

Schedule A
List of Plans & Reports

- Architectural Plans prepared by EDI International, dated November 16, 2023, revised to June 20, 2024, titled:
 - “Z001 – Proposed Open Space;”
 - “Z002 – Site Plan;”
 - “A003 – Building 1 & 2, P1 Parking Level, Ground Level;”
 - “A004 – Building 1 & 2, 2nd to 4th Floor, Roof;”
 - “A005 – Building 3 & 4, P1 Parking Level, Ground Level;”
 - “A006 – Building 3 & 4, 2nd to 4th Floor, Roof;”
 - “A007 – Color Renderings;”
 - “A200 – Typical Building Elevation;”
 - “A201 – Façade Materials;”
 - “A301 – Building Sections;”
 - “A302 – Original 4 Story Building Mass, Proposed 4 Story Building Mass;”
 - “A303 – Proposed Condition, Existing Condition;”
 - “A400 – Color Renderings;”
 - “A401 – Color Renderings;”
 - “A402 – Color Renderings;” and
 - “A403 – Color Renderings;”
- Civil Plans prepared by Civil 1, Inc., dated October 3, 2023, revised to May 31, 2024, titled:
 - “Zoning Location Survey – Existing Conditions;”
 - “Zoning Location Survey – Proposed Conditions;”
 - “C1.1 – Overall Site Plan;”
 - “C1.2 – Site Plan;”
 - “C1.3 – Site Plan;”
 - “C1.4 – Site Plan;”
 - “C2.1 – Overall Grading & Drainage Plan” (revised to June 18, 2024);
 - “C2.2 – Grading & Drainage Plan;”
 - “C2.3 – Grading & Drainage Plan” (revised to June 18, 2024);
 - “C2.4 – Grading & Drainage Plan;”
 - “C3.1 – Overall Utility Plan;”
 - “C3.2 – Utility Plan;”
 - “C3.3 – Utility Plan;”
 - “C3.4 – Utility Plan;”
 - “C4.1 – Overall Erosion Control Plan;”
 - “C4.2 – Erosion Control Plan;”
 - “C4.3 – Erosion Control Plan;”
 - “C4.4 – Erosion Control Plan;”
 - “C5.1 – Driveway & Drainage Profiles;”
 - “C5.2 – Driveway & Drainage Profiles;”
 - “C5.3 – Driveway & Drainage Profiles;”
 - “C5.4 – Driveway & Drainage Profiles;”
 - “C5.5 – Sanitary Sewer Profile;”
 - “C5.6 – Walking Trail Profiles;”

- “C6.1 – Details;”
- “C6.2 – Details;”
- “C6.3 – Details;”
- “C6.4 – Details;”
- “C6.5 – Details;” and
- “C7.1 – Project Notes & Erosion Control Narrative;”
- Landscape Plan prepared by Environmental Land Solutions, LLC, dated October 3, 2023, revised to June 20, 2024, titled:
 - “LP.1 – Landscape Plan;”
 - “LP.2 – Landscape Plan;” and
 - “LP.3 – Landscape Details;”
- Landscape Rendering prepared by Environmental Land Solutions, LLC, dated October 3, 2023, revised to June 20, 2024, titled “Landscape Plan;”
- Publicly Accessible Amenity Space Plan prepared by Environmental Land Solutions, LLC, dated November 8, 2023, revised to May 28, 2024, titled “Publicly Accessible Amenity Space Plan;”
- Drainage Study prepared by Civil 1, Inc., dated October 3, 2023, revised to May 28, 2024, titled “Stormwater Management Report;”
- Traffic Study prepared by Fuss & O’Neill, dated September, 2023, titled “Traffic Impact Study;”
- Parking and Traffic Demand Management Plan prepared by Fuss & O’Neill, dated October 6, 2023;
- First submission of Stamford Sustainability Scorecard;
- Stamford Development Review Guidelines;
- Preliminary Affordability Plan;
- Exhibit comparing existing conditions to site renderings;
- Impervious Development Overlay Exhibit prepared by Civil 1, Inc., dated March 8, 2024, revised to May 31, 2024;
- Supplemental Traffic Engineering Analysis prepared by Fuss & O’Neill, dated May 31, 2024;
- Response to 3/12/24 TTP Comments prepared by Fuss & O’Neill, dated May 22, 2024;
- Response to 2/22/24 Engineering Comments prepared by Civil1, dated May 28, 2024;
- Response Letter to Assistant Fire Marshal Chad Armstrong prepared by Civil 1, Inc., dated May 31, 2024;
- Memorandum summarizing how the Applicant has met the Special Permit standards in § 19.C.2. of the Zoning Regulations; and
- Appraisal Report prepared by Kerin & Fazio, LLC, dated June 14, 2024, titled “Neighborhood Impact Study.”

