



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

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

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

(GENERAL DEVELOPMENT PLAN)

Fee Schedule

General Development Plan – Sites 20,000 sq. ft. or less parcel area.	\$460.00
General Development Plan – Sites more than 20,000 sq. ft. or parcel area.	\$460 + \$20 per 1,000 sq. ft. in excess of 20,000 sq. ft.

APPLICANT NAME (S): CP VIII 100 Clinton, LLC

APPLICANT ADDRESS: C/O Agent: William J. Hennessey, Jr., Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., 4th Floor, Stamford

APPLICANT PHONE #: C/O Agent: (203) 425-4200

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and
 Parcel N-1 Shown on Map No. 13846 of the Stamford Land Records (Block A); 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Block B)

ADDRESS OF SUBJECT PROPERTY: Block A and Block B as described above

PRESENT ZONING DISTRICT: Block A: MRD-D, P Zone, ARD; Block B: MRD-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Schedule A

REQUESTED USE: Please see attached Schedule B

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Block No. 6, 7, & 18 - Please see attached Schedule C for property description.

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
CP VIII 100 Clinton, LLC C/O Carmel Partners Realty VIII, LLC 1330 Connecticut Ave., NW, Suite 320 Washington, DC 20036	0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 Shown on Map No. 13846 of the Stamford Land Records (Block A); 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Block B)

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

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



DATED AT STAMFORD, CONNECTICUT, THIS 30th DAY OF September 2022

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 ss STAMFORD 30th September 2022
 COUNTY OF FAIRFIELD

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

[Signature: Daniel Chapple]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____



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

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

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

Fee Schedule –WITHOUT GDP

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

Fee Schedule –WITH GDP

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

APPLICANT NAME (S): CP VIII 100 Clinton, LLC
 APPLICANT ADDRESS: C/O Agent: William J. Hennessey, Jr., Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., 4th Floor, Stamford
 APPLICANT PHONE #: C/O Agent: (203) 425-4200

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 Shown on Map No. 13846 of the Stamford Land Records (Block A); 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Block B)

ADDRESS OF SUBJECT PROPERTY: Block A and Block B as described above

PRESENT ZONING DISTRICT: Block A: MRD-D, P Zone, ARD; Block B: MRD-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Schedule A

REQUESTED USE: Please see attached Schedule B

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

Block No. 6, 7, & 18 - Please see attached Schedule C for property description.

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
CP VIII 100 Clinton, LLC C/O Carmel Partners Realty VIII, LLC 1330 Connecticut Ave., NW, Suite 320 Washington, DC 20036	0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 Shown on Map No. 13846 of the Stamford Land Records (Block A); 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Block B)

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

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



DATED AT STAMFORD, CONNECTICUT, THIS 30th DAY OF September 20 22

SIGNED: [Signature]

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

STATE OF CONNECTICUT
 ss STAMFORD September 30th 20 22
 COUNTY OF FAIRFIELD

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

[Signature: Daniel Chapple]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____

Schedule A – List of Plans

- Architectural Plans prepared by Lessard Design, dated September 28, 2022, and entitled:
 - “A-01 – Cover;”
 - “A-02 – Perspective Rendering;”
 - “A-03 – Illustrative Site Plan;”
 - “A-04 – Ground Floor Plan (G1/R1);”
 - “A-05 – Residential Floor Plan (G2/R2);”
 - “A-06 – Residential Floor Plan (R3);”
 - “A-07 – Residential Floor Plan (R4);”
 - “A-08 – Residential Floor Plan (R5);”
 - “A-09 – Residential Floor Plan (R6);”
 - “A-10 – Residential Floor Plan (R7);”
 - “A-11 – Building Section;”
 - “A-12 – Building Elevations – Block A;”
 - “A-13 – Building Elevations – Block A;”
 - “A-14 – Building Elevations – Block B;”
 - “A-15 – Building Elevations – Block B;”
 - “A-16 – Building Elevations – Block B;”
 - “A-17 – Material Board;” and
 - “A-18 – Typical Representative Unit Plans.”

- Civil Plans prepared by Redniss & Mead, dated September 28, 2022, and entitled:
 - “ZLS – Zoning Location Survey;”
 - “PSTS – Property & Topographic Survey;”
 - “SE-1 – Site Development Plan;”
 - “SE-2 – Site Grading Plan;”
 - “SE-3 – Site Utility Plan;”
 - “SE-4 – Sedimentation & Erosion Control Plan;”
 - “SE-5 – Notes & Soil Data;”
 - “SE-6 – Details;”
 - “SE-7 – Details;”
 - “SE-8 – Details;” and
 - “SE-9 – Details.”

