

# 800 Long Ridge Road

Zoning Board Application #223-38  
Site Plan & Special Permit Approval  
800 Long Ridge, LLC  
Zoning Board Meeting  
June 10, 2024

## 800 Long Ridge Road

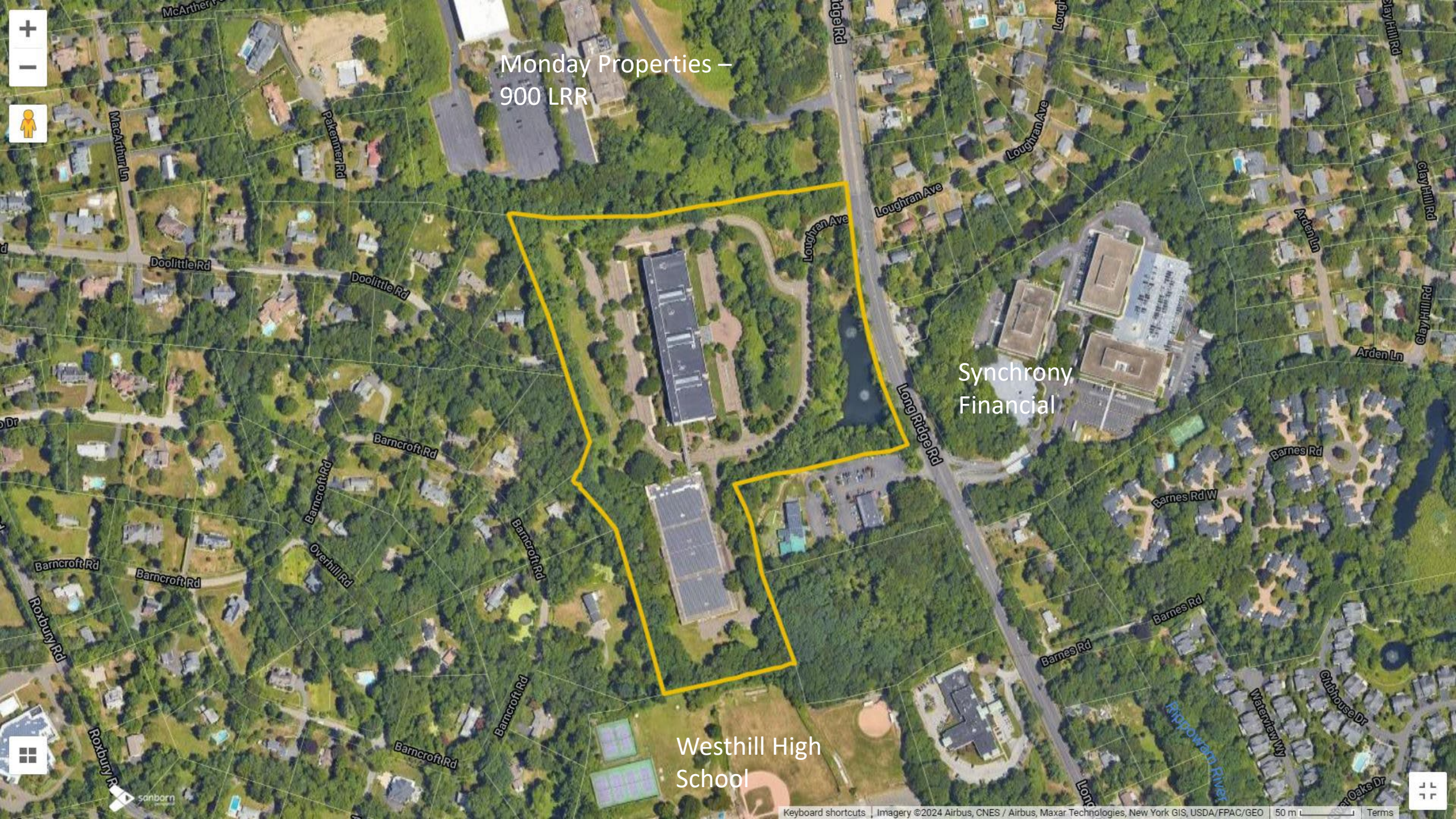
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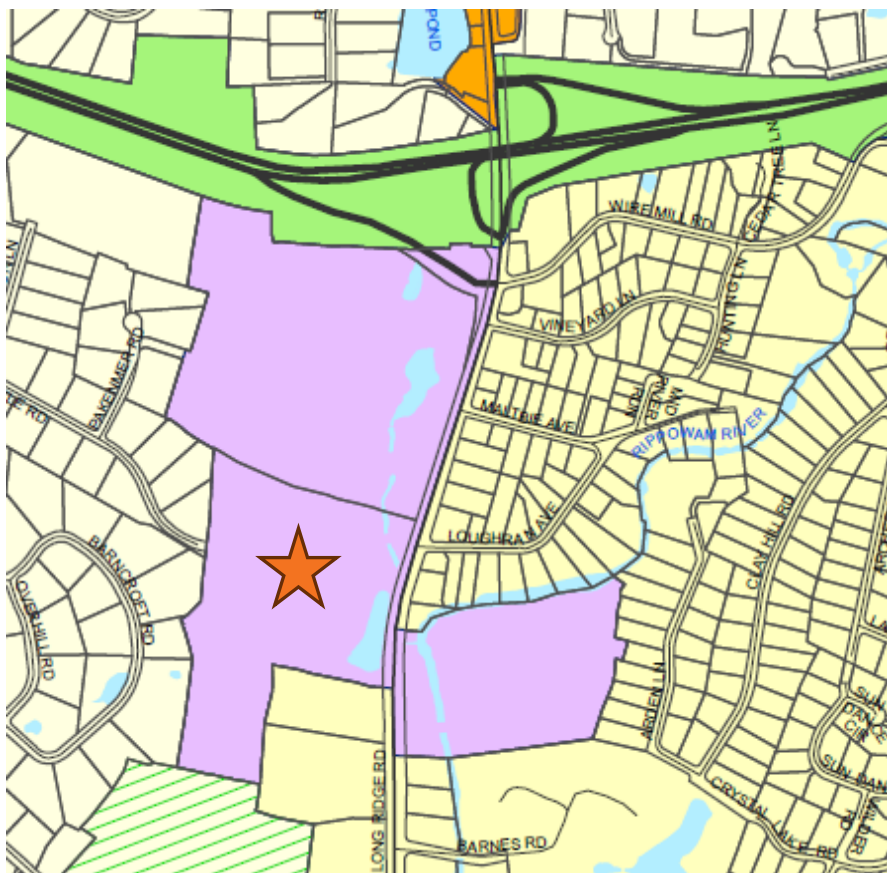
Monday Properties –  
900 LRR

