setback	50'	>50'	>50'	Complies
	Open space (Area and %)	55,016 sf/5%	N/A	55,657 sf/5%	Complies
	Active (If separate)			N/A	
	Passive (If separate)			N/A	
	Street Trees				
	Existing			25+	
	Proposed			9	
	Total	33.72	25+	33+	Complies
	Signage				
	Wall signs (# and size)	60 sf / building		2 @ 24 sf	Complies
	Ground Signs (# and size)			N/A	
	Blade signs (# and size)			N/A	
	Fence height			N/A	

Is the project site fully or partially in the CAM?	N
Is the project site fully or partially in a flood plain?	Y
Is the site fully or partially in a historic district?	N
Is the site fully or partially in the Mill River Design District?	N
Is the site fully or partially in Downtown?	N
Is the site a brownfield site?	N
Is the site a greenfield site?	N

2. Impact Summary

	Adverse Impact	Mitigation
Mobility	N	N/A
Housing	N	N/A
Schools and Community Facilities	N	N/A
Infrastructure	N	N/A
Public Safety	N	N/A
Parks and Open Space	N	N/A
Environmentally Sensitive Areas	N	N/A
Historic Resources	N	N/A
Quality of Life	N	N/A
Fiscal Impact	N	N/A
Conveniences	N	N/A

3. Mobility

Parking

	current	current permitted	proposed	proposed permitted	Parking ratio
Residential parking	0		574	569	1.5/1BR, 1.75/2BR, 2/3BR; 1.25/1BR BMR, 1.5/2BR BMR, 1.5/2BR BMR
Residential Loading	0		2	0	
Community Facility parking	0		0		
Community Facility Loading	0		0		
Commercial Retail parking	0		38	38	4 / 1,000 sf
Commercial Retail loading	0		1	0	
Commercial Office parking	512	653	0		3 / 1,000 sf
Commercial Office loading			0		
Manufacturing parking	0		0		
Manufacturing loading	0		0		
Public Open Space parking	0		6	6	1 space / 10,000 sf of trail area

Are you providing shared parking? If yes, explain parking concept

Are you providing car share If yes, explain (operator, # of vehicles, etc.)

Are you proposing to add or close curb cuts? If yes, please explain changes to the curb cuts

Is the site located on an arterial road? Name of road(s)
 Is the site located on a state highway? Name of road(s)

Is the proposed site within half a mile of a train station? Which train station?
 Is the proposed site within a quarter mile of a bus stop Which line?

Impacted Intersections

Street 1	Street 2	current LOS	expected LOS with action	expected LOS with Mitigation
See Traffic Study				

Distance to	Miles	Bus connection line	Bus connection headway	total travel time by transit
Stamford Transit Center	3.8	336	40 minutes	28 minutes

Springdale Station	3.7	336, 334	40 minutes	55 minutes
Glenbrook Station	4	336, 344	40 minutes	52 minutes
Downtown / Veteran's Park	3.3	336	40 minutes	23 minutes

the site connected to the pedestrian network?

N

Is the site connected to the bike network?

N

What mitigating measures are planned to reduce parking needs and improve mobility, e.g., shuttle service?

See Transportation Demand Management Plan

Provide a traffic plan and a site access plan!

See traffic study and site plan

Traffic and site access plans contents:

- all streets w/ with widths, directions, # of lanes
- sidewalk with widths
- bus stops
- signals, crosswalks, pedestrian ramps
- curb cuts - width, distance from intersections
- all pedestrian entrances, and circulation
- location of parking, including bike parking and on street parking
- intersection LOS
- street trees
- traffic calming features
- loading off-street / on-street

Was a comprehensive traffic study prepared for this project?

Y

If yes, please upload the study

Provided

4. Housing

Residential Floor Area
 Number of units
 Floor Area per unit

Is the development proposed to be ownership or rental?

Proposed Housing and Unit Mix

Unit Type	total	Market rate	prop. rent	prop sales price	senior housing	BMR	prop rent	prop sales price	% BMR	complies with BMR	market rate aff.	total aff units
Studio	0	0	N/A	N/A	None	0	N/A	N/A	N/A	N/A	N/A	
1-BR	186	168	TBD	N/A	None	18	TBD	N/A	50	Y	N/A	18
2-BR	148	133	TBD	N/A	None	15	TBD	N/A	50	Y	N/A	15
3+BR	20	18	TBD	N/A	None	2	TBD	N/A	50	Y	N/A	2
All units	354	313	TBD	N/A	None	35	TBD	N/A	50	Y	N/A	35

Current housing on site

Unit Type	total	Market rate	current rent	current value	senior housing	BMR	current rent	current value	%BMR	Market rate affordable	total affordable units
Studio	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1-BR	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2-BR	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3+BR	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All units	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Are all BMR units proposed to be on site?
 Where are the off site units?

