

PLANNING BOARD MEETINGS

May 14, 2024

June 11, 2024

ZB APPLICATION #224-11


River Bend Center, LLC - Text Change (HT-D)

PUBLIC COMMENTS

OPPOSED

From: mike papa <artscapeorganiccarellc@gmail.com>
Date: May 10, 2024 at 5:56:29 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: 467 units off Hope St

Dear Honorable Teresa Dell.

This is Mike G. Papa. I live on 49 bouton St East since 1971. I am AGAINST the development of more condominiums in our area!! We have serious issues like drainage (we are experiencing a lack of peace) in an area that is already 100% driven by cars, plus there is a lack of public transportation. Last week a car flipped over on our High View Avenue because lack of drainage and roads maintenance created a ditch where the car tire went in. It is clear our municipal government has no clue in this regard. On the same street last year, a tree fell on our truck forcing us to junk it! Again, the tree fell as a lack of City tree care service! Theresa we are pro-growth, but just cannot sacrifice our happiness to enrich big builders. I hope you are sensitive to everyone in Springdale. The village of Springdale cannot be the SLAVE of builders.... The municipal local government provides a POOR maintenance of our roads, trees and the police  are not trained to look at safety issues.

Sincerely
Mike G. Papa

From: carol mandras <mandrascarol@sbcglobal.net>

Date: May 9, 2024 at 9:29:58 PM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>

Subject: Text change at Riverbend and proposed development of multifamily apartments

I am a 40-year resident of both Glenbrook and Springdale! I've also been a professional social worker who has secured housing for my clients! However, I'm opposed to this development in an already congested housing area! We cannot get down Hope Street as it is and so close to Dolan school! There is only one way egress at this point unless they open it up and then still have to cross railroad near DeMare's bakery! You're still coming onto Hope Street which again is congested at all hours! Thank you for your attention to this matter!

From: SHARON LOMBARDO <illumind@aol.com>
Date: May 9, 2024 at 7:52:55 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: For your consideration

In opposition to:

ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - River Bend Center, LLC

If this application is approved, up to 467 Apartments behind the Springdale Train Station in the River Bend Office Center will make traffic impossible for those of us living in Springdale. Traffic and congestion are already a major issue in this area and along Hope Street.

We just can't imagine how awful driving on Hope Street would be. Please help us!

Sincerely,
Ron and Sharon Lombardo
(lifelong Springdale residents)

From: michele hagedus <michele.hagedus@gmail.com>

Date: May 13, 2024 at 10:57:02 AM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

Subject: ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change

Dear All,

I oppose the text change and the allowance for ANY MORE ADDITIONAL apartments to be built ANYWHERE in Springdale!!!!!!

Reasons being:

- Additional traffic on Hope Street adds to what is already congested.
- Health and air quality concerns.
- Residential apartments will increase use on weekends.
- Additional delays for Springdale Fire Dept and EMS.
- Cars speeding through side roads.
- Additional traffic density along Hope Street.
- Quality of life will create a more stressful environment.
- Office center is in a flood zone.
- Over Development - there are over 7,000 apartments that have yet to open in Stamford.

We have yet to realize the full impact of all these apartments and more apartments are ridiculous!!!

Taxes haven't gone down with the increased property taxes we are paying, either.

Regards,
Michele Hagedus
209 Prudence Dr.
Stamford, CT 06907

From: joyce <jorg1954@aol.com>

Date: May 13, 2024 at 2:24:17 PM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, sperry@stamfordct.gov

Subject: ZB APPLICATION #224-11 RICHARD REDNISS 22 1st CORP. TEXT CHANGE

ATT: Board Members

I was raised in Springdale; I have raised my 2 sons and now have grandchildren being raised in the Springdale Community. I STRONGLY OPPOSE THIS TEXT CHANGE.

