

April 9, 2021

City of Stamford  
Zoning Board  
c/o Ralph Blessing, Land Use Bureau Chief  
888 Washington Boulevard  
Stamford, CT 06901

***Re: 0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street***  
**Text Change, Zone Change, Special Permit, and Final Site and Architectural plan and requested uses applications**

Dear Mr. Blessing and Board Members,

As discussed, on behalf of RMS Companies (Applicant) and Greyrock Development LLC (Owner), enclosed please find applications and supportive materials to facilitate a Text Change, Zone Change, Special Permit, and Site and Architectural Plan and Requested uses relating to 0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street. Application details and design concepts are described further in the attached Project Narrative and reflected in the enclosed materials.


In support of the applications, enclosed please find:

1. A check in the amount of \$7,774.84 for:
  - Text Change Fee; \$1,060;
  - Zone Change Fee; \$1,060;
  - Special Permit Fee: \$4,654.84 and
  - Zoning Board Public Hearing Fee: \$1,000.
2. Application forms:
  - Text Change;
  - Zoning Map Change;
  - Special Permit; and
  - Site and Architectural Plan.
3. Project Narrative;
4. Parking Management Plan;
5. Text Change;
6. Historical Aerial Exhibits;
7. Existing Aerial Exhibit;

8. Zoning Data Chart;
9. Zone Change Exhibit;
10. Zone Change Description;
11. Survey;
12. Engineering Plans;
13. Architectural Plans and Rendering;
14. Traffic Report and
15. Letters of Authorization.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this exciting redevelopment.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: D. Woods, FAICP, PhD, Deputy Director of Planning  
V. Mathur, Associate Planner  
Development Team  
Interested Parties



**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward twelve (12) copies 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**

Minor Text Change	<b>\$1,060.00</b>
Major Text Change	<b>\$5,060.00</b>

APPLICANT NAME (S): Richard W. Redniss (22-1st Corp)

APPLICANT ADDRESS: c/o 22 First Street - Stamford, CT 06905 (Redniss and Mead)

APPLICANT PHONE #: 203-327-0500

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 22 First Street

PROPOSED TEXT CHANGE: See Attached Text Change

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_

SIGNED: [Signature]

**NOTE:** 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 application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 ss STAMFORD \_\_\_\_\_ 20\_\_\_\_\_  
 COUNTY OF FAIRFIELD

Personally appeared \_\_\_\_\_, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

\_\_\_\_\_  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

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

By: \_\_\_\_\_



**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

APPLICANT NAME (S): RMS Companies (Applicant) and Greyrock Development LLC (Owner)

APPLICANT ADDRESS: c/o 22 First Street - Stamford, CT 06905 (Redniss and Mead)

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Contract Purchaser of "9dMhU B'SUW" & (#) S9dMhU B'SUWS V# &

PRESENT ZONING DISTRICT: MX-D 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.)

Please see attached Zone Change Description

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

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
Greyrock Development LLC 119 Greenwich Ave Apt 301 Greenwich, CT 06830-5511	0 Greyrock Place (004-1972) Stamford, CT

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

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).





**APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES**

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling 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 required mailing to surrounding 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 –WITHOUT GDP**

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	<b>\$460.00</b>
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	<b>\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.</b>

**Fee Schedule –WITH GDP**

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	<b>\$260.00</b>
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	<b>\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.</b>

APPLICANT NAME (S): RMS Companies (Applicant) and Greyrock Development LLC (Owner)

APPLICANT ADDRESS: c/o Redniss and Mead 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes, Contract Purchaser

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Greyrock Pl (004-1972), 172 Greyrock Pl, and 154 Broad St

ADDRESS OF SUBJECT PROPERTY: 0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street

PRESENT ZONING DISTRICT: C-G & MX-D (Proposed Zone Change to from MX-D to C-G)

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED USE: Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk’s Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

**NAME & ADDRESS**

Greyrock Development LLC  
 119 GREENWICH AVENUE APT 301  
 GREENWICH, CT 06830-5511

**LOCATION**

0 Greyrock Place (004-1972),  
 172 Greyrock Place, and  
 154 Broad Street

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).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).





**APPLICATION FOR SPECIAL PERMIT**

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 filling fee (**see Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding 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**

Special Permit 20,000 sq. ft. or less	<b>\$460.00</b>
Special Permit more than 20,000 sq. ft.	<b>\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.</b>

APPLICANT NAME (S): RMS Companies (Applicant) and Greyrock Development LLC (Owner)

APPLICANT ADDRESS: c/o Redniss and Mead 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes, Contract Purchaser

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Greyrock Pl (004-1972), 172 Greyrock Pl, and 154 Broad St

ADDRESS OF SUBJECT PROPERTY: 0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street

PRESENT ZONING DISTRICT: C-G & MX-D (Proposed Zone Change to from MX-D to C-G)

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
Greyrock Development LLC	0 Greyrock Place (004-1972),
119 GREENWICH AVENUE APT	172 Greyrock Place, and
301 GREENWICH, CT 06830-5511	154 Broad Street

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).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).