Synchrony  
Financial

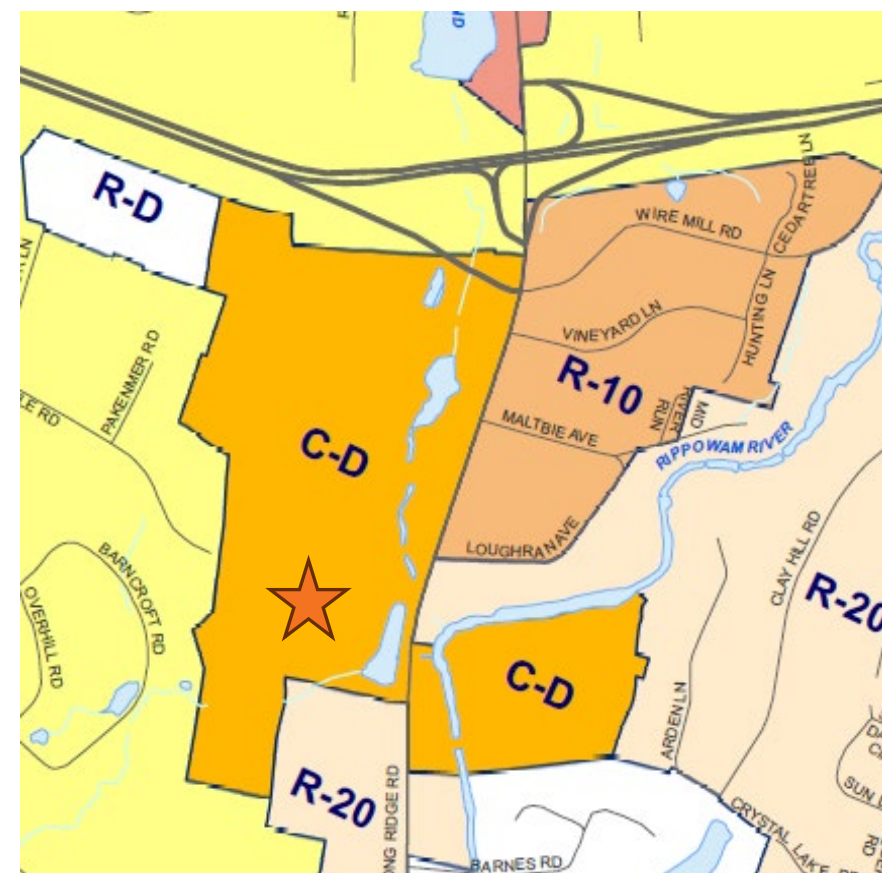
Westhill High  
School



# Master Plan & Zoning Map

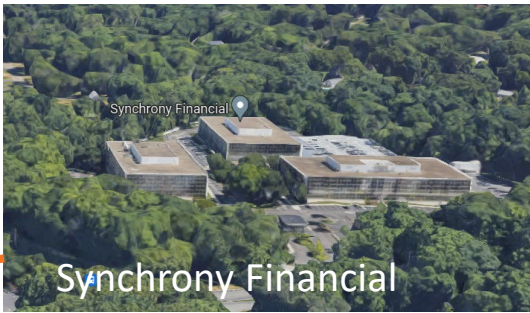
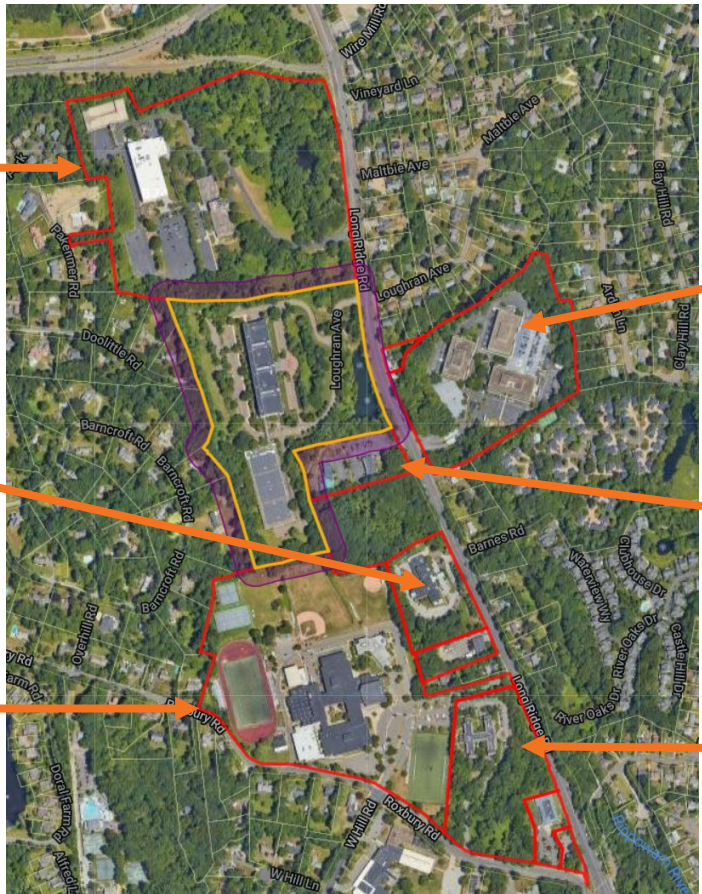


Category 8 – Mixed-Use Campus

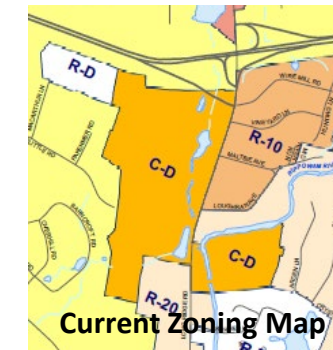
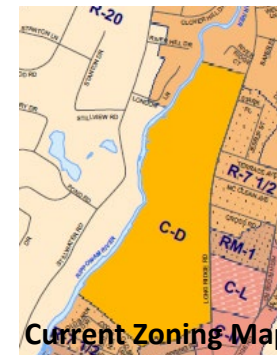
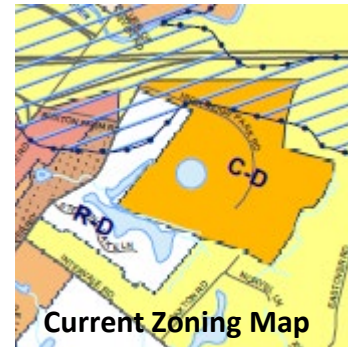
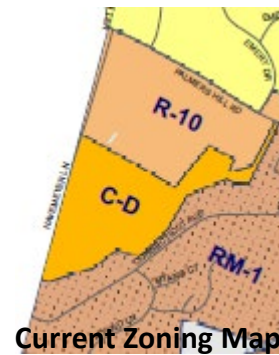
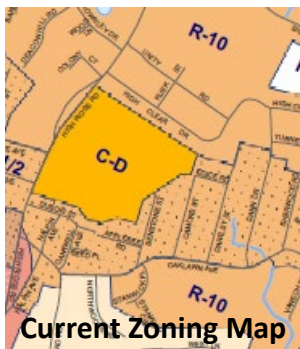
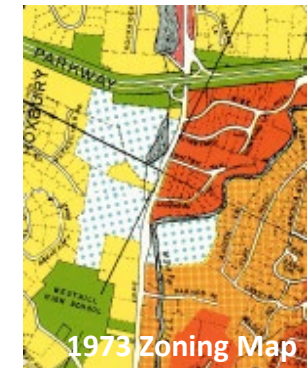
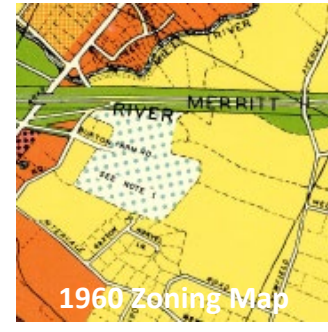


C-D Zone – Designed Commercial

# Long Ridge Road – Commercial Corridor



# C-D Zones



201-225  
 High Ridge Road  
 CBS Labs

77 Havemeyer  
 Dorr-Oliver

High Ridge  
 Office Park

120  
 Long Ridge Road  
 Olin Industries

777, 800, 900 Long Ridge Road  
 (Now) Synchrony  
 Xerox  
 Nestle Waters

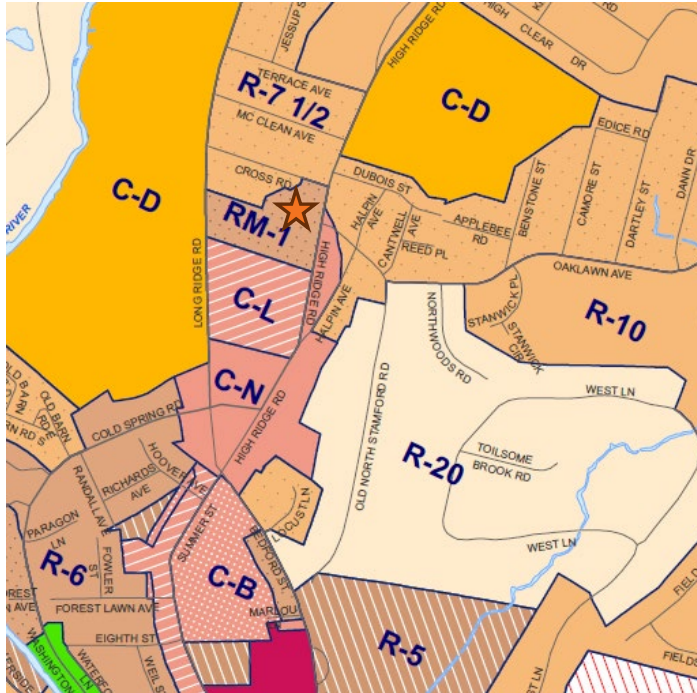
# 2021 C-D Zone Changes

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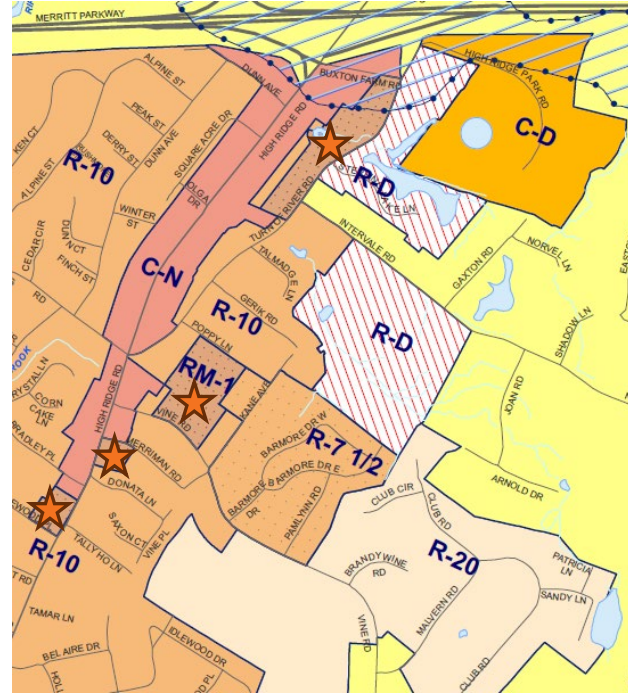
| Standard              | C-D (Pre-Text Change)                                           | C-D Mixed-Use (Post-Text Change)                            |
|-----------------------|-----------------------------------------------------------------|-------------------------------------------------------------|
| Lot Area              | 15 acres                                                        | 15 acres                                                    |
| Building Coverage     | 12%                                                             | 10%                                                         |
| Lot Coverage          | 40%                                                             | 35%                                                         |
| FAR                   | 0.40                                                            | 0.40                                                        |
| Building Stories      | 3-4                                                             | 4                                                           |
| Building Height       | N/A                                                             | 60'                                                         |
| Single-Family Setback | 100'                                                            | 100'                                                        |
| Residential Density   | 11.6 units/acre (no BMR onsite)*<br>15 units/acre (BMR onsite)* | 12 units/acre (no BMR onsite)<br>14 units/acre (BMR onsite) |