Is there a fee in lieu payment?
 What is the total fee-in-lieu payment?
 How is the fee in lieu payment calculated?

5. Schools and Community Facilities

	School name	current School utilization	expected school utilization
Which elementary school is the project zoned for?	Roxbury	N/A	Roxbury
Which middle school is the project zoned for?	Cloonan	N/A	Cloonan
Which high school school is the project zoned for?	Westhill	N/A	Westhill

How many additional school children is this project expected to generate?

	# units	senior housing units	school units	Elem. School Factor	# elem. school students	Middle School Factor	# middle school students	High school Factor	# High school students	All students
Studio	0	0	0	0	0	0	0	0	0	0
1-BR	186	0	0	0.12	22.32	0.04	7.44	0.06	11.16	40.92
2-BR	148	0	0	0.21	31.08	0.09	13.32	0.14	20.72	65.12
3+BR	20	0	0	0.28	5.6	0.12	2.4	0.14	2.8	10.8
All students										116.84

What is the proposed mitigation for school impacts?

Which is the closest public library?
 Is the library over capacity?

Distance (mi)

Please provide a community facilities map

Public Funded Day Care?

6. Infrastructure

Does the site have access to the city's sewer system?

Does the site have access to the city's water supply?

What is the heating type/ fuel for the site?

What is the expected sewer input from the project (gal/day)

Is the current sewer infrastructure sufficient?

attach letter from WPCA

What is the expected water use from the project, excluding irrigation (gal/day)

What is the expected peak water usage fro irrigation (gal/day)

Is the current water infrastructure sufficient?

attach letter from Aquarion

What is the expected average electricity use? (kWh/day)

What is the expected peak electricity use? (kWh/day)

Is the electric infrastructure sufficient?

attach letter from Eversource

What is the expected daily volume of trash produced (cu ft/ day)

What is the expected daily volume of recycling produced (cu ft/ day)

Is garbage and recycling collected by the City?

Does the Stamford Sanitation Department have sufficient resources?

attach letter from Sanitation Dept.

Who is the private garbage and recycling contractor?

Describe the garbage and recycling pick-up (frequency, days of week, equipment used, where picked up)

Describe mitigation measures for sewers

Describe mitigation measures for water

Describe the mitigation measures for electricity

Describe the mitigation measures for garbage and recycling



7. Public Safety

In which Police Precinct is the site located? District 4

Is this a high crime area? N

Are there sufficient police department resources? Y

attach letter from Public Safety Director [ATTACH]

In which Fire District is the site located? Station 9

Are there sufficient Fire Department resources? Y

attach letter from Public Safety Director [ATTACH]

Please describe any mitigation measures related to public safety! TBD

8. Parks and Open Space

Please provide information about the closest public parks

	Park name	distance (mi)	Park facilities					
			playground	athletic fields	passive recreation	beach	trails	current LOS
local park	Scalzi Park	2.6	Yes	Yes	Yes	No	Yes	
regional park	Mianus River Park	3.3	No	No	Yes	No	Yes	
recreational facility	Westhill High School	Steps	No	Yes	Yes	No	No	

Open Space Ratio for the Neighborhood Statistical Area

currently	with the proposed action	Citywide Average
TBD	TBD	TBD

Will the proposed development provide amenities for residents?

Which amenities will be provided?	Size (sf)	capacity (persons)	
pool	Y	1,800 sf	36 EDI
outdoor play area	Y	2,500 sf	50 EDI
outdoor sitting area	Y	48,000 sf	1,600 EDI
gym	Y	2,000 sf	40 EDI
commuity rooms / lounges	Y	4,260 sf	284 EDI
other		N/A	EDI

Will the proposed development provide publicly accessible open space?	
size (sf)	55,657
hours	TBD
programming	TBD
landscaping	TBD
seating	TBD

Describe the parks and recreational facilities mitigation measures!

Provide a parks and recreational facilities map

9. Environmentally Sensitive Areas

Is the project site fully or partially located in the coastal management area?	N
Is the project site fully or partially located in a flood plain?	Y
Is the project site fully or partially located in a flood way?	N
Are there wetlands on site?	Y
Are there steep slopes on site?	Y
Are there any known endangered species on site?	N
Is there more than 1 acre of undisturbed natural habitat or agricultural area on site?	N

What is the impervious area on the site?			
current sf	current %	proposed sf	proposed %
360,066sf	32.71%	384,013sf	34.90%

Describe the stormwater management practices used on site

Would the site meet the requirements of MS4?

Is the site a brownfield or suspected brownfield site?	No
Has the site been tested?	No
Is there a mitigation plan for the site?	No
What are the historic uses of the site?	Office Park

attach report

Describe the measures to protect natural resources on site!

Provide a natural resources map!

