

April 1, 2021

VIA HAND DELIVERY

Vineeta Mathur
Senior Planner
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

RE: Maplevue Tower Preservation, L.P.
51 Grove Street, Stamford, CT (the "Property")

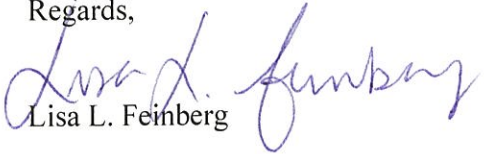
Dear Ms. Mathur:

On behalf of my client, Maplevue Tower Preservation, L.P. (the "Applicant"), enclosed please find application materials supporting the proposed redesignation of the Property from the R-MF zone to the C-G zone. The Property has been operated as an elderly affordable housing building since 1978. The Applicant is the owner of the Property and seeking approval of an Application for a Zoning Map Change to bring the existing building into conformity and facilitate a 500 square foot expansion of the community room. Further details regarding this request may be found in the enclosed materials:

- A check in the amount of \$2,403.60 representing the application filing and public hearing fees
- A letter of authority from Maplevue Tower Preservation, L.P.
- Twenty (20) copies of the following:
 - Application for Change in the Zoning Map
 - Zone Change – Area Description
 - Qualitative Analysis dated April 1, 2021
 - Existing Zoning Map Exhibit
 - Exhibit Depicting Land to be Changed from RM-F Zone to C-G Zone
 - Comparison Zoning Data Chart dated April 1, 2021

As a reminder, the proposed Zoning Map Change must be made available in the Town Clerk's office at least ten (10) days prior to the date scheduled for public hearing. Should the current State of Emergency remain in place, this requirement may be satisfied by posting on the City's website. I have included an extra copy of this application for this purpose. Please let me know if you have any questions or require any additional copies. I look forward to advice as to when these applications will be scheduled for a public hearing.

Regards,


Lisa L. Feinberg

Enclosures

cc: Ralph Blessing
David Woods
Development Team

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

CITY OF STAMFORD

314724

DATE	INVOICE NUMBER	MEMO	BALANCE
04/01/2021	04012021	MAP CHANGE/PUBLIC HEARING	2,403.60
CHECK DATE	CHECK NUMBER		TOTAL
04/01/2021	000314724		2,403.60

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

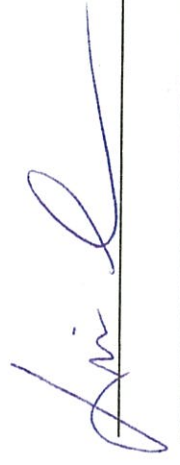
**CARMODY
TORRANCE | SANDAK | HENNESSEY LLP**
 50 LEAVENWORTH STREET
 P.O. BOX 1110
 WATERBURY, CT 06721-1110

WEBSTER BANK
 WATERBURY, CT
 51-7010/2111

314724

PAY: *Two Thousand Four Hundred Three and 60/100 Dollars*
 NUMBER 000314724 DATE 04/01/2021 AMOUNT *****2,403.60

TO THE
 ORDER
 OF
CITY OF STAMFORD




SECURE
 SAFEGUARD

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑆21170101⑆10 0008816496⑈

March 30, 2021

Vineeta Mathur
Senior Planner
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

**RE: 51 Grove Street, Stamford, CT (the "Property")
Agent Authorization Letter**

Dear Ms. Mathur:

The undersigned, as owners of the Property, hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 707 Summer Street, Stamford, Connecticut 06901, to act as agent for Maplevue Tower Preservation, L.P. in connection with the enclosed Zone Change Application related to the Property. Thank you for your acknowledgment of said authority.

Sincerely,

MAPLEVIEW TOWER PRESERVATION, L.P.

