

**STAMFORD PLANNING BOARD
SPECIAL MEETING
APPROVED MINUTES - WEDNESDAY, JUNE 28, 2017
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; and Michael Totilo. Alternates: Michael Buccino, William Levin and Roger Quick. Absent: Jennifer Godzeno, Voting Member. Present for staff: David W. Woods, PhD, AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and Staff present. Ms. Dell explained that this is a Special Meeting and is also a Public Meeting in the sense that the public can attend the meeting but will not be allowed to speak as that portion was closed at the meeting held on June 6, 2017. The applicant had been asked to attend to answer the questions posed by the Board and the public at the June 6th meeting. Ms. Dell further explained Ms. Godzeno was not able to attend but did provide comments to be read into the record and even though Ms. Fishman was in attendance this evening she would not be allow to vote as she was absent at the June 6th meeting where this was brought forward. Mr. Quick and Mr. Levin would be voting for Ms. Fishman and Ms. Godzeno. Ms. Dell introduced the item on the agenda.

ZONING BOARD REFERRALS:

ZB APPLICATION #217-05 & #217-06 - 260 LONG RIDGE LAND, LLC c/o BLT - 120-292 LONG RIDGE ROAD - Text Change and Site & Architectural Plans and/or Requested Uses (Tabled from June 6, 2017): Applicant would like to amend Section 9.BBB to add a new Subsection 5 and renumber existing Subsection 5 to become Subsection 6. Applicant is also proposing a mixed-use live-work campus with the addition of 804 residential units to the 550,000 sq. ft. of office already existing at the site along with courtyard green spaces, a limited amount of retail (.01 FAR) and the creation of over a half (½) mile of river walk along the Rippowam River.

Ms. Dell introduced Mr. Seth Ruzi, attorney for BLT, who made a follow up presentation addressing the 16 questions raised by the Planning Board and the public at the June 6th meeting as follows:

1. Confirm limitation of commercial space to 10,000 sq. ft. total and limitation per retail establishment to 1,500 sq. ft.
2. Confirm use limitations for retail.
3. How many units could be produced if the minimum residential density was in line with the R-5 and R-6 Districts south of the site?
4. Consider 2.5 stories instead of 3 stories; what would the development look like from Long Ridge Road, the River? How would lower buildings impact below ground parking?
5. How does the expected traffic impact the Level of Service at intersections along Long Ridge Road and Bulls Head? How do different development scenarios (unit split, varying unit sizes, varying demographics, e.g. consider at least 20% of units 55 plus) impact traffic? What mitigation measures could be taken, e.g. additional stoplights, limiting access points?
6. How would a shuttle system impact the traffic situation?
7. Are sewer, water and electricity lines sufficient to serve the proposed development? What is the impact of the proposed development with regard to water and electricity consumption? How does it compare to standard one-family development?
8. What are the assumptions for estimating the impact on schools? How would different development scenarios (unit size, age restrictions) change school impacts?
9. How much publicly accessible open space would be available in this development scenario? How does it compare to standard one-family development?

10. How would stormwater be managed on the site?
11. What kind of use is expected for the currently vacant office space? Medical uses? Could it be used as school/day care space?
12. How would the fiscal impact of the project change under different development scenarios?
13. Would a homeownership component be considered?
14. How have other BLT developments influenced property prices in their vicinity?
15. Provide information about the need for more housing in Stamford.
16. What is the potential for the residential development at the other C-D Districts on High Ridge and Long Ridge Roads? (*RESPONSES - ATTACHMENT #1*)

Mr. Ruzi concluded his presentation and Ms. Dell asked Ms. Amy Souchens, attorney for the applicant, to come forward to respond to concerns contained in the Land Use Bureau's Staff Report (*ATTACHMENT #2*).

Ms. Souchens stated that they received an updated Staff Report today (June 28, 2017) and had a brief meeting with Dr. Woods and Ms. Mathur yesterday (June 27, 2017) as a courtesy of the updated Staff Report. We have shown our willingness to respond to the comments and have addressed the questions of the Planning Board, have made modifications to the post text amendment to address the issues raised fairly early on by the DSSD with respect to the retail uses. The number of items raised in the Staff Report we, again, are willing to continue looking at or evaluate in the context of our request. The current challenges are the significant new comments that we have had about 24 hrs. to respond to; in particular the obvious comment with a significant reduction in the proposed density that Staff feels is appropriate on the property, recommendations about design guidelines, environmental analysis coverage calculations and some questions as to outside agencies, such as Connecticut DOT, and the ability to add turn lanes if necessary or requested on Long Ridge Road. With that in mind and the fact that during the administrative process the application is generally entitled to a fundamental fairness and due process right, we would ask that the Board not take a vote tonight to allow us the opportunity to evaluate the updated Staff Report particularly since that Staff Report had changed in the last 24 hours from a recommendation of approval to a recommendation of denial.

Ms. Dell explained that at the June 6th meeting the Board made it quite clear that the Planning Board was considering less units than the 804 and to use the recommendation from our Land Use Report; that you didn't know about that I think is inappropriate; you knew we wanted this reduced and felt that 804 units was way out of line for the Ridges. The reasoning for my asking you to do a 2.5, and that came on the 6th and also in Mr. Blessing's numbers, we mentioned about reducing the size of the building was because in the Ridges, we don't have high rises; there are no 4-story buildings. You did say you would reduce to 3-stories. But the idea of 2.5 stories came in to where the actual living space would be 2-stories and the ½ story would be for the utilities that are usually on the roof. If you build a 4-story building and put the utilities on the roof you are almost to a 5-story building which is inconsistent with the Master Plan for neighborhood friendly.

The other thing you were mentioning was about transportation. Here again, we were very specific regarding transportation. We were talking about extra stop lights; we mentioned to you about the cuts coming into the neighborhood and how they were going to work and that was specified there and to not have specific information from a traffic standpoint I also think is not in line.

I feel that the Board is able to make a decision tonight and we have heard some of the answers you have given us. I will go around the table to see if there are any further questions and feel, we as a Board, have had sufficient time to review the matter and visit the site.

We did mention to you at our last meeting about the Master Plan and how we felt that what you were proposing was not in the sense of what we felt that Mixed Use-Campus was going to be. When we were drawing this up and having Master Plan meetings we did discuss Mixed-Use Campus and thought about being much more specific. But at the time, our consultant and Staff had felt that we didn't need to be 100% specific; that developers would realize the districts they were in and propose projects that were site-specific to a specific area. In the South End you knew that the South End could afford high-rises, in Springdale/

Glenbrook we were in 3 to 4 story and had Village Commercial and in the Ridges we had Business Campus. But at the time we felt that on the Business Campus if office buildings were there, if there were 2 or 3, as on your site, one of the office buildings would be closed and people would be moved to the adjacent building and that would be the office building. The present office building would then have been converted into residential. The greenspace of the property would then be afforded for the amenities of the apartments or condos which we were hoping would be built because in the Ridges we felt ownership was what the Ridges called for, not leasing of apartments. The green space would be left over for a clubhouse and other amenities; then you have office space; and now you have a doctor's office there which we didn't realize was included in this property.

At the time, we were just thinking of the two office buildings and the garage that is on the property and the utility house in the back of the property. When you are talking about 80 acres on this application you are really only talking maybe 35-40 acres because you are asking to keep both offices as viable offices plus at, since it has not changed, 804 apartments; so that leaves the traffic very large. With the two office buildings and medical center we are really not talking a full 80 acres on this property. Having two office buildings at 75% full so ± 600 cars coming in for that; then if you were to put in 800 units with another $\pm 1,000$ cars so maybe could have, with the medical center, almost 2,000 cars coming into a very congested area.

When we created this new Master Plan category, Mixed Use-Campus, we were not thinking that would be happening; we figured one of the office buildings would be torn down; like Palmer's Hill. But here you are considering leaving the offices, adding condominiums, taking away a lot of the green space because now there will be a lot of impervious surface. As I was saying, this was not the thought when we were doing the Master Plan. The idea was we were trying to figure out what to do with the campuses because we saw that the commercial offices were leaving these campuses and being left empty and the property not being used to its fullest extent. So we felt let's look at something and figure out what to do with these companies leaving, what to do with these campuses. It was thought, at the time, that we would put housing in but it was never assumed there would be 800 units; it was always something very neighborhood friendly; maybe 200 or 300 if you are taking down the buildings. If you are not taking down the buildings, then what would fit in one building would be maybe 150 units so that adds 250 cars to the mix so your under 1,000 cars coming in; so you are almost equal from when you take away the office and add the residential you still have the same number of cars coming in and out.

But now with the residential aspect, you are also now on a 24/7 base because everyday people will be coming in and out of there. You are losing the commercial aspect so you bring it down to 300 cars over the weekend. Which Long Ridge could, if you look at all the transportation studies, handle. But 2,000 cars over the week plus an additional 1,000 on the weekend is overloading it and not consistent with the Master Plan of being neighborhood friendly and respectful to the rest community. So this is the dilemma we are in. We want to see these developments built up or have something done with them but want to be respectful of the neighborhoods and feel what you are presenting is a problem because it is way above what anybody expected Mixed Use-Campus to be.

Ms. Souchens and Mr. Ruzi completed their presentation with a few additional comments.

Ms. Dell then started going around the table to see if any of the Board members had any further questions/comments for the applicant; starting with Mr. Totilo.

Mr. Totilo had concerns relating to the requirements of the Master Plan with regard to repurposing empty office buildings and also with the size of the development; feeling that the number of units is too excessive and requested a modification in the number of units; reducing by possibly half or more, to correspond with what is stated on Page 6 of the Staff Report.

Mr. Tepper spoke about the Master Plan protecting the quality of life through "Smart growth" and "Smart Development" and concerns with the practice of adaptive reuse where commercial buildings are converted into residential and the impacts to traffic and quality of life.

Ms. Dell then asked Ms. Fishman to read Ms. Godzeno's email comments sent to Dr. Woods into the record as follows:

*From: Godzeno, Jennifer
Sent: Wednesday, June 28, 2017 8:59 AM
To: Woods, David
Cc: Dell, Theresa
Subject: Re: Long Ridge Staff Report*

Hi David,

Thanks for sending this ahead. I think the overall analysis is sound, and denial based on coverage and other unmitigated impacts makes sense.

I wonder from a transportation planning standpoint if even a scaled back future proposal (~500 units) represents a tipping point in the viability of shuttle service to downtown. I see the report recommends exploring coordination with CT Transit as well -- I'd be in favor of making this a stronger recommendation. I'm aware that private shuttle costs in the City are quite high in aggregate, especially in this area (I've heard \$6-7 million spent annually on dozens of shuttles, with little incentive/desire among campus property owners to coordinate their shuttles). Coordinated transit public investment would be a more efficient and equitable solution.

Related, Bill posed a good question via email about whether the siting places much of the development out of a 1/4 mile walk radius of existing transit infrastructure. I agree this would not be consistent with smart growth goals in this congested area, and would want to see the need for this balance more clearly codified (it seems most of the focus is on preserving a campus buffer and the roadside tree canopy, which is also important).

Last thing on transportation -- there are nods to bike infrastructure in the form of bike racks, but connectivity through traffic calmed streets/paths and perhaps even small scale bike sharing is much more important. A campus design with minimal through traffic provides a great opportunity for relatively low cost internally circulating bike infrastructure that would be a commuter and recreational amenity to connect both to transit and the proposed bike lanes on Long Ridge and High Ridge. A concerted bike and transit encouragement program could easily divert many cars, especially if a primary target demographic is millennials and small families.

From an open space planning perspective, this may be out of scope for the moment, but I would want to ensure there are very specific design elements that prevent open space from being a functionally private amenity. I've been to the referenced Palmer Hill development and it's a gated community. It's important that the recreational space along the river be publicly accessible not just on paper but also through very deliberate design.

Last, would just like to affirm recommendations for childcare and senior amenities as traffic reducers and quality of life enhancers.

- Jennifer

Ms. Fishman then made comments regarding traffic congestion and possible impact on the school system.

Mr. Quick made comments regarding the Master Plan and specifically how this application impacts the Mixed Use-Campus category and traffic congestion.

Mr. Levin spoke about how this application relates to the Master Plan specifically talking about “Smart Growth” and feeling that this project does not meet the standards which should be applied.

Mr. Buccino commented that the traffic implications are a concern and would not be comfortable moving forward with this proposal as presented.

Ms. Dell added that this project is very extensive and I think the proposal of 804 units is not in compliance with the Master Plan and is not a neighborhood friendly development. I also believe that as a campus, it is a beautiful campus but did not realize at the time, as you just mentioned it this evening, its 75% occupied. So I do not know if that 75% figure is the two commercial buildings that are 75% occupied or if it means with the medical center now associated with the property bringing it to 75% occupied. What I really would like to have seen was this application brought in with a statement saying we are going to convert this building into residential and on the green space we are going to put a swimming pool, a tennis court and a club house with possibly a fitness center for those who are working on this campus and for those who are now living there. We have also allowed for retail. But the retail on these campuses was to be neighborhood friendly retail and I know you have brought it down to 10,000 sq. ft. where originally it is was almost 33,000 sq. ft. But it was the feeling of the Planning Board when we were talking about the types of retail that might be included, there would be a coffee shop, small deli, dry cleaner, etc., businesses that would help the living of those who are there and also have a daycare center so the people who live and work there could use this facility for their children and cut down on car service around the City but this also was not presented to the Board. When we asked about it at the last meeting, we were told that this really was not what we were intending to do with this property. I do not see the neighborhood friendly aspect of putting the units on. Even if you reduce to 500-600 units, it is still going to be a very major development in an area that is truly not intended for this type of development.

We do still need to do something with these campuses. Companies do not want to be in this campus environment and are moving downtown. They are consolidating like in Bull’s Head and on Summer Street. These large corporate buildings contain more than one company. Some of the offices are now apartments; they have been converted already. We truly are trying to consider what to do with corporate space. I really feel that the presentation brought forward is too intense even for this campus. As Michael said with the other campuses around and the estimate somewhere between 200 and 500 additional units on top of this one for 800 we are now talking almost 1,300 units in a relatively small area from the Merritt Parkway south down. You are adding a lot more cars and people and more children into the school system; a lot more development coming in. From a planning perspective, when we were working on the Master Plan, we were thinking of these campuses as the offices leaving and residential taking up one of the buildings as I said before as they did with the Palmer Hill development.

I am a little disappointed in the size of the application that was brought forward. For this evening, when you know we were looking to see some kind of change in your project, you really came back with no change for us; it’s basically that we are thinking about it but not sure. I, for one, cannot send this on to the Zoning Board as a project for them to see because if you change what you are presenting to us when you go before the Zoning Board it is no longer what you presented to us. When you do present to the Zoning Board you have to present to them exactly what you presented to us; 804 apartments, 10,000 sq. ft. of retail and your transportation study, which we would hope at that time for the Zoning Board, would be intact. I would not like to see you present a totally different application to them if you have more time to reevaluate your proposal and then go into them and say now we are going to do 400 units because that is not what was presented to us.

Ms. Dell asked a final time if any of the Board members had any other questions or comments to which all responded “no.”

After a brief discussion, Mr. Tepper recommended the Zoning Board ***DENY ZB Application #217-05*** as this application is not consistent with the Master Plan and incompatible with the neighborhood; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper and Totilo).

After further discussion, Mr. Tepper recommended the Zoning Board ***DENY ZB Application #217-06*** as this application is not consistent with the Master Plan and incompatible with the neighborhood; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 06/27/17 - Tabled until the August 8, 2017 meeting.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

Planning Board on hiatus for the month of July - No Meetings

08/08/17

08/29/17

09/12/17

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.

ATTACHMENT #1

**16 QUESTIONS & BLT'S RESPONSES
FROM PLANNING BOARD PUBLIC MEETING
HELD ON JUNE 6, 2017**

PB Requests # 1 & 2

1. Confirm limitation of commercial space to 10,000 sf total and limitation per retail establishment to 1,500 sf;
2. Confirm use limitations for retail

Response:

Applicant hereby confirms its agreement to modify Section 5.b of the proposed regulation amendment, as follows:

b. Permitted Uses

In addition to those uses specified in BBB-2 above, the following are permitted uses: apartment building for the elderly; apartment hotel for the elderly; apartment hotel; apartment house or dwelling; ~~apparel shops~~; art & antique shops; assisted living facility; ~~bakeries, retail~~; banks & financial institutions; barber/beauty shops; ~~book/ stationary store~~; café; ~~camera shop~~; clinic; clinic – community health center; ~~clothing store~~; ~~confectionery store~~; ~~copy and communications center~~; ~~custom tailor~~; drug store; ~~dry good store~~; dwelling, multiple; dwelling – group or town house; florist; ~~food shops, retail~~; ~~gift shops~~; gymnasium or physical culture establishment; ~~hardware store~~; ~~interior decorating shop~~; ~~jewelry store~~; ~~laundry & dry cleaning establishment, retail~~; nursing home; optician; ~~package liquor stores~~; ~~personal wireless service facility~~; pharmacy; photographic studio; restaurant, standard; restaurant, carry-out, ~~restaurant, fast food~~; school, public and non-public; senior housing and nursing home facility complex; ~~shoe store~~; ~~shoe repair~~; ~~sporting goods, retail~~; ~~sunglass store~~; tavern; surgery center/outpatient; ~~textile, retail~~; variety store. No shopping center shall be permitted. The term retail, as used in this subsection 5, shall not include a gymnasium and physical culture establishment. The following uses open to the general public (e.g., excluding private amenities serving particular tenants or building occupants, such as an employee salon or cafeteria) shall not in the aggregate exceed 10,000 square feet: art & antique shops; barber/beauty shops; café; florist; photographic studio; restaurant, standard; restaurant, carry-out; tavern; variety store. In addition, no retail store open to the general public may exceed 1,500 square feet for the following uses: art & antique shops; barber/beauty shops; florist; photographic studio; variety store.



PB Request # 2

Confirm use limitations for retail

Response:

Please see Tab # 1



PB Request # 3

How many units could be produced if the minimum residential density was in line with the R5 and R6 districts south of the site?

Response:

Please see attached chart.

**ZONING COMPARISON CHART
LONG RIDGE ROAD**

| Zoning Regulation | Master Plan Category ¹ | Minimum Lot per Dwelling Unit | As Applied to Long Ridge (76.8 acres; 3,345,408 SF) |
|-------------------|-----------------------------------|--|---|
| R-5 | | | |
| § 9.F.5.f. | 3 | 2,500 SF | 1,338 units |
| § 9.F.5.g. | 3 | 1,980 SF (22 units/acre max BMR bonus density) | 1,689 units |
| R-6 | | | |
| 3.2.a | 2 | 6,000 SF (two family) | 1,114 units |

Notes:

1. Relevant Master Plan provisions as follows:

Master Plan Category #3 RESIDENTIAL—Low Density Multifamily

This category is intended to allow the amenities of multifamily living in a single-family neighborhood setting. The category is intended to provide for and protect single-family dwellings and the least intensive of multifamily development (i.e., garden apartments or similar condominium-type units) as well as one- and two-family units on individual lots, and includes such other compatible uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. Residential density shall not exceed a total of 17 dwelling units per acre, or a total of 25 dwelling units per acre when exclusively for the elderly. A residential density bonus of 50 percent may be allowed by Special Exception, not to exceed a total of 25 units per acre, provided that (1) a substantial number of such bonus units are provided at below-market rates, and/or (2) the units are created in connection with the adaptive reuse of an historic structure.

Master Plan Category #2 RESIDENTIAL—Low Density Single-Family

This category is intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses (e.g., schools, houses of worship, clubs and institutions) as may be permitted by Special Exception being in general harmony with and

supportive of single-family neighborhoods. Development on parcels less than one acre is permitted where the availability of public utilities, public road systems and other essential public services and the density of existing development so warrant. Residential density shall not exceed six principal dwelling units per acre, provided that conservation oriented "clustering" (e.g., Conservation Subdivisions) utilizing reduced lot size are encouraged.

PB Request # 4

Consider 2.5 stories instead of 3 stories; what would the development look like from Long Ridge Road, the River? How would lower buildings impact below ground parking?

Response:

Please see enclosed photo-blends from our architect which give a sense of scale and buffering of the proposed residential buildings. Also enclosed is a photo from one of the few open sight lines from the west side of the River towards the existing Gen Re office building. The building is barely visible, and the trees providing this extensive screening will be retained in the proposed development plan.

Further, enclosed are photos showing existing conditions where residential buildings in the surrounding neighborhoods are already three stories in height, but without having the subject site's extensive buffering and setbacks.

Our proposal is an improvement on these existing conditions. The Long Ridge site is separated from most neighbors by the River and four-lane Long Ridge Road. To the northern portion of the site, the proposed residential development is already separated by existing commercial buildings (on and off site). The entire B-block is over 200' from the nearest residential property to the west and at least 160' from the nearest residential property to the east. To the south, the C-block maintains a setback of over 115' from the nearest residential property. The development plan avoids the juxtaposition immediately to the south at 60 Long Ridge Road where a 4 to 5 story office building is immediately adjacent to a 3-story residential building.

Moreover, the site is heavily wooded, providing significant buffering from adjoining parcels. While the wooded state is incorporated into the overall design, to the extent additional buffering is required, that could be required in any site plan review and approval.

Note also that the site is currently zoned for up to 4-story office buildings, and that commercial buildings have greater floor to ceiling heights than residential buildings.

Finally, a change to lower buildings would not affect underground parking. Underground parking reduces coverage and maximizes the amount of open space within the campus.

In short, the size, setbacks and buffering support the proposed height. The project as proposed has minimal visual impact to adjacent properties.

PHOTO-BLENDS

&

GEN RE PHOTO

SITE PLAN



LONG RIDGE
MIXED USE DEVELOPMENT
 BL JOB #13D2268
 MAY 7, 2017



View 1



LONG RIDGE
MIXED USE DEVELOPMENT
BL JOB #13D2268
JUNE 26, 2017



View 2



LONG RIDGE
MIXED USE DEVELOPMENT
BL JOB #13D2268 JUNE 26, 2017



View 3



LONG RIDGE
MIXED USE DEVELOPMENT
BL JOB #13D2268 JUNE 26, 2017



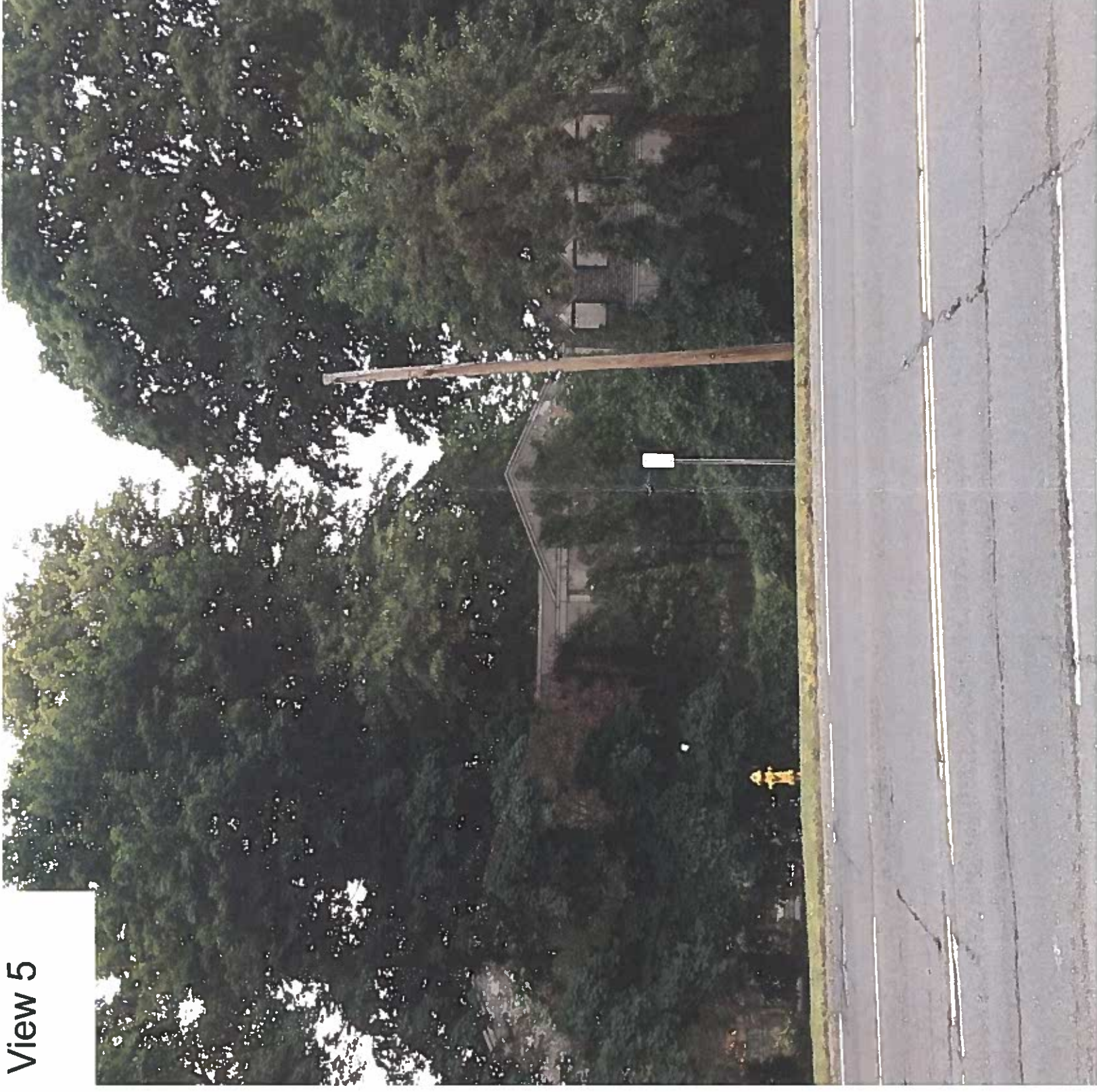
View 4



**LONG RIDGE
MIXED USE DEVELOPMENT**
BL JOB #13D2268 JUNE 26, 2017



View 5



LONG RIDGE
MIXED USE DEVELOPMENT
BL JOB #13D2268
JUNE 26, 2017



View 6



LONG RIDGE
MIXED USE DEVELOPMENT
BL JOB #13D2268 JUNE 26 2017





CANDLELIGHT TERRACE
154 Cold Spring Road (R5)







JESSUP STREET







WISHING WELL LANE



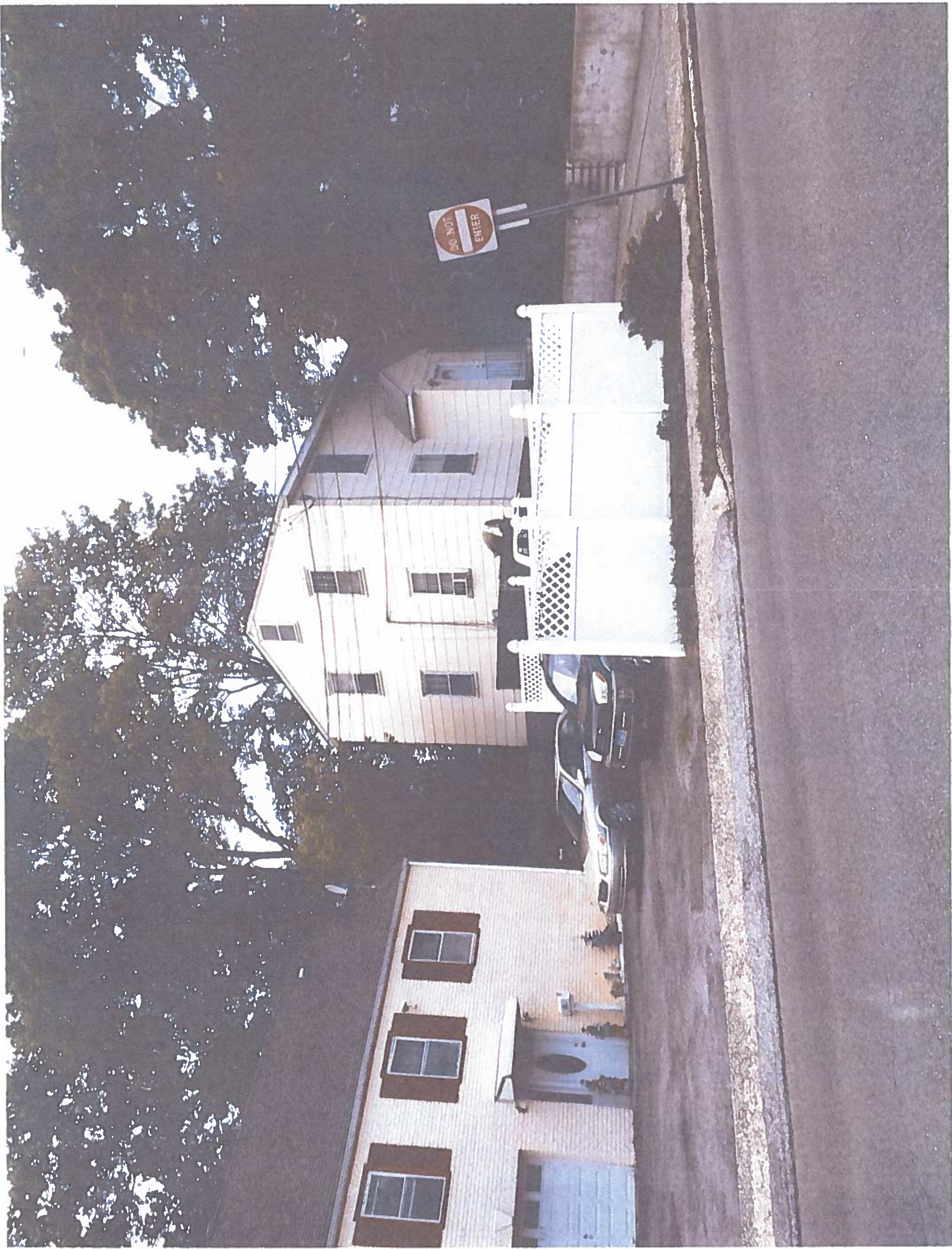


60 LONG RIDGE ROAD





111 COLD SPRING ROAD



STARK PLACE







WINDSOR ROAD





PB Request # 5

How does the expected traffic impact the Level of Service at intersections along Long Ridge Road and Bulls Head? How do different development scenarios (unit split, varying unit sizes, varying demographics, e.g. consider at least 20% of units 55 plus) impact traffic? What mitigation measures could be taken, e.g., additional stoplights, limiting access points.

