

MAYOR
Caroline Simmons



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

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RECEIVED

March 5, 2024

MAR 5 2024

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

PLANNING BOARD

RE: Application 224-11- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change, River Bend Center, LLC, is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.



Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is 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 **April 9, 2024**.

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

Sincerely,


Vineeta Mathur
Principal Planner 

February 29, 2024

City of Stamford
Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *Text Change Application*
Amending Sections 9.J, 1.i.(1), & Table 12.5

Dear Mr. Blessing and Board Members,

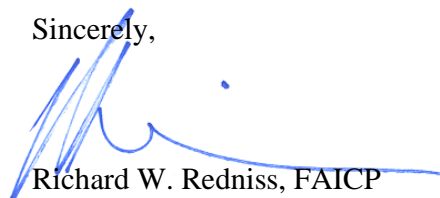
As discussed, enclosed please find applications and supportive materials relating to the above referenced Text Change. Details are described further in the enclosed Qualitative Analysis.

In support of the applications enclosed please find:

1. Payment in the amount of \$2,060 for:
 - Text Change Fee: \$1,060
 - Zoning Board Public Hearing Fee: \$1,000;
2. Text Change Application;
3. Proposed Text Change language;
4. Qualitative Analysis;
5. Aerial Exhibit; and
6. Existing Conditions Exhibit.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on these proposed changes.

Sincerely,



Richard W. Redniss, FAICP

Enclosures

February 29, 2024

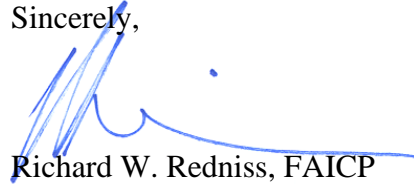
City of Stamford Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *Text Change Application*
Amending Sections 9.J, 1.i.(1), & Table 12.5

Dear Mr. Blessing,

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting on the proposed Text Change application. Please let us know if you have any questions or would like additional information.

Sincerely,



Richard W. Redniss, FAICP

Enclosures



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

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 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 mailing of required 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

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): Richard W. Redniss (22-1st Corp)

APPLICANT ADDRESS: c/o 22 First Street - Stamford, CT 06905 (Redniss and Mead)

APPLICANT PHONE 203-327-0500

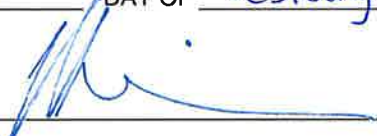
IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 22 First Street

PROPOSED TEXT CHANGE: See Attached Text Change

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Yes, Darien (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 29 DAY OF February 2024

SIGNED: 

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 February 29 2024

Personally appeared Richard W Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026


 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 224-11 Received in the office of the Zoning Board: Date: _____

By: _____

AMEND Section 9.J “HT-D HIGH TECHNOLOGY DISTRICT” as follows:

The Zoning Board, upon application in the manner prescribed herein, may designate any parcel and/or aggregation of parcels of land as an HT-D High-Technology District subject to the following requirements in this Section.

9.J.1. Purpose

The HT-D High-Technology District is intended to promote and maintain high technology, and research, industrial, recreational, and educational, uses in industrially zoned areas, which high technology and research uses require specialized infrastructure, technology and communications facilities and are dependent upon special structural features. Infilling new residential development is permitted where it serves to promote the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

9.J.2. Criteria for Designation

To qualify for designation as an HT-D District, any parcel of land or aggregation of parcels must satisfy all of the following requirements:

- a. The proposed HT-D area must be located within Master Plan Categories 12 or 13 ~~comprised exclusively of land zoned M-L or M-G~~ and consist of not less than five (5) acres of land, undivided by *City Streets*;
- b. The proposed HT-D area may be owned by a ~~in~~ single or multiple entities ~~ownership~~, but must be developed and/or managed under a common ~~Development~~ or management scheme, as approved administratively by the principal planner or other designated representative of the Land Use Bureau, and all owners, contract purchasers or their authorized agents shall be signatories to the application for re-designation under a common ~~General Development Plan~~;
- c. The proposed HT-D area must be capable of supporting industrially used ~~Building(s)~~ containing not less than 200,000 square feet of aggregate space to be used in accordance with Subsection 3 below;
- d. The proposed HT-D area must be served by *Streets*, public water, public sewers, and other municipal services and utilities of sufficient capacity to accommodate the existing and proposed *Development*; and
- e. The use and location of the proposed HT-D area shall be consistent with all of the stated purposes and objectives of the HT-D District, and shall be compatible with the land use policies and goals which have been articulated for the adjacent areas.

9.J.3. Permitted Uses

The following uses are permitted in the HT-D District:

- a. **Industrial Uses.** Industrial Uses are a ~~All uses currently permitted, in the same manner permitted;~~ either as-of-right or by *Special Permit* in the M-G and M-L Districts except for the

following uses which shall be prohibited in the HT-District:

- Sand & Gravel Banks
- Auto Wrecking Areas
- Junk Yards
- Brick, Tile, Terra Cotta, Cement Block, Cast Stone Manufacturing
- Casting, Foundry
- Crematory
- Meat Processing
- Sand and Gravel Pits

Notwithstanding their designation in Appendix A, all Special Permit uses shall be reviewed by the Zoning Board. No more than 50% of the non-residential Floor Area shall be used for office uses.

- b. **Research, ~~and~~ Development and Educational Uses:** Colleges and Universities; Experimental **Electronic** Laboratories for the research, design, development, storage (as an *Accessory Use* only), servicing and assembly of light electronic and electrical mechanical equipment; ~~Experimental Engineering Research Laboratories;~~ Experimental and Research Laboratories; Research and Development Laboratories. (216-04)
- c. **Child Day Care Services** (222-31)
- d. **Multifamily Residential:** Subject to *Special Permit* approval by the Zoning Board. Within a *Zoning Lot*, existing building(s) may be adaptively reused and/or redeveloped, in whole or in part, for multifamily residential use, provided that a minimum of thirty percent (30%) of the total *Floor Area* in the HT-D district is used for non-residential uses permitted within the district.
- e. **Senior Housing and Nursing Home Facility Complex:** Subject to the same conditions as d. above.