Schedule B **Project Narrative**

800 Long Ridge, LLC (the “Applicant”) requests site plan and special permit approvals to facilitate the development of a mixed-use development at 800 Long Ridge Road (the “Property”).

I. The Property & Existing Uses

The Property is 25.26± acres and located in Master Plan Category 8 (Mixed-Use Campus) and the Designed Commercial (C-D) zone. It is generally bounded by Long Ridge Road to the east, commercial property in the C-D zone to the north, residential properties in the one family residence zone (RA-1) to the west, and Westhill High School and a mixed-use commercial property to the south. It is improved with a four-story, 300,000± square foot office building; a two-level, 512-space parking garage; stormwater management systems; and associated site improvements. There is one (1) signalized curb cut serving as the entrance and exit to the Property, and a paved driveway wraps around the Property and connects to the building, parking garage, and parking lots. The office building and parking garage are set back from Long Ridge Road and shielded from passersby due to an abundance of trees and changes in grade.

The existing office building was constructed in 1978 and has housed a variety of office tenants. Most notably, the building served as the corporate headquarters to the Xerox Corporation until shortly after the Applicant purchased the Property in 2006. At its peak, Xerox employed about 600 people on the Property. The entire building is currently leased to GE Capital’s Energy Financial Services division, which vacated the building at the end of 2023. The building, however, is currently underutilized due to the rise in remote work and other shifts in the locations of GE Capital’s workforce.

Mature trees are located throughout the Property, including near its borders, and a steep grade change along the western edge of the Property separates it from its residential neighbors. Additionally, the Property has been improved with amenities designed to enhance the natural features of the site. For example, an artificial pond with two (2) fountains is located along the Property’s Long Ridge Road frontage, and walking trails are located behind the existing office building.

II. Revision of C-D Regulations

The Property, like many suburban office parks in Stamford constructed in the 1970s, has been underutilized for the past several years. The demand for suburban office space has dwindled as companies opt for more urban locations close to major public transportation hubs. The COVID-19 pandemic has only exacerbated this trend as companies have moved to remote and hybrid work models, thereby decreasing the need for physical office space. Accordingly, the market for office tenants at such office parks is almost nonexistent. The City acknowledges this trend and has expressed a preference for office space to be concentrated Downtown.¹

¹See Master Plan page 69, Policy 3B.2.

During this same period, the demand for housing has continued to increase in Stamford and throughout the region at a rate that far outpaces supply. The City has recognized that market conditions favor the conversion of suburban office parks to uses for which there is more demand, such as multifamily housing. In 2021, the regulations for the C-D zone were amended to allow, via special permit approval, multifamily dwellings in large C-D districts. This text change served the dual purpose of facilitating the development of much-needed housing while allowing for the redevelopment of office parks that do not have a viable use in their current state. Additionally, such redevelopments will increase property tax revenue for the City.

III. Description of Proposed Development

The Applicant proposes to construct two (2), four-story structures² consisting of 354 units, as well as a 10,076± square foot commercial space on the Property, along with associated landscaping and site improvements. The total footprint is approximately 152,800± square feet, which closely mimics the footprint of the existing building and parking structure.

The 354 proposed units will be spread across two (2) structures, both of which will be separated into two (2) sections. The first structure, depicted as Buildings 1 and 2 on the enclosed plans, will be connected by a lobby and parking underneath. The lobby will connect to an outdoor pool and pool deck. Buildings 1 and 2 will contain 87 units each, and each building will have its own terrace. Buildings 3 and 4 will contain 90 units each, also with their own terraces, and will be connected on the first floor and by parking underneath. In total, the proposed development will contain 186 one-bedroom units, 148 two-bedroom units, and 20 three-bedroom units. Each of the buildings will contain rooftop solar panels to increase the sustainability of the Property and promote the use of green energy.

The Below Market Rate (“BMR”) requirement for the proposed development is 10 percent (35.4 units). The Applicant proposes 35 BMR units onsite in a mix that is proportional to the market rate units in compliance with § 7.4 of the Zoning Regulations. These units will be provided at 50 percent of the Area Median Income. The fractional (0.4) unit will be satisfied with a fee-in-lieu payment.

The Applicant also proposes 10,076± square feet of commercial space within Building 1. Potential tenants include a day care center or a medical office use, but the decision will be made based on market demand. Thus, to maintain flexibility and increase the viability of the space, however, the Applicant requests the full mix of allowable nonresidential uses for this space.

Access to the Property will continue to be provided through the existing signalized curb cut along Long Ridge Road and site driveway, which provides ample circulation throughout the site. Parking will be provided both on existing surface lots and in garages underneath each building. A total of 611 parking spaces are proposed. A total of 65 of these spaces will be electric vehicle charging spaces. Additionally, 130 bicycle parking spaces (including 74 Class A and 56 Class B spaces) are proposed.

