

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
MARK MCGRATH
Tel: (203) 977-4141

LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

Vineeta Mathur, Associate Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard,
Stamford, CT 06901

Date: January 14, 2022

Re: Application 221-29, CRI application, South End Pacific LLC
670 Pacific Street, Fire House
648 Pacific Street, Tabernacle of Grace Church
171 Henry Street

City of Stamford Zoning Board,
Please be advised that the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Zoning Application 221-29, on 01/11/22, to add three properties listed to the City of Stamford Cultural Resources Inventory (CRI) . The application is based on satisfaction of Criteria C. of the 7.3 section.

Upon reviewing the submitted documents and consideration of testimony received during the public hearing we recommend approval of the application based on satisfaction of Criteria C. We request the following to be submitted to the Commission for review.

1. Submittal of the full package of application materials, including a statement from a qualified historic preservation expert.
2. The final requirements of the application should be provided to the city, as noted on the application form. Many of those documents may have already been presented. The requested materials are:
 1. Site survey
 2. Site and building photographs, with descriptions
 3. National state or local historic register documentation. (may not be applicable)
 4. Documentation supporting the architectural significance of the existing structure.
 5. Letter from a qualified historic preservation expert for 7.3. applications, (as noted above)
3. The Commission will accept these materials - provided electronically and will process the application via e-mail.

Sincerely,

David Woods, Chairman,
Historic Preservation Advisory Commission

Cc: Ralph Blessing, Land Use Bureau Chief



CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

To: Vineeta Mathur,
From: David W. Woods AIA, NCARB, LEED-AP
Application No. 221-29
Subject: Resolution for 686-690 Pacific St. and 171 Henry St. application to HPAC
Date: Meeting date: December 13, 2021, Issue: 12/14/21

At the HPAC regular meeting (postponed from December 7), held on Monday, December 13, 2021, the Commission reviewed the drawings and submission materials for the 686-690 Pacific St. and 171 Henry St. proposed development. The submitted materials were forwarded to this commission as a 7.3 historic application. The following is a record of the Commission discussion and approval.

The Commission made a determination to support the project as presented, by unanimous vote, with the following notes and considerations. The Commission further agreed to allow the owners to submit the requested revisions electronically, for final review.

1. The commission commends the owners for addressing the informal comments that were provided by the Commission members at the October meeting, including the historic building and site improvements.
2. The Commission supports the improvements to the 3 historic properties as proposed under the 7.3 guidelines. There is an additional request for the church property, to clean up PVC pipes and utility connections at the corner facing Pacific Street.
3. The Commission requests a resolution of the design of the top cornice line, and the base/intermediate cornice line - materials and details (as shown in gray tone on the elevation). In addition the commission requests that the brackets be removed at the inset cornice line, and an alternative be proposed that works with the outer cornice line. The use of a stone or precast masonry product is encouraged.
4. It was agreed that the owner's architect will simplify the materials and details at the base of the building, including coordination of the stone pilasters and their related cornice line.

It should be noted that the Commission will meet at a later date to review the historic properties for inclusion in Cultural Resources Inventory. HPAC also recognizes that the Zoning and Planning boards may have other considerations for review that are beyond the scope of HPAC approvals. Those may include 7.3 bonuses, set-backs, and parking.

MAYOR
Caroline Simmons

LAND USE BUREAU CHIEF
RALPH BLESSING PHD
Tel: (203) 977-4714



CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION

Page 2

The commission further requests that the corrections noted above be submitted to Vineeta Mathur at the city, electronically, for HPAC final review.

Drafted by; David W. Woods,
Chair: Historic Preservation Advisory Commission.

MAYOR
DAVID R. MARTIN



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WILLIAM MALLOY, JR.

**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT
COMMISSION**

90 Magee Avenue
Stamford, Connecticut 06902

December 14, 2021

Ms. Vineeta Mathur
Associate Planner
Land Use Bureau
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

Subject: Application 221-29: South End Pacific, LLC – Coastal Site Plan Review, Site and Architectural Plans and/or Requested Uses and a Special Permit

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application submitted to the Zoning Board by South End Pacific, LLC (the Applicant) concerning proposed development at 648, 670, 686, and 690 Pacific Street and 171 Henry Street, Stamford, Connecticut. The Applicant proposes to construct a six-story, multi-family residential building; preserve and re-purpose the existing historic firehouse with a mix of retail, commercial, and/or residential uses; preserve and maintain an existing two-family home; and preserve and maintain the existing Tabernacle of Grace Church.

As the proposed project is located within the coastal boundary and therefore may affect property on, in, or contiguous to the Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Harbor Management Plan. Pursuant to the General Statutes, City Code, and the Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

The SHMC discussed the application during its meeting on November 16, 2021 with the understanding, based on information provided by the Applicant, that the proposed project is expected to significantly improve storm water conditions on the project site through a reduction in impervious surfaces, installation of oil and grit separators, and other means. Accordingly, the

SHMC approved a motion to find the proposal consistent with the Harbor Management Plan provided the Engineering Bureau determines compliance with all City storm water management requirement.

In addition, the SHMC transmits the following water quality-related comments to the Zoning Board and Applicant.

1. The SHMC supports establishment of a maintenance agreement as a condition of project approval to ensure continued maintenance of the storm water management system to be included in the project.
2. In general, the SHMC is concerned about the potential adverse impacts of storm water runoff from impervious areas draining into the Harbor Management Area. The Plan calls for protection and improvement of water quality in the Harbor Management Area and supports appropriate Best Management Practices to avoid or otherwise mitigate nonpoint source (storm water) pollution.
3. The SHMC supports implementation of runoff reduction and low impact development practices pursuant to the City's NPDES permit issued by the State of Connecticut.

Please be advised that the SHMC reserves its right to review the proposal and provide additional comments at such time as it may be modified or be the subject of another application, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Frank Fedeli, Stamford Office of Operations
Susan Jacobson, CT DEEP Land and Water Resources Division
Robert Karp, Chairman, SHMC Application Review Committee
Raymond Mazzeo, Redniss & Mead, Applicant's representative

Briscoe, Tracy

From: Mathur, Vineeta
Sent: Friday, October 29, 2021 9:51 AM
To: Briscoe, Tracy
Subject: Fw: Application 221-29 686-690 Pacific St.

Vineeta Mathur
Acting Principal Planner
Land Use Bureau
City of Stamford
888 Washington Blvd, Stamford, CT - 06901
203-977-4716
vmathur@stamfordct.gov

From: Seely, Walter
Sent: Thursday, October 28, 2021 9:04:27 PM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Francis, David
Subject: Application 221-29 686-690 Pacific St.