Response:

See enclosed diagrams presenting in pictorial format LOS data already presented in the Traffic Impact Study submitted as part of the application. Most of the intersections and critical turning movements either maintain their existing LOS or experience an improvement in LOS as a result of proposed signal timing optimization.

Traffic generation for the proposed 804 residential units was calculated based on ITE Trip Generation Rates. The ITE Trip Generation rates are based on the number of units within the development, not the size in square footage or number of bedrooms. Note that 70% of the units in the proposed development are either one-bedroom or studio units while the remaining 20% and 10% are two and three bedroom units respectively. The ITE rates used in the traffic study should therefore be considered conservative as most apartment developments typically contain a higher percentage of two bedroom units.

Residential use is one of the lowest generating land uses that could be constructed on this site. Retail, office and daycare/school uses all generate considerably more peak hour traffic (schools mostly being an AM peak hour generator). Age restricted residential units (55 and older) will generally generate less peak hour traffic than typical residential apartment units. None are currently proposed at this site, but the proposed text amendment would also permit such use.

Additional traffic signal installations are not warranted and would likely not be approved by CTDOT given the proximity of the four site driveway intersections, two of which are already signalized. Additional traffic signals would delay vehicle progression along Long Ridge Road.

There is only one new access point proposed. That is the right-in/right-out proposed for Cold Spring Road. This limited access drive relieves traffic from the Long Ridge Road/Cold Spring Road intersection. Removing this access point would unnecessarily burden that intersection and is not recommended. The other access points, all existing, are required to continue to serve the existing office buildings.

LEVEL OF SERVICE AM PEAK HOUR (8 AM TO 9 AM) BACKGROUND / COMBINED

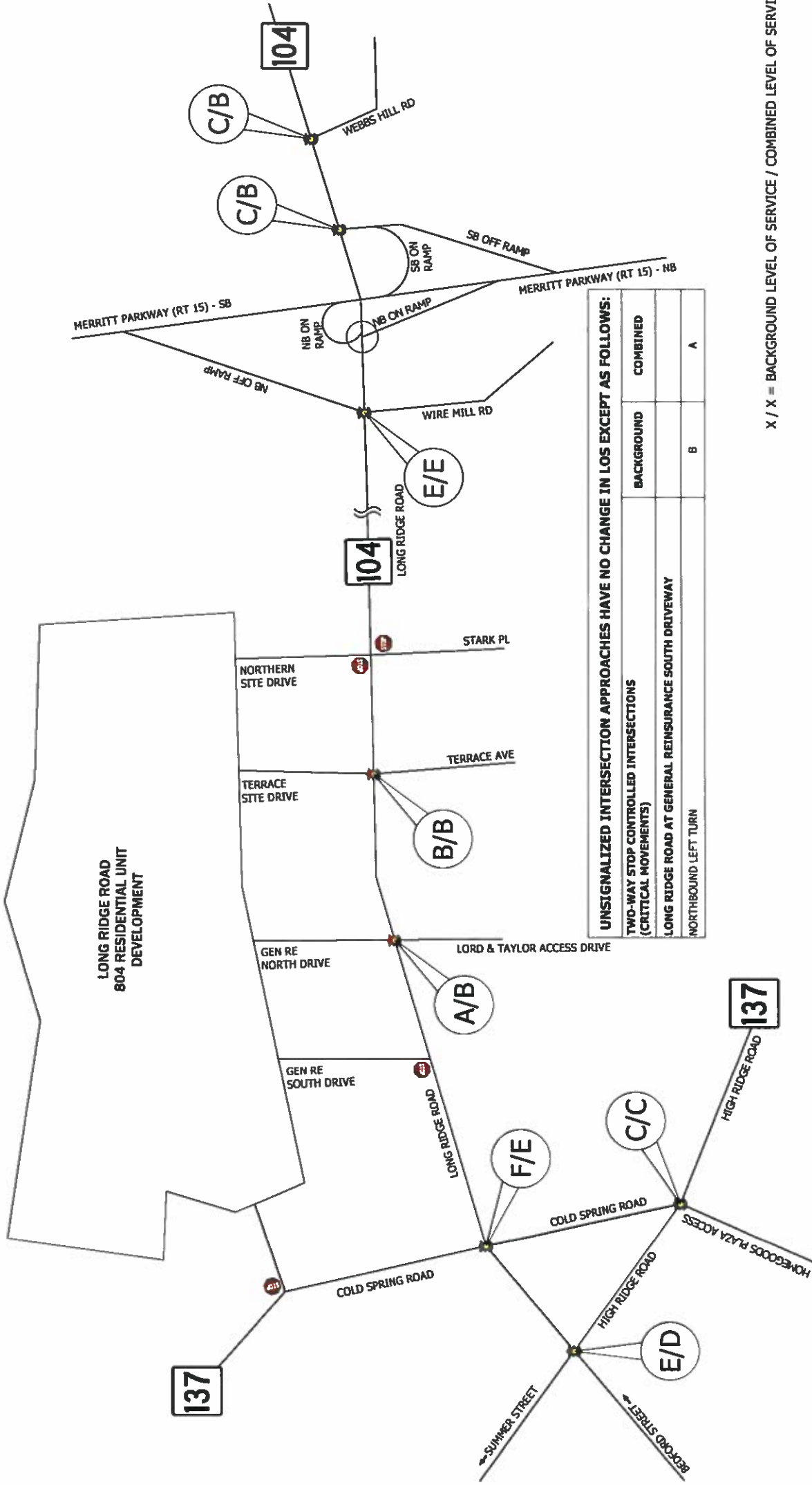


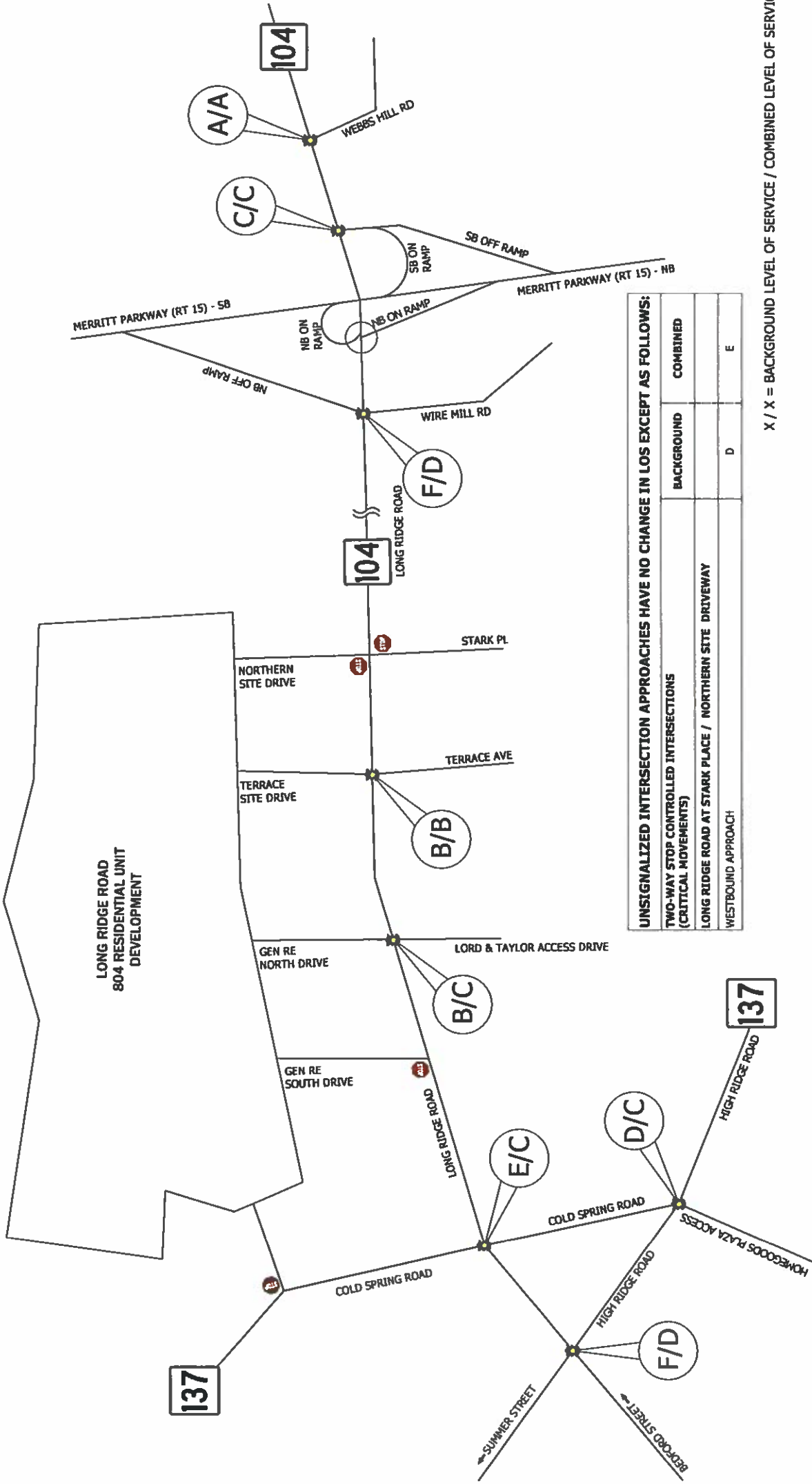
FIGURE 1: 2018 MORNING PEAK HOUR LEVEL OF SERVICE

LONG RIDGE ROAD RESIDENTIAL DEVELOPMENT

PROJ. NO. 1703653.01

JUNE 2017

**LEVEL OF SERVICE
PM PEAK HOUR (5 PM TO 6 PM)
BACKGROUND / COMBINED**



UNSIGNALIZED INTERSECTION APPROACHES HAVE NO CHANGE IN LOS EXCEPT AS FOLLOWS:

| TWO-WAY STOP CONTROLLED INTERSECTIONS (CRITICAL MOVEMENTS) | BACKGROUND | COMBINED |
|---|------------|----------|
| LONG RIDGE ROAD AT STARK PLACE / NORTHERN SITE DRIVEWAY | | |
| WESTBOUND APPROACH | D | E |

X / X = BACKGROUND LEVEL OF SERVICE / COMBINED LEVEL OF SERVICE



FUSS & O'NEILL
140 HARTFORD ROAD
MANSFIELD, CONNECTICUT 06106
860.446.3400
www.fussandoneill.com

FIGURE 2: 2018 AFTERNOON PEAK HOUR LEVEL OF SERVICE

PROJ. NO. 20170653.020
LONG RIDGE ROAD RESIDENTIAL DEVELOPMENT

JUNE 2017

File Path: L:\DWG\20070303\1190419\Fig2_2018_Afternoon_Peak_Hour_Level_of_Service.dwg (Layout: FIG 2 PM PEAK HOUR) Plotted: WED, JUN 29, 2017 8:59 AM User: MARC MARONCI

PB Request # 6

How would a shuttle system impact the traffic situation?

Response:

The State Department of Transportation has advised our traffic engineers at Fuss & O'Neill that if the site incorporates shuttle service they should apply a 15% reduction to peak traffic counts for internalization of traffic (due to mixed-use) and shuttle service.

PB Request # 7

Are sewer, water and electricity lines sufficient to serve the proposed development? What is the impact of the proposed development with regard to water and electricity consumption? How does it compare to standard 1-family development?

Response:

Please see the following documents confirming the availability of all services.

- Will Serve Letter from WPCA
- Will Serve Letter from Aquarion
- Will Serve Letter from Eversource (Electricity)
- Will Serve Letter from Eversource (Natural Gas)

In addition, we provide the following information:

Sewer Service. As discussed at the June 6th meeting, the WPCA plant is designed for 24 Million Gallons Per Day (MGD), and infrastructure improvements and modern multifamily buildings (particularly in the South End) have reduced demand on the plant.

Enclosed are the last 6 years of summary reports from the WPCA. These show demand dropping from 18 MGD in 2009/10 to 15 MGD in 2015/16, meaning approximately a 16% reduction in average daily demand over the past six years.

As shown in the Storm Water and Utilities Report prepared by Civil1 Engineering and submitted as part of our application, sewer flows from the proposed project are conservatively estimated at 169,050 GPD, with the actual figures, based on measured use at Applicant's existing buildings, expected to be approximately 40% less. This flow level is but a fraction of the reductions already achieved for the WPCA facility.

Further, as noted on page 2 of the report, the WPCA required camera inspections of the sewer main as part of their review. Pictures from inside the sewer main are included in the report. The sewer main was determined to have sufficient capacity.

Water: As noted at the June 6 meeting, single family homes use water at almost double the per-square-foot rate of multifamily residences. See page 3 of the enclosed Stamford 2030's 2016 annual report.

Electricity: In addition to the Eversource Will Serve Letter, we note that electric service is provided via a grid network and that the site has over half a mile of frontage on Long Ridge Road. We also note that the site is already zoned for nearly 800,000 SF of additional office, which is a higher demand electrical use.

William P. Brink, P.E. BCPE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
wbrink@ci.stamford.ct.us



Michael Handler, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority
203-977-4182
mhandler@ci.stamford.ct.us

April 20, 2017

To Whom It May Concern:

This is to state that in reference to the Mixed Use Development of the parcel located at 120, 260 and 292 Long Ridge Road, Stamford, Connecticut 06905, public sewer service is available to serve the future development of approximately 804 residential units and 30,000 sf of retail space.

Please contact me 203 977 5896 if you have any questions.

Thank you,

Yours truly,

Chakravarti P.S.

Prakash Chakravarti, P.E.
Supervising Engineer
Stamford WPCA



AQUARION

Water Company

Stewards of the Environment™

Brian J. Baker
Civil I
43 Sherman Hill Road, D-101
Woodbury, CT 06798

June 23, 2017

Re: Request for Water Service
Long Ridge Mixed Use Campus
120, 260 and 292 Long Ridge Rd., Stamford, CT

Dear Mr. Baker:

This letter confirms that Aquarion Water Company of Connecticut (AWC) has a sufficient water supply to meet the estimated average day domestic demand of 104,000 Gallons and the estimated average day commercial/industrial demand of 3,000 Gallons, as submitted to AWC on 3/23/2017, to provide service to the subject referenced project. The above referenced development consists of 804 residential units and 30,000 square feet of commercial/industrial space.

Aquarion understands that the final fire sprinkler system flow will be based upon the final building design which is not known at this time. Please resubmit your request once the fire sprinkler flow is known, if you wish to include it in your Will Serve Letter.

The closest fire flow test report we have on file was performed on the hydrant at the intersection of Long Ridge Road and Cross Road on 6/15/2015 (attached). The referenced fire flow test report indicates an available fire flow of approximately 2,520 Gallons per minute at 20 psi. It is your engineer's responsibility to design accordingly in order to achieve the required flow and pressure.

Please note that this commitment does not include any irrigation demand because no demand projections for irrigation were included in the application submitted to Aquarion. If you wish to include irrigation demands in your project, you will need to update your application and resubmit your Will Serve request. Please note that we have implemented a mandatory 2-day per week irrigation restriction in Stamford and the neighboring communities, allowing our customers to irrigate two days per week (please see our website site www.aquarion.com for details). If you decide to revise your application to include irrigation, please note that will require your development to adhere to these irrigation restrictions.

Representatives of your project have asked us to provide information regarding the general adequacy of our water supply for the Southwest Fairfield County Region (Region) and the reasons for the irrigation restrictions.

Jun 23, 2017

Brian J. Baker

page 2

Re: Request for Water Service
Long Ridge Mixed Use Campus
120, 260, & 292 Long Ridge Rd. Stamford, CT

First, regarding the irrigation restrictions, the outdoor water ban last fall was in response to drought conditions that have now ended (refer to the U.S. Drought Monitor at <http://droughtmonitor.unl.edu/>). In contrast, our current 2-day per week irrigation restrictions are not a drought response; rather, they are part of our on-going conservation efforts. We believe the 2-day per week irrigation restriction sends the right message of conservation to our customers, which will help increase our system's drought resiliency, and potentially reduce the future need for infrastructure improvements.

Second, regarding your question of the general adequacy of water supply for the Region, please note that the average day water use in the Region has fluctuated moderately year to year for the last 15 years, but average day demands remain generally unchanged ranging from 31.67 million-gallons per day (mgd) to 34.89 mgd from 2000 to 2015.

Please also note that Aquarion is investing in our infrastructure to increase the capacity of our water supply to the Region: in particular, we are building new pipelines that will increase our capacity to transfer water from our Greater Bridgeport service area to Stamford and the neighboring communities.

This service commitment is valid for 12 months from the date of issuance. If you have any questions, please feel free to contact me at 203-362-3055.

Sincerely,



Daniel Lawrence
Director- Engineering & Planning Department

Cc: Kenneth Skov, AWC
Shokoofeh Rezazadeh, AWC
Carlos Vizcarrondo, AWC
Beverly Doyle, AWC
Denise Gardner, AWC

Aquarion Water Company Fire Flow Test

Test Location: STAMFORD, CT

Test Date: 06/15/2015

Test Time: 11:10 AM

Flow Hydrant: 0601 Location: Long Ridge Rd @ Cross Rd

Flow Hydrant Parameters:

Main Size:

Pipe/Nozzle Diameter: 4.5 HM inches

Pito Pressure: 11 psi

PSI Before: 70 psi

Residual Hydrant: 0600 Location: Long Ridge Rd @ Stark Pl

Residual Hydrant Parameters:

PSI Before: 76 psi

Residual During Flow: 64 psi

PSI After: 76 psi

PSI Drop: 12 psi

Test Results:

GPM Available: 1,098

GPM @20 psi: 2,520.

Test Performed By: JP & JA

NOTE: Static Pressure readings are actual, and test results are not corrected for elevation differential.

Test Method: Calibrated Orifice

Note:

Disclaimer: This data represents system conditions on the date and time that the test was performed. System conditions may vary significantly throughout the year. The design of new water service installations and the identification and gathering of all necessary data is the sole responsibility of the Developer or his representative. In all instances, the water service designer should apply engineering judgment to ensure proper design. Aquarion Water Company does not guarantee the accuracy of this data.

Aquarion Water Company

WILL SERVE LETTER APPLICATION

APPLICATION DATE: 3/23/17

PROJECT / SITE INFORMATION

Project Name: Long Ridge Mixed Use Campus
 Location / Address: 120, 260 x 292 Long Ridge Road
Stamford CT
 Proposed Use: Commercial / Industrial Building Size (s.f.): 30,000 s.f.
 Residential Building Size (s.f.): 844,000 s.f.
 Site Elevations: High 107 ft Low 40 ft
 Datum Elevation (USGS): NAYD 88
 Length / Size (Dia.) of Proposed Service: 12" MAIN TO BE ROUTED THROUGH SITE
 Site Plan Attached (Must show Elevation Contours)

DEMAND INFORMATION (To be determined by the applicant's project plumbing consultant)

| Commercial / Industrial Use | Residential Use |
|---|---|
| <p><u>Comm./ Industrial Demand</u></p> <p>Average Day <u>3,000</u> gal/day</p> <p>Maximum Day <u>9,000</u> gal/day</p> <p>Irrigation System Demand <u>T.B.D.</u> gal/day</p> | <p><u>Domestic Demand</u></p> <p>No. Units <u>804</u></p> <p>No. Bedrooms/Unit <u>1-3</u></p> <p>Total No. Bedrooms <u>1,127</u></p> <p>x <u>92 gal</u> x <u>150 gal/day/bedroom</u></p> <p>Total Average Day Demand <u>104,000</u> gal/day</p> <p>Total Maximum Day Demand <u>208,000</u> gal/day (Total Ave. Day Demand x 2)</p> <p>Irrigation System Demand <u>T.B.D.</u> gal/day</p> |
| <p><u>Fire Demand</u></p> <p>Hydrant <u>500-1500</u> gal/min. <i>depending on type of construction</i></p> <p>Building Sprinklers: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Required Sprinkler Flow: <u>TBD</u> gal/min.</p> <p>Residual Pressure: _____ psi</p> | <p><u>Fire Demand</u></p> <p>Hydrant <u>500-1500</u> gal/min. <i>depending on type of construction</i></p> <p>Building Sprinklers: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Required Sprinkler Flow: <u>TBD</u> gal/min.</p> <p>Residual Pressure: _____ psi</p> |

CONTACT INFORMATION

Applicant (or Agent) Name: Brian Baker, P.E. - Civil I
 Address: 43 Sherman Hill Rd. D-101
Woodbury CT 06798
 Tel. No.: 203-265-0778 x103
 Email: bb@civil1.com

SIGNATURE: [Signature] PRINT NAME & TITLE: Brian J Baker, P.E.
Project Engineer

Instructions: Will Serve Letter applications to be completed and faxed or mailed to:
 Mr. Carlos Vizcarrondo, Utility Service Coordinator
 Aquarion Water Co - Engineering & Planning Dept., 600 Lincley Street, Bridgeport, CT 06606
 Fax. No.: (203) 330-4647

Mr. John Freeman
Harbor Point Development
Washington Blvd
Stamford, Ct 06902

June 19, 2017

Re: Mixed Used Development
120-292 Long Ridge Rd
Stamford, Ct 06904

Dear Mr. Freeman,

This letter is to confirm that Eversource Energy Company can supply electric service to the above referenced project located in the City of Stamford. Eversource Energy can supply the proposed facilities that are located within our service territory, once you meet the required terms and conditions. These terms and conditions will be dependent upon the type of service and reliability that you require. The terms are also dependent upon new business polices as approved by the State of Connecticut (PURA).

Eversource Energy personnel are available to discuss all options in supplying this new load and the necessary requirements pertaining to the new service at your earliest possible convenience.

Please feel free to call me at your convenience to initiate this process. I can be reached at 203-352-5435.

Sincerely,



Ted Milone
Sr. Account Executive

June 20, 2017

Building & Land Technology
Attn: John Freeman
1 Elmcroft Road, Suite 500
Stamford, Ct 06902

Re: Gas Service Availability Letter for the proposed new construction project located at 120-292 Long Ridge Road, Stamford, Ct 06904

Dear Mr. Freeman:

This letter is in response to your request to Eversource for a service availability letter ("will serve") for the proposed new residential and mixed-use new construction project located at 120-292 Long Ridge Road in Stamford.

There is a high pressure gas system located on Long Ridge Road in Stamford that is available to serve your project. However, in order for Eversource to determine the feasibility of serving this project, I will need to have a formal gas load letter that includes an itemized list of the equipment gas specifications, as well as the gas pressure requirements to serve the equipment. Until an engineering analysis has been completed by Eversource and all internal approvals have been obtained, we are not able to tell you what Eversource will need to do in order to serve the project.

Eversource will supply the gas service to this project subject to the current terms and conditions as approved by the PURA. This letter does not commit Eversource in any way and is solely for the purpose of identifying gas availability to serve the project.

I look forward to working with you on this project. Please call me at any time if you have questions. I can be reached at 203-854-6431.

Sincerely yours,



Greta J. Mead/Strategic Account Executive

WPCA ANNUAL REPORTS
Years 2009/10 through 2015/16

See Plant Capacity and Average Daily Usage on page ii of each Report.

STAMFORD WATER POLLUTION CONTROL AUTHORITY
AN ENTERPRISE FUND OF THE CITY OF STAMFORD, CONNECTICUT
FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

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INTRODUCTORY
SECTION



Letter of Transmittal

December 29, 2016

To: Mayor David R. Martin
Board of Finance
Board of Representatives
SWPCA Board
Citizens of Stamford

Introduction

I am pleased to transmit the audited financial statements of the Stamford Water Pollution Control Authority (SWPCA) for the fiscal year ended June 30, 2016 in compliance with Connecticut State law. The SWPCA management assumes full responsibility for the completeness and reliability of the information contained in this report. A framework of internal control has been established by the management of the SWPCA. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

Blum, Shapiro & Company, P.C., a firm of licensed certified public accountants, has issued an unqualified opinion on the SWPCA's financial statements for the year ended June 30, 2016. The independent auditors' report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditors' report and provides a narrative overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

The SWPCA adheres to financial policies and procedures adopted by the City of Stamford's Board of Finance. Such policies include procurement, accounts payable, accounts receivable, cash receipts, and capital project funding among others. The SWPCA also adheres to financial policies established by its Board regarding setting rates and charges for sewer use, collection of user charges, and maintenance of cash reserves. These policies and procedures are intended to help the SWPCA maintain a sound financial position and also help ensure that the SWPCA meets all of the requirements set forth by State and federal regulations.

The Stamford Water Pollution Control Authority

Ordinance No. 803, adopted November 6, 1996, established the SWPCA. Prior to that date, wastewater collection and treatment was performed as a function under the City of Stamford's Office of Operations. The SWPCA was established pursuant to Chapter 103, Sections 7-245 through 7-273a inclusive of the Connecticut General Statutes. The Authority was created to operate the Water Pollution Control Facility ("treatment plant"), sanitary sewer system, sanitary pumping stations, and the

Hurricane Barriers (“flood protection system”) for the City of Stamford; to use, equip, re-equip, repair, maintain, supervise, manage, operate, and perform any act pertinent to the collection, transportation, treatment, and disposal of wastewater. Wastewater is treated through the processes installed during the upgrade and expansion project which was completed in 2006. The treatment plant has capacity to treat an annual average flow of 24 million gallons of wastewater per day (“MGD”). During the fiscal year ended June 30, 2016 the flow to the plant averaged approximately 15 MGD. The plant has adequate reserve capacity for the growth that is currently occurring in Stamford.

Service Area

The SWPCA’s service area includes residential, commercial, government, and non-profit customers in the City of Stamford, Connecticut (“Stamford”) and the adjacent Town of Darien, Connecticut (“Darien”). The customer base served by the SWPCA consists of a diverse mix of residential and commercial customers. In Stamford, approximately 90% of customers are residential (including home owners, condominium owners, and renters) and 10% of customers are commercial, governmental, or industrial in nature. The service area boundaries for Stamford are the Merritt Parkway to the north, the Noroton River on the east, Old Greenwich on the west, and Long Island Sound to the south.

Darien pumps wastewater to the east side of Stamford where the wastewater is then conveyed through the SWPCA collection system to the treatment plant. The service area boundaries for Darien are the City of Norwalk on the east, the Merritt Parkway on the north, and Long Island Sound to the south. Darien is solely responsible for the operation and maintenance of all of its pumping stations, its collection system, and all border crossings.

The Interlocal Agreement between the SWPCA and Darien dated December 3, 2013, which replaced previous agreements dating from 2001 and 1971, provides a formula for compensation to the SWPCA for operation and maintenance costs and for capital improvements of SWPCA’s treatment plant and collection sewers which convey Darien’s wastewater. Based on this formula, Darien was responsible for 12.5% of such costs in the fiscal year ended June 30, 2016. A portion of the cost of capital improvements to the SWPCA’s treatment plant was similarly paid by Darien using the same cost sharing ratio. The total payment by Darien was based on its share of the SWPCA’s operating and maintenance costs and capital investment amounts, plus any adjustments to the previous year’s bill.

Physical Assets

The physical assets of the SWPCA include 23 wastewater pumping stations, about 250 miles of sanitary sewer systems, and the wastewater treatment facility.