10. Historic Resources

Is the site located in a historic district?	N
Name of the Historic District	N/A
Are there any structures on site that are registered as historically significant or that are contributing sites to a Historic District?	N
Please provide a description of these structures (type, age, location on site)	N/A
Are there any structures on site that are more than 50 years old?	N
Please provide a description of these structures (type, age, location on site)	N/A
Are any historic structures proposed to be altered or demolished as part of this proposal?	N
Has this proposal been reviewed by HPAC?	N/A

attach report

Describe the mitigation measures with regard to historic resources!

N/A

11. Quality of Life

For Residential Projects

Are there any outdoor recreational facilities proposed?	Y
What kind?	Pool, Gym, Terrace, Trails
Hours of operation?	TBD
How are the facilities supervised and noise and other codes enforced?	TBD
Is the site located within 1000 feet of I-95, the Merritt Parkway or an active rail line?	N
If yes, what are the mitigation measures to reduce noise impacts?	N/A
Describe mitigation measures!	N/A

For Commercial Projects

What is the type of business?	Daycare
What are the business hours / hours of operation?	TBD
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)	TBD
How many employees are expected to be on site during peak periods?	TBD
How many customers are expected during peak periods (per hour)	TBD
When is the peak period	TBD
Is any of the business located outside?	TBD
Describe mitigation measures!	TBD

For Manufacturing Projects

What is the type of business?	N/A
What are the business hours / hours of operation?	N/A
When are loading and deliveries occurring? (hours, days of week, frequency, equipment used)	N/A
How much truck traffic is associated to and from the site?	N/A
How many employees are expected to be on site during peak periods?	N/A
Is any of the operations located outside?	N/A
Describe the outside operations	N/A
Will materials and supplies stored outside?	N/A
Is heavy equipment used?	N/A
Does the site produce dust?	N/A
Does the site produce odor?	N/A
Does the site produce vibration?	N/A
Are hazardous materials stored onsite, used or produced?	N/A
Describe the hazardous materials, quantities, and how they are safeguarded.	N/A

How is it controlled?	N/A
How is it controlled?	N/A
How is it controlled?	N/A



DEVELOPMENT REVIEW GUIDELINES

Application #: _____

Describe mitigation measures!

12. Development Benefits

Expected Recurring Revenue for the City per year

Property Tax	\$ TBD
Business Tax	\$ TBD
Other Fees/Taxes	\$ TBD
Total	\$ TBD

Expected one-time payments to the City

Does the project provide publicly accessible open space

How large is the proposed publicly accessible open space

Describe design and programming of the proposed publicly accessible open space

Describe any additional public benefits of the project, e.g., related to housing affordability, sustainability, community facilities, brownfield clean-up, etc.

13. Conveniences

residential projects only

Describe the conveniences in the area surrounding the project site

Type	Name	location	less than a mile?	distance	bike / ped accessible?
supermarket	ACME	1201 High Ridge Road	N	1.9 miles	N
dry cleaner	Town & Country Cleaners	1036 Long Ridge Road	Y	0.6 miles	N
medical office	Haven Health Long Ridge Medical Center	260 Long Ridge Road	N	1.2 miles	N
dental office	Jon C. Rosenblitt	251 Long Ridge Road	N	1.2 miles	N
restaurant	Lakeside Diner	1050 Long Ridge Road	Y	0.7 miles	N
convenience store	Sunoco Gas Station	316 Long Ridge Road	N	1.1 miles	N
drug store	CVS	66 High Ridge Road	N	1.9 miles	N
local park	Scalzi Park	97 Bridge Street	N	2.6 miles	N
regional park	Mianus River Park	Merriebrook Lane	N	3.3 miles	N
beach	West Beach	Shippan Avenue	N	5.3 miles	
library	Harry Bennet	115 Vine Road	N	2.6 miles	N
day care	Long Ridge Road Child Development Center	778 Long Ridge Road	Y	0.1 miles	Y
elementary school	Roxbury	751 West Hill Road	Y	0.8 miles	N
middle school	Cloonan	11 West North Street	N	3.2 miles	N
high school	Westhill	125 Roxbury Road	N	0.8 miles	N
gym	Anytime Fitness	838 High Ridge Road	N	2.4 miles	N

Are conveniences proposed on site?

Y

Please describe

Pool, gym, terrace, trails, daycare

Are they open to the public?

Trails in PAAS and daycare will be open to public

14. Urban Design

Describe the Land use on neighboring parcels | Office, commercial, residential, institutional

Describe the Design of neighboring buildings (Height, Material, style, age, condition) | Office buildings, childcare center, school, medical building, single-family homes, all of differing size and design

for buildings six stories and higher, please provide an illustrative massing | N/A

Please provide a streetscape elevation for all frontages facing public streets | [ATTACH]

For building six stories and taller, please provide a shadow study! | N/A