9.J.4. Development Standards

The following standards shall apply to all new and existing *Buildings, Structures* and uses within the HT-D District:

	Residential Uses	All other Uses⁴
a. Minimum Lot Size	40,000 sf	20,000 sf
b. Maximum Building Coverage	60%	60%
c. Maximum Lot Coverage	85%	85%
d. Maximum Building Height	4 Stories / 60 feet	4 Stories / 60 feet
e. Maximum FAR¹	0.3	1.0
f. Residential Density Divider	1,250 sf (1,000 sf if all required BMR Units are provided on-site) ³	n/a

g. Minimum Setbacks from Property Lines²		
Front	15 feet	10 feet
Side	15 feet	0 feet (if provided at least 10 feet)
Rear	30 feet	15 feet
h. Distance between standalone residential and industrial buildings	50 feet	50 feet

1. FAR in aggregate shall not exceed 1.0 for all uses
2. Setbacks to internal property lines may be waived as part of a *Zoning Lot Agreement* or *General Development Plan*
3. Senior Housing and Nursing Home Facility Complex shall have a Density Divider of 1,000 sf.
4. Existing legal nonconformities may continue provided that any modification of a building or property does not exacerbate or create a new nonconformity.

~~a. Minimum size of a single Lot within an HT-D area: 0.5 acres~~

~~b. Minimum frontage or right of way width: 25 feet~~

~~c. Minimum Yards:~~
 Front: 10 feet
 Rear: 15 feet
 Side: None required but if provided must be at least 4 feet

~~d. Maximum Building Height: 60 feet / 4 Stories~~

~~e. Maximum Building Coverage: 60%~~

~~f. Maximum Floor Area: 1.0 FAR, but the total floor area devoted to business and professional office use in the HT-D District shall not exceed one half (1/2) the total area designated as an HT-D District and shall not exceed one half (1/2) the land area of any separately owned and controlled Lot.~~

i. Parking. Off-street parking shall be provided in accordance with Section 12, except that setbacks for parking spaces shall not be required for property lines internal to the HT-D zone, as provided by the General Development Plan. Existing parking, loading spaces, ramps and drive aisles which may or may not conform to the standards of Sections 12.A, 12.B and 12.C may continue to be used.

j. BMR Requirement. Below Market Rate Housing shall be provided pursuant to Section 7.4. of these Regulations.

k. Conveyance of Individual Parcels. Nothing contained herein shall preclude the ownership and conveyance of separately owned parcels in an HT-D designation area, provided that they comply with the requirements of the *General Development Plan* each such separately owned parcel(s) satisfies the development standards and architectural criteria in this Section 9.

Notwithstanding the provisions in the Development Standards, any parcel or aggregation of parcels with legal non-conformities with respect to *Lot Frontage*, *Building setbacks* or location of *Parking Spaces*, which existed in the underlying M-G or M-L zones, may be designated as an HT-D District, and such legal non-conformities shall be permitted to continue in said HT-D District. (203-32)

9.J.5. Site Design and Architectural Criteria

Site and architectural plans shall conform to the application requirements and review standards of Section 19.D. of these Regulations and to the following additional standards and criteria:

- a. An HT-D designation area shall have:
 - (1) redundant access to at least one fiber optic loop;
 - (2) not less than one back-up generator on the site, having a minimum size of 480 volts, 3 phase, 300 amp;
 - (3) Not less than ten percent (10%) of the *Lot Area* (exclusive of parking *Lot* islands and *Building* fringe landscaping) as open space;
 - (4) *Parking Facilities* and *Building(s)* which are landscaped in an attractive manner so as to enhance the appearance of the site from adjacent and nearby properties.
- b. Not less than fifty percent (50%) of the total square footage of the *Buildings* on the HT-D designation area shall:
 - (1) have access to multiple fiber optic telecommunication services;
 - (2) provide expanded electrical service exceeding standard office electrical service (e.g. exceeding 480 volt, 3 phase, 1600 amp service);
 - (3) be adaptable to accommodate live floor loads of not less than 125 pounds per square foot;
 - (4) have ceiling heights (measured floor to deck) of at least fourteen feet (14');
 - (5) have access to a loading dock.

9.J.6. Parking Requirements

Off-street parking shall be provided as follows:

- a. Parking for 2 vehicles for each one thousand (1,000) square feet or portion thereof of total floor area within an HT-D district;
- b. The location and dimensions of off-street parking shall comply with all other applicable requirements of Section 12.A;
- c. In no event shall parking exceed 3 spaces for each one thousand (1,000) square feet or portion thereof of total floor area within an HT-D district;
- d. In no event shall more than fifty percent (50%) of parking provided be within Structured parking; and any such *Structured* parking constructed within an HT-D district shall count against the non-office *FAR* permitted on site.

9.J.5 Review Procedures

- a. All new construction, redevelopment and adaptive reuse in the HT-D District shall be subject to a *General Development Plan* pursuant to Section 19.J of these Regulations.
- b. Large Scale Development Plan Review pursuant to Section 19.E. of these Regulations shall be

required for all new construction, redevelopment, or adaptive reuse of 50,000 sf or more of *Floor Area*.