Management and Organization

The SWPCA Board of Directors (the “Board”) consists of nine members. By ordinance, the Board includes the City’s Director of Administration and Director of Operations, the Chairman of the Board of Finance (or his/her designee), the President of the Board of Representatives (or his/her designee), and five at-large members, one of whom must be a financial professional and another an engineer.

The Mayor, with the approval of the Board of Representatives, appoints the City’s Directors of Administration and Operations. SWPCA Board members from the Board of Finance and the Board of Representatives are elected in citywide elections. The five at-large Board members are recommended by either the Democratic or Republican Town Committee and interviewed by the Mayor, who then recommends their appointment to the Board of Representatives for its approval. Each of the at-large Board members is appointed for a three-year term. There are no term limits; therefore, at-large members may serve multiple terms.

The members of the Board on June 30, 2016 were:

Michael E. Handler, Director of Administration and Chairman
Daniel E. Capano, At-Large and Vice Chairman
Ernest A. Orgera, Director of Operations
Shelly Michelson, Board of Finance
Monica DiCostanzo, Board of Representatives
Cristina Andreana, At-Large (financial professional)
Merritt Nesin, At-Large (engineer)
Edward Kelly, At-Large

William P. Brink, P.E., BCEE is SWPCA's Executive Director, a position he has held since March of 2013.

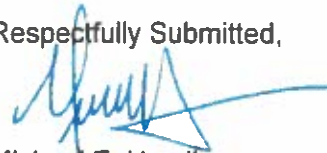
Rates and Charges

The SWPCA, through its Board of Directors, is responsible for setting the sewer use charge billing rate and imposing other fees and charges for all of its customers in Stamford. The Board requires that rates be maintained at levels sufficient to pay for operating and maintenance costs of the collection and treatment system, to pay debt service on outstanding debt, and to provide for appropriate reserves. The SWPCA bills its ratepayers semiannually, in October and April, and it bills Darien annually, typically in November.

Capital Improvement Plan

The SWPCA continues to execute its long-term capital improvement plan and is in the process of conducting engineering studies and designs in conjunction with its construction and equipment upgrade / replacement projects. These are detailed in the Management Discussion and Analysis section of this financial report.

Respectfully Submitted,



Michael E. Handler
Chairman
SWPCA Board of Directors

STAMFORD WATER POLLUTION CONTROL AUTHORITY
AN ENTERPRISE FUND OF THE CITY OF STAMFORD, CONNECTICUT
FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014

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INTRODUCTORY
SECTION





Letter of Transmittal

December 31, 2015

To: Mayor David R. Martin
Board of Finance
Board of Representatives
SWPCA Board
Citizens of Stamford

Introduction

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through the processes installed during the upgrade and expansion project which was completed in 2006. The treatment plant has capacity to treat an annual average flow of 24 million gallons of wastewater per day ("MGD"). During the fiscal year ended June 30, 2015 the flow to the plant averaged approximately 16 MGD. The plant has adequate reserve capacity for the growth that is currently occurring in Stamford.

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- Gerald Bosak, Board of Finance
- Jay Fountain, Board of Representatives
- Cristina Andreana, At-Large (financial professional)
- Merritt Nesin, At-Large (engineer)
- Edward Kelly, At-Large

William P. Brink, P.E., BCEE is SWPCA's Executive Director, a position he has held since March of 2013.

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Capital Improvement Plan

The SWPCA continues to execute its long-term capital improvement plan and is in the process of conducting engineering studies and designs in conjunction with its construction and equipment upgrade / replacement projects. These are detailed in the Management Discussion and Analysis section of this financial report.

Finally, the SWPCA is in the process of implementing a comprehensive, computerized maintenance management system (CMMS) to track the maintenance, repairs, and reliability of its plant and equipment to more efficiently serve its customers over time.

Respectfully Submitted,



Michael E. Handler
Chairman
SWPCA Board of Directors

STAMFORD WATER POLLUTION CONTROL AUTHORITY
(AN ENTERPRISE FUND OF THE CITY OF STAMFORD, CONNECTICUT)

FINANCIAL STATEMENTS

AND SUPPLEMENTARY INFORMATION

FOR THE YEARS ENDED JUNE 30, 2014 AND 2013

**STAMFORD WATER POLLUTION CONTROL AUTHORITY
FINANCIAL STATEMENTS**

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**INTRODUCTORY
SECTION**



Letter of Transmittal

January 20, 2015

To: Mayor David R. Martin
Board of Finance
Board of Representatives
SWPCA Board
Citizens of Stamford

Introduction

I am pleased to transmit the audited financial statements of the Stamford Water Pollution Control Authority ("SWPCA") for the fiscal year ended June 30, 2014 in compliance with Connecticut State law. The SWPCA management assumes full responsibility for the completeness and reliability of the information contained in this report. A framework of internal control has been established by the management of the SWPCA. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

Blum, Shapiro & Company, P.C., a firm of licensed certified public accountants, has issued an unmodified opinion on the SWPCA's financial statements for the year ended June 30, 2014. The independent auditors' report is located at the front of the financial section of this report.

Management's Discussion and Analysis ("MD&A") immediately follows the independent auditors' report and provides a narrative overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

The SWPCA adheres to financial policies and procedures adopted by the City of Stamford's Board of Finance. Such policies include procurement, accounts payable, accounts receivable, cash receipts, and capital project funding among others. These policies and procedures are intended to help the SWPCA maintain a sound financial position and also help ensure that the SWPCA meets all of the requirements set forth by State and federal regulations.

The Stamford Water Pollution Control Authority

Ordinance No. 803, adopted November 6, 1996, established the SWPCA. Prior to that date, wastewater collection and treatment was performed as a function under the Office of Operations. The SWPCA was established pursuant to Chapter 103, Sections 7-245 through 7-273a inclusive of the Connecticut General Statutes. The Authority was created to operate the Water Pollution Control Facility ("treatment plant"), sanitary sewer system, wastewater pumping stations, and the Hurricane Barriers ("flood protection system") for the City of Stamford; to use, equip, re-equip, repair,

maintain, supervise, manage, operate, and perform any act pertinent to the collection, transportation, treatment, and disposal of wastewater. Wastewater is treated through the processes installed during the upgrade and expansion project which was completed in 2006. The treatment plant has capacity to treat an annual average flow of 24 million gallons of wastewater per day (“MGD”). During the fiscal year ended June 30, 2014 the flow to the plant averaged approximately 16 MGD. The plant has adequate reserve capacity for the growth that is currently occurring in Stamford.

Service Area

The SWPCA’s service area includes residential, commercial, government, and non-profit customers in the City of Stamford, Connecticut (“Stamford”) and the adjacent Town of Darien, Connecticut (“Darien”). The customer base served by the SWPCA consists of a diverse mix of residential and commercial customers. In Stamford, approximately 89% of customers are residential (including home owners, condominium owners, and renters) and 11% of customers are commercial, governmental, or industrial in nature. The service area boundaries for Stamford are the Merritt Parkway to the north, the Noroton River on the east, Old Greenwich on the west, and Long Island Sound to the south.

Darien pumps wastewater to the east side of Stamford where the wastewater is then conveyed through the SWPCA collection system to the treatment plant. The service area boundaries for Darien are the City of Norwalk on the east, the Merritt Parkway on the north, and Long Island Sound to the south. Darien is solely responsible for the operation and maintenance of all of its pumping stations, its collection system, and all border crossings.

The Interlocal Agreement between the SWPCA and Darien, as outlined in the December 3, 2013 agreement, which replaces and supersedes previous agreements dating from 2001 and 1971, provides a formula for compensation to the SWPCA for operation and maintenance costs and for capital improvements of SWPCA’s treatment plant and collection sewers which convey Darien’s wastewater. Based on this formula, Darien was responsible for 12.5% of such costs in the fiscal year ended June 30, 2014. A portion of the cost of capital improvements to the SWPCA’s treatment plant was similarly paid by Darien using the same cost sharing ratio. The total payment by Darien was based on its share of the SWPCA’s operating and maintenance costs and capital investment amounts, plus any adjustments to the previous year’s bill.

Physical Assets

The physical assets of the SWPCA include 23 wastewater pumping stations, about 275 miles of sanitary sewer systems, and the wastewater treatment facility.

Management and Organization

The SWPCA Board of Directors (“Board”) consists of nine members. By ordinance, the Board includes the City’s Director of Administration and Director of Operations, the Chairman of the Board of Finance (or his/her designee), the President of the Board of Representatives (or his/her designee), and five at-large members, one of whom must be a financial professional and another an engineer.

The Mayor, with the approval of the Board of Representatives, appoints the City’s Directors of Administration and Operations. SWPCA Board members from the Board of Finance and the Board of Representatives are elected in citywide elections. The five at-large Board members are recommended by either the Democratic or Republican Town Committee and interviewed by the Mayor, who then recommends their appointment to the Board of Representatives for its approval.

Each of the at-large Board members is appointed for a three-year term. There are no term limits; therefore, at-large members may serve multiple terms.

During Fiscal 2014, Gerald Bosak replaced Timothy Abbazia as the designee of the Chairman of the Board of Finance and James Fountain replaced Mitchell Kaufman as the designee of the President of the Board of Representatives. Edward Kelly joined the Board as an at-large member in June, 2014. The members of the Board on June 30, 2014 were:

Michael E. Handler, Director of Administration and Chairman
Daniel E. Capano, At-Large and Vice Chairman
Ernest A. Orgera, Director of Operations
Gerald Bosak, Board of Finance
Jay Fountain, Board of Representatives
Cristina Andreana, At-Large (financial professional)
Daniel Schwartz, At-Large (engineer)
Donald A. Huppert, At-Large
Edward Kelly, At-Large

The SWPCA retained William P. Brink, P.E., BCEE as its Executive Director in March of 2013. Mr. Brink was previously retained as Interim Executive Director in December of 2012.

Rates and Charges

The SWPCA, through its Board of Directors, is responsible for setting the sewer use charges billing rate and imposing other fees and charges for all of its customers in Stamford. The Board requires that rates be maintained at levels sufficient to pay for operating and maintenance costs of the collection and treatment system, to pay debt service on outstanding debt, and to provide for appropriate reserves. The SWPCA bills its ratepayers semiannually, in October and April, and it bills Darien annually, typically in November.

Capital Improvement Plan

The SWPCA continues to execute its long-term capital improvement plan and is in the process of conducting engineering studies and designs in conjunction with its construction and equipment upgrade / replacement projects. These are detailed in the Management Discussion and Analysis section of this financial report.

Finally, the SWPCA is in the process of implementing a comprehensive, computerized maintenance management system ("CMMS") to track the maintenance, repairs, and reliability of its plant and equipment to more efficiently serve its customers over time.

Respectfully Submitted,



Michael E. Handler
Chairman
SWPCA Board of Directors

Stamford Water Pollution Control Authority
(An Enterprise Fund of The City of Stamford, Connecticut)
Financial Statements
and Supplementary Information
For the Years Ended June 30, 2013 and 2012

Stamford Water Pollution Control Authority

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Letter of Transmittal

February 10, 2014

To: Mayor Michael A. Pavia
Board of Finance
Board of Representatives
SWPCA Board
Citizens of Stamford

Introduction

I am pleased to transmit the audited financial statements of the Stamford Water Pollution Control Authority ("SWPCA") for the fiscal year ended June 30, 2013 in compliance with Connecticut State law. The SWPCA management assumes full responsibility for the completeness and reliability of the information contained in this report. A framework of internal control has been established by the management of the SWPCA. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

O'Connor Davies, LLP, a firm of licensed certified public accountants, has issued an unqualified opinion on the SWPCA's financial statements for the year ended June 30, 2013. The independent auditors' report is located at the front of the financial section of this report.

Management's Discussion and Analysis ("MD&A") immediately follows the independent auditors' report and provides a narrative overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

The SWPCA adheres to financial policies and procedures adopted by the City of Stamford's Board of Finance. Such policies include procurement, accounts payable, accounts receivable, and cash receipts among others. These policies and procedures are intended to help the SWPCA maintain a sound financial condition and also help ensure that the SWPCA meets all requirements set forth by State and federal regulations.

The Stamford Water Pollution Control Authority

Ordinance No. 803, adopted November 6, 1996, established the Stamford Water Pollution Control Authority ("SWPCA"). Prior to that date, wastewater collection and treatment was performed as a function under the Office of Operations. The SWPCA was established pursuant to Chapter 103, Sections 7-245 through 7-273 A, inclusive of the Connecticut General Statutes Revision of 1958 as amended. The Authority was created to operate the Water Pollution Control Facility ("treatment plant"), sanitary sewer system, sanitary pumping stations and the Hurricane Barriers ("flood

protection system”) for the City of Stamford, to use, equip, re-equip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation, treatment and disposal of wastewater. Wastewater is treated through the processes installed during the upgrade and expansion project which was completed in 2006. The plant has a treatment capacity of 24 million gallons of wastewater per day (“MGD”). During the fiscal year ended June 30, 2013 the flow to the plant averaged 16 MGD which is below normal. The plant has adequate reserve capacity for the growth that is currently occurring in Stamford.

The SWPCA was issued Notices of Violations (NOV’s) in the fall of 2012 by the Connecticut Department of Energy & Environmental Protection (“DEEP”) stating that the SWPCA failed to meet regulatory requirements for effluent permit limits, the operation of secondary clarifier and nitrified recycle pumps, bypass prevention, and maintaining a system of user charges that supported the maintenance and replacement of critical components. No failure dates or time periods were specified and no penalties have been levied in conjunction with the NOV’s. The SWPCA implemented corrective actions required to address these issues and the NOV’s have since been closed by the DEEP.

Service Area

The SWPCA’s service area includes residential, commercial, government, and non-profit customers in the City of Stamford, Connecticut (“Stamford”) and the adjacent Town of Darien, Connecticut (“Darien”). The customer base served by the SWPCA consists of a diverse mix of residential and commercial customers. In Stamford, approximately 88% of customers are residential (including home owners, condominium owners, and renters) and 12% of customers are commercial, governmental, or industrial in nature. The service area boundaries for Stamford are the Merritt Parkway to the north, the Noroton River on the east, Old Greenwich on the west, and Long Island Sound to the south.

Darien pumps wastewater to the east side of Stamford where the wastewater is then conveyed through the SWPCA collection system to the treatment plant. The service area boundaries for Darien are the City of Norwalk on the east, the Merritt Parkway on the north, and Long Island Sound to the south. Darien is solely responsible for the operation and maintenance of all of its pumping stations, its collection system, and all border crossings.

An Interlocal Agreement between the SWPCA and Darien, dated July 11, 2001, provided a formula for compensation to the SWPCA for operation and maintenance and for capital improvements. Based on this formula, Darien was responsible for approximately 12% of the SWPCA’s operating and maintenance costs in the fiscal year ended June 30, 2013. A portion of the cost of capital improvements to the SWPCA’s treatment plant was similarly paid by Darien using the same cost sharing ratio. The total payment by Darien was based on its share of the SWPCA’s operating and maintenance costs and capital investment amounts, plus any adjustments to the previous year’s bill. A new Interlocal Agreement between the SWPCA and Darien, executed on December 3, 2013, will apply to the fiscal year ending June 30, 2014.

Physical Assets

The physical assets of the SWPCA include 22 wastewater-pumping stations, about 300 miles of sanitary sewer, and the wastewater treatment plant. For these 22 pumping stations the pumping capacity ranges from 100,000 gallons per day to 5 million gallons per day. There are capital improvement programs in place for both the sanitary sewer system and the pumping stations.

Management and Organization

The SWPCA Board of Directors (“Board”) consists of nine members, all of whom are voting members. By ordinance, the Board includes the City’s Director of Operations, Director of Administration, President of the Board of Representatives or designee, Chairman of the Board of Finance or designee, and five at-large members, one of whom must be a financial professional and the other an engineer.

The Mayor, with the approval of the Board of Representatives, appoints the City’s Directors of Operations and Administration. SWPCA Board members from the Board of Finance and the Board of Representatives are elected in citywide elections. The five at-large Board members are recommended by either the Democratic or Republican Town Committee and interviewed by the Mayor, who then recommends their appointment to the Board of Representatives for its approval. Each of the at-large Board members is appointed for a three-year term. There are no term limits; therefore, at-large members may serve multiple terms.

During the 2013 fiscal year, Daniel Schwartz was appointed to the Board and Donald H. Rullman’s term expired. The members of the Board as of June 30, 2013 were:

Ernest A. Orgera, Director of Operations and Chairman
Michael E. Handler, Director of Administration and Vice Chairman
Timothy Abbazia, Board of Finance
Mitchell Kaufman, Board of Representatives
Cristina Andreana, At-Large (Financial)
Daniel Schwartz, At-Large (Engineer)
Donald A. Huppert, At-Large
Daniel E. Capano, At-Large

The SWPCA retained William P. Brink, P.E., BCEE as Executive Director on March 18, 2013. Mr. Brink was previously retained as Interim Executive Director on December 11, 2012.

Rates and Charges

The SWPCA, through its Board of Directors, is responsible for setting and imposing sewer user rates and other fees and charges for all customers in its service area. The Board requires that rates be maintained at levels sufficient to pay for operating and maintenance costs of the collection and treatment system, to pay debt service on outstanding debt, and to provide for appropriate reserves. The SWPCA bills its ratepayers semiannually, in October and April, and it bills Darien annually, typically in November.

Capital Improvement Plan

The SWPCA typically manages multiple concurrent capital projects. The projects are categorized as engineering studies, engineering design, building and equipment replacement or upgrades, and sewer repairs or extensions. Capital projects completed or ongoing during the fiscal year ended June 30, 2013 include:

- Complete rehabilitation of the mechanical equipment for two (2) of the secondary clarifiers and the three (3) primary sludge thickeners was completed

- City wide computerized mapping of the sanitary sewer system (using GIS) continued and is ongoing
- Construction of sanitary sewers in the Carriage Drive area is ongoing and is approximately 40% complete
- Engineering design of sanitary sewers for the Wedgemere Road area and Perna Lane area is ongoing
 - ◆ The design of the Wedgemere Road area sewers is about 40% percent complete and the Perna Lane area sewers is about 70% complete
- Began internal inspection of major sanitary sewer pipelines and engineering evaluations of the 22 pumping stations which is ongoing
- Received qualifications from wastewater engineering firms to study and design various improvements at the treatment plant
 - ◆ Selected an engineering firm to study and design the upgrade of the Raw Sewage Pump Building
 - ◆ Selected an engineering firm to study and design improvements to the flow distribution to the secondary clarifiers
- Sanitary sewers were rebuilt at various locations to replace old deteriorating and misaligned sewer pipes
- Odor control systems at the treatment plant were upgraded
- A crane truck was purchased to replace a vehicle that was at the end of its service life

The SWPCA is in the process of implementing a comprehensive, computerized maintenance management system (CMMS) for the sanitary sewers and pumping stations.

Summary

The SWPCA has been in operation since 1996. The Board comprises a number of experienced elected and appointed officials. Furthermore, sufficient operating capacity is in place to meet the SWPCA's expected customer growth and resulting sewerage flows, in its service area, for the foreseeable future.

Respectfully Submitted,



Michael E. Handler
 Chairman
 SWPCA Board of Directors

**STAMFORD WATER POLLUTION
CONTROL AUTHORITY**
(An Enterprise Fund of
the City of Stamford, Connecticut)
**FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**
FOR THE YEARS ENDED JUNE 30, 2012 AND 2011

STAMFORD WATER POLLUTION CONTROL AUTHORITY

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Letter of Transmittal

January 30, 2013

To: Mayor Michael A. Pavia
Board of Finance
Board of Representatives
SWPCA Board
Citizens of Stamford

Introduction

The audited financial statements of the Stamford Water Pollution Control Authority (“SWPCA”) are being published for the fiscal year ended June 30, 2012 in compliance with Connecticut State law. The SWPCA management assumes full responsibility for the completeness and reliability of the information contained in this report. A framework of internal control has been established by the management of the SWPCA. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

O’Connor Davies, LLP, a firm of licensed certified public accountants, has issued an unqualified opinion on the SWPCA’s financial statements for the year ended June 30, 2012. The independent auditors’ report is located at the front of the financial section of this report.

Management’s Discussion and Analysis (“MD&A”) immediately follows the independent auditors’ report and provides a narrative overview and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

The SWPCA adheres to a variety of financial policies and procedures adopted by the City of Stamford’s Board of Finance. Such policies include procurement, accounts payable, accounts receivable, and cash receipts among others. These policies and procedures are intended to help the SWPCA maintain a sound financial condition and also help ensure that the SWPCA meets all requirements set forth by State and Federal regulations.

The Stamford Water Pollution Control Authority

Ordinance No. 803, adopted November 6, 1996, established the Stamford Water Pollution Control Authority (“SWPCA”). Prior to that date, wastewater collection and treatment was performed as a function under the Office of Operations. The SWPCA was established pursuant to Chapter 103, Sections 7-245 through 7-273 A, inclusive of the Connecticut General Statutes Revision of 1958 as amended. The purpose for which the Authority was created is to operate the Water Pollution Control Facility (“treatment plant”), sanitary sewer system, sanitary pumping stations and the Hurricane Barriers (flood protection system) for the City of Stamford, to use, equip, re-equip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation, treatment and disposal of wastewater. Wastewater is treated through the processes installed during the upgrade and expansion project which was completed in 2006. The plant has a treatment capacity of 24 million

gallons of wastewater per day (“MGD”). Currently, the average annual flow is about 18 MGD, so there is excess capacity for the growth that is currently occurring in Stamford.

Beginning in 2006, the SWPCA was also made responsible for the City-wide stormwater permit program. This program consists of monitoring, reporting, and other compliance requirements of the Municipal Separate Stormwater Sewer System (“MS4”) permit. The City of Stamford’s existing stormwater MS4 permit expired in March 2010. Permit renewal activities and active discussions are underway with the state DEEP by City officials. Until the new permit is officially issued to the City, the SWPCA will continue to handle such responsibilities (see paragraph below).

The SWPCA was issued a Notice of Violation (NOV) dated September 10, 2012 by the Connecticut Department of Energy & Environmental Protection (“DEEP”) stating that the SWPCA failed to meet regulatory requirements for effluent permit limits, the operation of secondary clarifier and nitrified recycle pumps, bypass prevention, and maintaining a system of user charges that supported the maintenance and replacement of critical components. No failure dates or time periods were specified and no penalties have been levied to date in conjunction with this NOV. The SWPCA is in continuing communication with DEEP regarding the corrective actions required to address these issues.

As of June 2011, the SWPCA is no longer involved in the management or support of the water quality restoration projects for the Rippowam/Mill Rivers and Holly Pond/Noroton River, although it is providing some transitional administrative support on these projects while such responsibilities are transferred elsewhere within the City.

Service Area

The SWPCA’s service area includes residential, commercial, government and non-profit customers in Stamford, CT and the adjacent Town of Darien, CT (“Darien”). The customer base served by the SWPCA consists of a diverse mix of residential and commercial customers. In Stamford, approximately 88% of customers are residential (including home owners, condominium owners and renters) and 12% of customers are commercial, governmental, or industrial in nature. The service area boundaries for Stamford are the Merritt Parkway to the north, the Noroton River on the east, Old Greenwich on the west and Long Island Sound to the south.

Darien pumps wastewater to the east side of Stamford where the wastewater is then conveyed through the SWPCA collection system to the treatment plant. The service area boundaries for Darien are the City of Norwalk on the east, the Merritt Parkway on the north and Long Island Sound to the south.

An Interlocal Agreement between SWPCA and Darien provides a formula for compensation to the SWPCA for operation and maintenance and for capital improvements. Based on this formula, which reflects the proportionate share of Darien’s flow to the total flow entering the treatment plant, in fiscal 2012 Darien was responsible for approximately 13% of the SWPCA’s operating and maintenance costs. Darien is solely responsible for the operation and maintenance of all of its pumping stations and collection system and all border crossings. All capital improvements to the SWPCA’s treatment plant, pumping stations or sewers that treat or convey wastewater from Darien are similarly paid using the same 13% cost sharing ratio. The SWPCA bills its ratepayers in Darien annually, typically in October, and it bills Darien annually in September. The bill to Darien is based on all of the SWPCA’s operating and maintenance costs and capital investment amounts plus any adjustments to the previous bill.

Physical Assets

The physical assets of the SWPCA include 22 wastewater-pumping stations, about 300 miles of sanitary sewer, four storm water pumping stations and the wastewater treatment plant. For these 22 pumping stations the pumping capacity ranges from 100,000 gallons per day to 5 million gallons per day. There are capital improvement programs in place for both the sanitary sewer system and the pumping stations.

Management and Organization

The SWPCA Board of Directors (“Board”) is comprised of nine members, all of whom are voting members. By ordinance, the Board includes the City’s Director of Operations, Director of Administration, President of the Board of Representatives or designee, Chairman of the Board of Finance or designee, and five at-large members, one of whom must be a financial professional and the other an engineer.

The Mayor with approval of the Board of Representatives appoints the City’s Directors of Operations and Administration. The Board of Finance and the Board of Representatives respective SWPCA Board members are elected in city-wide elections. The five at-large Board members are recommended by either the Democratic or Republican Town Committee and interviewed by the Mayor, who then recommends their appointment to the Board of Representatives for its approval. Each of the at-large Board members is appointed for three-year terms. There are no term limits so at-large members can serve multiple terms.

During the past year, new members Handler, Rullman, Capano were appointed to the Board and a new Chairman and Vice Chairman were elected (Orgera and Handler, respectively). The members of the Board are:

Ernest A. Orgera, Director of Operations and Chairman
Michael E. Handler, Jr., Director of Administration and Vice Chairman
Tim Abbazia, Board of Finance
Mitchell Kaufman, Board of Representatives
Cristina Andreana, At-Large (Financial)
Donald H. Rullman Sr., At-Large (Engineer)
Donald A. Huppert, At-Large
Daniel E. Capano, At Large

Ms. Jeanette Brown, the former Executive Director of the SWPCA, resigned in June, 2011 to pursue other interests. The SWPCA has retained an interim Executive Director and is in the process of recruiting a qualified permanent successor.

Rates and Charges

The SWPCA, through its Board of Directors, is responsible for setting and imposing sewer user rates and other fees and charges for all customers in its service area. The Board requires that rates be maintained at levels sufficient to pay for operating and maintenance costs of the collection and treatment system, to pay debt service on outstanding debt, and to provide for appropriate reserves.

Capital Improvement Plan

The SWPCA typically manages multiple con-current capital projects. The projects are categorized as engineering studies, engineering design, building and equipment replacement or upgrades, and sewer repairs or extensions.

- Bids were solicited for complete rehabilitation of the mechanicals for two of the secondary clarifiers and three primary sludge thickeners.
- City wide computerized sewer mapping was initiated to comply with the EPA administrative order.
- Engineering design was undertaken for Carriage Drive area sewers, and proposals were solicited for Wedgemere Road area sewers, and Perna Lane sewers.
 - ◆ The design for Carriage Drive area sewers project is ninety nine (99%) percent complete and is likely to go into construction early 2013.
 - ◆ The design Wedgemere Road sewers are about seventy (70%) percent complete and Perna Lane sewers are about fifty (50%) percent in design.
- Sanitary sewers were rebuilt at various locations to replace old deteriorating and misaligned pipes and odor control systems were upgraded, re-piped, and insulated, as needed.
- Also, all the parking areas at the satellite pump stations were reconstructed.

The SWPCA is in the process of implementing a comprehensive, computerized asset management system as mandated by the EPA. In addition, the SWPCA is upgrading various process equipment, including clarifiers, thickeners, sludge pumps, mixers, and vehicles used in maintenance of the treatment plant and the sanitary sewer conveyance system.

Summary

The SWPCA has been in operation since 1996. The Board is comprised of a number of experienced elected and appointed officials. Furthermore, sufficient operating capacity is in place to meet the SWPCA's expected customer demand in its service area for the foreseeable future.

Respectfully Submitted,



Ernest A. Orgera
Chairman

SWPCA Board of Directors

**STAMFORD WATER POLLUTION
CONTROL AUTHORITY**
(An Enterprise Fund of
the City of Stamford, Connecticut)
FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
FOR THE YEARS ENDED JUNE 30, 2011 AND 2010



O'Connor Davies Munns & Dobbins, llp
ACCOUNTANTS AND CONSULTANTS

STAMFORD WATER POLLUTION CONTROL AUTHORITY

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Ernest A. Orgera
Director of Operations
Email: eorgera@ci.stamford.ct.us

January 18, 2012

To: Mayor Michael A. Pavia
Board of Finance
Board of Representatives
SWPCA Board
Citizens of Stamford

The audited financial statements of the Stamford Water Pollution Control Authority ("SWPCA") are being published for the fiscal year ended June 30, 2011 in compliance with Connecticut State law.