By: 

Name: Michael Antonik, duly authorized

April 1, 2021

VIA HAND DELIVERY

David Woods, PhD, FAICP
Deputy Director of Planning
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

**RE: 51 Grove Street, Stamford, CT (the “Property”)
Application for Zoning Map Change
Request to be heard**

Dear Dr. Woods:

I recently filed an application with the Zoning Board on behalf of Mapleview Tower Preservation, L.P. (the “Applicant”). The Property has been operated as an elderly affordable housing building since 1978. The Applicant is the owner of the Property and seeking approval of an Application for a Zoning Map Change to bring the existing building into conformity and facilitate a 500 square foot expansion of the community room. Further details related to the proposed development may be found in the submitted application materials which include:

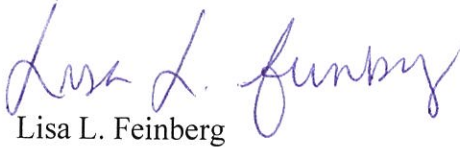
- Eight (8) copies of the following information:
 - Application for Change in the Zoning Map
 - Zone Change – Area Description
 - Qualitative Analysis dated April 1, 2021
 - Existing Zoning Map Exhibit
 - Exhibit Depicting Land to be Changed from RM-F Zone to C-G Zone
 - Comparison Zoning Data Chart dated April 1, 2021

Should you require any additional information, please do not hesitate to contact me.

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Prior to the public hearing before the Zoning Board, I understand that the Planning Board will be reviewing this application. In connection therewith, I would ask at this time that I, and other members of the development team, kindly be afforded the opportunity to address the Board by making a brief presentation. I look forward to hearing from you, and of course, answering any questions which you may have.

Sincerely,


Lisa L. Feinberg

Enclosures

cc. Development Team
Vineeta Mathur



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre
1060 + 343.60 = \$1403.60	

APPLICANT NAME (S): Mapleview Tower Preservation, L.P.

APPLICANT ADDRESS: c/o agent: Lisa L. Feinberg, Carmody Torrance Sandak & Hennessey 707 Summer Street, Stamford CT 06901

APPLICANT PHONE #: c/o agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes.

PRESENT ZONING DISTRICT: R-MF PROPOSED ZONING DISTRICT: C-G

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

Map 122/ Block 180/ /// PID 10403 1.1718A

See attached zone change description.

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Mapleview Tower Preservation, L.P. 203 East 86th Street New York, NY 10028	51 Grove Street Stamford, CT


ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?
No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: _____
n/a

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).



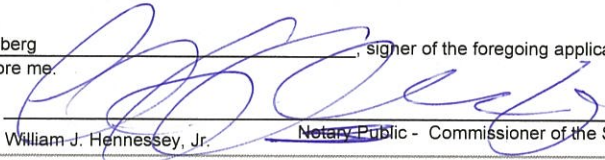
DATED AT STAMFORD, CONNECTICUT, THIS 1st DAY OF April 2021

SIGNED: 
 Lisa L. Feinberg

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 ss STAMFORD April 1, 2021
 COUNTY OF FAIRFIELD

Personally appeared Lisa L. Feinberg, signer of the foregoing application, who made oath to the truth of the contents thereof, before me:


 William J. Hennessey, Jr. Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Revised 04/30/20

Zone Change – Area Descriptions

Land to be changed from R-MF to C-G:

Block #: 180 Area: 1.59± Acres (69,366± SF)

Description:

Northerly: 450'± along land now or formerly land of “The Townhouse” condominiums, Ridge Place,
and land now or formerly land of “Forest Square” condominiums, each in part;

Easterly: 151'± by land now or formerly land of “Forest Square” condominiums;

Southerly: 346'± along the centerline of Broad Street; and

Westerly: 226'± along the centerline of Grove Street.

Qualitative Analysis Zoning Map Change

Mapleview Tower Preservation, L.P. (the “**Applicant**”) is the owner of certain property known as 51 Grove Street in Stamford (the “**Property**”). The Applicant’s parent company, Related Affordable (“**RA**”), a subsidiary of The Related Companies (“**Related**”), is a leading acquirer, developer and preserver of affordable housing throughout the United States. Founded in 1972, Related has its roots in affordable housing development and today stands as one of the world’s largest private real estate developers.