²Although the buildings are identified as Buildings 1-4 on the site plan, Buildings 1 and 2 and Buildings 3 and 4 are connected internally.

As stated above, the proposed development is designed to mimic the footprint of the existing building and parking garage, which will allow the Applicant to maintain the existing natural features of the site and vast amount of open space. Additionally, due to the unique topography of the Property, the proposed development will be shielded from the street and surrounding properties.

Indoor and outdoor usable open space is proposed for tenants. Indoor fitness, child play areas, and tenant lounges and event spaces are proposed. Multiple courtyards, a pool, a pool deck, walking trails, outdoor child play areas, outdoor fitness, and walking trails are proposed.

Thoughtfully designed landscaping is proposed around the proposed structures and existing site driveway, including a mix of deciduous and evergreen trees, ornamental trees, shrubs, grasses, and flowering plants. Furthermore, in compliance with the newly adopted zoning regulations regarding publicly accessible amenity space, a network of trails is proposed along the eastern side of the Property. In total, 55,657± square feet (five percent of the total Property), will be publicly accessible amenity space. Additional parking spaces will be provided near the trail to serve the public, which will be clearly identified with appropriate signage. The existing walking path on the west side of the site will also be preserved for use by the residents.

Improvements to pedestrian access are also proposed in connection with the proposed development. A five-foot wide concrete sidewalk is proposed along the Long Ridge Road frontage north of the entrance to the Property, which the public can use to access the bus stop in front of 900 Long Ridge Road. A four-foot wide sidewalk is proposed along the accessway to the Property, which will connect the sidewalk on Long Ridge Road to the publicly accessible amenity space.³ Moreover, the Applicant proposes to add a crosswalk across Long Ridge Road and construct a four-foot wide concrete sidewalk in front of the property located at 12 Loughran Avenue, which will connect an existing sidewalk ramp to a bus stop on the east side of Long Ridge Road. Signal improvements will also be made to improve pedestrian safety at this crosswalk. Lastly, due to the steep grade, presence of wetlands, and location of mature trees, utility poles, and guardrails along the remaining Long Ridge Road frontage, the Applicant proposes to pay a fee-in-lieu payment for the portion of the sidewalk it is required to construct in this area. The Applicant has worked with staff from the Land Use Bureau, Environmental Protection Board, and Traffic, Transportation, and Parking Department to develop these proposed improvements, which have been designed to provide the safest and most practicable pedestrian access to the Property.

IV. Conformance of Site Plan with Stamford Master Plan

The proposed development is in line with the goals of Stamford's Master Plan and the City's vision when it amended the C-D regulations. Master Plan Category 8 provides in relevant part: "This category is intended to provide for and protect low-density office parks . . . by allowing limited expansion and adaptive reuse of compatible office, research and development, residential,

³A portion of the proposed sidewalk along the existing accessway will be located in a regulated area within 25' of wetlands. This portion of the sidewalk will be raised and constructed on existing pavement within the accessway. Accordingly, no new disturbance is proposed within the wetland. The Applicant has met with staff from the Environmental Protection Board and Land Use Bureau, who determined that the Applicant will not need approval from the Environmental Protection Board so long as there is no new disturbance.

government, educational and medical uses Such development may be permitted to locate on sites ‘suburban’ in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.”

The proposed development is consistent with Master Plan Category 8, as it will remove excess office space in a suburban neighborhood and replace it with much needed housing and complementary nonresidential uses. The proposed development is designed in a manner that is appropriate in scale and compatible with adjacent residential uses. The site topography, existing open space with woods and mature trees, and thoughtfully arranged landscaping will buffer the proposed development from these uses. Moreover, the surrounding roadways will be able to accommodate the traffic generated by the proposed development, as it will generate fewer trips and better spread peak traffic than the existing office use of the Property.

The Master Plan’s first enumerated goal for growth management states: “Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use.”⁴ As discussed above, the City implemented this policy when it amended the C-D regulations to make a greater number of parcels eligible to apply for special permit approval to permit mixed-use development. The proposed development is consistent with this goal, as well as the following Master Plan strategies and policies:

- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 4E.4: Consider opportunities for mixed-use transit supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Roads.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.

V. Requested Approvals

To facilitate this proposal, the Applicant requests the following approvals:

- (1) Final Site Plan Approval (“FSP”) pursuant to §§ 9.G.5. and 19.D. of the Zoning Regulations to develop the proposed buildings, parking structures, and associated site improvements on the Property.
- (2) Special Permit Approval pursuant to § 9.G.3. of the Zoning Regulations to permit the multifamily residential use of the Property.⁵

⁴Master Plan Policy 1.3B.1, page 4.