April 9, 2021

City of Stamford Planning Board  
c/o David W. Woods, PhD, FAICP  
Deputy Director of Planning  
888 Washington Boulevard  
Stamford, CT 06901


***Re: 0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street***  
**Text Change, Zone Change, & Special Permit, and Final Site and Architectural Plan and requested uses applications**

Dear Dr. Woods and Board Members,

As you may be aware, we have submitted applications on behalf of RMS Companies (Applicant) and Greyrock Development LLC (Owner) for a Text Change and Zone Change for the above referenced properties.

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting. Please let us know if you have any questions or would like additional information.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: V. Mathur, Associate Planner  
Development Team  
Interested Parties

**Project Narrative**  
**0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street**  
**Text Change, Zone Change, Special Permit, &**  
**Final Site and Architectural Plan and Requested uses**  
**April 9, 2021**

**1. Introduction/Background**

RMS Companies (“the Applicant”) is the contract purchaser of 3 contiguous parcels along Greyrock Place and Broad Street directly adjacent to the City garage. The subject site has been vacant for decades and is often referred to as “the *other* hole-in-the-ground,” as it remains one of the key undeveloped parcels in Downtown Stamford since Parcel 38 (the original “hole in the ground”) was recently redeveloped. The combined site is approximately 1.3 acres within Master Plan Category 11 (Downtown) and the C-G (General Commercial District) and MX-D (Mixed Use Development) Zoning Districts.

The Applicant is looking to redevelop the site to create an 8-story residential community with 228 apartments, 8,000± sf of office, and tenant and public amenities. The proposed redevelopment will help to activate this stretch of Broad Street that has been vacant for approximately 40 years. The proposed office space will be used by the applicant to house their company headquarters.

To facilitate the potential redevelopment, the applicant is submitting the following applications:

- A. Zone Change (to put the entire property into the C-G Zone);
- B. Text Change (to adjust the C-G setbacks in line with other recent Land Use Bureau changes);
- C. Special Permit; and
- D. Final Site and Architectural Plan and Requested uses.

**2. Surrounding Area**

The properties are wholly within Master Plan Category 11 (Downtown). The surrounding Zoning designations, including MX-D (Mixed Use Development District) to the north and east, P-D (Planned Development District) to the north, C-G (General Commercial District) to the west, and CC (Center City District) to the south.

The surrounding Downtown neighborhood contains a mix of high-density residential, commercial, religious, retail, and restaurant uses.

**3. Project Area/Development Site**

The overall site is 1.3 acres with frontage on Broad Street and Greyrock Place. It is currently a vacant site directly adjacent to the City of Stamford Broad Street parking garage to the west and Hiberian Hall and The Classic Condominium to the north.

The site has long been fenced off and inaccessible to the public with a curb cut on Broad Street and another on Greyrock Place. Historical images indicate there were 4-5 residential-style buildings on the site up to the mid 1980s, one of which previously housing the Girls Club and the gas station. Please see

attached Historical Aerial Exhibit.

#### **4. Proposed Development**

The proposed development consists of 228 apartments, 8,000sf of office, and associated amenities, some of which will be open to the public at the ground floor, with parking at grade and within the building footprint. Vehicular access to the site will be limited to Greyrock Place with no cars entering or exiting on the highly trafficked Broad Street.

##### *A. Unit Mix*

The proposed unit mix includes 61 studio, 88 one-bedroom, and 79 two-bedroom apartments. However, exact unit size and mix may change slightly depending on market conditions and other factors which may arise.

##### *B. Below Market Rate (BMR) Housing*

The BMR requirement is proposed to be satisfied entirely onsite consistent with Section 7.4 of the Zoning Regulations. A total of 19 units, representing 10% of the 190 non-exempt residential, will be proportionately distributed throughout the proposed unit mix of the building. (Density and bonus calculations are further described in the accompanying Zoning Data Chart.)

##### *C. Building Composition & Features*

The building is designed with 6 stories of primarily residential space over 2 levels of parking (and a 3<sup>rd</sup> below grade). The ground level is activated by the new residential lobby and amenity areas, a portion of which will be open to the public. The proposed office use on the second floor facing Broad Street will provide more visual interest to the building and serves to hide the parking level that sits behind it.

For the enjoyment and use of the residents, the building features a range of shared indoor amenities including, but not limited to, fitness/yoga, workspace, bike room, lounges, and club room. In addition to this, there are several outdoor spaces that will be programmed which include a private patio for office use, an enclosed private courtyard with patios and green spaces for residential use as well as a rooftop amenity terrace with a pool. The indoor residential amenities are dispersed throughout building to provide a diverse experience of spaces such as at the ground floor of Broad St. and the corner of Greylock Place to provide active frontage, spaces located on the first residential floor with access to the enclosed outdoor courtyard and lastly amenities at the top floor with access to the outdoor terrace.

The massing of the building features 2 steps, one at the second floor to provide an outdoor terrace for office use and a stepped zone in the top floor to break the mass and accommodate the outdoor roof terrace. In addition, it features a tall parapet that highlights the office entrance location and a recessed area with extended canopy to highlight the residential entry at the corner of Broad St. and Greylock Pl.