- c. For new construction, redevelopment or adaptive reuse projects of less than 50,000 square feet, the Land Use Bureau Chief, or their designee, shall determine compliance with the *General Development Plan* prior to review by the *Zoning Enforcement Officer*, or their designee for a *Zoning Permit*.
- d. A *Zoning Lot Development Agreement* may be permitted, with minimally a preliminary agreement and allocation of *Transferrable Rights* submitted at the time of any *GDP* application. Such agreement may be applicable to contiguous or noncontiguous *Tax Lots* provided all such lots are within the *HT-D District* at the time of adoption of this regulation.

a. The application for *HT-D High Technology District* designation shall include the following:

(1) A written statement describing how the designation to *HT-D High Technology District* will accomplish the purposes in *Subsection 9.J.1* and a generalized time schedule for staging and completion of the *Development*;

(2) Application contents shall include all of the plans and information as specified by *Section 19.D.3.* of these Regulations;

All of the requirements set forth above shall be contained in site and architectural plans which shall be submitted to and be subject to the approval of the *Zoning Board* in accordance with the specific objectives of the *HT-D District*, the procedures and review standards of *Section 19.D. Site Plan Review*, and the general purposes and other applicable standards of these Regulations, which shall not approve same until after a public hearing.

b. Within any *HT-D High Technology District*, applications requesting approval of site and architectural plans shall include all of the plans and information as specified by *Section 19.D.3.* of these Regulations. Such applications shall be submitted to and be subject to the approval of the *Zoning Board* in accordance with the specific standards and objectives of the *District*, the procedures and review standards of *Section 19.D. Site Plan Review*, and the general purposes and other applicable standards of these Regulations.

c. Subsequent to designation of a *HT-D District*, the establishment or change of uses of *Buildings* and the minor alteration of site and architectural plans or permitted *Signs* shall be subject to review and approval by the *Zoning Enforcement Officer*, provided that any establishment or change of use involving more than 10,000 square feet of *Building* floor area that would potentially exceed the 0.50 *FAR* of office use shall be subject to administrative review and approval by the *Zoning Board*. (201-04)

AMEND subsection 1.j.(1) of “Zoning Lot” definition as follows:

- j. Zoning Lots shall only be permitted if:

- (1) All individual Tax Lots are located in one or more of the following Zoning Districts: C-D, C-C, C-G, DW-D, **HT-D**, MX-D, R-HD, TCD-D, and V-C (outside of Glenbrook and Springdale); or

AMEND Table 12.5 as follows:

Table 12.5. Minimum Distances of *Parking Areas* from *Lot Lines* and *Buildings* ⁽¹⁾

Zoning District	Minimum Distance of surface <i>Parking Areas</i> and <i>Loading Spaces</i> from any <i>Street Line</i>	Minimum Distance of surface <i>Parking Areas</i> and <i>Loading Spaces</i> from any <i>Interior Lot Line</i>	Minimum Distance of surface <i>Parking Areas</i> from any <i>Building</i> , including <i>Accessory Buildings</i> ⁽²⁾
RA-3, RA-2, RA-1 R-20	The lesser of 50' or the required front <i>Street Line</i> setback	The lesser of 20' or the required <i>Side Yard</i> setback	5'
C-D, IP-D, HT-D	50'	50'	5'
All other Zoning Districts	10'	5'	5'

¹⁾ Reasonable accommodations shall be made for *ADA* accessibility as approved by the Bureau Chief of Transportation, Traffic, and Parking or their designee.

²⁾ This provision shall not apply to *Parking Areas* located partially or fully beneath *Buildings*.

**Qualitative Analysis
River Bend Center
Proposed Text Change
February 29, 2024**

1. Introduction/Background

River Bend Center, LLC, owner and operator of the combined 36-acre ± property (“River Bend Center”) is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

River Bend Center, LLC has had an interest in the Center for over 50 years. The Center currently maintains 12 commercial buildings consisting of approximately 637,000 SF of Floor Area on 10 different lots with associated shared surface parking and access (1, 2, 4, and 12 Omega Drive and 1, 5, 6, 8, 9, and 10 Riverbend Drive). Over the decades, the Center has been home to several prominent corporations including, Omega Engineering, Xerox, ADP, Sacred Heart University, AT&T, University of Bridgeport, AIG Trading Group, and Cardinal Health. Current tenants include office, storage and educational uses. However, these tenants only occupy approximately 35% of the available Floor Area.

Consistent with trends in the local and regional office market in recent years, the vacancy rate at the Center is over 65%. Increasing vacancy rates are not a situation unique to the Center. With an office vacancy of roughly 35% in the central business district, older buildings cannot compete with their higher-end, newer counterparts.

The proposed Text Change will potentially provide much needed flexibility to reposition the Center in a manner that will protect the tax base while simultaneously addressing the housing crisis in Stamford.

2. Surrounding Area

The Property is located directly adjacent to the Springdale Train Station is well served by local bus routes and connections to the surrounding community. While the property is within an Industrial portion of Stamford, it is in walking distance to the Village Commercial portion of Hope Street with business such as: Rico’s Pizza; Springdale Diner; CVS; Dunkin Donuts; Twin Rinks; etc.

The site is located east of the Springdale Train Station, west of the Town of Darien, and in Master Plan Category 13 (Industrial - General) and the HT-D (High Technology District) Zoning District.

The site is surrounded by Master Plan Category 13 (Industrial-General) and M-G (General Industrial) to the north, south and west and the Town of Darien to the east.

3. State of the Office Market

It has been well-documented in Stamford that our suburban office parks are empty and failing. In 2023 U.S. office vacancy surpassed 20% for the first time in decades. In Stamford, the office vacancy has exceeded 30% for years, and these figures only represent spaces that are no longer leased. With many companies still contractually obligated to lease spaces they no longer occupy; the physical vacancy rate is even higher. Several office buildings/business districts across the country are operating at less than 50% of

pre-pandemic occupancy. With the rise of video conferencing and increased comfort with remote work options by both workers and employers, those occupancies are not expected to increase anytime soon.

At the same time, landlords are faced with impending leases ending and in some cases loan maturities. Reports from reputable financial institutions over the last few months have warned of roughly \$1.5 *trillion* of commercial real estate debt that is coming due before the end of 2025. If property owners are not given the tools they need to reposition their assets, the result could be catastrophic to the economy and shift tax burdens onto residential property owners. Our Master Plan has long identified the need to “[e]ncourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.”¹ The proposed Text Change will effectuate this goal, is consistent with the Master Plan, and responsive to the systemic office vacancy and housing crisis that plagues our city today.