Hi Vineeta

After reviewing application 221-29 New six story apartment building 686-690 Pacific St.

FM has no objection to the application.

Have a good evening

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

888 Washington Blvd. 7th Floor

Stamford, CT. 06902

203-977-4651



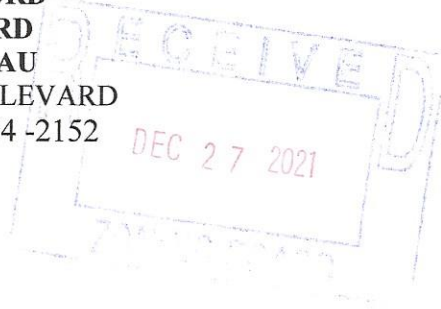
MAYOR
Caroline Simmons



Land Use Bureau Chief
Ralph Blessing

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



December 20, 2021

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

**RE: ZB APPLICATION #221-29 - SOUTH END PACIFIC, LLC (Contract Purchaser) -
648, 670, 686 & 690 PACIFIC STREET and 171 HENRY STREET - Site & Architectural
Plans and/or Requested Uses and Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, December 14, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

The applicant is proposing a redevelopment that will include: **(a)** preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; **(b)** preserving and maintaining the existing two-family home at 171 Henry Street; **(c)** preserving and maintaining the existing Tabernacle of Grace Church and **(d)** creating a new six-story residential building with retail, covered parking and 61 new apartments.

After considerable discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #221-29** with the following recommendations:

- The Zoning Board should take note of the driveway on the side of the historic two-story home to make sure the landscaping buffer and adjustment of the driveway to the church-side is safe for the residents of the two-family home as both the church and firehouse mixed-use retail will be using this exit.
- Designate this driveway to only be used by the new commercial residential building as an emergency exit.

This request is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac



OFFICE OF OPERATIONS
BUILDING DEPARTMENT
Tel: (203) 977-4164 / Email: BuildingDept@StamfordCT.gov
Government Center, 888 Washington Boulevard, Stamford, CT 06901

MARK McGRATH
DIRECTOR OF OPERATIONS

BHARAT GAMI
CHIEF BUILDING OFFICIAL

November 16, 2021

INTEROFFICE MEMORANDUM
CITY OF STAMFORD

TO: Vineeta Mathur, Associate Planner (Via Email)

FROM: Bharat Gami, Chief Building Official

DATE: November 16, 2021

RE: Application 221 -29 -South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT -Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit: Applicant is proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments.

Please advise the applicant to respond to following comments:

- Demonstrate compliance with fire-resistance rating requirements for exterior walls, per 2015 IBC Table 602 for all exterior walls.
- Demonstrate compliance with maximum area of exterior wall openings based on fire separation distance and degree of opening protection, per 2015 IBC Table 705.8 for all exterior walls.
- A demolition permit is required for demolition of existing structures.
- All open/expired applications and permits must be closed out prior to permit issuance.
- All retail entrances and main building entrances must be accessible per 2015 IBC Chapter 11.
- All exterior lighting must comply with Stamford Municipal Ordinance Chapter 155.
- These are preliminary comments and additional comments will be provided during plan review phase for Building Permit.

Please feel free to contact us at 203-977-4164 or send an email to BuildingDept@StamfordCT.Gov.

With best regards,

Chief Building Official

City of Stamford
[Building Department](#)
888 Washington Boulevard, 7th Floor
Stamford CT 06901

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

INTEROFFICE MEMORANDUM

December 14, 2021

To: Vineeta Mathur Associate Planner

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

**Subject: 171 Henry Street
648-690 Pacific Street
Zoning Application No. 221-29**

The Engineering Bureau received Zoning application documents for the redevelopment and repurposing of historic buildings and creating a new six story residential building with retail and covered parking.

The following documents were reviewed:

- "Property & Topographic Survey Depicting 648, 670, 686 & 690 Pacific Street and 171 Henry Street Prepared for Hogg Holdings" by Redniss & Mead dated 10/8/21

- "Zoning Location Survey Depicting Proposed Building on 686 & 690 Pacific Street and Portion of 171 Henry Street Prepared for Hogg Holdings" by Redniss & Mead dated 10/8/21

- Plan Set consisting of sheets SE-1 through SE-9 "Depicting 648, 670, 686 & 690 Pacific Street and 171 Henry Street Prepared for Hogg Holdings" by Redniss & Mead dated 10/8/21

The Engineer of Record, Bret Holzwarth, P.E. stated, "Based on the above information, the proposed improvements 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."

The Engineering Bureau has determined that the following shall be addressed by a CT professional engineer:

- 1) Retaining wall "by Others" will need to be designed by a CT professional engineer and the drawings provided for review prior to building permit approval.
- 2) Provide results of 2 saturated hydraulic conductivity tests and drawdown calculations.
- 3) The oil grit separators should be swirl-type systems. Provide appropriate details instead of the grease trap detail. A hydrodynamic separator is referenced on page 6 of the Site Engineering Report.

- 4) Confirm that the Existing Watershed Basin includes the pervious areas in the back and on the side of #686 Pacific St.
- 5) Show the 6" stone depth below the gallery on the 18" Gallery Detail.
- 6) Review Parts 2 and 4 of the DCIA Tracking Worksheet for consistency with page 5 of the Site Engineering Report regarding increased and decreased DCIA.
- 7) Show 1/2" preformed expansion joint between the curb and sidewalk on the Concrete Curb and Flush Concrete Curb details.
- 8) Infiltration system #1 shows an invert in at the bottom of stone elevation. In addition, the system will not fill given the outlet invert of 4.75. Clarify and revise sheet SE-3 and the HydroCAD Pond Summary accordingly.
- 9) On the Porous Asphalt Pond Summary- the outlet device #2 is a 12" pipe, not a 6" pipe.
- 10) Porous asphalt pond summary and stage-area storage show 1742 cu ft of storage and the Proposed LID map and the WQV calculations indicate 1363 cu ft of storage. Also, the surface area is 1068 sq ft on the Pond Summary and 925 sq ft on sheet SE-3.
- 11) Correct the inverts into and out of SMH #2.
- 12) Provide pipe slope and length for the southern roof leader pipe into Infiltration System #1.
- 13) Provide invert into the crushed stone reservoir for the 21 ft pipe.
- 14) The invert out of the 1000 gallon oil grit separator goes to SMH #2 not SDMH #2.
- 15) Revise the porous asphalt outlet size and elevation on the detail, for consistency with sheet SE-3.
- 16) Add an asphalt trench repair detail for Pacific St (arterial road) to reflect a base course thickness of 4 1/2" of HMA S0.5. The detail showing 2 1/2" HMA S0.5 can be used for Henry St, which is a collector road.
- 17) Provide a detail for the ejector pump chamber PC #1.
- 18) Show a dog house manhole detail instead of a constructed manhole and reference CT DOT Form 818.
- 19) The Engineering Bureau reserves the right to make additional comments.