1. The additional traffic on Hope St. and residential side roads, already a nightmare and dangerous for the children with cars speeding through.
2. Potential delays for Springdale Fire Dept. and EMS.
3. Overcrowding in our schools.
4. Residential apartments vs. office use will increase use on weekends.
5. Over Development with over 7,000 apartments that have yet to open in Stamford.
6. Quality of life is changing in Springdale - it is NO LONGER a Village.

I urge the Planning Board members to vote against this text change.

Sincerely,

Joyce Orgera

From: Ernieo Orgera <ernieo1118@gmail.com>
Date: May 13, 2024 at 1:43:22 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: Riverbend ... zb224-11 text change

Hi Terry, I hope you are feeling well. I am just emailing to ask for a negative vote for this text change. I am a resident of Springdale and suffer through the traffic issues on a daily basis. It has been bad enough that we have renamed Hope St. We now call it "NO HOPE". Anything you can do to help.

Thanks Terry,

Ernie

From: Stephen Garst <SGarst@promo-consultants.com>
Date: May 13, 2024 at 1:29:33 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Cc: "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>
Subject: **ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change: River Bend Center, LLC**

Hello Planning Board Chair and Members,

I'm writing in opposition to this text change. I live and work in Springdale and I drive up and down Hope Street several times a day. We have backups on Hope Street several times during the day.

I was recently a member of the Board of Representatives for District 18 which includes parts of Springdale and have heard many times from constituents complaining of traffic on Hope Street and cars speeding through side streets in the residential neighborhoods.

Many residents believe that this potential development will add congestion in our streets and higher density to Springdale, which I was told by The Land Use Department that Springdale and Glenbrook look like they have density issues. We have protections in the General Purpose of our Zoning Regulations Article 1 Section 1, that protect us from congestion in our streets and over density.

Mr. Redniss even stated that there are traffic concerns. Many neighbors spoke up against this at his second neighborhood meeting.

Why would he proceed and try to push for this development if it is bad for the neighbors in Springdale and others in the City?

Please do not pass this bad text change. We have 7,000 other apartments that have been approved but not fully completed or rented yet. We do not know what the full impact is to Springdale and the City as a whole. This is not a good idea to force potentially 467 apartments in this congested area.

Thank you for your consideration in voting down this application, and for your time and dedicated service to our city.

Steve Garst
Proforma Promotion Consultants
1074 Hope Street – Suite 204
Stamford, CT 06907

From: Carolyn Behre <aklabear@aol.com>
Date: May 14, 2024 at 9:03:10 AM EDT
To: Stamford Land Use <StamfordLandUse@stamfordct.gov>, "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>
Subject: Riverbend Hope St

Dear Planning Board Members:

A lifelong Stamford Resident, I am writing to oppose the Riverbend apartment development (text change) for the following reasons:

- Conversion of office parks on our town's most heavily, travelled hubs is a major safety concern. Add on to the existing ongoing accidents in the vicinity, there are two elementary schools very close by and the addition of a possible 467 apartments certainly will add more vehicles to our roads. Safety on our roads is always paramount in the political sell, but the opposite is being done.
- This particular proposal is a rock's throw from the Firehouse, and we already have an issue with not enough ambulances to cover emergencies per the fireman at the initial public meeting for the project. How will the trucks be able to respond to emergencies if they can't get out. The demand for more emergency services will once again fall on the taxpayers. Doctor appointments in Stamford are now, for many, months and months out.
- Our Utility bills have been skyrocketing as our car insurance bills. We are constantly hearing the increases are because of the town's need to upgrade to support the number of users. Roads are being ripped up in every part of town and the land between North Stamford and Shippan causing ongoing delays, safety issues and everyday stress.
- Finally, the young renters are not staying here. After the fun, most leave to raise their families somewhere else. There is nothing to buy for starter homes or generational wealth. We need condos, townhouses, and houses. It may not be the ultimate best profit for those concerned, but we are sitting on how many apartments yet to fill, how many on the books, and what is the end number? How are we not there yet? Every number that I have read has Stamford at the forefront (and beyond well over) of the other towns in recent development of apartments. It looks it, it feels it, and it is.

