



**CONTEXT AERIAL
RIVER BEND CENTER
STAMFORD, CT**



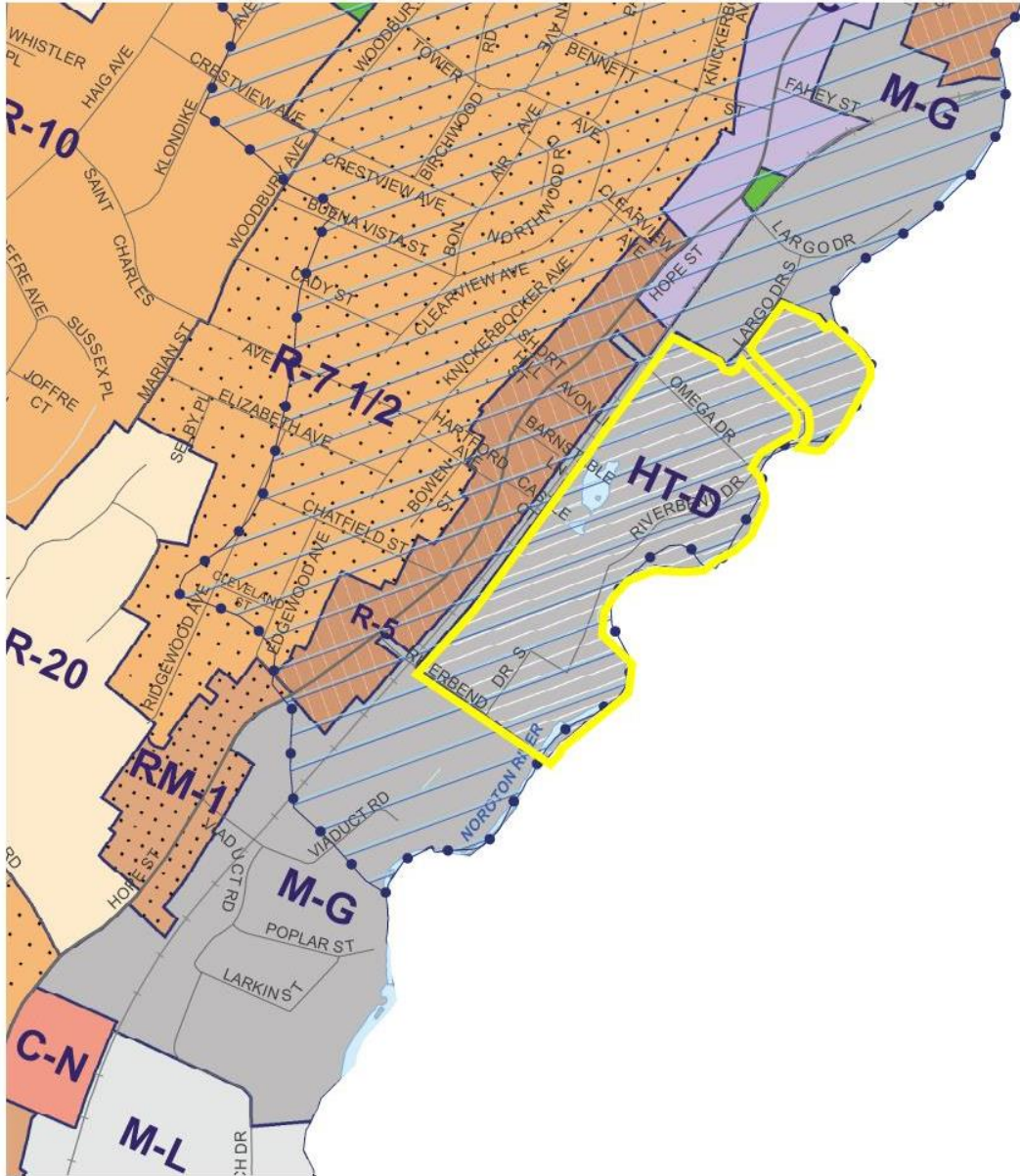
**REDNISS
MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118