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

CC: Bret Holzwarth
Pam Fausty
Lindsay Tomaszewski

Reg. No. 273

William P. Brink, P.E. BCEE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
wbrink@stamfordct.gov



Edward Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority
ekelly@stamfordct.gov

December 28, 2021

To: Vineeta Mathur, Associate Planner

From: Ann Brown, P.E. – SWPCA Supervising Engineer

Subject: Application 221-29-south End Pacific LLC (Contract Purchaser), 648,670,686 & 690 Pacific Street and 171 Henry Street, Stamford, CT – Costal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit

The Stamford WPCA has reviewed the referenced application proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments. The plans and documents submitted are as follows:

Civil (Sheet SE-3) dated 10/8/21 prepared Redniss and Mead.

Interoffice Memorandum dated 10/22/21 prepared by Vineeta Mathur, Acting Principal Planner.

Project Narrative dated 10/7/21 prepared by Redniss and Mead.

Parking Management Plan dated 10/7/21 prepared by Redniss and Mead.

Zoning Data dated 10/7/21 prepared by Redniss and Mead.

Owner List dated 10/7/21 prepared by Redniss and Mead.

General Property Description dated 10/7/21.

Letter to Land Use Bureau Chief dated 10/6/21 prepared by Ted Ferrarone.

Letter to Land Use Bureau Chief dated 9/29/21 prepared by South End Pacific LLC.

SWPCA offers comments to be addressed by a licensed engineer in the State of Connecticut as follows:

Sanitary Lateral

1. The Site Utility Plan (sheet SE-3) shows a proposed doghouse manhole for connecting into the sanitary sewer system on Pacific Street. This proposed connection is not permitted for this location, a direct sewer tie in connection is required and requirements are outlined below:
2. Sanitary Lateral Connection Requirements
 - a. An outdoor clean-out for the building's lateral must be provided; and,
 - b. Proposed sanitary tie-in connection must be an approved saddle connection to the public sewer line. A chimney connection may be required to ensure the private

lateral slope does not exceed 2%, and it must meet either the City standard specification and/or the approved modular style chimney design requirements. Both saddle and/or chimney connections must be encased in concrete. Attached are the approved saddle and chimney specification information;

- c. Applicant and/or Contractor needs to schedule the tie-in activity with Stamford WPCA's Collection Systems Supervisor at least 3-days in advance for scheduling WPCA personnel to witness and photograph the sewer tie-in connection. Anytime between 7:30 a.m. and 2 p.m. (Mon. thru Fri.).
- d. The contractor is not to break into the public sewer line without WPCA being present; and,
- e. Additionally, the sewer tie-in distance information from at least 2-permanent stations, i.e., telephone pole and number, distance from nearest manhole cover, corner of building with address number, etc., and depth of tie-in, along with a sketched drawing depicting these monuments and distances must be submitted for final approval.

Food Service Establishments

3. As part of the building permit process for this development, food service establishments (FSE) and/or other facilities where there is potential for Fats, Oils, and Grease (FOG) to discharge into the sanitary sewer are obliged to comply with *Stamford's Fats, Oils, and Grease (FOG) Abatement Program* administered by the Stamford Water Pollution Control Authority. Facilities include but are not limited to restaurants, office cafeterias, church kitchens, community barbeque stations and kitchens, etc. The FSE or facility shall be equipped with adequately sized, properly functioning, and SWPCA approved grease management equipment. In addition, all of the correct kitchen equipment, fixtures, and/or drains shall discharge into the grease management equipment (GME). The attached document provides an overview of the above building permit requirements.

Covered Parking Garage Drains

4. The wastewater generated by covered parking garage drains shall be directed to an adequately sized WPCA approved treatment system (Oil/Sand Separator). Sizing calculations for the chamber are based on the maximum flow, including but not limited to power washing the garage. A minimum 1500 gallon capacity and six hour retention time is required. The treatment system shall meet all of the requirements outlined Appendix H: (12) of the 2020 State of CT DEEP General Permit for Discharges from Miscellaneous Industrial Users.
5. Provide a Cross Section/Installation Detail of the Oil/Sand Separator with pertinent installation requirements (i.e. H2O loading, high water table, proper venting, etc.). Below the detail, please add the following language:
 - a. "The oil/sand separator shall be installed in accordance with all applicable codes and with strict adherence to the manufacturer instructions, specifications, and

- recommendations. Prior to backfilling, all necessary inspections and approvals shall be obtained (i.e. Building Dept., Design Engineer)”.
6. No less than 60 days in advance of the CO, TCO, or PCO, the owner/operator(s) of the development shall complete and submit to SWPCA for review and approval, CT DEEP’s Miscellaneous General Permit for Discharge from Industrial Users (MIU GP) Notification Form associated with the parking garage sanitary wastewater treatment system. A post construction Operation and Maintenance Manual shall be attached to the Notification Form and shall include the manufacturer’s maintenance requirements and the following language:
- b. Inspections:
- i. Inspections of the treatment system shall include but not limited to the oil/sand separator and components thereof, all floor drains, troughs, piping that collect transport and discharge wastewater into the chamber, and piping that transport wastewater from the chamber to the sanitary. The amount of oil, grit, sand, and debris observed in the chamber shall be measured and recorded.
 - ii. Sand, grit, oil, and debris observed in all other components of the treatment system shall be identified and noted on the Log Sheets as light, moderate, or heavy amounts. Post pump-out inspections of the empty chamber shall occur to determine if it is structurally intact and water tight. The findings shall be noted on the Log Sheets.
- c. Maintenance
- i. Routine maintenance of the treatment system shall occur by clearing all drains, troughs, and the conveyance system of oil, grit, sand, and debris. The chamber shall be completely cleaned by a certified waste hauler. At no time shall the combined amount of oil, grit, sand, and debris in the chamber equal to or exceed 20% of the total volume capacity. The contents removed from the treatment system shall be properly transported and disposed in accordance with all applicable laws and regulations. Broken or deteriorated components of the treatment system shall be immediately repaired or replaced.
- d. Frequency of Inspections and Maintenance
- i. The treatment system shall be inspected on a monthly basis. The chamber and all other components of the treatment system shall be completely cleaned no less than twice per year.
 - ii. More frequent cleaning intervals of the treatment system may become necessary. In some instances a waiver may be granted by WPCA to perform less inspections and maintenance on the treatment system. The request to obtain a waiver must be put in writing and shall be accompanied with supporting documentation as to why the waiver is being requested.
- e. Record Keeping and Reporting
- i. All inspection findings, maintenance activities, and repairs shall be recorded on the Inspection and Maintenance Log Sheets. Log sheet entries