Please no to this text change.

Thank you,
Carolyn Behre
Stamford

From: Michael Fahan <mikefahan@gmail.com>
Date: May 14, 2024 at 9:50:07 AM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: Fwd: ZB APPLICATION #224-11-RICHARD REDNISS, 22 1ST CORP-TEXT CHANGE

Good morning,

Please oppose the above proposed text change which will be presented at tonight's Planning Board meeting. I live in Springdale on a side street near the property that this proposition would allow nearly 500 new residential units to be added to the area. Over the years, condos and apartments have been added in close proximity to this property. The effects on Hope Street can be seen anytime you drive on it, day or night, weekday, weekend. Adding more vehicles to this already congested area simply cannot be allowed to happen.

Beyond cars, Hope St is a place many pedestrians use to walk to local schools, the train station, and various small businesses. Children bike and walk on it to go to Springdale Elementary and Dolan Middle School. More cars, more traffic means more danger. as these children try to navigate their way across the streets.

This traffic not only impacts Hope Street but all its side streets as well. Children and adults walk, run and bike on these side streets for pleasure, to go to work and to go to school. We already have problems with cars blowing through stop signs to traverse going from Haig Ave, Newfield Ave, and Hope St to cut across town.

Simply put, we cannot have more housing on Hope Street.

- Too much traffic on Hope Street already.
- More housing would increase side street traffic.
- Increased traffic means increased danger for the many children who **MUST** walk to school bc we live within walking distance to Springdale Elementary and Dolan Middle School.

Please vehemently oppose this text change on behalf of your constituents. Propose other uses for the property that would benefit the community. Hope Street has changed over the years. Consider those changes and address how we can make the community better and safer for its residents.

Sincerely,

Michael Fahan

38 Birchwood Rd
Stamford, CT

From: Jeannie Fahan <jeanniefahan@gmail.com>
Date: May 14, 2024 at 9:37:46 AM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>
Subject: Re: ZB APPLICATION #224-11-RICHARD REDNISS, 22 1ST CORP-TEXT CHANGE

Good morning,

Please oppose the above proposed text change which will be presented at tonight's Planning Board meeting. I live in Springdale on a side street near the property that this proposition would allow nearly 500 new residential units to be added to the area. Over the years, condos and apartments have been added in close proximity to this property. The effects on Hope Street can be seen anytime you drive on it, day or night, weekday, weekend. Adding more vehicles to this already congested area simply cannot be allowed to happen.

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Please vehemently oppose this text change on behalf of your constituents. Propose other uses for the property that would benefit the community. Hope Street has changed over the years. Consider those changes and address how we can make the community better and safer for its residents.

Sincerely,

Jeanne-Marie Fahan

38 Birchwood Rd
Stamford, CT

From: Marina Elizabeth <marinaimhoff@gmail.com>

Date: May 14, 2024 at 11:45:19 AM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

Subject: RE: 467 Riverbend Hope Stree

Dear All,

I am writing to you in hopes that you will hear our concerns and not proceed with the (awful) plans for 467 apartments.

(I've never actually sent government officials any sort of pushback before. So bear with me.)

However, now the place I know and love, have lived in my entire life and plan to die and haunt this place is being threatened. I fear that if this goes through, everything people love about this area will soon go to (pardon my French) shit. We pay so much to live here and have this certain quality of life and it keeps feeling like you want to take what we've worked for away.

Have you actually driven down Hope Street? Imagine with more people? I honestly cannot even fathom.

Please consider another use of this space. We beg of you. Office space? Stores!? Medical!? The options other than moreeeee residents are endless. Let's be creative!

