

## Preserving River Bend Center

### *What You Will Hear Tonight:*

#### **1. This is a Text Change Application:**

- HT-D Zone (industrial) – Not a Site Plan application
- River Bend Center is the only HT-D zone.
- Conforms to the Master Plan

#### **2. This application has been modified vs. what was originally proposed in February**

- After two public meetings (not required)
- Many hours of follow up with neighbors (emails, calls, letters, site visits, etc.)
- Significant Changes to satisfy Planning Board (unanimous recommendation for approval) and neighbors
  - Incentivize homeownership, Reduced intensity, Add traffic mitigation
- Support from locals (please read the letters)

#### **3. River Bend is a true TOD opportunity (Transit Oriented Development)**

- Adjacent to Springdale Train Station
- Multiple Bus stops in and around River Bend Center

## Preserving River Bend Center

### *What You Will Hear Tonight:*

#### **4. At a Tipping Point**

- Down to 35% occupancy and falling despite heavy marketing activities over many years
- Management hasn't challenged their taxes, yet.

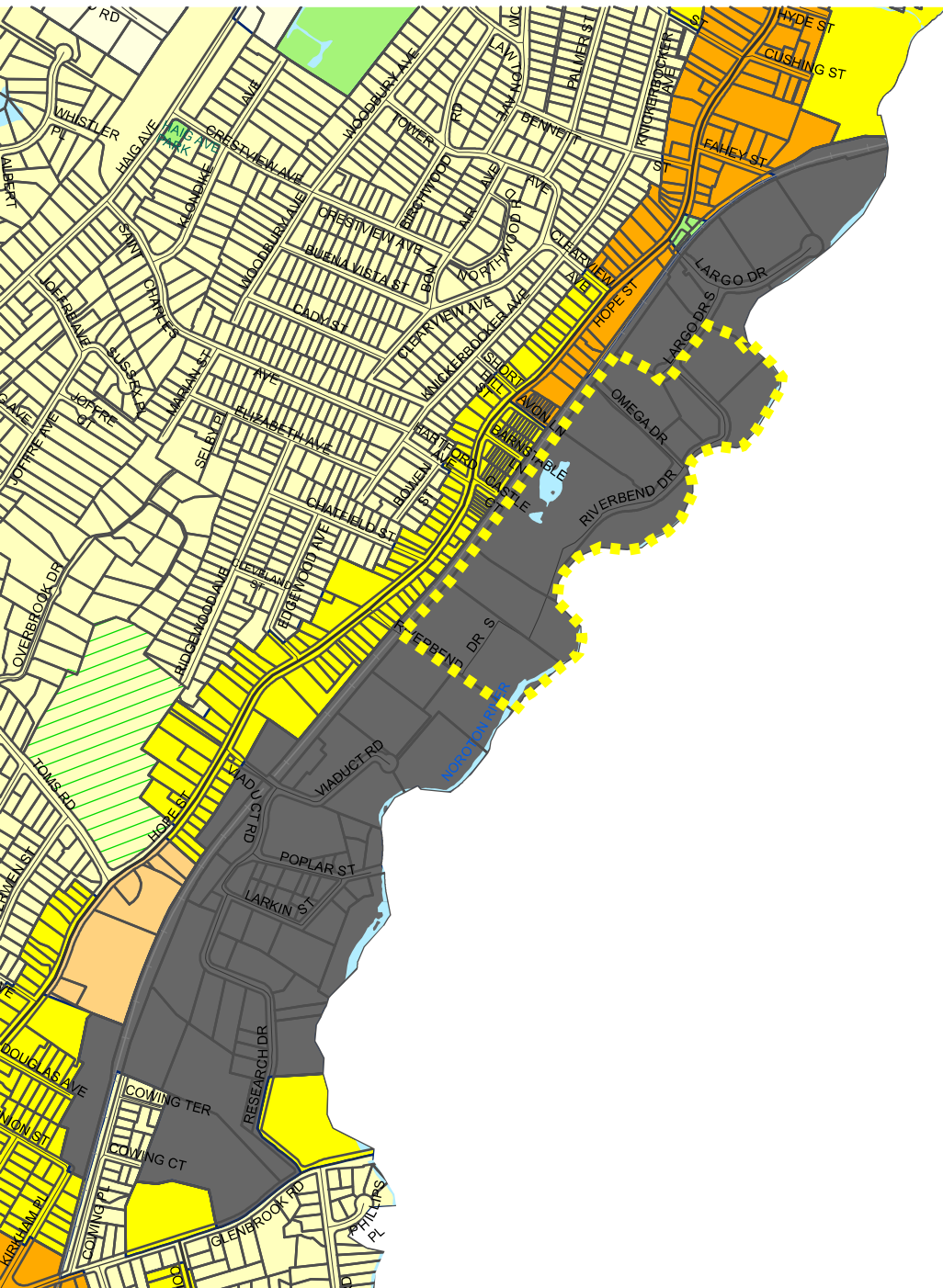
#### **5. The Text Change is in many ways a Traffic Solution:**

- TTP Referral – (“The adaptive reuse and redevelopment...with residential uses is not expected to result in an increase of traffic generated...”, 5/7).
- Residential traffic generates less peak hour traffic than industrial uses.
- Any eventual residential project will fund traffic improvements, many of which are identified.
- The existing permitted uses, if used to increase occupancy, would make traffic much worse.

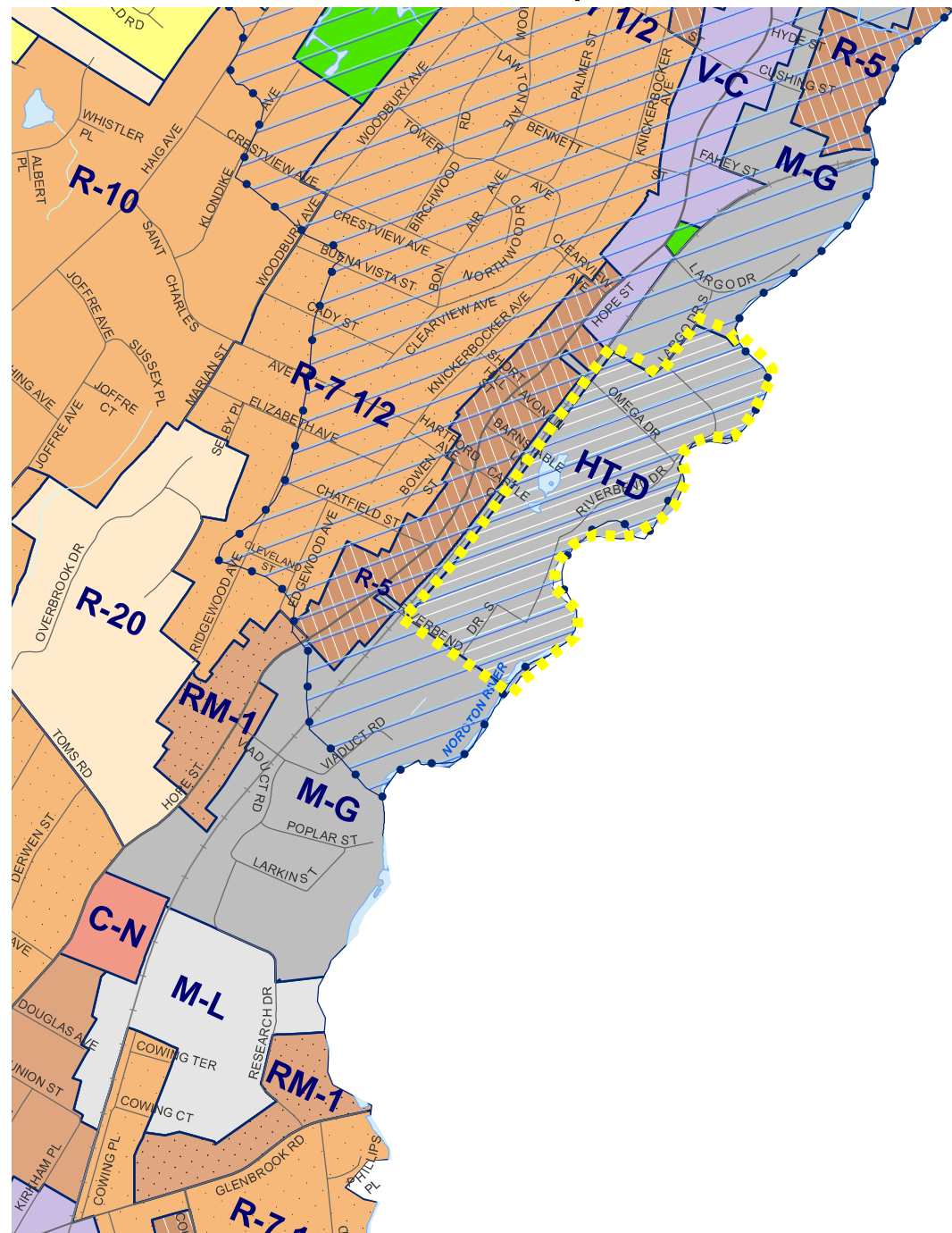
#### **6. Potential Future Steps (if residential uses proposed)**

- Special Permit, GDP, & FSP
- Referrals to City departments (Planning Board, Engineering, EPB, Traffic, Fire, WPCA, etc.)
- Zoning Board Public Hearing (Legal Notices and Neighbor Mailing Required then)