Despite this growth, Related has maintained its commitment to developing quality affordable housing for America’s low and moderate income households. All told, Related owns and manages over 40,000 units of affordable housing across the country. RA’s primary focus is on preserving America’s affordable housing stock through preservation transactions in which RA acquires and/or redevelops aging affordable assets which are at risk of losing affordability and extends affordability at those properties in connection with significant physical renovations and upgrades. The proposed renovation of the Property is an example of this preservation effort.

Since the building’s original construction in 1978, the Applicant has owned and operated the Property as affordable elderly housing. Known as “Mapleview Towers,” the building consists of 101 one-bedroom units, one of which is used as an employee-unit. While the Property has received periodic repairs over the years to maintain its functionality, it is need of more comprehensive capital improvements.

Current renovations include both interior and exterior upgrades to the building and site including, but not limited to, replacement of all finishes in units and amenity space, new energy efficient lighting, ADA accessibility improvements, repair/replacement of the existing roof and parapet, new entrance canopies, new windows and glass entry doors and enhanced landscaping. This work is all permitted, as-of-right, and underway.

However, in connection with the Applicant’s needs assessment, they determined that a larger community room would be ideal. Unlike the other renovation work, a larger community room requires the expansion of the building footprint and square footage. The proposed expansion would be approximately 500 square feet. Thus, ordinarily, this modest increase in building size would not necessitate Zoning Board review. However, the Property is located in the R-MF zoning district, and was constructed in accordance with an earlier version of the regulations making it legally nonconforming as to both density and height.

In discussing the proposal with Land Use Bureau staff, the Applicant was encouraged to submit a Zone Change Application redesignating the Property in the C-G zone and thereby bringing it into conformity. If approved, the change in zone would also permit the community room expansion.

Applicable Area

The Property is currently located in the R-MF zone and within Master Plan Category 5 (Residential – High-Density Multifamily). Master Plan Category 11 (Downtown) abuts the Property to the south and west, and additional Master Plan Category 5 is adjacent to the north and east. Master Plan Category 5 is “*intended to provide for and protect existing high-density multifamily development in areas convenient to shopping, mass transit and park and recreation facilities*”¹ Clearly, the existing use, located a few blocks away from Bedford Street, conforms to this criterion. The category further provides for other compatible uses which are in general harmony with and supportive of such multifamily neighborhoods. Commercial and multifamily uses surround the Property, including a large swath of C-G zoned property directly across the street to the south. Other surrounding zones include the MX-D zone to the west, R-MF zone to the north and east and CC zone to the southwest. The Property is in a transitional corridor connecting the Downtown to the East Side neighborhood.

In connection with the current renovation, the Property would be deed-restricted as affordable housing for the next forty years. Thus, the affordable elderly housing use will remain for the foreseeable future. Notably, this use conforms to Master Plan Category 5 as well as the proposed C-G zone. For further information regarding the Property’s zoning compliance, please refer to the submitted zoning data chart.

Conformance with the Master Plan Objectives

When considering how the proposed C-G zone conforms to the Master Plan, it is important to study the entirety of the plan goals, including those specific to the Downtown and Eastside. The following policies and strategies are worth noting:

- Policy 5A: Support Downtown as a Regional Center
 - 5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown.
- Policy ES2: Preserve and enhance neighborhood character and quality of life
 - ES2.1 – Promote context-sensitive residential and mixed-use development that relates well in scale and design to the surrounding residential areas.
 - ES2.8 – Provide an adequate and equitable range of community services to meet the needs of a diverse population.
- Policy ES3: Promote new retail opportunities and services for the neighborhood
- Policy 6B: Preserve existing and create new affordable housing
 - 6A.1 – Balance new development with preservation of existing residential communities.
 - 6B.3 – Encourage rehabilitation and sound management of small multifamily buildings.

¹ 2015 Stamford Master Plan

- 6B.6 – Senior and accessible housing

Mobility

No impact on mobility is anticipated. Both the use and building density will remain unchanged if the zone change is approved.