The façade design features a variety of high-quality materials to provide interest and highlight the ground floor amenities and office frontage from the residential use. The primary materials of the building are brick, architectural stone and fiber cement panels/siding. In addition, the design proposes the use of large windows in key locations and Juliette balconies to provide additional articulation in the façades.

#### *D. Access and Parking*

The project will remove the existing curb cut on Broad Street and limit vehicular access to the existing driveway on Greyrock Place at the rear (north) of the site.

Parking is provided within 3 levels accessed from Greyrock Place (including partial basement, at-grade, and 2<sup>nd</sup> story garage structure) totaling 228 spaces. An additional 10 at-grade parking spaces are available for daytime use and are shared with the neighboring Hibernian property. Four of the garage spaces will be equipped for electric vehicle charging. The building will also accommodate up to 30 bike spaces. Office parking will be accommodated through the sharing of available onsite parking spaces. A separate report provided by SLR is included in the application materials and confirms that provided parking is more than sufficient for all proposed uses. The report also confirms that the development will not significantly impact peak hour traffic of the surrounding areas and provides some suggested signal timing improvements for certain intersections.

#### *E. Landscaping and Open Space*

The interior courtyard, rooftop pool deck, and ground level public access areas make up approximately 10,600sf of usable open space. There will be approximately 17,000sf of usable interior amenity space for the residents. A landscaping buffer is maintained along the much of the western property line with new sidewalks, streetscapes and foundation landscaping along both site frontages.

#### *F. Construction Timing*

Pending approval of the submitted applications, site is anticipated to begin at the end of 2021 to be completed by the third quarter of 2023.

#### *G. Conformity with Stamford Zoning Regulations and Master Plan*

The Master Plan for the site is Category 11 which has a stated intent to “to provide for and protect an intensive, pedestrian-oriented mixed-use district. Intended is a full array of retail, office, cultural, recreation and residential uses serviced by mass transportation and integrated pedestrian access systems, always at-grade, enhanced by up-to-date lighting, seating, planting, signage, etc., to assure a desirable mixing and interaction of people and activities. A variety of scale and design in new construction is to be encouraged”. The proposal accomplishes those goals by infilling an existing vacant site with a pedestrian-oriented mixed-use development and improving the quality of housing with new onsite amenities. The density and proposed modifications comply with the standards and requirements of the applicable of the Zoning Regulations. See further details on the submitted Zoning Data Chart and accompanying site and architectural plans.

### **5. Action Items**

To facilitate the development, the Applicant has filed applications for approval by the Zoning Board for the following specific requests:

#### *A. Zone Change*

The proposed zone change will put the entire site into a single zoning district (C-G) which is contiguous to surrounding properties and exemplifies the underlying Downtown Master Plan

designation.

*B. Text Change*

The application is pursuant to pending Text Change application 221-11 filed by the Land Use Bureau. The application reestablishes residential density and floor area, as well as the ability to convert commercial development rights into residential density.

The applicant is also proposing a Text Change to Appendix B Table IV to establish building setbacks (10-15' measured to the curb line for front yards and 0-15' for side yards depending on the distance from the curb line) which are consistent with recent and future setback regulations introduced by the Land Use Bureau and conducive to Downtown urban development. The proposed change promotes a continuous street wall while allowing for appropriate light, air, landscaping and building spacing.

*C. Special Permit*

1. Pursuant to Section 7.5 (Review of Large-Scale Development), Applicant requests approval of a residential structure containing ten (10) or more dwelling units and developing or altering 40,000 square feet of lot area or creating one-hundred or more new parking spaces.
2. Pursuant to Section 12-D.1.c, Applicant requests 1 parking space for each unit of 2 bedrooms or less. The Site is located less than mile of the Stamford Transportation Center and along a main east-west thoroughfare served by public transportation. It is also easy walking distance to several restaurant, retail, and service establishments with a “walk score” of 89 (Very Walkable) including a rating of “Excellent Transit”.

The property also maintains direct pedestrian access from the site to the abutting City garage structure, making long-term or short-term use of public parking facilities extremely convenient.

Lastly, more than 65% of the units will be one-bedrooms or smaller. For all of these reasons, the Applicants submit that the proposed parking ratio of 1.0 spaces per unit is appropriate. See also accompanying parking report provided by SLR as it relates to the shared parking sue.

*D. Site and Architectural Plan and Requested Uses*

The Applicant requests approval for the proposed 228-unit infill building, including approval of the proposed location, height, coverage, relationships with buildings and property lines, parking, open space, and associated uses. Included in the request, and pursuant to Section 12-L, Applicant is seeking administrative approval of the Zoning Board for shared parking to serve the onsite office use.

**6. Conclusion**

The proposed development embodies many of the goals of both the C-G Zoning District and the underlying Downtown Master Plan Category and creates an attractive new residential community on a long-blighted and underutilized property. The development will continue be an asset to the Downtown neighborhood and overall Stamford community for decades to come.