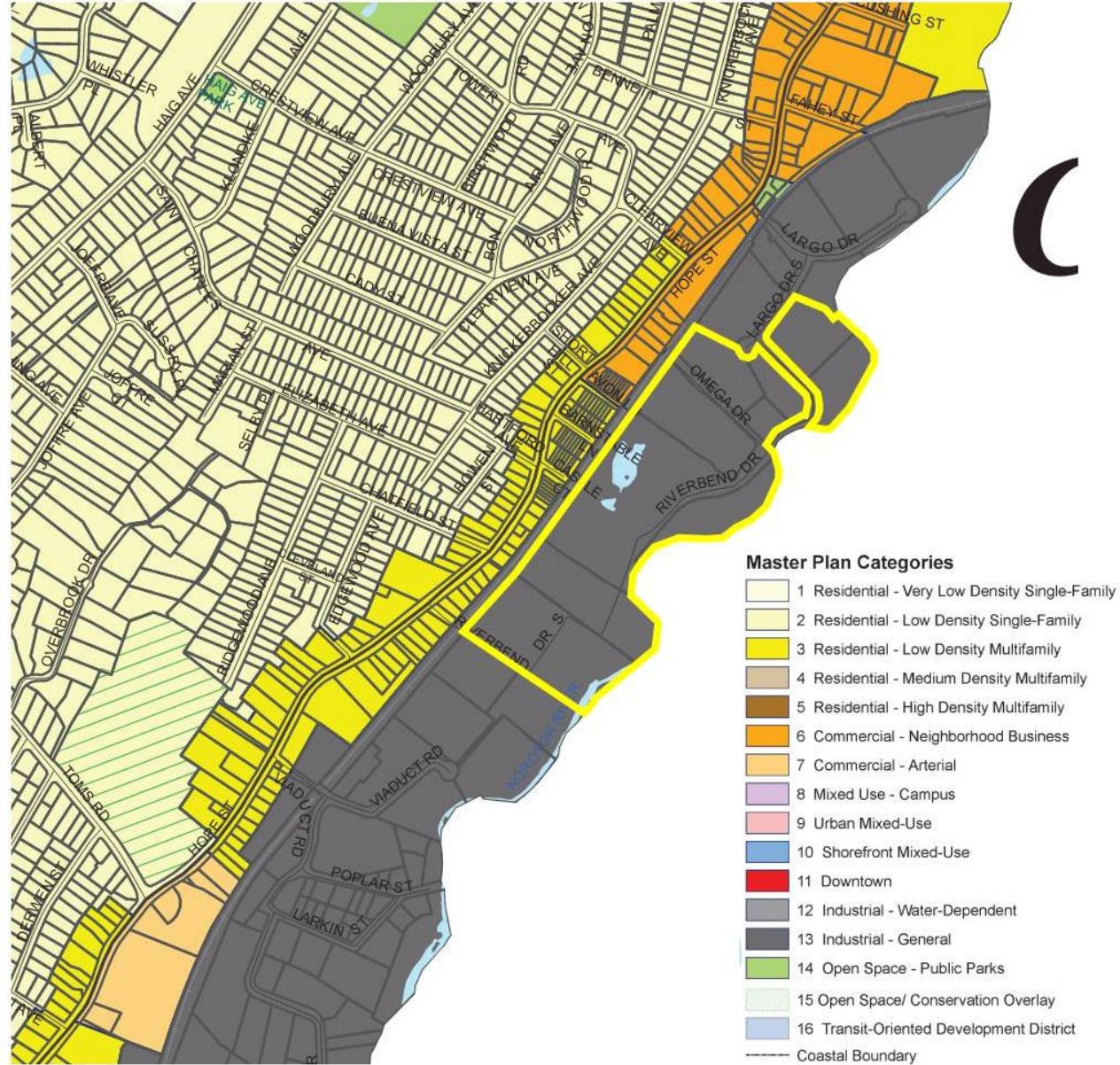
COMM. NO.:	4/17/2024
6718	SCALE: 1"=550'

