

MAYOR
Caroline Simmons



CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

August 4, 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

AUG 4 2023

PLANNING BOARD

RE: Application – 223-36 - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI) – Applicant is requesting the approval for a proposal which preserves the historic home at 18 Taylor Street, retains the existing home at 12 Taylor Street and adds 13 new units of housing for a total of 18 units along with landscaping and site improvements pursuant to Section 7.3. The subject site is within the CAM boundary.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Applications for a Special Permit, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI) are hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **September 8, 2023**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner



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): G&T Taylor Street LLC

APPLICANT ADDRESS: c/o Leonard Braman, Wofsey Rosen,600 Summer Street, 7th Fl, Stamford, CT 06901

APPLICANT PHONE #: 203-354-1282

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 12 Taylor Street; 18 Taylor Street

ADDRESS OF SUBJECT PROPERTY: 12 Taylor Street; 18 Taylor Street, Stamford, CT 06902

PRESENT ZONING DISTRICT: R-MF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Site Plans 5/2/2023
Architectural Plans 6/28/2023

REQUESTED USE: See attached narrative.

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

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
G&T Taylor Street LLC 114 Hubbard Ave., Stamford, CT 06905	12 Taylor Street; 18 Taylor Street

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

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



DATED AT STAMFORD, CONNECTICUT, THIS 25th DAY OF July 2023

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 25th day of July 2023
COUNTY OF FAIRFIELD

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

ALEXANDRA POCHNA
Notary Public State of Connecticut My
Commission Expires April 30, 2028

FOR OFFICE USE ONLY

APPL. #: 223-36 Received in the office of the Zoning Board: Date: _____

By: _____

Revised 9/02/20



APPLICATION FOR SPECIAL PERMIT

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

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

Fee Schedule

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

APPLICANT NAME (S): G&T Taylor Street LLC

APPLICANT ADDRESS: c/o Leonard Braman, Wofsey Rosen, 600 Summer Street, 7th Fl, Stamford, CT 06901

APPLICANT PHONE #: 203-354-1282

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 12 Taylor Street; 18 Taylor Street

ADDRESS OF SUBJECT PROPERTY: 12 Taylor Street; 18 Taylor Street, Stamford, CT 06902

PRESENT ZONING DISTRICT: R-MF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Site Plans 5/2/2023
Architectural Plans 6/28/2023

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

See attached narrative.

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

See attached property descriptions.

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
G&T Taylor Street LLC	12 Taylor Street; 18 Taylor Street
114 Hubbard Ave., Stamford, CT 06905	

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 25th DAY OF July ~~April~~ 2023

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
 COUNTY OF FAIRFIELD ss STAMFORD 25th Day of July 2023

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

ALEXANDRA POCHNA
 Notary Public State of Connecticut My
 Commission Expires ~~April 30, 2028~~

FOR OFFICE USE ONLY

APPL. #: 223-36 Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a (see Fee Schedule Below) payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

APPLICANT NAME (S): G&T Taylor Street LLC

APPLICANT ADDRESS: c/o Leonard Braman, Wofsey Rosen 600 Summer St, 7th Fl, Stamford, CT 06902

APPLICANT PHONE #: 203-354-1282

PROJECT LOCATION: 12 & 18 Taylor Street, Stamford

PROPERTY OWNER (S): G&T Taylor Street LLC

CONTACT FOR QUESTIONS: Leonard Braman, Esq.

ACREAGE OF PROJECT PARCEL: 0.56 acres (24,478 sq. ft.)

SQUARE FEET OF PROPOSED BUILDING: 6,216 sq. ft.

ZONING DISTRICT OF PROJECT PARCEL: R-MF

PROJECT DESCRIPTION:

Construct thirteen (13) residential units, renovate 5 existing units (3 of which are historic), and construct driveways and parking area, along with associated landscaping and drainage improvements.

Coastal resources on which the project is located or which will be affected by the project:
 (See "Index of Policies" Planning Report 30)

Coastal policies affected by the project:
 (See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shorefront
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. coastal erosion hazard area
- j. developed shorefront
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filling
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)
 YES NO NOT APPLICABLE

If yes, in what manner?
 Docks, piers, etc _____
 Industrial process or cooling waters? _____
 General public access _____
 Other, please specify: _____



What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)

Runoff from the proposed improvements will be discharged to and treated by the proposed stormwater systems. No adverse impacts are expected after employing the proposed mitigation measures and stormwater treatment measures. The project will result in an improved residential property developed within the guidelines of CAM regulations.

How is the proposal consistent with all applicable goals and policies of the CAM Act?

The project conforms to all applicable City of Stamford regulations with respect to development in a CAM area. By conforming to these regulations the project seeks to minimize adverse impacts to the site and surrounding area.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)

Measures to mitigate adverse impacts include the installation of sedimentation and erosion control measures to minimize impacts from construction activities on the site.

Is there any deed restriction(s) that may prohibit the construction proposed in this application? No

If yes, list Town Clerk Book & Page reference: N/A

Is any injunction or other litigation pending concerning this property? No

If yes, include citation: N/A



DATED AT STAMFORD, CONNECTICUT, THIS 25th DAY OF July 20 23

SIGNED: [Signature]

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD 25th day of July 20 23

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

ALEXANDRA POCHNA
 Notary Public State of Connecticut My
 Commission Expires April 30, 2028

FOR OFFICE USE ONLY

APPL. #: 223-36

Received in the office of the Zoning Board: Date: _____

By: _____

A Report on the Historical Appropriateness of the Proposal to
Preserve 18 Taylor Street in Stamford, Connecticut as Part
of a Contextual Infill Development Project – 6/30/2023
By Travis Brock Kennedy, MS in Historic Preservation



Fig. 1: Current photo of 18 Taylor Street in Stamford Connecticut

This report reviews and comments on Taylor Street LLC’s (the “Applicant”) proposal to preserve 18 Taylor Street in Stamford, Connecticut as part of a broader program of redevelopment.

As noted in the U.S. Secretary of the Interior’s Guidelines for historic preservation, “Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property,” and this project will do precisely that.

In terms of the historic building on the site, the objective of this project is to restore the exterior, preserving virtually all of the extant historic fabric, with a focus on maintaining and repairing historic materials and features. Any interventions into the historic fabric of the building will be done only if and as needed, and they will be limited exclusively to areas where the building's fabric deteriorated under previous owners. Any such interventions will be done with historically-sensitive materials that will maintain the visual effect of the building while honoring contemporary sustainability and other environmental concerns. To this end, the Applicant proposes to use HardiePlank siding for any replacement to the building's timber clapboard, Azek for any replacement to the building's trim, and Trex decking for any replacement to the building's two deteriorated porch floors.