\*Only applied to 77 Havemeyer prior to 2021

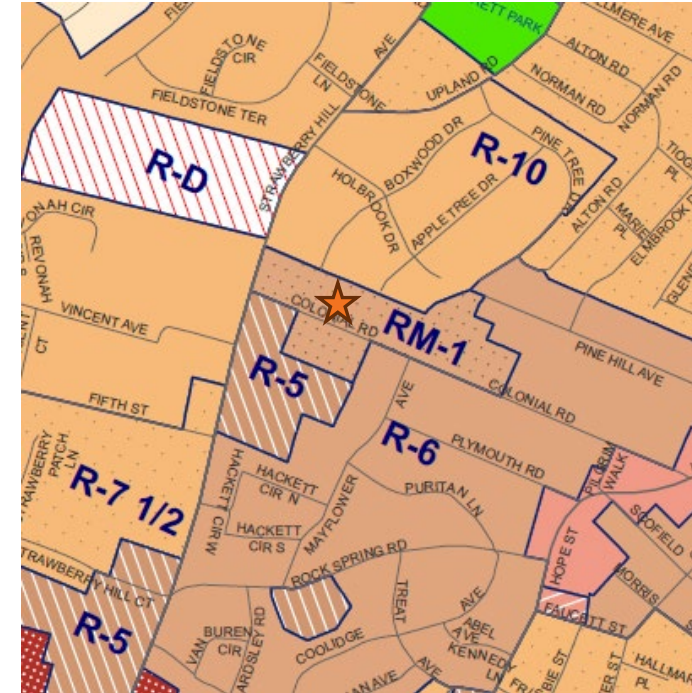
## RM-1 Zones



Stamford Cross Road Residences  
 Senior Housing



180 Turn of River Road Condos  
 Willard Manor Apartments  
 865 High Ridge Road Condos  
 Maple Ridge Apartments

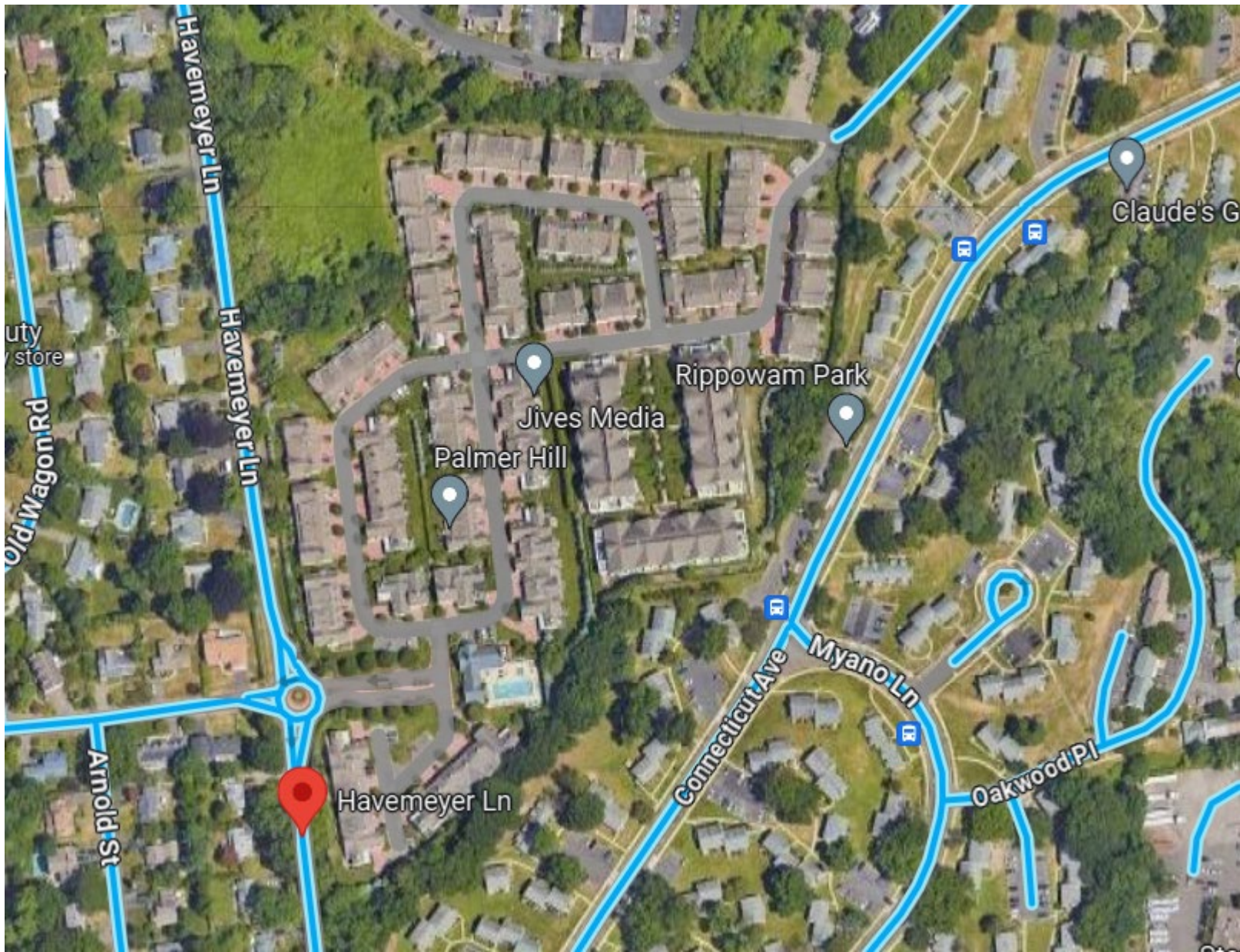


Ainslie Square Condos





Ainslie Square

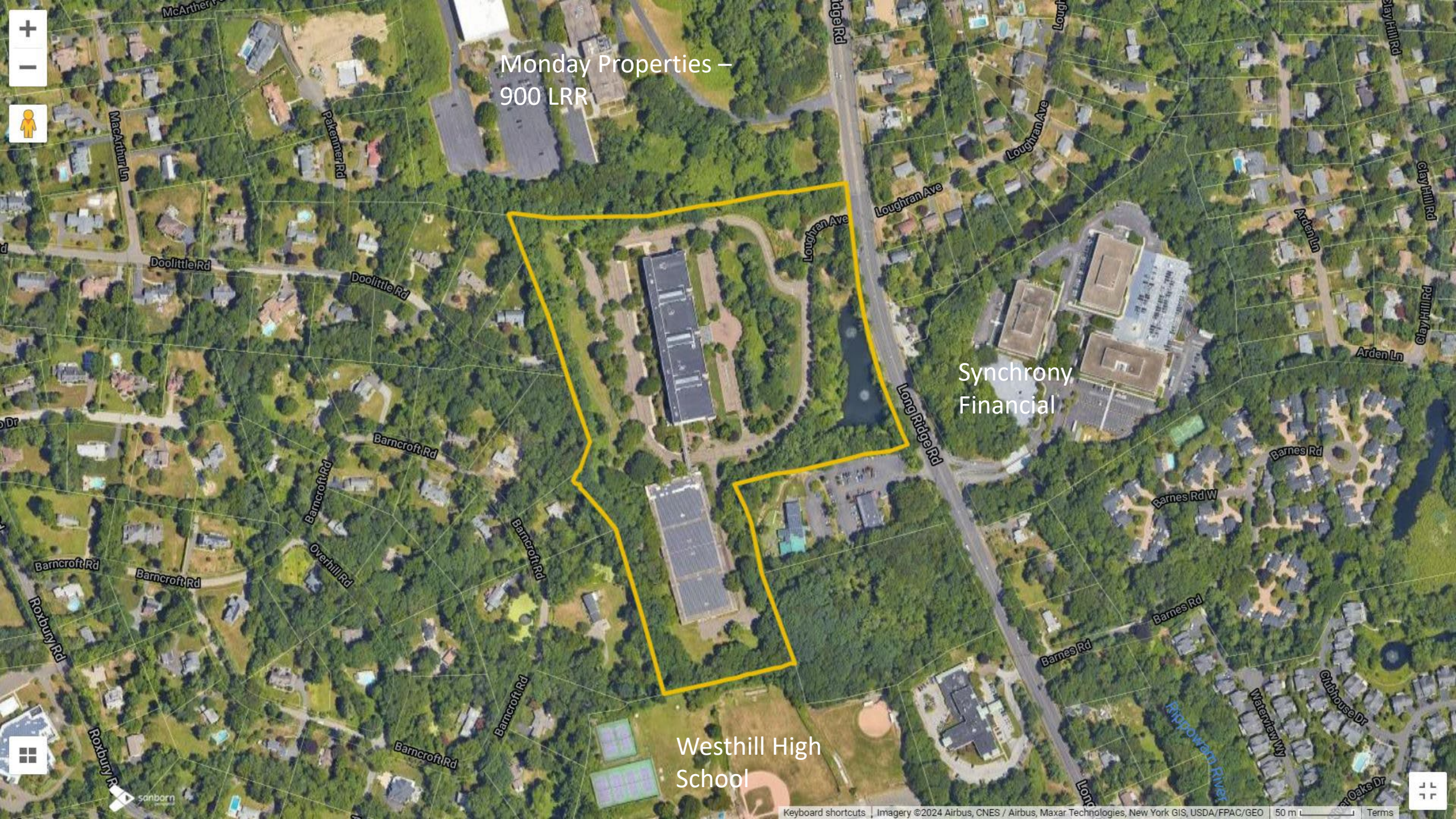


Palmer's Hill

Monday Properties –  
900 LRR

Synchrony  
Financial

Westhill High  
School



# Office Market

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FINANCE · REAL ESTATE

## Office vacancies set new all-time high, blowing past recession-era rates

BY ALENA BOTROS  
April 4, 2024 at 5:02 PM EDT



More gloom, and maybe doom, for offices.