# Master Plan Map



# Zone Map



September 4, 2024



Springdale RR  
Station

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



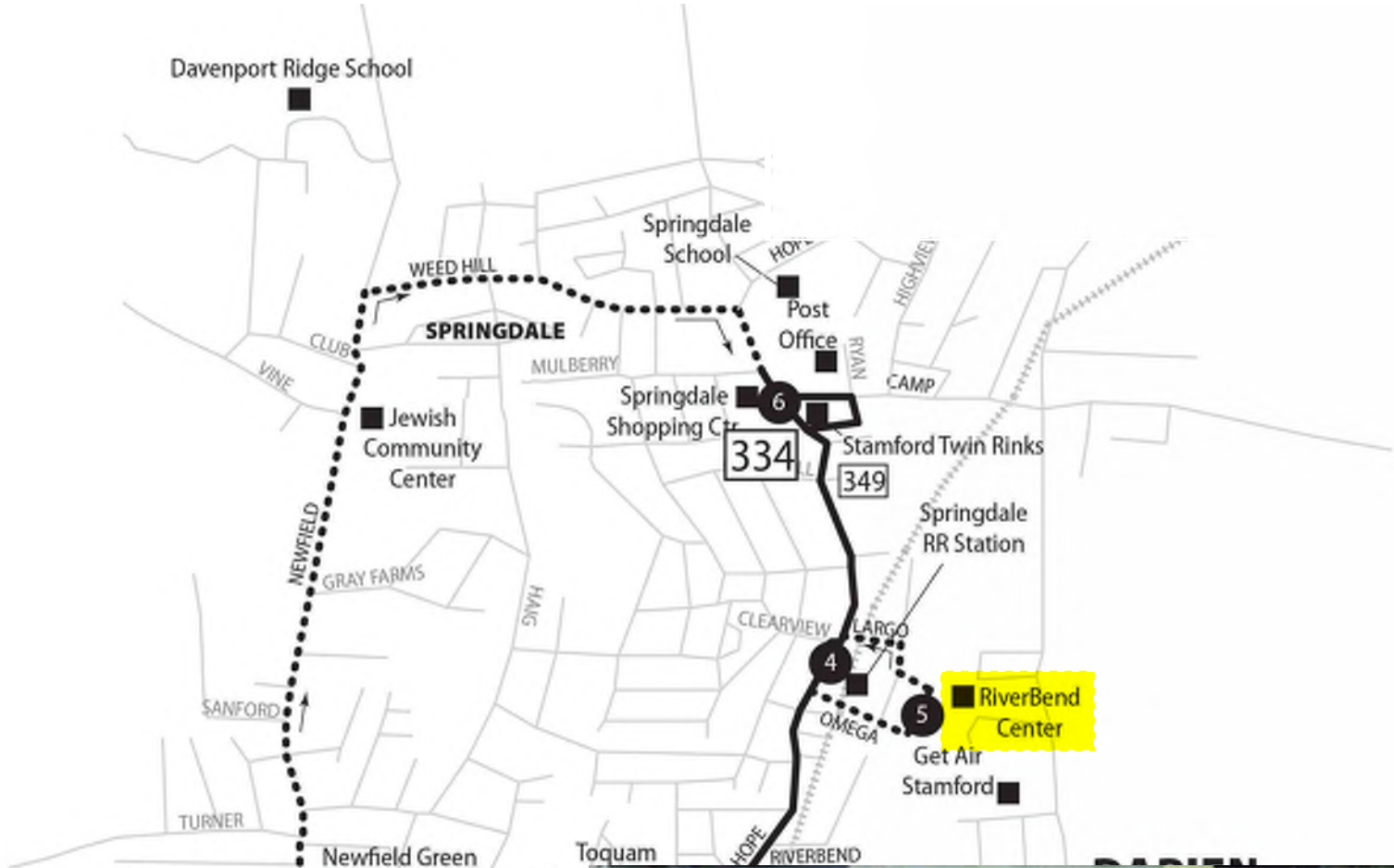
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COMM. NO.:	DATE:
6718	7/22/2024
SCALE:	1"=500'

# City Bus Stops in River Bend Center



MILES	TO NEW YORK	AM PEAK					OFF-PEAK														
		1707	1711	1723	1731	1735	1741	1745	1751	1755	1763	1767	1771	1775	1777	1787	1791	1795	1797	1799	
41	New Canaan	AM 5 28	AM 6 18	AM 7 10	AM 7 30	AM 7 56	AM 8 51	AM 9 38	AM 10 32	AM 11 29	PM 1 29	PM 2 29	PM 3 29	PM 4 22	PM 5 17	PM 7 33	PM 8 18	PM 9 31	PM 10 25	PM 11 25	
39	Talmadge Hill	5 33	6 23	7 15	7 35	8 01	8 56	9 43	10 37	11 34	1 34	2 34	3 34	4 27	5 22	7 38	8 23	9 36	10 30	11 30	
37	Springdale	5 37	6 27	7 19	7 39	8 05	9 00	9 47	10 41	11 38	1 38	2 38	3 38	4 31	5 26	7 42	8 27	9 40	10 34	11 34	
35	Glenbrook	5 40	6 30	7 23	7 43	8 09	9 03	9 50	10 44	11 41	1 41	2 41	3 42	4 35	5 29	7 45	8 30	9 43	10 37	11 37	
33	Stamford Ar.						9 09	9 56	10 49	11 46	1 46	2 46	3 47			7 50	8 35	9 48	10 42	11 42	
33	Stamford Lv.	5 45	6 35	7 29		8 13	C 9 19	C 10 02	C 11 01	C 11 57	C 1 58	C 2 57	C 3 51	4 41	5 35	C 7 55	C 8 57	C 9 52	C 10 46	C 11 52	
4	Harlem - 125th St.	D 6 31	D 7 14	D 8 08		D 8 56	CD 10 00	CD 10 43	CD 11 43	CD 12 40	CD 2 44	CD 3 43	CD 4 35	D 5 32	D 6 35	CD 8 42	CD 9 41	CD 10 37	CD 11 31	CD 12 37	
0	Grand Central	6 43	7 28	8 22	8 40	9 09	C 10 14	C 10 56	C 11 55	C 12 52	C 2 56	C 3 54	C 4 47	5 47	6 48	C 8 54	C 9 53	C 10 50	C 11 44	C 12 49	
		AM	AM	AM	AM	AM	AM	AM	AM	AM	PM	PM	PM	PM	PM	PM	PM	PM	PM	PM	AM

**The Springdale Metro-North Station is right at River Bend Center.**



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

**REDNISS MEAD**

LANDSCAPE ARCHITECTURE  
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COPY NO. 4718  
DATE: 11/14/2024  
SCALE: 1"=500'

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



It is a mixed-use industrial park



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



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

Summary:

419,039 sf Vacant (65%)  
636,942 sf Total

**EXISTING AERIAL EXHIBIT  
RIVER BEND CENTER  
STAMFORD, CT**

September 4, 2024





Zone	R-6	RM-1	R-5	C-N	V-C	M-L	M-G	HT-D Existing	HT-D Proposed <sup>1</sup>			
									Rental		Homeownership	
Max. Units/Acre	14.5	15	22	26	65	N/A	N/A	N/A	11±		13±	
Max. Height	30'	30'	40'	25'	45'	50'	50'	60'	60'		60'	
Max. F.A.R.	0.58	0.75	0.90	0.60	1.50	1.00	1.00	1.00	0.25 (Res)	0.75 (Total)	0.30 (Res)	1.00 (Total)



1 River Bend Example	Density			
	Onsite		Offsite	
	Units	Per Acre	Units	Per Acre
Senior/ Home Ownership	470	13.06	376	10.45
Rental	391	10.87	313	8.70

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COMM. NO: 6718      DATE: 9/4/2024  
SCALE: 1"=500'

**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.

Area: 36 Acres ± (27.4)  
Units: 346 (12.6/Acre±)

Area: 36 Acres ±  
Units: N/A  
Theoretical Max: 470 (13/Acre±)

Notes:

1. Total 36 acre area (Magenta) excluding public streets = 27.4 acres
2. Excludes non-residential uses.
3. Information from the City of Stamford Assessors Tax Cards

## RESIDENTIAL COMPARISON EXHIBIT

### RIVER BEND CENTER STAMFORD, CT

Zone	Area (acres)	Residential Density			
		Actual		Permitted	
		units	(per acre)	units	(per acre)
R-5	14.8	201	13.6	326	22
R7.5	10.0	69	6.9	58	6
V-C	2.6	76	29.1	170	65
<b>Total</b>	<b>27.4</b>	<b>346</b>	<b>12.6</b>	<b>554</b>	<b>20</b>



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COMM. NO.: 6718	DATE: 9/4/2024
SCALE: 1"=300'	



Notes:

1. Total area excludes public Streets.
2. Excludes non-residential uses.
3. Information from the City of Stamford Assessors Tax Cards

September 4, 2024

# 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 6, 2 and 11 will receive a \$50 AMEX card

Lunch will be served at Building 11

*\*See map and rules on next page*

Please RSVP by 5/25/15 to Carla Singh-Guerra at 203-531-3618 or [csingh-guerra@rbtc.com](mailto:csingh-guerra@rbtc.com)

For leasing information, please contact:

**TIM RORICK**  
 Managing Director  
 203.531.3622  
[trorick@rbtc.com](mailto:trorick@rbtc.com)

**BRIAN J. HEELAN**  
 Associate Director  
 203.531.3603  
[bheelan@rbtc.com](mailto:bheelan@rbtc.com)

**BRADLEY SOULES**  
 Director  
 203.531.3607  
[bsoules@rbtc.com](mailto:bsoules@rbtc.com)

**WEDNESDAY**  
 June 3, 2015  
 11:30 am – 2:00 pm  
 Start at:  
 6 Riverbend Drive  
 2<sup>nd</sup> Floor  
 Stamford, CT

Newmark Grubb Knight Frank

## Open Houses for Brokers

CoStar™ LoopNet™ Ten-X™ showcase.com CITYFEET.COM

1 Omega Dr - River Bend Center - Building 3, Stamford Submarket - Office

For Lease | 4 Spaces | \$22.50 | 6,458 - 57,396 SF Avail | 29,985 SF Max Contig

Days Since Last Update: Updated Today

90 Day Views: 8,744

Marketing Quality: Excellent

MANAGE PHOTOS

WANT TO IMPROVE?

## 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 sports 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](mailto:jturner@riverbend1.com) | [www.riverbend1.com](http://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](mailto:jturner@riverbend1.com) | [RiverBend1.com](http://RiverBend1.com)



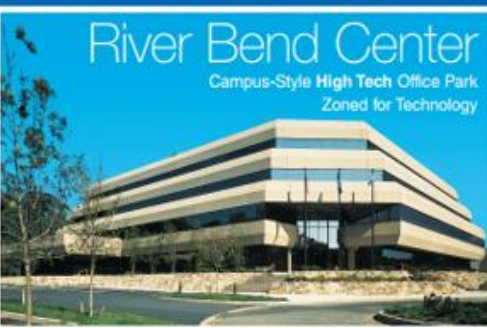
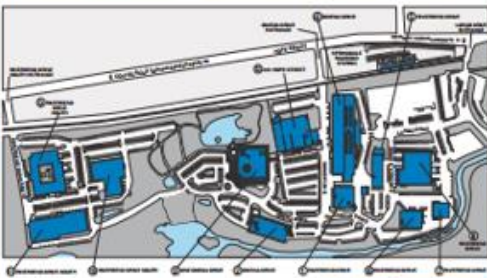
## Monthly Postcard Mailings

# Past River Bend Center Marketing Campaigns

Multiple redundant fiber optic/dark fiber connections • Emergency motor generators • CCTV security systems • Backup power • On-site maintenance • Meeting and conference rooms • 120 seat auditorium • Connected DOT bus service • Covered walkways • Physical fitness room and sauna • Walking distance to Springdale Railroad Station • Passenger elevators • Freight elevators • Loading docks • Elevators with fountain and marble lobby • Multiple restrooms • 24-hour security • 24-hour access • On-site maintenance • Meeting and conference rooms • 120 seat auditorium • Connected DOT bus service • Covered walkways • Physical fitness room and sauna • 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  
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NEXT DEADLINE: JUNE 2 (SEE PAGE 4)

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CI&P Magazine

**Reliability. Connectivity. Security.**

**SPECIAL INCENTIVES INCLUDING TAX NOW AVAILABLE!**



**Stamford, CT**



Disaster Recovery Journal



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**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](http://riverbend1.com)

**RIVER BEND CENTER**



City Bus Advertising

# Most River Bend Center buildings have been repurposed over the years.

Several multiple times. Here are a few examples:



**Building 1:** a) Originally was a manufacturing building; b) Then was used for multiple small offices; c) Later, was a computer operations center individually accessible by contracted clients.