shall be complete with the dated and type of service, the qualified individual name and title, signature, inspection findings, quantities observed and/or removed from the treatment system, maintenance work performed, etc. All pumping reports shall include the date and time the chamber was pumped, the name, address, and phone number of the certified hauler, the total volume removed and what percentage of the volume was oil and solids, the location and phone number of the approved disposal site and date of disposal. Copies of all documents relating to the inspection and maintenance of the treatment system (i.e. pumping reports, inspections reports, manifests, service contracts, receipt, etc.) shall be kept on file with the Log Sheets.

- ii. No later than December 15th of each calendar year, copies of the previous 12 months of Log Sheets and all related documents described above shall be mailed to WPCA at the following address:

Stamford Water Pollution Control Authority
Attn: Regulatory Compliance Inspector
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Construction Dewatering

7. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Misc. Discharge Permit Application shall be completed and submitted to SWPCA for review and approval. Please contact Robert Pudelka, Plant Supervisor at 203-977-5780 or by e-mail at rpudelka@stamfordct.gov for the necessary forms and requirements.
8. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the reports shall be mailed to:

Stamford Water Pollution Control Authority
Attn: Rhudean Bull
111 Harbor View Avenue, Building 6A
Stamford, CT 06902

Swimming Pools

9. In the event a swimming pool is proposed, the swimming pool water filtration system shall be of cartridge type. If a sand filtration system is used, the back wash shall discharge into a gravity fed treatment system prior to discharging into the sanitary. Please provide detailed information on the filtration system.
10. No less than 60 days in advance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the owner/developer of the site shall complete and submit to SWPCA for review and approval a Registration Application for Miscellaneous Discharges of Sewer Compatible Wastewater for the sanitary discharge of swimming pool wastewater. Contact

Robert Pudelka, Plant Supervisor at 203-564-7945 or by email at rpudelka@stamfordct.gov for additional information.

Connection Charges

11. Upon issuance of a Certificate of Occupancy, the owner will be subject to a Connection Charge for any additional sewer units resulting from the construction. The Connection Charge is based on a "Sewer Unit" system at the then current sewer rate.

The WPCA reserves the right to make future comments on revised plan submittals.

If you have any questions, please call me at 203-977-5896.

Cc: William Brink, P.E., Executive Director WPCA
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA
Jane Gibeault, Regulatory Compliance Coordinator



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

TO: Vineeta Mathur, Associate Planner
Land Use Bureau, Stamford

FROM: Lindsay Tomaszewski, Environmental Analyst

SUBJECT: 648, 670, 686, & 690 Pacific Street and 171 Henry Street – South End Pacific LLC
ZB 221-29

DATE: January 14, 2022

REFERENCES

- 'Property & Topographic Survey,' 648, 670, 686, & 690 Pacific Street, and 171 Henry Street, prepared for Hogg Holdings, by Cesar Polonia, Redniss & Mead, dated October 1, 2021
- 'Site Development Plan', 'Site Grading Plan', 'Site Utility Plan', 'Signage & Markings Plan', 'Sediment & Erosion Control Plan', 'Notes and Details' 'Detail Sheet', 'Detail Sheet', 'Detail Sheet', Sheets SE-1 to SE-9, 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford CT, prepared for Hogg Holdings, by Bret Holzwarth, Redniss & Mead, Last revised January 7, 2022.
- 'Landscape Site Plan', '5th & 6th Floor Roof Landscape Plan', and 'Landscape Site Details', Sheets SPL-1.0, SPL-1.1, & SPL-2.0 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford CT, prepared by Eric Rains, Landscape Architects, last revised January 12, 2022.
- 'Site Engineering Report', 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT, by Bret Holzwarth, Redniss & Mead, last revised January 7, 2022.

PROPOSAL

Preserve & repurpose a firehouse, preserving & maintaining an existing 2 family home, Preserving and maintaining a church, create a new six story residential building with retail, covered parking, and related facilities on a residential property known to support coastal resources identified as General Resource.

SITE CHARACTERISTICS

The subject parcels 648, 670, 686, & 690 Pacific Street and 171 Henry Street are located in a multi-family and commercial business neighborhood on the east side of Pacific Street, approximately 50 feet north of the intersection of Pacific Street and Ludlow Street. They are identified as:

648 Pacific St: Lot 41, List 002-6704, Card E-013, Map 133, Block 85, and Zone RMF and is approximately 8710 square feet

670 Pacific St: Lot 40, List 002-6068, Card E-012, Map 133, Block 85, and Zone RMF and is approximately 6700 square feet

686 Pacific St: Lot 42, List 002-3371, Card E-014, Map 133, Block 85, and Zone RMF and is approximately 11798 square feet

690 Pacific St: Lot 44, List 002-4598, Card E-016, Map 133, Block 85, and Zone CB and is approximately 8835 square feet

171 Henry St: Lot 25, List 002-2705, Card S-027, Map 133, Block 85, and Zone RMF and is approximately 8131 square feet

According to the Flood Insurance Rate Map (FIRM) #09001C0516G (revised 7/8/2013), the properties are located in Zone X and are not located in a special flood hazard area.

The properties currently churches, a 2 story brick building, a 2.5 story building, a shed, parking areas, and related facilities. The properties are served by public water and sanitary sewer.

Wetland soils have not been identified on the site. The soils on the parcel are characterized as 'Urban land complex (307),' ("Web Soil Survey" Online Soil Survey: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed January 4, 2022).