The SWPCA management assumes full responsibility for the completeness and reliability of the information contained in this report. A framework of internal control has been established by the management of the SWPCA. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

O'Connor Davies Munns & Dobbins, LLP, a firm of licensed certified public accountants, has issued an unqualified opinion on the SWPCA's financial statements for the year ended June 30, 2011. The independent auditors' report is located at the front of the financial section of this report.

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The SWPCA adheres to a variety of financial policies and procedures adopted by the City of Stamford's Board of Finance. Such policies include procurement, accounts payable, accounts receivable, and cash receipts among others. These policies and procedures are intended to help the SWPCA maintain a sound financial condition and also help ensure that the SWPCA meets all requirements set by State and Federal regulations.

The Stamford Water Pollution Control Authority

Ordinance No. 803, adopted November 6, 1996, established the Stamford Water Pollution Control Authority ("SWPCA"). Prior to that date, wastewater collection and treatment was performed as a function under the Office of Operations. The SWPCA was established pursuant to Chapter 103, Sections 7-245 through 7-273 A, inclusive of the Connecticut General Statutes Revision of 1958 as amended. The purpose for which the Authority was created is to operate the Water Pollution Control Facility ("treatment plant"), sanitary sewer system, sanitary pumping stations and Hurricane Barrier pumping stations (flood

protection system) for the City of Stamford, to use, equip, re-equip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation, treatment and disposal of wastewater. Wastewater is treated through the processes installed during the upgrade and expansion project which was completed in 2006. The plant has a treatment capacity of 24 million gallons of wastewater per day ("MGD"). Currently, the average annual flow is about 18 MGD, so there is excess capacity for the growth that is currently occurring in Stamford.

Beginning in 2006, the SWPCA was also made responsible for the City-wide stormwater permit program. This program consists of monitoring, reporting, and other compliance requirements of the Municipal Separate Stormwater Sewer System ("MS4") permit. The City of Stamford's existing stormwater MS4 permit expired in March 2010. Permit renewal activities and active discussions are underway with the state DEEP by City officials. Until the new permit is officially issued to the City, the SWPCA will continue to handle such site-specific responsibilities for all City of Stamford facilities. As of June 2011, the SWPCA is no longer involved in the management or support of the water quality restoration projects for the Rippowam/Mill Rivers and Holly Pond/Noroton River, although it is providing some transitional administrative support on these projects while such responsibilities are transferred elsewhere within the City.

Service Area

The SWPCA's service area includes residential, commercial, government and non-profit customers in Stamford, CT and the adjacent Town of Darien, CT ("Darien"). The customer base served by the SWPCA consists of a diverse mix of residential and commercial customers. In Stamford, approximately 88% of customers are residential (including home owners, condominium owners and renters) and 12% of customers are commercial and industrial in nature. The service area boundaries for Stamford are the Merritt Parkway to the north, the Noroton River on the east, Old Greenwich on the west and Long Island Sound to the south.

Darien pumps wastewater to the east side of Stamford where the wastewater is then conveyed through the SWPCA collection system to the treatment plant. The service area boundaries for Darien are the City of Norwalk on the east, the Merritt Parkway on the north and Long Island Sound to the south.

An Interlocal Agreement between SWPCA and Darien provides a formula for compensation to the SWPCA for operation and maintenance and for capital improvements. Based on this formula, which reflects the proportionate share of Darien's flow to the total flow entering the treatment plant, in fiscal 2010 Darien was responsible for approximately 13% of the SWPCA's operating and maintenance costs. Darien is solely responsible for the operation and maintenance of all of its pumping stations and collection system and all border crossings. All capital improvements to the SWPCA's treatment plant, pumping stations or sewers that treat or convey wastewater from Darien are similarly paid using the same 13% cost sharing ratio. The town bills its ratepayers in Darien annually, typically in October. The SWPCA bills Darien annually in September. The bill is based on all of the SWPCA's operating and maintenance costs and capital investment amounts plus any adjustments to the previous bill.

Physical Assets

The physical assets of the SWPCA include 22 wastewater-pumping stations, about 300 miles of sanitary sewer, four storm water pumping stations and the wastewater treatment plant. For these 22 pumping

stations the pumping capacity ranges from 100,000 gallons per day to 5 million gallons per day. There are capital improvement programs in place for both the sanitary sewer system and the pumping stations.

Management and Organization

The SWPCA Board of Directors ("Board") is comprised of nine members, all of whom are voting members. During the past year some new members (Ms. Andreana and Mr. Kaufman) were appointed to the Board and a new Chairman and Vice Chairman were elected (Mr. Casale and Ms. Rinaldi, respectively). By ordinance, the Board includes the City's Director of Operations, Director of Administration, President of the Board of Representatives or designee, Chairman of the Board of Finance or designee, and five at-large members, one of whom must be a financial professional and the other an engineer. Currently, the at-large engineer position is open.

The members of the Board are:

Louis J. Casale, Jr., Chairman, At-Large
Mary Lou Rinaldi, Vice Chairman, Board of Finance
Ernest A. Orgera, Director of Operations
Frederick C. Flynn, Jr., Director of Administration
Mitchell Kaufman, Board of Representatives
Cristina Andreana, At Large (Financial)
Donald A. Huppert, At-Large
Tim Curtin, Jr., At Large
Open, At-Large (Engineer)

The Mayor with approval of the Board of Representatives appoints the City's Directors of Operations and Administration. The Board of Finance and the Board of Representatives respective SWPCA Board members are elected in city-wide elections. The five at-large Board members are recommended by either the Democratic or Republican Town Committee and interviewed by the Mayor, who then recommends their appointment to the Board of Representatives for its approval. Each of the at-large Board members is appointed for three-year terms. There are no term limits so at-large members can serve multiple terms.

Ms. Jeanette Brown, the former Executive Director of the SWPCA, resigned in June, 2011 to pursue other interests. The SWPCA is in the process of recruiting a qualified successor

Rates and Charges

The SWPCA, through its Board of Directors, is responsible for setting and imposing sewer user rates and other fees and charges for all customers in its service area. The Board requires that rates be maintained at levels sufficient to pay for operating and maintenance costs of the collection and treatment system, to pay debt service on outstanding debt, and to provide for appropriate reserves.

Capital Improvement Plan

The SWPCA typically manages several capital projects. The projects are categorized as engineering studies, engineering design, building and equipment replacement or upgrades, and sewer repairs or

extensions. The Intervale sewer extension and East Cross road area sewers are two of the recently completed projects during the past year. These projects have benefited approximately 70 properties in the Intervale Road area and 17 properties at East Cross Road that will connect to the City of Stamford sewer system. Also, the piping for the odor control system at the plant was recently retrofitted.

Three new sewer projects, including Carriage Drive area sewers, Wedgemere Road area sewers, and Perna Lane area sewers are in various design stages. The SWPCA is in the process of implementing a comprehensive, computerized asset management system as mandated by the EPA. In addition, the SWPCA is upgrading various process equipment, including clarifiers, thickeners, sludge pumps, mixers, and vehicles used in maintenance of the treatment plant and the sanitary sewer conveyance system.

Summary

The SWPCA has been in operation since 1996. The Board is comprised of a number of experienced elected and appointed officials. Furthermore, sufficient operating capacity is in place to meet the SWPCA's expected customer demand in its service area.

Respectfully Submitted,



Ernest A. Orgera
Director of Operations
City of Stamford

**STAMFORD WATER POLLUTION
CONTROL AUTHORITY**
(An Enterprise Fund of
the City of Stamford, Connecticut)
FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
FOR THE YEARS ENDED JUNE 30, 2010 AND 2009

STAMFORD WATER POLLUTION CONTROL AUTHORITY

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Jeanette A. Brown, P.E., DFE
Executive Director
Email: jbrown@ci.stamford.ct.us

Ernest A. Orgera
Director of Operations
Email: eorgera@ci.stamford.ct.us

December 22, 2010

To: Mayor Michael A. Pavia
Board of Finance
Board of Representatives
SWPCA Board
Citizens of Stamford

The audited financial statements of the Stamford Water Pollution Control Authority ("SWPCA") are being published for the fiscal year ended June 30, 2010 in compliance with Connecticut State law.

The SWPCA management assumes full responsibility for the completeness and reliability of the information contained in this report. A comprehensive framework of internal control has been established by the management of the SWPCA. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

O'Connor Davies Munns & Dobbins, LLP, a firm of licensed certified public accountants, has issued an unqualified opinion on the SWPCA's financial statements for the year ended June 30, 2010. The independent auditors' report is located at the front of the financial section of this report.

Management's Discussion and Analysis ("MD&A") immediately follows the independent auditors' report and provides a narrative overview and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

The SWPCA adheres to a comprehensive set of accounting policies and procedures adopted by the City of Stamford's Board of Finance. Such policies include procurement, accounts payable, accounts receivable, and cash receipts among others. During the past year the SWPCA Board of Directors adopted a number of additional policies which addressed revenues, capital planning, project financing, debt management, and reserves. These additional policies are intended to help strengthen overall financial management within the SWPCA and help ensure that it meets all requirements set by State and Federal regulations and is also in a financial position to meet the future operational needs of the City of Stamford.

The Stamford Water Pollution Control Authority

Ordinance No. 803, adopted November 6, 1996, established the Stamford Water Pollution Control Authority (“SWPCA”). Prior to that date, wastewater collection and treatment was performed as a function under the Office of Operations. The SWPCA was established pursuant to Chapter 103, Sections 7-245 through 7-273 A, inclusive of the Connecticut General Statutes Revision of 1958 as amended. The purpose for which the Authority was created is to operate the Water Pollution Control Facility (“treatment plant”), sanitary sewer system, sanitary pumping stations and Hurricane Barrier pumping stations (flood protection system) for the City of Stamford, to use, equip, re-equip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation, treatment and disposal of wastewater. Wastewater is treated through the processes installed during the upgrade and expansion project which was completed in 2006. The plant has a capacity of 24 million gallons per day (“MGD”). Currently, the average annual flow is about 18 MGD, so there is excess capacity for the growth that is currently occurring in Stamford.

Beginning in 2006, the SWPCA was also made responsible for the City-wide stormwater permit program. This program consists of monitoring, reporting, and other compliance requirements of the Municipal Separate Stormwater Sewer System (“MS4”) permit. A separate cost center has been established for this program in the SWPCA budget. Additionally, the SWPCA is managing water quality restoration projects for the Rippowam and Noroton Rivers.

Service Area

The SWPCA’s service area includes residential, commercial, government and non-profit customers in Stamford, CT and the adjacent Town of Darien, CT (“Darien”). The customer base served by the SWPCA consists of a diverse mix of residential and commercial customers. In Stamford, approximately 88% of customers are residential (including home owners, condominium owners and renters) and 12% of customers are commercial and industrial in nature. The service area boundaries for Stamford are the Merritt Parkway to the north, the Noroton River on the east, Old Greenwich on the west and Long Island Sound to the south.

Darien pumps wastewater to the east side of Stamford where the wastewater is then conveyed through the SWPCA collection system to the treatment plant. The service area boundaries for Darien are the City of Norwalk on the east, the Merritt Parkway on the north and Long Island Sound to the south.

An Interlocal Agreement between SWPCA and Darien provides a formula for compensation to the SWPCA for operation and maintenance and for capital improvements. Based on this formula, which reflects the proportionate share of Darien's flow to the total flow entering the treatment plant, in fiscal 2010 Darien was responsible for approximately 13 % of the SWPCA's operating and maintenance costs. Darien is solely responsible for the operation and maintenance of all of its pumping stations and collection system and all border crossings. All capital improvements to the SWPCA's treatment plant, pumping stations or sewers that treat or convey wastewater from Darien are similarly paid using the same 13 % cost sharing ratio. The town bills its ratepayers in Darien annually, typically in October. The SWPCA bills Darien annually in September. The bill is based on all of the SWPCA's operating and maintenance costs and capital investment amounts plus any adjustments to the previous bill.

Physical Assets

The physical assets of the SWPCA include 22 wastewater-pumping stations, about 300 miles of sanitary sewer, four storm water pumping stations and the wastewater treatment plant. The wastewater pumping stations range in capacity size from 100,000 gallons per day to 5 million gallons per day. There is a capital improvement program in place for both the sanitary sewer system and pumping stations.

Management and Organization

The SWPCA Board of Directors ("Board") is comprised of nine members, all of whom are voting members. This election year brought some new members to the Board as well as a new Chairman and Vice Chairman. The new members added various valuable financial and technical expertise to the organization. By ordinance, the Board includes the Director of Operations, Director of Administration, President of the Board of Representatives or designee, Chairman of the Board of Finance or designee, and five at-large members, one of which must be a financial professional and the other an engineer. The members of the Board are:

Joseph Tarzia, Chairman, Board of Finance
Louis J. Casale, Jr. Vice Chairman, At-Large
Ernest A. Orgera, Director of Operations
Frederick C. Flynn, Jr., Director of Administration
John J. Bocuzzi, Board of Representatives
Alan Barnett, At Large (Financial)
Donald A. Huppert, At-Large
Tim Curtin, Jr., At Large
Louis Basel, At-Large (Engineer)

The Mayor with approval of the Board of Representatives appoints the Directors of Operations and Administration. The Board of Finance and the Board of Representatives respective SWPCA Board members are elected in citywide elections. The five at-large members are recommended by either the Democratic or Republican City Committee and interviewed by the Mayor, who then recommends their appointment to the Board of Representatives for its approval. Each of the at-large members is appointed for three-year terms. There are no term limits so at-large members can serve multiple terms.

Jeanette Brown is the Executive Director of the SWPCA. She is a registered Professional Engineer in Connecticut, a Board-certified Environmental Engineer, and a Diplomate of Water Resources Engineering. She has served as the Executive Director of the SWPCA since its creation in 1996.

Rates and Charges

The SWPCA, through its Board of Directors, is responsible for setting and imposing sewer user rates and other fees and charges for all customers in its service area. The Board requires that rates be maintained at levels sufficient to pay for operating and maintenance costs of the collection and treatment system, to pay debt service on outstanding debt, and to provide for appropriate reserves.

Capital Improvement Plan

The SWPCA typically manages several capital projects. The projects are categorized as engineering studies, engineering design, building and equipment replacement or upgrades, and sewer repairs or extensions. The Intervale sewer extension was the major project underway during the past year. This important project will benefit approximately 70 properties that will connect to the City of Stamford sewer system.

A significant development recently occurred involving the previously planned waste-to-energy project. In brief, the objective of this project was to evaluate and design a process to convert dried and pelletized wastewater residuals to electricity. However, on July 7, 2010, the SWPCA Board voted to discontinue this project for technical and financial reasons. During the past three years approximately \$2.2 million was spent on this experimental project, including design feasibility studies and the construction of a system prototype. As a result of the discontinuation of this project, management did an assessment of asset impairment. Based on management's analysis and with the concurrence of the SWPCA's outside auditors, the assets related to this project were deemed impaired and were fully written off.

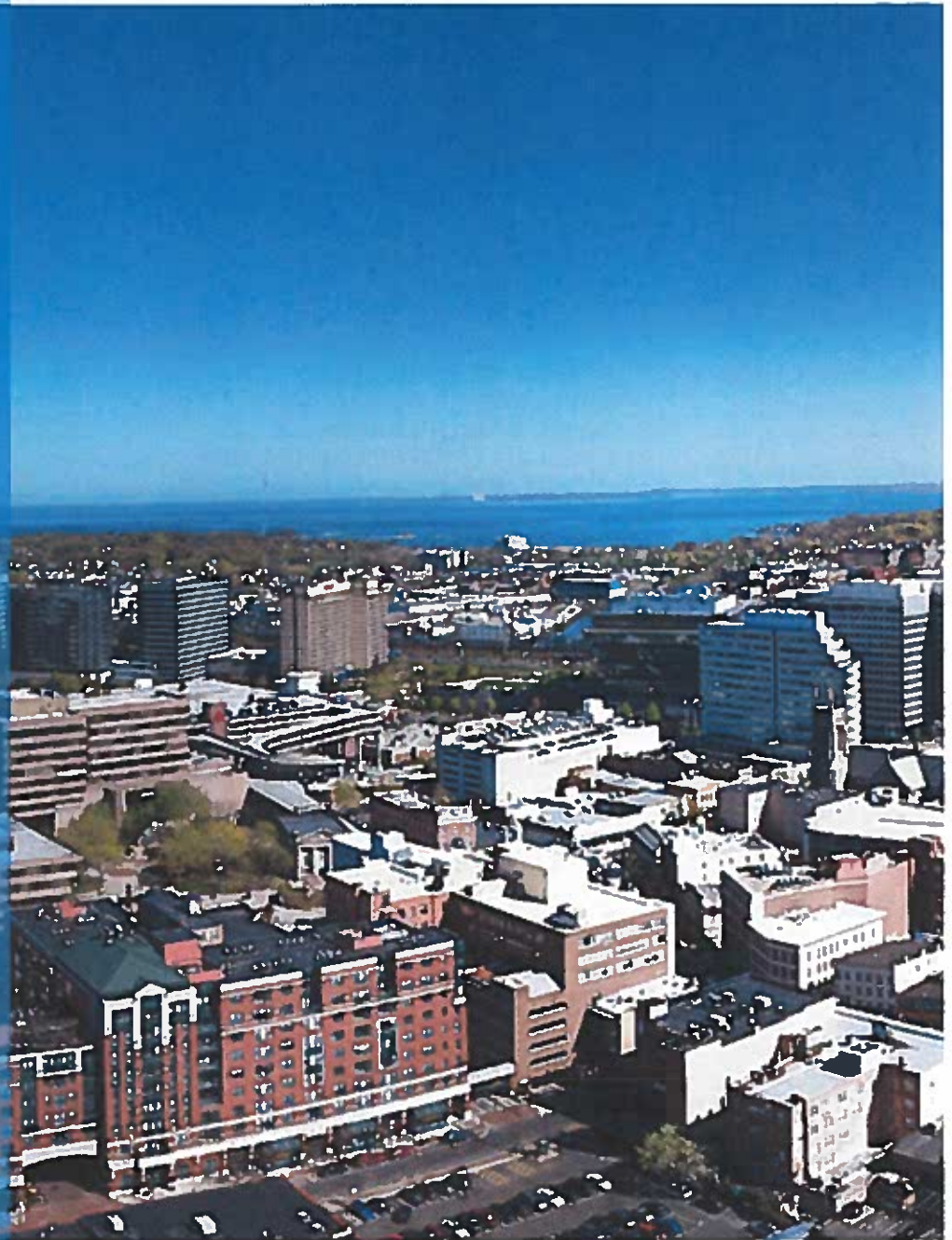
Conclusion

The SWPCA is a well established and sound organization both technically and financially. The Board is comprised of a number of well qualified elected and appointed officials. Furthermore, sufficient operating capacity is in place to meet the SWPCA's expected customer demand in its service area.

Respectfully Submitted,



Jeanette A. Brown, PE, DEE, D.WRE, F.ASCE
Executive Director



Stamford 2030

2016 ANNUAL REPORT



"This has been another exciting year for the Stamford 2030 District and we want to thank all of our members and partners for their support. We were honored to be recognized with two state-wide awards

including the GreenCircle Sustainability Award from the Connecticut Department of Energy and Environmental Protection and the Alexion Award of Excellence from the Connecticut Green Building Council. We onboarded two of Stamford's largest building owners this year, and started making progress, with the help of Aquarion Water Company, on our water benchmarking in the face of one of Connecticut's worst droughts.

Our new approach to community resiliency and ongoing partnerships should make 2017 one for the books!"

Megan Saunders

Megan Saunders, Executive Director

The Stamford 2030 District

2030 Districts are local partnerships forming throughout North America. Each district commits to reduction targets set forth by Architecture 2030 in the 2030 Challenge for Planning and Buildings. These districts offer local building owners, property managers, and developers the tools to achieve reduced energy, water, and transportation (CO₂) emissions.

Founded in 2014, as a joint effort between Connecticut Fund for the Environment and The Business Council of Fairfield County, the Stamford 2030 District is a partnership of building owners, service professionals, and community stakeholders. Sharing best practices and providing unique opportunities in the areas of energy, water, transportation, and resiliency allows building owners to learn from each other and assist in achieving these national goals at a local level.



The Business Council of Fairfield County

For nearly 50 years, The Business Council of Fairfield County has mobilized regional business, political and community leadership critical to Fairfield County. Key issues include infrastructure, talent retention, economic and professional development, and wellness.

The Business Council of Fairfield County

Strengthening Businesses. Strengthening Communities.

Connecticut Fund for the Environment

Connecticut Fund for the Environment aims to protect and improve the land, air, and water of Connecticut and Long Island Sound. Combating climate change, pollution, and habitat loss are among the organization's top priorities.

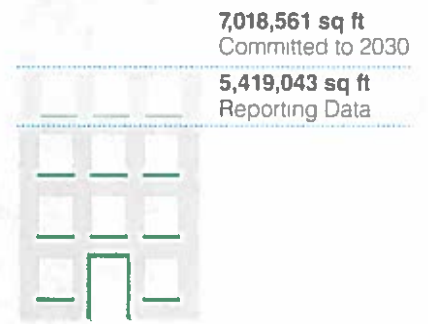


18,881,892 sq ft
in Total District

District Goals and Progress

The goals of the 2030 Districts include a **50% reduction in energy and water usage as well as transportation emissions by the year 2030**. The goals for new construction are even more demanding.

Utility data was collected for **5,419,043 sq ft** (28.7% of the total District's sq ft).



Energy



The District as a whole is performing **7%** better than the baseline and Stamford 2030 District member buildings are performing **21%** better.

21%
less energy used compared to baseline



Member Buildings

7%
less energy used compared to baseline



Whole District

The Stamford 2030 District's energy goals and targets are measured using site **Energy Use Intensity (EUI)**, the number of kBtus used per square foot over the course of a year. Generally, more efficient buildings have lower EUIs. Each building's actual EUI is compared to a baseline developed from a national database of comparable buildings.

After analyzing the collected energy data, we found that **Stamford 2030 District members are collectively operating 21% better than the baseline – enough energy to power 2,467 homes for a year** (equal to an annualized energy reduction of **113,428,183 kBtus**).

To determine the progress and outlook of the Stamford 2030, all buildings in the District (including non-member buildings) were assessed based on performance or assumed performance. **The District-wide energy consumption is estimated to be 7% lower** than the identified district energy baseline.

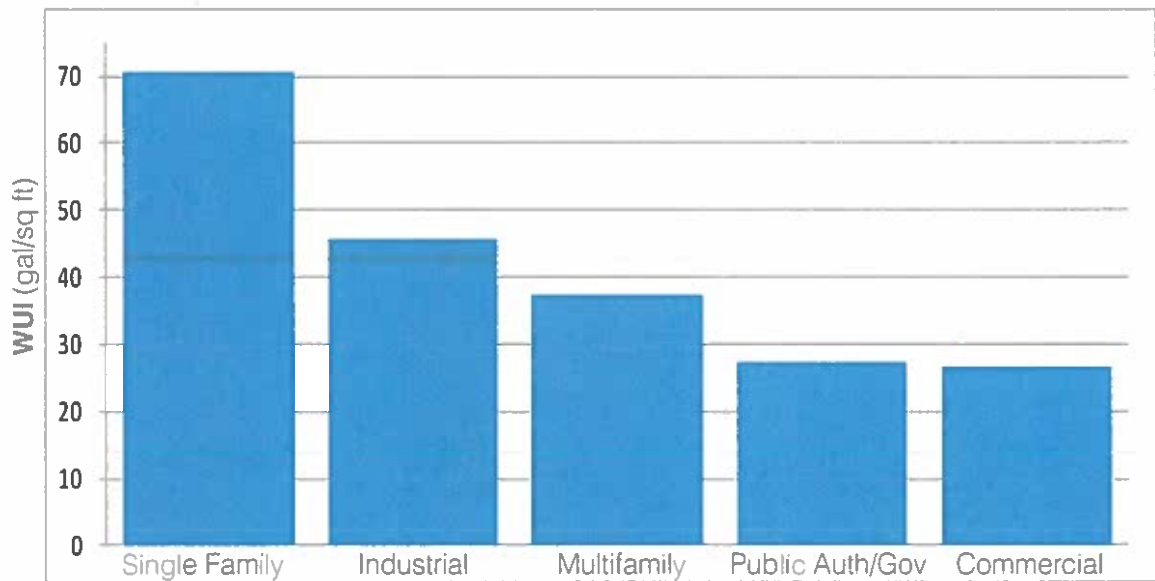
Water



Although still the largest water users per square foot, **Single Family buildings downtown have collectively reduced their water usage more than any other building type over the past five years.**

Water Use Intensity (WUI) Estimates

Annual Gallons per Square Foot (Average of 2011-2016)



Office buildings make up over **40%** of the District's square footage.

Commercial buildings use less water per square foot than most other building types with an **average WUI of 26.6**.



AQUARION
Water Company

Stewards of the Environment™

Stamford 2030 has taken steps to begin the benchmarking process for water usage. **Many of the District's reporting buildings are already tracking and collecting water usage data** in EPA Portfolio Manager. Thanks to a partnership with **Aquarion Water Company**, we have been able to start the baselining process.

Water Use Intensity (WUI), similar to Energy Use Intensity (EUI), is the **annual gallons of water used per square foot** in a building. Using annualized aggregated water data for five categories of buildings for the years 2011 to 2016, we were able to better understand water usage in downtown Stamford.

"Single Family" may include uses such as Multifamily Housing (small), Non-Refrigerated Warehouses, Retail Stores, and Single Family

"Industrial" may include uses such as Manufacturing/Industrial Plants, Non-Refrigerated Warehouses, Offices, and Retail Stores

"Public Auth/Gov" may include uses such as Fire Stations, K-12 Schools, Post Offices, Multifamily Housing, Non-Refrigerated Warehouses, Offices, and Water Treatment Facilities.

"Multifamily" includes primarily Multifamily Housing (2+ units).

"Commercial" may include uses such as Bank Branches, Hotels, Manufacturing/Industrial Plants, Mixed Use, Multifamily Housing, Non-Refrigerated Warehouses, Offices, Restaurants, Retail Stores, and Worship Facilities.

Methodology: Monthly aggregated water data was obtained from Aquarion Water Company for a subset of over 700 buildings in the district boundary in five broad building type categories (listed above). We matched each provided address to buildings in the local assessor's database to estimate an aggregated square footage for the all 700+ buildings in each of the five building use categories. The aggregated annual water use for each of the five building type category was averaged from 2011 to 2016, and the annual gallons were divided by the total square footage in each of the five building use category (based on the subset of 700+ buildings) to create the estimated annual gallons per square foot for these broad building types. Annual gallons per square foot is what we call Water Use Intensity (WUI).

The 2nd Annual Change Makers Awards

Stamford 2030's second annual awards reception was held at the Stamford Museum and Nature Center on October 5th. We recognized ten outstanding awardees in the categories of building sustainability and innovative projects. Our keynote speaker of the evening was **Michael Berkowitz, President of The Rockefeller Foundation's 100 Resilient Cities**. 100 Resilient Cities works to help cities address physical, social and economic challenges across the world.



Michael Berkowitz, President of 100 Resilient Cities (Donna Callighan)

Platinum Award Winners

New Neighborhoods Inc. recently completed major renovations on its downtown property, **The Atlantic**, including the replacement of HVAC equipment and installation of LEDs, with an **energy reduction of 25 percent** since July 2015.

Diamond Properties designed a regional **Seven Building Solar Project** that has, to date, **produced seven mega watts of solar-generated power** across seven buildings, including the largest rooftop solar energy array in Westchester County, N.Y. The final project is expected to provide more than 10 megawatts from panels across 44 properties, including 1351 Washington Blvd. in Stamford (a Stamford 2030 member) and the LaQuinta Inn in Danbury.

Gold Award Winners

Earthplace - Earthplace Energy Efficiency Project (Westport)

The Ashforth Company - Energy Efficient Indoor Air Quality System Installation at Greenwich Plaza (Greenwich)

Hayes House Condominium Association Inc. - Hayes House Condominiums (Stamford)

Silver Award Winners

Charter Oak Communities - Clinton Manor (Stamford)

Taubman Properties - Stamford Town Center Lighting Project (Stamford)

Honorable Mentions

Building and Land Technology - Harbor Point Bike Share Pilot (Stamford)

JHM Group of Companies - Crescent Crossings (Bridgeport)

Case Study: THE ATLANTIC

New Neighborhoods renovated The Atlantic building at 50 Bell Street during 2015 and 2016. The renovation included replacement of the building's entire envelope, upgrades to unit and common area mechanical systems, and replacement of common area vinyl flooring.