The Applicant is committed to undertaking this project with the greatest respect for industry standards for historic preservation, including the Secretary of the Interior's guidelines.

First, the property will be used as it was historically. The existing historic building at 18 Taylor Street was constructed in 1890. The building was designed as residential housing, likely for working families in the industrial corridor along the nearby Rippowam River. The applicant's plan to preserve the historic building as residential housing, keeping the present tenants in residence, will maintain its historic usage.

Further, the Applicant's design will retain and preserve the historic character of the property. As a historic building, 18 Taylor Street is remarkably intact, retaining many of its original features, including timber clapboard (Fig. 1), two over two sash windows and other original windows above the front doors and at basement level (Fig. 1, Fig. 2, and Fig. 3), hand-turned veranda posts (Fig. 4), beadboard (Fig. 5), and other decorative features, such as the hand-made trelliswork under the building's porches (Fig. 6). The historic structure is a quintessential example of American Queen Anne or "Stick Style" architecture, featuring the distinctive massing, proportions, and restrained ornamentation typical of houses from this period. All such distinctive materials, features, finishes, construction techniques, and examples of craftsmanship that characterize the building as an exemplar of domestic architecture from this movement will be retained and carefully preserved.



Fig. 2 (left) and Fig. 3 (right) original, in situ windows above front doors and at basement level



Fig. 4 (left) and Fig. 5 (right) in situ veranda posts and beadboard on the porches of 18 Taylor Street. Period-appropriate colors and finishes will be used in the restoration of the building's original porches.



Fig. 6 Intact original decorative features such as this trelliswork under the front porches will be preserved and restored.

The first component of the Applicant's project is to restore and preserve the historic building on site at 18 Taylor Street. The second component is to build infill development behind the historic building, creating a new residential enclave within the community. The architect and the Applicant strove to create a design that harmonizes with 18 Taylor Street's historic context while also honoring the industry standard to clearly differentiate between historic architecture and new construction.

We did this by designing the infill development in the language of the Craftsman architectural style. In the history of American architecture, the styles progress from Stick Style (beginning around 1870), to Queen Anne (which reached the apex of its influence in the last decade of the 19th century), to Craftsman, which became ascendant in the first decade of the twentieth century. Craftsman-style architecture retains many of the elements of the preceding styles,

such as its massing, the use of clapboard siding, A-frame roof lines, and the punctuation of those roof lines with gables to create visual interest, all while gesturing towards what we today would recognize as a more modern architectural mode.

Likewise, the form of the Applicant's design for infill residential development is recognizably modern, but the form has been shaped and expressed in the language of the historic continuum described above. The massing of the applicant's design was calculated to correspond to that of the historic building. Prominent A-frame rooflines, punctuated with gables, respond to the precedent set by the 1890 building, and the use of clapboard siding harmonizes with the façades of all of the historic buildings in the surrounding area. To further the effect of continuity, the Applicant proposes to paint the historic house using Benjamin Moore's historical colors collection, specifically HC-155 (Newburyport Blue) and HC-111 (Nantucket Grey), which correspond to the original color scheme evident in the historic fabric of the building. The proposed infill development will be painted with the same colors, amplifying the sense of continuity between the historic building and new construction. Rather than juxtapose a stark, modern building with the historic building on the site, we have striven to create a design that is both sympathetic and contextual but at the same time not an inauthentic "faux historical" addition.

Just as the proposed infill development was designed to create a contextual residential enclave within the site at 18 Taylor Street, it will likewise create such an effect at the level of the broader street, with its surrounding buildings, as its own residential enclave. When first built in 1890, the house at 18 Taylor Street would have enjoyed a commanding prospect, looking over the town and down the hillside toward Long Island Sound beyond. As the 20th century progressed, and especially in the era of Urban Renewal, this view was negatively impacted by the development of highways and the construction of large industrial and corporate parks. At present, the historic character of Taylor Street is reduced by the massive UBS (now WWE) and Charter Communications buildings looming above the A-frame roofline of the historic homes in the immediate vicinity. The proposed infill development will help screen this unhistorical visual intrusion into the traditional character and quality of the street, restoring the quieter, more residential appearance that once existed here.

In conclusion, 18 Taylor Street is an important physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly preserved for future research and appreciation. This project will preserve 18 Taylor Street as an important and irreplaceable part of Stamford's cultural heritage while also preserving and creating much-needed affordable housing. It is a win for the character and quality of the West Side community and it is a win for historic preservation and heritage conservation in Stamford.

STATEMENT OF FINDINGS UNDER SECTIONS 19.C.2 & 7.3.C.1

12 & 18 Taylor Street

G&T Taylor Street LLC (the “Applicant”) respectfully requests that the Stamford Zoning Board grant its requested Special Permit pursuant to Section 7.3 of the Zoning Regulations (Historic Preservation), and make the following required findings under that Section as well as Section 19.C.2 of the Zoning Regulations governing Special Permits:

“That the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account:

Section 19.C.2

1. The location and nature of the proposed site at 12-18 Taylor Street, as a through-lot in the R-MF zoning district between Taylor Street and Mission Street, proximate to the main road of Richmond Hill Avenue and nearby to other medium-density multifamily developments, make the site suitable for the medium-density multifamily housing units proposed by the Applicant, which are only two more units than permitted as of right in the zone (pursuant to the historic preservation Special Permit). The size, scale, and arrangement of the proposed dwelling units on the lot, as well as the proposed drives, parking areas, and green space, are appropriate, particularly given the lot’s pre-existing lawful nonconforming setbacks and the preservation of a pre-existing historic structure.

2. The nature and intensity of the proposed use is appropriate in relation to the site and the surrounding area. The Applicant proposes to maintain the site as residential housing, and to create and deed-restrict two units of below-market-rate housing to preserve

it as affordable for the life of the building. The Applicant proposes to restore and preserve in perpetuity a valuable historic building that would not otherwise be preserved. The density of the proposed development is comparable to what could be built as-of-right in the zone and is less dense than what could have been proposed in connection with a Special Permit under Section 7.3 and/or Section 7.4.

3. The traffic likely to be generated by the proposed development is substantially the same as would be generated by an as-of-right housing development on the site. The existing roadway at Taylor Street and nearby main road of Richmond Hill Avenue are more than adequate to accommodate the likely traffic patterns. The proposed parking is also more than adequate, as Section 7.3 historic preservation bonuses allow a parking ratio of as little as one space per unit in this zone, and the proposed development has 21.5 spaces for 18 units. The City of Stamford’s Sustainability Scorecard (Element MO8) encourages providing the minimum number of surface parking spaces necessary, in order to minimize impervious surface and reduce vehicle miles traveled.