GETTY IMAGES

# Stamford CBD/Railroad

## Trophy - 2.9 msf / 14% Vacancy (6% assuming 400 Atlantic lease up)

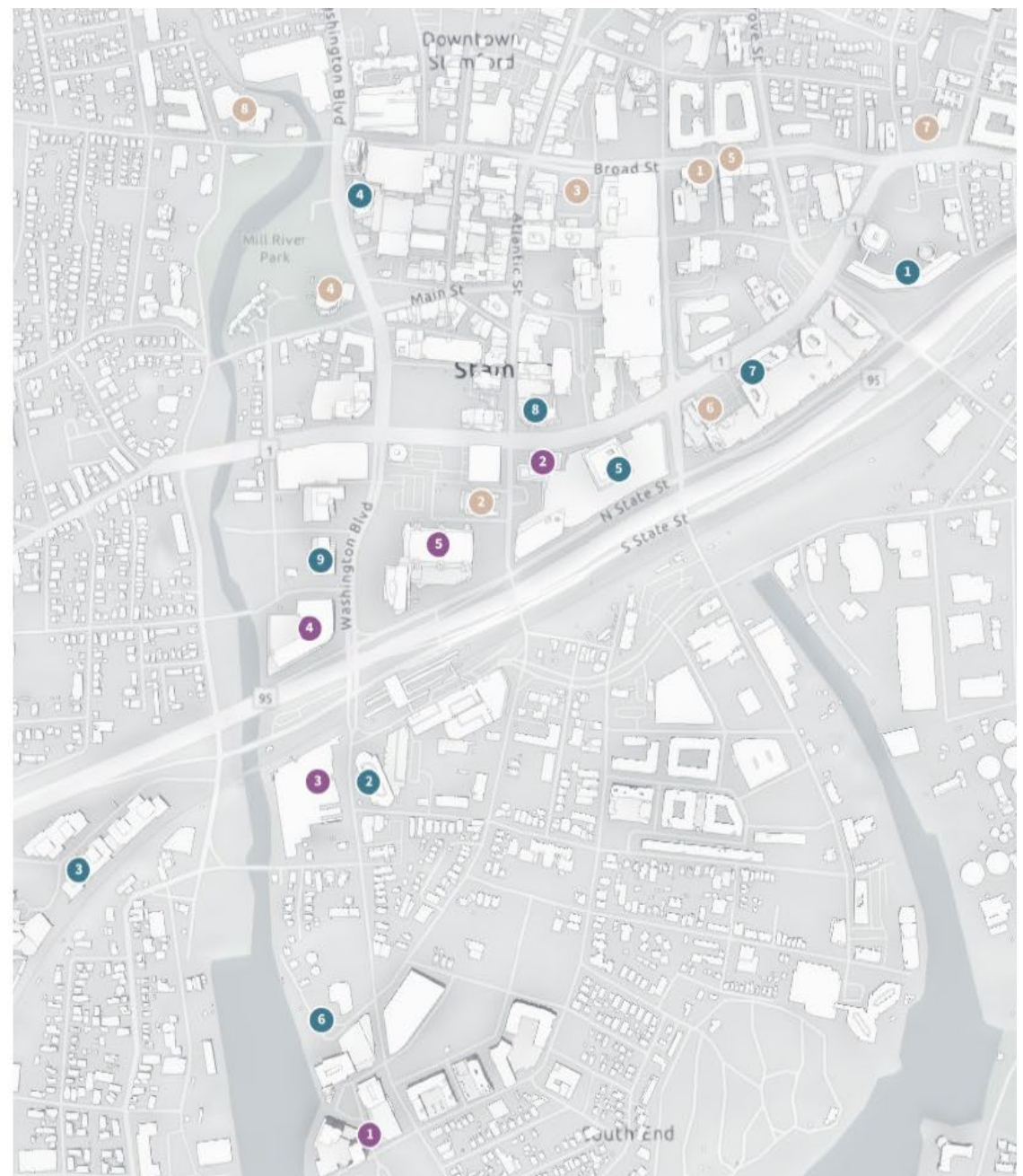
|                                                                               |                                                                                  |                                                             |                                                                                 |                                                                                |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>1. Harbor Point</b><br>400,500 SF<br><b>\$70.00 psf</b><br>10.5% available | <b>2. 400 Atlantic St</b><br>533,000 SF<br><b>\$57.50 psf</b><br>51.2% available | <b>3. Charter HQ</b><br>779,500 SF<br>n/a<br>0.0% available | <b>4. 600 Washington</b><br>454,000 SF<br><b>\$70.00 psf</b><br>14.8% available | <b>5. 677 Washington</b><br>740,000 SF<br><b>\$70.00 psf</b><br>3.8% available |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------|

## Class A - 4.1 msf / 30% Vacancy

|                                                                                   |                                                                                                            |                                                                                                                  |                                                                                  |                                                                                                            |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>1. The Link</b><br>590,500 SF<br><b>\$55.00 psf</b><br>24.1% available         | <b>2. Metro Center</b><br>282,000 SF<br><b>\$52.00 psf</b><br>39.2% available                              | <b>3. First Stamford Pl</b><br>800,000 SF<br><b>\$43.00 psf</b><br>31.7% available<br><b>*Special Servicing*</b> | <b>4. 1055 Washington</b><br>183,000 SF<br><b>\$39.00 psf</b><br>13.9% available | <b>5. 201 Tresser</b><br>480,000 SF<br><b>\$55.00 psf</b><br>49.1% available<br><b>*Special Servicing*</b> |
| <b>6. 2187 Atlantic St</b><br>193,000 SF<br><b>\$47.00 psf</b><br>15.1% available | <b>7. Stamford Plaza</b><br>975,000 SF<br><b>\$48.00 psf</b><br>25.3% available<br><b>*CMBS Watchlist*</b> | <b>8. 300 Atlantic St</b><br>295,000 SF<br><b>\$53.00 psf</b><br>53.1% available                                 | <b>9. Stamford Towers</b><br>325,000 SF<br><b>\$54.00 psf</b><br>22.2% available |                                                                                                            |

## Class B - 1.7 msf / 28% Vacancy

|                                                                                |                                                                                  |                                                                                  |                                                                                  |                                                                                 |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>1. 177 Broad St</b><br>199,000 SF<br><b>\$35.00 psf</b><br>11.8% available  | <b>2. 421 Atlantic St</b><br>43,000 SF<br><b>\$51.00 psf</b><br>100.0% available | <b>3. Landmark Square</b><br>730,000 SF<br><b>\$40.50 psf</b><br>23.0% available | <b>4. 1010 Washington</b><br>188,000 SF<br><b>\$37.50 psf</b><br>13.8% available | <b>5. Canterbury GRN</b><br>245,000 SF<br><b>\$40.00 psf</b><br>53.6% available |
| <b>6. 350 Bedford St</b><br>72,500 SF<br><b>\$30.00 psf</b><br>18.7% available | <b>7. 750 E Main St</b><br>100,000 SF<br><b>\$28.50 psf</b><br>30.6% available   | <b>8. 9 W Broad St</b><br>200,000 SF<br><b>\$28.50 psf</b><br>30.6% available    |                                                                                  |                                                                                 |