Energy Conservation Measures:

- *Energy Star-rated windows with fiberglass frames*
- *New EIFS exterior wall insulation increased from R12 to R20*
- *New membrane roof insulation increased from R-12 to R57*
- *Unit air conditioners changed from through-the-wall units to energy efficient PTAC units*
- *Replacement of common area HVAC equipment (roof top units) with energy-efficient equipment*
- *Replacement of all common area lighting with LED fixtures*

Savings:

- *Although the number of air conditioners in the buildings doubled, energy consumption in July 2016 was reduced 25% from July 2015.*
- *Electric consumption in common areas has been reduced by 38%*

Next Steps:

- *The building's two boilers will be replaced by new 85% efficient boilers piped in a lead/lag configuration. Each will be able to produce both domestic hot water and building heat. This eliminates the need for both boilers to fire simultaneously, except on extremely cold days.*
- *Insulation will be installed on all exposed heating system piping.*
- *Each unit will receive new Danfoss valves, which will enable each tenant to regulate heat in the apartment within a pre-set temperature range.*



Mayor David Martin, Megan Saunders, Thomas Madden (Donna Callighan)

District Members

District Members

American Institute of Architects, CT Chapter
Aquarion Water Company
 Bartlett Arboretum & Gardens
CBRE
Charter Oak Communities
Connecticut Fund for the Environment
Connecticut Green Bank
 Construction Management Group, LLC
 CT Green Building Council
 CT Sustainable Business Council
 Deloitte
 Diamond Properties
Downtown Stamford Special Services District
 Empire State Realty Trust
Eversource Energy
 Fairfield University
First County Bank
 Institute for Sustainable Energy at ECSU
Interfaith Council of Southwestern CT
Jonathan Rose Companies
Jones Lang LaSalle
 McKenney Mechanical
 NAIOP Connecticut & Suburban New York

Founding
 Members listed
 in bold

New Ecology, Inc.
New Neighborhoods, Inc.
 Perkins Eastman
 Progressive Solutions, Inc.
 Purdue Pharma
Reckson, Division of SL Green Realty Corp.
 RFR
SoundWaters, Inc.
 Stamford Hospital
 Stamford Museum and Nature Center
Starwood Hotels and Resorts Worldwide
Steven Winter Associates, Inc.
Sustainable America
The Ashforth Company
The Business Council of Fairfield County
The City of Stamford
The Ferguson Library
 The Landis Group
Unitarian Universalist Congregation
 Venbrook
 Vidaris, Inc.

Steering Committee

Hank Ashforth (Co-Chair), Executive Vice President, The Ashforth Company
Andrea Pinabell (Co-Chair), President, Southface
Caroline Vary (Vice Chair), Managing Director, Connecticut Office, Jonathan Rose Companies
Jessica Bailey, CEO, Greenworks Lending
Thomas Madden, Director of Economic Development, City of Stamford
Joseph McGee, Vice President, Public Policy and Programs, The Business Council of Fairfield County
Donald S. Strait, President, Connecticut Fund for the Environment
Vin Tufo, Executive Director, Charter Oak Communities



Stamford 2030 District Steering Committee Members: Megan Saunders, Caroline Vary, Thomas Madden, Andrea Pinabell, Hank Ashforth, Jessica Bailey, Joseph McGee, Donald Strait, Vin Tufo

Thank you to our District Sponsors...



**PARTNERS
FOR PLACES**



Connecticut Fund
for the Environment
Save the Sound®



AQUARION
Water Company

Stewards of the Environment™

wegowise



Tremain Foundation

The Business Council
of Fairfield County

Strengthening Businesses. Strengthening Communities



The Ashforth Company

Jonathan Rose Companies



**NEW
ECOLOGY
INC.**



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ENERGY



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JOHN MERCK
FOUNDATION

Empowering you to make
smart energy choices



LEARN MORE

stamford@2030districts.org
www.2030districts.org/stamford

PB Request # 8

What are the assumptions for estimating the impact on schools? How would different development scenarios (unit size, age restrictions) change school impacts?

Response:

School Aged Children: Projections

First, the Stamford Master Plan itself cites, on page 25 of the Master Plan, a study of school children generated by multi-family housing in the region, as follows:

A recent analysis of multifamily residential development in White Plains, Stamford and Norwalk utilizing data collected by the Mill Creek Residential Trust indicates that such development generates an average of 0.028 school children per unit, or less than three school children for every 100 units.

Applying this generation level to the Long Ridge proposal of 804 units would result in 22.5 school aged children. Distributed from K-12, this is an average of 2 per grade.

Second, BLT itself has access to the data generated by its Harbor Point development. In a data set of 1,453 units (comprised of The Lofts, 111 Harbor Point, The Key, Vault, Postmark and the Beacon), there are 106 children ages 5-18, resulting in a generation of .07 school children per unit. Applied to the Long Ridge proposal of 804 units, the expectation would be 56.3 school aged children, or an average of 4 per grade.

Based on Master Plan and empirical evidence in the region, the proposed development would be expected to generate between 22 and 56 students distributed among grades K-12. The Board should note that a study undertaken by Rutgers University analyzing similar New Jersey data found that single family development generates over four times the number of school age children compared to multi-family housing of five or more units, demonstrating the significantly greater impact on school systems of single family development vs. multi-family development.

Will the Proposed Development Contribute Fairly to School System Costs?

As discussed at the June 6th meeting, the proposed residential project is expected to produce in excess of \$4M in annual real estate taxes. This estimate is based upon the rate of \$5,780 per unit in property taxes paid by BLT's low-rise developments in the South End.

A review of the taxes paid on single family homes in the surrounding neighborhoods demonstrates that such homes typically pay \$6,500 to \$8,000 per year in real estate taxes. However, as noted above, single family homes typically generate over four times as many school-age children as multi-family developments. Thus, the proposed multi-family

buildings will contribute to school costs on a per-child basis at a rate significantly higher than the per-child contribution from the surrounding single family homes.

PB Request # 9

How much publicly accessible open space would be available in this development scenario?
How does it compare to standard 1-family development?

Response:

The Riverwalk is expected to contribute approximately four acres to the City park system.

Typical single family development provides no publicly accessible open space.

PB Request # 10

How would storm water be managed on the site?

Response:

We refer you to the Storm Drainage section of the Storm Drainage and Utility Report prepared by Fuss & O'Neill and submitted as part of the application. A copy of that section of the report is attached.

Long Ridge Development, Stamford, CT

office buildings will remain. The total gross square footage of new residential buildings will be approximately 840,000 sf and the total existing gross square footage of office building is approximately 550,000 sf.

A schematic drawing showing the existing conditions as well as the schematic layout of proposed buildings, driveways, drainage and utilities has been included on the map entitled *Storm Drainage and Utility Map-General Development Plan* included in Appendix A.

Storm Drainage

The site proposed for development is approximately 76.8 acres located near the bottom of 34.0 square miles of the Rippowam River Watershed. The time of concentration within a watershed is defined as the length of time that it takes for water to travel from the hydraulically most distant point to the discharge point of the watershed in determining the peak flow. Watersheds with low time of concentration values will reach peak flows more quickly while watersheds with higher time of concentration values will take longer to reach peak flow. The time of concentration for peak surface stormwater flows leaving the site and flowing into the river are only 15-20 minutes as it is a relatively small site with all of the proposed development within 1,000 feet of the Rippowam River. The time of concentration for the Rippowam River itself as it flows through the project site is significantly longer due to its overall size and the fact that two large reservoirs (North Stamford Reservoir and Laurel Reservoir) as well as numerous smaller lakes and ponds help to slow down water flow and extend the time of concentration.

In this situation, it is sound engineering practice to treat the stormwater runoff from the site with water quality treatment measures and to infiltrate stormwater into the well-drained soils; conventional detention methods are not recommended. Small post-development stormwater flows will be treated in bioretention areas and infiltrated while larger storm events will enter into the River without detention so that the peak flows from the site will be dissipated by the time the peak flows from the overall watershed above the site arrive.

Water quality treatment will be achieved by installation of a stormwater “treatment train” consisting of catch basins, water quality swales, bioretention areas and stormwater infiltration chambers, which will be designed for parking and driveway runoff that contains sediment & potential pollutant loads from vehicular traffic. The water quality swales & bioretention areas will contain sediment forebay areas or grass filter strips that are designed as “pre-treatment” areas to filter stormwater prior to infiltration in accordance with the recommendations on the 2004 CT Stormwater Quality Manual.

Long Ridge Development, Stamford, CT

Water from roof runoff is considered clean water and therefore can be directly infiltrated into the well-drained soils for groundwater recharge through the use of underground stormwater infiltration chambers.

There are two key concepts from the 2004 CT Stormwater Quality Manual that will be incorporated into the final site development plans. They are proper treatment of the *Water Quality Volume* or “first-flush” of potential pollutants from site and infiltration of the *Groundwater Recharge Volume*, which is intended to maintain pre-development annual groundwater recharge volumes to the Rippowam River by infiltrating stormwater. While the current General Development Plan is schematic in nature we have provided calculations for the *Water Quality Volume* and *Groundwater Recharge Volume* in Appendices C & D respectively. Schematic stormwater renovation areas have been designated on the map entitled *Storm Drainage and Utility Map-General Development Plan* included in Appendix A.

The existing soils on the site are classified as well-drained soils to moderately well drained that are conducive for stormwater infiltration practices. Soils mapping and descriptions from the USDA National Resource Conservation Service have been included in Appendix B.

Utilities

Sanitary Sewer – Sanitary sewerage on the site falls under the jurisdiction of the Stamford WPCA. A meeting was held with Prakash Chakravarti P.E., the supervising engineer of the Stamford WPCA on March 21, 2017 to discuss the project. Mr. Chakravarti indicated that he believed there were no capacity issues in the existing 30” RCP sewer main that runs along the western side of the property adjacent to the Rippowam River. He asked that we perform a video inspection of the line and perform calculations confirming that there is adequate capacity in the 30” sanitary sewer main for the proposed development.

A letter to the WPCA from Civil1 dated April 18, 2017 along with attached calculations are included in Appendix E of this report. The results of the calculations show that water surface elevation in the 30” pipe will increase by a ½” due to the proposed design flows and that the pipe has adequate capacity to serve the proposed development. In response, the WPCA has issued a letter dated April 20, 2017 confirming that sanitary sewer service is available to service the site. This letter is also included in Appendix E.

Water Supply - The water supply for the proposed development will be served by Aquarion Water Company. A meeting was held with the Aquarion Water Company on March 23, 2017 to discuss the proposed project. At that time a schematic layout of a proposed 12” water main to

PB Request # 11

What kind of use is expected for the currently vacant office space? Medical uses? Could it be used as school / day care space?

Response:

Medical offices is a current permitted use; and school and day care are currently allowed accessory uses. Such uses remain options. Certainly, the placement of Stamford Hospital and Greenwich Hospital in the site's two northern office buildings has given that portion of the site a medical-use reputation and branding.

PB Request # 12

How would the fiscal impact of the project change under different development scenarios?

Response:

We believe proposed plan has the most positive fiscal impact on the City as compared to other mixed-use proposals suggested in June 6th meeting.

- As demonstrated in the responses to items # 7 and # 8 above, multifamily development produces more property taxes and creates less burden on City services than single-family development.
- Applicant's multifamily developments do not receive City garbage or recycling service.
- Larger units would increase the number of school-age children, and reduce the number of units, thereby lowering revenues.

PB Request # 13

Would a homeownership component be considered?

Response:

Applicant is considering for-sale apartments, but that is not reflective of the current market.

PB Request # 14

How have other BLT developments influenced property prices in their vicinity?

Response:

BLT's development at Harbor Point has increased the Grand List for its sites by 1,800% from 2006 to 2016.

PB Request # 15

Provide information about the need for more housing in Stamford?

Response:

Applicant's experience and expectation is that there will continue to be strong demand for multifamily apartments. Applicant also believes that the proposed project can fill a gap for people looking to rent close to retail but away from the hustle and bustle of downtown. The proposed project could support newcomers to Stamford looking to get to know the area before they buy, older residents who no longer want the responsibilities of home ownership, and young adults not yet ready or able to pursue home purchase

PB Request # 16

What is the potential for the residential development at the other C-D districts on High Ridge and Long Ridge Roads?

Response:

There are five other C-D properties on High Ridge and Long Ridge Roads that would be impacted by the regulation amendment. They are:

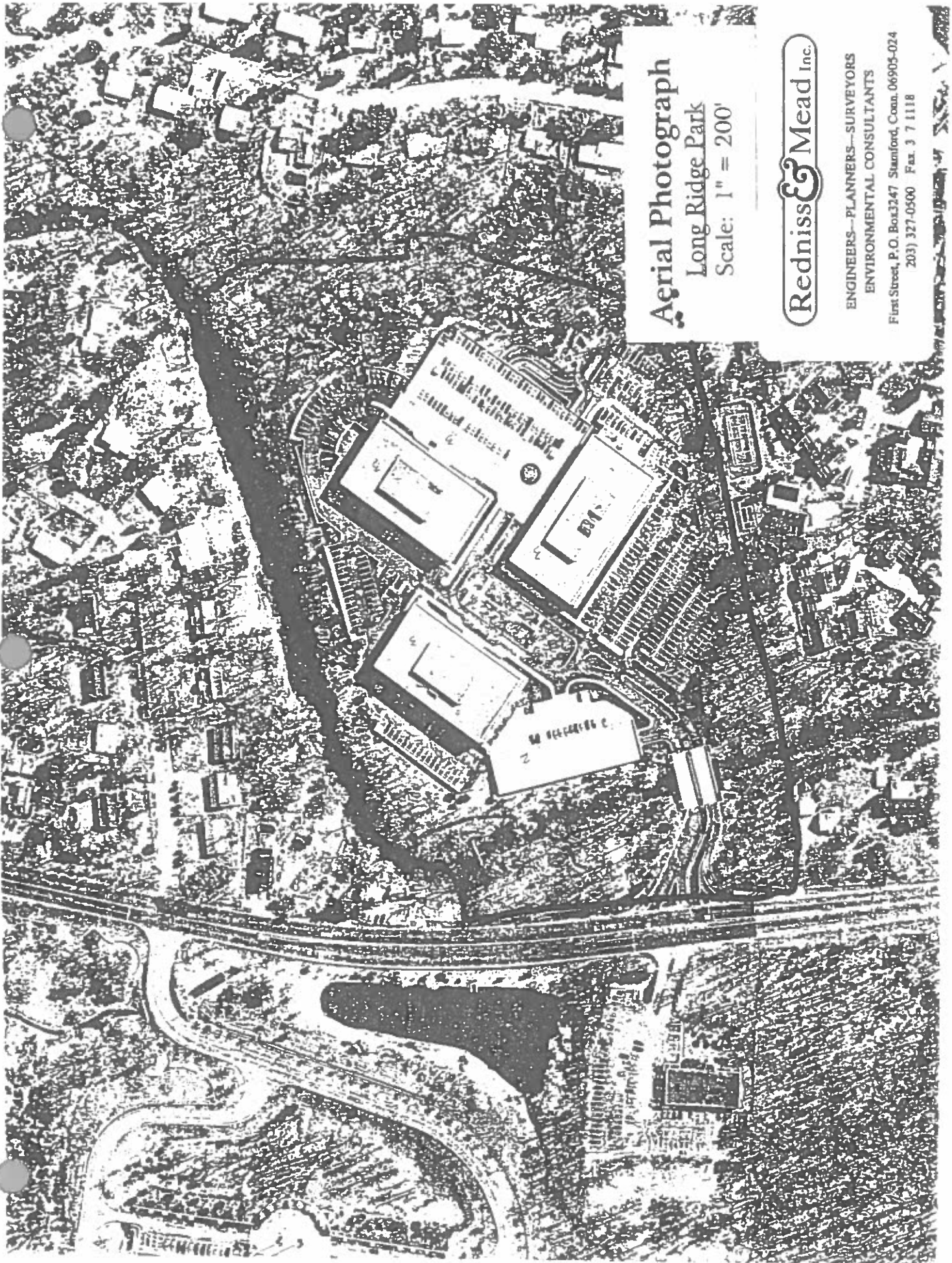
1. 777 Long Ridge Road (Synchrony Financial)
2. 800 Long Ridge Road (GE)
3. 900 Long Ridge Road (Oracle and Nestle Waters)
4. 201 High Ridge Road (GE)
5. 225 Long Ridge Road (multi-tenanted, including Synapse Group)

Addressing each site in order:

1. 777 Long Ridge Road (Synchrony Financial)
This site is fully developed. See attached maps.
2. 800 Long Ridge Road (GE)
This site is fully developed. The open area closer to Long Ridge Road is water and steep slopes. See attached maps.
3. 900 Long Ridge Road (Oracle and Nestle Waters)
This site is fully developed. The open area closer to Long Ridge Road is water and steep slopes. See attached maps.
4. 201 High Ridge Road (GE)
This site appears to be fully developed but for a dog leg at the rear of the property where any development would be limited by setbacks. See attached maps.
5. 225 High Ridge Road (multi-tenanted, including Synapse Group)
This site appears to be fully developed. See attached maps.

In short, it appears that the other parcels have limited to no development potential absent demolishing or converting existing office buildings, which would reduce peak hour traffic associated with such sites.

**777 LONG RIDGE ROAD
(SYNCHRONY FINANCIAL)**

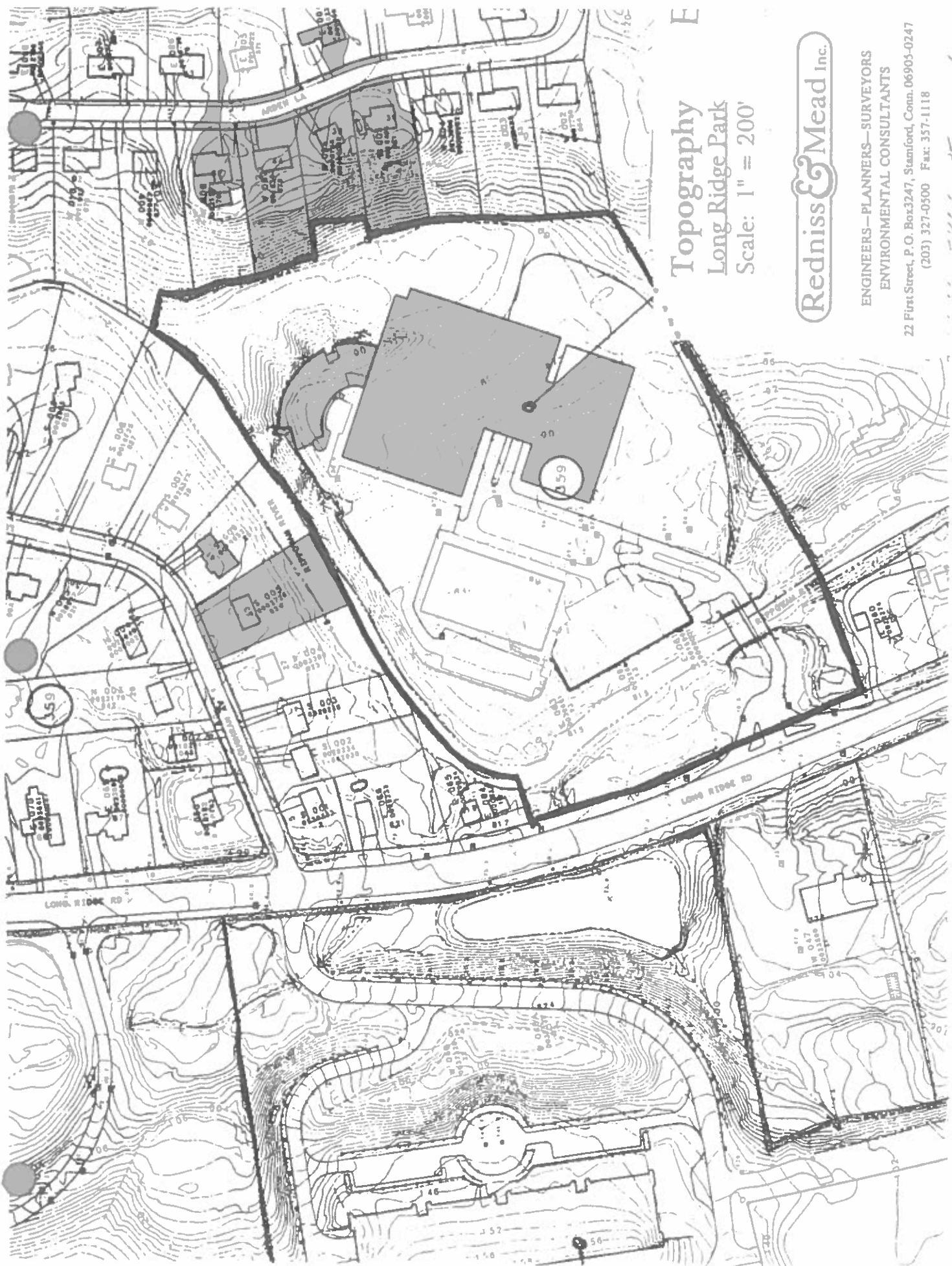


Aerial Photograph
Long Ridge Park
Scale: 1" = 200'

Redniss & Mead Inc.

ENGINEERS—PLANNERS—SURVEYORS
ENVIRONMENTAL CONSULTANTS

First Street, P.O. Box 3247 Stamford, Conn. 06905-024
203) 327-0500 Fax. 3 7 1118



Topography

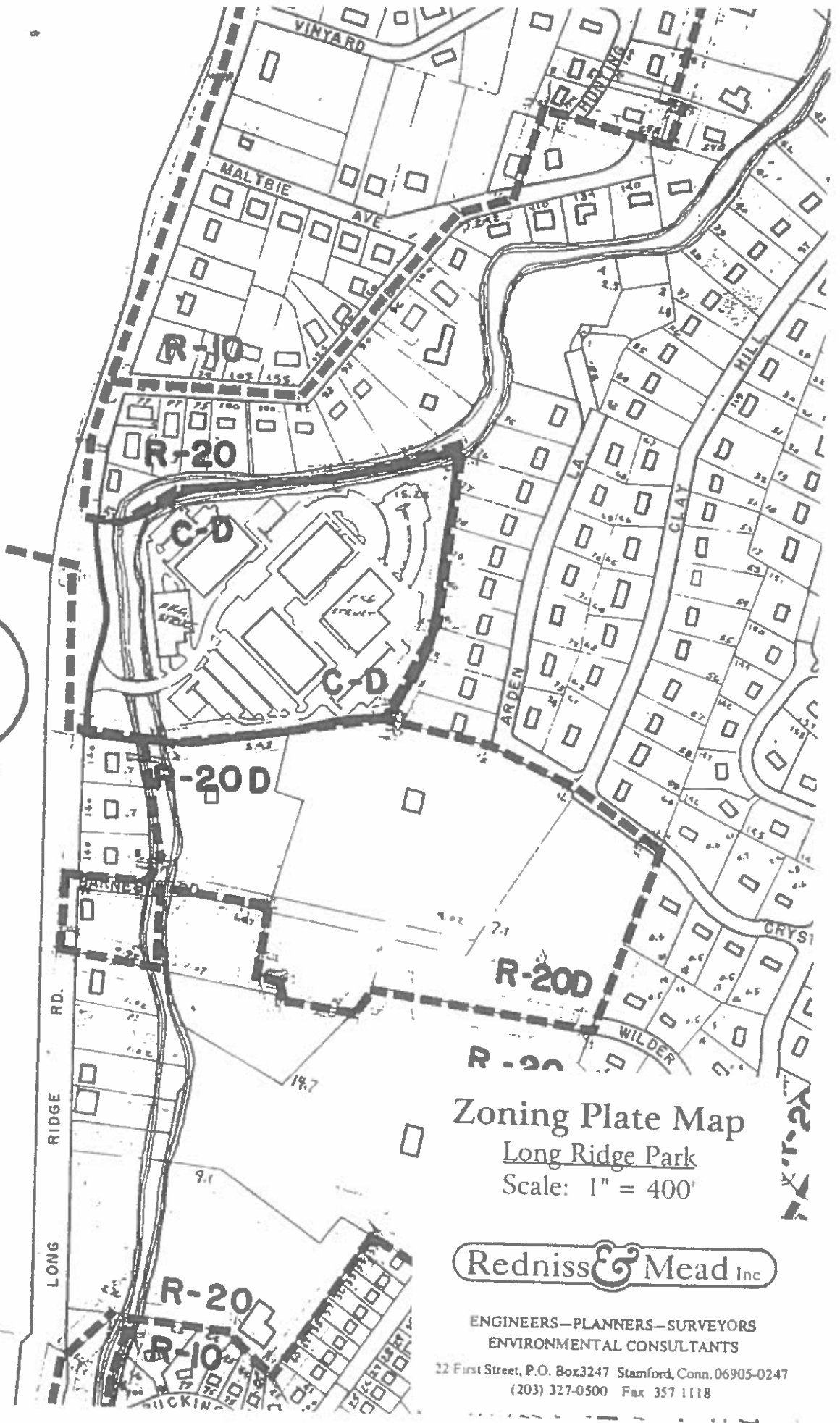
Long Ridge Park

Scale: 1" = 200'

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ENVIRONMENTAL CONSULTANTS
22 First Street, P.O. Box 3247, Stamford, Conn. 06905-0247
(203) 327-0500 Fax: 357-1118

21-D



Zoning Plate Map
Long Ridge Park
Scale: 1" = 400'

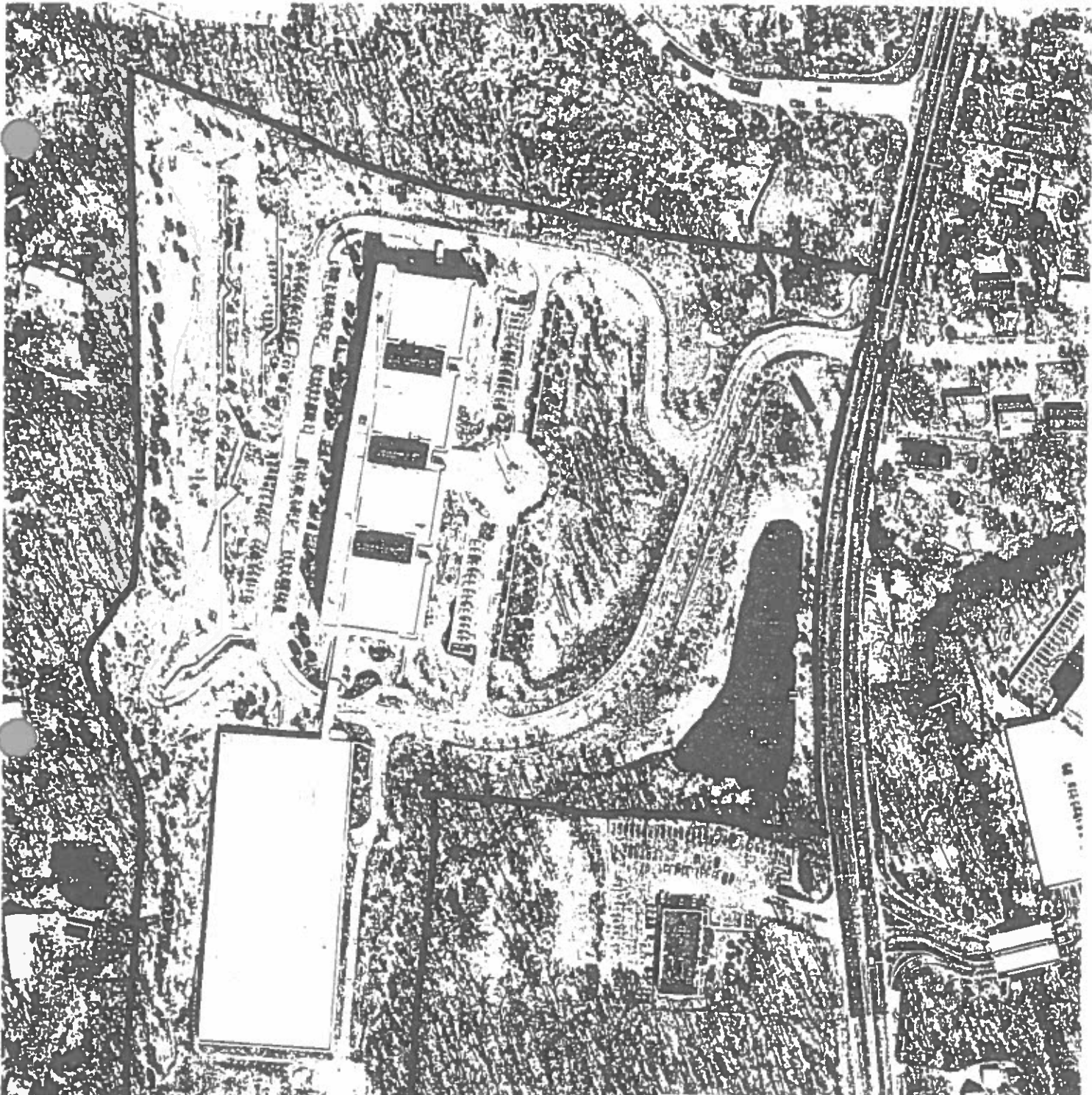
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800 LONG RIDGE ROAD

