



## APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule** below), payable to the City of Stamford. **NOTE:** Cost of required advertisements are payable by the Applicant.

### Fee Schedule

Major Text Change	\$730.00
Minor Text Change	\$380.00

APPLICANT NAME (S): High Ridge Real Estate Owner LLC  
 APPLICANT ADDRESS: C/O Agent: Lisa L. Feinberg, Camody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT  
C/O Agent: 203-425-4200  
 APPLICANT PHONE #: \_\_\_\_\_  
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes  
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Turn of River Road, Stamford, CT

PROPOSED TEXT CHANGE: \_\_\_\_\_  
Please see attached Text Amendment.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

DATED AT STAMFORD, CONNECTICUT, THIS 3rd DAY OF February, 20 17

SIGNED: William J. Hennessey, Jr.

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD February 3, 20 17

Personally appeared William J. Hennessey, Jr., signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Lisa L. Feinberg  
 Notary Public - Commissioner of the Superior Court

### FOR OFFICE USE ONLY

APPL. #: 217-01 Received in the office of the Zoning Board: Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 FEB 5 2017

February 3, 2017

***VIA HAND DELIVERY***

Ms. Vineeta Mathur  
Associate Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

**RE: Application for Text Change of Zoning Regulations  
C-D Designed Commercial District**

Dear Ms. Mathur:

As you know, we represent the owner of property known as High Ridge Office Park in Stamford (the "Property"). The Property is comprised of two (2) legal parcels and consists of a total of approximately 38.8 acres. It is located within the C-D Designed Commercial District and is currently improved with multiple office buildings as well as surface parking lots, landscaping and infrastructure improvements. Our client, High Ridge Real Estate Owner, LLC ("HRREO"), is the current owner of the office park which was originally constructed in the 1970s. Consistent with the December 2014 Master Plan (the "Master Plan") which discourages office use north of Bulls Head, HRREO has been exploring opportunities to reposition the Property with non-office uses.

HRREO has an opportunity to construct a family recreational fitness facility on the Property. Life Time Fitness is a membership-based fitness and recreational facility that offers everything a traditional fitness club provides and more. The specific programming for each facility differs, but generally, one can expect cardiovascular and strength training equipment, group fitness studios, indoor basketball courts, indoor and outdoor pools, children's programming areas, nutritional educational areas as well as locker rooms, a cafe and a spa facility. Life Time memberships are geared toward families and offer something for all age groups.

Out of the 134 existing or proposed Life Time Fitness facilities throughout the country and Canada many are located within office parks. This is by design. Office parks deliver a built-in membership base and also provide significant parking resources that share well with peak traffic times for Life Time. Moreover, the scale and massing of a Life Time building is comparable to an office building in a suburban office park.

This type of compatible redevelopment is encouraged by the Master Plan. However, in order to encourage this type of non-office use in the C-D zone, a text amendment is required.

When the new Master Plan was adopted in December 2014, the underlying Master Plan Category for all commercially developed C-D zoned properties was changed from “Commercial – Campus Office” to “Mixed-Use – Campus.” This new distinction serves as an important indicator of the City’s goal for future land use on these C-D zoned properties. Specifically, the City wanted to encourage the revitalization of the suburban office parks located in these areas. The category designation also specifically implements the goals, policies and implementation strategies articulated throughout the remainder of the Master Plan. In the context of the proposed text amendment, the following are instructive:

- Economic Development Goals<sup>1</sup>
  - Attract new and diverse companies.
  - Concentrate regional office and retail development in the Downtown.
  - Continue to pursue a balance of uses that promote vibrancy and economic vitality.
- Policy 3A – Increase Economic Diversity & Resiliency<sup>2</sup>
  - Implementation Strategy 3A.2 – Market existing and create new incentives to attract businesses.<sup>3</sup>
  - Implementation Strategy 3A.3 – Encourage modernization of office space and allow adaptive reuse. *Zoning should be amended, as appropriate, to allow for reuse.*<sup>4</sup>
- Policy 3B – Growth Management<sup>5</sup>
  - Implementation Strategy 3B.2 – Discourage expansion of office development outside of Downtown areas that do not have direct access to transit.