4. HT-D History & Text

The HT-D was created in 2002 as a floating zone for the River Bend Center and was intended to promote and maintain high technology and research uses in industrially zoned areas, where high technology and research uses require specialized infrastructure, technology and communications facilities and are dependent upon special structural features. The Center was rezoned to the HT-D in 2004 and is currently the only HT-D Zone within the City.

The proposed changes, described more specifically herein, serve add the opportunity to Infill new residential development. Proposed changes include:

- a. Modify the purpose to outline strategies of the corresponding Category 13 (Industrial General). This serves to create an opportunity for residential uses where it will promote the maintenance and viability of existing industrial/flex type uses in new or existing buildings.
- b. Clean up of Criteria for Designation (9.J.2) to create a more streamlined process to qualify for the HT-D.
- c. Clean up of Permitted Uses (9.J.3), allow Special Permit uses to be reviewed by the Zoning Board instead of the ZBA where applicable, and allow Multifamily Residential by Special Permit.
- d. Modify Development Standards (9.J.4) to create specific standards for residential development/ all other uses, allow Existing legal nonconformities to continue provided that any modification of a building or property does not exacerbate or create a new nonconformity, parking, referencing BMR, and Conveyance of Individual Parcels.
- e. Revise Site Design and Architectural Criteria (9.J.5) and Parking requirements (9.J.6) to be more flexible.
- f. Modify Review Procedures (9.J.5) to reference GDP, Section 19.E, Zoning Permit, and allowing a Zoning Lot Development.
- g. Modify Zoning Lot Definition to allow this tool to be utilized in the HT-D.
- h. Modify Table 12.5 to remove the HT-D from the 50’ parking setback to create flexibility of design and allow for continued use of the existing parking.

5. Conformance with the Master Plan

The City of Stamford has evaluated the data and provided the recommendations below within the City of Stamford Master Plan 2015-2025 and the Stamford Housing Affordability Plan 2022.

Category 13 (Industrial General) of the Master Plan Contemplates the “validity of the continuance of residential use and encourages the adaptive reuse of older industrial structures for live/work and artists' lofts/studios... Infilling new residential development may be allowed by Special Exception by the Zoning Board where it serves to promote the maintenance and viability of existing industrial/flex type uses.”. Other Master Plan policy goals realized through the proposed Text Change include:

- **1.3B.1** Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use
- **3B.2** (states in part) “Redevelopment of underutilized office space in suburban-style office parks for mixed-use development should be encouraged.”
- **3C.3:** Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- **6A.1** Balance new development with preservation of existing residential communities
- **6B:** Preserve Existing and Create New Affordable Housing.
- **6C.2** Promote development of a variety of housing types
- **BGS1.1:** Encourage higher-density, mixed-use and pedestrian-friendly development around the Glenbrook and Springdale train stations, along the Hope Street commercial corridor and Glenbrook Road and in the Belltown neighborhood business district.
- **BGS1.2:** Promote residential and mixed-use development that relates well in scale and design to the surrounding residential areas. Consider including smaller development projects in the design review process.
- **BGS2.1:** Identify and implement strategies to reduce vehicular traffic congestion.
- **BGS3.1:** Promote industrial regulations and standards that make industry more compatible with its residential neighbors and to reduce adverse environmental impacts. Such regulations and standards should address hours of operation; setbacks; lighting; noise levels; landscaping and screening; and outdoor storage.

6. Conformance with the Stamford Housing Affordability Plan 2022

Allowing multifamily residential use within walking distance of the Springdale Metro North Station will also further several goals and policies contained in the Stamford Housing Affordability Plan of 2022, including:

- Scaling Up Investments in Housing (Pg. 13)
- Using Land More Effectively to Create New Housing (Pg. 13)
- Allowing multifamily development as-of-right in areas where zoning currently requires conditional approval (e.g., public hearings). Focus on areas within ½ mile of train stations to increased transit-oriented development (TOD). (Pg. 24)
- Implementing site-specific strategies to build affordable housing, including:
 - Partnering with developers for office and retail conversions and condo development.

- Allowing housing supply to grow to match demand is the foundation of creating affordability in a housing market. Without sufficient and diverse supply, all other housing tools are less effective and more costly. (Pg. 78)
- Like much of Fairfield County, land in Stamford is overwhelmingly zoned to restrict residential development to single-family homes, which has concentrated multifamily development in a few areas of the city and reduced housing diversity and supply. An analysis of zoning for all parcels in the city found that only 9% of parcels allow multifamily residential use (defined by the City’s zoning regulations as parcels permitted to accommodate more than one household). In contrast, 79% of parcels in Stamford allow single-family residential use but not multifamily (i.e., maximum one family per plot). Many of Stamford’s neighboring municipalities have even stricter land use controls, creating regional barriers to a healthy housing market. (Pg. 81)
- Facilitating a comprehensive land use planning processes to use land more effectively to create housing. (Pg. 94)

Mobility

In general, housing should have a net positive effect on peak traffic compared to office/industrial uses. Furthermore, any and all significant multi-family and/or mixed-use redevelopment must go through the Special Permit and Site Plan review process, including full traffic studies and impact reviews. New developments have also been implementing parking and traffic demand management strategies as part of comprehensive Parking Management Plans, all of which are reviewed and approved by Transportation and P&Z staff as well as the Zoning Board.

Housing

Since the Urban Renewal movement of the 1960s and 1970s Stamford has been striving to build its housing stock to be commensurate with jobs created and demand. Only in the last few decades has the City begun to see significant developments to achieve those goals. While such developments have been impressive with notable improvements to urban living, Stamford still has not reached its goals of rebalancing the overdevelopment of office uses and creating a solid nucleus of mixed-use residential development. Additional living opportunities in the City are necessary to a) maintain a significant talent pool of young professionals in the area in order to retain and attract new corporate entities; b) provide enough foot-traffic to support local business and restaurants; c) create fully functioning and connected “live work play” communities that so many cities and towns are trying to achieve across the country. The proposed text changes serve to encourage and incentivize development to reach those goals. Notably, any multifamily redevelopment within the Center will be required to comply with the Below Market Rate (“BMR”) standards contained in Section 7.4 of the Stamford Zoning Regulations.