(GE)



Aerial Photograph

Xerox

Scale: 1" = 200'

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XEROX
800 LRR

Topography

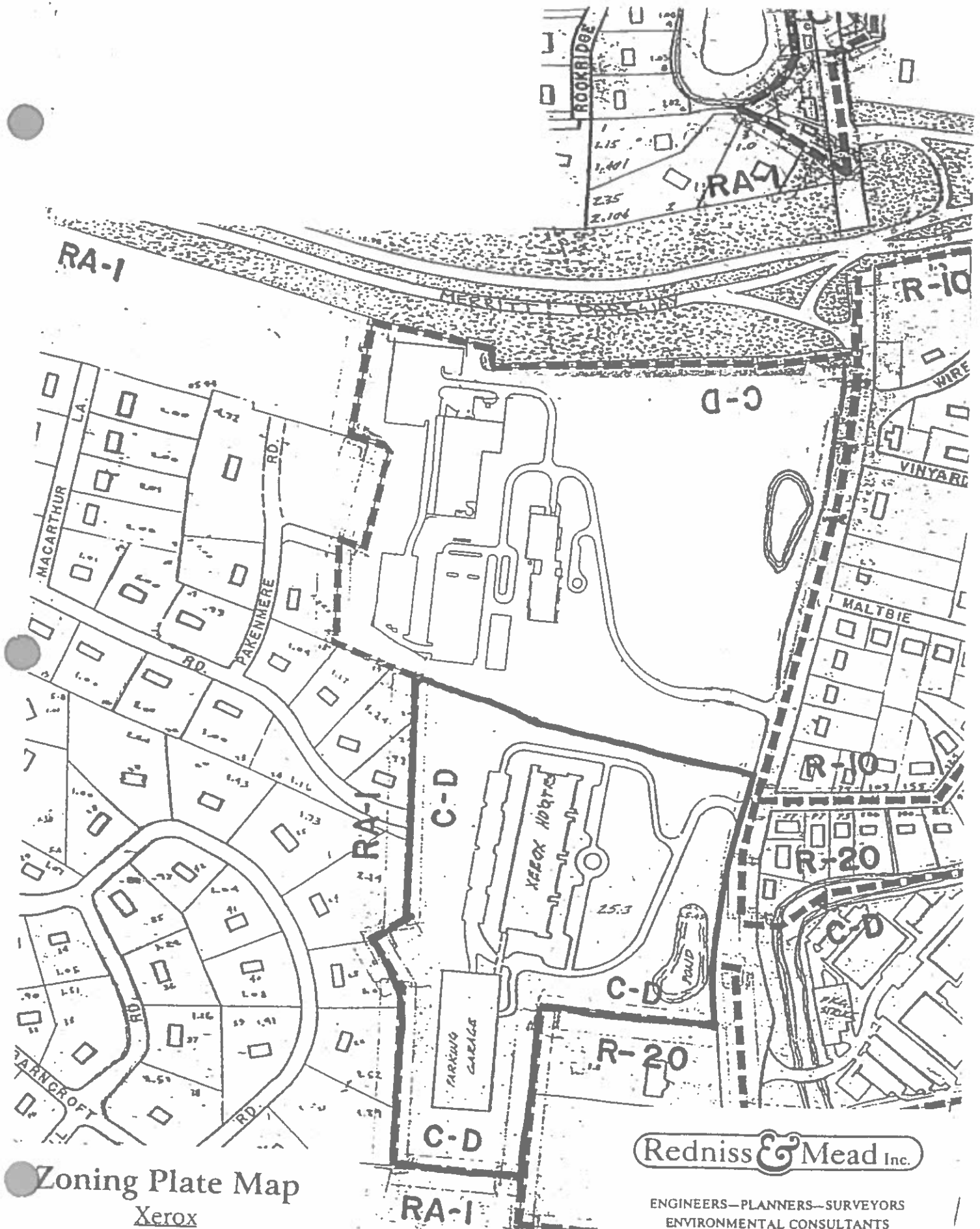
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Zoning Plate Map
 Xerox

Scale: 1" = 400'

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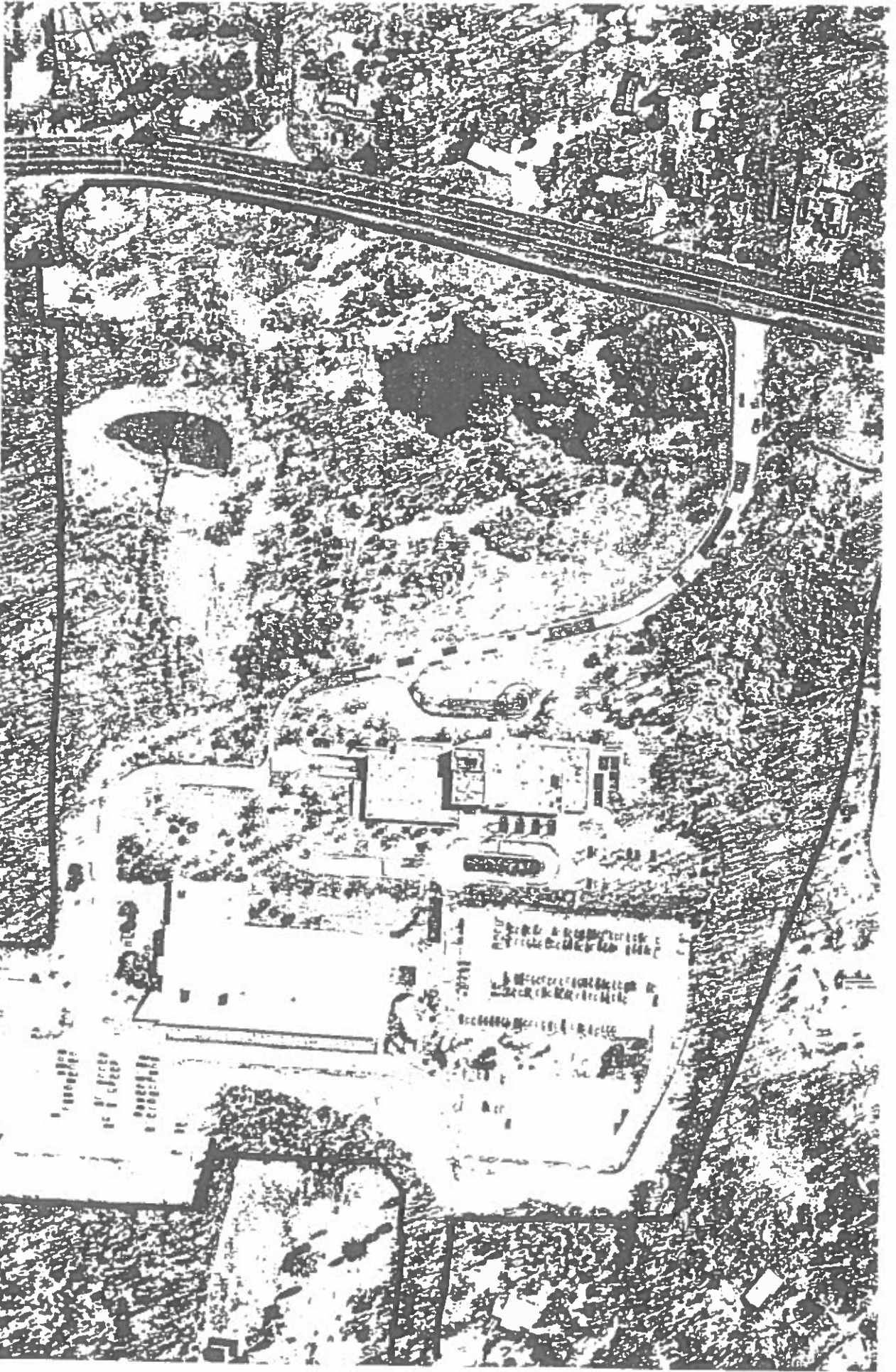
22 First Street, P.O. Box 3247, Stamford, Conn. 06905-0247
 (203) 327-0500 Fax: 357-1118

32.4340

**900 LONG RIDGE ROAD
(ORACLE AND NESTLE WATERS)**

Aerial Photograph
Hyperion Software

Scale: 1" = 200'

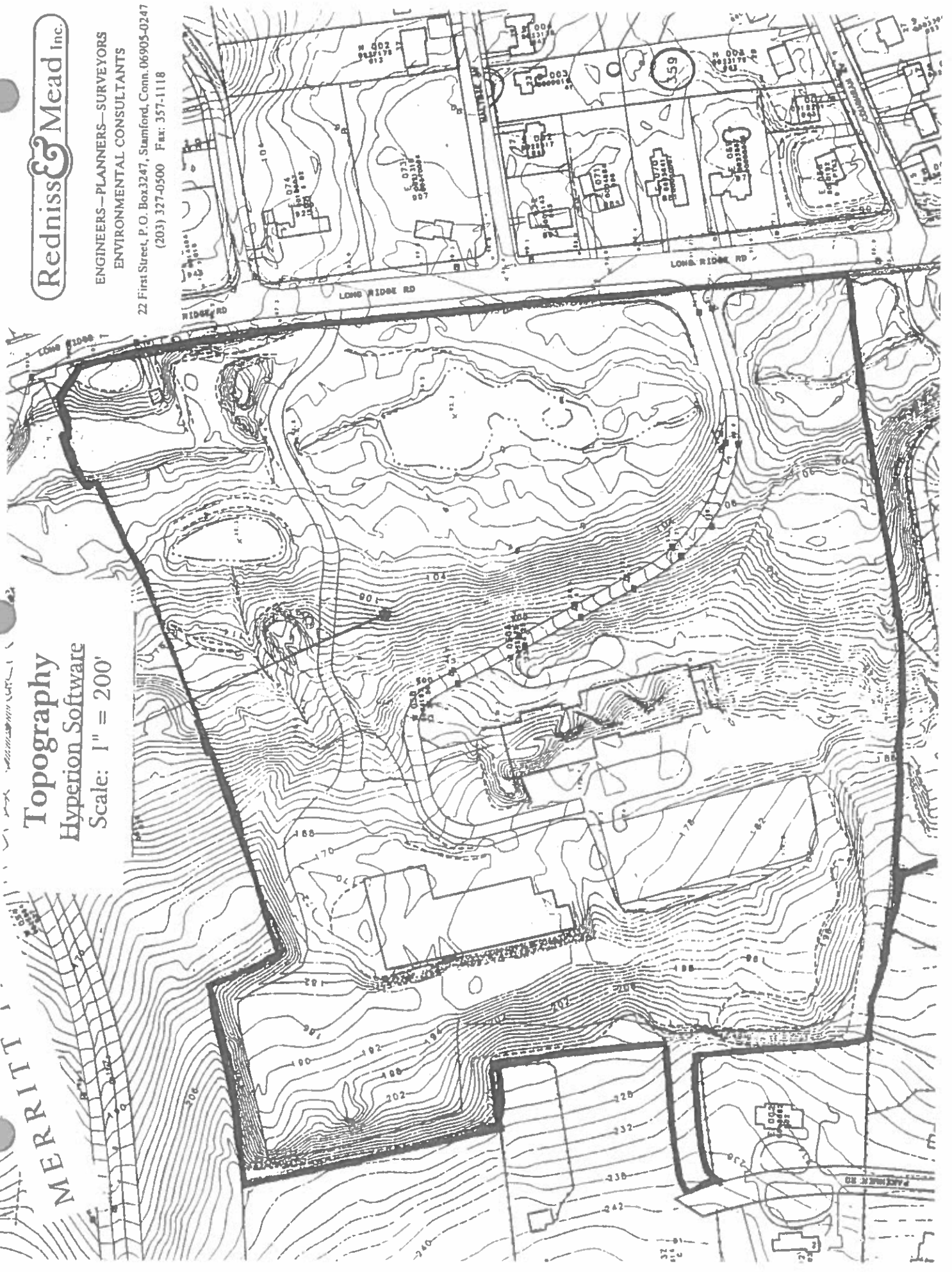


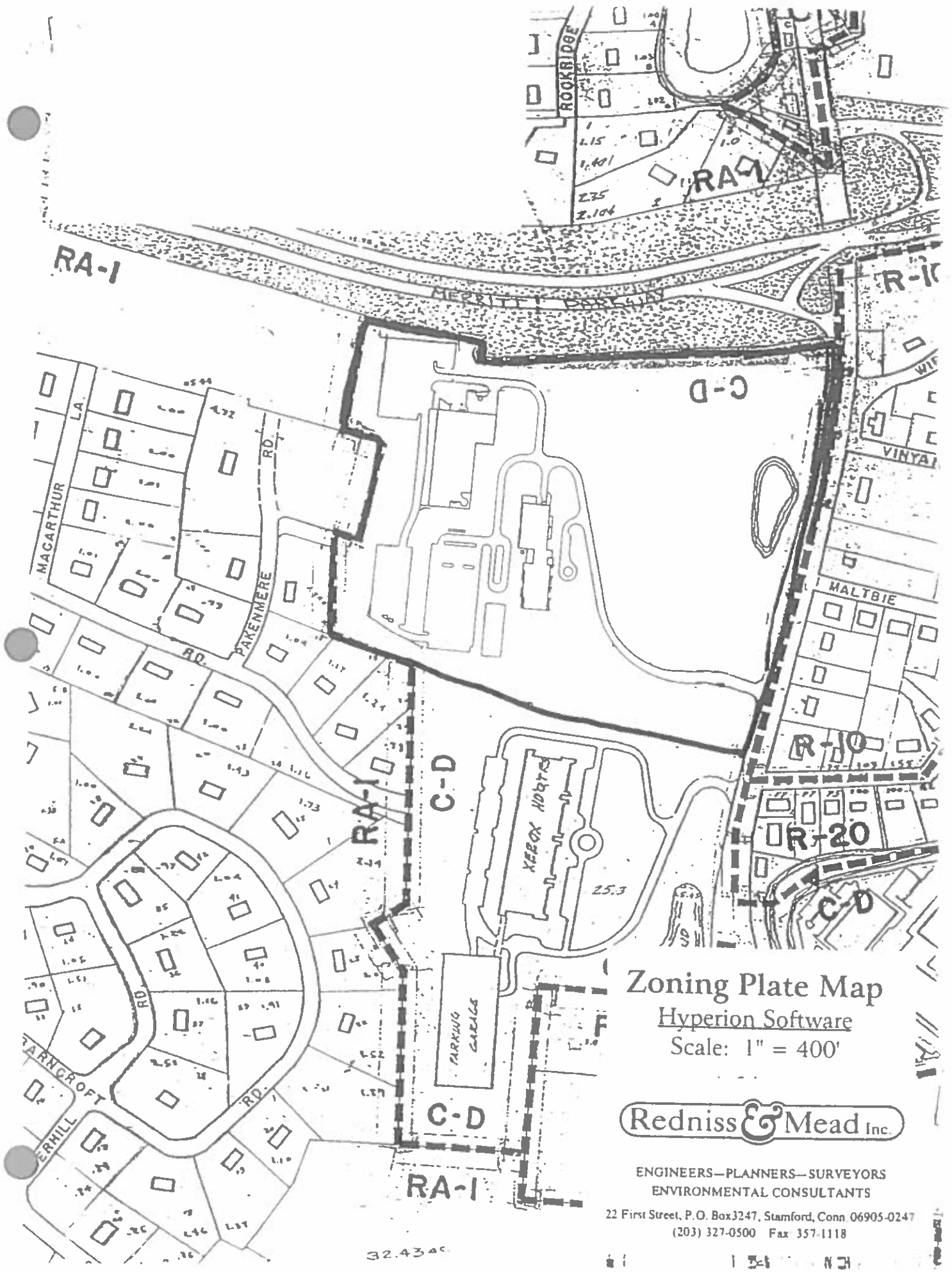
MERRITT

Topography
Hyperion Software
Scale: 1" = 200'

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Zoning Plate Map
 Hyperion Software
 Scale: 1" = 400'

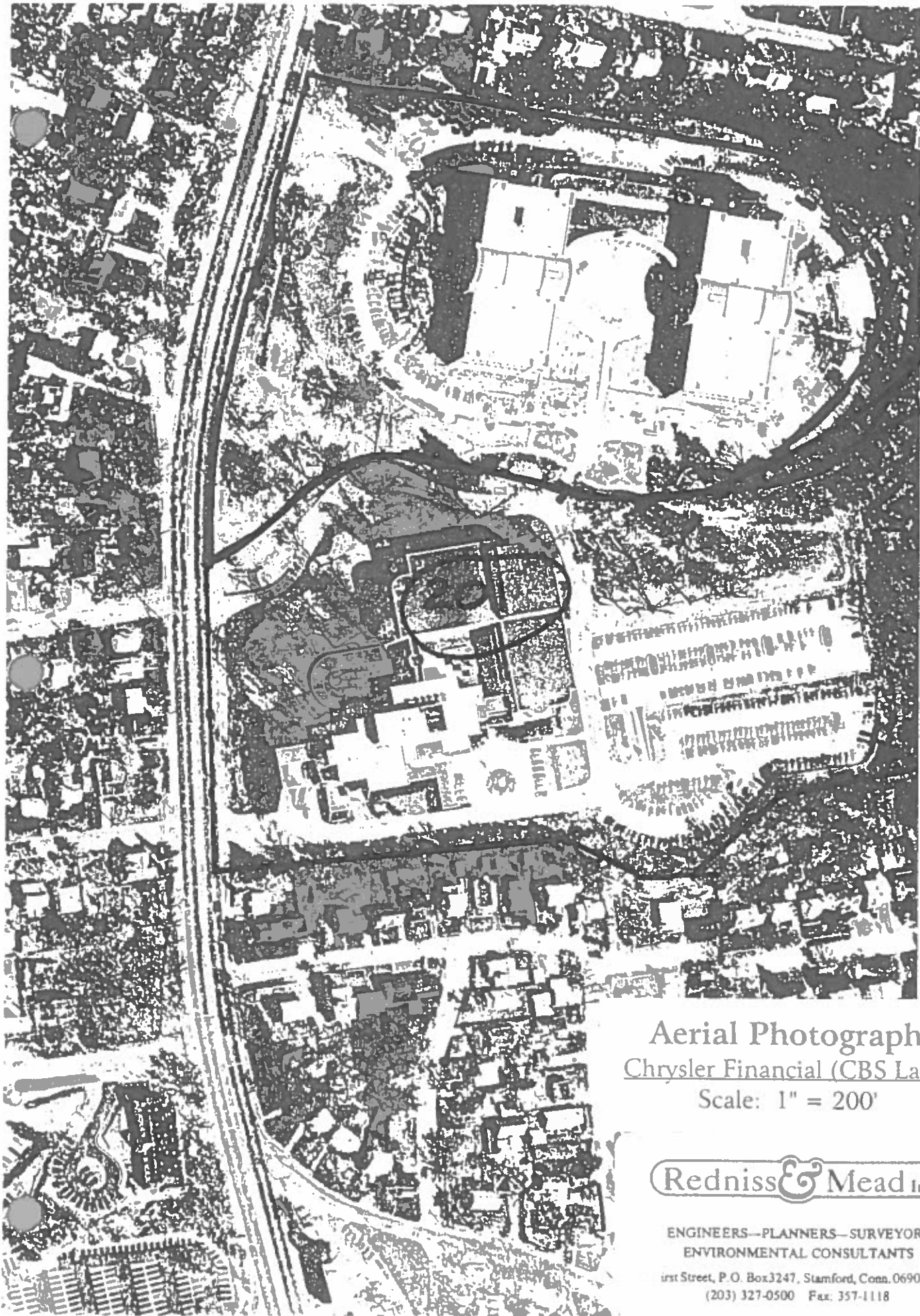
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 (203) 327-0500 Fax 357-1118

32.4346

1 34 N 3

**201 HIGH RIDGE ROAD
(GE)**



Aerial Photograph
Chrysler Financial (CBS Labs)
Scale: 1" = 200'

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Topography
Chrysler Financial (CBS Labs)

Scale: 1" = 200'

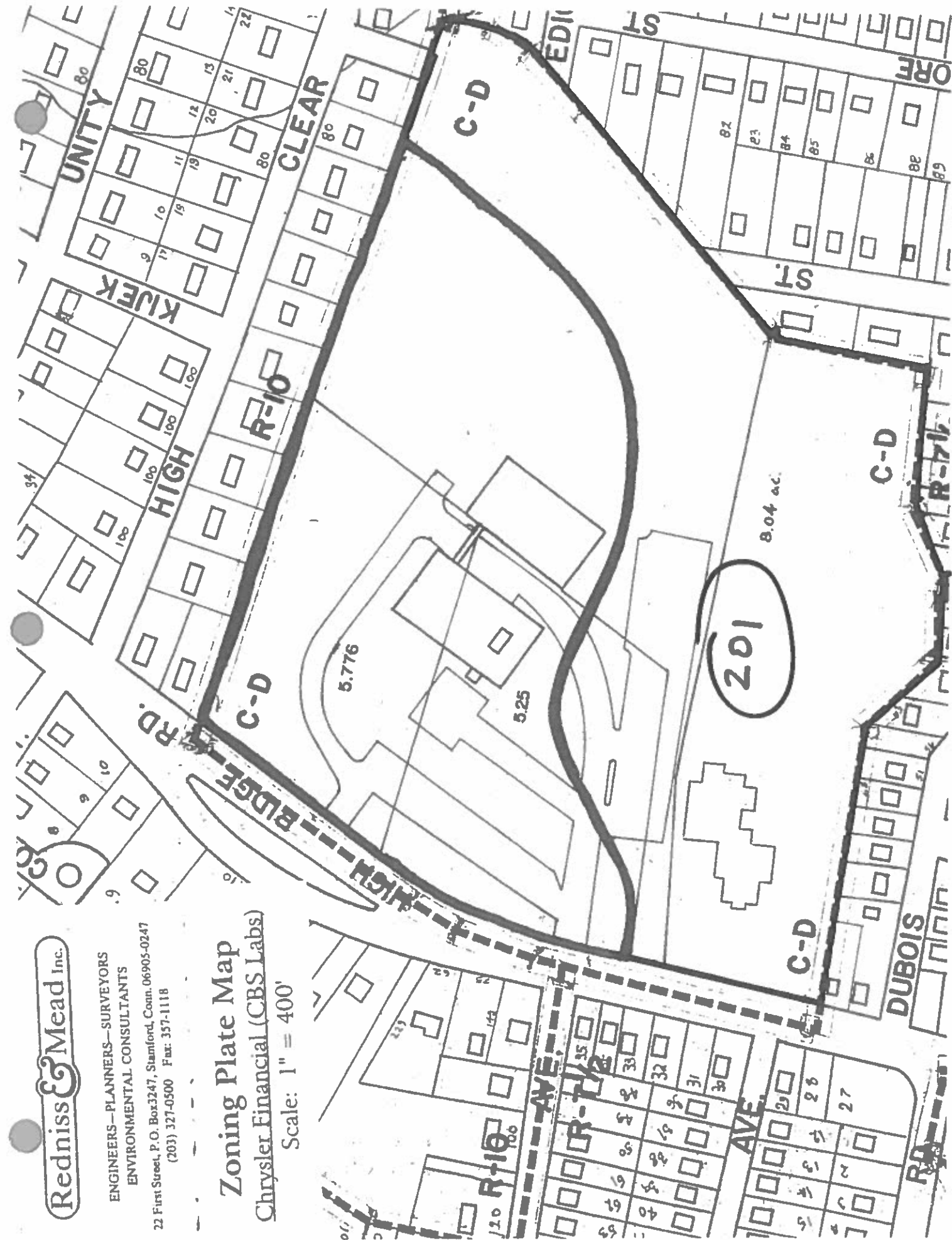
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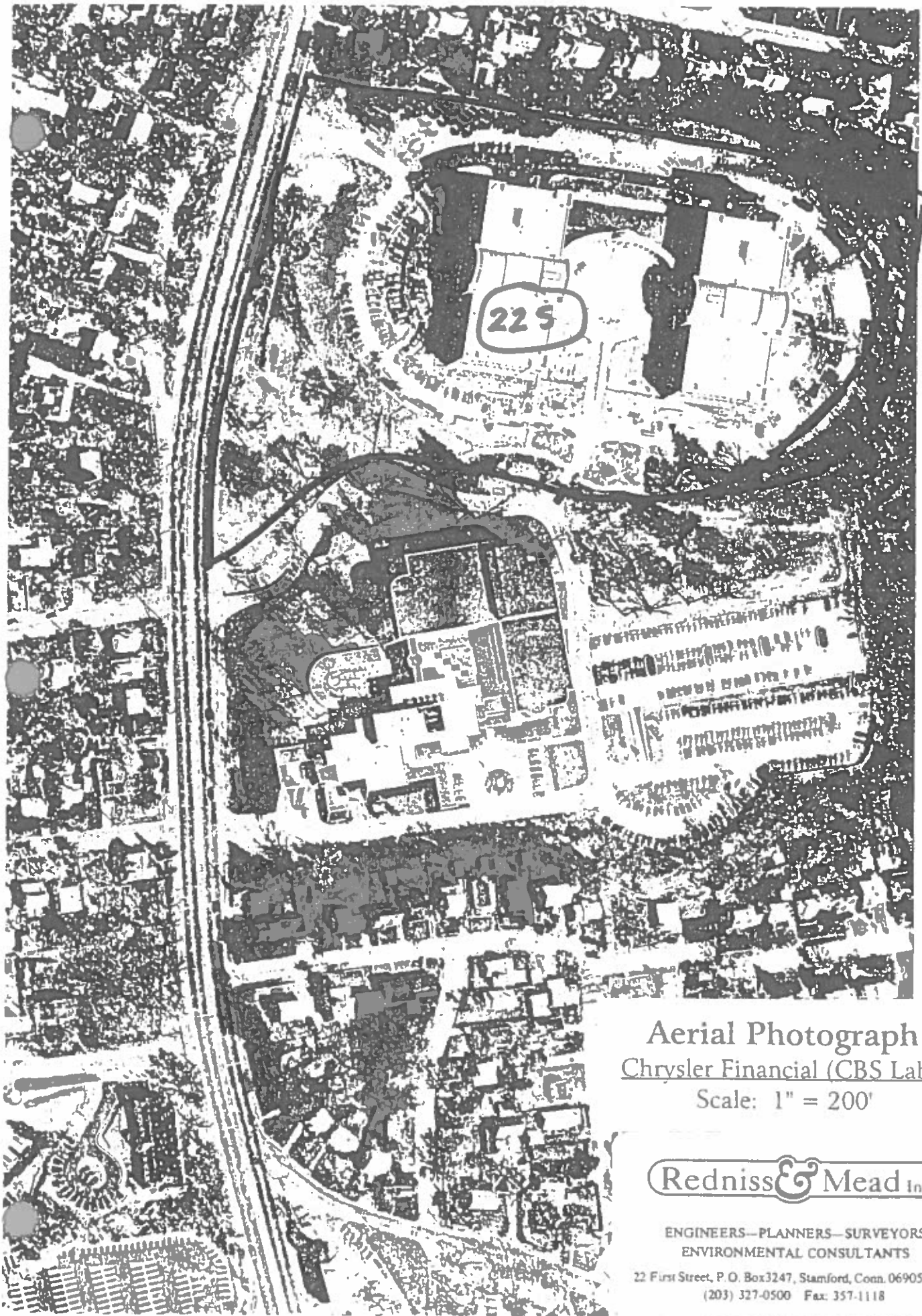
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Zoning Plate Map
Chrysler Financial (CBS Labs)
Scale: 1" = 400'



225 HIGH RIDGE ROAD
(MULTI-TENANTED INCLUDING SYNAPSE GROUP)



Aerial Photograph
Chrysler Financial (CBS Labs)
Scale: 1" = 200'

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Topography

Chrysler Financial (CBS Labs)

Scale: 1" = 200'

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(203) 327-0500 Fax: 357 1118



CITY OF STAMFORD

PLANNING BOARD - LAND USE BUREAU

STAFF REPORT

TO: CITY OF STAMFORD PLANNING BOARD
FROM: RALPH BLESSING, LAND USE BUREAU CHIEF; DAVID W. WOODS, PhD, AICP, PRINCIPAL PLANNER; VINEETA MATHUR, AICP, ASSOCIATE PLANNER
SUBJECT: ZB #217-05 & #217-06 - TEXT AMENDMENT, GENERAL DEVELOPMENT PLAN
ADDRESS: 120- 260 LONG RIDGE ROAD
DATE: JUNE 6, 2017 (REVISED JUNE 27, 2017)

MASTER PLAN: CATEGORY NO. 8: Urban Mixed Use
ZONE: C-D

Highlights

The applicant requests the approval of a General Development Plan and an amendment to the C-D district zoning regulations to facilitate the redevelopment of the office park located at 120 - 292 Long Ridge Road to facilitate the development of up to 804 units of multi-family residential and up to 10,000 sf of limited neighborhood retail uses. The following report has been revised to reflect input and issues raised at a public meeting held on June 6.

