



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

APPLICANT NAME (S): First National Joint Venture, LLC (owner, ground lessor) & Canal Street Fund, LLC (ground lessee)

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., Stamford, CT 06901

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

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): See attached Schedule A

ADDRESS OF SUBJECT PROPERTY: See attached Schedule A

PRESENT ZONING DISTRICT: Current: M-G; Proposed: R-HD

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See attached Schedule B

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See attached Schedule C Statement of Findings

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

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
First National Joint Venture LLC	441 Canal Street
c/o Heyman Properties, LLC 667	Stamford, CT
Madison Avenue, Floor 20	06902
New York, NY 10065	

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 9th DAY OF Feb 2022

SIGNED: [Signature]
Lisa L. Feinberg

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 Feb. 8, 2022
COUNTY OF FAIRFIELD

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

[Signature]
Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____

SCHEDULE A

Ownership Information

Name & Address	Location
First National Joint Venture LLC 707 Summer Street Stamford, CT 06901	441 Canal Street #001-7720
First National Joint Venture LLC 707 Summer Street Stamford, CT 06901	481 Canal Street #001-7721
First National Joint Venture LLC 707 Summer Street Stamford, CT 06901	0 Canal Street #001-7722
First National Joint Venture LLC 707 Summer Street Stamford, CT 06901	481 Canal Street #001-7723
First National Joint Venture LLC 707 Summer Street Stamford, CT 06901	50 John Street #001-7724

SCHEDULE B

List of Plans & Reports

- Architectural Drawings prepared by HLW last revised through January 21, 2022, and titled:
 - A-000 Title Sheet
 - G-001 Drawing List
 - G-020 ADA Requirements
 - G-022 ADA Requirements Cont.
 - A-101 Level 1 - Floor Plan
 - A-102 Level 2 - Floor Plan
 - A-103 Level 3 to 5 - Floor Plans
 - A-104 Level 6 – Floor Plan
 - A-105 Level 7 – Floor Plan
 - A-106 Level 8 to 10 – Floor Plan
 - A-107 Level 11 to 16 – Floor Plan
 - A-108 Level 17 Floor Plan
 - A-109 Level 18 Floor Plan
 - A-110 Level 19 Floor Plan
 - A-500 West Building Elevation
 - A-501 North Building Elevation
 - A-502 Building East Elevation
 - A-503 South Building Elevation
 - A-504 East Courtyard Building Elevation
 - A-505 West Courtyard Building Elevation
 - A-510 Building Section
 - A-511 Building Section
 - A-512 Material Selections

- Landscape & Lighting Plans prepared by Environmental Land Solutions, Inc. dated February 3, 2022 and titled:
 - “Landscape Plan, 441 Canal Street, Stamford CT (Sheet LP.1)”
 - “Landscape Plan Details, 441 Canal Street, Stamford CT (Sheet LP.1)”
 - “Landscape Lighting Plan, 441 Canal Street, Stamford CT (Sheet LP.3)”

- Civil Engineering Plans prepared by Redniss & Mead revised through February 3, 2022, and titled:
 - SE-1 Site Development Plan
 - SE-2 Site Grading Plan
 - SE-3 Site Drainage and Utility Plan
 - SE-4 Site Sediment & Erosion Control
 - SE-5 Details
 - SE-6 Details
 - SE-7 Details

- Existing Conditions Survey prepared by Redniss & Mead and titled “Property & Topographic Survey depicting 0, 441, & 481 Canal Street and 50 John Street (Sheet PSTS)” and dated January 16, 2020.
- Zoning Location Survey prepared by Redniss & Mead and titled “Zoning Location Survey depicting 0, 441, & 481 Canal Street and 50 John Street (Sheet ZLS)” and dated February 3, 2022.
- Traffic/Transportation Study and TDM/Parking Management Plan and titled “41 Canal Street Mixed-Use Development” prepared by SLR and dated February 2022.
- Proposed Open Space Exhibit prepared by Redniss & Mead and titled “41 Canal Street, Stamford, CT” and dated February 1, 2022.
- “Site Engineering Report” prepared by Redniss & Mead and dated February 3, 2022.