**Building 4:** a) Was an Omega Engr., Inc. manufacturing and distribution center; b) Today is Bobby Valentine's Sports Academy.



**Building 5:** a) Originally was an office, manufacturing, & warehouse building; b) Then was high-speed securities trading data center; c) Later was a university branch; d) Today is a school for children with special needs.



**Building 9:** a) Originally was an R&D center; b) Then was a manufacturing facility, design lab, and offices; c) Today is home to a daycare center and an indoor-swimming school.



**Building 10:** a) Originally a manufacturing building; b) Then used as computer data center; c) Today it is vacant.



**Building 12:** a) Originally a research and development center; b) Then was a heavy equipment manufacturer; c) Then was an Omega manufacturing facility; d) Then was a university branch; d) Today is home to a furniture staging company & photo studio.

Most River Bend Center buildings were DESIGNED AND BUILT as MULTI-USE: High-capacity floor loading throughout, wide spans, high ceilings, loading docks, heavy-duty freight elevators, and more. This is why River Bend can accept the wide range of tenants.

# River Bend Center

## Management 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.



River Bend has many acres of unused parking lots today for tractor trailers, heavy equipment, etc. Zero investment is required from River Bend to do this.

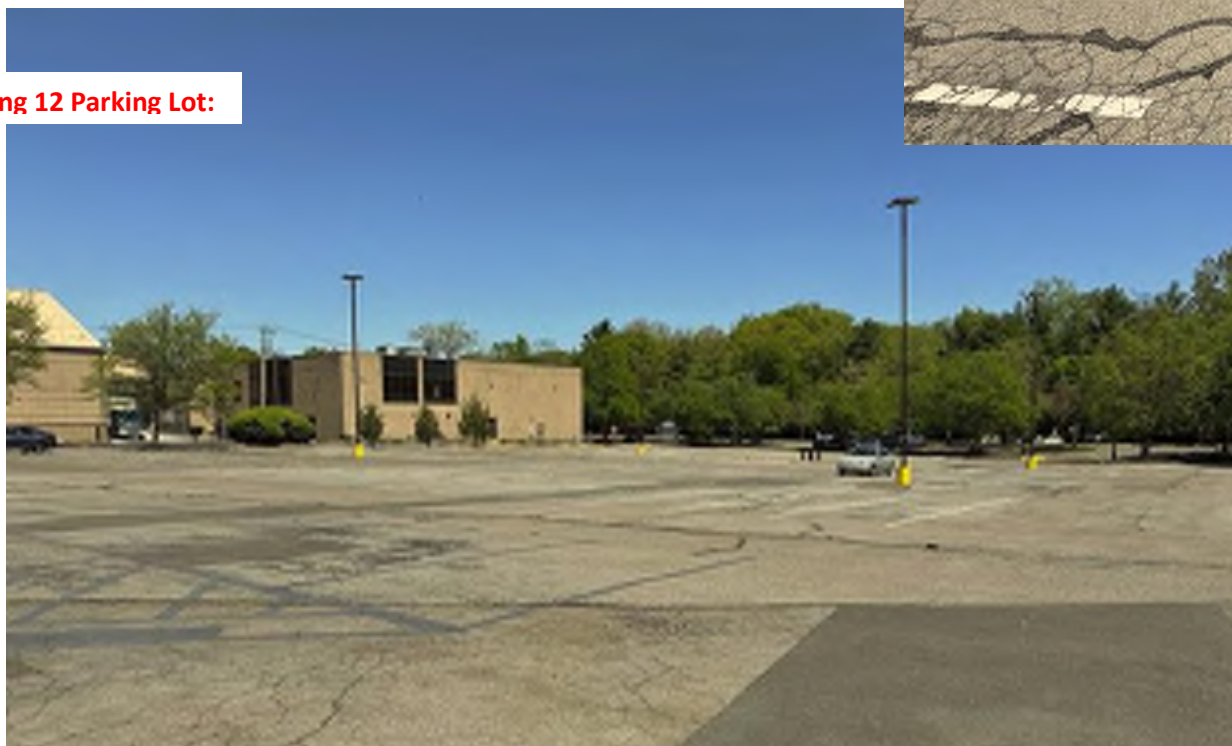
**Building 10 Parking Lot:**



**Building 9 Parking Lot:**



**Building 12 Parking Lot:**



## 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

1. Traffic
2. Schools
3. Sewers
4. Water
5. Rent
6. Taxes

September 4, 2024

# Multi-family Housing Impacts/Concerns

## 1. Traffic

To be reviewed shortly.

September 4, 2024

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# Multi-family Housing Impacts/Concerns

## 2. Schools

- a. Public school enrollment flat over the last decade;
  - i. From 16,085 in 2014 to 16,426 in 2024 (2%).
  
- b. Thousands of multi-family units created very little public school demand.
  - i. Less than 3 students for every 100 rental units
  - ii. Approximately 6 students for every 100 condominium units
  - iii. Approximately 40 students for every 100 Single-family homes

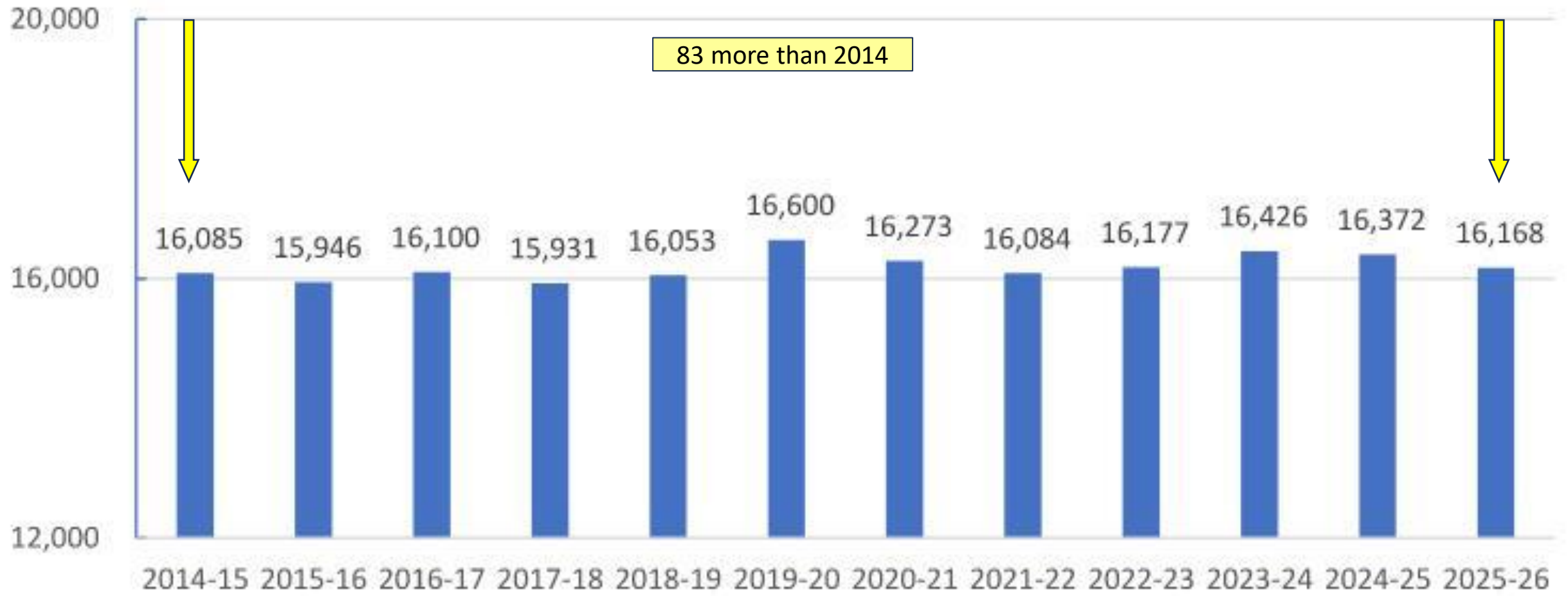
Source: City of Stamford Board of Education

September 4, 2024

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# Enrollment & Demographic Study Summary

Historic & Projected PreK-12 Enrollment  
2014-15 to 2025-26 (Medium Scenario)



## Public School Impacts

### From 2015-2025 Master Plan

Page 25: "multifamily residential development...generates an average of 0.028 school children per unit" (2.8/100)

### Actual Stamford Data

2023	Dwelling Units	Public School Children	Kids per 100 DU
<b>Multi-Family Rentals</b>			
Bedford Hall	82	5	6.1
75 Tresser	344	11	3.2
Element One	183	5	2.7
Parallel 41	124	8	6.5
Summer House	227	5	2.2
66 Summer	209	3	1.4
The Strand	435	3	0.7
<b>TOTAL</b>	<b>1604</b>	<b>40</b>	<b>2.5</b>
<b>Condo/Town Homes</b>			
180 Turn of River	70	4	5.7
Chesterfield	114	11	9.6
77 Havemeyer	195	10	5.1
<b>TOTAL</b>	<b>379</b>	<b>25</b>	<b>6.6</b>
<b>Single Family Homes</b>			
Amherst Court	3	2	66.7
Amherst Place	23	10	43.5
Bridle Path Road	4	2	50.0
Buckingham Court	5	4	80.0
Buckingham Drive	32	17	53.1
Clorinda Court	8	4	50.0
Elaine Drive	30	10	33.3
Florence Court	6	3	50.0
Three Lakes Drive	32	8	25.0
Warwick Lane	11	1	9.1
Woodridge Drive South	65	28	43.1
<b>TOTAL</b>	<b>219</b>	<b>89</b>	<b>40.6</b>

#### Notes:

- Dwelling units per Stamford Tax Assessor.
  - School children per Stamford BOE based on current (2023) student database except Havemeyer (2022).
- DRAFT for discussion purposes only. There are no plans to redevelop at this time.  
Approval by the city and public hearing required prior to any development.