Zone Map



May 14, 2024

Master Plan



- Master Plan Categories**
- 1 Residential - Very Low Density Single-Family
 - 2 Residential - Low Density Single-Family
 - 3 Residential - Low Density Multifamily
 - 4 Residential - Medium Density Multifamily
 - 5 Residential - High Density Multifamily
 - 6 Commercial - Neighborhood Business
 - 7 Commercial - Arterial
 - 8 Mixed Use - Campus
 - 9 Urban Mixed-Use
 - 10 Shorefront Mixed-Use
 - 11 Downtown
 - 12 Industrial - Water-Dependent
 - 13 Industrial - General
 - 14 Open Space - Public Parks
 - 15 Open Space/ Conservation Overlay
 - 16 Transit-Oriented Development District
 - Coastal Boundary

River Bend Center is NOT an office park -
Despite its attractive appearance today.



It is a mixed-use industrial park



Preserving River Bend Center

1. Background - River Bend Center

- a. 36-acre mixed-use industrial complex
- b. 12 buildings totaling 637,000 square feet
- c. HT-D Zone – permits over 1.5 million square feet of industrial mixed-use

2. At a Tipping Point

- a. Anchor tenant (Omega) vacated in 2016 (275,000sf/43%)
- b. Complex currently operating at 35% occupancy (65% vacant)
- c. Taxes not reduced proportionally, yet. Burden falls to residents/homeowners.
- d. Status quo is not an option.