⁵As detailed in Schedule C below, pursuant to § 12.K.5. of the Zoning Regulations, the Applicant requests Zoning Board approval to permit a five-foot wide sidewalk along the northern frontage of Long Ridge Road in lieu of the six-foot wide sidewalk required by the Zoning Regulations.

- (3) Special Permit Approval pursuant to § 12.K.4.a.(6)(a) of the Zoning Regulations to be exempt from the sidewalk requirements of § 12.K.1. for the Long Ridge Road frontage to the south of the entrance to the Property.

VI. Conclusion

The Applicant seeks to redevelop the Property with a thoughtfully designed, mixed-use development that is consistent with footprint and scale of the existing structures on the site. The proposed development is consistent with the City's goal of replacing underperforming office buildings with uses that are in much higher demand, which in turn will increase the City's tax revenue. Furthermore, the proposed development will provide greatly needed housing supply, including affordable housing, without any visual impact to the surrounding area and providing publicly accessible amenity space at no cost to the public.

Schedule C
Statement of Findings

The Applicant submits the proposal is consistent with the Site Plan standards (§ 19.D.4.) and Special Permit standards (§ 19.C.2.) of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations, and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and handicapped access conform to the standards of the C-D Zone and applicable provisions of Section 12 of the Zoning Regulations. The proposed development makes use of the existing signalized curb cut and access drive, and maintains the general configuration of existing parking lots on the Property. All proposed walkways, parking spaces, and internal drives are designed to provide safe and convenient access to each of the proposed buildings. The enclosed architectural plans prepared by EDI International provide parking details for the development. The Applicant will comply with the electric vehicle and bicycle parking requirements in Section 12 of the Zoning Regulations.

(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

Vehicles will enter and exit the property through the existing access drive on Long Ridge Road. The existing traffic signals will remain.

- (c) Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

The surrounding streets can adequately accommodate the traffic associated with the proposed use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by Fuss & O'Neill.

- (2) The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

- (a) The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The existing, dense foliage along the perimeter of the Property provides excellent screening for the improvements on the Property, and the proposed plantings are compatible with the surrounding area. They sufficiently screen parking, loading spaces, garbage collection facilities, accessway drives, and utility installations. The existing trees, along with the natural topography of the site, will be maintained in such a way that screens the proposed development from neighboring properties. For more details, please see the enclosed Landscape Plan prepared by Environmental Land Solutions, LLC.

- (b) All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board.... In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Applicant proposes maintaining appropriate onsite landscaping and the existing open space on the Property, as detailed on the enclosed Landscape Plan prepared by Environmental Land Solutions, LLC. Approximately 64,653± square feet of usable open space will be provided. Terraces and balconies are proposed for recreation, swimming, and socializing throughout the site. Additionally, a network of trails is proposed on the eastern portion of the Property for use by both residents and the public.

- (c) Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 15-B.*

Enclosed is a comprehensive Erosion Control Plan, prepared by Civil 1, Inc., which ensures the standards and procedures of § 15.B. of the Zoning Regulations are satisfied.

- (d) Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

The proposed development has been designed to minimize disturbance to the existing specimen trees and natural features of the site, and additional landscaping is proposed. As stated above, the proposed buildings are designed to mimic the footprint of the existing structures on the site and the existing access drive is to remain.

- (e) Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

All proposed buildings are setback hundreds of feet from Long Ridge Road. Additionally, a steep change in grade and rows of mature trees along the western edge of the Property will shield the proposed buildings from abutting residential properties in much the same way that these conditions currently shield the office building and parking garage. All artificial lighting and site generated noise and other disturbances shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. The location, height, design, and arrangement of outside lighting shall be consistent with the Light Ordinance and industry safety standards so as to avoid glare on any other lot or traffic hazards on the Property and along Long Ridge Road.

- (f) Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

The enclosed drainage plans and Stormwater Management Report prepared by Civil 1, Inc. demonstrate the adequacy and availability of public utilities for the Property. The plans and report detail the proposed stormwater improvements to the Property, which are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities.

- (g) Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency and first responders will be able to access the Property safely and conveniently.

- (h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

As stated previously, the footprint of the proposed buildings and parking areas are designed to mimic the existing site layout, and the scale of the proposed buildings will not be significantly different than the existing structures. The arrangement, location, and bulk of the proposed buildings are also in character with neighboring commercial and institutional uses. Additionally, the architectural features are compatible with the architectural character of the surrounding area. As depicted on the enclosed architectural plans prepared by EDI International, the proposed buildings will be constructed with composite siding, stone veneer, and textured panels. This blend of high-quality materials will make for an attractive new development.

- (i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The proposed development and site landscaping comply with the standards of the C-D Zone.

- (j) *No use shall be permitted that will cause or result in:*
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings,
or
-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.