Respectfully and politely,
Marina Imhoff

From: "Waldman, Paula" <PWaldman@bhhsne.com>

Date: May 14, 2024 at 10:55:49 AM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

Subject: Re: Riverbend text change application ZB Application #224-11-Richard Redniss, 22 1st CORP

Dear Stamford Planning Board Members:

First of all, thank you for all you do.

However, the River Bend application to allow 467 rental apartments seems for that community to be adding fuel to the fire as they say. In my travels as an agent, the congestion has grown exponentially, as it is difficult and time-consuming to maneuver through the area.

Springdale has been a very popular area for many moving in and has a great community vibe. Taking office space to become rentals increases the use of cars, especially on weekends. You only have to drive through Springdale to see speeding cars on side roads. Hope Street is now extremely congested and this creates tension on what is there already.

We now have over 7,000 apartments yet to open. I live in the Bulls Head area and even without the new stores in operation (other than Starbucks) the traffic and noise is becoming more intense by the day.

Granted the use of these buildings and lower assessment is being used as an excuse to generate income. But sometimes, less is more. We need affordable housing but in lower numbers regarding population of communities. I would surmise that we need condos, multifamilies and homeownership more than 1,000's of rentals, leaving the inability to save for your very own home.

Renters move on when they decide to buy! Why would they want to pay rent in an area that is so congested and created a quality-of-life issue for many with congestion, traffic, etc.

As I understand it this particular office center is in a flood zone too.

Stamford many years ago, thoughtfully designed these office parks with regards to the Master Plan and took a serious look at the environmental impact. These days it appears to many of us that anything goes. Just like the property on Long Ridge where the senior living facility is now going, ripping out all those beautiful forests so the property is ruined, animals have nowhere to go. Concrete structures, asphalt everywhere and flooding happens. With thoughtful implementation of the environment, you can create longevity for our city rather than permanently destroy.

Eventually just like our office parks, the rentals will also wain...a quick fix for NOW without the myriad of considerations for our future will be short-sighted and our children and grandchildren will pay the price.

Please NO to this text change for the sake of Stamford!

Warm Regards,
Paula Waldman
110 Old North Stamford Road
Stamford, CT 06905

From: Shelley Michelson <shelley.michelson@gmail.com>

Date: May 14, 2024 at 10:48:37 AM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>

Subject: River Bend application

Dear Members of the Stamford Planning Board,

Please issue a **negative recommendation** on the ZB Application 224-11 text change that, if finally approved, could add up to 470 units of housing to a very heavily trafficked Hope Street.

As members of the Stamford Planning Board, you are individually and collectively charged with **planning** for the City. Collins defines planning as “control by the local government of the way land is used in an area and of what new buildings are built there.” But planning implies consideration of the future and future uses, and that consideration of future uses is what is essential to a city’s Master Plan.

What the Planning and Zoning Boards of the City have been doing is not planning. It is yielding to the avarice of property owners and developers to take advantage of the flavor of the day – residential development, while our economic development is scant. It is obvious to a large segment of residents who are paying attention that our infrastructure needs have lagged way beyond the rapid expansion of residential development. In addition, very little of that development has been affordable, or has provided for ownership possibilities.

Development of all commercial and office space for residential development forecloses the possibility of development way into the future of a resurgence of those uses. Overdevelopment of residential units could portend a glut of such space, adversely affecting city tax collections in the future. It should be noted that the owners of the River Bend center are partially responsible for the high vacancy rate, having turned down multiple applicants for space, possibly in the hope of the financial rewards of redevelopment as residential zoning. When the pandemic has receded and companies want the synergies created by employees being present together, Stamford will be bypassed economically.

As a former commuter to and from the Springdale railroad station, I can attest to the fact that getting in and out of the station is often challenging, particularly for those residents heading south, the City has permitted on street parking on both sides of the station and the sight lines are blocked.

Allowing up to 470 units in River Bend with the railroad tracks needing to be crossed, poses additional traffic problems, especially during rush hours, since with the gate down, traffic will be backed up onto Hope Street.