Schools and Community Facilities

The proposed changes should have a positive impact on community facilities and schools in particular. New development will provide significant increases in property and other taxes, particularly on vacant or underutilized properties. The demand on the school system has been significantly less than previously expected.

Infrastructure

The proposed text amendments will have no adverse impact on infrastructure. Each and every development will go through the Special Permit and Site Plan review process, including full analyses of impacts (and associated mitigation measures if necessary) on City streets, drainage, sewer, and utility

systems by the Engineering, EPB, Transportation, Health, WPCA, and Fire departments. Typically, new housing requires limited additional services while contributing significant fees and taxes.

Public Safety

The proposed changes should have positive impact on public safety, with new developments removing potentially vacant/blighted properties, activating street fronts, providing “eyes on the street” and transforming potentially disconnected parcels or neighborhoods into more integrated residential and mixed-use communities.

Parks and Open Space

The proposed regulation changes should have no adverse impact on site amenities, parks, and open space.

Environmentally Sensitive Area

The proposed regulation changes should have no adverse impact on environmentally sensitive areas.

Historic Resources

There are no anticipated adverse impacts to historic resources. All Historic sites will continue to be appropriately referred to the Historic Preservation Advisory Commission as part of the Special Permit and Site Plan review process.

Quality of Life

The proposed regulation changes will help to improve the quality of urban life in Stamford by encouraging and incentivizing:

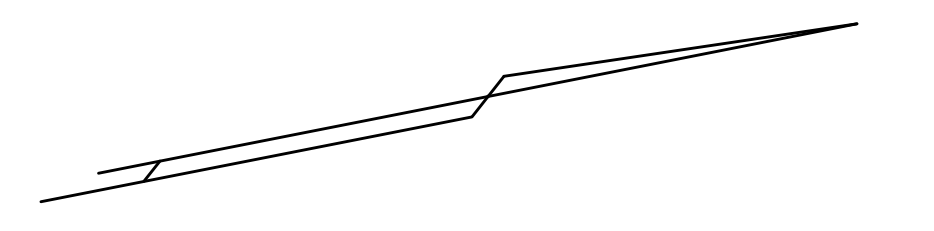
- a) the redevelopment of vacant and/or underutilized sites;
- b) encouraging residential, while the City is working to reduce an already high office vacancy rate;
- c) residential/mixed-use developments with more active street on evenings and weekends;
- d) new affordable housing opportunities;


Development Benefits

- Permits, and other fees (WPCA, etc.)
- Increased property tax;
- Helps encourage a needed mix of housing types in and around Stamford’s urban core;
- Affordable housing opportunities;
- Redevelopment of underutilized properties;
- Improved stormwater management and mitigation measures;

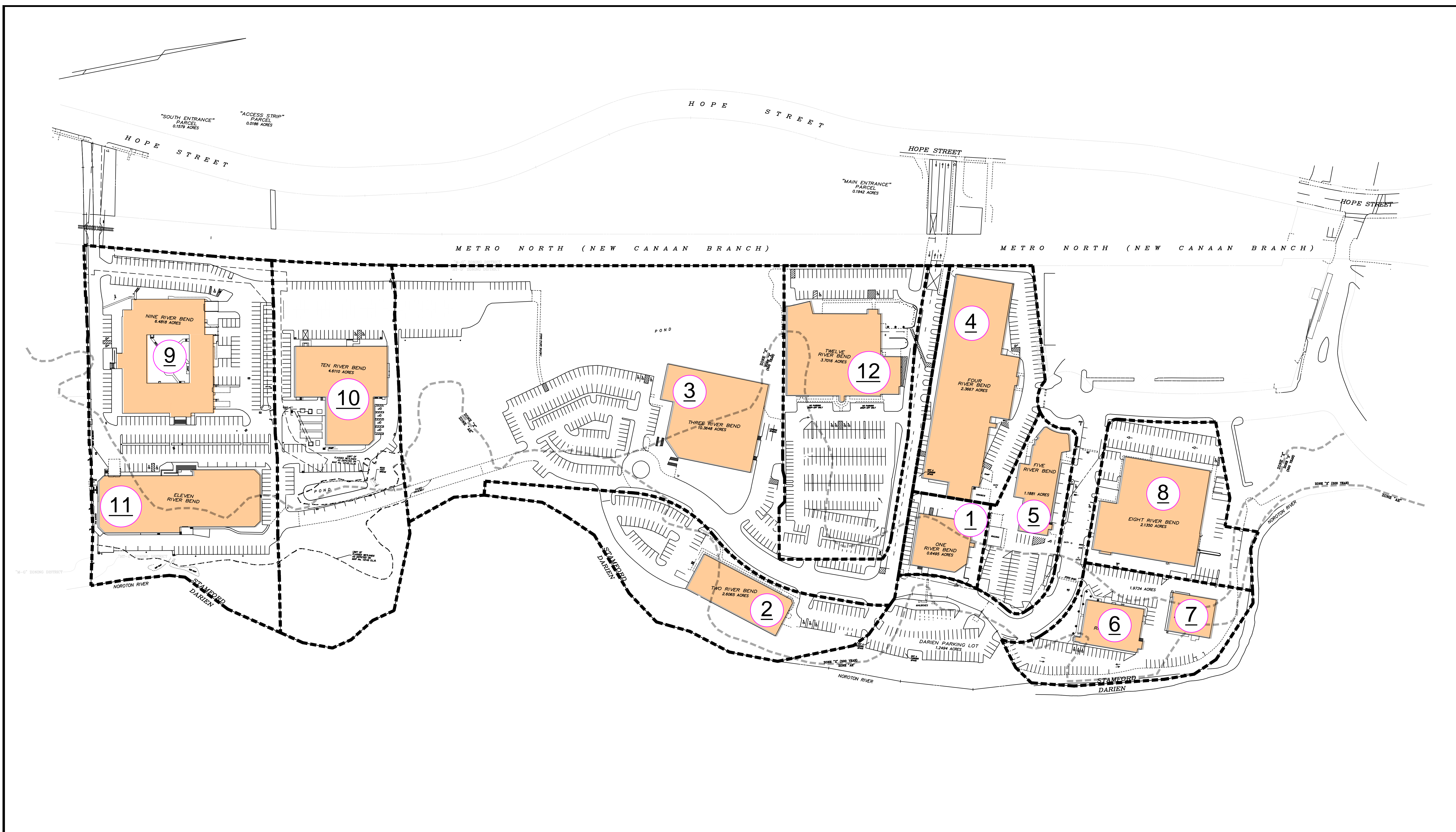
To facilitate the potential opportunity, the applicant is submitting a Text Change application to allow housing within the HT-D while maintaining industrial flex floor area.