4. The nature of the surrounding area, which is a medium-density multifamily residential neighborhood interspersed with historic houses, will in no way be impaired by the proposed project. Rather, preserving the historic structure at 18 Taylor Street and its significant architectural style will enhance the neighborhood and protect the area’s cultural heritage. The enhancement of the site with historically-sensitive and complementary infill housing will likewise further the area’s valuable characteristics as a historic residential neighborhood, as will the addition of new and attractive buildings, an enhanced streetscape with new landscaping, a modern drainage system, visual screening of the nearby high-rise

commercial buildings, and sustainability features such as bike racks and electric vehicle charging stations.

5. The City of Stamford’s Master Plan and the Zoning Regulations strongly encourage the preservation and redevelopment of historic structures:¹

- “As redevelopment occurs at an increasingly rapid pace, it is now more important than ever for Stamford to maintain the character of historic districts and structures and ensure that new development is in keeping with the City’s historic character.” (159)
- “Because redevelopment in all areas of Stamford is occurring at an increasingly rapid rate, the protection of the City’s valuable architectural resources is critical. The City must embark upon a concerted effort to preserve the historic architectural and landscape heritage that remains. This can be achieved by the implementation of policies that preserve the character and viability of historic resources to ensure that new development respects the established traditions of scale, massing, setbacks and pedestrian-friendly streetscapes and plazas.” (159-60)
- “Several zoning incentives that promote the historic preservation of properties exist. Section 7.3...for example, provides a development density bonus for projects that will result in the appropriate restoration and preservation of buildings of historic significance in the community.” (163)

The Master Plan also strongly supports the creation of infill housing on existing residential sites – as opposed to the demolition of existing housing and its replacements with new large-scale development – in order to better preserve the fabric of existing neighborhoods. (*See, e.g., 7.*)

- “As Stamford continues to attract new market-rate multifamily housing, it will be important for the City to maintain its existing housing policies and balance new residential development with preservation of existing neighborhoods.” (133)
- Policy Recommendation 6A.1: “Balance new development with preservation of existing residential communities.... As new development occurs, the City should

¹ This finding is substantially the same as the finding required under Section 7.3.C.1.a, that the “[p]roposed use and site plan are compatible with and implement the objectives and policies of Stamford’s *Master Plan*.” Therefore, the Applicant does not list a separate proposed finding below for that factor.

encourage preservation of existing residential streets and the rehabilitation of structures.” (*Id.*)

Section 7.3.C.1

b. The proposed use and site plan are superior to a plan conforming to the standard dimensional requirements and use standards of the underlying zoning district. The Applicant seeks to do a modest infill development on a through-lot, in a district where multifamily housing is currently allowed as of right and there are abundant multifamily developments nearby. The Applicant would be allowed 16 units on the subject parcel as of right, and only seeks to build an additional 2 units under a Section 7.3 historic density bonus. The Applicant currently rents out two of the existing units (at 12 Taylor) as workforce housing voluntarily, and seeks create two additional below-market-rate units (at 18 Taylor) and deed-restrict those two units as affordable for the life of the building, thus preserving valuable workforce housing in perpetuity. The Applicant has strived to design the proposed infill units in an architectural style that is complementary to the existing historic house. The new units will help to screen the high-rise skyline that currently predominates in the site’s viewscape, and thus will help restore more of the residential neighborhood feel to this area. The proposed project will not in any way impair the future development of the surrounding area. To the contrary, it will improve and beautify the area.

c. The proposed use and site and architectural plans serve to rehabilitate, restore, and preserve the historic structure at 18 Taylor, in accordance with industry standards for preservation, including the Secretary of the Interior’s guidelines. The distinctive Stick Style/Queen-Anne features of the house will be preserved, and where repairs are needed due to deterioration, they will be made with materials that, while durable, are historically sensitive and designed to maintain the building’s visual aesthetic.

The loss of the historic building at 18 Taylor would be detrimental to the neighborhood and to Stamford as a whole, because a prime example of a valuable style of architecture and a piece of Stamford's industrial heritage would be irretrievably lost.

THE APPLICANT,
G&T TAYLOR STREET LLC

By: /s/ Leonard M. Braman
Leonard M. Braman, Esq.
Wofsey, Rosen, Kweskin & Kuriansky, LLP
600 Summer Street
Stamford, CT 06901-1490
T: 203-327-2300/F: 203-967-9273
Juris No.: 068550

July 31, 2023

Via Hand Delivery and E-Mail (RBlessing@stamfordct.gov)

Ralph Blessing, Chief
Stamford Land Use Bureau
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

Re: 12 & 18 Taylor Street -- Applications for Section 7.3 Historic Preservation Special Permit; Inclusion in Cultural Resources Inventory; Coastal Site Plan Review

Dear Mr. Blessing:

As you know, our office represents G&T Taylor Street LLC (“G&T”), the owner of the properties at 12 Taylor Street and 18 Taylor Street, Stamford. 12 Taylor Street currently contains a two-family house and 18 Taylor Street currently contains a historic three-family house originally built in 1890. G&T seeks to maintain, restore, and beautify the historic structure at 18 Taylor and infill the combined project site with 13 new units of housing and landscaped common areas, creating a cohesive planned unit development of eighteen units in all. G&T’s two properties are in the R-MF zone, and G&T would be able to develop the combined site with 16 units as of right. By virtue of its historic preservation of 18 Taylor and commitment to provide a historic preservation easement for the property in perpetuity, G&T seeks a modest bonus in the allowable density via a Special Permit under Section 7.3 of the Zoning Regulations (18 units instead of 16). Due to the existing characteristics of the properties and the need to preserve historic and lawful nonconforming buildings, G&T also seeks modest relief under Section 7.3 for building coverage (37% instead of 35%), sideyard setbacks (11.18 ft. both sides instead of 18), and parking/electric vehicle parking (21.5 spaces including 1 EV charger and 1 reserved space instead of 30.75 spaces including 3 EV chargers and 3 reserved spaces). The proposed project conforms to all other as-of-right requirements of the R-MF zoning district.