What coordination is taking place among planning, zoning and economic development? Stamford has lost most of its retail development to Norwalk, with very little left at the Stamford Town Center and elsewhere, with the exception of eating establishments. What coordination is occurring among Planning, Zoning and the traffic department, particularly relating to the long-awaited re-design of the Springdale railroad station? These questions should be part of a very public planning process as part of the upcoming Master Plan. Residents want more of a say in the future of their living environment. Spot planning and zoning is bad for Stamford and is very unprofessional. Please consider planning for a future in which commercial development could stage a resurgence. Please issue a negative recommendation on this application.

Thank you for your consideration.

Shelley Michelson
111 Idlewood Drive

From: Barry Michelson <bmichelson@optonline.net>

Date: May 14, 2024 at 2:50:05 PM EDT

To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>, "Buccino, Michael" <MBuccino@stamfordct.gov>, "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, lwilliam@stamfordct.gov, pstephen@stamfordct.gov

Subject: **Oppose 224-11**

May 14, 2024

Oppose Zoning Board Application 224-11

To: Theresa Dell, Chairwoman, Stamford Planning Board, et al

The principles and practices of good planning necessitate a community apportioned with a mix of residential, commercial, and residential uses and an environment that is sustainable and conducive to healthy growth and development while protecting and accommodating valued natural resources.

Zoning is critical to establish appropriately designated districts to accommodate the different uses to prevent incompatible, inappropriate, uncomplimentary, or noxious uses from existing side by side.

Within each district, the regulations should be uniform. However, after incessant numbers of zoning text changes within our districts, developments are not uniform across the same categories. In Stamford, we have institutionalized the concept of spot zoning. In short, we do not make developments conform to the zoning, we change the zoning to conform to the project. As often as not, the results are incompatible changes in land uses, increased density, over-development, increased traffic, and negatively impact property values.

According to our data since 2013 9,000 apartments have been built in Stamford, and there are some 7,000 apartments approved and not yet built or on the market. This was all done without any long-term assessment as to the impact or effect on the general welfare of the community.

We are losing commercial and industrial uses at an alarming rate. Developers have admitted to turning away commercial users in favor of converting properties to more profitable high-density residential uses. This is not in our best economic development interest.

The indiscriminate changes in zoning uses lead to imbalances in land use that are imprudent and detrimental to Stamford's future.

This Text Change should receive a negative report from the Planning Board.

Sincerely,

Barry Michelson
Barry Michelson
bmichelson@optonline.net

From: Stephen Garst <SGarst@promo-consultants.com>
Date: May 31, 2024 at 3:11:44 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>
Cc: "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, BOR_AllReps <BOR_AllReps@stamfordct.gov>
Subject: **ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change**

Hello Ms. Dell,

I wanted to thank you and those Planning Board Members for asking thoughtful questions and not approving the above application at the May 14th Planning Board Meeting. This zoning application proposed would add up to 476 apartments on Hope Street in the River Bend Center behind the Springdale Train Station.

Many residents are concerned that this is not the best use for this site. Everyone knows the traffic and safety issues on Hope Street, (even the presenter). By adding to the current congested traffic in this area, it will also inconvenience hundreds of Springdale/Glenbrook and other city residents on a daily basis, for years to come and beyond.

This is not thoughtful planning. Currently, safety is a major concern on the side streets in this vicinity. Cars have been speeding through these roads and neighbors have been mentioning, people almost being hit by speeding cars. The additional cars generated from this development would not align well with the Vision Zero initiative.

The residents brought up the possibilities of other uses that will have less of an impact on the area. We hope that these are considered as well. We also hope that balanced economic development will be considered.

With over 7,004 recently approved apartment projects, see attachment (and more on the way) we do not know the full impact on all our neighborhoods on traffic, safety, health, air quality and the environment. These 7,004 apartments that are in various stages of development and not fully rented, are in addition to the nearly 10,000 apartments built in the last decade.