- Landscape Plans prepared by Lee and Associates, Inc., dated September 28, 2022, and entitled:
 - “L001 – General Notes;”
 - “L100 – Overall Site Plan;”
 - “L101 – Streetscape Material Plan;”
 - “L102 – Block B Central Courtyard Material Plan;”
 - “L103 – Block B North Courtyard Material Plan;”
 - “L104 – Block A Courtyard Material Plan;”
 - “L201 – Streetscape Layout Plan;”
 - “L701 – Streetscape Lighting Plan;”
 - “L702 – Block B Central Courtyard Lighting Plan;”

- “L703 – Block B North Courtyard Lighting Plan;”
 - “L704 – Block A Courtyard Lighting Plan;”
 - “L710 – Lighting Details;”
 - “L711 – Streetscape Photometrics;”
 - “L712 – Block B Central Courtyard Photometrics;”
 - “L713 – Block B North Courtyard Photometrics;”
 - “L714 – Block A Courtyard Photometrics;”
 - “L900 – Details;” and
 - “L901 – Details.”
- Traffic Impact Study prepared by SLR, dated September 2022, and entitled, “100 Clinton Avenue Traffic Study.”
 - Transportation Demand Management/Parking Management Plan prepared by SLR, dated September 2022.
 - First Submission of the City of Stamford Sustainability Scorecard for the enclosed Application.
 - Engineering Summary Report prepared by Redniss & Mead, dated September 28, 2022, and entitled, “Site Engineering Report.”
 - Market Retail Study prepared by CBRE, dated September 29, 2022, entitled “Market Retail Study.”
 - Plan Depicting the Previously Approved General Development Plan (“GDP”) prepared by Redniss & Mead, dated April 11, 2016, entitled “General Location Survey Depicting General Development Plan, Block A & Block B.”

Schedule B – Project Narrative & Statement of Findings

Introduction

In 2016, the Zoning Board approved a suite of applications filed by the City of Stamford (the “City”) and RBS Americas Property Corp. (“RBS”), that, collectively, permitted the construction of multi-family residential community on the properties located at 0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (“Block B”), (collectively, the “Property”). The Property is bounded in yellow in the below Aerial Image.¹



The Zoning Board rezoned the Property from the R-5 and C-G zones to the Mill River Design District (the “MRD”). General Development Plan (“GDP”), Coastal Site Plan and Special Exception Approvals were also granted to facilitate a 456 residential development on the Property. All approvals remain valid and effective. These approvals also resulted in the creation of a 35,693+/- sf Easement Area to accommodate the future extension of the Mill River Park Riverwalk (the “Riverwalk”).

CP VIII 100 Clinton, LLC (the “Applicant”) purchased the Property from RBS in 2022. Since its founding in 1996, the Applicant has brought its rigorously creative approach to developing residential communities from San Francisco, CA to Washington, DC. The Applicant takes pride in its ability to recognize overlooked opportunities and to deliver results for the

¹ Aerial image obtained from Google Maps.

communities it calls home. The Applicant is proud to join the Stamford community, and seeks to make the multi-family community first envisioned almost a decade ago a reality.²

History

RBS originally acquired the Property in contemplation of constructing additional office and/or convention space for its bank operations. However, that plan never came to fruition. Instead, the Property remained vacant for many years. In 2015, the City approached RBS seeking access to the westerly edge of Block B to accommodate the extension of the Mill River Park Riverwalk (the “Riverwalk”). After analyzing this request, RBS saw a unique opportunity to not only provide the City with waterfront access, but to also develop the Property with a residential community that is in keeping with the Riverwalk and nearby Downtown Core.

From 2015 to 2019, RBS and various City boards and departments, including the Zoning Board, Planning Board, Board of Finance Board of Representatives, Urban Redevelopment Commission and Environmental Protection Board worked collaboratively to position the Property for public access and multi-family use. To accomplish this, the City, the Mill River Collaborative RBS and the Clinton Court Condominiums (the “Condo”) entered into an agreement which provided for the transfer of various properties, the abandonment of a portion of Division Street, the relocation of a pre-existing storm drain pipe and the conveyance by RBS and the Condo to the City of the Riverwalk Easement Area. RBS also paid the City for some of the properties conveyed, and made a financial contribution to the City to be used for the design and construction of the Riverwalk. This agreement was contingent upon RBS securing GDP Approval from the Zoning Board, which was accomplished in 2016. The City has not yet begun its work on the Riverwalk.