No nuisance or hazardous conditions are anticipated, consistent with the engineering materials provided herein.

- (k) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicant is amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

b. Special Permit Standards

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of Structures, drives and Parking Areas and the proximity of existing dwellings and other Structures.*

The proposed development is appropriate for the Property, which is an existing office park located in Master Plan Category 8 (Mixed-Use Campus). The proposed size, scale, and arrangement of the building is consistent with the existing structures on the site, as well as neighboring properties in the C-D Zone and beyond. The layout of the proposed buildings is designed to mimic the existing site layout. Furthermore, the proposed setbacks and existing site topography will minimize any visual impacts to the surrounding neighborhood.

- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

The proposed use of the property will not be injurious to the surrounding neighborhood. Master Plan Category 8 encourages the conversion of suburban office parks to mixed-use developments that include residential use. Mixed-use developments with multifamily housing are less intense than similarly sized office uses. By designing buildings that are similar in scale and footprint to the existing office building and parking garage on the Property, the Applicant has proposed a development that minimizes the impact on the site and surrounding neighborhood. Accordingly, the proposed development is compatible with the neighborhood and in harmony with the intent of the Regulations.

- (3) the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

As detailed in the attached Traffic Impact Study prepared by Fuss & O'Neill, the proposed development will result in a substantial reduction in site generated traffic and will not have a significant impact on traffic operations. Specifically, compared to the existing office land use, the proposed development will respond in a substantial reduction in site generated traffic of 206 trips during the morning peak hour and 185 trips during the afternoon peak hour. Additionally, there will be an adequate amount of off-street parking and loading.

- (4) *the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.*

The proposed development will not impair the present or future development of the surrounding area, which includes an array of uses. Rather, it will improve the area by replacing an underutilized office park with uses that are in much greater demand in Stamford. The proposed development will better serve the City's needs by providing additional housing, including desperately needed affordable housing, and adding tax revenue.

- (5) *the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The proposed development satisfies the goals of Master Plan Category 8, which provides for the "limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses[.]" It also complies with the following Master Plan Policy goals:

- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 4E.4: Consider opportunities for mixed-use transit supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Roads.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.

Additionally, the proposed development complies with the intent of the C-D regulations, which recently were amended to permit multifamily residential use via special permit on a greater number of parcels in the C-D Zone. This amendment was made in accordance with the Master Plan's first enumerated goal for growth management, which states: "Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use."⁶

c. Sidewalks

The Applicant requests Special Permit Approval pursuant to § 12.K.4.a.(6)(a) of the Zoning Regulations to be exempt from the sidewalk requirements of § 12.K.1. for the portion of the sidewalk that it is required to build on the frontage to the south of the Property's entrance. Specifically, the Applicant submits that the existing physical conditions do not allow for the construction of a sidewalk. As depicted on the enclosed engineering plans prepared by Civil 1 Engineering, there is a significant change in grade from Long Ridge Road down to the pond on the Property, which would necessitate extensive regrading and retaining walls to avoid grading into the pond or the wetlands surrounding the pond. Additionally, guardrails, utility poles, and mature trees are located

⁶Master Plan Policy 1.3B.1, page 4.

within the area in which a sidewalk would be built. In order to construct a sidewalk, the Applicant would need to remove these trees, relocate the utility poles, and potentially remove the guardrails. Further, a slope easement and drainage easement exist on this portion of the Property. Accordingly, the Applicant submits that the fee-in-lieu will allow the City to construct sidewalks in areas that are safer, more practical, and provide a continuous pedestrian network.

Notably, because Long Ridge Road, also known as CT Route 104, is a state highway, the Applicant would also need approval from the Connecticut Department of Transportation to construct a sidewalk along the Property. Moreover, a large portion of the area on which a sidewalk would be located is in a regulated area within 25 feet of wetlands. Accordingly, any sidewalk proposed in this area would require EPB approval due to the impact on the wetlands on the Property. For all of these reasons, the Applicant submits that a fee-in-lieu payment is appropriate.⁷

Notwithstanding the fee-in-lieu, the Applicant proposes to provide a five-foot wide sidewalk along the Long Ridge Road frontage north of the entrance to the Property.⁸ As previously noted, this sidewalk will connect the onsite publicly accessible amenity space to the bus stop on the west side of Long Ridge Road. The proposed sidewalk is five feet wide, rather than six feet, to align with the existing handicap curb ramp and sidewalks that were installed at the edge of Long Ridge Road.⁹ Because this area is not heavily utilized by pedestrians, the Applicant submits that a five-foot wide sidewalk will adequately accommodate pedestrians and better align with existing conditions.

As stated in the Project Narrative, the Applicant has worked with staff from the Land Use Bureau, Environmental Protection Board, and Traffic, Transportation, and Parking Department to develop these proposed improvements, which have been designed to provide the safest and most practicable pedestrian access to the Property. The Applicant submits that its proposal presents the most appropriate solution under the Zoning Regulations given the existing physical conditions of the site.