## 7. Statement of Findings

I. The above referenced specific Special Permit requests are integral to the development project as a whole. Thus, for purposes of demonstrating compliance with the standards and conditions below, the entire development proposal is considered. The Applicants submit that all applicable criteria contained in Stamford Zoning Regulations Article V, Section 19.C.2 are met for the following specific reasons:

- a. *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 appropriately located within a mixed residential and commercial neighborhood and the Downtown Master Plan Category. The proposed building is compatible in scale and style with the surrounding area, particularly the Classic Condominium and Parc Grove Apartments developments. The proposed setbacks and arrangement of buildings are appropriate for the C-G and serve to activate pedestrian street frontages while maintaining ideal sidewalk width. All parking is appropriately accommodated within 2 levels of parking and screened from public view.

- 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 density, height, and building coverage are well below the maximums permitted within the zone and prescribed by the Master Plan. The proposed building improves the residential community with new indoor and outdoor amenity space and enclosed parking. There are no anticipated objectionable impacts or potential disturbances to nearby properties.

- 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.*

Traffic can be safely and adequately accommodated on the surrounding streets. Parking is safely and adequately provided onsite at a ratio of 1.0 spaces per unit with a shared use of parking for onsite office uses. See accompanying report provided by SLR.

- 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 surrounding area includes a variety of residential, commercial, industrial and retail uses. The proposed residential use is compatible with these uses and will serve as a further catalyst for others to invest in their properties. It will also place people on the streets thereby increasing the

patronage of nearby retail and service establishments.

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

Category 11 (Downtown) of the Master Plan contemplates “to provide for and protect an intensive, pedestrian-oriented mixed-use district. Intended is a full array of retail, office, cultural, recreation and residential uses serviced by mass transportation and integrated pedestrian access systems, always at-grade, enhanced by up-to-date lighting, seating, planting, signage, etc., to assure a desirable mixing and interaction of people and activities. A variety of scale and design in new construction is to be encouraged.” The proposed development fits within this category and fulfills the policy goals of the neighborhood. Other Master Plan policy goals realized through this redevelopment include:

- a) **3B.7** Implement traffic calming and improvements to bicycle and pedestrian infrastructure in the Downtown, along commercial arteries and in neighborhood centers
- b) **3C.3:** Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- c) **5A.6** Promote infill development on vacant sites within Downtown.
- d) **5B.1** Improve pedestrian connectivity within Downtown and between Downtown and adjacent neighborhoods.
- e) **5B.2** Implement streetscape and traffic calming improvements Downtown.
- f) **5B.3** Encourage quality urban design that relates well to streets and people.
- g) **5E.1:** Promote neighborhood revitalization.
- h) **6A.1:** Balance new development with preservation of existing residential communities.
- i) **6B:** Preserve Existing and Create New Affordable Housing.
- j) **6C.2:** Promote development of a variety of housing types.

II. *Pursuant to Section 19.C.2.a of the Zoning Regulations, the Zoning Board must find 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.*

The Applicant is proposing to infill the existing vacant parcels and construct a new mixed-use building with associated parking and streetscape improvements in its place. The proposed development will increase the tax base and significantly improve the appearance of one of the most visible corners in Downtown Stamford. The active ground floor frontage, 228 new residential units, both affordable and market rate, will enliven this long-underutilized site and breathe new life into this stretch of Broad Street. For all of these reasons, the Applicants submit that the proposal, and the associated Special Permit requests which are inextricably intertwined, are in accord with the public convenience and welfare.

III. *Pursuant to Section 12.D.1.c of the Stamford Zoning Regulations, the site location, proximity to offsite public and/or private parking infrastructure, potential for shared use of spaces, convenience to mass transit, mix of proposed uses, number of bedrooms, or other urban factors*



*that mitigate parking demand provide sufficient rationale for said Parking Management Plan to the satisfaction of the Zoning Board.*

The Site is located within a mile of the Stamford Transportation Center and along a main east-west thoroughfare served by public transportation. It is also easy walking distance to several restaurant, retail, and service establishments with a “walk score” of 89 (Very Walkable) including a rating of “Excellent Transit”. It includes direct pedestrian access into the abutting City garage. Lastly, more than 65% of the units will be one-bedrooms or smaller. For all of these reasons, the Applicants submit that the proposed parking ratio of 1.0 spaces per unit is appropriate. See also accompanying parking report provided by SLR as it relates to the shared parking sue.