Project Area and Development Site

In total, the Property is 4.37 acres (1.31 acres on Block A and 3.06 acres on Block B). It is generally bounded by Richmond Hill Avenue to the south, the Rippowam River to the west and the remainder of Division Street to the north. Notable neighbors include 75 Tresser Boulevard, the former RBS headquarters at 600 Washington Boulevard and 677 Washington Boulevard. The Property is within easy walking distance to both the Mill River Park and Stamford Transportation Center (the “STC”).

The Property is primarily located within the MRD. Slivers of the Property is located within the Parks Zone (the “P Zone”). Block A is also located within the Architectural Review Design District (the “ARD”).

Description of Proposed Development

The Applicant proposes to modestly increase the number of apartment homes on the Property by 15 units (from the previously approved 456 units to 471 units). 48 units will be designated as Below Market Rate Units (“BMR Units”) for families earning 50%-65% or less of the Area Median Income (“AMI”). Pursuant to the recent amendments to Section 7.4 of the Zoning

² The Applicant notes that approvals for the Riverwalk Public Access Easement will be sought in separate land use applications.

Regulations, one (1) of the proposed units will be designated as a BMR Unit priced for families earning 25% or less of the AMI. The proposed redevelopment is depicted in the below Illustrative Site Plan prepared by Lessard Design.³



The buildings on both Block A and Block B will feature a blend of high-quality materials, including grey brick along prominent streetscapes, metal accents, glass railings, and varying tones of fiber cement siding. As seen in the enclosed plans prepared by Lessard Design, the facades of both proposed buildings include various points of interest to enhance the Richmond Hill, Division Street and Clinton Avenue streetscapes. Equal consideration has been given to the design of the River-fronting facade, which also features high-quality materials and attention to design detail.

The proposed residential community will feature ample amenity spaces, including one (1) 15,054 sf courtyard on the third floor of Block A, and two (2) outdoor courtyards on the third floor of Block B (totaling approximately 19,561 sf when combined). Lush trees and other plantings are proposed throughout the Property. Onsite parking is provided in compliance with recent amendments to Section 12 of the Zoning Regulations.

Requested Approvals

To facilitate this proposal, the Applicants are requesting the following approvals:

- (1) Amendment to the previously approved GDP pursuant to Sections 9.P.8 and 9.D.7.d of the Zoning Regulations of the City of Stamford (the “Zoning Regulations”) to allow

³ Riverwalk depicted for illustrative purposes only.

the proposed modifications described herein and as shown on the enclosed Development Plans;

- (2) Coastal Site Plan Approval (“CAM Approval”) pursuant to Section 15.A of the Zoning Regulations to allow the development of the Property, which is located within the Coastal Area Boundary.
- (3) Final Site Plan Approval (“FSP”) pursuant to Sections 9.P.8, 9.D.7.c and 19.D of the Zoning Regulations to facilitate the development of the proposed residential community on the Property.
- (4) Approval pursuant to Section 7.6.F of the Zoning Regulations to allow for the construction of the proposed improvements to Block A, which is located in the ARD.

Conformity of Site Plan with City of Stamford Master Plan and the MRD Goals

The Property lies in Master Plan Category 5 (Residential – High Density Multi-Family) and 14 (open Space – Public Parks). Category 5 is intended to “provide for and protect existing high-density multifamily development in areas convenient to shopping, mass transit and park and recreation facilities.”⁴ The proposed residential community is entirely located within Category 5, and is consistent with the goals articulated therein. Category 14 seeks to “provide for and protect lands dedicated for public park, recreation and passive open space uses.”⁵ Those portions of the Property located in Category 14 will only be utilized as passive landscaped areas.

The proposal has been designed to meet or exceed the goals, objectives, and criteria of the MRD. The proposal incorporates appropriate measures to “mitigate environmental impacts...through sensitive design and implementation of best available technologies and methods for controlling...discharge from the site”⁶ as further detailed in the enclosed Site Engineering Report prepared by Redniss and Mead. No changes to the previously approved Riverwalk area are proposed. As was the case with the previously approved GDP, the buildings depicted on the enclosed plans are designed, placed arranged, set back to “serve, protect and enhance the quality of principal public views of the Mill River and associated public open spaces” and to “establish attractive streetscapes within all public and private rights-of-way.”⁷ Proposed site lighting and landscaping is also in compliance with the Zoning Regulations.⁸

The proposal is also in keeping with the goals and policies outlined in the Stamford Mill River Corridor Design Guidelines (the “Guidelines”), which are “intended to ensure that...developments within the district are consistent with each other and contribute positively to the open space, to the life of the streets within the corridor, and to the surrounding district.”⁹ Both the previously approved and currently proposed residential density will provide “eyes on the park”

⁴ Master Plan, pg. 193.