DISCUSSION

The applicant proposes to Preserve & repurpose a firehouse, preserving & maintaining an existing 2 family home, Preserving and maintaining a church, create a new six story residential building with retail, covered parking, and related facilities on a residential property known to support coastal resources identified as General Resource. The proposal is not exempt from CAM because it does not meet any exemptions outlined in Section 10 of the Coastal Area Management regulations

The policies and use guidelines of the CAM Act require the applicant to evaluate potential beneficial and adverse impacts to coastal resources and describe proposed methods to mitigate any adverse effects of the project. In this case the applicant must demonstrate that the proposal will not impact water quality or drainage, degrade coastal habitats, nor degrade the visual and

aesthetic characteristics of the property. The applicant has addressed these concerns in the following manner:

- To preserve water quality during construction, the applicant has provided a sediment and erosion control plan consisting of silt fencing, inlet protection, anti-tracking pad at the construction entrance, and final stabilization measures. The control plan is lacking in silt fencing and designated stockpile areas. Prior to endorsement for a building permit, silt fencing, or similar control must be added around the entire area of work and must show stockpile areas on plans.
- According to the project engineer, the improvements will result in a net decrease in impervious coverage of 474 square feet and decrease the volume and peak stormwater runoff rates. The project engineer confirms that the proposed redevelopment will not impact drainage on downstream areas, or adversely impact city-owned drainage facilities. Stamford Engineering Bureau has endorsed the project.
- A planting plan is proposed that includes trees, shrubs, & perennials. The plantings can stabilize the soil, filter runoff, and enhance the overall appearance of the site. Upon review, EPB staff urges the board and applicant to consider plantings native to the north eastern region to replace the Serbian Spruce tree (*Picea omorika*) and Whirling Butterflies Gaura (*Gaura lindheimeri*).

RECOMMENDATIONS

In light of the above, the Zoning Board may conclude that the proposed activities are consistent with the minimum requirements of the Connecticut Coastal Management Act and Stamford's Municipal Coastal Program and may act to approve ZB 221-29, subject to the following conditions:

- 1) Work shall conform to the following plans and correspondence:
 - a) 'Property & Topographic Survey,' 648, 670, 686, & 690 Pacific Street, and 171 Henry Street, prepared for Hogg Holdings, by Cesar Polonia, Redniss & Mead, dated October 1, 2021.
 - b) 'Site Development Plan', 'Site Grading Plan', 'Site Utility Plan', 'Signage & Markings Plan', 'Sediment & Erosion Control Plan', 'Notes and Details' 'Detail Sheet', 'Detail Sheet', 'Detail Sheet', Sheets SE-1 to SE-9, 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford CT, prepared for Hogg Holdings, by Bret Holzwarth, Redniss & Mead, Last revised January 7, 2022.
 - c) 'Landscape Site Plan', '5th & 6th Floor Roof Landscape Plan', and 'Landscape Site Details', Sheets SPL-1.0, SPL-1.1, & SPL-2.0 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford CT, prepared by Eric Rains, Landscape Architects, last revised January 12, 2022.
 - d) 'Site Engineering Report', 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT, by Bret Holzwarth, Redniss & Mead, last revised January 7, 2022.
- 2) Final civil, architectural and other related plans shall be updated to show silt fencing, or similar control around the entire area of work and stockpile areas. Plans are subject to the

review and approval of EPB Staff prior to the start of any site activity and issuance of a building permit.

- 3) Final landscape plans shall be updated to consider plantings native to the north eastern region to replace the Serbian Spruce tree (*Picea omorika*) and Whirling Butterflies Gaura (*Gaura lindheimeri*). Plans are subject to the review and approval of EPB Staff prior to the start of any site activity and issuance of a building permit
- 4) Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau of all site grading and drainage mitigation plans.
- 5) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, plantings, drainage, professional supervision and certifications. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
- 6) Work areas shall be staked in the field by a Connecticut surveyor prior to the start of any site activity.
- 7) All sediment and erosion control and construction controls shall be installed and approved in writing by EPB staff prior to the start of any site activity.
- 8) All disturbed earth surfaces shall be stabilized with topsoil, seed and mulch, sod, landscaping, stone or other suitable alternatives prior to the issuance of a certificate of occupancy/completion and release of surety. This condition applies not only to disturbed earth surfaces slated for landscaping but also to areas under any exterior decks, stairs, space under the dwelling, drives, etc.
- 9) Pavement areas shall be swept on a regular basis to limit offsite impacts.
- 10) All drainage and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a certificate of occupancy.
- 11) All landscaping shall be implemented under the supervision of a qualified landscape professional and certified as completed (signed/lettered) prior to the issuance of a certificate of occupancy/completion and return of surety.

12) Prior to the release of surety and signature authorizing the issuance of a certificate of occupancy, the applicant shall execute a standard City of Stamford Drainage Maintenance Agreement on the Stamford Land Records.

13) Prior to the release of surety and issuance of a certificate of occupancy, the applicant shall execute and file a standard, City of Stamford Landscape Maintenance Agreement on the Stamford Land Records to ensure the success of the planted features.

Thank you for the opportunity to provide these comments.

**CITY OF
STAMFORD**



MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
Mark McGrath
Email:
mmcgrath@stamfordct.gov

ACTING BUREAU CHIEF
FRANK W. PETISE, P.E.
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, P.E.
Acting Bureau Chief**

DATE: November 23, 2021

RE: Zoning Board Application 221-29

Application #221-29

690 Pacific Street
South End Pacific LLC, Hogg Holdings

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

- Zoning Board application received October 22, 2021:
- Project Description and supporting documents;
- Traffic Impact Study prepared by SLR dated October 6, 2021;
- Site Development Plans prepared by Redniss and Mead dated October 8, 2021;
- Architectural Plans prepared by Do H. Chung and Partners, dated October 8 2021; and,
- Landscaping Plans prepared by Eric Rains LLC dated October 8, 2021.

The Transportation, Traffic & Parking Department has reviewed this project and believes the building and composition is appropriate from a mobility perspective. The proximity to the Stamford Transportation Center, Harbor Point, and Downtown encourages a car free/reduced lifestyle which reduces the overall impact on the City's roadways. However, with this reduction, improvements to alternative transportation infrastructure to provide safe walking and biking options is vital to promote this reduced car usage. The department's comments are focused on improving safety and mobility for more vulnerable user groups as well as general mobility circulation on the proposed site. Please reference the Department's comments for ZB application 221-06/07 related to improving mobility and access in V-C districts.

Traffic Impact Study

Pacific Street is a neighborhood commercial road in the South End connecting the Harbor Point Redevelopment Area to Dock Street. With reduced traffic compared to Atlantic Street, and the various mixed uses along the road, Pacific Street is a walkable and bike-able roadway ripe for additional land uses that support reduced car ownership. As mentioned in the Traffic Impact Study, the 85th Percentile speed is an average of 26 MPH which does not indicate a speeding issue. Additionally, there will be no reduction in the surrounding intersections Levels of Service as a result of this development due to its location in a walkable area.