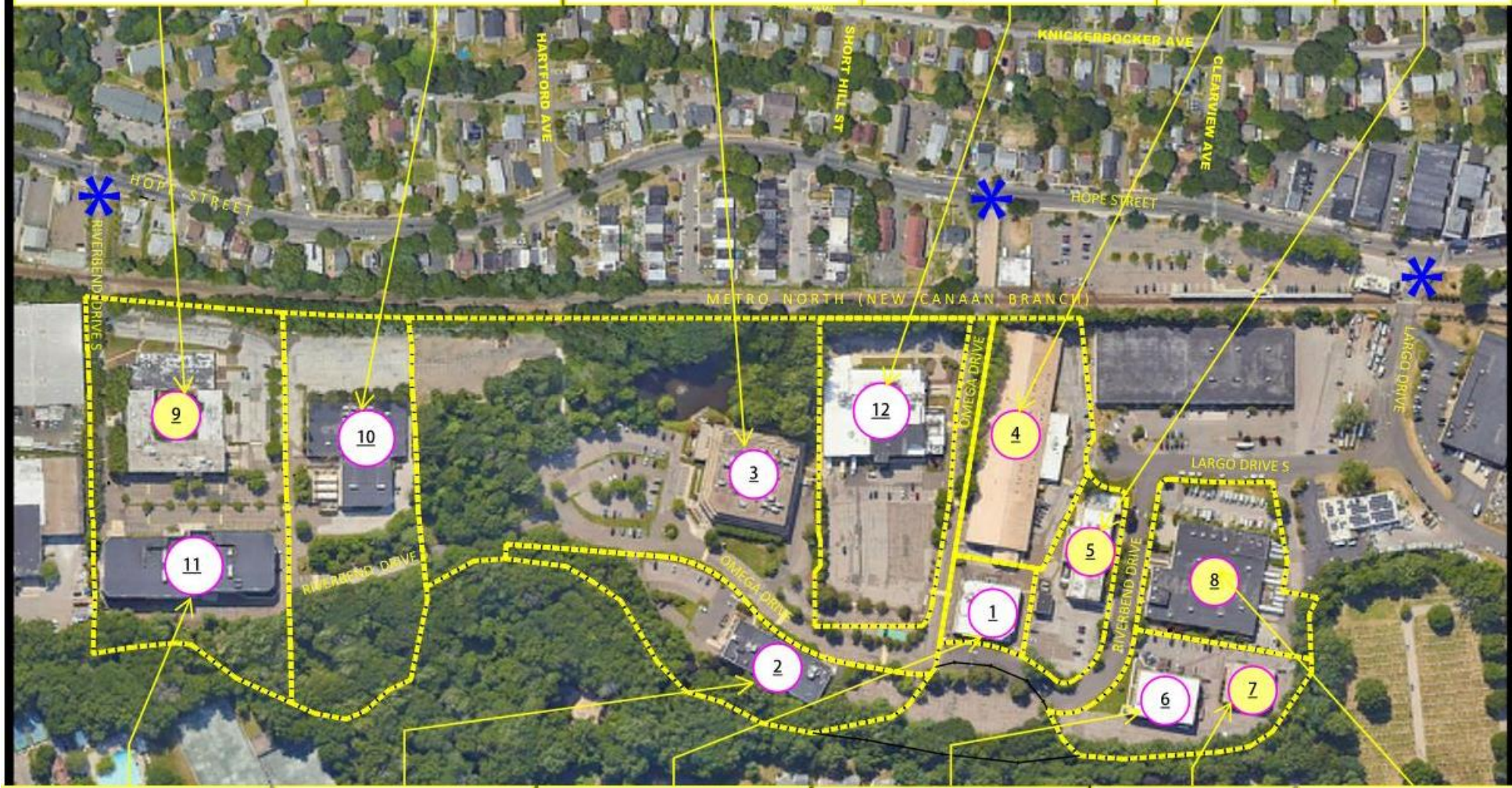
3. Many available uses not compatible

- a. HT-D permits over 180 different uses, including many heavy industrial uses
- b. Ownership has rejected heavy industrial uses to maintain character and beauty of the site.
- c. Residential reduces traffic in number and type of vehicles vs. existing permitted uses

4. Planning Process (Text Change)

- a. Explore new potential uses [future planning, not a project approval]
- b. Update obsolete HT-D regulations – apply stricter review process for new uses

24,025sf Vacant (50%) 2012 51,515sf Total Cottontails & Stamford Swim	30,514sf Vacant (100%) 30,514sf Total n/a	99,233sf Vacant (75%) 2016 119,968sf Total Stamford Health	52,771sf Vacant (65%) 2016 83,506SF Total Superior Home	0sf Vacant (0%) 72,430sf Total Bobby VS	0sf Vacant (0%) 27,620sf Total Aspire Academy
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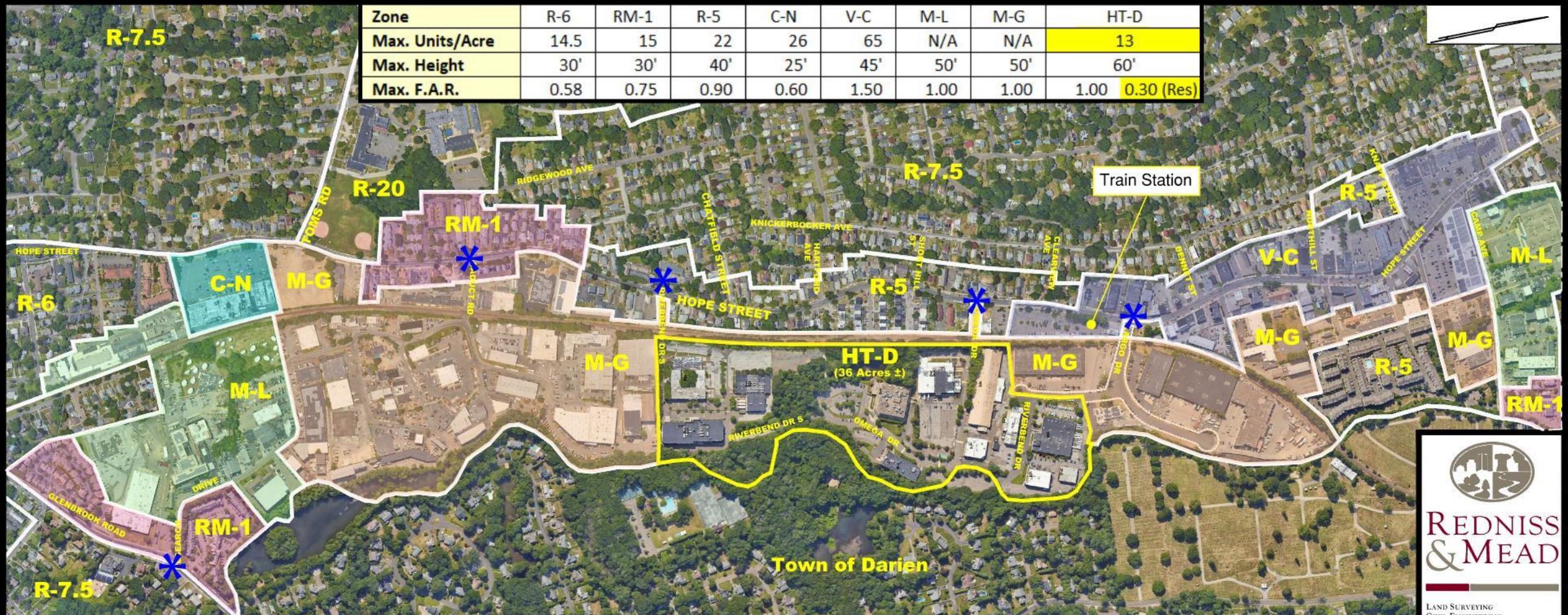