⁷The Applicant has had extensive discussions with the Traffic, Transportation, and Parking Department and the Land Use Bureau regarding this solution. Both departments were in agreement with this approach.

⁸A stone wall cuts down the property line, which is why the sidewalk does not extend to the northern edge of the site.

⁹Pursuant to § 12.K.5. of the Zoning Regulations, the Applicant requests Zoning Board approval to modify the requirement to provide a six-foot wide sidewalk and four-foot wide amenity strip between the sidewalk and the road.

Schedule D
Legal Description of Property

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, containing in area 25.304 acres, shown and delineated on a certain map entitled, "Map of Property of Robert B. Kahan, Trustee Stamford, Conn", on file in the Office of the City and Town Clerk of said Stamford as Map Numbered 8927, reference thereto being had, and further described as follows:

Beginning on the westerly street line of Long Ridge Road at the southeasterly most corner of the parcel herein described. Thence South 84° 00' 25" West, 62.81 feet; thence North 87° 47' 35" West, 72.40 feet; thence South 87° 09' 25" West, 57.10 feet; thence South 86° 22' 25" West, 164.00 feet; thence North 86° 01' 35" West, 70.40 feet; thence South 86° 52' 25" West, 129.10 feet; thence South 12° 40' 00" East, 86.97 feet; thence South 17° 04' 00" East, 50.48 feet; thence South 03° 15' 20" East, 157.23 feet; thence South 03° 29' 55" East, 119.49 feet; thence South 01° 22' 15" East, 47.11 feet; thence South 12° 35' 15" East, 18.02 feet; thence South 04° 13' 55" East, 106.26 feet; thence North 84° 41' 00" West, 13.46 feet; thence North 89° 43' 10" West, 15.94 feet; thence South 78° 16' 00" West, 16.66 feet; thence South 89° 54' 10" West, 16.91 feet; thence South 85° 46' 40" West, 76.42 feet; thence North 78° 32' 20" West, 6.58 feet; thence South 85° 36' 10" West, 39.40 feet; thence North 87° 26' 30" West, 7.88 feet; thence South 85° 08' 50" West, 25.73 feet; thence South 89° 28' 50" West, 30.47 feet; thence South 77° 18' 40" West, 6.41 feet; thence North 85° 58' 40" West, 8.63 feet; thence South 87° 37' 00" West, 42.84 feet; thence South 86° 11' 20" West, 27.80 feet; thence South 87° 29' 00" West, 55.38 feet; thence North 08° 18' 30" West, 196.49 feet; thence North 06° 59' 00" West, 96.13 feet; thence North 02° 25' 00" West, 46.75 feet; thence North 11° 03' 00" West, 34.76 feet; thence North 00° 18' 00" West, 48.92 feet; thence North 07° 41' 00" West, 29.46 feet; thence North 02° 22' 00" East, 21.83 feet; thence North 17° 37' 00" West, 43.10 feet; thence North 26° 52' 00" West, 79.90 feet; thence North 35° 14' 00" West, 55.31 feet; thence North 29° 05' 00" West, 40.48 feet; thence North 35° 29' 00" West, 10.39 feet; thence North 04° 55' 00" West, 13.08 feet; thence North 45° 23' 00" West, 16.10 feet; thence North 21° 20' 00" West, 6.68 feet; thence North 40° 11' 00" East, 29.26 feet; thence North 29° 27' 00" East, 72.82 feet; thence North 32° 50' 00" East, 28.94 feet; thence North 08° 15' 00" West, 216.40 feet; thence North 07° 29' 20" West, 201.00 feet; thence North 12° 15' 30" West, 101.44 feet; thence North 10° 34' 00" West, 62.00 feet; thence North 09° 54' 00" West, 165.63 feet; thence South 81° 49' 00" East, 16.73 feet; thence South 77° 08' 00" East, 37.94 feet; thence South 71° 15' 40" East, 46.54 feet; thence South 77° 16' 00" East, 38.80 feet; thence South 81° 58' 30" East, 53.37 feet; thence South 79° 51' 00" East, 84.16 feet; thence South 76° 12' 00" East, 18.58 feet; thence South 78° 06' 40" East, 61.63 feet; thence South 80° 05' 43" East, 16.62 feet; thence South 88° 27' 23" East, 12.94 feet; thence South 81° 15' 33" East, 28.57 feet; thence South 80° 25' 23" East, 29.59 feet; thence South 87° 32' 43" East, 23.37 feet; thence North 88° 46' 27" East, 36.40 feet; thence North 88° 10' 47" East, 28.92 feet; thence North 87° 35' 27" East, 18.26 feet; thence South 86° 04' 53" East, 11.32 feet; thence North 80° 27' 57" East, 20.62 feet; thence North 88° 31' 57" East, 16.80 feet; thence North 85° 46' 27" East, 11.22 feet; thence South 83° 03' 03" East, 42.17 feet; thence South 79° 11' 33" East, 18.98 feet; thence South 89° 36' 53" East, 37.61 feet; thence North 74° 00' 37" East, 8.56 feet; thence North 87° 59' 07" East, 46.97 feet; thence South 77° 37' 33" East, 7.94 feet;