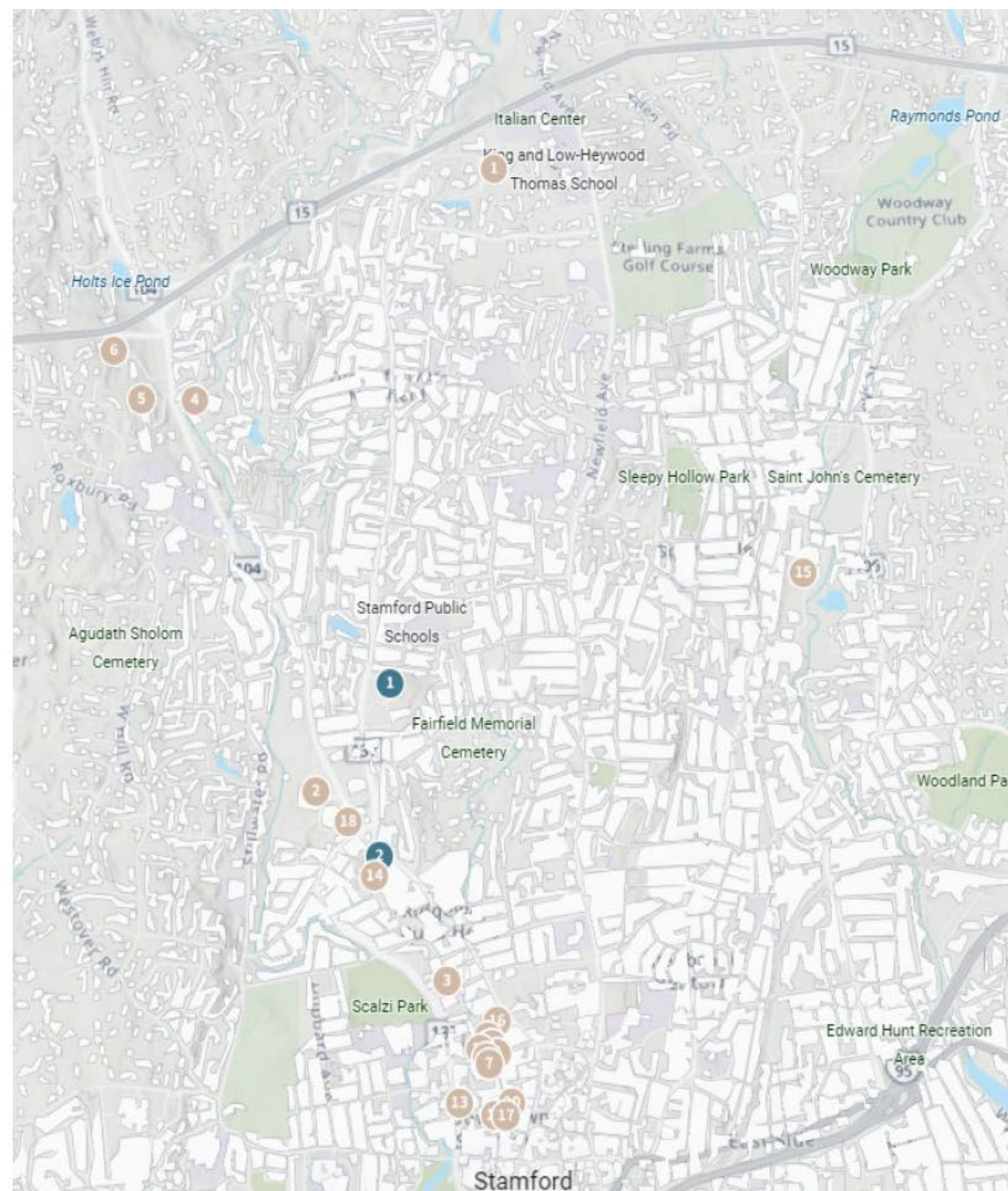
# Stamford North/Merritt Pkwy

## Class A – 0.5 msf / 22% Vacancy


|                                                                                    |                                                                                 |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>1. 225 High Ridge Rd</b><br>228,000 SF<br><b>\$30.00 psf</b><br>32.5% available | <b>2. 3001 Summer St</b><br>290,000 SF<br><b>\$38.00 psf</b><br>13.4% available |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|

## Class B – 3.0 msf / 56% Vacancy

|                                                                                     |                                                                                     |                                                                                   |                                                                                                        |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>1. High Ridge Park</b><br>590,000 SF<br><b>\$35.00 psf</b><br>65.7% available    | <b>2. 120 Long Ridge Rd</b><br>310,000 SF<br><b>\$35.00 psf</b><br>100.0% available | <b>3. 1600 Summer St</b><br>250,000 SF<br><b>\$33.00 psf</b><br>100.0% available  | <b>4. 777 Long Ridge Rd</b><br>315,000 SF<br><b>n/a</b><br>0.0% available<br><b>*Synchrony remote*</b> | <b>5. 800 Long Ridge Rd</b><br>275,000 SF<br><b>\$28.00 psf</b><br>100.0% available |
| <b>6. 900 Long Ridge Rd</b><br>224,000 SF<br><b>\$28.00 psf</b><br>100.0% available | <b>7. 1010 Summer St</b><br>28,000 SF<br><b>n/a</b><br>0.0% available               | <b>8. 1055 Summer St</b><br>28,000 SF<br><b>n/a</b><br>0.0% available             | <b>9. 1100 Summer St</b><br>58,500 SF<br><b>\$24.00 psf</b><br>2.8% available                          | <b>10. 1111 Summer St</b><br>65,500 SF<br><b>\$26.50</b><br>24.2% available         |
| <b>11. 1150 Summer St</b><br>25,000 SF<br><b>\$24.00 psf</b><br>11.2% available     | <b>12. 1177 Summer St</b><br>54,000 SF<br><b>\$26.50 psf</b><br>14.1% available     | <b>13. 1351 Washington</b><br>223,000 SF<br><b>\$30.00 psf</b><br>37.0% available | <b>14. 2777 Summer St</b><br>110,000 SF<br><b>\$28.00 psf</b><br>30.3% available                       | <b>15. 1 Omega Dr</b><br>122,000 SF<br><b>\$22.50 psf</b><br>46.5% available        |
| <b>16. 30 Oak St</b><br>56,000 SF<br><b>\$25.00 psf</b><br>53.4% available          | <b>17. 595 Summer St</b><br>63,000 SF<br><b>n/a</b><br>0.0% available               | <b>18. 60 Long Ridge Rd</b><br>54,000 SF<br><b>\$28.00 psf</b><br>13.6% available | <b>19. 600 Summer St</b><br>103,000 SF<br><b>\$29.50 psf</b><br>15.7% available                        | <b>20. 707 Summer St</b><br>74,000 SF<br><b>\$30.00 psf</b><br>35.9% available      |



# Office Market


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Markets






## A \$1.5 Trillion Wall of Debt Is Looming for US Commercial Properties

- Morgan Stanley sees refinancing risks front and center
- Office, retail property valuations could fall as much as 40%



The view from Park Avenue in New York. *Photographer: Jeenah Moon/Bloomberg*

By [Neil Callanan](#)  
April 8, 2023 at 4:00 PM EDT

## Housing Crisis

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Housing

# New Reports Show Connecticut's Housing Crisis Continues to Worsen



by **Jamil Ragland** June 4, 2024, 5:00 am

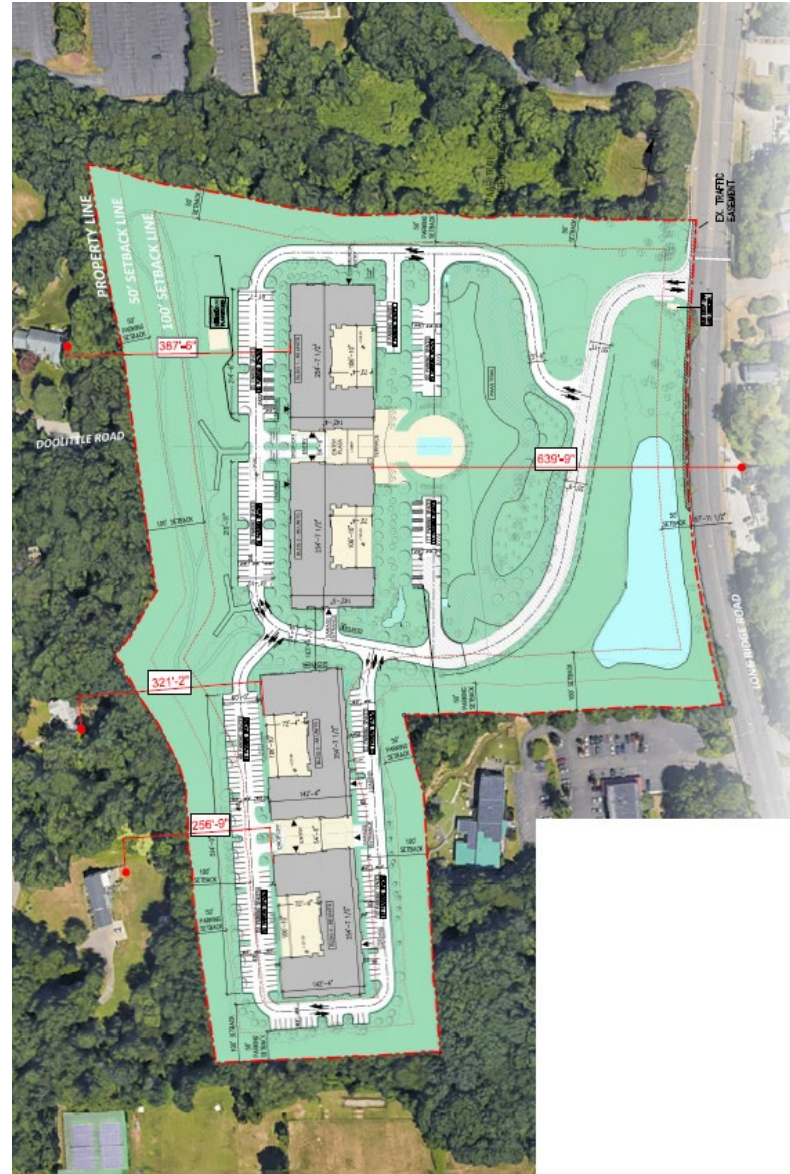
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A report from the Federal Housing Finance Agency found that Connecticut experienced the 7th highest percent change in housing prices, at 9.64%, from the first quarter of 2023 to the same time period this year. That figure outpaces the average national increase, which stood at 6.6%. Three out of the four Connecticut metro areas listed in the report saw increases even greater than the state average.