# Multi-family Housing Impacts/Concerns

## 3. Sewers

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

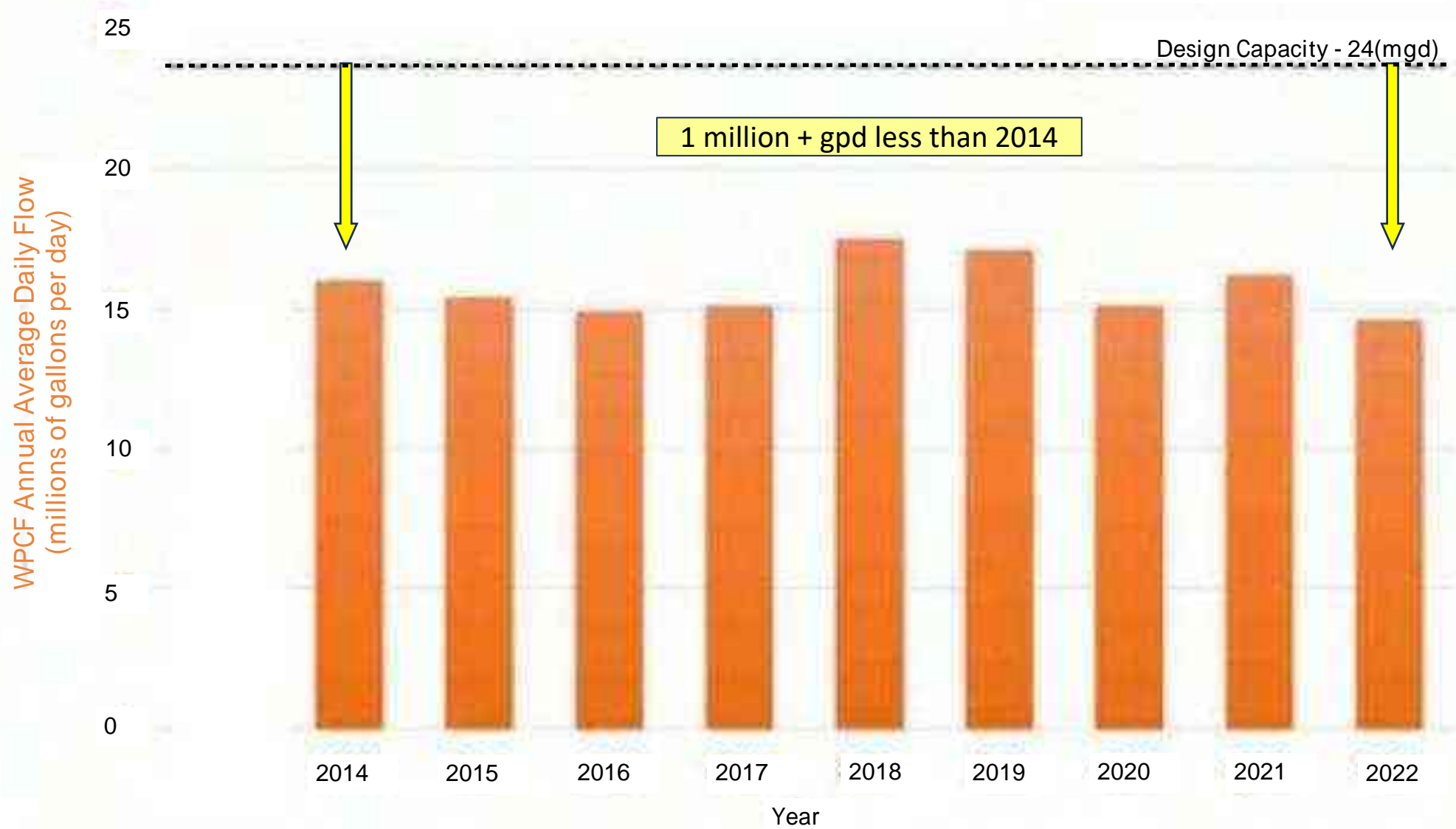
Source: City of Stamford Water Pollution Control Authority

September 4, 2024

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# Stamford Sewage Treatment Plan (WPCF) Average Daily Flows 2013-2022



# Multi-family Housing Impacts/Concerns

## 4. Water

- a. 2023 water usage  $5\pm$  million gallons per day (MGD) LOWER than 2016.
- b. 75% of the peak demand in 2016.
- c. Reservoir storage fluctuates seasonally generally above 20-year median average.

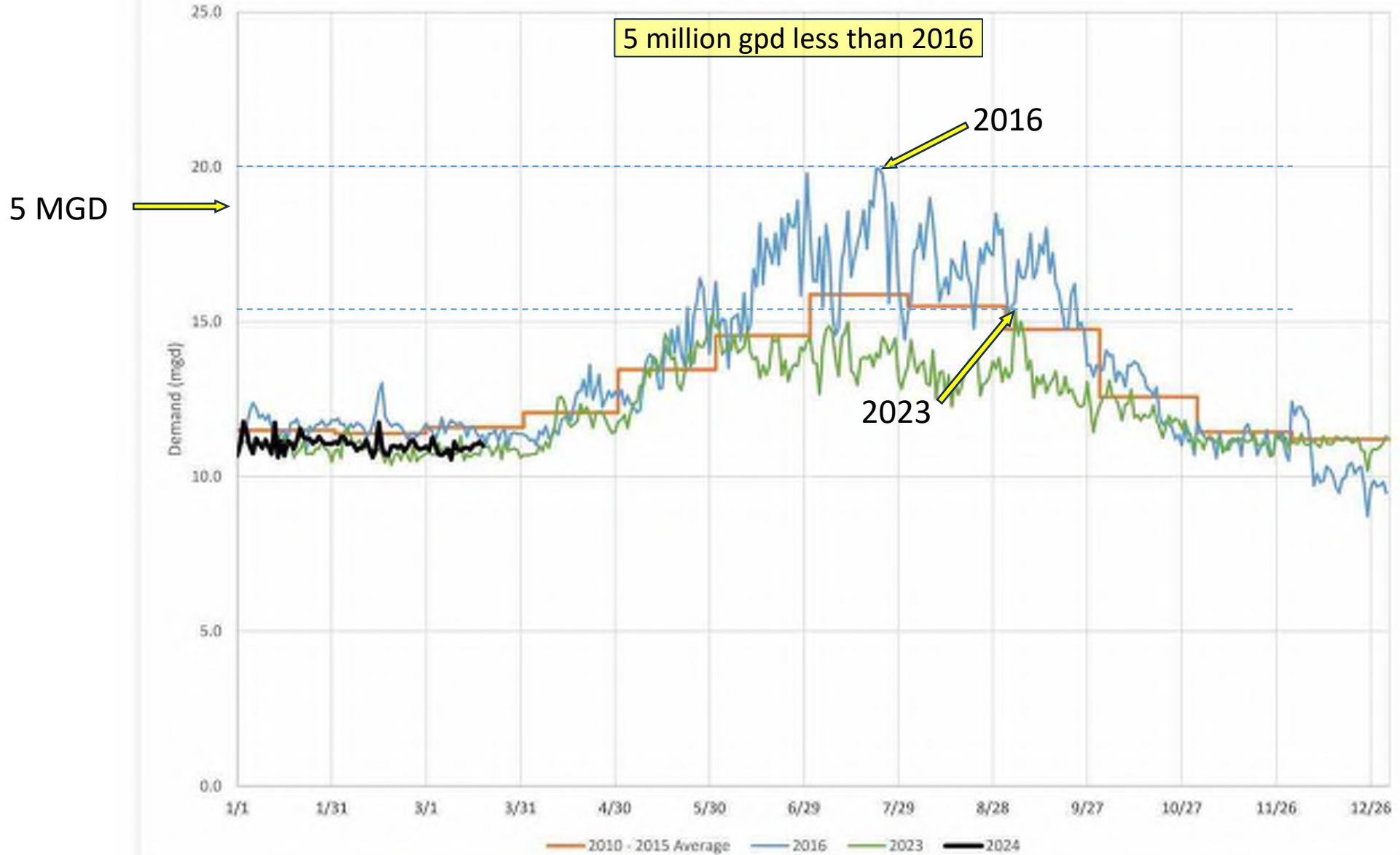
Source: Aquarion

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### Stamford Demand Summary



# Multi-family Housing Impacts/Concerns

## 5. Rental Rates

- a. Demand continues to outpace supply. (Office growth 100X Residential)
- b. Rent growth slows as supply increases.
- c. Stamford rent growth slowest in region 3.7% average per year (2016-2023)  
(Westport 16%, Greenwich 10%, Norwalk, 5%, )
- d. Office decreasing and residential increasing rebalances demand equation.