Existing conditions

The site spans 76.8 acres (3,345,408 sq.ft.) and is located to the north of Bulls Head. It is bound by Long Ridge Road to the east and Mill River to the west. The subject property begins to the north of Cold Spring Road and ends to the south of River Edge Ct. The site is currently developed with three office buildings totaling 553,392 sq.ft. of floor area. The site also contains 1,425 parking spaces spread over the site including a stand-alone parking garage and at-grade parking spaces serving the offices.

General Development Plan

The general development plan proposes to redevelop the office park with 804 units of housing and limited neighborhood level supporting retail. The residential buildings are proposed to be no more than 4 stories above grade with an underground parking garage and a landscaped courtyard. Additionally, the development proposes a publicly accessible Riverwalk along the Mill River along with the associated public parking. The units would be clustered at two locations, one being the center of the site north of the office building (120 Long Ridge Road)

and the second cluster would be located in the south west corner of the site. The proposal includes addition of 676 parking spaces for office use as well as 1,329 parking spaces for the proposed 804 dwelling units. The site would be accessed through the four existing driveways on Long Ridge Road and a new access driveway on Cold Spring Road that allows for right ins and outs only. The development would be completed in three phases moving from south to north as shown on the phasing plan submitted by the applicant.

Text Amendment

The proposed text amendment to the C-D district would allow adaptive reuse of office parks by including residential uses within the C-D districts while incorporating standards to incentivize public access and environmentally sensitive design. The proposed text amendment would add residential and supporting uses to the list of permitted uses and also set the development standard for these uses. The proposed exemption of parking structures from floor area ratio should be examined to evaluate the impact on floor area calculations for the remainder of the C-D districts.

Issues for consideration

A. Compatibility with the Stamford Master Plan (Master Plan Category 8, Mixed Use - Campus). The proposed text amendment would facilitate the redevelopment of an office park in accordance with the Master Plan. Office parks have remained stagnant and underutilized. The Master Plan recommends the redevelopment of these sites with a low intensity mix of uses if they retain a landscaped ‘campus’ setting, in tune with existing buildings on the site and the area.

It should be noted that residential development on the site will result in a substantially lower amount of traffic in total trips as well as peak hour trips as compared to permitted as-of-right office development. The following is a traffic projection reviewed by the Transportation Bureau based on Institute of Traffic Engineer’s guidelines.

| | Development scenario | Morning Peak Hour | | | Afternoon Peak Hour | | |
|-------------|---------------------------|-------------------|---------------|-------------|---------------------|---------------|-------------|
| | | Trips Entering | Trips Exiting | Total Trips | Trips Entering | Trips Exiting | Total Trips |
| Proposed | 804 Residential Units | 82 | 328 | 410 | 324 | 174 | 498 |
| As-of-right | 784,000 SF General Office | 875 | 119 | 994 | 163 | 794 | 957 |

In addition, it should be noted that because Long Ridge Road is a State Highway, all development along the site requires review by the Office of the State’s Traffic Administration (OSTA).

The Masterplan establishes the following four criteria for the adaptive reuse of existing office parks that need to be considered by the Board:

(1) Compatibility with adjacent uses and residential areas

The proposed residential development is compatible, both with the office uses on the site and with the surrounding residential uses. While the surrounding residential is single-family, the proposal to add multi-family housing on this large site would allow the proposed residences to be setback further from the street and neighbors and provide shared amenities such as landscaped, publicly accessible open spaces, pedestrian and bike access to the Mill River and preservation of the existing foliage along Long Ridge Road which acts as a visual buffer to the activities within the site.

In order to maintain the suburban scale and density prescribed in Master Plan Category 8 and to better assure compatibility with surrounding neighborhoods, **staff recommends using densities in surrounding areas as a guideline.** For the Palmer's Hill Development, which was approved in 2000 and is the only C-D District that currently has residential uses, a density of 13 units per acre was seen as appropriate. This density is the same as for a low-density multi-family district (RM-1), which abuts on the C-D District where Palmer's Hill is located, and, in the view of Zoning Board staff at the time seemed a reasonable guarantee to make sure that the development is compatible with its neighborhood.

Using this rationale an appropriate density would be between 2.2 units per acre (R-20 district to the west of the site) to 14.52 units per acre (R-6 district to the south of the site, when developed as 2-family district). **As the area is mainly surrounded by 1-family housing, a density of 8.7 units per acre (R6 District developed as 1-family district) seems appropriate.**

As the site on Long Ridge Road has already office development, the standard of 8.7 units per acre should not be applied to the whole site. The built floor area on the site equates roughly 41% of the floor area that is allowed on site under current regulations. **Therefore, the ratio of 8.7 units per acre should apply to 59% of the acreage of the site, which is 45 acres. This would yield approximately 400 units for the remainder of the site.**

The applicant proposes apartments on site. As smaller apartments such as studios and one-bedroom apartments have less impact on surrounding areas with regard to traffic and schools **staff suggests considering to allow more units of this type in addition to the 400 units, for example, for every studio or one bedroom apartment, half a unit of an apartment of the same type could be provided.** However, no more than 30% of the original units should benefit from this bonus. Similar bonuses could be conceived for senior housing or BMR units but the number of bonus-able units should be capped at a

maximum of 50% of all units. This would cap the maximum possible number of units on site at about 500.

The proposed neighborhood retail uses would benefit the residents of the development by providing basic necessities (such as café, dry-cleaner) within a walking distance, potentially reducing vehicular trips. The proposed GDP notes the maximum permissible amount of retail, based on the FAR of 0.01 would be 33,454 sq. ft. However, the applicant noted at the Public Hearing the intent to limit the retail floor area to 10,000 sq.ft. in total. Staff recommends achieving this limitation in retail floor area, for example by allowing 2,500 sf of retail for the first 10 acres of the development and an additional 1,000 sf for every additional 10 acres. Further limitations, including a maximum size for retail establishments (e.g., 1,500 sq. ft. per establishment) and limitation of commercial uses would assure that established retail businesses in the Bulls Head neighborhood would benefit and support the Master Plan goal that the proposed retail should not compete with destination retail downtown.

(2) Superior design including landscape design to buffer this use from adjacent residential uses

The proposed development maintains the 100' buffer from all residential districts, more than in any residential district. Buildings will be set back 50' from non-residential districts and state roads, such as Long Ridge Road. The site is surrounded by residential zoning districts on the north, west and south side and thus a setback of at least 100' will be maintained on these three sides. The buildings will be setback of at least 50' and parking areas at least 30' from Long Ridge Road. Staff recommends that the existing tree canopy along Long Ridge Road be maintained and enhanced in order to maintain the visual character along Long Ridge Road.

The inclusion of a Riverwalk would not only be an important public amenity; it would be an important design feature of the site. Further details of the Riverwalk would be required at the time of the final site plan.

The text change proposes a change in the allowed impervious coverage to increase from 40% currently allowed in the C-D district to 50%. The current impervious surface on the site is approximately 22%. The GDP proposes 45.2% impervious surface. Efforts should be made to limit impervious surfaces more aggressively than proposed to best protect open space and the campus-like setting and to implement Low Impact Development principles (LID), as required by State and Federal regulations. Staff recommends that the applicant provide a breakdown of the impervious coverage between the amount that currently exists and what is proposed. Other sustainability measures which improve the overall drainage, water quality and landscape design of the site should be utilized to maintain the pervious surface on site.

(3) Superior traffic management

The proposed development by virtue of clustering the units presents the opportunity for combining vehicular trips. Staff recommends that the applicant incorporate shuttle service to the train station and explore coordination for enhanced bus service with CT Transit in order to reduce traffic generated by the development during peak hours. While the applicant's traffic study shows the projected impact on Long Ridge Road and intersections surrounding the site, no mitigation measures (e.g., changing of signal times or adding of turning lanes) or other methods of mitigating traffic impacts such as park-and-ride connected with a well-functioning shuttle service have been examined or proposed as part of achieving the required "superior traffic management," along a corridor that already has significant capacity problems during peak hours.

(4) Compliance with the goal of directing most commercial development to Downtown,

See the discussion of retail uses in (1)

(5) Compliance with design guidelines.

The current application only requests a general development plan approval. A detailed design review will be warranted at the time of final site plan application. The proposed text amendment should better facilitate good design standards by incorporating site and architectural design criteria including compatibility with the suburban context and development of a cohesive relationship among buildings. Entrances should be designed to facilitating pedestrian and vehicular connections to the surrounding neighborhood, the buildings should be designed to create an attractive environment at the pedestrian scale. All new parking structures should be enclosed and integrated into the development behind active uses. Loading and service areas should be required to be screened from pedestrian views by landscaping.

B. Applicability to other C-D districts

The proposed change to the zoning text would allow residential uses on C-D district sites greater than 15 acres with direct access to State roads, all of them located along Long Ridge road and High Ridge Road between Bulls Head and the Merritt Parkway. Residential uses are already allowed on sites which do not front on State Highways including the Palmer's Hill development and High Ridge Park. In order to estimate the potential for infill development on other office parks in the CD districts, staff applied the residential density of the zoning district surrounding the sites to estimate the remaining development rights of each site.

The percentage of the lot area assumed for residential was proportional to the available F.A.R. on each site. Based on these assumptions, the estimate of units that could be built within other office parks is as follows: 800 Long Ridge Road (12 units), 777 Long Ridge Road (0 units – already overbuilt), 900 Long Ridge Road (106 units), 201 High Ridge Road (35 units). This would result in a total of 216 additional units across all C-D districts in all remaining, eligible C-D districts, as shown in the chart below. Site constraints including topography, water bodies and orientation of existing buildings, impervious coverage and building coverage regulations may further limit the development potential of these sites. The last row shows the development

potential of the office parks under a residential only scenario, i.e., if all commercial uses would be terminated and the sites developed based on the densities of the surrounding single family districts.

Staff suggests that for sites smaller than 30 acres no residential infill should be permitted unless the office use is terminated, as was the case in the Palmer's Hill precedent.

RESIDENTIAL POTENTIAL WITHIN OFFICE PARKS IN C-D DISTRICTS OTHER THAN SUBJECT SITE

| Address | 800 Long Ridge Road | 777 Long Ridge Road | 900 Long Ridge Road (Oracle) | High Ridge Park* | 225 High Ridge Road** | 201 High Ridge Road | Total potential units in other office parks |
|--|---------------------------|---------------------------|------------------------------|---------------------------|-----------------------------|----------------------------|---|
| Site Area in acres | 25.3 | 17 | 38.1 | 39 | 14 | 16.5 | |
| Built Floor Area | 394,300 | 422,100 | 233,800 | 505,200 | 203,900 | 181,160 | |
| Built Floor Area Ratio (F.A.R.) | 0.36 | 0.57 | 0.14 | 0.3 | 0.33 | 0.25 | |
| Building Coverage (sq.ft.) | 147,700 (13.4%) | 128,900 (17.4%) | 88,700 (5.3%) | 189,900 (11.2%) | 69,300 (11.4%) | 67500 (9%) | |
| Impervious coverage (sq.ft.) | 344,100 (31%) | 413,500 (56%) | 383,500 (24%) | 890,449 (52%) | 225,600 (37%) | Na | |
| Percentage of FAR utilized for office | 89 | 142.5 | 35 | 75 | 82.5 | 63 | |
| Percentage of FAR left | 11 | -42.5 | 65 | 25 | 17.5 | 37 | |
| Site area assumed for residential (sq.ft.) | 121227 | 0 | 1078763 | 424710 | 106722 | 265840 | |
| Site area assumed for residential (in acres) | 2.78 | 0 | 24.77 | 9.75 | 2.45 | 6.10 | |
| Neighboring Residential district (density in units per acre) | R-20 (2.1 units per acre) | R-20 (2.1 units per acre) | R-10 (4.3 units per acre) | R-20 (2.1 units per acre) | R- 7.5 (5.8 units per acre) | R 7.5 (5.8 units per acre) | |
| Total number of infill residential units possible in office parks (retaining existing office buildings). | 12 | 0 | 106 | 20 | 14 | 35 | 216 |
| Total number of residential units if sites are redeveloped exclusively for residential use | 53 | 36 | 164 | 82 | 81 | 96 | 511 |

* The proposed text change does not apply to High Ridge Park because the office park does not have direct access from a State Highway. The site was included in the analysis because residential use is currently permitted on the site per Special Exception.

** The proposed text change does not apply to sites less than 15 acre in size and thus 225 High Ridge Road is not affected and will not allow residential uses. A hypothetical analysis was included for this site only for comparison.

C. Potential uses to support the proposed residential development

Staff recommends that the applicant analyze other uses which will support the residential development which could include, but are not limited to:

- Day Care: A day care within the subject site will not only serve the residents but could also support parents working in the office park. It will also serve to reduce vehicular trips dropping and picking children from an off-site daycare.
- Senior housing: The application should also consider incorporating housing for seniors as part of the proposal. While serving a current need in the city, the use will facilitate a multi-generational community while also having a mitigating effect on trip generation and school impacts from the site.
- Shuttle service and other measures to mitigate traffic issues as outlined in (3) above.

D. School capacity

A review of school capacity in the area is highly recommended to assess whether the area schools have the capacity to absorb the school seats needed for the new development, and how different development scenarios (e.g., size and number of units, senior housing component) would impact on local schools. The City of Stamford is currently reviewing the school capacity to assess whether the area schools have the capacity to absorb the school seats in the future, based on natural growth rates and development trends but have not been completed. In other jurisdictions, such an analysis is routinely conducted as part of development review of large projects. For example, New York City's Technical Manual for the City's environmental review process (CEQR) prescribes multipliers to estimate the students generated by new residential units (all sizes). For the Borough of Manhattan – which has the lowest multipliers of all boroughs –, 0.12 elementary students, 0.04 middle school students and 0.06 high school students are generated per new residential unit. Using this standard, the proposed 804 units would generate approximately 97 additional elementary students, 32 middle school students and 48 high school students. As a comparison, 533 units (based on discussion regarding density above) would generate approximately 64 additional elementary school students, 21 middle school students and 32 high school students. If units dedicated for seniors or smaller units were provided the total number of school children would be lower. Given that Stamford's elementary school utilization is in general at or above capacity, mitigation to improve elementary school capacity is recommended to accommodate the students expected by the development. This could be achieved by providing space for a new school on site or to allow for some of the vacant office space to be utilized for educational purposes.

E. Sustainable development

In order to achieve the superior design the Master Plan requires for the adaptive reuse of office parks, staff recommends that the applicant incorporate sustainability measures listed in the proposed text to the maximum extent possible to enhance the natural features of the site. Staff recommends consolidation of parking areas to minimize the impervious coverage on site, encouragement of bike and transit use through provision of visible and easily accessible bike racks and shuttle service. The proposed buildings should be built to high sustainability standards in terms of energy efficiency, green infrastructure (green roofs, water harvesting) and use of sustainable building and landscaping materials.

REFERRAL COMMENTS

WPCA- Stephen Pietrzyk, in a memo dated May 15, 2017 provided comments to the applicant including the list of information that the WPCA would need at the time of the building permit/discharge permit.

Traffic – James Travers, in a memo dated May 25, 2017, provided several comments related to the application including recommendation to construct left turn lanes along Long Ridge Road between Cold Spring Road and Stark Place. A continuous sidewalk or multiuse path along the length of the site on Long Ridge Road is recommended to be constructed by the applicant. Other improvements include construction of crosswalks at signalized intersections. He also made recommendations regarding the traffic analysis time-frame and methodology.

STAFF COMMENTS

Development of Stamford's Office Parks has been languishing and they are an underutilized asset for both their owners and the City. This is why the Campus Mixed-Use category was included in the Master Plan. However, because of their context in low density areas and the potential significant impacts, redevelopment of these sites needs to be carefully planned with regard to the following considerations:

- Density of the proposed development should be comparable to densities in the surrounding areas, i.e., in this case single family districts; while residential development on the sites shouldn't be restricted to one family houses – multi-family dwellings allow for a more efficient use of land, energy and transportation, for example by the use of shuttles, and would offer opportunities for residents to age in place – scale and style should harmonize with the surrounding areas. The current proposal is unclear as to what the expected demographic of the proposed development is; it is also unclear of how the existing office use and proposed residential development would coexist other than just being located on the same site.
- Preservation of open space and the campus-like setting; Efforts should be made to preserve as much as possible of the natural features on site and make them available to residents and the public. The applicant should also limit the impervious coverage on the site to less than 40%. An environmental analysis is needed which maps existing natural resources including wetlands, water-courses, natural habitats of rare and protected species, steep slopes, existing trees (along with an arborist's report). As part of the environmental analysis, the applicant should also provide a history of the site with previous uses, including identification of any potential cultural/archeological significance of the site. Based on the above analysis, areas with sensitive natural and cultural resources should be identified. Future buildings identified in the GDP should avoid development on portions of the site which will result in a negative impact on sensitive natural or cultural resources. Detailed analysis may be warranted for any particular environmental aspect based on the results of the initial study.

- Traffic; Ill-considered development could aggravate traffic issues along to major north-south arterials and the already heavily impacted Bulls Head intersection. Traffic needs to be carefully studied and strategies deployed that have positive impacts on mobility, such as shuttles, better bus connections, express bus and bus rapid transit, in concert with park and ride, alternative modes of transportation; important is a corridor / area wide approach rather than a site specific approach.
- Community facilities and other infrastructure; Given the potential impact on schools, day care, and other community facilities the needs of the neighborhood have to be more carefully analyzed and taken into account. The size of the site also allows for the reduction of infrastructure impact through sustainable building practices.

Without stronger consideration of these aspects and more careful planning for all C-D sites the proposal should be denied until a more viable approach to implementing Category 8 of the Master Plan has been developed.

Woods, David

From: Godzeno, Jennifer
Sent: Wednesday, June 28, 2017 8:59 AM
To: Woods, David
Cc: Dell, Theresa
Subject: Re: Long Ridge Staff Report

Hi David,

Thanks for sending this ahead. I think the overall analysis is sound, and denial based on coverage and other unmitigated impacts makes sense.

I wonder from a transportation planning standpoint if even a scaled back future proposal (~500 units) represents a tipping point in the viability of shuttle service to downtown. I see the report recommends exploring coordination with CT Transit as well -- I'd be in favor of making this a stronger recommendation. I'm aware that private shuttle costs in the city are quite high in aggregate, esp in this area (I've heard \$6-7 million spent annually on dozens of shuttles, with little incentive/desire among campus property owners to coordinate their shuttles). Coordinated transit public investment would be a more efficient and equitable solution.

Related, Bill posed a good question via email about whether the siting places much of the development out of a 1/4 mi walk radius of existing transit infrastructure. I agree this would not be consistent with smart growth goals in this congested area, and would want to see the need for this balance more clearly codified (it seems most of the focus is on preserving a campus buffer and the roadside tree canopy, which is also important).

Last thing on transportation -- there are nods to bike infrastructure in the form of bike racks, but connectivity through traffic calmed streets/paths and perhaps even small scale bike sharing is much more important. A campus design with minimal through traffic provides a great opportunity for relatively low cost internally circulating bike infrastructure that would be a commuter and recreational amenity to connect both to transit and the proposed bike lanes on Long Ridge and High Ridge. A concerted bike + transit encouragement program could easily divert many cars, esp if a primary target demographic is millennials and small families.

From an open space planning perspective, this may be out of scope for the moment, but I would want to ensure there are very specific design elements that prevent open space from being a functionally private amenity. I've been to the referenced Palmer Hill development and it's a gated community. It's important that the recreational space along the river be publicly accessible not just on paper but also through very deliberate design.

Last, would just like to affirm recommendations for childcare and senior amenities as traffic reducers and quality of life enhancers.

- Jennifer

On Jun 27, 2017, at 8:43 PM, Woods, David <DWoods@StamfordCT.gov> wrote:

Jennifer and Teri,

Wanted to give you an advanced copy...Jennifer thank you for agreeing to read it with another planners lens.

David

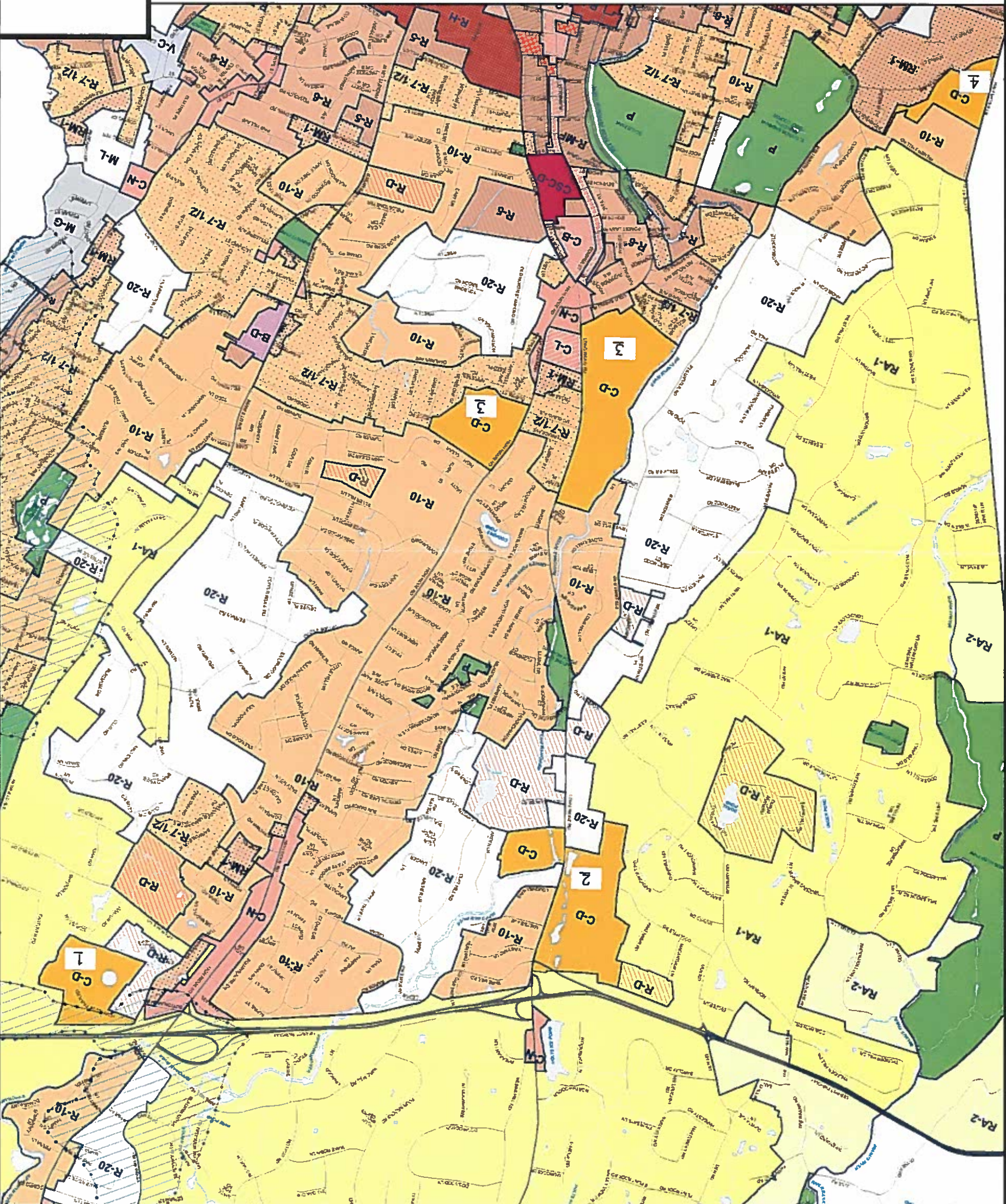
David W. Woods, PhD, AICP
Principal Planner
City of Stamford Government Center
Land Use Bureau
888 Washington Blvd., 7th Floor
Stamford, CT 06904-2152
Phone: 203.977.4718
Fax: 203.977.4100
Email: dwoods@stamfordct.gov
Web: www.cityofstamford.org

<SR215-05 215-06-2017-06-27.docx>

Orientation

DATE 6/27/2017

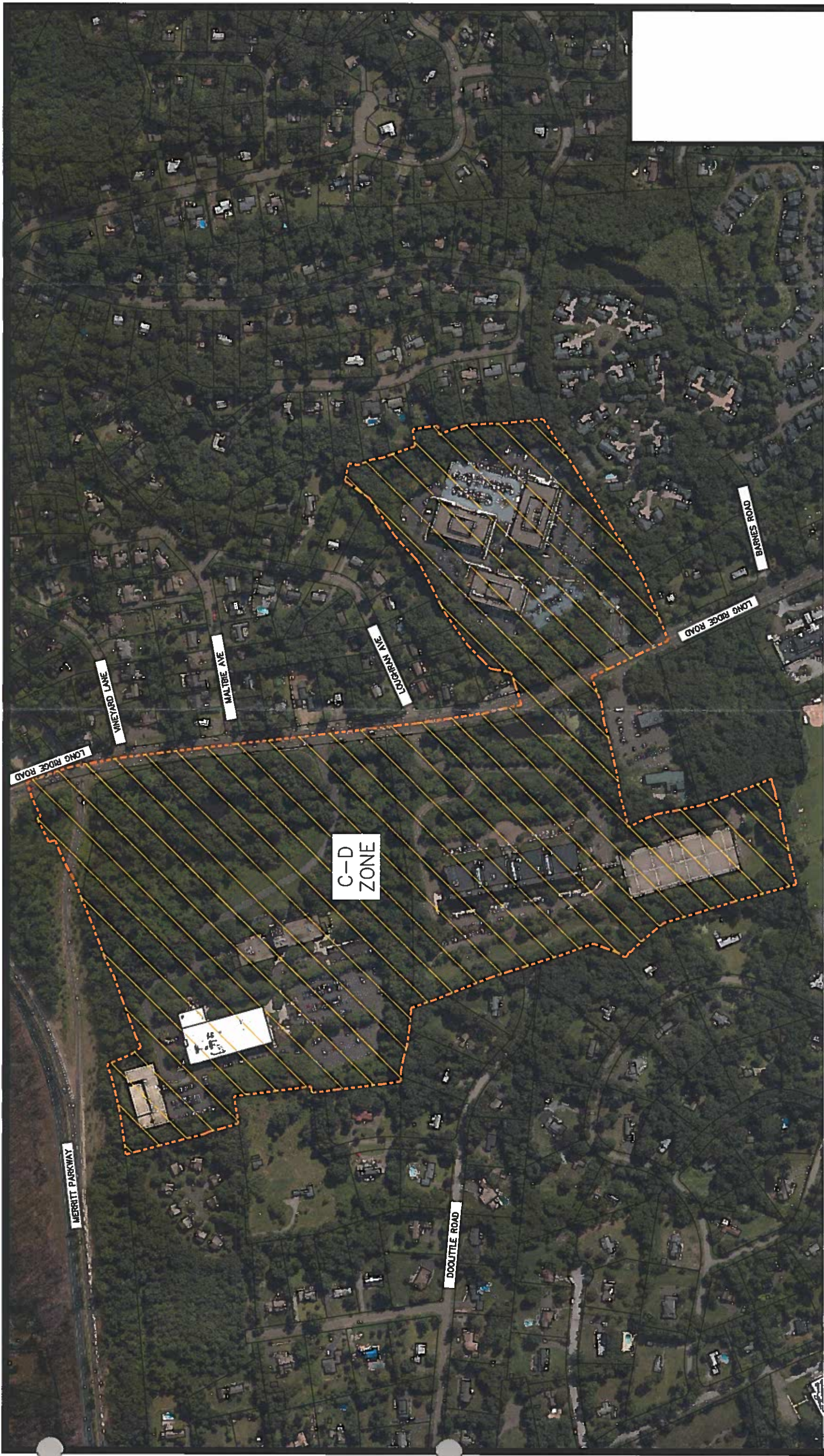
PLOT STAMP



DATE 6/27/2017
SCALE 1"=300'



DATE: 6/27/2017
SCALE: 1"=350'