96,380sf Vacant (97%) 2021 107,089sf Total n/a	47,632sf Vacant (80%) 2009 55,155sf Total Office	19,233sf Vacant (100%) 2016 19,233sf Total n/a	22,448sf Vacant (100%) 2011 22,448sf Total n/a	2,400sf Vacant (33%) 7,200sf Total Cardinal Health	0sf Vacant (0%) 40,264sf Total AAA MOVERS
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Summary:
419,039 sf Vacant (65%)
636,942 sf Total


EXISTING AERIAL EXHIBIT RIVER BEND CENTER STAMFORD, CT

Zone	R-6	RM-1	R-5	C-N	V-C	M-L	M-G	HT-D
Max. Units/Acre	14.5	15	22	26	65	N/A	N/A	13
Max. Height	30'	30'	40'	25'	45'	50'	50'	60'
Max. F.A.R.	0.58	0.75	0.90	0.60	1.50	1.00	1.00	1.00 0.30 (Res)



**CONTEXT ZONE AERIAL
RIVER BEND CENTER
STAMFORD, CT**

There are no plans to redevelop at this time.
Any redevelopment requires future City approvals and public hearing.



**REDNISS
& MEAD**

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22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO.:	DATE:
6718	4/2/2024
SCALE:	
1"=500'	

City of Stamford 2015-2025 Master Plan

Category 13:

“... 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.”

Belltown Glenbrook Springdale (BGS):

- 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.

River Bend Center

Ownership Declined Prospective Tenant Proposals that are Permitted by Current Zoning:

1. Landscaping trucks depot and equipment storage facility
2. Tractor trailers depot and storage facility
3. Railroad - equipment storage facility and maintenance depot
4. Cable TV/Internet truck depot, dispatch center, and equipment storage
5. Cannabis dispensary
6. Substance-abuse medication dispensary facility.
7. Brewery

Note:

- Over 180 other uses permitted in this Zone but no residential or senior housing complex.

Ongoing River Bend Center Marketing Campaigns

River Bend Technology Center Presents:
HOLE-IN-ONE CHALLENGE

Please join us for lunch and a mini-golf hole-in-one challenge with the chance to win up to \$150!

Everyone who visits River Bend Technology Center Buildings 3, 2 and 11 will receive a \$50 AMEX card.

Lunch will be served at Building 11.
See www.riverbend1.com for details.