<sup>1</sup> Stamford Master Plan, December 2014, Chapter 3.0

<sup>2</sup> Stamford Master Plan, December 2014, Chapter 3.0, Section E, page 67

<sup>3</sup> Stamford Master Plan, December 2014, Chapter 3.0, Section E, page 68

<sup>4</sup> Id.

<sup>5</sup> Stamford Master Plan, December 2014, Chapter 3.0, Section E, page 69

*Redevelopment of underutilized office space in suburban-style office parks for mixed-use development should be encouraged.*

Based on the foregoing, the City clearly wants to incentivize the revitalization of obsolete office space and direct future office development toward the Downtown. Moreover, creative solutions for accomplishing these goals and bringing new business to Stamford are encouraged. Our client submits that the proposed text amendment is in keeping with these objectives.

The proposed text amendment can be broken down into five (5) parts:

USE

The first change creates a definition for “Gymnasium or Physical Culture Establishment” and specifically permits same in the C-D zone. “Gymnasium or Physical Culture Establishment” is actually an existing use in the Stamford Zoning Regulations which has been historically applied to athletic clubs and fitness centers. However, it is not currently defined. The proposed definition was crafted after analyzing how other nearby cities and towns define these facilities and includes the types of uses which are present in existing Life Time facilities.

IMPERVIOUS COVERAGE

The impervious coverage limitation is a vestige of the C-D zone standards prior to the adoption of a Floor Area Ratio requirement. This is relatively unique when compared to other zoning districts in Stamford.<sup>6</sup> The current limitation on non-porous surface area coverage is forty percent (40%). The proposed language increases this standard to sixty percent (60%) when at least 50,000 square feet of existing office space is removed, reused and/or redeveloped for non-office use. The new standard serves as an incentive for property owners to invest in these underutilized assets and provides the flexibility necessary to facilitate creative solutions.

BUILDING SETBACK

The C-D zone was originally created to serve as a tool for the development of *suburban* office parks. As such, these zoning districts tend to be located in the middle of single-family residential neighborhoods. In order to ensure compatibility between the commercial and single-family residential uses, an aggressive building setback requirement (100 feet) from residential districts was implemented. However, this requirement did not consider the non-residential and institutional uses permitted in residential zones. While the 100 foot setback may be an appropriate safeguard for a single-family home, such restrictions constrain and discourage the type of redevelopment envisioned by the Master Plan. Therefore, the proposed language reduces the setback to twenty-five (25) feet from non-residential and/or institutional uses, when at least 50,000 square feet of existing office space is removed, reused and/or redeveloped for non-office use. Zoning Board control, via Site Plan review, ensures careful consideration of each proposal.

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<sup>6</sup> The only zones with a lot coverage/non-porous surface area limitation are the P-D, MX-D, DW-D and single family zones when a special exception use is proposed.

### PARKING SETBACK

The C-D zone includes a similarly deterring fifty (50) foot parking setback requirement from *all boundaries*. The proposed language reduces the parking setback to twenty-five (25) feet from property used for non-residential or institutional purposes, when at least 50,000 square feet of existing office space is removed, reused and/or redeveloped for non-office use. However, in order to ensure this reduction does not result in unintended consequences, a fifteen (15) foot dense landscape buffer is also required along these edges. Thus, a property owner is given more land to work with for redevelopment and adjacent properties do not suffer any visual consequences.

### SIGNAGE

The final set of changes in the text amendment relate to signage. Service uses tend to require significantly more signage than office buildings. Most of the people who frequent office buildings are employed by the company or invited there by employees of the company. As a result, minimal signage is necessary to direct these people to the appropriate location. However, service providers, like Life Time, are always concerned that new members and visitors know exactly how to find them. Therefore, appropriate signage must be in place to avoid confusion and unnecessary driving/circulation. The proposed language enhances the signage rights for a "Gymnasium or Physical Culture Establishment" to accommodate this need while including appropriate safeguards for adjacent residential zones.