The proposed opportunity embodies the applicable policy goals of the Industrial -General Master Plan Category and the vision of the Stamford Housing Affordability Plan 2022. The proposed opportunity is appropriately scaled for the site’s location within the surrounding neighborhood, is anticipated to potentially have a net positive impact on weekday peak-hour traffic and provide much needed market and affordable housing for the City of Stamford.



 REDNISS & MEAD <small>LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING</small>	AERIAL EXHIBIT DEPICTING RIVERBEND STAMFORD, CT
	SCALE: 0 90' 180' 1"=90' SHEET No: February 29, 2024 <small>22 First Street Stamford, CT 06905 Tel: 203.377.0581 Fax: 203.357.1118 www.rednissmead.com</small>

Comm. No.: 6718



 <p>REDNISS & MEAD</p> <p>LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING</p> <p>22 First Street Stamford, CT 06903 Tel: 203.377.8500 Fax: 203.357.1118 www.rednissmead.com</p>	<p>EXISTING CONDITIONS EXHIBIT DEPICTING RIVER BEND STAMFORD, CT</p>
	<p>SCALE: 0 90' 180'</p> <p>1"=90'</p> <p>SHEET No: February 29, 2024</p> <p>Comm. No.: 6718</p>

February 29, 2024

Carmody Torrance Sandak & Hennessey LLP
Attn: Mr. William J. Hennessey Jr.
1055 Washington Boulevard
Stamford, Connecticut 06901

**RE: *Trip Generation Analysis
River Bend Center
City of Stamford, Connecticut***

River Bend Center is a commercial/business campus spread out across ten (10) tax parcels generally adjacent to the Springdale Metro North Station in Stamford, Connecticut. Collectively, the Center is approximately 36 acres, and is improved with twelve (12) commercial buildings containing a total of approximately 637,000 sf of gross floor area.

A Regulation Amendment Application has been filed with the Stamford Zoning Board that would allow the Center to be utilized for multifamily residential purposes subject to Special Permit review and approval. As summarized in greater detail below, replacing a portion of the existing non-residential gross floor area with multifamily residential use will result in a significant decrease (up to 51%) in the number of vehicular trips to and from the Center during peak hours.

Previous and Proposed Use

The site is located to the east of Hope Street and in part adjacent to the Springdale Metro-North Station. Currently located on the property are twelve (12) mixed-use buildings totaling approximately 637,000 square feet (SF). Three (3) of the twelve (12) buildings are currently vacant and the remaining nine (9) are occupied by industrial, office, and sports facility uses. Access to the site is currently provided by Riverbend Drive, Omega Drive, and Largo Drive at their intersections with Hope Street. The access points at Riverbend Drive and Large Drive are signalized and the intersection at Omega Drive is Stop-controlled.

The proposed Regulation Amendment would permit replacing existing commercial buildings/uses with low-rise multifamily residential units. A likely redevelopment under the proposed Regulation Amendment could include a total of 199,029 SF of nonresidential floor area and 470,146 SF of residential floor area resulting in a total floor area of 669,175 SF. The residential space could consist of 376-470 units depending on the residential density divider used. The existing access points are anticipated to remain.

Traffic Generation Analysis

The traffic generated by the existing campus was estimated based upon data published by the Institute of Transportation Engineers' (ITE) in their *Trip Generation*, 11th Edition. For the purposes of this analysis, it was assumed the existing campus was fully occupied. Therefore, a combination of Land Use Code 760 (Research and Development Center), 710 (General Office Building), 493 (Athletic Club), 150 (Warehousing), 532 (Private School), 151 (Mini-Warehousing), 565 (Day Care Center), and 492 (Health/Fitness Club) were used based on the information provided by the Client.

Using this methodology, the existing campus is estimated to generate a total of 10,026 trips per day, with a total of 1,137 of these trips occurring during the weekday AM peak street traffic hour and a total of 1,269 of these trips occurring during the weekday PM peak street traffic hour.

The traffic generated by the proposed redevelopment was estimated based upon data published by the Institute of Transportation Engineers' (ITE) in their *Trip Generation*, 11th Edition. For land uses remaining from the existing campus, it was assumed they will generate the same number of trips that they do currently. For the to-be-constructed residential units, LUC 220 (Low-Rise Residential) was used. Given the site's proximity to the Springdale Metro-North station, the "Close to Rail Transit" land use subcategory was used. Using this methodology, if 376 residential units are constructed, the proposed redevelopment can be anticipated to generate a total of 6,375 trips per day, with a total of 554 of these trips occurring during the weekday AM peak street traffic hour and a total of 781 of these trips occurring during the weekday PM peak street traffic hour. If 470 residential units are constructed, the proposed redevelopment can be anticipated to generate a total of 6,951 trips per day, with a total of 590 of these trips occurring during the weekday AM peak street traffic hour and a total of 839 of these trips occurring during the weekday PM peak street traffic hour.