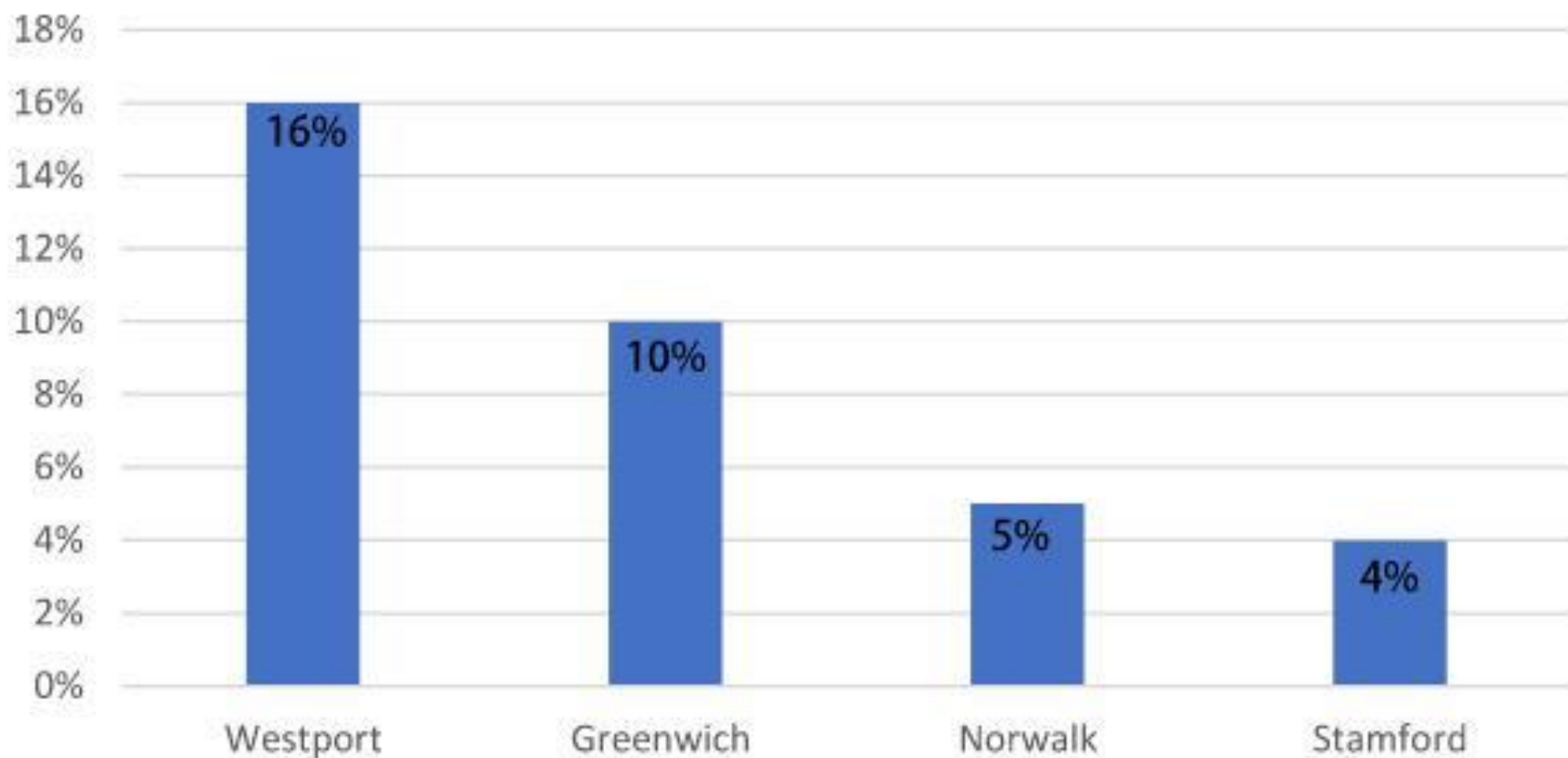
Source: Zillow

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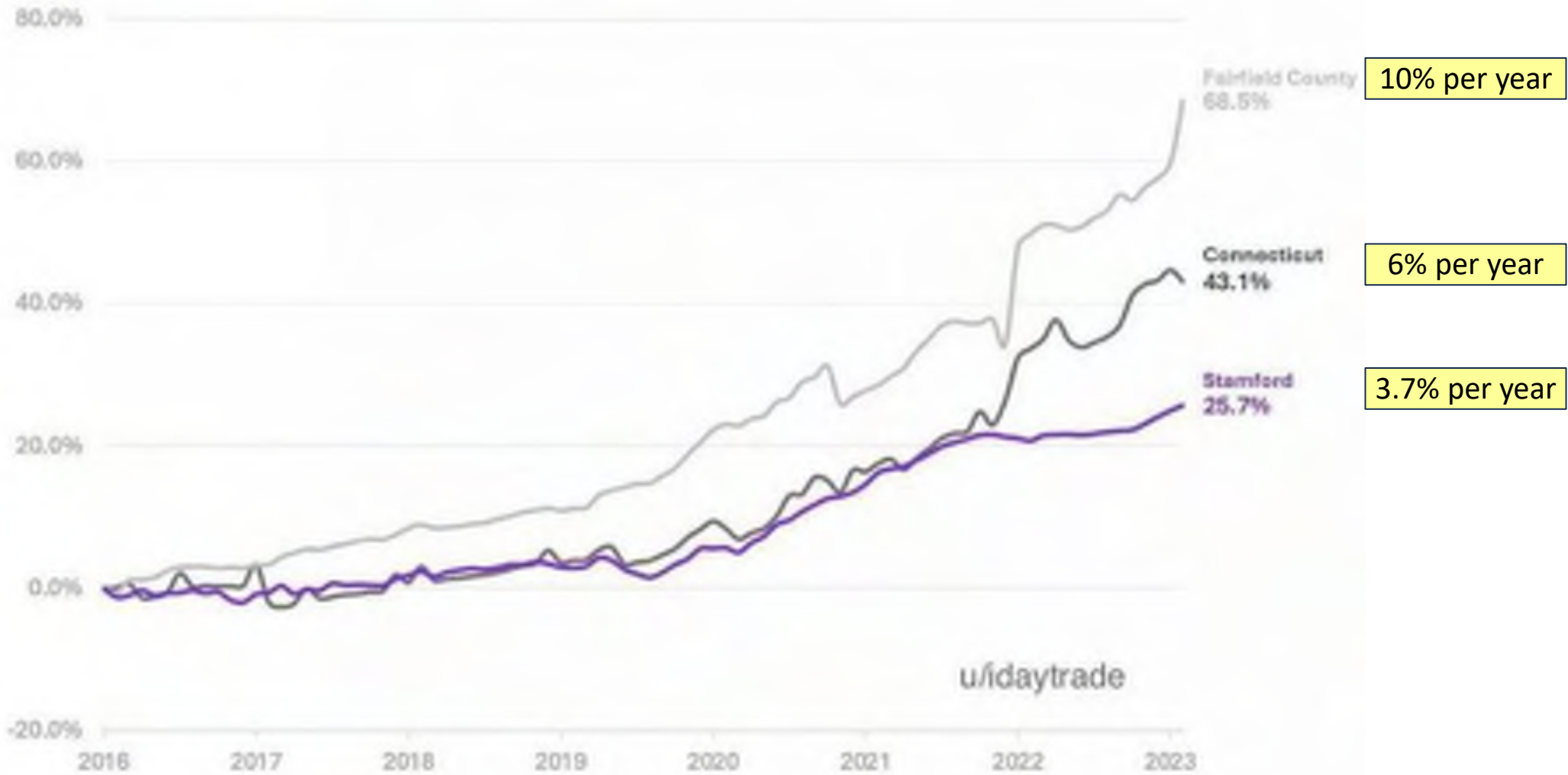
# YOY Change in Average Monthly Rent

Jan 31, 2023 - Jan 31, 2024



# Change in Average Monthly Rent

Indexed to Monthly Rate on Dec 31, 2016



Seasonally Adjusted  
Source: Zillow

# Multi-family Housing Impacts/Concerns

## 6. Taxes

- a. Rental housing pays taxes.
- b. Protects residential homeowners from even higher tax burden.
- c. Significantly increases tax contributions.

## River Tax Bend 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	
A	Existing (2023)	Assessed	\$55,600,000±	-	Taxes have never been challenged River Bend currently 65% Vacant
		Paid	\$1,340,400±	-	
B	Status Quo (Assumes Taxes Adjusted)	Assessed	\$37,000,000±	-\$18,787,030 -33%	900 Long Ridge Road actual Reduction applied
		Paid	\$870,000±	\$470,430 -34%	
C	Potential Redevelopment Theoretical Max 470 Units + Assumes 5 Buildings to Remain	Assessed	\$180,000,000±	\$124,392,380 324%	Assumes: Assessed \$350,000/unit Paid \$6,500/unit Maintaining buildings 4, 5, 7, 8, & 9
		Paid	\$3,500,000±	\$2,163,474 262%	


- 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



# PUBLIC TRANSIT & VISION EXAMPLE EXHIBIT



Site Area	1,567,154		Excludes 54,424SF in Darien	
Residential	Floor Area	Density	Notes	
<b>A</b> Condos	275,000	0.18	170	"Village at Rivers Edge" - Demo Bldgs. 3 & 12
<b>B</b> Rental	55,000	0.04	50	Conversion of Bldg. 2
<b>C</b> Senior	110,000	0.07	120	Demo Bldg. 10
<b>Total</b>	440,000	0.28	340	Bldgs. 1, 4, 5, 6, 7, 8, 9, & 11 remain



**REDNISS & MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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

COMM. NO.:	DATE:
6718	9/4/2024
	SCALE:
	1"=170'

Bus stop locations obtained from Google.com

6/5/2024 10:20 AM H:\Jobfiles\6000\6700\6718\dwg\Planning\6718 - Site Restrictions Exhibit.dwg

**SAY NO TO**  
**River Bend Text Change**

Application #224-11

*Up to 470 Units off Hope Street*

*Email: [DStein@Stamfordct.gov](mailto:DStein@Stamfordct.gov)*

*[BOR\\_AllReps@Stamfordct.gov](mailto:BOR_AllReps@Stamfordct.gov)*

**Stop Overdevelopment**

# Multi-family Housing Impacts/Concerns

## 1. Traffic

- a. 1,000SF± of industrial mixed use generates 1.1 peak AM trips.
- b. 1,000SF± of residential generates less than 0.40 peak AM trips.
- c. Kimley-Horn study (2024) demonstrates a 33%± peak hour reduction for housing vs. existing.
- d. Overall office/industrial decreasing and residential increasing reduces traffic.