Please continue to take this into consideration at the follow-up meetings on this application.

Sincerely,

Steve Garst
Springdale Resident

Project	Units	Development stage
154 Greenwood	218	in progress
711, 717 Summer St	376	in progress
441 Canal St	461	in progress
The Warehouse: 17 West Main St	110	in progress
The Warehouse: 8 1/2 West Main St	150	in progress
419 West Ave		in progress
One Atlantic - 1 Atlantic St	77	in progress
72 Bruce St	131	in progress
100 Emerald Rd	104	approved
100 Clinton Ave	471	approved
Orion Park and 87 Prospect Street	714	approved
671, 717 Washington Blvd. The Mills	604	approved
88 Parcel C2 - Woodland Ave/ Pacific St. 88 & Canal	540	approved
88 Parcel C1 - Water Wharves Dr. 88 & Turling St	174	approved
81 & 85 Abigail St	42	approved
Marina Town Station Pt.		approved
780 Summer St.	71	approved
171 Stillwater Ave	96	approved
181 Pacific St		approved
The Dogwoods at Long Ridge Rd. 100 Long Ridge Rd	200	approved
Pacific & Henry St.	81	approved
Carroll Residences: 68 Seavine Bldg	51	approved
1 Landmark Square	800	approved
124 Broad Street	134	approved
42-44 Stillwater Ave	10	approved
Park Square West 88-84 West Park St.	24	approved
Panorama at Harbor Point		approved
104 Town North Vermont Park 100 Atlantic St	100	approved
118 Long Ridge Rd & West Mill	17	
119 Bedford Street (First Congregational Church)	100	
800 Long Ridge Rd	141	Approved by Planning Board
801 Long Ridge Rd	100	Approved by PB & LZ - No. 2019-3
810 Arsenal Street	810	Review 1/25/28
818 871 Washington Blvd	818	Review 1/25/28
1000 Summer Street		Refer to 2014 Change Commission
Water and To Cops		60 units 1001-25 water on site - 5
18 Stillwater		12 Family Apartments
Total to be completed	7704	

From: Stephen Garst <SGarst@promo-consultants.com>
Date: June 3, 2024 at 2:29:40 PM EDT
To: "Dell, Theresa" <TDell@stamfordct.gov>, "Tepper, Jay" <JTepper@stamfordct.gov>
Cc: "Godzeno, Jennifer" <JGodzeno@stamfordct.gov>, "Perry, Stephen" <SPerry@stamfordct.gov>, "Totilo, Michael" <MTotilo@stamfordct.gov>, "Levin, William" <WLevin@stamfordct.gov>, BOR_AllReps <BOR_AllReps@stamfordct.gov>
Subject: Re: ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change River Bend

Hello Ms. Dell, Planning Board Members, and Board of Representatives,

I wanted to follow up from the email that I sent this past Friday. I was told that the apartment numbers were overstated by 1,000s.

I spent the time to reverify the numbers today. As a matter of fact, the number of apartments is higher than 7,000; it's 7,629. The list is changing monthly as new projects come on when approved, proposed or amended.

I verified from the city's development website and recent land use meetings:

[Current Developments Map | Stamford Economic Development Website \(choosestamford.com\)](#)

Also, if you include the Mayor's Executive Order on affordable housing, to achieve those units, the total future numbers could be as high as 25,879 additional apartments.

Please see updated spreadsheet updated from the development website from today.

I had also previously sent the list of 7,000 apartments to the Land Use department on April 29th and May 9th to verify if any of the information was incorrect. I had never received a response saying it was not.

For transparency for the residents and the upcoming Master Plan review, I hope these numbers can be reviewed in detail and if possible, included as an agenda item on Planning Board or the BOR Land Use Committee.