The property at 18 Taylor has the distinction of being twice previously recognized by the Planning and Zoning Boards as warranting historic preservation and a development bonus under Section 7.3 of the Zoning Regulations. In 1991, and again in 2008, the Zoning Board approved a Section 7.3 Special Exception for two separate prior owners, but those owners did not ultimately move forward with the projects. G&T hopes to finally realize the vision of the Zoning Board to preserve the historic 18 Taylor and enhance the entire project site. Proposed improvements include: new, historically contextual housing units, beautified landscaping and streetscape, screening of the view of commercial high-rise buildings behind the site, a modern drainage system, and sustainability features such as bike racks and electric vehicle charging stations. Two units of workforce housing are already provided voluntarily at 12 Taylor, and G&T seeks to create two additional below-market-rate units at 18 Taylor and deed-restrict those two units for the life of the building.

In connection with its application for a Section 7.3 Special Permit, G&T seeks inclusion of the historic 18 Taylor on the Cultural Resources Inventory. Also, because the properties lie just within the Coastal Area Management boundary, G&T seeks Coastal Site Plan approval.

SINCE 1915

Enclosed please find 22 hardcopy sets of the following documents in support of the applications, as well as a comprehensive project narrative. Electronic copies of all application materials in .pdf format are being provided as well:

Cultural Resources Inventory Application

1. Signed & notarized Application Form
2. Letter from Qualified Historic Preservation Expert
3. Other documents supporting historical significance
4. Check for \$500

Special Permit/Site & Architectural Plan Application

1. Signed & notarized Application Forms
2. Property descriptions
3. Site and Engineering Plans
4. Architectural Plans
5. Color Landscaping Plan
6. Historic Preservation Report
7. Drainage Report
8. Zoning Data Chart
9. Sustainability Scorecard
10. Letter in Support signed by neighbors
11. Checks for \$1,000 and \$610

Coastal Site Plan Application

1. Signed & notarized Application Form
2. Check for \$100

These applications have received supportive feedback from neighbors following in-person outreach by the Applicant, and benefited from helpful input from Land Use Bureau Staff. We look forward to presenting the applications and discussing the benefits of G&T's project before the Historic Preservation Advisory Commission and the Planning and Zoning Boards. **Please let us know the soonest possible dates for public hearings on the applications.** If you have any questions or would like any additional information, please do not hesitate to contact me. Thank you very much for your assistance.

Very truly yours,
Wofsey, Rosen, Kweskin & Kuriansky, LLP


By: 
Leonard M. Braman

AUTHORIZATION

To Whom It May Concern:

Please be advised that Wofsey, Rosen, Kveskin & Kuriansky, LLP is authorized to represent G&T Taylor Street LLC in applications and proceedings before officials of the City of Stamford, including but not limited to meeting and hearings of the Planning and Zoning Boards. A fax or copy of this Authorization shall be valid as an original.

G&T Taylor Street LLC



Goitom Bellele, Managing Member

Dated: 7/11/2023

SCHEDULE A – LEGAL DESCRIPTION

All that certain piece or parcel of land with the improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHERLY: By land now or formerly of John T. Downey and Jane Downey;

EASTERLY: By land now or formerly of Philip H. Brown;

SOUTHERLY: By land nor or formerly of Catherine Howell;

WESTERLY: By Taylor Street.

SAID premises are known as 12 Taylor Street, Stamford, Connecticut.

SCHEDULE A – LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, shown and designated on that certain map entitled, “MAP SHOWING A CONSOLIDATION OF PROPERTIES PREPARED FOR HATTIE P. CLAYBURN STAMFORD, CONNECTICUT” on file in the Office of the Town Clerk of the City of Stamford as shown on Map No. 12365, reference thereto made for a more particular description.

Property is known as 18 Taylor Street, Stamford, Connecticut

Book 12865/Page 333

APPLICATION NARRATIVE - 12 & 18 Taylor Street

Introduction & Background

G&T Taylor Street LLC (the “Applicant”) owns the properties located at 12 and 18 Taylor Street, Stamford in the R-MF Multiple Family Residence District (the “Properties”). The Applicant purchased the Properties in 2021. 18 Taylor Street is improved with a historic three-family house constructed in 1890 in the late-American “Stick Style” that retains many of its original distinctive historical features.¹ Accordingly, 18 Taylor has twice previously been recognized by the Zoning Board as having historical significance worthy of preservation: first in 1991 and again in 2008, when the Zoning Board granted historic preservation Special Exceptions under Section 7.3 of the Zoning Regulations for different projects at the site proposed by two separate prior owners.²

Neither of the two prior projects was ultimately constructed, however, due to the previous owners’ changing plans for the site. Accordingly, 18 Taylor has not yet been the subject of a historic preservation easement, and no redevelopment of the Properties has taken place that includes preservation of 18 Taylor. The current Applicant would now like to finally finish what prior owners admirably started – a redevelopment of the Properties to infill them with much-needed housing while improving and beautifying both Properties, historically preserving 18 Taylor, and providing a historic preservation easement to safeguard it in perpetuity. To do so, the Applicant seeks a Special Exception under Section 7.3, inclusion of 18 Taylor on the Cultural Resources Inventory, and CAM approval.

¹ Adjoining 12 Taylor Street is improved with a recently-renovated two-family house.

² Enclosed in the current application materials are 1991 and 2008 letters from the well-known historic preservation architect Renee Kahn supporting the applications and setting forth her reasons, as well as a 1991 letter in support from the Stamford Historical Society.

Inclusion on Cultural Resources Inventory

The first step toward seeking a Section 7.3 Special Exception is inclusion of 18 Taylor on the City’s Cultural Resources Inventory (“CRI”) pursuant to Section 7.3.B.2(c). That section provides that a Structure shall be listed on the CRI in accordance with the following requirements, among others: (1) that the application has been reviewed by Land Use Bureau staff based on review criteria for historic or architectural significance established by the Land Use Bureau in consultation with HPAC; and (2) that HPAC has recommended that the structure to be added to the CRI is historically or architecturally significant.

Here, 18 Taylor more than meets the criteria for inclusion in the CRI. The CRI application lists several alternative grounds for inclusion, two of which particularly apply here: (1) 18 Taylor embodies the distinctive characteristics of a type, period, or method of construction; and (2) it is associated with events that have made a significant contribution to the broad patterns of Stamford’s history.