**Proposed Text Amendment (Table IV)**

**TO AMEND APPENDIX B TABLE IV AS FOLLOWS:**

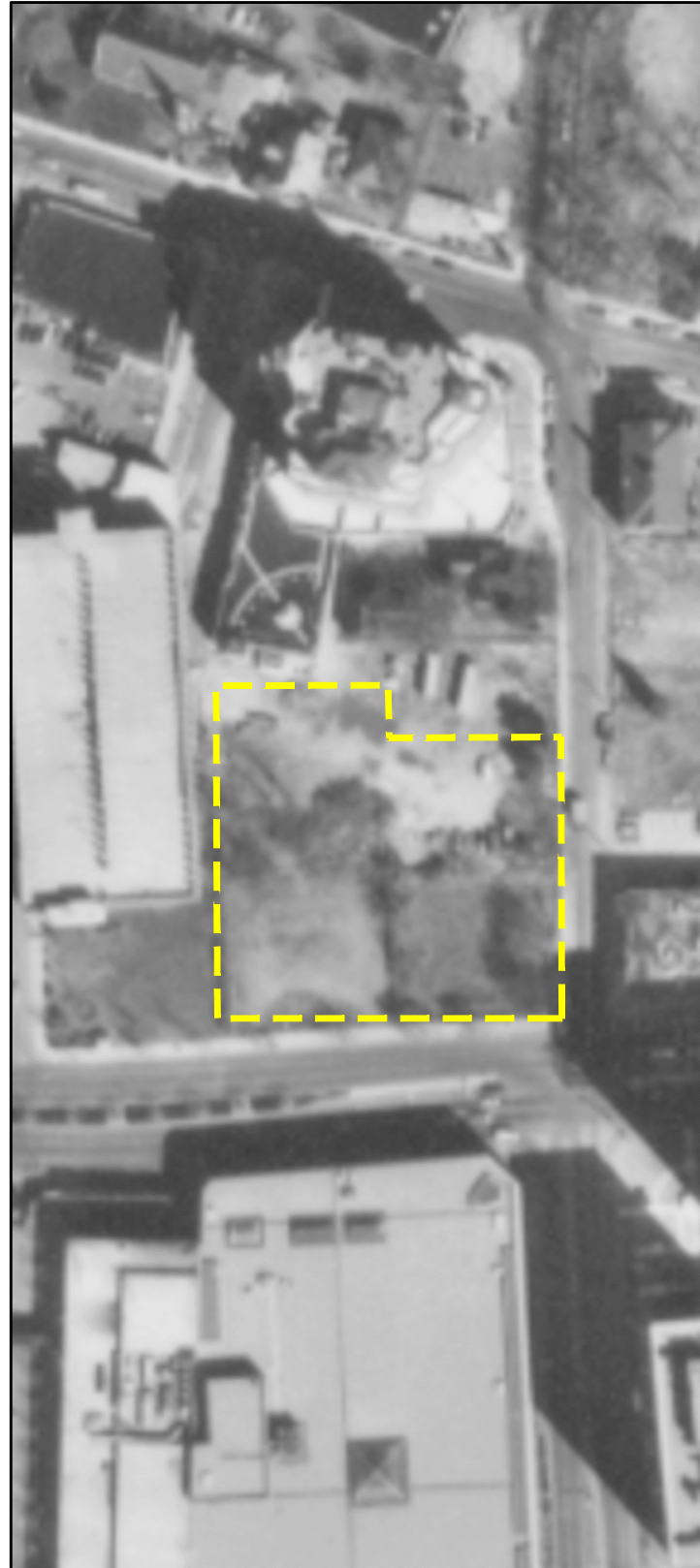
Zoning District	Minimum Yard Dimensions (ft)				
	Front		Side		Rear
	Street Line	Center line	One Side	Both Sides	
[...]					
C-G	10 <sup>(7)</sup>	35 <sup>(7)</sup>	(note 21) <sup>(7)</sup>		20 <sup>(7)</sup>
C-G	<u>10 feet from the Curb Line (15 feet from the Curb Line on Ground Floor Retail Streets)</u>		<u>None required within 70 feet of a Curb Line; if provided at least 15 feet;</u> <u>Beyond 70 feet of a Curb Line: 15 feet from any Property Line</u>		
[...]					

The remainder of Table IV remains the same.

