

MAYOR
Caroline Simmons



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

DIRECTOR OF OPERATIONS
Matthew Quifiones

Land Use Bureau Chief
Ralph Blessing

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

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

June 17, 2024
(REVISED)

RECEIVED

JUN 17 2024

ZONING BOARD

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

RE: ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 11, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

River Bend Center, LLC is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D Regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

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

The Planning Board expressed concerns about traffic and safety in this area and discussed installation of an additional stop light. The Board recommends the Zoning Board investigate this possibility. The Planning Board wants to stress that it felt this Text Change will allow residential occupancy to be an option and was solely submitted to allow multifamily in an industrial zone. The Planning Board prefers residential and senior housing as opposed to industrial. The Board agreed with the adjustment to the BMR in an industrial zone.

After some discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #224-11** as it is consistent with the promotion of transit-oriented development; and to approve the amendment of .3 FAR (floor area ratio) for home ownership and senior units and .25 FAR for rental units and found this request to be in general harmony with the 2015 Master Plan and is aligned with the following Master Plan policies and strategies:

- Strategy 3B.4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Strategy 6A.1: Balance new development with preservation of existing residential communities.
- Strategy 7G.3: Where feasible, in multifamily zones, locate and/or design development such that 50 percent of the residential units are within a quarter-mile radius of walkable, diverse uses supportive of the compact and complete community.
- Strategy BGS1.1: Encourage higher-density, mixed-use and pedestrian-friendly development around the Glenbrook and Springdale train stations, along the Hope Street commercial corridor and Glenbrook Road and in the Belltown neighborhood business district.

Sincerely,

STAMFORD PLANNING BOARD



Theresa Dell, Chair

TD/lac

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quifiones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
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**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

June 14, 2024

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

RE: ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change

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River Bend Center, LLC is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D Regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

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

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of *ZB Application #224-11* as it is consistent with the promotion of transit-oriented development; and to approve the amendment of .3 FAR (floor area ratio) for home ownership and senior units and .25 FAR for rental units and found this request to be in general harmony with the 2015 Master Plan and is aligned with the following Master Plan policies and strategies:

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- Strategy 7G.3: Where feasible, in multifamily zones, locate and/or design development such that 50 percent of the residential units are within a quarter-mile radius of walkable, diverse uses supportive of the compact and complete community.
- Strategy BGS1.1: Encourage higher-density, mixed-use and pedestrian-friendly development around the Glenbrook and Springdale train stations, along the Hope Street commercial corridor and Glenbrook Road and in the Belltown neighborhood business district.

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink that reads "Theresa Dell".

Theresa Dell, Chair

TD/lac

RECEIVED

JUN 17 2024

ZONING BOARD

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

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



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

INTEROFFICE MEMORANDUM

April 4, 2024

To: Vineeta Mathur Principal Planner

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

Subject: Text Change
22 First Street - River Bend Center, LLC
Zoning Application No. 224-11

The Engineering Bureau received Zoning Text Change documents proposing to amend City of Stamford Zoning Regulations to revise portions of the HT-D regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

The following documents were reviewed:

- Existing Conditions Exhibit Depicting Riverbend by Redniss & Mead dated 2/29/24
- Aerial Exhibit Depicting Riverbend by Redniss & Mead dated 2/29/24
- Qualitative Analysis River Bend Center Proposed Text Change by Redniss & Mead dated 2/29/24

The Engineering Bureau does not object to this application proceeding with the Zoning approval process since the proposed amendment does not affect the authority of this department.

Any future site work or change of use must comply with the City of Stamford Stormwater Drainage Manual, including stormwater quality improvements and other City policies.

The Engineering Bureau reserves the right to make additional comments.

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

Reg. No. 99

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: April 1, 2024

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

KRISTIN FLOBERG

Senior Planner, Western Connecticut Council of Governments
tel/fax 475-323-2075 · kfloberg@westcog.org

web westcog.org · post 1 Riverside Road, Sandy Hook, CT 06482

From: Briscoe, Tracy <TBriscoe@StamfordCT.gov>

Sent: Tuesday, March 5, 2024 11:18 AM

To: Kristin Floberg <kfloberg@westcog.org>

Subject: City of Stamford -Zoning Board - New Application 224-11

Hi Kristin,

Please see attached a new application (224-11) for your review and comments.

Thanks Tracy



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

March 11, 2024

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

From: Robert Clausi, EPB Executive Director 

Re: Zoning Board Application 224-11 / Application for Text Change
River Bend Center (Riverbend and Omega Drives) / Richard Redniss for River Bend Center LLC

Environmental Protection Board staff have reviewed the above-referenced application to revise portions of the HT-D regulation to allow for residential infill development in this zone.

While EPB has no comment on or objection to the proposed text change, note that portions of the combined 36-acre site contain inland wetlands and watercourses, conservation easement areas, and Special Flood Hazard Areas (Zone AE, BFE ~46.2 – 60.0 NAVD88, FIRM 09001C0509F 6/18/2010), so various EPB reviews and approvals may be required to implement residential infill projects.

Thank you for the opportunity to comment.

MAYOR
CAROLINE SIMMONS

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



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

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7th Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, PE
Transportation Bureau Chief

Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: April 4, 2024

RE: Zoning Board Application 224-11

Application #224-11

Riverbend Center
Riverbend Center LLC

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

- Zoning Board application received March 9, 2024;
- Proposed text change;
- Project narrative;
- Trip Generation Analysis prepared by Kimley Horn dated February 29, 2024.

The TTP Department provides the following comments on the zoning board application:

1. Remove the 2nd sentence under Section I Parking in the proposed text change: "Existing parking, loading spaces, ramps and drive aisles which may or may not conform to the standards of Sections 12.A, 12.B, and 12.C may continue to be used".
2. Given that the redeveloped site is adjacent to the Springdale Metro-North Station and will consist of more than 100,000 square feet of gross floor area and more than 100 residential units, the site is considered as a Major Traffic Generator and requires CTDOT OSTA approval to ensure that the redevelopment will not substantially affect

the State highway system or a railroad crossing within the State railroad right-of-way. A full traffic impact study report will be required for review and approval by both the City of Stamford and CTDOT. The applicant should update the Trip Generation Analysis based on CTDOT OSTA Major Traffic Generator Trip Generation Guidelines, October 2023. The trip generation analysis to be included in the traffic impact study report should be reviewed and approved by CTDOT prior to submission to the City of Stamford for review.

MAYOR
CAROLINE SIMMONS

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



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

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Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, PE
Transportation Bureau Chief

Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: May 7, 2024

RE: Zoning Board Application 224-11

Application #224-11

Riverbend Center
Riverbend Center LLC

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

- Zoning Board application received March 9, 2024;
- Proposed text change;
- Project narrative;
- Trip Generation Analysis prepared by Kimley Horn dated February 29, 2024.

The TTP Department provides the following comments on the zoning board application:

1. The adaptive reuse and redevelopment of the property to replace industrial or commercial uses with residential uses is not expected to result in an increase of traffic generated from the site.
2. Remove the 2nd sentence under Section I Parking in the proposed text change: "Existing parking, loading spaces, ramps and drive aisles which may or may not conform to the standards of Sections 12.A, 12.B, and 12.C may continue to be used".

3. The proposed text change of the site is acceptable to the TTP Department. The Department will request a full traffic impact study, including data collection and the development scenarios, for review during the Zoning Board application of the site redevelopment.