Existing

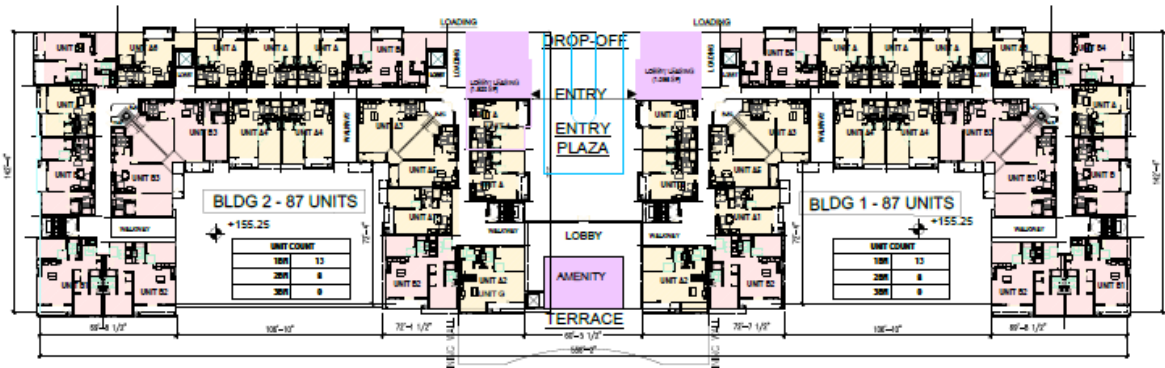


Proposed



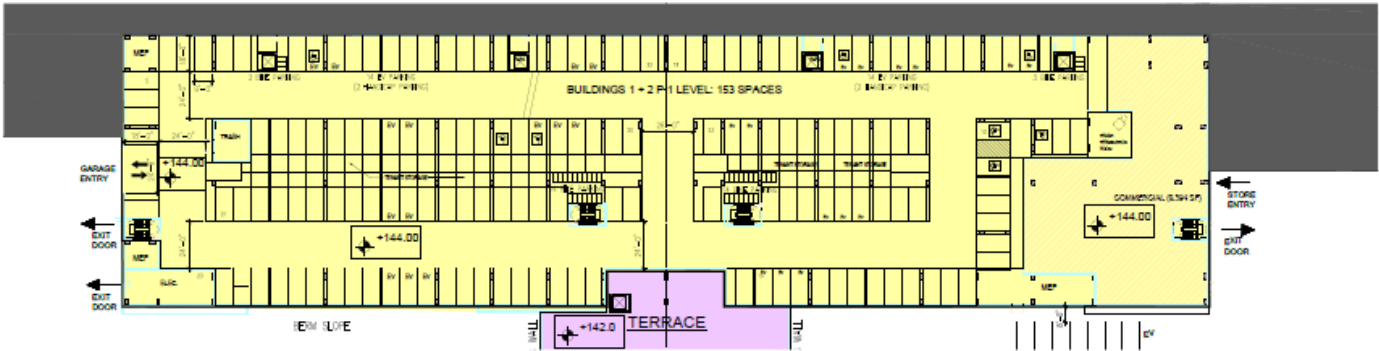
LEGEND

- A TYPE:  
1 BEDROOM UNIT
- B TYPE:  
2 BEDROOM UNIT
- C TYPE:  
3 BEDROOM UNIT
- LOBBY/PUBLIC



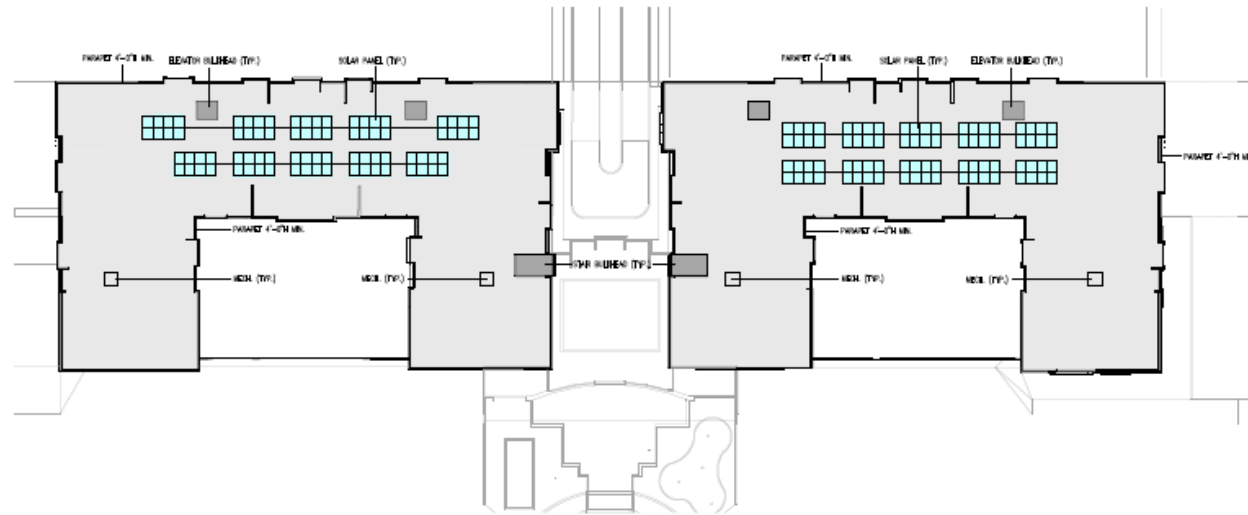
**BLDG 1 & 2 - GROUND LEVEL**

SCALE 1/32"=1'-0"



**BLDG 1 & 2 - PARKING LEVEL**

SCALE 1/32"=1'-0"

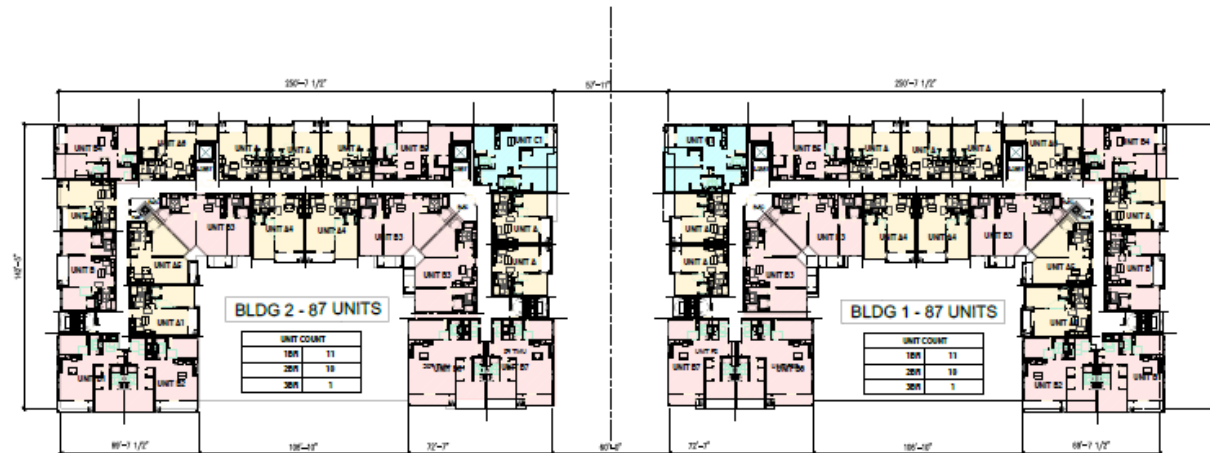


**LEGEND**

- A TYPE:  
1 BEDROOM UNIT
- B TYPE:  
2 BEDROOM UNIT
- C TYPE:  
3 BEDROOM UNIT
- LOBBY/PUBLIC

**BLDG 1 & 2 - ROOF PLAN**

SCALE 1/32"=1'-0"



**BLDG 1 & 2 - 2ND TO 4TH FLOOR PLAN**

SCALE 1/32"=1'-0"





Buildings 1 & 2



Buildings 3 & 4

**MATERIAL LEGEND**

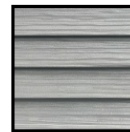
1. WHITE AZEC
2. COMPOSITE SIDING - DARK GRAY
3. COMPOSITE SIDING - LIGHT GRAY
4. COMPOSITE SIDING - OCHRE
5. COMPOSITE SIDING - TUSCON RED
6. TEXTURED PANEL - GRAY
7. TEXTURED PANEL - NATURAL
8. STONE VENEER