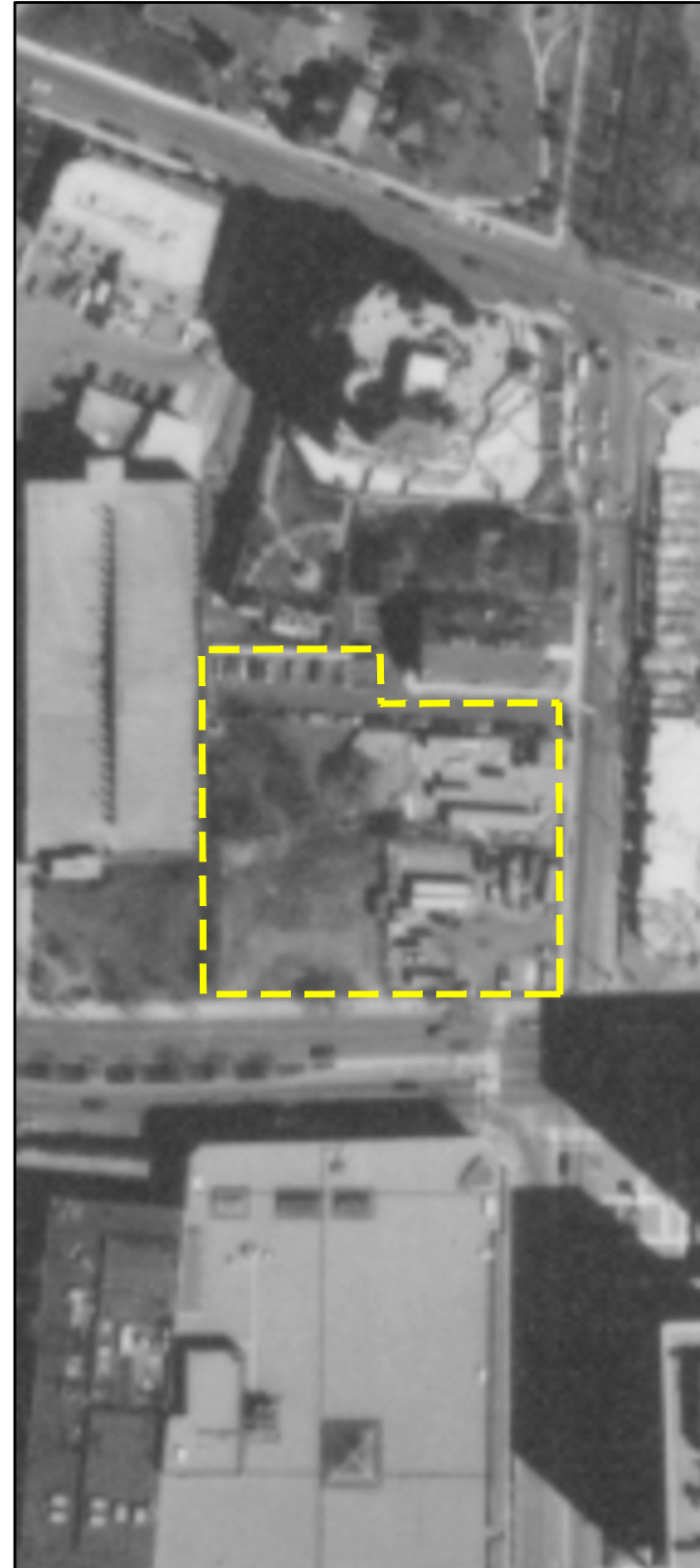
1985



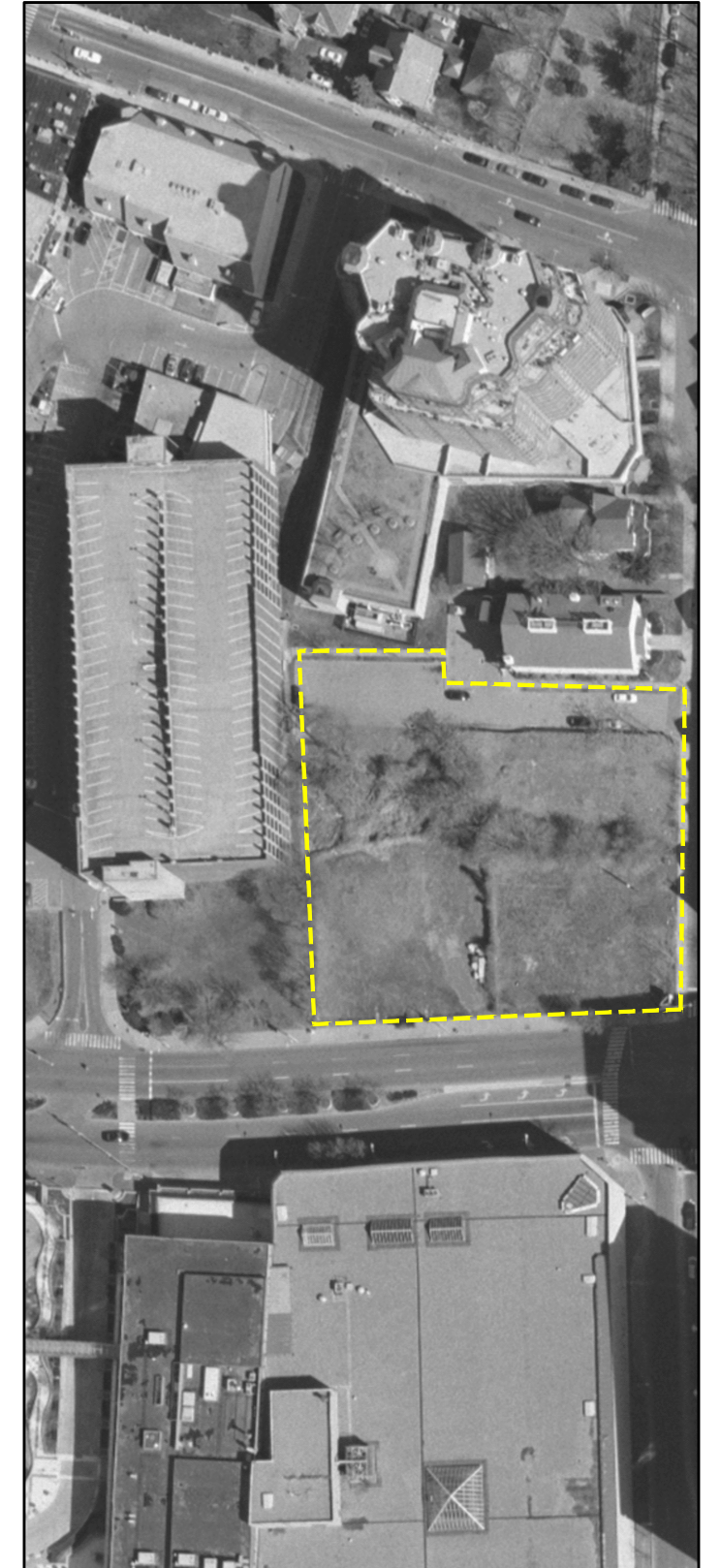
1990



1996



2004



**AERIAL COMPARISON**

*0 GREYROCK PLACE, 172 GREYROCK PLACE, & 154 BROAD STREET  
STAMFORD, CT*

COMM. NO.:	DATE:
5450	3/25/2021
	SCALE:
	N.T.S.