Wednesday
June 3, 2015
11:00 am - 2:00 pm
Start at:
6 Riverbend Drive
2nd Floor
Stamford, CT

For leasing information, please contact:
TM BORICK Managing Director | 203-359-7639 | tborick@riverbend1.com
BRIAN J. WELLMAN Associate Director | 203-359-7639 | bwelld@riverbend1.com
ANDREW DOLY Director | 203-359-7639 | adol@riverbend1.com

Stamford, CT

Win \$50 for each hole-in-one PLUS receive \$50 just for completing the tournament!

HOW TO WIN!

1. Place your name on Building 11
2. The hole-in-one challenge will be held on Wednesday, June 3, 2015, from 11:00 am to 2:00 pm
3. Complete Building 11, then move to Building 10
4. Complete Building 10, then move to Building 11
5. Complete Building 11, then move to Building 10
6. Complete Building 10, then move to Building 11
7. Complete Building 11, then move to Building 10
8. Complete Building 10, then move to Building 11
9. Complete Building 11, then move to Building 10
10. Complete Building 10, then move to Building 11

Prizes awarded to the winners of each hole-in-one challenge. Prizes awarded to the winners of each hole-in-one challenge.

Stamford, CT

CoStar™ LoopNet™ Ten-X™ showcase CITYFEET

1 Omega Dr - River Bend Center - Building 3, Stamford Submarket - Office
 For Lease | 4 Spaces | \$32.50 | 6,458 - 57,396 SF Avail | 28,985 SF Max Contig

Days Since Last Update: Updated Today
 90 Day Views: 8,606
 Marketing Quality: Excellent
 Marketing Tools: Leads, Create Email Campaign, Create Flyer, Listing Performance
 Exposure Level: Silver
 This listing appears in Color and LightNet.
 Get More Exposure

MANAGE PHOTOS
 Edit Listing
 Confirm up-to-date
 Want to improve?
 Want to improve?

Open Houses for Brokers

Continuous Co-Star/LoopNet Advertising

River Bend Center® in Stamford
Your Leasing Clients Will Thrive Here

Only River Bend Center has it all - Multi-Use Buildings, Flexible HT-D Zoning, and a Beautiful Environment

Businesses already thriving at River Bend Center in Stamford include a sport academy, indoor swim school, daycare center, special education school, financial offices, data centers, R&D laboratories, back office operations, medical offices, manufacturing, and many more.

CALL NOW TO SCHEDULE A TOUR!
 203-359-7639

Jonathan Turner
 Property Manager, River Bend Center, LLC
jturner@riverbend1.com | www.riverbend1.com

Stamford, CT

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Monthly Email Blasts

RIVER BEND CENTER - STAMFORD
MULTI-USE SPACE THAT MEETS ALL YOUR CLIENTS' NEEDS

Successful businesses already calling River Bend home include a preschool and daycare center, a sports academy, an indoor swim school, a special education school, financial offices, R&D labs, medical offices, back-office operations, manufacturing, and more.

- Flexible Floor Plans
- Abundant, Free Parking
- Licensed Maintenance Team On-Site
- Safe and Secure Location
- Electric Vehicle Charging Stations
- Owner-Managed

RIVER BEND CENTER'S MULTI-USE SPACE MEETS ALL YOUR CLIENTS' NEEDS

River Bend Center has it all: Multi-use buildings combined with unique zoning set in a beautiful 37-acre tree-lined park. River Bend is leading the way in re-envisioning commercial space. River Bend Center's tenants thrive here, and your leasing clients will too!

Call Now For Leasing Opportunities!

Jonathan Turner, Property Manager
 River Bend Center, LLC | 203-359-7639
jturner@riverbend1.com | RiverBend1.com

Stamford, CT

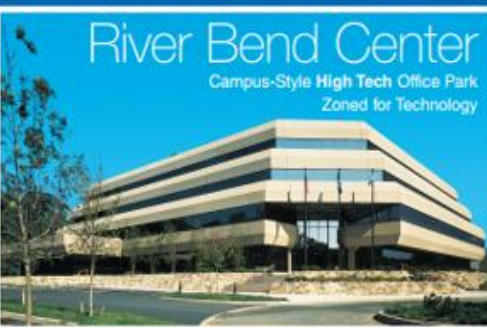
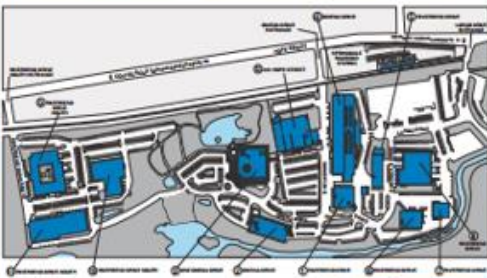
Monthly Postcard Mailings