First, as can be seen in the accompanying photos and as set forth in the supporting letter from Qualified Historic Preservation Expert Travis Brock Kennedy, 18 Taylor embodies the distinctive characteristics of the late-American “Stick Style” or Queen Anne style, featuring the massing, proportions, and restrained ornamentation typical of houses from this period. Its features are remarkably well preserved, and include timber clapboard (Fig. 1), two-over-two sash windows and other original windows above the front doors and at basement level (Fig. 1, Fig. 2, and Fig. 3), hand-turned veranda posts (Fig. 4), beadboard (Fig. 5), and other decorative features, such as the hand-made trelliswork under the building’s porches (Fig. 6). All such materials, features, finishes, construction techniques, and examples of craftsmanship characterize the building as an exemplar of domestic

architecture from the “Stick Style”/Queen Anne movement. Listing 18 Taylor on the CRI will facilitate these distinctive historic features being preserved and not lost.

Second, 16-18 Taylor is associated with events that have made a significant contribution to the broad patterns of Stamford’s history. As Ms. Kahn recognized in connection with the prior applications and Mr. Kennedy re-emphasizes here, the 1890 house at 18 Taylor is a prime example of the type of workforce housing associated with this formative period in Stamford’s history, when immigrant communities swelled the ranks of the city’s industrial workers. As Ms. Kahn puts it, “18 Taylor Street was one of a row of modest but attractive dwelling units built” in the late 19th century “to house the large numbers of immigrant Irish moving into Stamford at that time.” She further notes that “Taylor Street was named for Michael Taylor who originally owned most of the land in the area. A hundred years ago, the street was little more than an unmarked dirt path, but by 1889 almost twenty families, mostly working-class Irish, had homes on the street.... Owning a home on Taylor Street was undoubtedly the first move up the social ladder in America.” Preserving this part of Stamford’s history will allow it to be studied by scholars and appreciated by the public. Listing 18 Taylor on the CRI will enable that preservation.

Special Exception Under Section 7.3

Under Section 7.3 of the Zoning Regulations (Historic Preservation), the Zoning Board “may modify by *Special Permit* use, bulk, height, *Light and Air*, setback, coverage, density and parking standards based on the standards listed in this Section.” The criteria for obtaining a Special Exception under Section 7.3 are:

- a. Proposed use and site plan are compatible with and implement the objectives and policies of Stamford's *Master Plan*;

- b. Proposed use and site plan are superior to a plan conforming to the standard dimensional requirements and use standards of the underlying zoning district and will not impair the future development of the surrounding area;
- c. Proposed use and site and architectural plans serve to rehabilitate, restore, *Critically Reconstruct*, or preserve *Historic Structures* or *Sites*, and meet the *HPAC* guidelines for Historic Preservation (once they are recommended by *HPAC* and adopted by the Zoning Board), or the appropriate Standards and Guidelines of the Secretary of the Interior, as amended from time to time and published on the National Park Service website, as applied by *HPAC* and the Zoning Board; and
- d. The loss of said *Historic Structure* or *Historic Site* would be detrimental to the neighborhood character, *Local Historic District* or the cultural and historical heritage and identity of the City of Stamford.

Here, the project more than meets these criteria.

First, under (d), as shown above, the loss of the historic building at 18 Taylor would be detrimental to the neighborhood and to Stamford as a whole, because a prime example of a valuable style of architecture and a piece of Stamford’s industrial heritage would be irretrievably lost.

Second, under (c), the proposed use and site and architectural plans serve to rehabilitate, restore, and preserve the historic structure at 18 Taylor. As discussed in Mr. Kennedy’s report, 18 Taylor will be preserved and restored in accordance with industry standards for preservation, including the Secretary of the Interior’s guidelines. The distinctive Stick Style/Queen-Anne features of the house will be preserved intact, and where repairs are needed due to deterioration, they will be made with materials that, while durable, are historically sensitive and designed to maintain the building’s visual aesthetic.

Third, under (b), the proposed use and site plan are superior to a plan conforming to the standard dimensional requirements and use standards of the underlying zoning district. The Applicant seeks to do a modest infill development on a through-lot between Taylor and Mission Streets, in the R-MF district where multifamily housing is currently allowed as of right and there are abundant multifamily developments nearby. The Applicant would be

allowed 16 units on the subject parcel as of right, and only seeks to build an additional 2 units under a Section 7.3 historic density bonus.³ The Applicant currently rents out two of the existing units (at 12 Taylor) under the Section 8 Housing Choice Voucher Program voluntarily, and seeks to create two additional below-market-rate units at 18 Taylor in connection with the Project. The Applicant intends to deed-restrict these two units as affordable for the life of the building, thus preserving valuable workforce housing in perpetuity. As explained by Mr. Kennedy, the Applicant has strived to design the proposed infill units in an architectural style that is complementary to the existing historic house. The new units will help to screen the high-rise skyline that currently predominates in the site’s viewscape, and thus will help restore more of the residential neighborhood feel to this area. Due to the characteristics of the properties and the preservation of the lawful nonconforming buildings (including historic 18 Taylor), the Applicant seeks modest Section 7.3 relief from the underlying zoning district’s requirements for:

- Density: 18 units instead of 16 units maximum;
- Building coverage: 37% (9,054 sft.) instead of 35% (8,567 sft.) maximum;
- Sideyard setbacks: 11.18 ft. both sides instead of 18 ft. both sides minimum;⁴
- Parking and electric vehicle parking: 21.5 spaces, including 1 EV charger and 1 reserved space, instead of 30.75 spaces minimum, including 3 EV chargers and 3 reserved spaces.⁵

All of these requests for zoning relief are well within the parameters allowed to the Board

³ The Applicant could have sought a density bonus of up to 3 units under Section 7.3. The Applicant also could have sought an even higher density bonus under Sections 9.N.6(h) and 7.4, for providing all required below-market-rate units on site. By limiting the units on site to 18, the Applicant hopes to strike the right balance between appropriate density, space for parking and landscaping, affordable housing, and historic preservation.

⁴ The current sideyard setback of 12 Taylor Street is 1.4 feet, which is pre-existing lawfully nonconforming.

⁵ The Applicant respectfully requests that the Zoning Board reduce the required parking to 19 spaces (higher than the one space per unit that may be permitted under a Section 7.3 bonus, which would be 18 spaces). In that case, Section 12.L of the Regulations would only require one EV charger and one EV reserved space, which are provided. A total of 21.5 parking spaces are provided on site – 13 garage, 8 uncovered, and 1 EV charger (which counts as .5 spaces).

for historic development bonuses under Section 7.3. In all other respects the proposed project conforms to the R-MF zone requirements for what the Applicant could do as of right.

The proposed project will not in any way impair the future development of the surrounding area. To the contrary, it will improve and beautify the area through new and attractive buildings, preservation of the historic 18 Taylor Street, an enhanced streetscape with new landscaping, a modern drainage system, visual screening of the nearby high-rise commercial buildings from the residential neighborhood, and sustainability features such as bike racks and electric vehicle charging stations.