We trust that this information is helpful to understanding the motivation behind the proposed text amendment. We believe that the proposed changes will enhance the C-D regulation and continue to encourage the type of adaptive reuse and redevelopment necessary to transition existing suburban office parks to better serve the public.

Enclosed please find the following materials in support of this request:

- A check in the amount of \$1,230 representing the application filing fee and public hearing fee;
- A letter of authority from High Ridge Real Estate Owner LLC; and
- Twelve (12) copies of the following:
  - An Application for Text Change of the Stamford Zoning Regulations with associated Text Amendment dated February 3, 2017;
  - An aerial photograph depicting the location of the property;

- Conceptual drawings<sup>7</sup> including:
  - A site plan titled “Site Plan, SP-1” prepared by VHB dated January 10, 2017;
  - A landscape plan titled “Planting Plan, L-1” prepared by VHB dated January 10, 2017;
  - Elevations dated January 2017;
  - Signage dated January 2017; and
  - Perspective drawing dated January 2017.

As a reminder, the City of Stamford Zoning Map shows a portion of the City zoned C-D within 500 feet of the Town of Greenwich. Therefore, pursuant to C.G.S. §8-7d, the Zoning Board must send notice of the filing, certified mail, return receipt requested, to the Greenwich Town Clerk within seven (7) days of your receipt of this Application. Please note that I have included an extra copy of the Application as well as a completed US Postal Certified Card addressed to the Greenwich Town Clerk in order to assist you in complying with this requirement. Similarly, C.G.S. Section 8-3b also requires notification to be sent to WESTCOG not later than thirty (30) days before the public hearing is scheduled. The WESTCOG notice may be sent electronically.

Please let us know if you have any questions or require any additional copies. We look forward to advice as to when this application will be scheduled for a public hearing.

Sincerely,



William J. Hennessey, Jr.

cc. Development Team  
Ralph Blessing  
Zoning Board  
Planning Board

---

<sup>7</sup> These drawings are provided for illustrative purposes only. Materials reflecting the final design of the building and site will be provided in connection with a Site Plan application.

# CARMODY

TORRANCE | SANDAK | HENNESSEY  
50 Leavenworth Street  
Waterbury, CT 06702

WEBSTER BANK  
WATERBURY, CT

51-7010/2111

246759

DATE

January 30, 2017

PAY

\*\*One Thousand Two Hundred Thirty & 00/100\*\*

AMOUNT  
\*\*1,230.00\*\*

TO THE  
ORDER  
OF:

CITY OF STAMFORD

VOID IF NOT CASHED WITHIN 1 YEAR

217-81

*[Signature]*

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

21117010110 0008816496

## CARMODY TORRANCE, SANDAK, HENNESSEY LLP

January 30, 2017 Check Number 246759 Check Amount \*\*1,230.00\*\*  
CITY OF STAMFORD,

Voucher Date	Vendor Id	Voucher#	Voucher Description	Voucher Amount
01/30/2017	*COURTS	013017	RE: TEXT AMENDMENT FILING & PUBLIC HEARING FEE	1,230.00
			274 500.00	
			280 730.00	



**GEORGE COMFORT & SONS, INC.**  
Real Estate Since 1919

200 MADISON AVENUE  
NEW YORK, NY 10016

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Fax: 212-213-1865

January 24, 2017

Ms. Vinceta Mathur  
Associate Planner  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

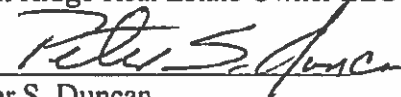
**RE: Application for Text Change of Zoning Regulations  
Letter of Authority**

Dear Ms. Mathur:

I hereby authorize Attorney William J. Hennessey and Attorney Lisa L. Feinberg of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 707 Summer Street, Stamford, Connecticut 06901, as well as Richard Redniss and Raymond Mazzeo of Redniss & Mead Inc., with offices located at 22 First Street, Stamford, Connecticut 06905 to act as agents for High Ridge Real Estate Owner LLC in connection with the enclosed zoning application. Thank you for your acknowledgement of said authority.

