

PROJECT DESCRIPTION
91 HOPE STREET, STAMFORD, CT

This is an application for Site Plan approval to permit the construction of 27 town house style residential units on the property at 91 Hope Street, Stamford, Connecticut (hereinafter the "Premises"). The Premises is owned by the Bridgeport Roman Catholic Diocesan Corp. The land is approximately 2.33 acres or 101,495 square feet in area. It is currently improved with a commercial structure, religious in character, approximately 6400 square feet in size. It is constructed of stucco and brick and, according to assessor's records, was built in the year 1953. Also located on the site is a single-family brick residence, approximately 2700 square feet in size, with a detached garage, constructed according to assessor's records in 1930. A large majority of the surface of the Premises is impervious comprised of an asphalt parking lot originally intended to support the existing commercial religious structures and uses. There are existing mature trees around the perimeter of the Premises many of which will remain. The most recent occupant of the Premises was the Haitian American Catholic Center. As its name would indicate, it was primarily used and occupied as a form of community center. It has remained vacant and unoccupied for a good number of years. As a result, the structure has fallen into a certain amount of disrepair and is being minimally maintained at this time.

The applicant's intention is to remove the existing commercial structure and the accessory garage. The existing residence will remain as a single family

dwelling. The residence, located on the northwest corner of the Premises, directly on the corner of Hope Street and Howes Avenue, will provide for consistency in character with the single family residences on Howes Avenue. The residence, while maintaining its present appearance, will be incorporated and included in the 27 unit development. This will result in there being no change to the present character of Howes Avenue. The remainder of the Premises will be developed with 26 town house style homes in accordance with the plans on file. The applicant will address and satisfy the Below Market Rate (BMR) requirement by offering three (3) on site units.

Each of the proposed town house units is intended to have three bedrooms, 2 ½ baths and a two car garage. The proposed site also takes into consideration bicycle parking, as well as EV charging and nineteen (19) additional parking spaces. The proposed development meets or exceeds all the standard requirements for the RM-1 zone. The applicant is not requesting a variance, bonus density or special permit for any aspect of this project. Each unit shall be constructed with asphalt roof shingles, vinyl clad double hung windows, vinyl siding as well as aluminum clad and vinyl trim.

Considering the location and nature of the site, its proposed use and the surrounding area, the form of development will provide an appropriate transition between the single family neighborhoods along Howes Avenue and Nash Place, and the significantly higher density condominiums within the immediate area along Hope Street and Glenbrook Road. The Premises shall be heavily landscaped

in accordance with the landscape plan on file prepared by Environmental Land Solutions. Further, the project engineering is designed to alleviate the on going drainage and flooding issues of the surrounding single family properties.

The applicant's proposed development for residential housing fulfills the goals of encouraging neighborhood revitalization in a responsible manner by maintaining the residential character of the neighborhood and promoting and providing additional affordable housing to a standard greater than required. The proposed RM-1 zone and development provides an appropriate transition between the single family character to the east and the multi-family, significantly more intensive development to the south and west.