Housing

The proposed change will serve to improve housing conditions by allowing for the expansion of an important building amenity for the senior residents to enjoy.

Schools and Community Facilities

The proposed zone change will have no impact on schools. However, it will enable the expansion of a resident facility to better serve the seniors residing in the building.

Infrastructure

No impact on infrastructure is anticipated. Both the use and building density will remain unchanged if the zone change is approved.

Public Safety

The proposed zone change should have a positive impact on public safety by allowing for appropriate space for our seniors to congregate in the building.

Parks and Open Space

The proposed zone change will have no adverse impact on site amenities, parks, and open space.

Environmentally Sensitive Area

The proposed zone change will have no adverse impact on environmentally sensitive areas.

Historic Resources

There are no anticipated adverse impacts to historic resources.

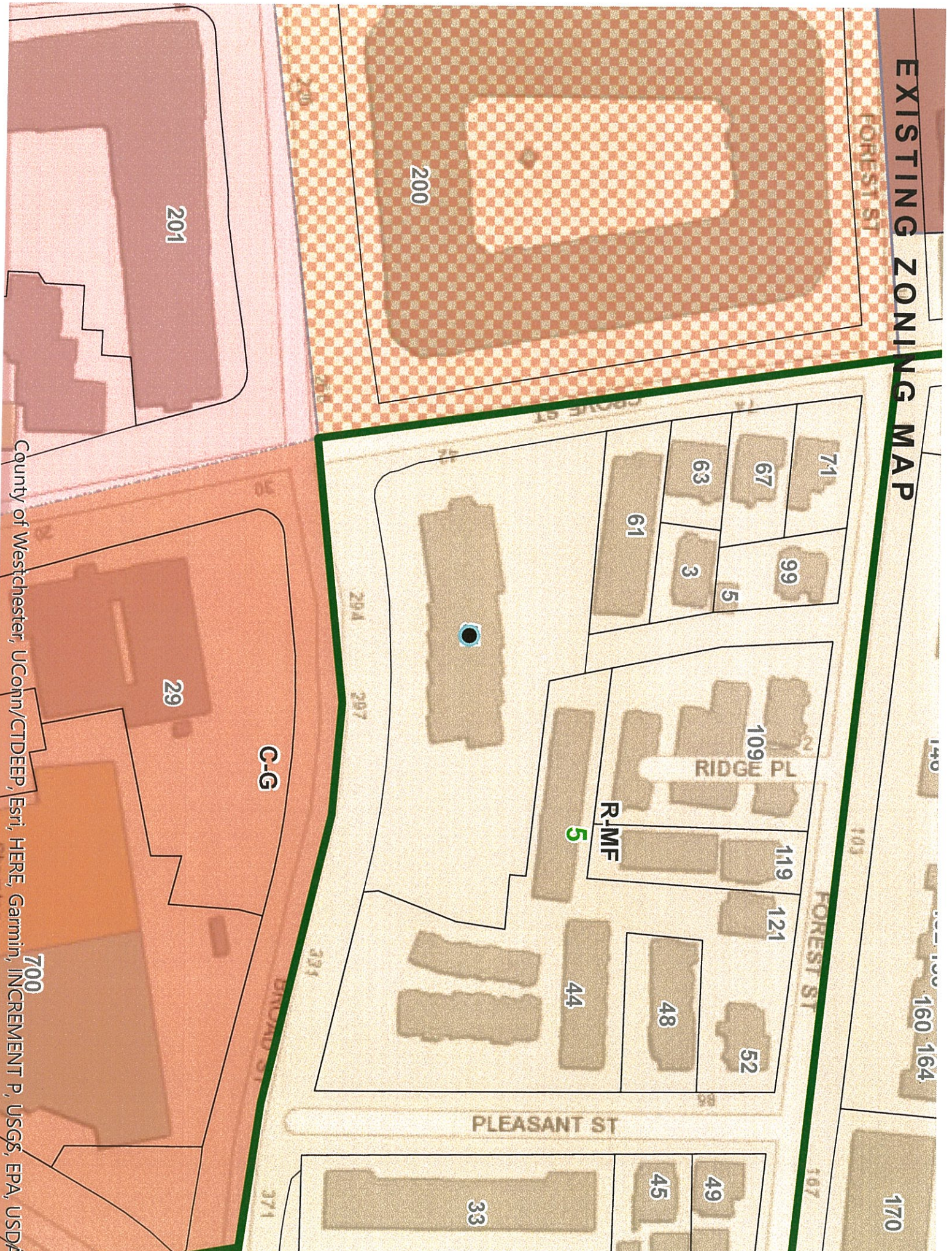
Quality of Life

The proposed zone change will help facilitate upgrades to the existing community room and provide more opportunity for residents to safely gather and socialize. This will be an enhancement to their quality of life.