Sincerely,

High Ridge Real Estate Owner LLC

By:   
Peter S. Duncan  
President





February 3, 2017

VIA HAND DELIVERY

Ralph Blessing  
Land Use Bureau Chief  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

RE: High Ridge Real Estate Owner LLC (the "Applicant")  
Application for Text Change of Zoning Regulations – C-D Zone  
Request to be heard

Dear Mr. Blessing:

I recently filed an application with the Zoning Board on behalf of the Applicant requesting a Text Amendment to the Designed Commercial District (C-D) zone. The Applicant plans to remove an existing office building on its property located in High Ridge Office Park and replace it with a membership-based fitness and recreational facility known as Life Time Fitness. The proposed language creates a definition for this type of use and specifically permits it in the C-D zone, where the Property is located. It also provides a specific set of standards for projects that eliminate a minimum of 50,000 square feet of existing office space and replace it with a non-office use.

I understand that the Planning Board will be reviewing this application prior to the public hearing before the Zoning Board. In connection therewith, I would ask that I, and other members of the development team, kindly be afforded the opportunity to address the Board by making a brief presentation at that time. In connection with this request, the Applicant has submitted the following materials for the Planning Board's review:

- Eight (8) copies of the following information:
  - Application for Text Change of Zoning Regulations & Text Amendment dated February 3, 2017;
  - An aerial photograph depicting the location of the property; and

- Conceptual drawings<sup>1</sup> including:
  - A site plan titled "Site Plan, SP-1" prepared by VHB dated January 10, 2017;
  - A landscape plan titled "Planting Plan, L-1" prepared by VHB dated January 10, 2017;
  - Elevations dated January 2017;
  - Signage dated January 2017; and
  - Perspective drawing dated January 2017.

Should you require any additional information, please do not hesitate to contact me. I look forward to hearing from you, and of course, answering any questions which you may have.

Regards,



William L. Hennessey, Jr.

Enclosures

cc. Development Team  
Vineeta Mathur

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<sup>1</sup> These drawings are provided for illustrative purposes only. Materials reflecting the final design of the building and site will be provided in connection with a Site Plan application.

**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a \$500.00 Public Hearing Fee and the required application filing fee (see Fee Schedule below), payable to the City of Stamford. **NOTE:** Cost of required advertisements are payable by the Applicant.

**Fee Schedule**

Major Text Change	\$730.00
Minor Text Change	\$380.00

APPLICANT NAME (S): High Ridge Real Estate Owner LLC  
APPLICANT ADDRESS: C/O Agent: Lisa L. Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT  
APPLICANT PHONE #: C/O Agent: 203-425-4200  
IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes  
LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Turn of River Road, Stamford, CT

PROPOSED TEXT CHANGE:

Please see attached Text Amendment.

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

DATED AT STAMFORD, CONNECTICUT, THIS 31<sup>st</sup> DAY OF January 2018

SIGNED: Lisa L. Feinberg

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD January 31 2018  
COUNTY OF FAIRFIELD

Personally appeared Lisa L. Feinberg, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Jacqueline D. Kaufman Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 217-01 Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

JAN 31 2018

ZONING BOARD

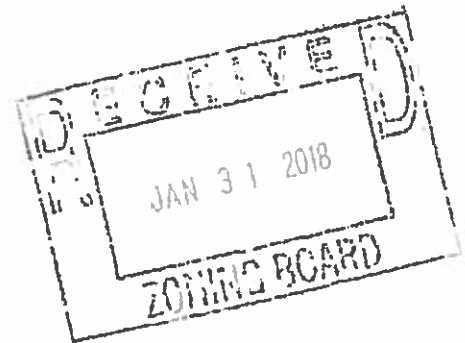
Lisa L. Feinberg  
Partner  
Main: 203.425.4200  
Direct: 203-252-2677  
Fax: 203.325.8608  
lfeinberg@carmodylaw.com