The crash data for the intersection of Pacific and Henry showed a pedestrian crash as a result of a failure of turning vehicles to yield to pedestrians in the crosswalks. To address this issue and improve pedestrian safety and mobility (which supports the Applicant's walking credit in the site trip generation), **the applicant shall contribute to the Department funds for the installation of 4 City Standard Yield to Pedestrian/No Turn on Red Blank out signs prior to the issuance of a Certificate of Occupancy.** These signs have been installed in multiple locations in Stamford and have been shown to contribute to a reduction in pedestrian related crashes.

Site Development Plan Set

SE-1

1. The high frequency of Curb Cuts and width of curb cuts for this development do not align with the spirit of the V-C regulations and have a negative effect on pedestrian safety and mobility by increasing the number of opportunities for pedestrian & vehicular conflicts. The Department is strongly against the number of Curb Cuts on this site due to the potential safety hazards to pedestrians. The below comments are related to the Site's proposed curb cuts. Please see attached plan titled "221-29 TTP revised Curb Cut and Site Circulation Drawing" for a visual explanation of the Department's curb cut reconfiguration.
 - a. Per the V-C district regulations 9.e, "the minimum distance between curb cuts shall be at least forty feet (40')". The northern and middle access drives on Pacific Street are approximately 30' apart. The 10' middle curb cut shall be eliminated and the northern curb cut shall remain as the main ground floor entrance point to the parking lot.
 - b. The northern access drive on Pacific Street curb cut is too wide and shall be revised to 12' wide to comply with zoning regulations
2. All sidewalk curbing shall be in granite. Revise on all plans
3. The "Proposed Walkway" connecting the rear of the Pentecostal church to the driveway shall have an ADA compliant curb ramp going down to the driveway.

SE-3

4. Curb to Curb restoration of Pacific Street shall be from the northern extent of the Stormwater lateral to the southern extent of the sanitary sewer lateral, or per the Engineering Department.
5. Proposed Sanitary Manholes #1 and #2 shall be shifted into the amenity strip as much as feasible to limit encroachment into the walking path.
6. The oil/grit separator shall be shifted so the grate does not interfere with the handicap parking area
7. Recommend shifting the proposed utility pole south to be in line with the side of the South End fire Station to preserve the aesthetics and views of the historic structure.

SE-4

8. As stated in the Parking Management Plan, encouraging bicycle usage is being used as a Transportation Demand Management Strategy. The application will have bike parking on-site as per the Zoning regulations; however, there is no bike lane along the building frontage. The Department has recently rebuilt the corner of Pacific and Ludlow to facilitate a continuation of the northbound bike lane on Pacific as this block currently is a large gap in the neighborhood's bike lane network that the Department is working on closing. To facilitate the installation of a bike lane as well as increasing and formalizing the amount of on-street parking, the applicant shall revise the Signage and Markings Plan to restripe the travel lane on Pacific Street to 10', add a 5' northbound bike lane from Ludlow Street to Henry Street and add a striped 8-7' parking lane along the building frontage to the southern extent of the northern access drive on Pacific. The travel lanes will then shift to better align with the intersection of Henry Street. The on-street parking will only be in-front of the proposed new building and will allow the building to remain compliant with the V-C set back requirements. This plan shall be reviewed and approved to the satisfaction of the Department and installed by the applicant prior to an issuance of a Certificate of Occupancy.
9. The proposed No Left Turn sign not near the handicapped spaces would be blocked by a parked vehicle and should be removed.
10. The No Left Turn sign near the handicapped spaces shall be removed based on TTP's revised internal Site Circulation. If the internal site circulation is not revised, then a One-Way sign shall be installed in conjunction with this No Left Turn sign.
11. Please provide specifications for the "Audio Alarm at Exit Gate"

12. Add a stop sign for the left only traffic next to the Pentecostal Church existing towards Henry Street
13. Show existing street signage on plans and show proposed new locations

SE-7

14. Specify Stop Sign Size and revise municipality location and department to City of Stamford Transportation, Traffic & Parking Department
15. All handicap spaces shall be painted in white