⁵ Master Plan, pg. 196.

⁶ See Zoning Regulations Sec. 9.P.5.a.

⁷ See Zoning Regulations Sec. 9.P.5.c.

⁸ See Zoning Regulations Sec. 9.P.5.e – 9.P.5.f.

⁹ The Guidelines, pg. 1.

and “develop the critical mass necessary for a strong residential neighborhood.”¹⁰ The building is sited and designed to provide a rich architectural texture and ample open space opportunities.¹¹

Statement of Findings

The Applicants submit the proposal is consistent with the Site Plan standards (Section 19.D) and of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

Due to the Property’s proximity to the STC and the Downtown Core, it is anticipated that tenant demand for Single Occupancy Vehicles (“SOV”) will be low. The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off areas, loading areas, and handicapped access areas conform to the standards of the MRD and applicable provisions of Section 12 of the Zoning Regulations.

The Applicant proposes car sharing services onsite to meet the projected needs of its tenants. Pursuant to Section 12.D.1(e) of the Zoning Regulations, 5 shared vehicles will be provided on Block A, and 8 shared vehicles will be provided on Block B. A total of 37 Electric Vehicle (“EV”) Charging Stations are proposed for the Property (9 on Block A and 28 on Block B). It should be noted that the GDP Approval was granted prior to the recent adoption of Bike Parking Standards contained in Section 12 of the Zoning Regulations. However, as shown on the enclosed Building Plans, the Property will be able to accommodate over 100 bikes in designated bike parking areas.

¹⁰ Id, pg. 2.

¹¹ Id. At pg. 2 – 3.

- (b) *The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.*

Vehicular access to both Blocks A and B will be provided along Clinton Street as shown on the enclosed plans. These points of access will provide residents and visitors with the ability to enter and exit the Property safely and conveniently. Sightlines are provided in accordance with the Geometric Highway Design Standards of the Connecticut Department of Transportation (the "DOT").

- (c) *Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

The Property is located in close proximity to the STC, Mill River Park and the myriad of businesses and restaurants within the Downtown. As such, it is anticipated that a substantial number of future residents will utilize alternative modes of transportation. The surrounding streets can adequately accommodate the traffic associated with the proposal. For a more complete discussion of the traffic impact please see the enclosed Traffic Impact Study prepared by SLR. Notably, the proposed development will have no perceivable impact on traffic conditions.

- (2) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

- (a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The Applicant proposes approximately 45,626+/- sf of open space for future residents across the Property. Both proposed buildings will feature 3rd-floor outdoor terraces, including a pool area, outdoor grills and other gathering spaces. The proposal does not infringe upon the 35,693+/- sf Public Access Easement Area dedicated for the River Walk. Street trees and other pedestrian level improvements are in compliance with the applicable provisions of the Zoning Regulations, and are appropriate for the general character of the surrounding neighborhood.

- (b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family developments, open*

space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.

The Applicant proposes maintaining onsite landscaping in accordance with the standards of the Zoning Regulations as further detailed within the comprehensive Landscape Plans prepared by Lee and Associates, Inc. Proposed trees and plantings will be supportive of the significant natural features near the Property.

- (c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 15-B.*

A comprehensive Sedimentation and Erosion Control Plan has been prepared by Redniss and Mead, which ensures that the standards and procedures of Section 15-B of the Regulations are satisfied. A copy of this plan is enclosed herewith.

- (d) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

Block A is primarily paved over. The plantings and trees located on the southwest portion of Block A will be maintained with the proposed residential community. The newly planted trees located on the Clinton Avenue frontage of Block B will also be preserved.

- (e) *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

All artificial lighting and site generated noise and other disturbance shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. Furthermore, the location, height, design and arrangement of outside lighting shall be consistent with safety to avoid glare on any other lot and to avoid hazards to traffic on adjacent roadways.

- (f) *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

A comprehensive drainage plan and drainage report have been prepared by Redniss and Mead, and are submitted with the enclosed materials. The plans illustrate the adequacy

and availability of public utilities for the site. Additionally, the drainage report shows surface water drainage facilities will sufficiently and safely drain the Property while minimizing the risk of downstream flooding and erosion and adverse impacts.