Fourth, under (a), the project is entirely consistent with the Master Plan, and in fact embodies many of the planning techniques that the Master Plan specifically encourages. The Master Plan clearly supports historic preservation of Stamford’s residential neighborhoods:

- “As redevelopment occurs at an increasingly rapid pace, it is now more important than ever for Stamford to maintain the character of historic districts and structures and ensure that new development is in keeping with the City’s historic character.” (159)
- “Because redevelopment in all areas of Stamford is occurring at an increasingly rapid rate, the protection of the City’s valuable architectural resources is critical. The City must embark upon a concerted effort to preserve the historic architectural and landscape heritage that remains. This can be achieved by the implementation of policies that preserve the character and viability of historic resources to ensure that new development respects the established traditions of scale, massing, setbacks and pedestrian-friendly streetscapes and plazas.” (159-60)
- “Several zoning incentives that promote the historic preservation of properties exist. Section 7.3...for example, provides a development density bonus for projects that will result in the appropriate restoration and preservation of buildings of historic significance in the community.” (163)

Moreover, the Master Plan encourages the preservation of existing housing and the organic addition of new housing within existing neighborhoods, rather than demolition of current housing and replacement by new large-scale development. (*See, e.g.*, 7 (goals include

“neighborhood preservation, revitalization, and growth”; “Balance new development with preservation of existing residential communities”; “Preserve existing housing and create affordable housing”; “Preserve historic buildings and districts”). Therefore, the Applicant’s proposed infill development (in a property within Master Plan Category #4, Residential – Medium Density Multifamily) is clearly supported by the Master Plan as well:

- “As Stamford continues to attract new market-rate multifamily housing, it will be important for the City to maintain its existing housing policies and balance new residential development with preservation of existing neighborhoods.” (133)
- Policy Recommendation 6A.1: “Balance new development with preservation of existing residential communities.... As new development occurs, the City should encourage preservation of existing residential streets and the rehabilitation of structures.” (*Id.*)

CAM Approval

Lastly, as the project lies just within the Coastal Area Management (CAM) boundary that extends roughly 1000 feet from the Coastal Jurisdiction Line, the Applicant also seeks CAM site plan approval. As set forth in the accompanying CAM application, the project is nowhere near the coast, and the only coastal resource nearby is freshwater wetlands⁶; the only coastal policy implicated is “general development.” There will be no adverse effects on coastal resources from this residential project. To the contrary, the accompanying Drainage Report demonstrates that the Applicant will be greatly improving stormwater runoff and drainage from the site, which will benefit coastal resources.

Conclusion

For all of the above reasons, the Applicant respectfully asks that you include the historic three-family house at 18 Taylor Street on the Cultural Resources Inventory, grant

⁶ No portion of the project is located in inland wetlands or the upland review area.

the requested Special Exception under Section 7.3 of the Zoning Regulations, and grant CAM site plan approval.

THE APPLICANT,
G&T TAYLOR STREET LLC

By: /s/ Leonard M. Braman
Leonard M. Braman, Esq.
Wofsey, Rosen, Kveskin & Kuriansky, LLP
600 Summer Street
Stamford, CT 06901-1490
T: 203-327-2300/F: 203-967-9273
Juris No.: 068550

Tom Bellete
G&T Taylor st assoc, LLC

Dear Tom,

As residents Taylor street community, We are Writing in support of your proposed development of housing on Taylor street to Mission street, After meeting with you and reviewing the plans, We are comfortable with the design and proposed Landscaping. We feel that multi family homes be an improvement to the neighborhood and hope that the application will be favorably received by the reviewing boards.

Sincerely

ALICE CHRISTIE
13 TAYLOR ST, STAMFORD
TEL- 203-883-1070

Alice Christie

ABDUL KASER
21 Taylor Ave, LLC
122 RICHMOND HILL AVE
STAMFORD CT
TEL 203-223-0009
KASER129a@yahoo.com

TERRY ASAM
112 RICHMOND HILL, STAMFORD
21-27 MISSION ST, STAMFORD
TEL- 203-249-7638
TERRYASAM@OPTONLINE.NET

MAIL 15 LIPTON PLACE
STAMFORD, CT 06902



VERSION 4

Project Name

Project Address

Category	Max Points	Points achieved
Building Health	8	6
Energy Use	23	5
Landscaping and Open Space	11	4
Land Use	17	3
Mobility	29	9
Resiliency	11	6
Resource Management	9	4
Urban Design	11	9
Water Use	7	2
TOTAL	126	48

Rating & Alternative Path to Compliance

95 or more Points	A+	LEED Platinum
80-94 Points	A	LEED Gold
65-79 Points	B	LEED Silver
50-64 Points	C	LEED Certified
0-49 Points	NR	

VERSION 4**BUILDING HEALTH**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor air quality	BH1	After construction ends and before occupancy, conduct indoor air quality testing	Promotes a healthier living/work space	1	1
Low emitting materials	BH2	Reduce concentrations of chemical contaminants from building interior paints and coatings, interior adhesives and sealants, flooring and insulation	Limits exposure to volatile organic compounds (VOCs), which are linked to many short- and long-term health problems	1	1
Moisture management	BH3	Provide heating, ventilating and air conditioning systems and controls designed to limit relative humidity to 60% or less during all load conditions, both occupied and not occupied	Limits exposure to mold	1	1
Daylighting	BH4	Provide adequate daylight through windows, skylights, and other means	Promotes a space and saves energy healthier living/working	1	1
Window shading	BH5	Provide protection from excessive light exposure	Promotes a space and saves energy healthier living/working	1	1
Operable windows	BH6	Each regularly occupied space has operable windows	Increases indoor air quality, access to natural light, and user comfort	1	1
Active design	BH7	Integration of pathways and stairs within the built environment in projects with 2 to 4 floors	Promotes exercise and health	1	
Fitness equipment	BH8	Convenient and free access to fitness equipment	Promotes exercise and health	1	
TOTAL				8	6