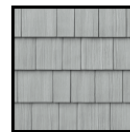
1. WHITE AZEC



5. COMP. SIDING  
TUSCON RED



2. COMP. SIDING  
DARK GRAY



6. TEXT. PANEL  
GRAY



3. COMP. SIDING  
LIGHT GRAY



7. TEXT. PANEL  
NATURAL



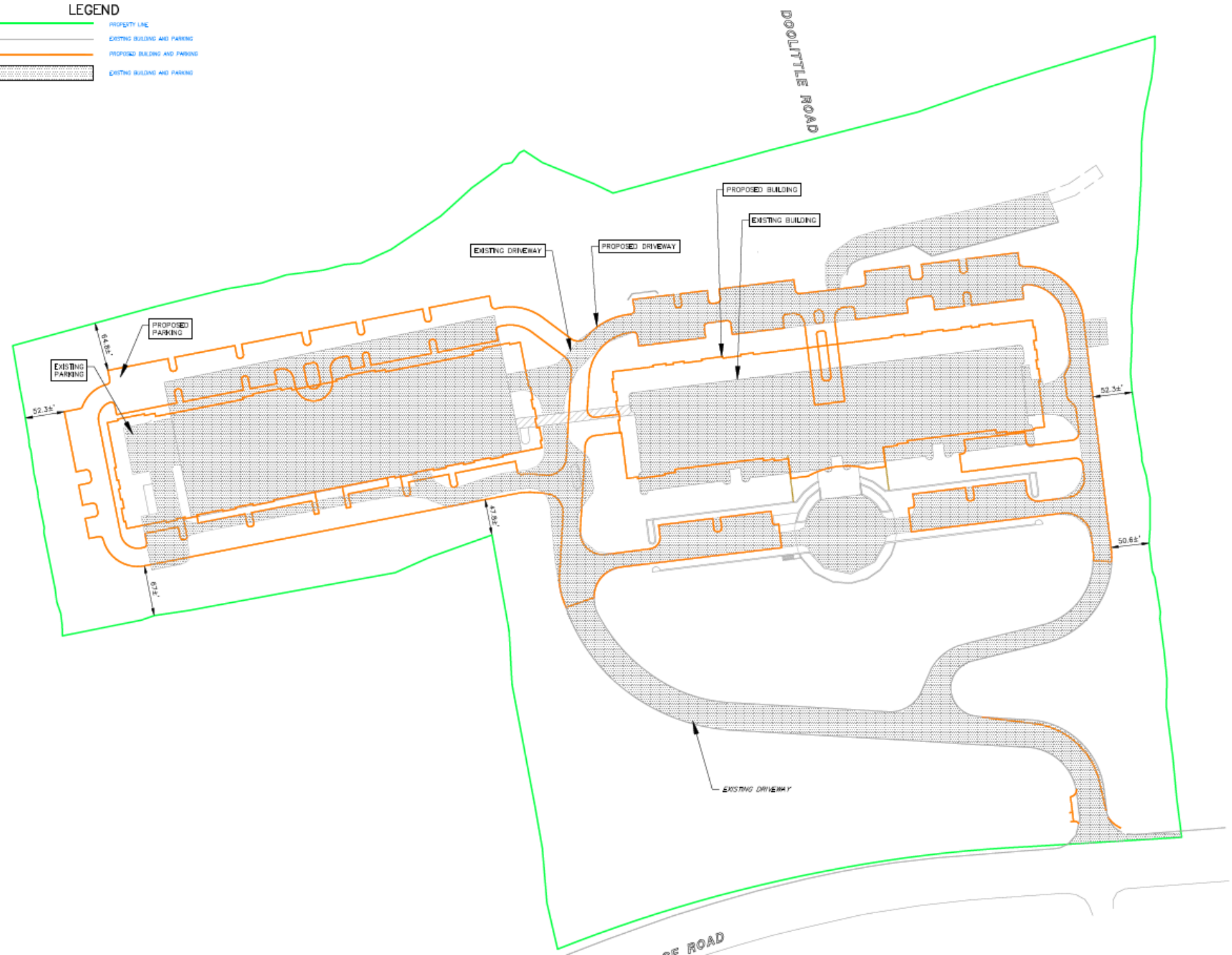
4. COMP. SIDING  
OCHRE



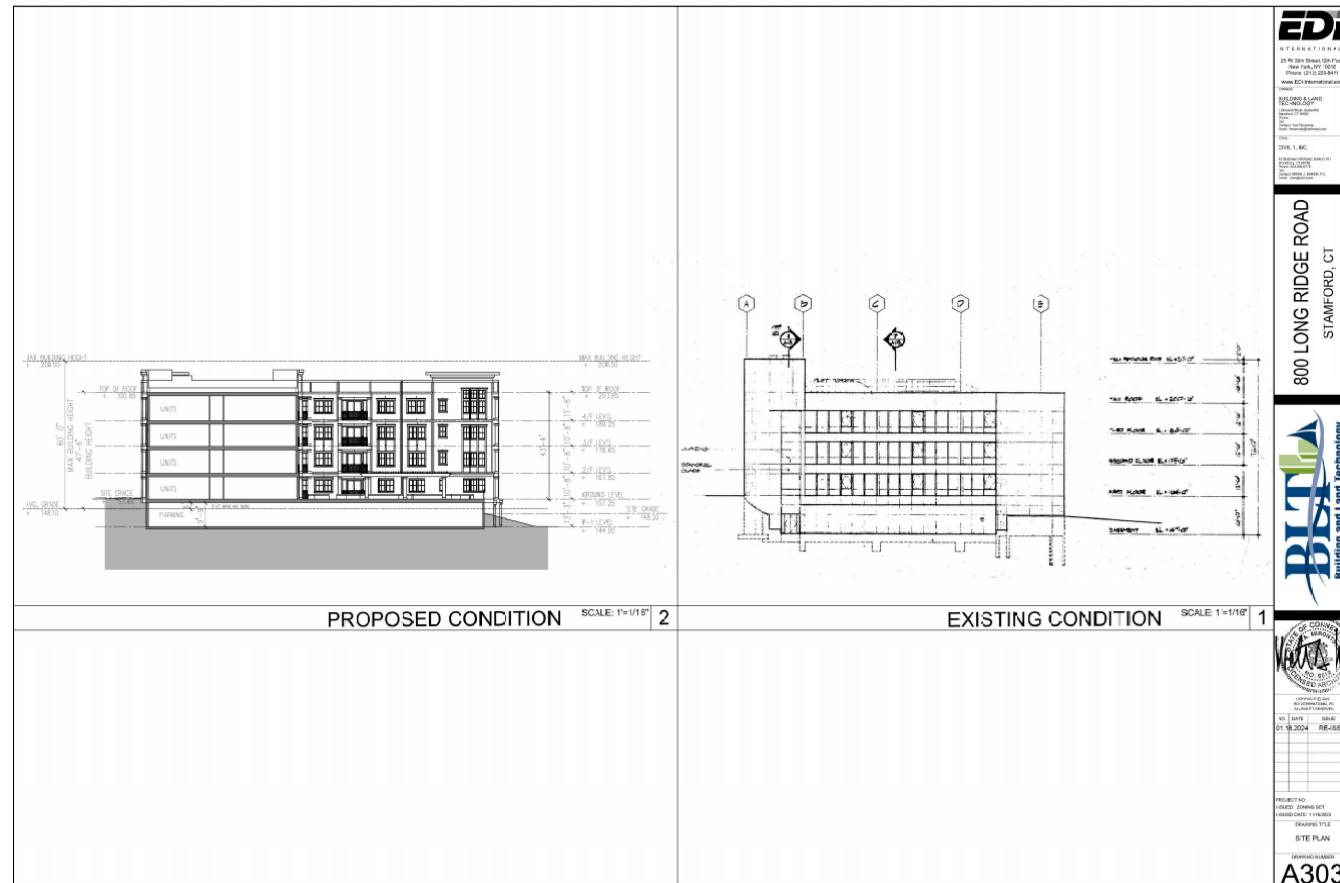
8. STONE  
VENEER

**LEGEND**

|                                                                                   |                               |
|-----------------------------------------------------------------------------------|-------------------------------|
|    | PROPERTY LINE                 |
|    | EXISTING BUILDING AND PARKING |
|    | PROPOSED BUILDING AND PARKING |
|  | EXISTING BUILDING AND PARKING |