SCHEDULE C
STATEMENT OF FINDINGS

In order to move forward with this project, the Applicants are requesting Special Permit approvals as detailed below.

I. *Pursuant to Special Permit approval following a public hearing, the Zoning Board may modify the requirements of the following subsections of this R-HD Regulation, based on the findings of Section 19.3 of these Regulations and the following additional findings:*

- a. Section 4.B.11.m.4.c.i (Authorized Uses) of the Zoning Regulations to allow residential units on John Street (a commercial street) and a portion of a residential unit within 100' of Dock Street (a commercial Street).

The Zoning Board may allow additional uses if it finds that these uses are compatible with the neighborhood character and would not create noise, light, parking or traffic conditions exceeding those of permitted as-of-right uses. Under no circumstances shall uses be allowed that are exclusively limited to M-L and/or M-G Districts.

The proposed ground floor residential units will activate and significantly enhance the streetscape along Canal Street and John Street. Residential use is specifically targeted for this site in the South End Neighborhood Study and Master Plan and will not create additional noise, light, parking or adverse traffic conditions.

- b. Section 4.B.11.m.4.c.ii (Base Height) of the Zoning Regulations to allow the entire building to be setback a minimum of 15' without a designated building base on John Street and Canal Street.

The Zoning Board may modify the Base Height of a Building if such modification allows for better alignment with existing Buildings and Structures, or for design features that improve the overall appearance or quality of the Building.

This modification maximizes privacy for ground floor residential units by providing ample space for landscaping and private terraces. The Applicants submit that this creates a superior design and pedestrian experience thereby improving the overall quality of the development.

- c. Section 4.B.11.m.4.c.iv (Front Setback) of the Zoning Regulations to allow an enhanced front yard setback on portions of the property on all three frontages.

The Zoning Board may modify the Front Setback if it finds that such modification:

- *allows for better alignment with existing Buildings and Structures, or for design features that improve the overall appearance or quality of the Building;*
- *allows for landscaped exterior Courts or other Building or public open space elements that enhance the streetscape;*

- *allows for drives or access to required off-street parking or pick-up and drop-off for Building residents or their guests; or*
- *allows for the rational development of the site because of specific site conditions and constraints.*

The proposed setbacks are necessary due to specific design features that improve the overall appearance and quality of the building including, but not limited to, pedestrian improvements incorporating robust landscaping, publicly accessible outdoor space and private residential terraces. The proposed building placement also allows for better alignment with the building to the south.

- d. Section 4.B.11.m.4.c.v (Side Setback) of the Zoning Regulations to allow a modified side yard setback.

The Zoning Board may reduce the Side Setback for a shared lot line for buildings or portions of buildings not exceeding 5 stories or 60 feet, whichever is less, and which are exclusively used for parking, mechanical or storage space if it makes all the following additional findings:

- *The adjoining property is located in a zoning district with less restrictive Side Setback requirements;*
- *The proposed Side Setback is at least as deep as required in the less restrictive district; and*
- *The reduced Side Setback would not reduce the Light and Air for residential uses on the adjoining property to less than is required under these Regulations.*

In order to incorporate additional landscaping along the street and better align with the building to the south, the building was pushed back from the curb. However, to avoid the creation of an accessible alley along the southern property line, the garage was extended to the property line approximately 94' from the curb of John Street and 86' from the curb of Canal Street. This treatment also accommodates Class B bicycle parking spaces and necessary mechanical space within the garage. The building steps back, as required, above a height of 5 stories. The property to the south is in the M-XD zone which also permits a zero-lot line and there is no impact on the light and air for said property.

- II. *The Zoning Board may modify slope and other dimensional requirements by Special Permit with a recommendation from the Transportation, Traffic and Parking Bureau.*

Section 12.A.3.b of the Zoning Regulations to allow a two-way ramp consisting of 24' without a 2' center divider or 1' curb on either side.

This ramp also modifies the 11% slope maximum to up to 14.5%. These changes are necessary to facilitate the most efficient garage configuration possible and have been approved by the Transportation, Traffic and Parking Bureau.