- (g) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency first responders will be able to access the Property safely and conveniently.

- (h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The buildings on both Block A and Block B will be feature a blend of high-quality materials, including grey brick along prominent streetscapes, metal accents, glass and metal railings, and varying tones of fiber cement siding. As seen in the enclosed plans prepared by Lessard Design, the facades of both proposed buildings include various points of interest to enhance the Richmond Hill, Division Street and Clinton Avenue streetscapes. Equal consideration has been given to the design of the River-fronting facade. Lobbies at both Blocks are strategically located to anchor the corners of the front door of Richmond Hill Avenue and Clinton Avenue.

As noted above, Block A is also located within the ARD. The building proposed to be located on Block A is supportive of the Goals and Policies of the ARD, which aim to “improve property values...and enhance the character and amenity of the downtown as the...cultural center of the City.”¹² The proposed building will “achieve a consistent and harmonious relationship to the streetscape” and its architectural facades will “serve to enliven the *Street* and provide a continuous ‘border of interest’...by avoiding deep setbacks and dark alcoves.”¹³ The proposed building will “be constructed with high quality, durable exterior materials” to further enhance adjacent streetscapes.

- (i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The proposed improvements and site landscaping comply with the standards of the MRD, and substantially consistent with the previously approved GDP.

- (j) *No use shall be permitted that will cause or result in:*
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings,
or

¹² Zoning Regulations Sec. 7.6.A.

¹³ See Zoning Regulations Sec. 7.6.C.1 & 7.6.C.2.

*-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or
due to the manner in which traffic enters or leaves the site of the use.*

No nuisance or hazardous conditions are anticipated, consistent with the engineering materials provided herein.

(k) All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.

The Applicants are amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

Conclusion

The proposed architectural elements, lush open space and attractive site landscaping all come together to create a marquee residential community that will complement the Mill River Park and Riverwalk, and “will be supportive of and contribute to the vitality of the Central Business District.”¹⁴ If approved, the proposed residential community will not only enhance the Downtown, but will also become a point of pride for the Greater Stamford community.

¹⁴ See Zoning Regulations Sec. 9.P.1.b.

Schedule C – Property Description

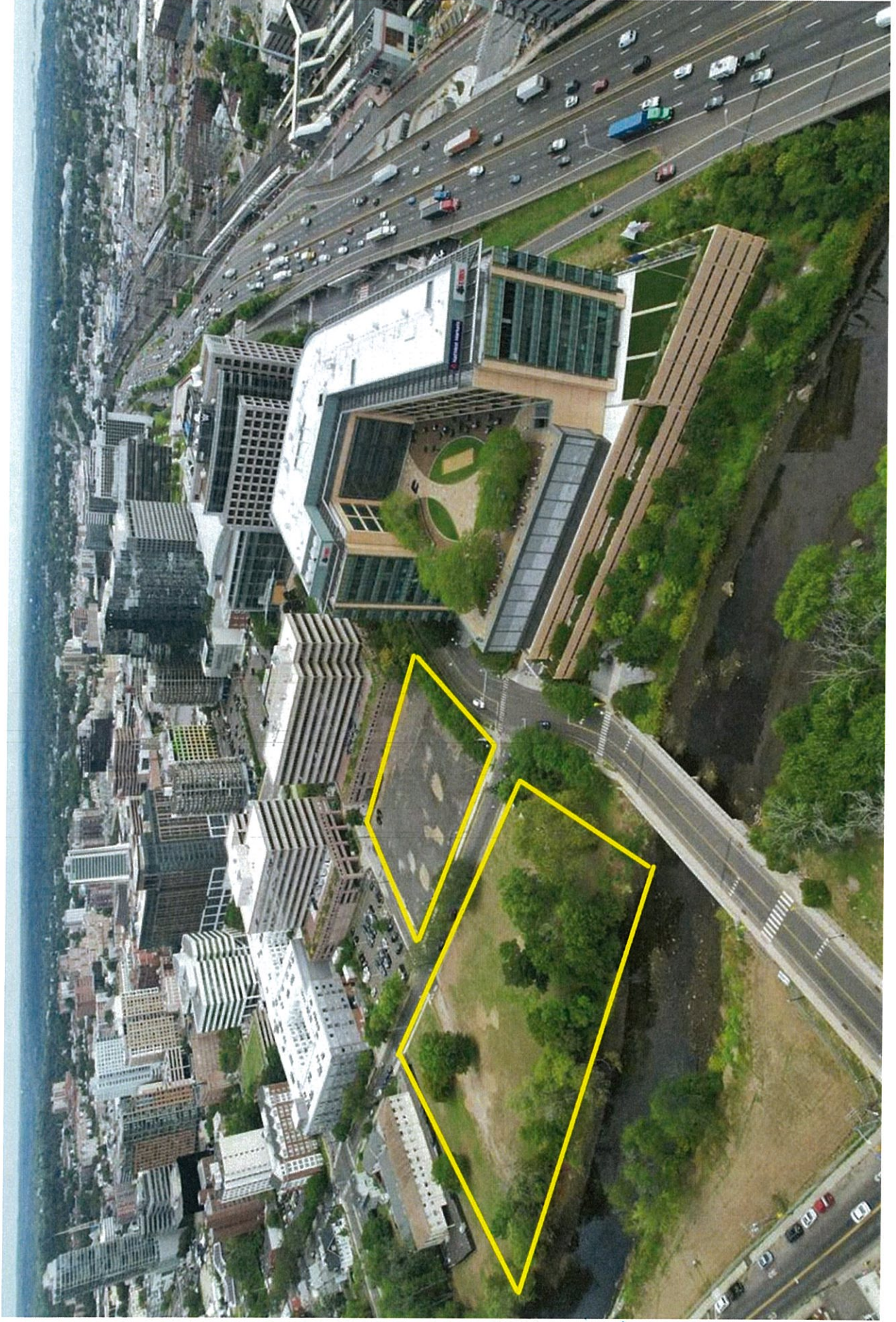
Consolidated Block A – 0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 Shown on Map No. 13846 of the Stamford Land Records