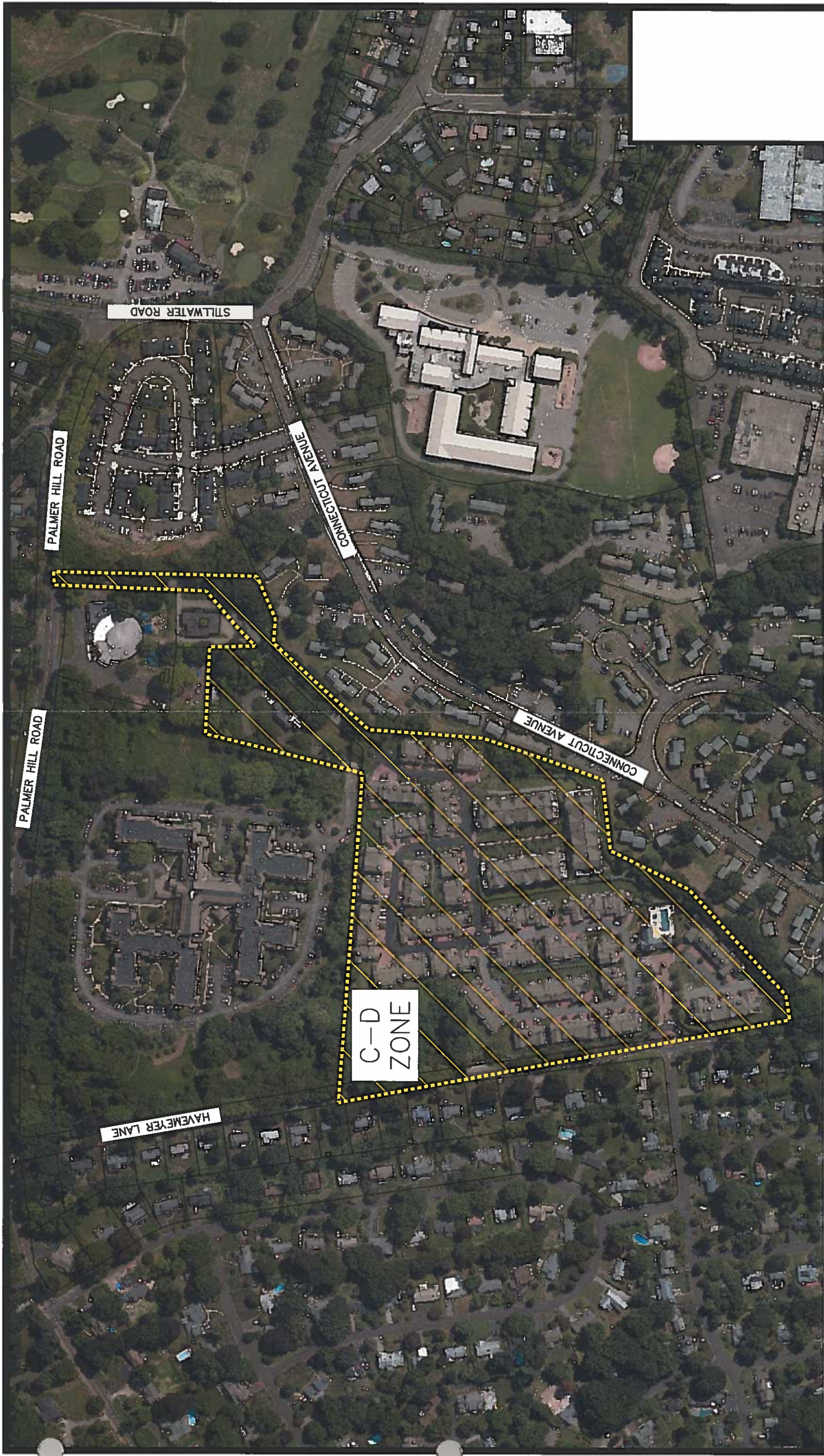


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6/27/2017
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1"=350'

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DATE: 6/27/2017
SCALE: 1"=250'





State of Connecticut

SENATE

STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591



SENATOR L. SCOTT FRANTZ
ASSISTANT MINORITY LEADER
THIRTY-SIXTH DISTRICT

TOLL FREE: 800-842-1421
OFFICE: 860-240-8800
FAX: 860-240-8306
E-Mail: Scott.Frantz@cga.ct.gov

RANKING MEMBER
COMMERCE COMMITTEE
FINANCE, REVENUE & BONDING COMMITTEE

MEMBER
LEGISLATIVE MANAGEMENT COMMITTEE
TRANSPORTATION COMMITTEE

June 26, 2017

Theresa Dell, Chair
Stamford Planning Board
Stamford Government Center
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

Re: ZB APPLICATION #217-05 & #217-06 - 260 LONG RIDGE LAND, LLC C/O BLT - 120-292 LONG RIDGE ROAD

Dear Ms. Dell:

Please accept my opposition to the zoning change requested by 260 Long Ridge Land, LLC c/o BLT.

The addition of over 800 apartments and 2000 parking spaces in Stamford will exacerbate the congestion in our region. This overcrowding will occur on our local roads, the Merritt Parkway and highways. In addition, this area of Stamford is populated with single family neighborhoods and this massive apartment complex will forever alter the character of the neighborhood for the worse.

I appreciate your consideration.

Sincerely,

L. Scott Frantz

From: Terri <terris115@optonline.net>
Date: June 28, 2017 at 8:43:01 AM EDT
To: <tdell@stamfordct.gov>
Subject: Please Vote No!!

To more apartments in our city! We don't have the infrastructure to support it! We also want our boatyard back. PLEASE stand up to BLT! They are ruining Stamford!

Sent from my iPhone

From: Patrick Sasser <psas198@yahoo.com>

Date: June 28, 2017 at 8:09:38 AM EDT

To: <tdell@stamfordct.gov>

Subject: Long Ridge Zoning

I am asking you and your board to vote no on Zoning Change.

Patrick Sasser

NSA board member, North Stamford Resident, lifelong Stamford Resident.

203-912-2034

From: Robert Metrey <rjmetrey@gmail.com>
Date: June 28, 2017 at 7:54:28 AM EDT
To: <tdell@stamfordct.gov>
Subject: Application #217-05 and #217-06

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Sincerely,

Robert J. Metrey

25 Sherwood Road

Stamford, CT 06905

From: Deborah Hirsch <debhirsch@optonline.net>

Date: June 28, 2017 at 7:45:35 AM EDT

To: zoning bd teresa dell <tdell@stamfordct.gov>, paul longo <paullongo@optonline.net>, Cynthia Reeder <ckreeder@mindspring.com>

Subject: No condos on Long Ridge Rd. mid-Ridge property

Reply-To: <debhirsch@optonline.net>

Ms. Dell,

We do not need, and must not have, Zoning Board approval of the 800 condos proposed by BLT on Long Ridge Rd. Going up Long Ridge and High Ridge Rd. on a Friday night takes about 40 minutes NOW, from downtown. Why would we want to add even more cars? I'm so tired of seeing Stamford choked with buildings neck to neck in just about every neighborhood in Stamford. When is the Zoning Board going to do what's right for Stamford residents, not for Stamford builders?

Debbie

Deborah Hirsch

debhirsch@optonline.net

<http://hotmedfax.blogspot.com>

@crazychikwriter

From: Dorothea Mackey <dmackey02@icloud.com>

Date: June 28, 2017 at 6:18:51 AM EDT

To: <tdell@stamfordct.gov>

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Sincerely,

Dorothea Mackey
35 Holcomb Avenue
Stamford CT 06906
203 912 7263

Sent from my iPhone

From: angelo gargagliano <agargagliano@gmail.com>

Date: June 28, 2017 at 12:05:32 AM EDT

To: <Tdell@stamfordct.gov>

Subject: proposed zoning changes

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Sincerely,

Angelo Gargagliano

16 Lewis Road

Stamford, CT. 06905

From: Teresa Di Salvo <tessie1168@gmail.com>

Date: June 27, 2017 at 9:01:37 PM EDT

To: <tdell@stamfordct.gov>, <StamfordLandUse@stamfordct.gov>

Subject: Di Salvo, Teresa BLT's proposed zoning law changes in Bull's Head

Dear Mrs. Theresa Dell,

Bull's Head could become the choke-point of a greatly expanded business campus on Long Ridge Road that is not permitted under Stamford's current zoning laws.

The expansion plan, proposed by developer BLT, would fill the open land and woods in the former Olin and GE sites at 120-292 Long Ridge Road with 804 rental apartments and an additional 2,000 parking spaces - drastically increasing traffic and disrupting nearby neighborhoods including mine.

Stamford single family neighborhoods are under siege. The 120-292 Long Ridge project, which spans 80 acres, will reduce the quality of life from the Mid-Ridges to Stillwater Road to the Merritt Parkway and beyond...and exacerbate already intolerable traffic congestion on the roads that lead into and out of Bull's Head.

I respectfully ask you to please vote **NO** on these proposed changes this Wednesday evening. Enough is enough.

Think of the neighborhood communities this city was built upon.

I am a mom already worried about the world they live in. I hope that you and the others involved think with your hearts and not your pockets as our kids WILL NOT be safe here and people will move. My house backs up into GE!!

Leave our safe place alone.

I live at 21 Applebee Road... Thank you in advance

--

Warmest regards,

Teresa Di Salvo, Realtor CT/NY
Keller Williams Prestige Properties
2777 Summer Street, 7th floor
Stamford, CT 06905

Mobile: 914-484-2600

<http://teresadisalvo.kwrealty.com/>

Date: June 27, 2017 at 8:44:43 PM EDT

To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>

Cc: Gerardo Di Salvo <gdisalvo1968@yahoo.com>

Subject: BLT's proposed zoning law changes in Bull's Head

Reply-To: Gerardo Di Salvo <gdisalvo1968@yahoo.com>

To Mrs. Theresa Dell,

Bull's Head could become the choke-point of a greatly expanded business campus on Long Ridge Road that is not permitted under Stamford's current zoning laws.

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I respectfully ask you to please vote NO on these proposed changes this Wednesday evening. Enough is enough. Think of the neighborhood communities this city was built upon.

Sincerely,

Gerardo Di Salvo
21 Applebee Road
Stamford, CT 06905

From: frank procaccini <frankshadow@sbcglobal.net>

Date: June 27, 2017 at 6:36:45 PM EDT

To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>

Subject: Blt project

Reply-To: "frankshadow@sbcglobal.net" <frankshadow@sbcglobal.net>

To Mrs. Theresa Dell,

Bull's Head could become the choke-point of a greatly expanded business campus on Long Ridge Road that is not permitted under Stamford's current zoning laws.

The expansion plan, proposed by developer BLT, would fill the open land and woods in the former Olin and GE sites at 120-292 Long Ridge Road with 804 rental apartments and an additional 2,000 parking spaces - drastically increasing traffic and disrupting nearby neighborhoods including mine.

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I respectfully ask you to please vote NO on these proposed changes this Wednesday evening. Enough is enough. Think of the neighborhood communities this city was built upon.

Sincerely,
Frank Procaccini

From: "Carlson, Elizabeth" <ECarlson@StamfordCT.gov>
Date: June 27, 2017 at 4:40:25 PM EDT
To: "Carlson, Elizabeth" <ECarlson@StamfordCT.gov>
Subject: Mayor Martin Statement re: Proposed Long Ridge Development

Office of the Mayor

FOR IMMEDIATE RELEASE
June 27, 2017

Contact: Libby Carlson
Phone: 203-977-5115

Mayor Martin Statement re: Proposed Long Ridge Development

STAMFORD, CT – *Mayor David Martin released the following statement regarding the application for a development at 260 Long Ridge Road:*

"We have wonderful neighborhoods in Stamford that are distinct and diverse. We recognize the uniqueness of each neighborhood, a few of which have undergone significant change over the last few years. However, what works in the South End does not work in Glenbrook or Springdale. What works in the Downtown does not work in the Mid-Ridges or North Stamford. And we need to be thoughtful about that and protect our precious neighborhoods.

This is why I believe a denial of the 260 Long Ridge Road application is appropriate. I think this is obvious to just about everyone... the application is too intense and does not fit with the surrounding community.

The Long Ridge application has highlighted the need for us to mindfully and thoughtfully assess the positive benefits of development with the potentially negative impact of development on the surrounding community. One only needs to drive through the South End of Stamford, which was once abandoned manufacturing sites and contaminated brownfields, to see what new development has done for that area of our city.

We are all making Stamford a place where people want to work and live, and that is why more people want to call Stamford their home. Our growth is a sign of a vital and thriving city. Few other cities in Connecticut can make this claim. However, Stamford's growth must be managed for our benefit."

###

From: Contact form at Stamford CT <vtsdmailer@vt-s.net>
Date: June 27, 2017 at 10:30:35 AM EDT
To: <TDell@StamfordCT.gov>
Subject: [Stamford CT] BLT's proposed zoning law changes in Bull's Head (Sent by Michael Manganiello, mamanganiello@gmail.com)
Reply-To: <mamanganiello@gmail.com>

Hello TDell,

Michael Manganiello (mamanganiello@gmail.com) has sent you a message via your contact form (<http://www.stamfordct.gov/users/tdell/contact>) at Stamford CT.

If you don't want to receive such e-mails, you can change your settings at <http://www.stamfordct.gov/user/1666/edit>.

Message:

To Mrs. Theresa Dell,

Bull's Head could become the choke-point of a greatly expanded business campus on Long Ridge Road that is not permitted under Stamford's current zoning laws.

The expansion plan, proposed by developer BLT, would fill the open land and woods in the former Olin and GE sites at 120-292 Long Ridge Road with 804 rental apartments and an additional 2,000 parking spaces - drastically increasing traffic and disrupting nearby neighborhoods including mine.

Stamford single family neighborhoods are under siege. The 120-292 Long Ridge project, which spans 80 acres, will reduce the quality of life from the Mid-Ridges to Stillwater Road to the Merritt Parkway and beyond...and exacerbate already intolerable traffic congestion on the roads that lead into and out of Bull's Head.

I respectfully ask you to please vote NO on these proposed changes this Wednesday evening. Enough is enough. Think of the neighborhood communities this city was built upon.

Sincerely,

Michael Manganiello

17 Applebee Rd.

Stamford, CT 06905

From: Cynthia Reeder <ckreeder@mindspring.com>
Date: June 23, 2017 at 5:52:35 PM EDT
To: "Blessing, Ralph" <RBlessing@StamfordCT.gov>
Cc: "Mathur, Vineeta" <VMathur@StamfordCT.gov>, "Dell, Theresa" <TDell@StamfordCT.gov>
Subject: Re: Letter to the Planning Board re Long Ridge Road Application

Mr Blessing,

While you are assessing the other CD properties could you please determine if the proposed changes apply to 225 High Ridge. According to tax records it is only 14.07 acres and would not seem to meet the 15 acre hurdle in the proposed text change.

However, there may be a loophole in the draft text that is not making this obvious.

Thanks,
Cynthia

Sent from my iPhone

On Jun 23, 2017, at 4:34 PM, Blessing, Ralph <RBlessing@StamfordCT.gov> wrote:

Dear Ms. Reeder,

Thank you for your comments.

Based on the public feedback we received and the questions that were raised we are currently in the process of revising the staff report. This also includes a different approach to densities and an detailed analysis of the development potential of the other C-D districts, including the one you noted missing.

We will send you the report as soon as it is finalized.

Best,

Ralph Blessing
Land Use Bureau Chief
City of Stamford
Government Center
888 Washington Blvd, 7th fl.
Stamford CT, 06904-2152

Ph.: (203) 977 4714
Email: rblessing@stamfordct.gov
www.stamfordct.gov

From: Cynthia Reeder [<mailto:ckreeder@mindspring.com>]
Sent: Friday, June 23, 2017 3:32 PM
To: Blessing, Ralph
Cc: Mathur, Vineeta; Dell, Theresa
Subject: Letter to the Planning Board re Long Ridge Road Application

Mr. Blessing,

Attached is a letter for distribution to the Planning Board prior to its Special Meeting on June 28th, regarding Applications 217-05 and 217-06.

I would like to point out two oversights that I picked up in the Staff Report on these applications. One is the failure to include 800 Long Ridge Park, owned by a BLT entity, in the list of properties to which the text changes would apply.

The other is the misstatement of proposed FAR bonuses for a "river walk" and LEED-standard construction in the proposed text change.

The report says that the bonuses would be .05 FAR for each of these. The proposed text change says that it would .1 FAR for each. Does the staff realize that this is the equivalent of giving the property owners a 50% increase in FAR? Based on a lot size of 3,345,408 sq. feet, this is the equivalent of 770,000 square feet of building and is not an insignificant oversight.

Does the Land Use Staff really suggest that this is an equitable trade-off for a building standard that should be SOP and creating a walkway along the river?

In addition to the issues in my attached letter, I noticed that the proposed text changes do not prescribe a process for GDP plan reviews and approvals for CD campuses, nor does it provide any sort of incentive for adaptively re-using buildings or any clarity on how residential space would be integrated with commercial in a true "mixed use" campus, as opposed to the pseudo "village" described by BLT's attorney. (Does the Master Plan call for a "village" on Long Ridge?)

Perhaps the applications do not include any language that addresses these concerns because the plans do not include adaptive re-use of any buildings or any thoughtful integration of commercial and residential components. I would ask that this be taken into serious consideration in any future staff assessments of the applications.

In particular, I would appreciate your personal assessment of the proposed FAR bonuses.

Thank you,
Cynthia

Cynthia Reeder
(203) 602-9997
(914) 523-6187, cell
ckreeder@mindspring.com

From: DEBORAH BILLINGTON <dbillington@mac.com>

Date: June 28, 2017 at 8:57:07 AM EDT

To: <tdell@stamfordct.gov>

Subject: opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Sincerely,

Deborah Billington
101 Givens Avenue, Unit A
Stamford, CT 06902

From: Mark Lebow <mlebow@snet.net>

Date: June 19, 2017 at 8:28:34 PM EDT

To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>

Cc: Carl Franzetti <cfranzetti@stamfordct.gov>, "DeLuca Robert ('Gabe')" <rdeluca@stamfordct.gov>, "Caroline Rep. Simmons" <caroline.simmons@cga.ct.gov>, Harry Day <hday@stamfordct.gov>

Subject: 120-292 Long Ridge Road

Reply-To: Mark Lebow <mlebow@snet.net>

Dear Ms. Dell,

Thank you for allowing me the opportunity to speak at the Public Meeting on June 6. Clearly, I'm not the only resident opposed to this application and I believe you'll see a much larger turn-out on June 28. Even though that meeting is closed to public comment, many residents will want to listen to your board's deliberations and decision on any referral to the Zoning Board.

Truth be told, I'm a bit puzzled by the process with BLT's application. Currently, no zoning regulation exists which allows such a development. Hence, BLT's text change/amendment application. Admittedly, but to my chagrin, such a text change/amendment application does appear to be consistent with the 2015 Master Plan. I've noted several places where the MP states "Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use" or similar language. However, current zoning regulations do not have any provision for preparation of a General Development Plan (that's part of their change/amendment language), therefore, I don't see how its possible for the Planning Board to make any sort of recommendation to the Zoning Board regarding that plan.

My specific points include, but are not necessarily limited to, the following:

The MP states in many instances to "Preserve, protect and enhance neighborhood character and quality-of-life" or to "Maintain existing residential character of neighborhoods by maintaining existing residential zoning districts." 804 multi-family units is, by definition, inconsistent with such characterization.

The MP states in the neighborhood profile for Turn of River "The neighborhood's residential areas are zoned almost entirely R-10 and are composed mainly of single-family homes. 804 multi-family units would appear to fly in the face of that definition. "The R-20, R-10 and R-7½ zones are low- to medium-density, single-family residential districts. Like the three RA districts, the purpose of these districts is to protect low-density residential areas."; and "Preserve and protect open space holdings and environmentally sensitive land." Again, the proposal appears to be inconsistent with those statements.

Within chapter/section 7.3 "ENVIRONMENTAL PROTECTION, RESILIENCY AND INFRASTRUCTURE" the first two bullet points are: Protect Natural Areas and Protect Water Quality. Bulldozing hundreds, if not thousands, of trees hardly seems consistent with the directive to Protect Natural Areas which, in turn, adversely affects water quality. "Protect and Enhance the Integrity of Environmental Assets Critical to Public Health and Safety."; and "Provide for the Region's growing energy needs while protecting human health, natural resources and property values"; and "protect neighborhood stability". Again, the proposal appears to be inconsistent with these directives.

I suppose I could go on finding references to "preserve", "protect" or "preserve AND protect", but I'm going to assume I've made my point.

Regarding Land Use Category #8 - Mixed Use, Campus, under which BLT is promoting their application...several key words and phrases appear in that section. And you'll pardon my characterization of calling it Section 8. These are: "Compatibility with adjacent uses and residential areas" is bullet point number 1. Phrases such as "maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties". The word "superior" is used on several occasions to describe the quality required of the proposed development. This speaks directly to BLT's proposal for an amenity allowance for building to the LEED Silver Standard. As I stated in my presentation on June 8, LEED Silver Standard is standard operating procedure today in the construction industry. They are not really offering anything of substance. They should be held to the LEED Gold or Platinum standard. "Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways." This should be the maximum, regardless of any amenity provided. And such amenities should be required to be provided as a condition of approval, including their proposed "River Walk".

On June 8 I stated, and still believe, that should this text change/amendment be approved an environmental impact statement/report which, at minimum, inventories the flora and fauna existing or living on-site throughout all four seasons and how the proposed development may affect such flora, fauna, air and water quality be required to be provided regardless of whether Stamford EPB has any jurisdiction over the project.

All this said, BLT's proposal will adversely affect my neighborhood and my street (Terrace Ave) in particular due to the unavoidable increase in traffic. Presently, the subject properties are non-residential (ie not 24 hour use). The residential component will only add traffic to our single family residential neighborhood throughout the late evening and early morning hours seven days a week. This will cause more noise, air and light pollution which individually and together will result in a lesser quality of life and a deterioration of the neighborhood's single family "character" which the MP is bound to protect and preserve.

Again, I thank you for the opportunity to voice my opinion and I apologize for any seeming randomness in my statements. This is what I do for my clients everyday so doing it for myself is akin to being the proverbial "cobbler's son". No pun intended as my father was a cobbler!

Respectfully,

Mark S. Lebow
52 Terrace Avenue
Stamford, CT 06905
203-323-8185

From: Danette Melchionne <dmelchionne@gmail.com>
Date: June 28, 2017 at 9:05:27 AM EDT
To: <tdell@stamfordct.gov>
Subject: BLT opposition

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road.

As a lifetime resident of the Cove I have seen first hand how zoning changes can turn a beautiful community into a community so overcrowded it's beyond repair,

Please include my opposition in the official record. Thank you.

Sincerely,

Danette Melchionne - 2nd generation lifetime Cove Resident

--

Danette Melchionne

From: Peter Arguimbau <broncolayne@optonline.net>

Date: June 28, 2017 at 9:32:56 AM EDT

To: <tdell@stamfordct.gov>

Subject: against BLT Develoment

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Sincerely, Peter Arguimbau

121 E Middle Patent Rd

Greenwich, Ct 06831

This is a Stamford residence in a Greenwich postal zone. This is the forgotten area of Stamford yet as a Stamford resident I can't stand this development on our town and the absolute pressure it is putting on our roads, schools, infrastructure, water, sewers and standard of living.

From: <chweiner@aol.com>

Date: June 28, 2017 at 9:51:53 AM EDT

To: <tdell@stamfordct.gov>

Subject: BLT

Dear Ms. Dell,

Unfortunately I cannot attend the meeting tonight about BLT's new plans for Stamford. A city they seem to control with the aide of their surrogate Mayor Martin.

Enough is enough !!!!! They are bent on ruining our town and then go back to their" holes in the ground" outside our city. It is interesting that Keuhner lives in Norwalk and Freeman lives in Westport. And I am being old that their main financial backer is Ray Dalio, Bridgewater Associates, wholes in Greenwich.

Protect us from these foreigners !!!!! PLEASE

Charles Weiner
25 Forest St.
Stamford

From: <franzetti2015@gmail.com>
Date: June 28, 2017 at 9:53:48 AM EDT
To: <tdell@stamfordct.gov>
Subject: opposition application #217-05 and #217-06

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06) to:

- 1- change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and
- 2- build an 804-unit apartment complex at 120-292 Long Ridge Road.

Please include my opposition in the official record. Thank you.

Sincerely,

Michael Franzetti
24 Donata Lane
Stamford,CT 06905

From: kristen hayes <irisheyes006@hotmail.com>

Date: June 28, 2017 at 9:55:37 AM EDT

To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>

Subject: No To BLT Apartment Complex

The Stamford Government has allow d BLT and it's money to repeatedly destroy community for profit. Please know residents are fed up with the Government's inability and inaction to stop BLT.

Do NOT allow BLT to build another complex which the current state of the Mid Ridges cannot sustain. Our transportation cannot sustain it, nor can our infrastructure.

Mayor Martin is spineless. Please have a backbone and integrity and side with the residents of Stamford. Stop BLT!

Kristen

Kristen Hayes M.S. CCC A/SLP
Speech/Language Pathologist & Audiologist

From: Renee Kahn <rkahnhnpp@optonline.net>

Date: June 28, 2017 at 9:58:43 AM EDT

To: <tdell@stamfordct.gov>

Subject: Blt application.

They must be kidding. What will happen to the old trees that Olin carefully moved off site and replanted? Even 100 units would destroy the site. Oh well. It doesn't hurt to try
R Kahn

Sent from my iPhone

From: Sean Mulligan <seanpmulligan@gmail.com>
Date: June 28, 2017 at 10:05:45 AM EDT
To: <tdell@stamfordct.gov>
Subject: BLT's Application #217-05 and #217-06

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road.

Please include my opposition in the official record. Copy of Staff Report on this proposed project is below.

Thank you for your attention to proper community planning.

Sean Mulligan

35 Oak St #1

Stamford, CT 06905

City of Stamford

PLANNING BOARD – LAND USE BUREAU

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STAFF REPORT

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From: A S <angspan@snet.net>

Date: June 28, 2017 at 10:45:25 AM EDT

To: <tdell@stamfordct.gov>

Subject: RE: Application #217-05 and #217-06

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Regards,

Angela Spanakos
33 Warwick Lane
Stamford, CT 06902

From: Joe Laskowski <joe_laskowski@yahoo.com>
Date: June 28, 2017 at 11:01:59 AM EDT
To: <tdell@stamfordct.gov>
Subject: Stamford Zoning
Reply-To: Joe Laskowski <joe_laskowski@yahoo.com>

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Sincerely,

Joseph J Laskowski
6 Cady Street
Stamford, CT 06907

From: "Fales, Shannon" <Shannon.Fales@wchn.org>

Date: June 28, 2017 at 11:04:16 AM EDT

To: <tdell@stamfordct.gov>

Subject: Building & Land Technology's (BLT's) application #217-05 and #217-06

Dear Chairperson Dell,

I am firmly opposed to Building & Land Technology's (BLT's) application #217-05 and #217-06 to: 1) change Stamford's Zoning Regulations to allow apartment complexes in the Mid-Ridges C-D office parks, and 2) build an 804-unit apartment complex at 120-292 Long Ridge Road. Please include my opposition in the official record. Thank you.

Best Regards,

Shannon Fales
33 Warwick Lane
Stamford, CT 06902

Shannon Fales, LCSW
Clinician
Norwalk Hospital Department of Psychiatry
p: 203-852-2520
f: 203-855-3515
Shannon.Fales@wchn.org

From: Sue Sabini <suesabs@gmail.com>

Date: June 28, 2017 at 2:26:49 PM EDT

To: Mayor's Office <MayorsOffice@StamfordCT.gov>

Cc: <tdell@stamfordct.gov>

Subject: Re: BLT Long Ridge Rd. zoning change proposition

I am very pleased that Mayor Martin is recommending denial of the proposed Long Ridge Development. However, I hope that he is not still willing to consider it if the 800 proposed units are cut to 400 or 500. That would still be inappropriate for the neighboring communities and detrimental to the entire city by overly straining our schools, police, fire dept., water and sewage use, etc. I hope that the Planning Board will agree with me and with the mayor at tonight's meeting.

Susan Sabini
151 Wood Ridge Dr.
Stamford, CT 06905



MASCIARELLI ARCHITECTS

Suite
105
77 Glenbrook Road
Stamford, Connecticut 06902

Wednesday, June 28, 2017

Re: Building & Land Technology's (BLT's) applications; #217-05 and #217-06

Dear Chairperson Dell,

I strongly oppose the above captioned application. BLT continues to "play" Stamford, with the support of the Zoning Board, constantly submitting convoluted site specific revisions to the zoning regulations.

I scanned the Land-Use Staff Report, which sounds rational and professional, however I take exception to the traffic impact comments. When was the last public hearing that you heard a trafficist admit there would be a traffic impact?

I urge the Planning Board to vote NO on the applications.

Sincerely yours,
MASCIARELLI ARCHITECTS

Anthony Masciarelli, AIA;CCS
AM/rs

Tel. and/or Fax: (203) 324-6330 lemasci@optonline.net