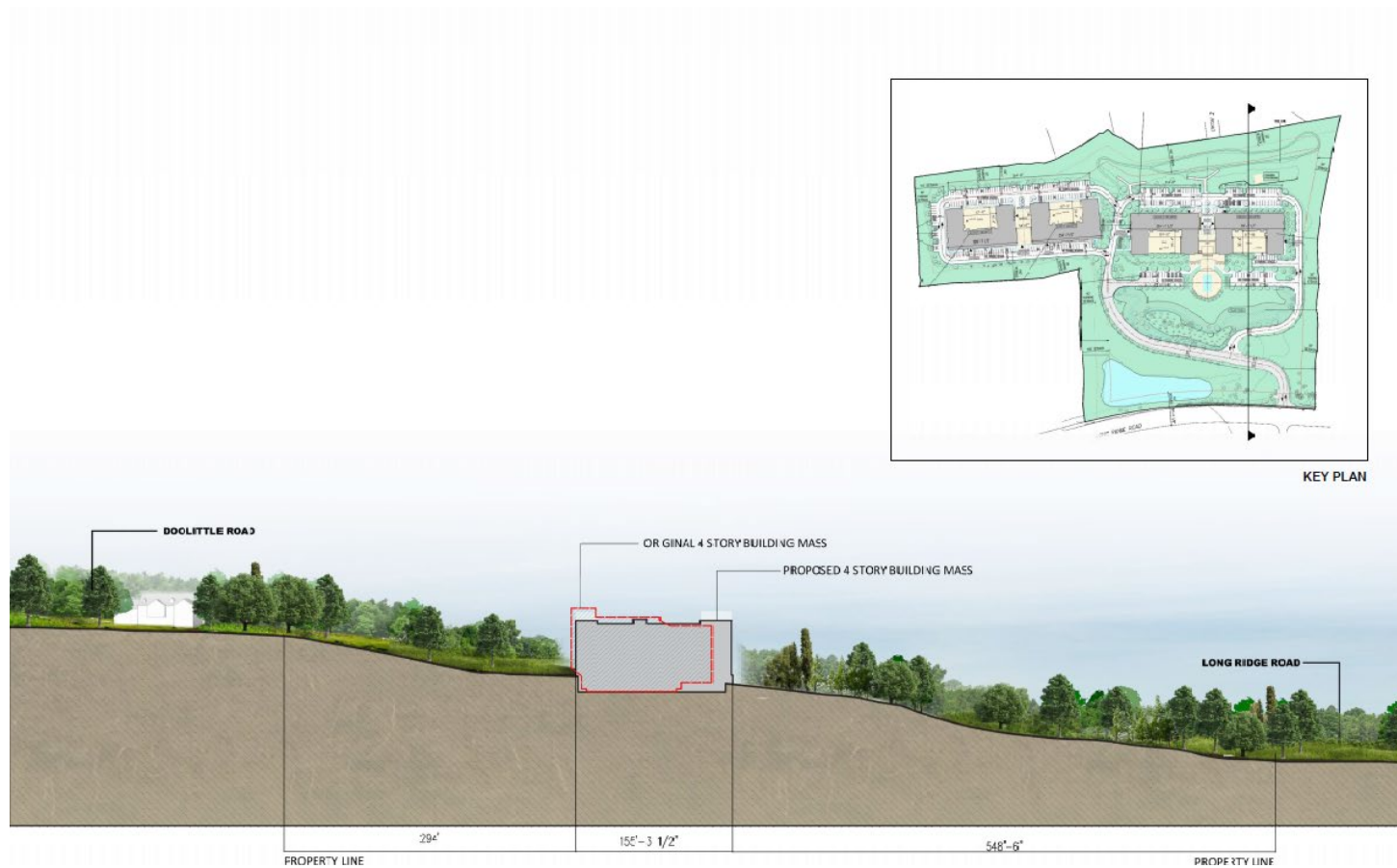


# Current vs Proposed – Building Height Comparison





# Building Height Comparison – Site Section





**Current vs. Proposed View  
from Entry Drive**



**Current vs. Proposed View  
from East**



**Current vs. Proposed View of  
Commercial Space**



**Current vs. Proposed View of  
Amenity Space**



**LEGEND**



**PAAS LEGEND**



**PAAS CHART**

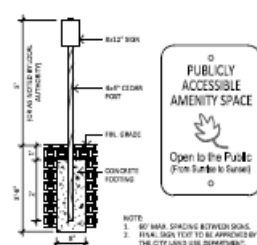
| ITEM                | REQUIRED   | PROPOSED   |
|---------------------|------------|------------|
| PAAS SIGN (BY CITY) | 6020' x 6" | 6020' x 6" |
| PAAS BENCH (TYP.)   | N/A        | 7          |
| PAAS TRAIL (TYP.)   | N/A        | 7          |
| PAAS SIGN (BY CITY) | N/A        | 6          |
| PAAS BENCH          | N/A        | 4          |

**GENERAL NOTES:**

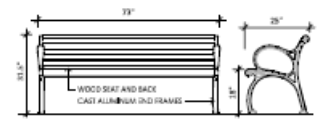
1. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

**PAAS NOTES:**

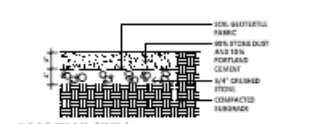
1. THE PAAS AREA HAS BEEN EXCLUDED FROM THE LOT COVERAGE CALCULATION, SUBJECT TO APPROVAL BY THE ZONING BOARD.
2. THE PAAS TRAIL SHALL HAVE A CLEARING OF AT LEAST 24" IN WIDTH ON EITHER SIDE OF THE TRAIL. THE CLEARING HEIGHT SHALL BE NO LESS THAN 12' AND CLEARING AREA SHALL BE REGULARLY CLEANED AND MAINTAINED.
3. THE PROPERTY OWNER OR MANAGER SHALL INSURE THAT THE PAAS WILL MAINTAIN CLEAN AND LITTER FREE, AND THAT TRASH RECEPTACLES ARE PROVIDED AND MAINTAINED.
4. THE PAAS AREA HAS BEEN EXCLUDED FROM THE LOT COVERAGE CALCULATION, SUBJECT TO APPROVAL BY THE ZONING BOARD.



**PAAS SIGN (TYP.)**  
SCALE: NOT TO SCALE



**PAAS BENCH (TYP.)**  
SCALE: NOT TO SCALE



**PAAS TRAIL (TYP.)**  
SCALE: NOT TO SCALE



**REVISION BLOCK**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
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|     |      |             |

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**ENVIRONMENTAL LAND SOLUTIONS, LLC**  
1000 WEST STAMFORD AVENUE, SUITE 200  
STAMFORD, CT 06907  
P: 203.355.7800  
F: 203.355.7800  
www.elsllc.com

PROJECT SITE:  
600 LONG RIDGE ROAD  
STAMFORD, CT

SCALE: AS SHOWN

DATE: 11.8.25

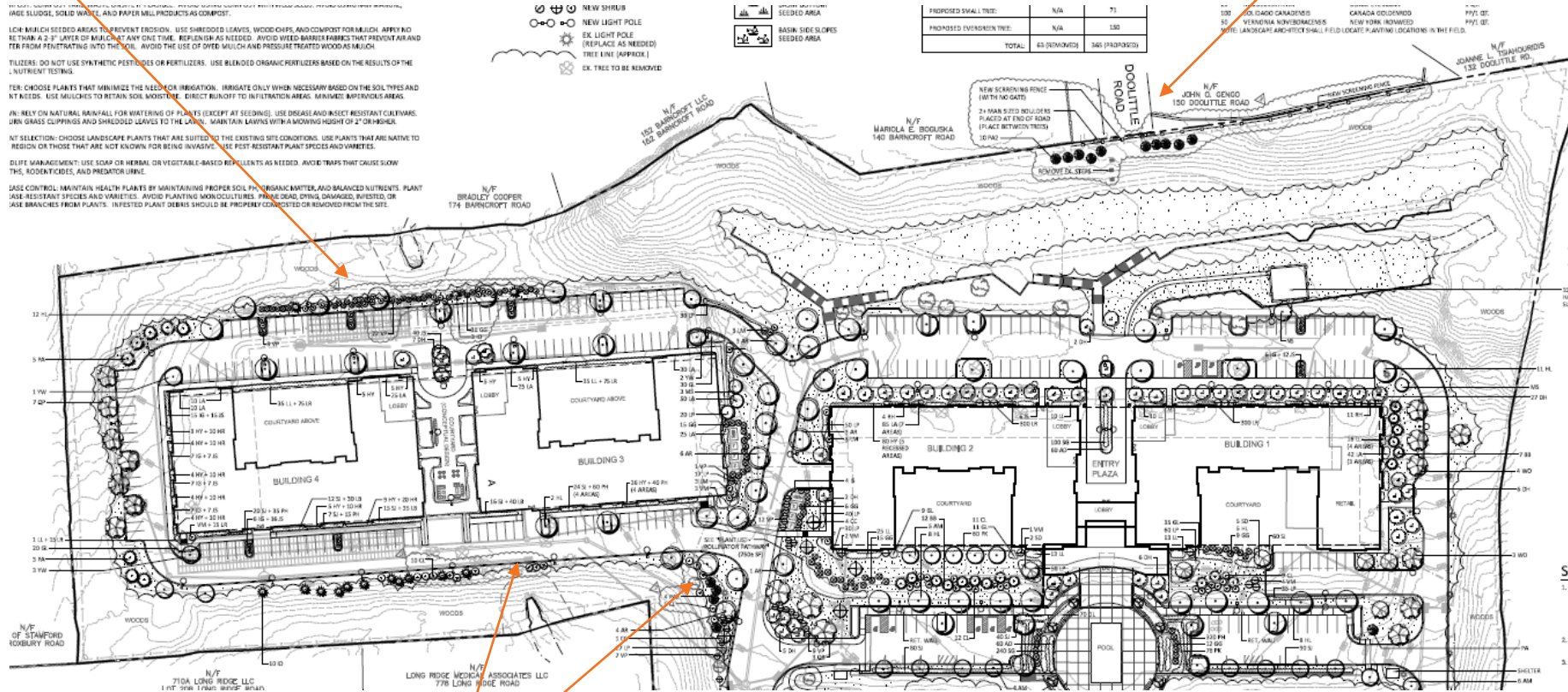
TITLE:  
**PUBLICLY ACCESSIBLE AMENITY SPACE PLAN**

SHEET NO:  
**PAAS.1**



56 trees/plants

10 trees  
Removal of steps  
Mansized boulders – end of street  
New screening fence



19 trees/plants

Additional Screening for Neighbors



## Sidewalk Fee-in-Lieu

---



CARMODY 

TORRANCE | SANDAK | HENNESSEY<sub>LLP</sub>