**AERIAL EXHIBIT**  
**0 GREYROCK PLACE, 172 GREYROCK PLACE, & 154 BROAD STREET**  
**STAMFORD, CT**



**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

COMM. NO.:	DATE:
5450	4/9/2021
	SCALE:
	N.T.S.

April 9, 2021

**General Property Description**  
***0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street***

Block #: 176  
Area: 1.29 ± Acres

All those parcels of land commonly known as 0 Greyrock Place (004-1972), 172 Greyrock Place (002-6852), and 154 Broad Street (003-7922), located in the City of Stamford, and collectively described as follows:

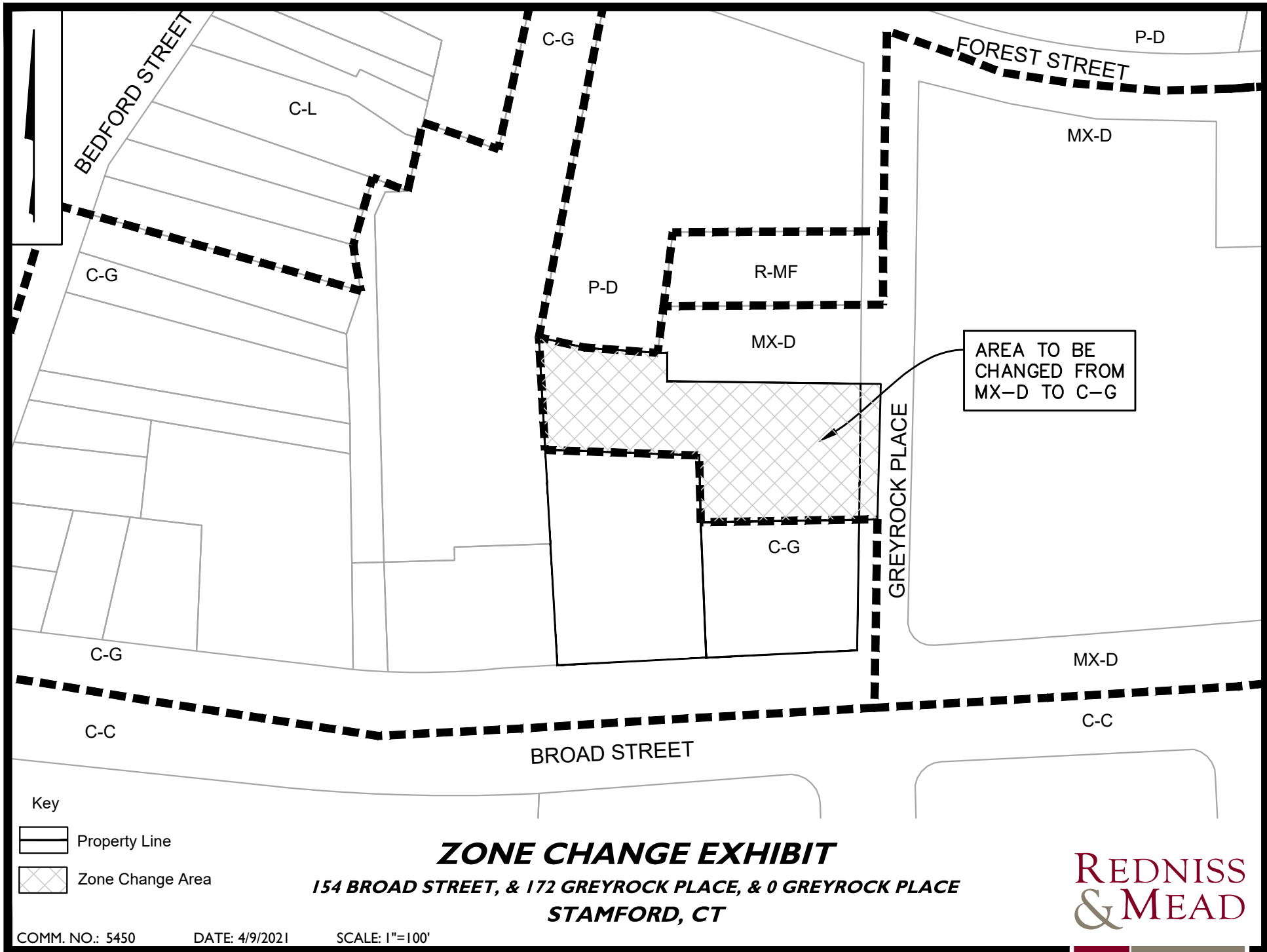
Beginning at the southwesterly corner of 25 Forest Street and the northwesterly corner of 0 Greyrock Place, running in the following directions:



Northerly: 235' ± along land n/f of ERP Operating Limited Partnership and the Hiberian Association Inc, each in part;

Easterly: 212' ± along the westerly side of Greyrock Place;

Southerly: 238' ± along the northerly side of Broad Street;

Westerly: 222' ± along land n/f of Broadgay LLC. and City of Stamford Parking Authority, each in part, to the point of beginning.