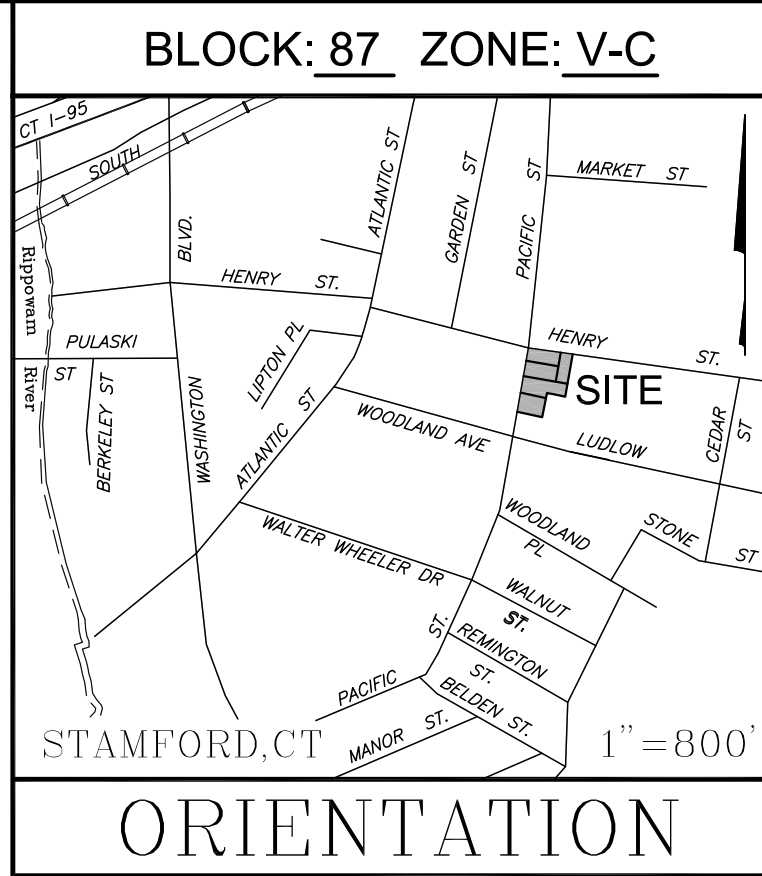
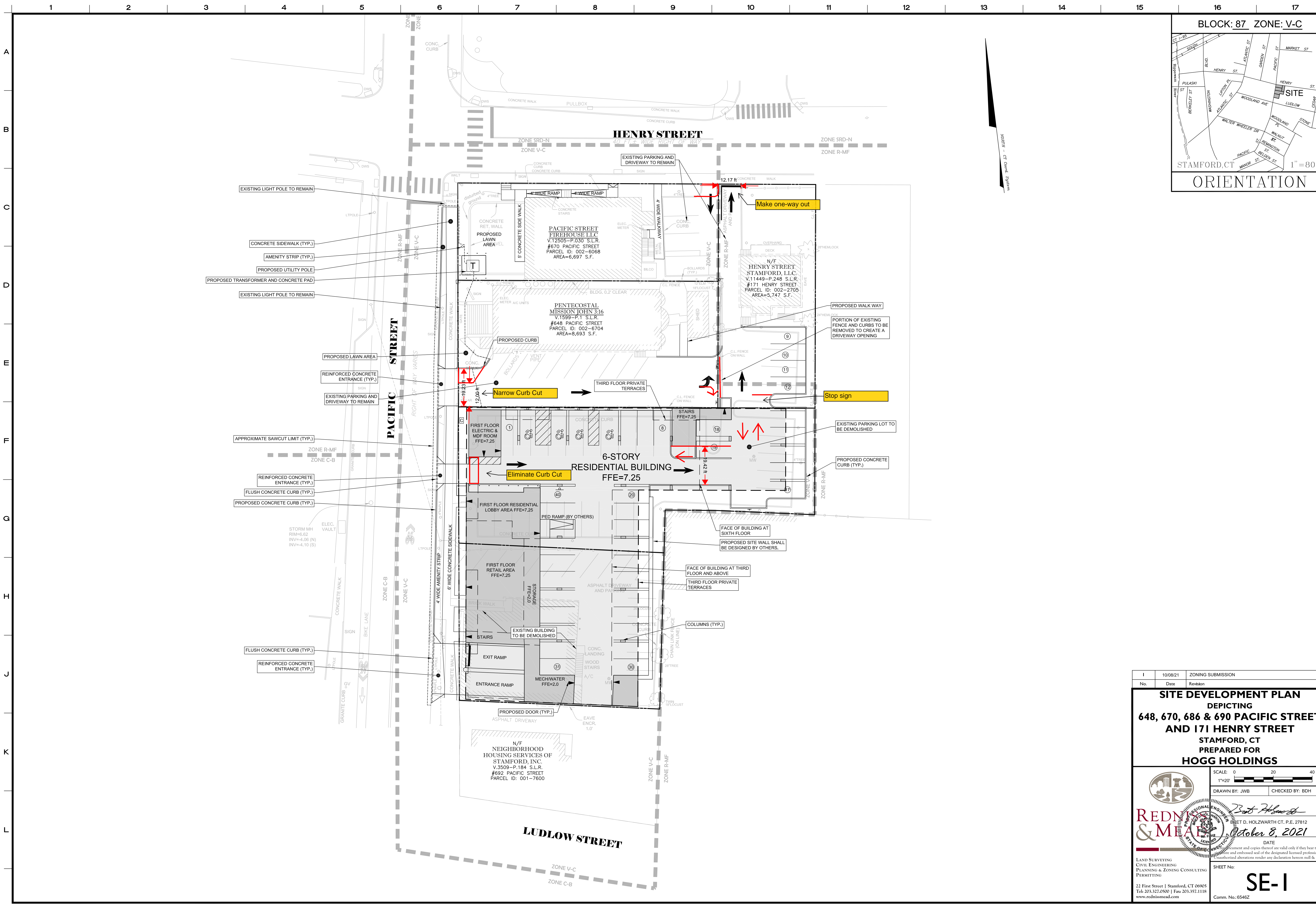
Landscaping Plan

1. Landscaping shall be installed in front of the proposed transformer
2. Two (2) street trees near the southern end of the site are being proposed to be removed; however, there does not appear to be any replacement of these trees in the amenity strip.
3. The northern “proposed light pole” is less than 15’ away from an existing pedestrian level light pole. Revise to show improved spacing between light poles.

Parking Management Plan/Architectural Plan

1. Provide specifications of both Class A and B bike rack storage systems
2. Clarify width of Class A bike storage room door (show on Architectural Plans)
3. Both Class A and B bike rack locations shall be moved closer to the building entrance as feasible. (show on Architectural Plans)
4. Class B bike parking location shall comply with Section 12.J.2 (c)
5. Show details and location of signage per Section 12.J.4
6. A Bicycle Parking Maintenance Agreement with the City shall be filed on the Land Records for the maintenance of said Bicycle Parking
7. Bicycle parking occupancy and use shall be reported in the semi-annual parking demand reports

8. The Electric Vehicle Charging Spaces on the second floor shall be moved to the first floor and all EV spaces shall be located as closely as possible to the main building entrance.
(show on Architectural Plans)
9. Provide specifications of the Electric Vehicle Charging stations.



I	10/08/21	ZONING SUBMISSION
No.	Date	Revision
SITE DEVELOPMENT PLAN		
DEPICTING		
648, 670, 686 & 690 PACIFIC STREET		
AND 171 HENRY STREET		
STAMFORD, CT		
PREPARED FOR		
HOGG HOLDINGS		
	SCALE: 0 20 40 1"=20'	
	DRAWN BY: JWB	CHECKED BY: BDH
	DATE: October 8, 2021	
LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING	SHEET No:	
22 First Street Stamford, CT 06905 Tel: 203.327.0500 Fax: 203.357.1118 www.rednissmead.com	SE-I	

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**CITY OF
STAMFORD**

MAYOR
CAROLINE SIMMONS

ACTING BUREAU CHIEF
FRANK W. PETISE, P.E.
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DIRECTOR OF OPERATIONS
MATT QUIÑONES
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Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office
FROM: Frank W. Petise, P.E.
Acting Bureau Chief
DATE: January 21, 2022
RE: Zoning Board Application 221-29

A handwritten signature in blue ink, appearing to read "Frank W. Petise", is written over the "FROM:" line of the memorandum header.

Application #221-29

690 Pacific Street
South End Pacific LLC, Hogg Holdings

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- Project Description and supporting documents;
- Traffic Impact Study prepared by SLR dated October 6, 2021;
- Site Development Plans prepared by Redniss and Mead dated October 8, 2021;
- Architectural Plans prepared by Do H. Chung and Partners, dated October 8 2021; and,
- Landscaping Plans prepared by Eric Rains LLC dated October 8, 2021.