Alternative Path to Compliance

VERSION 4

IWBI Well Platinum Rating - 10 Points

IWBI Well Gold Rating - 8 Points

IWBI Well Silver Rating - 6 Points

IWBI Well Bronze Rating - 4 Points

Alternative

VERSION 4**ENERGY USE**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Building efficiency	EU1	Energy Star rating of 50+ (3 points), 75+ (6 points) or 85+ (9 points)	Buildings committed to high-performance goals use	9	
Efficient appliances	EU2	All appliances are Energy Star rated	Reduce energy use	1	1
Submetering	EU3	Residential: submetering by unit Commercial/mixed-use: submetering of space to maximum extent—at least one meter per floor, per 10,000 sf, or per tenant	Submeters encourage conservation by monitoring and allocating costs to end users	2	2
Cool surfaces	EU4	Achieve threshold percentages of reflectance and/or shade (see “Overview” for details), or green roof	Reflective and shaded exterior surfaces reduce contribution to urban heat island warming	2	
Exterior lighting	EU5	Exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient	Reduces energy use and light pollution	1	1
Interior lighting	EU6	Interior lighting turns off automatically when not in use (for residential buildings: in common or amenity areas only)	Reduces energy use	1	1

VERSION 4

<p>Renewable energy production OR production OR combined heat and power</p>	<p>EU7</p>	<p>Building incorporates solar photovoltaic, solar thermal, micro-wind, or other renewable sources to meet at least 10% of the design energy load (3 points), 25% (5 points), or 40% plus (7 points); OR Project will use that captures waste heat for use power generation system</p>	<p>Off-sets demand for electricity from carbon-producing energy sources (coal, oil, etc.) or reduces energy use</p>	<p style="text-align: center;">7</p>	
TOTAL				23	5

VERSION 4

LAND USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Brownfields	LU1	Redevelopment of brownfield site	Makes use of existing infrastructure, reduces development pressure on undeveloped lands and removes or safely encapsulates contamination	3	
Redevelopment	LU2	Redevelopment of previously developed sites	Makes use of existing infrastructure and reduces development pressure on undeveloped lands	1	1
Adaptive reuse	LU3	Adaptive reuse of existing building	Saves resources	2	
Historic preservation	LU4	Historic preservation	Saves resources	2	2
Mixed-use	LU5	60% or more of ground floor area on retail streets contain active uses at the street level (2 Points) Primary entrances with 1/4 mile of at least three neighborhood services (2 Points)	Mixes housing, work and services to reduce transportation needs and promotes constant activity at street level Services within walking distance reduce transportation needs	4	
Transit-supportive density	LU6	Residential: 50 or more dwelling units per acre Commercial/mixed use: FAR of 3.0 or greater Within 1/2 mile of Stamford Transportation Center: 60 or more dwelling units per acre or FAR of 0.8 or greater	Higher density neighborhoods will result in more riders; this enables more frequent transit service	5	
TOTAL				17	3

VERSION 4**LANDSCAPING & OPEN SPACE**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Green roof	LA1	Vegetated roof that covers 50% or more of the roof area (also qualifies for EU4 - cool roof)	Reduces the “heat island” effect and reduces stormwater runoff	2	
Tree preservation	LA2	Preservation of 80% or more of mature trees	Environmental benefits, reduces energy use, enhances property values	1	
Tree canopy	LA3	At maturity, tree canopy will cover 50% or more of undeveloped surface (at least 20% of the site)	Environmental benefits, reduces the “heat island” effect	1	1
Additional landscaping	LA4	Landscaping that exceeds required Zoning Regulations by 25% or more	Reduces the “heat island” effect, reduces stormwater runoff	1	
Native plants	LA5	Landscaping that is 80% or more native and drought-resistant by area of plantings	Supports native habitats	2	2
Join Stamford Pollinator Pathway	LA6	Add the parcel to the Stamford Pollinator Pathway	Supports native habitats	1	1
Organic land care	LA7	Signed pledge to manage property according to NOFA Standards for organic land care	Environmental and health benefits	1	
New publicly accessible open space	LA8	Create publically available open space of 5,000 or more square feet; or exceed PAAS requirement by at least 25%	Increases public open space	2	
TOTAL				11	4

VERSION 4

MOBILITY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Reduce single occupancy vehicle travel	M1	Submit Parking and Transportation Demand Management plan (PTDM) that reduces vehicle trips 20% from base ITE estimate	Reduces carbon emissions and pollutants by reducing travel to and from a site	2	
Transit Score	M2	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces carbon emissions	3	2
Incentivize transit use	M3	Participate in TransitChek or similar program	Reduces car dependency	2	
Walk Score	M4	Walk Score 50-69 1 Point Walk Score 70-89 2 Points Walk Score 90+ 3 Points	Reduces car dependency	3	2
Bike Score	M5	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces car dependency	3	1
Car share	M6	On-site car-sharing program (such as ZipCar) at rate of at least 2 cars per 100 dwelling units (residential) or 2 car per 100 parking spaces (commercial) (2 points). Exclusive use of low or zero emission vehicles for car share (2 points)	Provides flexibility to transit users and zero-car households, minimizing business fleets	4	
Shared Parking	M7	At least 10% reduction in total parking needs due	Maximizes use of parking facilities	3	

VERSION 4

Parking availability	M8	Provided parking is no more than 105% of minimum required parking (1 point) OR approved parking reduction per Zoning (2 points)		2	2
Unbundled parking fees	M9	Residential: parking spaces sold or rented separately from dwelling units Commercial: daily or monthly end-user parking	Encourages households to reduce vehicle ownership	2	
Electric vehicles	M10	Exceed zoning requirement for EV parking and charging by at least 50%	Encourages use of zero-emission electric vehicles	2	2
Contributions to transportation infrastructure	M11	Development provides \$50,000 to City transportation infrastructure improvements 1 point \$100,000 - 2 points \$200,000 - 3 points		3	
TOTAL				29	9

VERSION 4**RESILIENCY**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Floodplain	R1	Development is outside of the 100-year floodplain (1 point) Development is outside of the 500-year floodplain (3 points)	Makes buildings more resilient to flooding	3	3
Flood resiliency	R2	Structure(s) is elevated 2 feet above base flood elevation, and mechanical systems are on top floor and/or 2 feet above base elevation	Makes buildings more resilient to flooding	2	
Building resiliency	R3	Structure(s) is equipped with back-up generators or renewable systems, such as solar panels, for core building functions (light, heat, ventilation/cooling)	Promotes safety and preserves building functions	3	
Sea level rise	R4	Development is outside of the projected 2085 sea level rise areas	Reduces future flood risk	2	2
Emergency plan	R5	Emergency preparation and continuation of operations plan	Promotes safety and preserves building functions	1	1
TOTAL				11	6