- III. *In accordance with Section 19-3.2 of the Zoning Regulations, the Applicants submit that the following standards and conditions have been satisfied:*

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 site is located at the gateway to the South End neighborhood adjacent to I-95 and less than 1/2 of a mile of the Stamford Transportation Center. The building has been thoughtfully designed to incorporate pedestrian-friendly amenities such as enhanced building setbacks with wide sidewalks, attractive landscaping and a series of private and publicly accessible terraces. All parking is conveniently located behind and beneath the building with easy vehicular access directly from Canal Street and John Street. Accordingly, the Applicants submit that the proposed special permit adjustments are appropriate for the surrounding neighborhood and in accord with the public convenience and welfare.

- 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 modified setbacks maximize the parking garage while allowing for an improved pedestrian experience and activation of the ground floor with residential units on Canal Street and John Street and large publicly accessible terraces on Dock Street. Thus, the Applicants submit that the proposed special permit adjustments are appropriate for the neighborhood and will not be objectionable 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.*

The Applicants are proposing 429 parking spaces for 401 dwelling units and 7,000± SF of ground floor retail. This equates to a mixed parking ratio of just over 1.0 space per unit. Approximately 76% of these units will be one bedroom or less, and the building is conveniently located just blocks from the Stamford Transportation Center. These factors have been proven to reduce resident reliance on private transportation and often generate a need for fewer than one (1) parking space per unit. Thus, the Applicants proposal for 1.0 space per unit, with additional parking for the retail, is more than sufficient.

Moreover, the proposed setbacks and dual vehicular driveways will improve transportation movement around the building. Thus, the Applicants submit that the proposal will not cause a safety hazard or traffic nuisance.

- 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 uses; however, the prior retail/office use did not activate this important gateway to the South End. Moreover, the site has been designated for general industrial use for many years which permits a number of incompatible uses for the area. If approved, the proposal will create an inviting entry to the South End and enhance an important connection to the Downtown and Stamford Transportation Center. The Applicants submit that, if approved, the proposed development, including the requested Special Permits, will only improve the surrounding neighborhood and encourage additional investment.

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

The Property is located in Master Plan Category 9 (Urban Mixed-Use). This category was specifically included as an appropriate location for the R-HD zoning district to be designated. This proposal has been carefully designed in conformance with the requirements of the R-HD regulation and the proposal furthers the goals of both the Master Plan and R-HD zone to encourage high-density residential redevelopment in areas convenient to mass transportation. The proposed Special Permit requests improve the development by creating efficiency within the parking garage, an improved pedestrian experience and allowing for better pedestrian and vehicular movement around the site. Accordingly, the Applicants submit that this project forwards the objectives of the Master Plan and the R-HD regulation.

PROPERTY DESCRIPTION

0, 441 & 481 Canal Street
and 50 John Street
Stamford, Connecticut

BEGINNING at a point on the easterly side of John Street at its intersection with the northerly side of land now or formerly of 523 CANAL OWNER LLC (#523 Canal Street); thence, running along said easterly side of John Street N 16°42'10" W a distance of 281.00 feet; and along a non-tangent clockwise curve the central angle of which is 16°54'36" with a radius of 35.43 feet and an arc length of 10.46 feet having a chord of N 15°24'34" E a distance of 10.42 feet to the Southerly side of Dock Street; thence, running along said southerly side of Dock Street, N 53°57'16" E a distance of 78.96 feet, along a clockwise curve the central angle of which is 8°48'08" with a radius of 483.23 feet and an arc length of 74.24 feet having a chord of N 58°21'21" E a distance of 74.16 feet, and N 73°05'30" E a distance of 147.72 feet to the Westerly side of Canal Street; thence running in a southerly direction along said westerly side of Canal Street; S 16°54'10" E a distance of 334.07 feet to the aforesaid land now or formerly of 523 CANAL OWNER LLC; thence running westerly along said land now or formerly of 523 CANAL OWNER LLC, S 73°00'00" W a distance of 300.58 feet to the point of beginning.