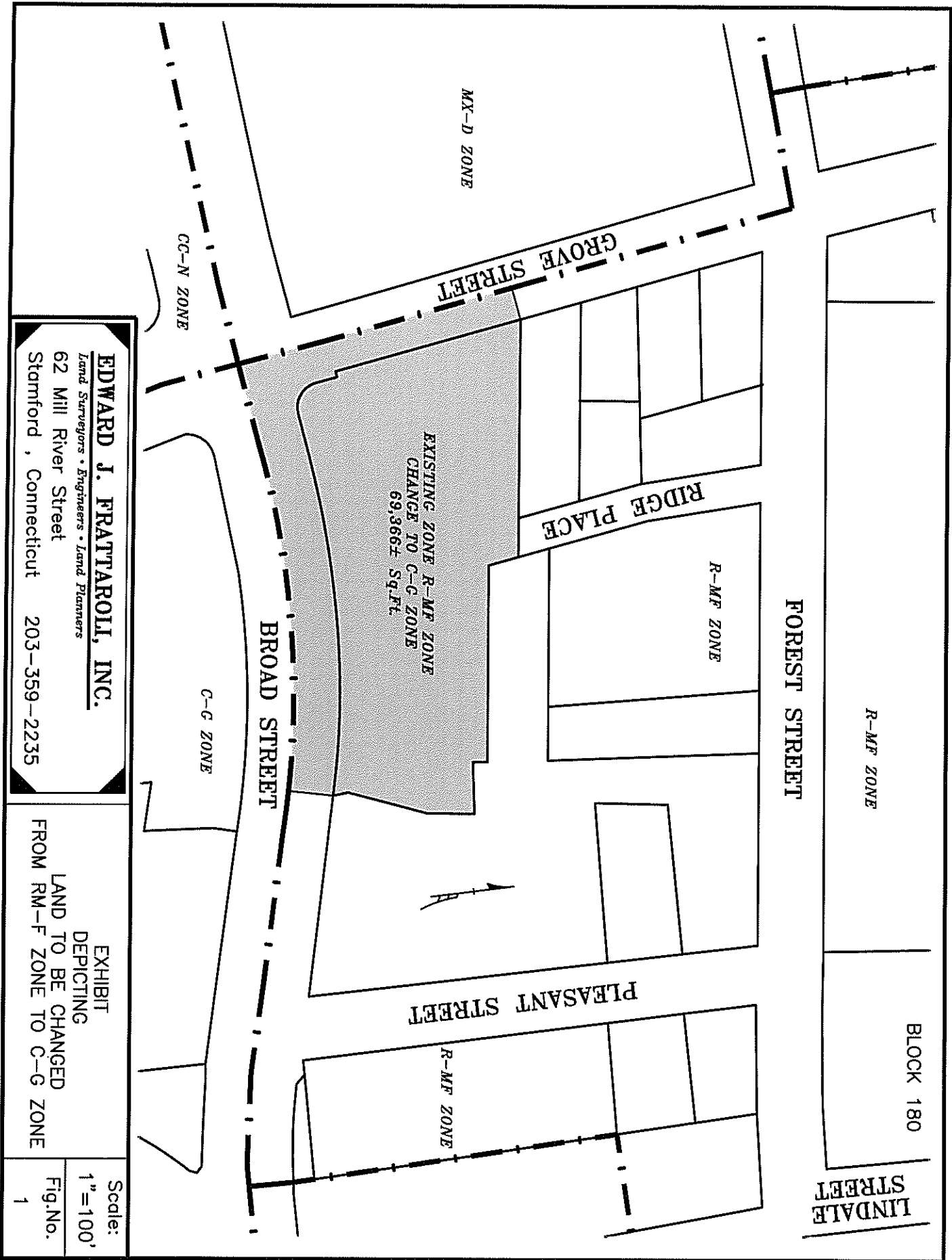
Development Benefits

- Helps sustain elderly affordable housing;
- Eliminates nonconformities; and
- Permits, taxes, and other fees.

EXISTING ZONING MAP



County of Westchester, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



EXISTING ZONE R-MF ZONE
 CHANGE TO C-G ZONE
 69,366± Sq.Ft.

EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
 62 Mill River Street
 Stamford, Connecticut 203-359-2235

EXHIBIT
 DEPICTING
 LAND TO BE CHANGED
 FROM RM-F ZONE TO C-G ZONE

Scale:
 1" = 100'

Fig.No.
 1

Comparison Zoning Data Chart

STANDARD	EXISTING ZONE	PROPOSED ZONE	EXISTING/PROPOSED CONDITIONS	NOTES
	RM-F PERMITTED/ REQUIRED	C-G PERMITTED/ REQUIRED		
MIN. LOT	20,000 SF	4,000 SF	51,045± SF	CONFORMS
FRONTAGE	100 Feet	40 Feet	Broad – 309± Feet Grove – 170± Feet	CONFORMS
FAR	N/A	1.8 ¹ (91,881 SF)	1.43 (72,838± SF) ^{2,5}	CONFORMS
DENSITY	1,500 SF/Unit (34 Units)	400 SF/Unit ³ (127 Units)	505 SF/Unit (101 Units)	Zone Change cures nonconformity
BMR	10%	5% ⁴	100% ⁴	Pursuant to CHFA financing for a period of 40 years (2061)
BUILDING COVERAGE	35% (17,865 SF)	90% (45,940 SF)	21% (10,855± SF) ⁵	CONFORMS
BUILDING HEIGHT	4 Stories, 40 Feet	100 Feet ¹	78± Feet (7 stories)	Zone Change cures nonconformity
SETBACKS				