VERSION 4**RESOURCE MANAGEMENT**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Construction and demolition debris	RM1	50% of demolition waste by weight was recycled (2 points) 50% of construction waste by weight was recycled (1point)	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	3	3
Recycling	RM2	Compliant recycling system that includes collection of electronics and textiles	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	1	1
Organic waste	RM3	Organic waste is collected separately, and composted either on- or off-site On-site food waste dehydrator or on-site aerobic digester	Reduces the waste stream and creates compost	1	
Reusable materials	RM4	Dishwashing facility and collection station for used utensils sized to accommodate the building's population capacity	Reduces solid waste	1	
Sustainable Building Materials	RM5	At least 15% of the building materials (by value) meet the Materials and Resources Criteria of LEED v4.1 or later (1 point); 3 points for 30%		3	
TOTAL				9	4

VERSION 4

ELEMENTS		ID	CRITERIA		
ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Block size	UD1	Public street or public pedestrian walkway at no less than 400-foot intervals	Small blocks enable shorter walking distances between destinations and promote walking	1	1
Minimal visual impact of parking	UD2	Garage wrapped by other uses at the pedestrian level for at least 80% of garage frontage Surface spaces are blocked from view by structures along frontage of main entrance	Visible parking lots deaden street life and discourage walking	3	3
Building orientation	UD3	Principle functional entrance opens to sidewalk adjacent to public street	Main entrance at street promotes frequent pedestrian trips to nearby destinations and transit use	1	1
Building façade	UD4	Building entrances are no more than 100 feet apart, and mass of building is broken up vertically and/or horizontally	Creates increased activity at the street and visual interest	3	3
Building materials	UD5	No use of EIFS, vinyl, or aluminum in façade	High quality building materials improve the pedestrian environment	2	
Building proximity	UD6	Front façade built to minimum allowed setback line	Creates increased activity at the street and visual integrity	1	1
TOTAL				11	9

VERSION 4**WATER USE**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor water management	W1	All fixtures are EPA WaterSense rated (1 point) Development uses greywater for irrigation and/or cooling towers (2 points)	Reduces use of treated potable water	3	
Outdoor water management	W2	Landscape irrigation systems are EPA WaterSense rated	Reduces use of treated potable water	1	1
Stormwater management	W3	Exceed requirements of Stamford Drainage Manual for stormwater retention by at least 20% and increase impervious surface by more than is required by zoning	Reduces amount of stormwater and associated pollutants draining into the municipal system	3	1
TOTAL				7	2

Zoning Data Chart

7/27/2023

Project Name - G&T Taylor Street LLC - 12 & 18 Taylor Street

Application number - _____

Address - 12 & 18 Taylor Street

Zoning District(s) - If multiple Zoning Districts, provide requirement and compliance for each portion of site under the different district - R-MF

Zoning Section		Current Required/ Permitted (R-MF)	Proposed Permitted (R-MF w/ historic bonus)	Existing Conditions	Proposed Conditions	Notes (Indicate compliance or Zoning Section for Special Permit if applicable)
9-N-6	Lot Size	Min. 5,000 sf.	N/A	24,478 sf. combined	24,478 sf. combined	Compliant
	Gross Floor Area	N/A	N/A			
	Zoning Floor Area					
	Residential	N/A	N/A			
	Commercial					
	Community Facility					
	Industrial					
	Total	N/A	N/A			
	F.A.R.					
	Residential	N/A	N/A			
	Commercial					
	Community Facility					
	Industrial					
	Total	N/A	N/A			
	Number of units	16 (or more under Sec. 7.4 since all BMR units provided onsite)	18	5	18	Compliant if 7.3 historic bonus
7.4	Below Market Rate Units (#, %, and AMI level)	10% of total # of dwelling units @ 50% AMI	1.8	N/A	2 two-bedroom apts. @ <\$1,928/mo. (<50% of AMI)	Compliant
	Number of seats/ beds / employees if applicable	N/A	N/A			
	Density (Units/Acre)	1500 sft. of Lot Area per Dwelling Unit	1359 sft. of Lot Area per Dwelling Unit	Compliant	1359 sft. of Lot Area per Dwelling Unit	Compliant if 7.3 historic bonus
	Street Frontage	Min. 100 ft.	N/A	169.74 ft. combined	169.74 ft. combined	Compliant
	Building Coverage (Area and %)	35%	37%	11.6% (2,838 sf.)	37% (9,054 sf.)	Compliant if 7.3 historic bonus
	Lot coverage (Area and %)					
		N/A	N/A			
	Building Height (Feet)	40 ft.	N/A	30.3 ft.	33.1 ft.	Compliant
	Number of floors (Stories)	4 Stories	N/A	2 Stories	3 Stories	Compliant
	Active ground floor (sq.ft. and %) if applicable	N/A	N/A			

	Yards					
	Front yard (Streetline)	Min. 15 ft.	9.4 ft.	9.4 ft.	9.4 ft.	Pre-existing lawful non-conforming
	Rear yard	Min. 30 ft.	No rear yard; through lot	N/A	N/A	
	Side yard	Min. one side 8 ft., both sides 18 ft. (since all BMR units provided onsite)	1.4 ft. one side, 5.5 ft. both sides	1.4 ft. one side, 11.18 ft. both sides	1.4 ft. one side, 5.5 ft. both sides	Pre-existing lawful non-conforming; Compliant if 7.3 historic bonus
Definitions	Light & Air	20 ft.	20 ft.	20 ft.	20 ft.	Compliant
	Parking					
12.D	Residential parking	30.75 spaces (2 per 3BR unit, 1.25 per BMR 3BR)	19 spaces	N/A	21.5 spaces	Compliant if 7.3 historic bonus
	Commercial parking					
	Community Facility parking					
	Industrial parking					
	Public open space parking					
	Bike parking					
	# of levels of parking garage (if applicable)					
	Square footage of parking area					
	Parking setback					
3	Usable Open Space (Area and %)	150 sf. per unit (2700 sf.)	N/A	~8,700 sf.	2,772 sf.	Compliant
	Active (If separate)					
	Passive (If separate)					
	Sidewalk & Street Trees					
12.K; Tree Manual		1 med. street tree required per 30 ft. of frontage; 1 sm. tree required per 20 ft. of frontage	N/A	0	2 med. & 3 sm. trees on Taylor St (119.74 ft. frontage); 1 med. & 1 sm. tree on Mission St (50 ft. frontage)	Compliant
	Existing	0				
	Proposed	3				
	Total	3				
12.L	EV Charging & Reserved Spaces	3	1 (because only 19 parking spaces required)	0	1	Compliant if 7.3 historic bonus
7.G	Fence height	Max. 6 ft. front & side yards	Max. 6 ft. front & side yards	Compliant	Compliant	Compliant