Thank you,

Steve Garst
1477 Hope Street
Stamford, CT

Project	Units	Development stage	Builder
154 Greyrock	228	in progresss verified city website 6.3.24	RMS Properties
733-777 Summer St.	376	in progresss verified city website 6.3.24	Summer Street Properties LLC
441 Canal St.	401	in progresss verified city website 6.3.24	Canal Street Fund LLC
The Riverhouse- 17 West Main St.	110	in progresss verified city website 6.3.24	Empire Residential
The Lafayette- 819 West Main St.	130	in progresss verified city website 6.3.24	Welbuilt LLC
419 West Ave.		in progresss	West Ave Industrial LLC
One Atlantic- 1 Atlantic St.	77	in progresss verified city website 6.3.24	SH Atlantic LLC
72 Spruce St.	132	in progresss verified city website 6.3.24	Spruce CT Investors LLC
100 Elmcroft Rd.	256	approved verified city website 6.3.24	BLT
100 Clinton Ave.	471	approved verified city website 6.3.24	Carmel Partners withdrawn due to BMR/FIL - is lawsuit pending - or is there another devolper
0 Walton Pl and 80 Prospect Street	224	approved verified city website 6.3.24	Walton Place LLC - Mr Redniss confirm still moving forwad
677-707 Washington Blvd. The Knife	406	approved verified city website 6.3.24	Stamford Washington LLC
HP Parcel C2- Woodland Ave/ Pacific St. B& S Carting Site	540	approved verified city website 6.3.24	BLT
HP Parcel C1- Walter Wheeler Dr. B& S Carting Site	174	approved verified city website 6.3.24	BLT
83 & 85 Morgan St.	42	approved verified city website 6.3.24	Morgan Gregory LLC
Metro Tower- Station Pl.		approved	Empire State Realty Trust
780 Summer St.	73	approved verified city website 6.3.24	
589 Bedford	21	approved verified city website 6.3.24	
171 Stillwater Ave.	36	approved verified city website 6.3.24	Stillwater Avenue LLC
583 Pacific St.		approved	
The Dogwoods at Long Ridge Rd.-210 Long Ridge Rd.	200	approved verified city website 6.3.24	TC NE Metro Development
Pacific & Henry St.	61	approved verified city website 6.3.24	South End Pacific LLC
Delmar Residences- 68 Seaview Ave.	52	approved verified city website 6.3.24	Seaview House LLC
3 Landmark Square	400	approved verified city website 6.3.24	Capelli Organization
128 Broad Street	198	approved verified city website 6.3.24	Capelli Organization
41-45 Stillwater Ave.	39	approved verified city website 6.3.24	
Park Square West III- 66 West Park Pl.	26	proposed veriverified city website 6.3.24	
Peninsula at Harbor Point		proposed	
Old Town Hotel- Veteran Park- 160 Atlantic St.	100	proposed	
916 Long Ridge Rd & Wire Mill		voted down	
Lifetime 245 Atlantic Street	291	in progresss verified city website 6.3.24	
421 Atlantic Street	650	Review ZB 3.25.24	
885/875 Washington Blvd	424	in progresss verified city website 6.3.24	
800 Long Ridge Rd	345	Approved by Planning Board	
900 Long Ridge Rd	508	Approved by PB 9/12 - ZB Did not approve /Lawsuit	
1600 Summer Street	250	Map and Zone changes Approved by PB 2/27 - Unofficial but min Potential units 250 for ROI + ZB Continued to June 24th	
Hotel Next to Curleys	90		
66 Still Water	18		
Burlington Coat factory 74 Broad Street	280		
Total	7629		
Needed to complete Mayors Executive Order for 1000 units	3820	Approx number - based on what has been built and partial proposed - Actual TBD but mainly based on BMR Program - confirmed by Director Housing/Comm Dev.	
Needed to complete Mayors Executive Order for 1443 units by	14430	Approx number - based on what would need to be built - Actual TBD but mainly based on BMR Program - confirmed by Director of Housing/Community Dev	