Source: Institute of Transportation Engineers

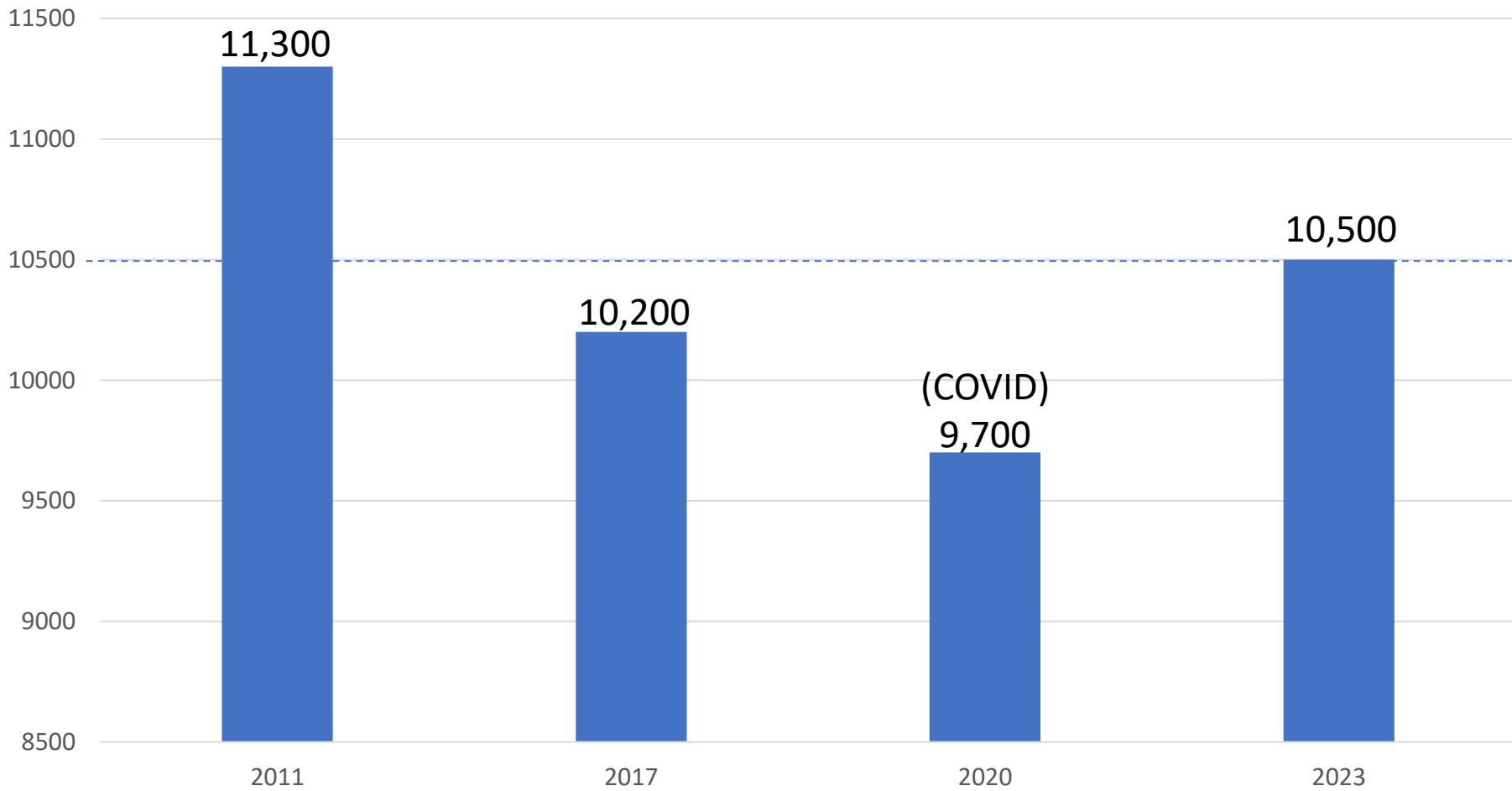
September 4, 2024

REDNISS  
& MEAD



# Hope Street Average Daily Volume

800 fewer trips than 2011



Source: CT DOT Traffic Monitoring Count Data: Volume and Classification information ([https://portal.ct.gov/dot/pp\\_sysinfo/traffic-monitoring](https://portal.ct.gov/dot/pp_sysinfo/traffic-monitoring)). Counts taken just south of Weed Hill Ave.

September 4, 2024

# Existing



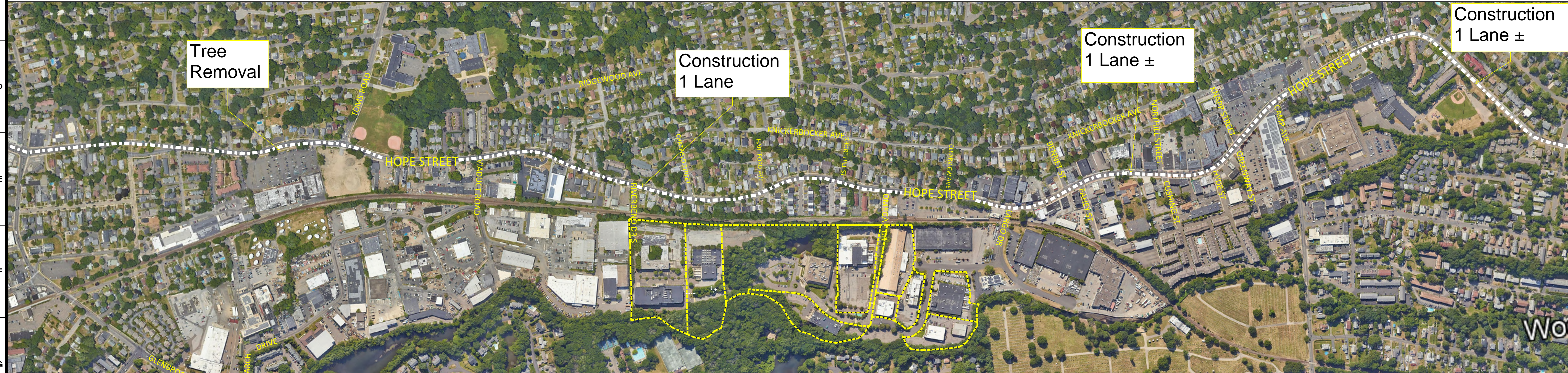
## Notes:

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

September 4, 2024



# Tuesday September 3, 2024 - Hope Street Obstructions



# Temporary Utility Construction

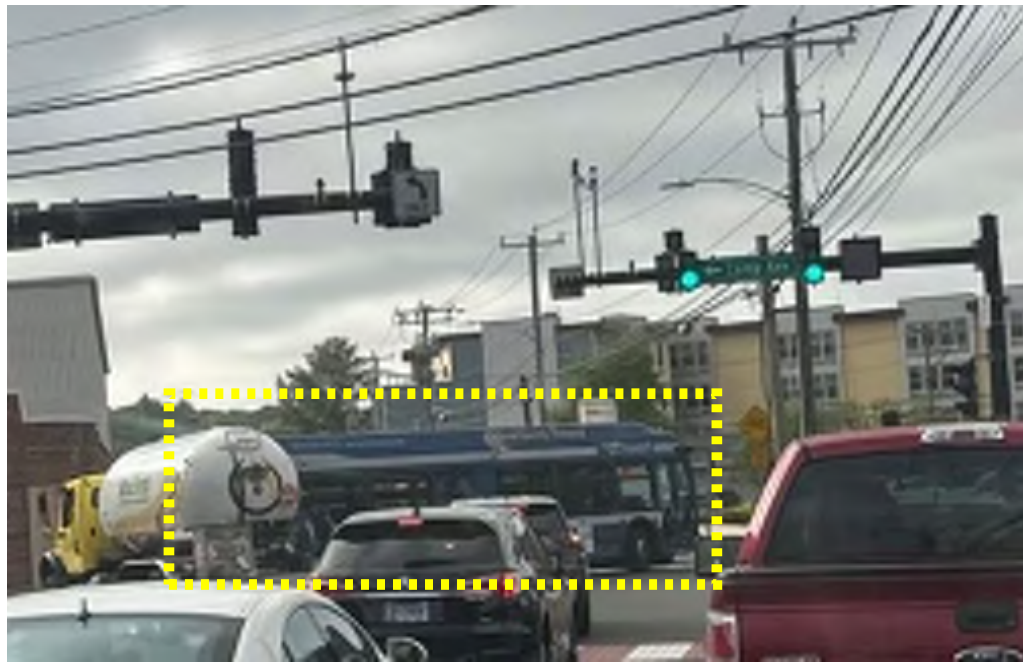
(50+ Hope Street road - opening permits)