- Key
-  Property Line
  -  Zone Change Area

**ZONE CHANGE EXHIBIT**  
**154 BROAD STREET, & 172 GREYROCK PLACE, & 0 GREYROCK PLACE**  
**STAMFORD, CT**



COMM. NO.: 5450      DATE: 4/9/2021      SCALE: 1"=100'

2/16/2021 9:13 AM G:\JOBFILES\5000\5400\5450\dwg\Planning\5450 - Zone Change Exhibit.dwg

April 9, 2021

**Zone Change Description**  
***0 Greyrock Place (004-1972)***

Block #: 176  
Area: 0.54 ± Acres  
(area of change includes an additional 1,650± sf of Greyrock Place right-of-way along site frontage)

**DESCRIPTION OF AREAS OF ZONING MAP CHANGES FROM MX-D (MIXED USE DEVELOPMENT DISTRICT TO C-G (GENERAL COMMERCIAL DISTRICT):**

Including portions of those parcels of land commonly known as 0 Greyrock Place (Assessor Card #004-1972) located in the City of Stamford, generally bound as follows:

Beginning at the southwesterly corner of 25 Forest Street and the northwesterly corner of 0 Greyrock Place and generally bounded as follows:

Northerly: 291' ± by land n/f of ERP Operating Limited Partnership and land n/f the Hiberian Association Inc, each in part, and extending to the midpoint of Greyrock Place;

Easterly: 108' ± by the centerline of Greyrock Place;

Southerly: 297' ± by a portion Greyrock Place, along lands n/f of Greyrock Development, LLC, each in part;

Westerly: 86' ± by land n/f of City of Stamford Parking Authority, to the point of beginning.

**Drawing List**  
**0 Greyrock Place (004-1972), 172 Greyrock Place, and 154 Broad Street**  
**Text Change, Zone Change, Special Permit, &**  
**Final Site and Architectural Plan and Requested uses**  
**April 9, 2021**

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<b><u>Civil</u></b>			
ZLS	Zoning Location Survey	Redniss & Mead	4/9/2021
PSTS	Property and Topographic Survey	Redniss & Mead	
SE-1	Site Development Plan	Redniss & Mead	4/9/2021
SE-2	Site Grading Plan	Redniss & Mead	4/9/2021
SE-3	Site Utility Plan	Redniss & Mead	4/9/2021
SE-4	Sediment and Erosion Control Plan	Redniss & Mead	4/9/2021
SE-5	Notes and Details	Redniss & Mead	4/9/2021
SE-6	Details	Redniss & Mead	4/9/2021
SE-7	Details	Redniss & Mead	4/9/2021
SE-8	Details	Redniss & Mead	4/9/2021
SE-9	Details	Redniss & Mead	4/9/2021
SE-10	Details	Redniss & Mead	4/9/2021
<b><u>Architectural</u></b>			
A-00	Cover	Lessard Design	4/9/2021
A-01	Illustrative Site Plan	Lessard Design	4/9/2021
A-02	Floor Plans	Lessard Design	4/9/2021
A-03	Floor Plans	Lessard Design	4/9/2021
A-04	Floor Plans	Lessard Design	4/9/2021
A-05	Building Sections	Lessard Design	4/9/2021
A-06	Building Elevations	Lessard Design	4/9/2021
A-07	Building Elevations	Lessard Design	4/9/2021
A-08	Material Board	Lessard Design	4/9/2021
<b><u>Architectural</u></b>			
LS.01	Site Landscape Plan	SLR Consulting	4/9/2021
LS.02	Amenity Area Enlargement	SLR Consulting	4/9/2021



Greyrock Development LLC  
119 Greenwich Avenue, Suite 201  
Greenwich, Connecticut 06830

April 7, 2021

City of Stamford Planning & Zoning Boards  
c/o Ralph Blessing, Land Use Bureau Chief  
888 Washington Boulevard  
Stamford, CT 06901

**Re: 154 Broad Street, 172 Greyrock Place, and 0 Greyrock Place - Stamford, CT**


Dear Mr. Blessing:

This letter serves to confirm that Greyrock Development LLC, the owner of the referenced property, has authorized RMS Greyrock Place LLC, as contract vendee pursuant to a Purchase and Sale Agreement between Greyrock Development LLC and RMS Greyrock Place LLC, and RMS Greyrock Place LLC's consultant, Redniss & Mead, with offices at 22 First Street in Stamford, CT, to prepare, file, and process applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely,

Greyrock Development LLC

By:   
Robert H. Kahn, Manager

April 7, 2021

City of Stamford Planning & Zoning Boards  
c/o Ralph Blessing, Land Use Bureau Chief  
888 Washington Boulevard  
Stamford, CT 06901

**Re: 154 Broad Street, 172 Greyrock Place, and 0 Greyrock Place - Stamford, CT**

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as our agent in connection with the preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced properties.

Thank you for your acknowledgement of said authority.

Sincerely,



Randy Salvatore