707 Summer Street  
3<sup>rd</sup> Floor  
Stamford, CT 06901

January 31, 2018

***VIA HAND DELIVERY***

Ms. Vineeta Mathur, AICP  
Associate Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901



**RE: Application #217-01 – High Ridge Real Estate Owner, LLC**

Dear Ms. Mathur:

As you know, we represent the owner of property known as High Ridge Office Park in Stamford. Our client, High Ridge Real Estate Owner, LLC, filed an Application for Change of Zoning Regulations in February of last year in connection with an opportunity to construct a Life Time facility on the Property. Since that time, our team has hosted multiple neighborhood meetings and participated in several meetings with the Land Use Bureau staff. We also presented to the Planning Board in August 2017. Over the last several months, our team has worked collaboratively to respond to comments and concerns provided at these meetings and the following enclosed materials are representative of this effort:

- A revised Application for Text Change of the Stamford Zoning Regulations with:
  - Schedule A - Text Amendment dated January 23, 2018
  - Schedule B - Qualitative Analysis of Proposed Text Amendment<sup>1</sup>;
- A Zoning Data Chart dated January 29, 2018;<sup>2</sup>

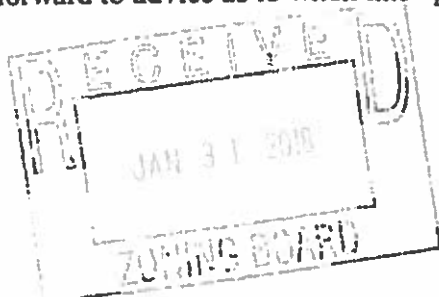
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<sup>1</sup> This information was provided at the request of staff and is based on the anticipated new process for development review. The process has not been formally adopted yet, but we have done our best to provide as much information as possible in accordance with the categories of information contemplated.

- Existing Site Plan Exhibit prepared by Redniss & Mead and dated January 29, 2018;
- Previously Proposed Site Plan Exhibit prepared by Redniss & Mead and dated January 29, 2018;
- Proposed Site Plan Exhibit prepared by Redniss & Mead and dated January 29, 2018; and
- A Site Traffic Modifications and Comparison letter prepared by Frederick P. Clark Associates, Inc. and dated January 30, 2018.

As a reminder, the City of Stamford Zoning Map shows a portion of the City zoned C-D within 500 feet of the Town of Greenwich. Therefore, pursuant to C.G.S. §8-7d, the Zoning Board must send notice of the filing, certified mail, return receipt requested, to the Greenwich Town Clerk within seven (7) days of your receipt of this revised submission. Please note that I have included an extra copy of the revised text amendment as well as a completed US Postal Certified Card addressed to the Greenwich Town Clerk in order to assist you in complying with this requirement. Similarly, C.G.S. Section 8-3b also requires notification to be sent to WESTCOG not later than thirty (30) days before the public hearing is scheduled. The WESTCOG notice may be sent electronically. Lastly, a copy of the revised text amendment must also be filed in the Office of the Town Clerk in Stamford at least ten (10) days prior to the public hearing before the Zoning Board.

Please let us know if you have any questions or require any additional copies. We look forward to advice as to when this application will be scheduled for a public hearing.



Sincerely,

*Lisa L. Feinberg*  
Lisa L. Feinberg

cc. Development Team  
Ralph Blessing, AICP  
David Woods, AICP, PhD

---

<sup>2</sup> This information is based on the preliminary conceptual site plan for High Ridge Park and for reference purposes only. A Zoning Data Chart based on the ultimate building and site design will be provided in connection with a future site plan application.