Past River Bend Center Marketing Campaigns

Multiple redundant fiber optic/dark fiber connections • Emergency motor generators • CCTV security systems • Backup server rooms • Physical fitness room and sauna • On-site maintenance • Meeting and conference rooms • 120 seat auditorium • Connected DOT bus service • Covered walkways • Walking distance to Springdale Railroad Station • Passenger elevators • Freight elevators • Loading docks • Dining area • Restrooms with fountain and ample seating • Physical fitness room and sauna • On-site maintenance • Meeting and conference rooms • 120 seat auditorium • Connected DOT bus service • Covered walkways • Walking distance to Springdale Railroad Station • Passenger elevators • Freight elevators • Loading docks

River Bend Center

Campus-Style High Tech Office Park
Zoned for Technology

RIVER BEND
River Bend Center
One Omega Drive, Stamford CT 06907
(203) 359-7744
See listing on page 203 with building details.

Business Facilities Magazine

Volume 19, Number 10 SPRING 2014

CONNECTICUT Commercial & Investment Properties™



RIVER BEND CENTER, STAMFORD, CT
TAX INCENTIVES AVAILABLE
Our scenic 40-acre campus has commercial space for lease featuring full-service conference facilities, dining, catering, and ample parking in a convenient location.
For more info, contact our Property Manager
(203) 359-7657 • www.riverbend1.com


Your source for on-line and print listings
www.comremagazine.com
NEXT DEADLINE: JUNE 2 (SEE PAGE 4)

PRINTED IN THE U.S. POSTAGE PAID PERMIT NO. 200


CI&P Magazine

Reliability. Connectivity. Security.

SPECIAL INCENTIVES INCLUDING TAX NOW AVAILABLE!



Stamford, CT



Disaster Recovery Journal




RIVER BEND BUSINESS CONTINUITY CENTERS™

riverbend1.com
877-NON-STOP

Local Cable-TV Advertising

Discover River Bend – Stamford!

LEASE NOW!

- Minutes from I-95 and the Merritt Parkway
- Next to Springdale RR station
- 12 flexible buildings on 40-acre campus
- Ample FREE parking

(877) 666-7867
riverbend1.com

RIVER BEND CENTER



City Bus Advertising

Public Outreach

Mailing (171 recipients)	3/14/2024
Onsite Meetings	4/2 & 4/24/2024
BOR members Social Media posts	4/6/2024
Emails to public about Planning Board date	5/10/2024
Coalition Posts	Various dates

Why Residential Demand?

Year	Office (sf)	% increase	Population	% increase
1960	371,251	-	92,713	-
1990	15,518,069	4080%	108,056	17%
2020	17,282,719	11%	135,685	26%
OVERALL	-	4555%	-	46%

Notes

1. Office Growth/Jobs/Housing Demand outpaced Housing Supply by a factor of **100x**
2. Population decreased from 1970-1980 (Urban Renewal) by 6% (-6,345 people)
3. 1960s-70s NYC Bombings
4. Population data US Census (CT + 40%; U.S. +84%)
5. Office data C & W

Multi-family Housing Impacts/Concerns

Sewers

- a. Sewer usage flat over the last decade
- b. Average 2022 daily usage **LOWER** than 2014 (from 16 mgd to 15 mgd)
- c. Capacity 24 mgd

Water

- a. 2023 water usage 5± million gallons per day (MGD) **LOWER** than 2016.
- b. 75% of the peak demand in 2016.