Based on this data, the proposed redevelopment can be anticipated to generate the following when compared to the existing campus:

- Between 3,651 fewer (376 residential units) and 3,075 fewer (470 residential units) trips per day
- Between 583 fewer (376 residential units) and 547 fewer (470 residential units) trips are anticipated to occur during the weekday AM peak street traffic hour
- Between 488 fewer (376 residential units) and 430 fewer (470 residential units) trips are anticipated to occur during the weekday PM peak street traffic hour.

The comparison between the proposed redevelopment and the existing campus has been summarized in **Table 1**. The Trip Generation breakdown for each land use is summarized in **Table 2**.

Table 1 - Trip Generation Comparison Table

Development Scenario	Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Mixed-Use Development	10,026	869	268	1,137	514	755	1,269
Proposed Redevelopment (376 Units)	6,375	336	218	554	392	389	781
Proposed Redevelopment (470 Units)	6,951	347	243	590	426	413	839
Proposed (376 Units) vs. Existing	-3,651	-533	-50	-583	-122	-366	-488
Proposed (470 Units) vs. Existing	-3,075	-522	-25	-547	-88	-342	-430

Table 2 - Trip Generation Summary Table

Building	ITE Code	Scale	Unit	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Existing Mixed-Use Development										
One	760 - Research and Dev. Center	19,233	GFA	434	34	8	42	7	34	41
Two	710 - General Office Building	55,155	GFA	692	88	12	100	17	84	101
Three*	710 - General Office Building	85,968	GFA	1,017	129	18	147	121	25	146
Four	493 - Athletic Club	39,736	GFA	2,500**	77	49	126	155	95	250
	150 - Warehousing	32,694	GFA	90	21	7	28	9	21	30
Five	532 - Private School	25	Students	62	21	12	33	2	2	4
Six	710 - General Office Building	22,448	GFA	316	41	5	46	8	40	48
Seven	150 - Warehousing	7,200	GFA	50	19	5	24	8	19	27
Eight	710 - General Office Building	30,016	GFA	407	52	7	59	10	51	61
	151 - Mini-Warehousing	10,248	GFA	15	1	0	1	1	1	2
Nine	710 - General Office Building	27,807	GFA	381	49	7	56	10	47	57
	565 - Day Care Center	25	Students	102	10	10	20	9	11	20
	493 - Athletic Club	11,784	GFA	740**	23	14	37	46	28	74
	760 - Research and Dev. Center	2,724	GFA	274	22	5	27	4	23	27
Ten	150 - Warehousing	30,514	GFA	544	42	10	52	8	43	51
Eleven	710 - General Office Building	83,150	GFAF	988	126	17	143	24	118	142
	492 - Health/Fitness Club	23,939	GFA	960**	16	15	31	55	41	96
Twelve	710 - General Office Building	28,128	GFA	305	56	49	105	10	48	58
	532 - Private School	25	Students	62	21	12	33	2	2	4
	150 - Warehousing	30,735	GFA	87	21	6	27	8	22	30
Total				10,026	869	268	1,137	514	755	1,269

Building	ITE Code	Scale	Unit	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Proposed Redevelopment (376 Residential Units)										
New Residential	220 Low-Rise Residential	376	DU	1,754	41	102	143	138	91	229
Four	493 - Athletic Club	39,736	GFA	2,500**	77	49	126	155	95	250
	150 - Warehousing	32,694	GFA	90	21	7	28	9	21	30
Five	532 - Private School	25	Students	62	21	12	33	2	2	4
Seven	150 - Warehousing	7,200	GFA	50	19	5	24	8	19	27
Eight	710 - General Office Building	30,016	GFA	407	52	7	59	10	51	61
	151 - Mini-Warehousing	10,248	GFA	15	1	0	1	1	1	2
Nine	710 - General Office Building	27,807	GFA	381	49	7	56	10	47	57
	565 - Day Care Center	8,639	GFA	102	10	10	20	9	11	20
	493 - Athletic Club	12,345	GFA	740**	23	14	37	46	28	74
	760 - Research and Dev. Center	2,724	GFA	274	22	5	27	4	23	27
Total				6,375	336	218	554	392	389	781

Building	ITE Code	Scale	Unit	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Proposed Redevelopment (470 Residential Units)										
New Residential	220 Low-Rise Residential	470	DU	2,330	52	127	179	172	115	287
Four	493 - Athletic Club	39,736	GFA	2,500**	77	49	126	155	95	250
	150 - Warehousing	32,694	GFA	90	21	7	28	9	21	30
Five	532 - Private School	25	Students	62	21	12	33	2	2	4
Seven	150 - Warehousing	7,200	GFA	50	19	5	24	8	19	27
Eight	710 - General Office Building	30,016	GFA	407	52	7	59	10	51	61
	151 - Mini-Warehousing	10,248	GFA	15	1	0	1	1	1	2
Nine	710 - General Office Building	27,807	GFA	381	49	7	56	10	47	57
	565 - Day Care Center	8,639	GFA	102	10	10	20	9	11	20
	493 - Athletic Club	12,345	GFA	740**	23	14	37	46	28	74
	760 - Research and Dev. Center	2,724	GFA	274	22	5	27	4	23	27
Total				6,951	347	243	590	426	413	839

*Three River Bend includes 34,000 SF of campus amenities. It was assumed that these amenities (cafeteria, gym, auditorium, etc.) do not generate any additional trips.

**ITE does not provide daily trip generation estimates for this LUC. It was assumed 10% of all daily traffic occurs during the PM peak hour.

Conclusion

Based on the above, the introduction of multifamily residential use will significantly decrease the number of vehicular trips to and from the Center. Therefore, a redevelopment in accordance with the proposed Regulation Amendment is anticipated to have no adverse/perceivable impact on the traffic operations of the surrounding roadway network.