# Camp Ave

Problem



September 4, 2024

Solution: Move Stop Bar



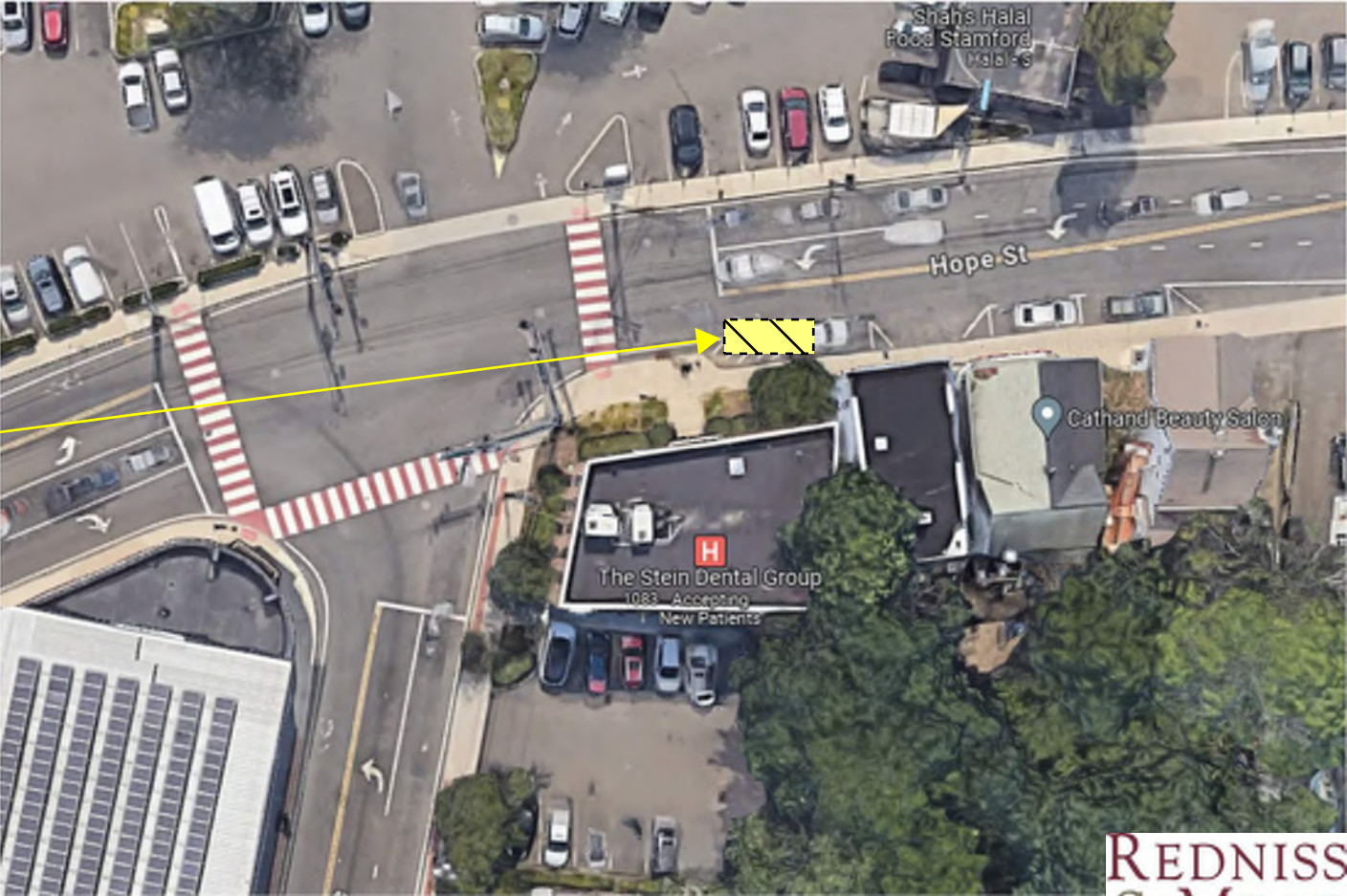
Stop Bar Relocation

# Camp Ave

Problem



Solution: Enforcement



September 4, 2024

# Solution: Operations/Enforcement



September 4, 2024



# Largo Drive Intersection



**DINER**  
& RESTAURANT

KEEP CLEAR

**HOPE STREET ENTRANCE**

UNIVERSITY OF BRIDGEPORT  
STAMFORD GRADUATE CENTER

SACRED HEART UNIV

CARDINAL HEALTH  
BANDILANE CANINE CENTER  
AAA BARGAIN MOVING & STORAGE, LLC

ARENA GYMNASTICS  
METRO BUSINESS SY

DI MARE PASTRY SHOP  
HOFFMAN ENGINEERING

BLUESTREAK SPORTS TRAIN  
JKL SPECIALTY FOODS, INC.  
BARGAIN TOURS / SPRING BREAK

VISA  
MasterCard  
Discover  
American Express  
NOVUS  
TOW AWAY ZONE  
ILLEGALLY PARKED  
AND UNAUTHORIZED  
VEHICLES WILL BE  
TOWED AWAY AT  
OWNER'S EXPENSE  
CALL 781-235-1100  
ALL TOWING SERVICE  
AVAILABLE 24 HRS





KEEP CLEAR HIGH VOLTAGE

RAIL CROSSING  
CROSS ROAD

DO NOT  
STOP  
ON TRACKS

CANCO  
INC.

CHEVROLET

STREAK

GBN



910

RAILROAD  
CROSSING

NO STOP  
ON TRACKS

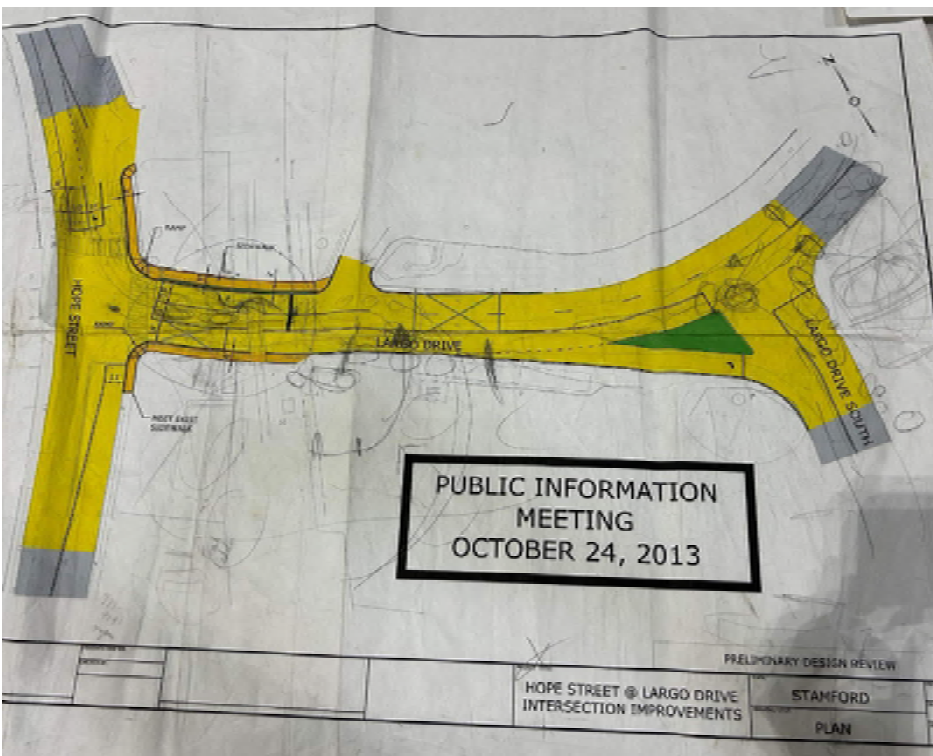
ONE WAY







# Solution: 2013



# Multi-family Housing Impacts/Concerns

1. Traffic - Residential less intense than industrial. Road Construction, Parking Enforcement, and Differed Improvements contribute to current conditions.

2. Schools - Student enrollment relatively flat over last decade.

3. Sewers - Average Daily Flow relatively flat over last decade.

4. Water - Gallons per day demand lower than 2016.

5. Rent - Supply mitigates % rent increase. Better than County/State

6. Taxes - \$1.6m ± gain vs. \$500k ± loss.

### 5.N.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.

### 5.N.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~~ An application for approval of a General Development Plan for the proposed HT-D area shall be submitted to and be subject to approval of the Zoning Board in accordance with Section 2.J of these Regulations;
- 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.

### 5.N.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

- Auto and Airplane Assembly
- Chemical Manufacturing and Storage
- Coal Storage and Sales
- Contractor's Material Storage Yard
- Demolition Materials Recycling Facility
- Gas manufacturing or storage, Wholesale (not gasoline)
- Petroleum Products and Storage
- Smoke Shop

Notwithstanding their designation in Appendix A, all Special Permit uses shall be subject to approval by the Zoning Board instead of the Zoning Board of Appeals.

b. **Research, ~~and d~~Development and Educational ~~u~~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, new buildings may be constructed, and existing building(s) may be adaptively reused and/or redeveloped, in whole or in part, for multifamily residential use.

e. **Senior Housing and Nursing Home Facility Complex:** Subject to the same conditions as d. above.

### 5.N.4. Development Standards

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

	<b>Residential Uses</b>	<b>All other Uses<sup>4</sup></b>
<b>a. Minimum Lot Size</b>	40,000 sf	20,000 sf EX: 21,780sf
<b>b. Maximum Building Coverage</b>	60%	60% EX: No Change
<b>c. Maximum Lot Coverage</b>	85%	85% EX: n/a
<b>d. Maximum Building Height</b>	4 Stories / 60 feet	4 Stories / 60 feet EX: No Change
<b>e. Maximum FAR<sup>1</sup></b>	0.30 for senior or homeownership units 0.25 for multi-family rental units	1.0 0.70 Remaining Non Res FAR 0.50 Remaining Non Res FAR
<b>f. Residential Density Divider</b>	1,250 sf (1,000 sf if all required BMR Units are provided on-site) <sup>3</sup>	n/a EX: Res n/a Rental: 313 - 391 Senior/H.O.: 376 -470
<b>g. Minimum Building Setbacks from Exterior and Interior Property Lines<sup>2</sup></b>		
<b>Front</b>	15 feet	15 feet EX: 10'
<b>Side</b>	15 feet	15 feet EX: 0 or 4'
<b>Rear</b>	30 feet	15 feet EX: No Change
<b>h. Distance between Standalone Residential and Industrial Buildings</b>	50 feet	50 feet EX: n/a
<b>i. Landscaped Buffer</b>	A landscaped buffer, at least 5 feet wide along all internal and external property lines, shall be provided. Such buffer may include required curb cuts necessary to access the site and pedestrian walkways and similar improvements as approved by the reviewing body.	
		EX: n/a

1. FAR in aggregate shall not exceed 1.0 for all uses. For each square foot of *Senior* and/or home ownership housing constructed, the total permitted FAR shall be reduced by one (1) square foot. For each square foot of market rate multifamily rental housing constructed, the total permitted FAR shall be reduced by two (2) square feet.

Example A: Where a site maintains 0.30 FAR of senior housing use, the aggregate FAR for all uses shall be limited to 0.70.

Example B: Where a site maintains 0.25 FAR of market rate multi-family rental housing, the aggregate FAR for all uses shall be limited to 0.50.

2. Setbacks and buffers from internal property lines (i) are subject to standards h. and i. above and (ii) may not be required if approved as part of a *Zoning Lot Development 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.

j. **BMR Requirement.** Below Market Rate Housing shall be provided pursuant to Section 7 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~~ zoning district, provided that they comply with the requirements of the General Development Plan and any applicable Zoning Lot Development Agreement each such separately owned parcel(s) satisfies the development standards and architectural criteria in this Section 9.

l. **Offsite Improvements.** Development that is a change of use to residential shall make financial contributions to, or in-kind construction of, offsite traffic, transportation, and/or pedestrian infrastructure improvements to help mitigate the existing conditions and potential impacts of such change in use. Such contributions or in-kind construction shall be approved by the Zoning Board in consultation with the Transportation, Traffic and Parking Bureau.



~~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)~~

### **5.N.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.~~

## 5.N.6 5 Parking Requirements

Off-street parking shall be provided in accordance with Section 12 except as follows:

- a. Parking for 2 vehicles for each one thousand (1,000) square feet or portion thereof of total nonresidential 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;~~ Required parking setbacks shall include a landscaped buffer of at least five (5) feet in width. Setbacks and buffers for parking spaces shall not be required for internal property lines within the HT-D zoning district if approved as part of a Zoning Lot Development Agreement or General Development Plan.
- c. In no event shall parking exceed 3 spaces for each one thousand (1,000) square feet or portion thereof of total nonresidential 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.~~ Existing parking, loading spaces, and drive aisles within the HT-D zoning district which may not conform to the standards of Sections 12.A, 12.B and 12.C may continue to be used provided the Zoning Board, in consultation with Transportation, Traffic, and Parking Bureau staff, finds that such conditions do not create unsafe circulation or maneuverability of parking operations or any safety issue.