## SCHEDULE A

**Draft Text Changes 1/23/18**

### **BBB. C-D DESIGNED COMMERCIAL DISTRICT**

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
  - b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
  - c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
  - d. The proposed development is South of the Merritt Parkway.
1. Minimum Area - The minimum site to be designated a C-D DESIGNED COMMERCIAL DISTRICT shall be fifteen (15) acres. Said minimum acreages shall have been held as a single contiguous parcel of land, whether by one or successive owners, for at least three years prior to an application for a zone change to a C-D District. The foregoing sentence shall not, however, prohibit any parcel or parcels smaller than said minimum acreage being added to, and qualifying for CD District designation, with a parcel possessing such minimum acreage, nor shall it prohibit subdivision of land zoned C-D prior to January 1, 1997 into lots smaller than said minimum acreage.
  2. Permitted Uses - The following uses are permitted in a C-D DESIGNED COMMERCIAL DISTRICT (See also Subsection G of this Section).
    - a. Professional Offices; Administrative Offices; Scientific Offices; Educational Offices; Statistical Offices; Executive Offices; Executive Home Offices; Engineering Offices; Sales Offices; Offices for Drafting Rooms; Experimental Engineering Research Laboratories; Experimental and Research Laboratories; Research and Development Laboratories.
    - b. Supplemental and Accessory Buildings and Uses accessory to all the uses referred to in this section may include storage space for equipment, supplies, materials and motor vehicles; central heating systems; air-conditioning systems; power plants; water tanks or towers; refuse disposal system; training schools for employees; cafeterias; clinics; club houses or guest lodges for the use of tenants and employees of the buildings; such retail

trade and service uses as are necessary for the comfort and convenience of the tenants and employees in the buildings; assembly hall for meetings incident to the business of the principal use or for civic meetings.

c. There shall be no commercial manufacture or fabrication of products for sale except with respect to limited quantities of test or trial products or such models or prototypes as may be created and used on the premises in pursuit of the research, experimentation or development conducted in any laboratory.

3. In connection with the uses set forth in Subsection BBB-2 the following standards shall apply:

a. Coverage: Building coverage shall not exceed twelve percent (12%) of the lot area, and the maximum permitted non-porous surface area coverage shall not exceed forty percent (40%) of the lot area. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from building coverage; and uncovered patios built at finished first floor to existing buildings in the C-D District shall be excluded from building coverage, even if above grade.

b. Height: No building shall exceed three and one-half (3½) stories in height except that on any lot having an area of thirty (30) acres or more, four (4) stories in height may at the sole discretion of the Board, be allowed provided that the buildings are appropriately screened from adjacent residentially zoned land by landscaped treatment and topography, as determined by the Zoning Board, and the area of the roof covered with mechanical penthouses and/or equipment shall not exceed ten percent (10%).

c. Yard Requirements: No building shall be located at a distance less than one hundred feet (100') from the boundary line of a Residential District. Buildings shall be set back at least fifty feet (50') from any non-residential district or the Merritt Parkway or any street on which the lot fronts, except four (4) story buildings which shall be at least four hundred feet (400') from the front street line.

d. Parking: Space shall be provided on the lot to accommodate company, employee and visitor motor vehicles; with at least one (1) car space for each three (3) employees or occupants for which the buildings on the lot are designed, or three (3) spaces per one thousand (1,000) square feet of floor area, which parking space requirements shall be determined by the Zoning Board. Parking areas shall be permanently improved and suitably screened with planting and shall be set back from all boundaries at least fifty feet (50').

e. Signage: One (1) sign may be erected facing each street on which the plot abuts. Such sign may not exceed sixty (60) square feet in area, nor extend above the roof level of the building. If a ground or pole sign, no side of the sign face may exceed ten (10) feet in length, nor may any part thereof exceed twelve (12) feet in height. Exposed tubes, bulbs or similar exposed light sources, shall not illuminate such sign. There shall be no exterior spot lighting or other illumination of any such sign that would cause any glare observable within a Residential District. Where a parking area is provided on a plot,