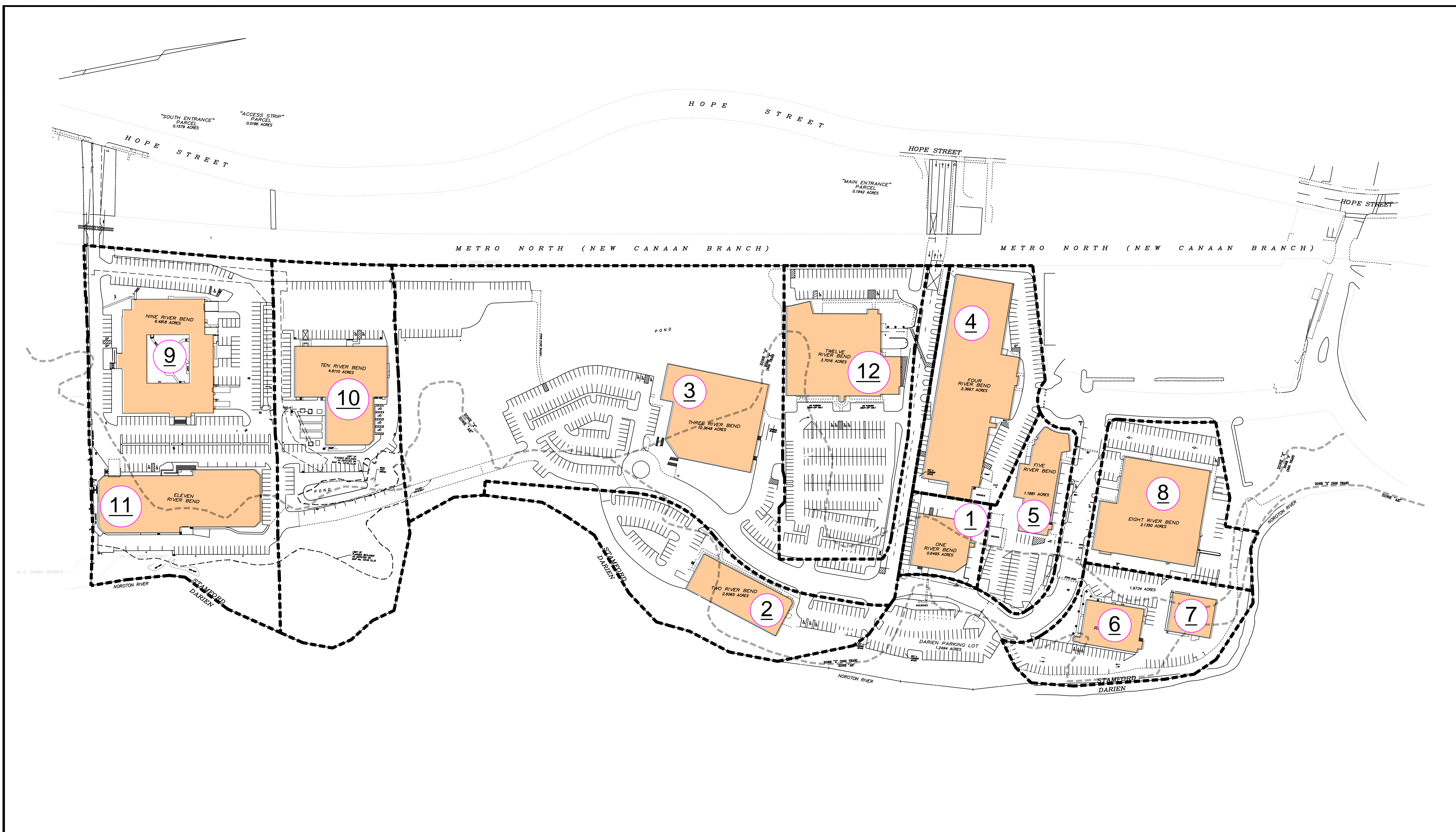
Please contact me at 339.502.0462 or wing.wong@kimley-horn.com should you have any questions or require additional information.


Sincerely,



Wing Wong, P.E., PTOE
Project Manager

APPENDIX



 <p>REDNISS & MEAD</p> <p>LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING</p> <p>22 First Street Stamford, CT 06903 Tel: 203.374.9500 Fax: 203.357.1118 www.rednissmead.com</p>	<p>EXISTING CONDITIONS EXHIBIT DEPICTING RIVER BEND STAMFORD, CT</p>	
	<p>SCALE: 0 90' 180'</p> <p>1"=90'</p>	<p>SHEET No:</p> <p>February 29, 2024</p> <p>Comm. No.: 6718</p>

Riverbend - Floor Area Analysis - Assume Full Occupancy

Lot Area:	35.98 acres	1,567,154 sf
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EXISTING (assume fully occupied)

Building	Professional Office	Self-Storage	Gym/Physical Culture	School Non-public	Research Lab	Warehouse	Campus Amenity	Residential	Total Area
1					19,233				19,233
2	55,155								55,155
3	85,968						34,000		119,968
4			39,736			32,694			72,430
5				27,620			0		27,620
6	22,448								22,448
7						7,200			7,200
8	30,016	10,248					0		40,264
9	27,807			20,984	2,724				51,515
10						30,514			30,514
11	83,150		23,939						107,089
12	28,128			24,643		30,735			83,506
TOTAL	332,672	10,248	63,675	73,247	21,957	101,143	34,000		636,942
F.A.R.	0.21	0.01	0.04	0.05	0.01	0.06	0.02		0.41

PROPOSED (assume fully occupied)

Building	Professional Office	Self-Storage	Gym/Physical Culture	School Non-public	Research Lab	Warehouse	Campus Amenity	Residential	Total Area	
Resi								470,146	470,146	
4			39,736			32,694			72,430	
5				27,620			-		27,620	
7						7,200			7,200	
8	30,016	10,248					-		40,264	
9	27,807			20,984	2,724				51,515	
TOTAL	57,823	10,248	39,736	48,604	2,724	39,894	-			
Subtotal Non-Res	199,029								470,146	669,175
F.A.R.	0.13								0.30	0.43
							Max Dwellings:	376	@1,250 sf divider	
								470	@1,000 sf divider	