thence North 89° 44' 27" East, 45.92 feet; thence South 88° 40' 23" East, 35.40 feet; thence South 81° 37' 03" East, 35.74 feet; thence North 89° 42' 27" East, 68.04 feet; thence South 88° 19' 03" East, 54.72 feet; thence North 89° 43' 27" East, 51.77 feet; thence South 03° 31' 14" West, 200.42 feet; thence along a non-tangent curve to the left having a central angle of 08°36'13", a radius of 1849.28, a length of 277.69 and a chord bearing and distance of South 00° 40' 50" East, 277.43 feet; thence along another non-tangent curve to the left having a central angle of 10° 42' 07", a radius of 1950.08 feet, a length of 364.24 feet and a chord bearing and distance of South 08° 58' 58" East, 363.71 feet; thence South 14° 20' 42" East, 0.79 feet to the point and place of beginning.

Being the same premises conveyed to Xerox Corporation by virtue of a Deed from Robert B. Kahan, dated July 22, 1974 and recorded with the Land Evidence Records for the City of Stamford, Connecticut in Volume 1423 at Page 166; less and except all of that certain parcel of land situated in the City of Stamford, County of Fairfield and State of Connecticut as described in a Deed from the Xerox Corporation to the State of Connecticut, said Deed dated September 27, 1976 and recorded with said Land Evidence Records for the City of Stamford, Connecticut in Volume 1588 at Page 139.

Together with any and all rights, privileges and easements appurtenant thereto that are owned by Grantor, including without limitation all of Grantor's right, title and interest, if any, in and to all minerals, oil, gas and other hydrocarbon substances on and under the Property, and all air rights, excess floor area rights and other development rights relating or appurtenant to the Property or the improvements thereon.

END OF PROPERTY DESCRIPTION

Schedule E
Zoning Data Charts

BREAKDOWN OF FULL DEVELOPMENT

Mixed-Use Residential Community – C-D Zone			
	Required/Allowed	Proposed	Notes
Lot Area	15 acres	25.26 acres	Complies
Building Coverage	10%	9.65% (106,141 sf)*	Complies
Lot Coverage	35%	34.97%	Complies
FAR	0.40	0.393	Complies
Density	354 units (14 units / acre)	354 units (14 units / acre)	Complies
BMR	35.4 units (10% of 354)	35 units (10% of 354)**	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-8"	Complies
Street Line Setback	50'	543'-1"	Complies
All Other Setbacks	50'	100'-11"	Complies
Single-Family Setback	100'	100'-11"	Complies
Usable Open Space	26,550 sf	64,653 sf	Complies
PAAS	55,016 sf (5%)	55,657 sf (5%)	Complies

*Excludes amenity terrace pursuant to definition of "Building Area" in § 3 of the Zoning Regulations.

**The fractional (0.4) unit will be satisfied with a fee-in-lieu payment.

BREAKDOWN BY BUILDING

Total Lot Area: 25.26 Acres (15 acres is minimum required)
Total Usable Open Space: 64,653 sf (55,016 sf is minimum required)
Total Lot Coverage: 34.97% (35% is maximum allowed)

BUILDING 1

	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,189 sf)	Complies
FAR	0.40	0.104 (114,150 sf)	Complies
Density	354 units (14 units / acre)	87 units	Complies
BMR	8.7 units (10% of 87)	9 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-8"	Complies
Street Line Setback	50'	543'-1"	Complies
All Other Setbacks	50'	121'-4"	Complies
Single-Family Setback	100'	275'-1.5"	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change.

UNIT MIX – BUILDING 1			
Bedrooms	Average SF	Count	%
1BR (Market)	688	41	47.1
2BR (Market)	1,137	34	39.1
3BR (Market)	1,385	3	3.4
1BR (BMR)	688	5	5.7
2BR (BMR)	1,137	4	4.6
3BR (BMR)	1,385	0	0.0
TOTAL		87	

BUILDING 2

BUILDING 2	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,192 sf)	Complies
FAR	0.40	0.095 (104,768 sf)	Complies
Density	354 units (14 units / acre)	87 units	Complies
BMR	8.7 units (10% of 87)	8 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-8"	Complies
Street Line Setback	50'	543'-1"	Complies
All Other Setbacks	50'	193'-10"	Complies
Single-Family Setback	100'	275'-1.5"	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change. A total of 35 BMR units will be provided where 35.4 are required. The fractional 0.4 will be satisfied with a fee-in-lieu payment.