The Transportation, Traffic & Parking Department has reviewed this project and believes the building and composition is appropriate from a mobility perspective. The proximity to the Stamford Transportation Center, Harbor Point, and Downtown encourages a car free/reduced lifestyle which reduces the overall impact on the City's roadways. However, with this reduction, improvements to alternative transportation infrastructure to provide safe walking and biking options is vital to promote this reduced car usage. The department's comments are focused on improving safety and mobility for more vulnerable user groups as well as general mobility circulation on the proposed site. Please reference the Department's comments for ZB application 221-06/07 related to improving mobility and access in V-C districts.

The Department has met with the applicant several times and has come to various agreements to address the Department's comments.

Traffic Impact Study

Pacific Street is a neighborhood commercial road in the South End connecting the Harbor Point Redevelopment Area to Dock Street. With reduced traffic compared to Atlantic Street, and the various mixed uses along the road, Pacific Street is a walkable and bike-able roadway ripe for additional land uses that support reduced car ownership. As mentioned in the Traffic Impact Study, the 85th Percentile speed is an average of 26 MPH which does not indicate a speeding issue. Additionally, there will be no reduction in the surrounding intersections Levels of Service as a result of this development due to its location in a walkable area.

The crash data for the intersection of Pacific and Henry showed a pedestrian crash as a result of a failure of turning vehicles to yield to pedestrians in the crosswalks. To address this issue and improve pedestrian safety and mobility (which supports the Applicant's walking credit in the site trip generation), the applicant shall contribute to the Department funds for the installation of 4 City Standard Yield to Pedestrian/No Turn on Red Blank out signs prior to the issuance of a Certificate of Occupancy. These signs have been installed in multiple locations in Stamford and have been shown to contribute to a reduction in pedestrian related crashes. The applicant has agreed to contribute \$20,000 to the Department for the above traffic safety improvements. This check shall be delivered to the Department prior to the issuance of a Certificate of Occupancy.

Site Development Plan Set

SE-1

1. The Department recognizes the unique challenges of the site and the need to support the existing on-site uses and recommends a Special Permit to be issued in relation to the location of the Site's curb cuts per section 4.B.7.c.9.e
2. All sidewalk curbing shall be in granite. Revise on all plans. Applicant agreed to revise during building permit process

SE-3

1. Curb to Curb restoration of Pacific Street shall be from the northern extent of the Stormwater lateral to the southern extent of the sanitary sewer lateral, or per the Engineering Department. Applicant agreed to revised during building permit process
3. Proposed Sanitary Manholes #1 and #2 shall be shifted into the amenity strip as much as feasible to limit encroachment into the walking path. Applicant agreed to revise during building permit process

4. Proposed Sanitary Manholes #1 and #2 shall be shifted into the amenity strip as much as feasible to limit encroachment into the walking path. Applicant agreed to revise during building permit process
5. The oil/grit separator shall be shifted so the grate does not interfere with the handicap parking area. Applicant agreed to revise during building permit process
6. Recommend shifting the proposed utility pole south to be in line with the side of the South End fire Station to preserve the aesthetics and views of the historic structure. Applicant agreed to revise during building permit process

SE-4

2. As stated in the Parking Management Plan, encouraging bicycle usage is being used as a Transportation Demand Management Strategy. The application will have bike parking on-site as per the Zoning regulations; however, there is no bike lane along the building frontage. The Department has recently rebuilt the corner of Pacific and Ludlow to facilitate a continuation of the northbound bike lane on Pacific as this block currently is a large gap in the neighborhood's bike lane network that the Department is working on closing. To facilitate the installation of a bike lane as well as increasing and formalizing the amount of on-street parking, the applicant shall revise the Signage and Markings Plan to restripe the travel lane on Pacific Street to 10', add a 5' northbound bike lane from Ludlow Street to Henry Street and add a striped 8-7' parking lane along the building frontage to the southern extent of the northern access drive on Pacific. The travel lanes will then shift to better align with the intersection of Henry Street. The on-street parking will only be in-front of the proposed new building and will allow the building to remain compliant with the V-C set back requirements. This plan shall be reviewed and approved to the satisfaction of the Department and installed by the applicant prior to an issuance of a Certificate of Occupancy. Applicant has agreed to this condition and will provide revised plans to this effect to be approved by the Department and implemented by the applicant prior to an issuance of a Certificate of Occupancy.
3. Please provide specifications for the "Audio Alarm at Exit Gate" and "Traffic Control Device and Arm". Applicant agreed to revise during building permit process
4. Show existing street signage on plans and show proposed new locations. Applicant agreed to revise during building permit process
7. A Do Not Enter sign shall be added for the southbound traffic entering from Pacific Street. Applicant agreed to revise during building permit process

SE-7

5. Specify Stop Sign Size and revise municipality location and department to City of Stamford Transportation, Traffic & Parking Department. Applicant agreed to revise during building permit process
6. All handicap spaces shall be painted in white. Applicant agreed to revise during building permit process

Landscaping Plan

1. Landscaping shall be installed in front of the proposed transformer. Applicant agreed to revise during building permit process
2. Two (2) street trees near the southern end of the site are being proposed to be removed; however, only one is being proposed to be replaced. Due to the existing Site constraints and conflicting Utilities, other street trees cannot be planted. The Applicant shall follow the regulations in Section 12.K.6.c. Applicant agreed to revise during building permit process
3. The northern "proposed light pole" is less than 15' away from an existing pedestrian level light pole. Revise to show improved spacing between light poles. Applicant agreed to revise during building permit process

Parking Management Plan/Architectural Plan

1. Provide specifications of both Class A and B bike rack storage systems. Applicant agreed to revise during building permit process
2. Clarify width of Class A bike storage room door (show on Architectural Plans). Applicant agreed to revise during building permit process
3. Both Class A and B bike rack locations shall be moved closer to the building entrance as feasible. (show on Architectural Plans). Applicant agreed to revise during building permit process
4. Class B bike parking location shall comply with Section 12.J.2 (c). Applicant agreed to revise during building permit process
5. Show details and location of signage per Section 12.J.4. Applicant agreed to revise during building permit process

6. A Bicycle Parking Maintenance Agreement with the City shall be filed on the Land Records for the maintenance of said Bicycle Parking. [Applicant has agreed to this](#)
7. Bicycle parking occupancy and use shall be reported in the semi-annual parking demand reports. [Applicant has agreed to this](#)
8. Provide specifications of the Electric Vehicle Charging stations. [Applicant agreed to revise during building permit process](#)