## 5.N.76 Review Procedures

- 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 5.J.1 and a generalized time schedule for staging and completion of the *Development*; **and**
  - (2) Application contents shall include all of the plans and information as specified by Section 2.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 2.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 2.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 2.D. Site Plan Review, **in compliance with the General Development Plan**, 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* **from one nonresidential use to another** 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)
- d. **All new construction, redevelopment and/or adaptive reuse in a new or existing HT-D District shall comply with the General Development Plan pursuant to Section 2.J of these Regulations and shall be subject to Site and Architectural Plan and Requested Uses approval pursuant to Section 2.D, subject to subsection c. above.**
- e. **A Zoning Lot Development Agreement may be permitted within the HT-D zoning district. A preliminary agreement and allocation of Transferrable Rights shall be submitted at the time of any GDP application and shall be subject to Zoning Board approval. A final agreement, which is consistent with the preliminary agreement, shall be required at the time of Building Permit, subject to approval by Zoning Board staff. If the final agreement is not consistent with the preliminary agreement, except for minor changes, the final agreement shall be subject to Zoning Board approval prior to issuance of a Building Permit. Such agreement may be applicable to contiguous or noncontiguous Tax Lots provided all such lots are covered by a General Development Plan and are within the HT-D District.**

**AMEND Section 3.B, 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, and V-C (outside of Glenbrook and Springdale); or

**AMEND Table 12.5 as follows:**

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> <sup>(2)</sup>
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, <b>HT-D</b>	50’	50’	5’
<b>HT-D</b>	<b>10’</b>	<b>10’</b>	<b>5’</b>
All other Zoning Districts	10’	5’	5’

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

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

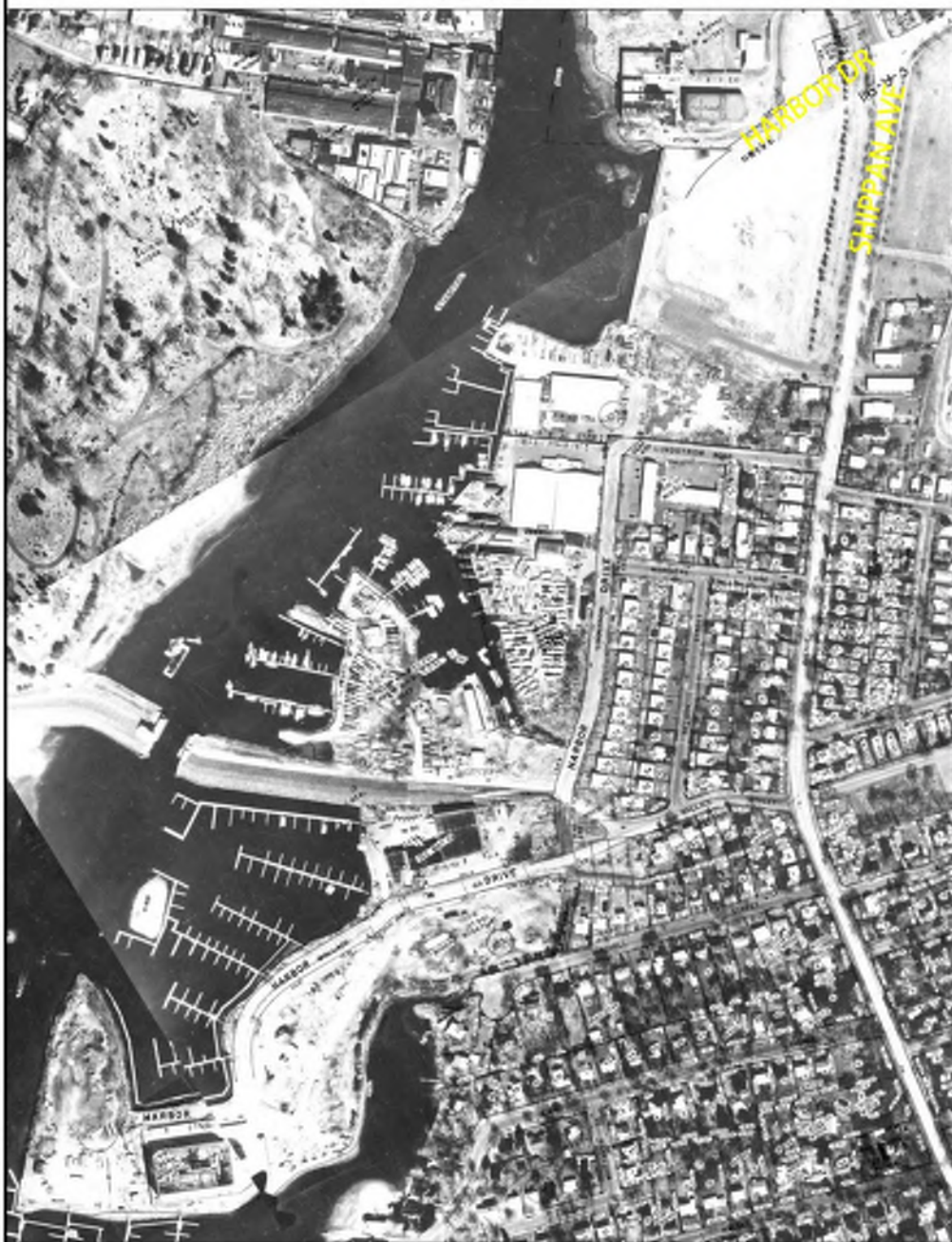
# Questions

September 4, 2024

REDNISS  
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1979

TODAY



**REDNISS  
& MEAD**

Land Services  
Site Planning & Design  
Professional & Consulting Services

**HARBOR DRIVE  
AERIAL  
COMPARISON  
EXHIBIT**

SCALE: N.T.S.

DATE: 4/16/2024

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400 West Street, Suite 200, New Haven, CT 06510  
www.rednissandmead.com

**River Bend Center**  
**Traffic Comparisons**  
(Peak Hour Vehicle Trips)

**Note: There are NO PLANS for redevelopment at this time**

Land Use Type		Weekday AM Peak Hour	Weekday PM Peak Hour
Existing	<b>Mixed Commercial/Industrial</b>		
	•12 Buildings •637,000 sf •0.41 FAR	1,137	1,269
Potential Redevelopment Scenario	Theoretical Max, Residential - 470 Units •470,000 sf	179	287
	Remaining Commercial/Industrial •Buildings 4, 5, 7, 8, and 9 remain •199,000 sf	411	552
	<b>TOTAL Mixed Use</b> •669,000 sf •0.43 FAR	590	839
<b>Net Change</b>		<b>-48%</b>	<b>-34%</b>

**Notes**

- Existing and Proposed trips per traffic study prepared by Kimley-Horn (2/29/24).
- Assumes full occupancy of all uses.
- Potential Redevelopment assumes Buildings 1, 2, 3, 6, 10, 11, and 12 could be demolished or converted to residential use.

# Potential Curb Cut Conflict Reductions

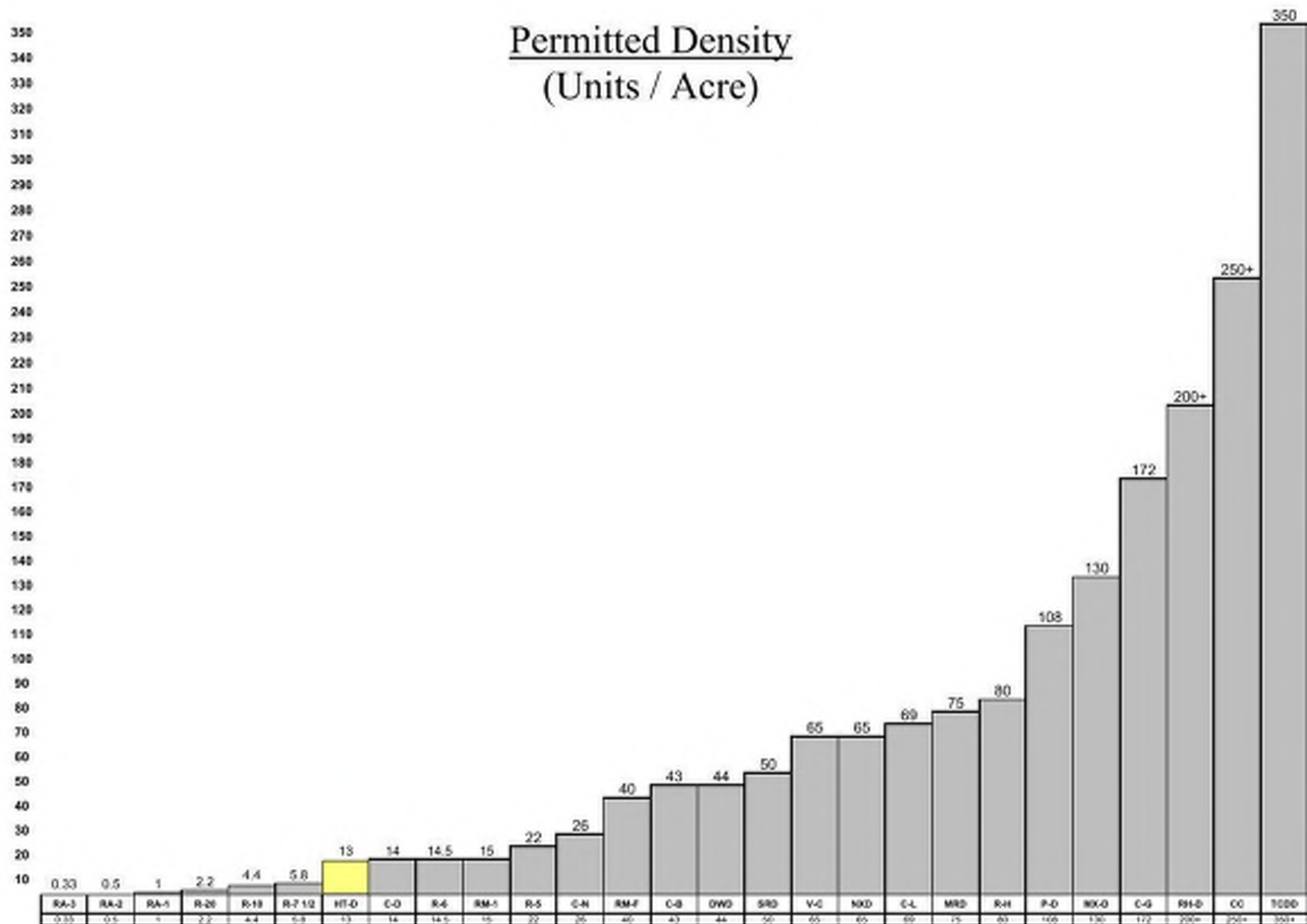


For discussion purposes only.  
September 4, 2024





## Permitted Density (Units / Acre)



# Multi-family Housing Impacts/Concerns

## 6. Emergency Medical Services

a) *Stamford Health*

- Construction of new Maternity wing (40± beds temporarily repurposed) created longer wait times
  - Maternity wing now completed
- Not utilizing full capacity (305 licensed beds) with room to expand
- Recently added after hour immediate care @ 292 Long Ridge
- New locations being added (i.e. Harbor Point, etc.)

b) *EMS:*

Year	Population	Ambulances	Ratio to residents
2010	122,783	4	1 per 31k
2020	135,685	5	1 per 27k
2024	137,000*	6	1 per 23k

\*estimated - 136,828 per worldpopulationreview.com