UNIT MIX – BUILDING 2			
Bedrooms	Average SF	Count	%
1BR (Market)	688	42	48.3
2BR (Market)	1,137	34	39.1
3BR (Market)	1,385	3	3.4
1BR (BMR)	688	4	4.6
2BR (BMR)	1,137	4	4.6
3BR (BMR)	1,385	0	0.0
TOTAL		87	

BUILDING 3

	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,142 sf)	Complies
FAR	0.40	0.095 (104,566 sf)	Complies
Density	354 units (14 units / acre)	90 units	Complies
BMR	9 units (10% of 90)	9 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-3"	Complies
Street Line Setback	50'	N/A	Complies
All Other Setbacks	50'	100'-11"	Complies
Single-Family Setback	100'	100'-11"	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change.

UNIT MIX – BUILDING 3			
Bedrooms	Average SF	Count	%
1BR (Market)	688	43	47.8
2BR (Market)	1,137	32	35.6
3BR (Market)	1,385	6	6.7
1BR (BMR)	688	4	4.4
2BR (BMR)	1,137	4	4.4
3BR (BMR)	1,385	1	1.1
TOTAL		90	

BUILDING 4

	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,142 sf)	Complies
FAR	0.40	0.095 (104,566 sf)	Complies
Density	354 units (14 units / acre)	90 units	Complies
BMR	9 units (10% of 90)	9 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-3"	Complies
Street Line Setback	50'	NA	Complies
All Other Setbacks	50'	108'-7"	Complies
Single-Family Setback	100'	108'-7"	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change.

UNIT MIX – BUILDING 4			
Bedrooms	Average SF	Count	%
1BR (Market)	688	42	46.7
2BR (Market)	1,137	33	36.7
3BR (Market)	1,385	6	6.7
1BR (BMR)	688	5	5.6
2BR (BMR)	1,137	3	3.3
3BR (BMR)	1,385	1	1.1
TOTAL		90	

OVERALL UNIT BREAKDOWN			
Bedrooms	Average SF	Count	%
1BR (Market)	688	168	47.5
2BR (Market)	1,137	133	37.6
3BR (Market)	1,385	18	5.1
1BR (BMR)	688	18	5.1
2BR (BMR)	1,137	15	4.2
3BR (BMR)	1,385	2	0.6
TOTAL		354	

RESIDENTIAL FLOOR AREA	
Building 1	110,099 sf
Building 2	109,971 sf
Building 3	105,992 sf
Building 4	106,524 sf
TOTAL	432,586 sf

COMMERCIAL FLOOR AREA	
Building 1	10,076 sf

TOTAL FAR	
Lot Area	1,100,325 sf
Total Floor Area	432,586 sf
FAR	0.393

PARKING BREAKDOWN

Vehicle Parking

Residential	Number	Rate	Required	Provided
1BR (market)	168	1.50	252.00	-
2BR (market)	133	1.75	232.75	-
3BR (market)	18	2.00	36.00	-
1BR (BMR)	18	1.25	22.50	-
2BR (BMR)	15	1.50	22.50	-
3BR (BMR)	2	1.50	3.00	-
Total:	354	-	568.75	569
Commercial	Number	Rate	Required	Provided
	10,076 sf	1.75 / 1,500 sf*	12	36
PAAS	Number	Rate	Required	Provided
	55,657 sf	1 / 10,000 sf up to 40,000 sf	4	4
Total Spaces for All Uses			Required	Provided
			585	611
EV Spaces*	Number	Rate	Required	Provided
	611 total spaces	10% of # provided	62	65**
Total Indoor Spaces: 349		Total Outdoor Spaces: 262		

*Per § 12.D.1.f. of the Zoning Regulations, for uses of 10 percent or less of the Gross Floor Area, the parking ratio for the principal use shall be applied to the whole floor area. Following discussions with staff, it is the Applicant's understanding that the parking ratio for 2BR units should be applied for the proposed retail space because the principal use of the Property is residential.

**The 65 EV spaces provided are included in the total parking count of 611 spaces.

Bicycle Parking

	Class A Required	Class A Provided	Class B Required	Class B Provided	Notes
Residential (354 Units)	42 (1 per 5 units for first 60 units, 1 per 10 units for remaining)	71	36 (1 per 10 units)	48	Complies
Commercial (9,394 sf)	2 (1 per 5,000 sf)	3	5 (1 per 2,000 sf)	8	Complies
Total:	44	74	41	56	Complies

Schedule F
Existing Zoning Map and Aerial Photo of Property