BEGINNING at a point on the easterly side of Clinton Avenue at its intersection with the southerly side of Division Street; thence running in an easterly direction along said southerly side of Division Street N 89°18'10" E a distance of 193.80 feet to the westerly side of land now or formerly of Stamford Towers Limited Partnership (#680 Washington Boulevard); thence running in a southerly, then easterly, direction along said land of Stamford Towers Limited Partnership the following four (4) courses: S 01°21'06" E a distance of 132.63 feet, N 89°29'34" E a distance of 3.96 feet, S 02°09'44" W a distance of 139.20 feet, and S 89°50'15" E a distance of 192.24 feet to the westerly side of Washington Boulevard; thence running southerly along said Washington Boulevard S 00°49'17" W a distance of 15.01 feet to the northerly side of Richmond Hill Avenue; thence running westerly along said Richmond Hill Avenue the following three (3) courses: along a tangent clockwise curve, the central angle of which is 89°10'43" with a radius of 20.00 feet and an arc length of 31.13 feet, West 234.83 feet, and along a tangent anti-clockwise curve, the central angle of which is 25°14'35" with a radius of 293.00 feet and an arc length of 129.09 feet to the aforesaid easterly side of Clinton Avenue; thence northerly along said Clinton Avenue N 01°21'20" W a distance of 332.65 feet to the aforesaid southerly side of Division Street and the point of beginning and comprising an area of 66,831 SF or 1.5342 Acres.

Consolidated Block B – 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street

BEGINNING at a point on the westerly side of Clinton Avenue at its intersection with the southerly side of land now or formerly of Clinton Court-A Condominium (#69 Clinton Avenue); thence running in a southerly direction along said westerly side of Clinton Avenue the following three (3) courses: S 01°18'45" E a distance of 110.65 feet, S 01°19'17" E a distance of 46.51 feet, and S 01°21'20" E a distance of 359.14 feet to the northerly side of land now or formerly of the City of Stamford (#117 Clinton Avenue); thence running in a westerly direction along said City of Stamford S 89°12'48" W a distance of 165.4± feet to the Mean High Water (MHW) line of the Rippowam River; thence running generally northerly along said MHW 555.1± feet to the aforesaid southerly side of Clinton Court-A Condominium; thence running easterly along said lands of Clinton Court-A Condominium the following five (5) courses: S 88°00'00" E a distance of 97.6± feet, N 85°30'00" E a distance of 15.00 feet, S 88°15'00" E a distance of 170.00 feet, North 7.00 feet, and N 88°00'00" E a distance of 20.27 feet to the aforesaid westerly side of Clinton Avenue and the point of beginning, and comprising an area of 133,121± SF or 3.0560 Acres.

Schedule D – Site Photo



*Property outlined in yellow.
(57463184)

Schedule E – Zoning Map



*Purple line outlines subject parcels.