Schools

- a. Public school enrollment flat over the last decade;
 - From 16,085 in 2014 to 16,426 in 2024 (2%).
- b. Thousands of multi-family units created very **LITTLE** public school demand.
 - MP Page 25. “Multi-family residential development ... generates an average of 0.028 school children per unit” (2.8/100)
 - Recent study confirms less than 3 students for every 100 rental units
 - Approximately 6 students for every 100 condominium units
 - Approximately 40 students for every 100 Single-family homes

Multi-family Housing Impacts/Concerns

Taxes

- a. Rental housing pays taxes. (\$4-6,000± per unit)
- b. Significantly **increases** tax contributions.
- c. Protects residential homeowners from even higher tax burden.

Traffic

- a. Residential **reduces traffic** in **number** and **type** of vehicles vs. the currently permitted **industrial uses**.
- b. 1,000SF± of industrial mixed use generates **1.1 peak AM trips**.
- c. 1,000SF± of residential generates less than **0.40 peak AM trips**.
- d. Kimley-Horn study (2024) demonstrates a **33%± peak hour reduction** for housing vs. existing.
- e. Hope Street daily traffic volume **reduced** since 2011 (11,300 to 10,500) per DOT
- f. Existing Hope Street issues persist

River Bend Tax Projections

Property taxes from River Bend Center are at risk:

Assuming River Bend’s assessment is reduced similar to 900 Long Ridge Road (34% 2021-2022), taxes could be reduced by over \$470,000 annually.

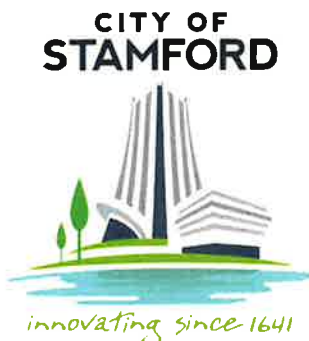
Scenario		Projected Taxes (Assessed/Paid)			Notes
			Future (2024+)	Net Change	
2023 Assessed: \$55,787,030± 2023 Paid: \$1,340,430±					
A	Status Quo (Assumes Taxes Adjusted)	Assessed	\$36,819,440	-\$18,967,590 -34%	900 Long Ridge Road actual Reduction applied
		Paid	\$870,430	-\$470,000 -34%	
B	Potential Redevelopment Theoretical Max 470 Units + Assumes 5 Buildings to Remain	Assessed	+\$182,217,962	+\$126,610,342 228%	Assumes: Assessed \$350,000/unit Paid \$5,500/unit Maintaining buildings 4, 5, 7, 8, & 9
		Paid	+\$2,995,977	+\$1,659,451 124%	

- Notes:
1. There are no plans to redevelop at this time. Any redevelopment requires future City approvals and public hearing.
 2. Information obtained from City of Stamford Tax Assessors Database



MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, PE
Email: fpetise@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, PE
Transportation Bureau Chief



Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: May 7, 2024

RE: Zoning Board Application 224-11

Application #224-11

Riverbend Center
Riverbend Center LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received March 9, 2024;
- Proposed text change;
- Project narrative;
- Trip Generation Analysis prepared by Kimley Horn dated February 29, 2024.

The TTP Department provides the following comments on the zoning board application:

1. The adaptive reuse and redevelopment of the property to replace industrial or commercial uses with residential uses is not expected to result in an increase of traffic generated from the site.
2. Remove the 2nd sentence under Section I Parking in the proposed text change: "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".
3. The proposed text change of the site is acceptable to the TTP Department. The Department will request a full traffic impact study, including data collection and the development scenarios, for review during the Zoning Board application of the site redevelopment.

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TTP Comments - 5/7/2024



Parking. ... 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.

Existing



Notes:

1. For discussion purposes only.
2. Approx. 2,500 linear feet of Hope Street
(2,500 / 51 curb cuts = 1 curb cut per 50'±)

April 24, 2024

Potential Curb Cut Conflict Reductions



For discussion purposes only.
April 24, 2024





May 2, 2024

Hope Street



Contributed Photos

Text/Questions