Front Yard	15 Feet	15 Feet ⁷	>15 Feet	CONFORMS
Street Center	40 Feet	35 Feet	>35 Feet	
Side Yard	8 Feet, both sides 18 Feet ⁶	15 Feet ⁵	>15 Feet	
Rear Yard	30 Feet	15-20 Feet ⁵	>20 Feet	

¹ Pursuant to FN 13, a premium FAR of 2.2 and height of 150 feet is permitted on parcels containing at least 30,000 SF in area and developed in accordance with premiums permitted under Section 7-S.

² Pursuant to Tax Assessor's records.

³ Pursuant to FN 3.2, an 'Apartment Building for the Elderly' may be erected in a C-G district provided the lot area per dwelling unit is not less than 400 square feet.

⁴ Pursuant to Section 7.4, Table 7.4.1, 'Housing for the Elderly' requires 5% of dwelling units to be dedicated as Below Market Rate housing units. However, based on the requirements in Section 7.4, no BMR units are required. Notwithstanding this, however, 100% of the income-producing units will be set aside as affordable for the next forty years.

⁵ Additional 500± square feet is proposed in connection with the expansion of the existing community center.

⁶ For larger lots, each side yard at least equal to one-half the height of the building not to exceed 15' on each side.

⁷ Pursuant to FN 7, dwelling units are setback not less than 15' from all property lines.