additional signs may be erected at the entrances and exits of such parking area provided the total surface area of all such signs does not exceed twelve (12) square feet in area and no such sign exceeds eight (8) feet in height. One (1) additional ground sign or wall sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted, may be displayed on any plot. This sign may be erected on a temporary protective fence on a property in the process of construction, demolition, remodeling or repair. Flags, each not to exceed twenty-four (24) square feet in area and twenty-five (25) feet in height, and in the aggregate not exceeding seventy-two (72) square feet in area, may be displayed on vertical or mast-arm flagpoles. (200-32)

f. Floor Area Ratio: The F.A.R. of all buildings shall not exceed 0.40. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from F.A.R. (205-32)

g. Structured Parking: In order to encourage reduced development intensity and increased building setbacks, conservation of open space, and effective use of topography to screen above-grade parking structures, the Zoning Board may grant limited exemptions from the standards of subsections (a), (c), and (f) above, subject to the following criteria: (1) parking structures shall be located on a lot of not less than thirty (30) acres and set back not less than 400 feet from the front street line and fifty feet (50') from all other property lines; (2) exempt parking structures may occupy not more than five percent (5%) of the lot area; (3) total non-porous surface area shall not exceed thirty-five percent (35%) of the lot area; (4) Floor Area Ratio of all buildings, exclusive of exempt structured parking, shall not exceed 0.35; (5) The height of such parking structure shall not exceed twenty feet (20') above average grade measured at a uniform distance of fifty feet (50') or less from the perimeter of the structure; (6) the top floor of such structure, within 100 feet of residential property, shall be ten (10) feet or more below the grade at the property line of any adjoining residential property within 500 feet of the structure, excluding the Merritt Parkway; (7) all such parking structures shall be appropriately screened from view by principal buildings, topography, and/or landscaping to the satisfaction of the Board.

4. Special Exception Uses –

a. Residential - Notwithstanding the above, Single family, Two family and multifamily dwellings may be authorized by Special Exception by the Zoning Board-subject to the following standards:

i) The parcel shall be contiguous to residentially zoned land on all sides and shall not front on a State highway.

ii) The standards of the RM-1 Zoning District shall apply except that building height shall not exceed three (3) stories and thirty-five (35') feet, and residential density shall not exceed thirteen (13) dwelling units per acre and shall not exceed a Floor Area Ratio (FAR) of 0.4 of gross floor area (excluding garages).

iii) Total non-porous surface area coverage shall not exceed fifty percent (50%).



iv) The parcel shall be developed exclusively for residential use and no commercial use shall be permitted.

v) **Below Market Rate Requirement.** Below Market Rate (BMR) dwelling units shall be provided in an amount equal to not less than ten percent (10%) of the number of market rate dwelling units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. (203-20)

b. **Adaptive Reuse and/or Redevelopment** – Notwithstanding the above, additional uses may be authorized by Special Exception approval of the Zoning Board, where a determination is made that the proposed use(s) encourages adaptive reuse or redevelopment of underutilized office space in furtherance of the policies and objectives in the Master Plan subject to the standards below. Unless specifically modified below, the standards of Section 9-BBB-3 shall apply.

i.) **Special Exception Uses:**

a. **Gymnasium or Physical Culture Establishment**

ii.) **Coverage:** Total non-porous surface area coverage shall not exceed the greater of forty percent (40%) of the lot area or the existing legally nonconforming non-porous surface area coverage, whichever is greater. See subsections v and ix below for building coverage standards.

iii.) **Floor Area Ratio (F.A.R.):** The F.A.R. of all buildings shall not exceed 0.4. See subsection viii below for limitations.

iv.) **Yard Requirements:** No building shall be located at a distance less than one hundred feet (100') from the boundary line of a property used as a single family residence and fifty feet (50') from the boundary line of any property used as a non-single family residence.

v.) **Structured Parking:** In order to reduce surface parking and preserve the campus-like setting associated with properties in the C-D District, structured parking garages shall be encouraged and may be excluded from building coverage and Floor Area Ratio calculations provided:

- a. The footprint of the parking garage shall not exceed half of the square footage of the surface parking area removed.
- b. A landscape buffer of at least 50 feet deep and the length of the parking garage facade is provided between the parking garage and any residential zone boundary. Said buffer may include a combination of dense plantings, berms and/or fencing to ensure appropriate screening of the parking garage from residential zones.

vi.) Parking: A minimum of one (1) parking space for every 300 square feet of gross floor area shall be required for a Gymnasium or Physical Culture Establishment. Section 12 shall apply to all other Special Exception uses. The shared use of parking shall be encouraged where a finding is made by the Zoning Board that individual uses will experience peak parking demand at different times. Any application proposing the shared use of parking shall include a parking utilization study supporting any proposed shared use.

vii.) Signage: In addition to the rights available in accordance with Section 9-BBB-2-e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building façade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height.

viii.) Traffic Impact: In furtherance of the Master Plan objectives, any adaptive reuse of, addition to or redevelopment of existing office space shall result in no net increase in traffic impact compared with permitted office development. In order to ensure same, the Zoning Board may limit remaining unused F.A.R. on the lot or require other onsite or offsite traffic mitigation. A traffic impact and access study shall be prepared and submitted by a State of Connecticut Registered Professional Engineer confirming the proposed use conforms with this requirement.

ix.) Design: Any new construction on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette and general massing of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.

5. Within any C-D Designed District, applications requesting approval of any permitted uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C 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 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, who shall not approve same until after a public hearing. Any application requesting Special Exception approval shall demonstrate how the proposal is in accord with the public convenience and welfare taking into account, where appropriate, the specific standards and conditions of Section 19.3.2 of these Regulations. (97-006)

## SCHEDULE B

### QUALITATIVE ANALYSIS OF PROPOSED TEXT AMENDMENT



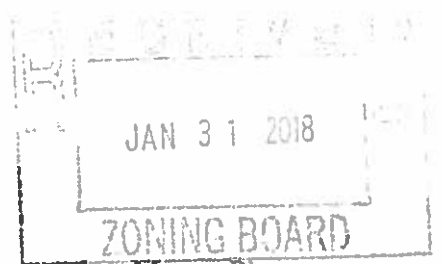
An Application for Change of Zoning Text related to the C-D District was originally submitted on behalf of High Ridge Real Estate Owner, LLC (the "Applicant") in February 2017. Since that time, the Applicant has met with neighbors of the High Ridge Park site as well as the Planning Board and Zoning Board staff on multiple occasions to discuss the proposal. Based upon these discussions and feedback received at the Planning Board meeting on August 8, 2017, the Applicant has substantially modified the pending application. The analysis below has been prepared at the request of Planning Board and Zoning Board staff in connection with this revised application.

#### IMPACT ON C-D DISTRICTS

The data below related to sites other than High Ridge Park is based on information provided from records in the Land Use Bureau and has not been independently verified by the Applicant:

	C-D Standard for Adaptive Reuse/Redevelopment	800 Long Ridge Road	777 Long Ridge Road	900 Long Ridge Road (Oracle)	High Ridge Park*	225 High Ridge Road	201 High Ridge Road	Note
Site Area in acres	15	25.3	17	38.1	39	14	16.5	Same as existing
Floor Area		394,300 SF	422,100 SF	233,800 SF	503,504 SF	203,900 SF	181,160 SF	
Floor Area Ratio (F.A.R.)	0.4	0.36	0.57	0.14	0.3	0.33	0.25	Same as existing but limited by traffic impact & exempts parking garage
Building Coverage	12%	147,700 SF (13.4%)	128,900 SF (17.4%)	88,700 SF (5.3%)	190,982 SF (11.3%)	69,300 SF (11.4%)	67,500 SF (9%)	Same as existing but parking garages and certain architectural enhancements may be exempt
Impervious Coverage	40% or legally nonconforming	31%	56%	24%	50.09%	37%	31.6%	Permits legal nonconformity to be maintained but not expanded
Building Setbacks	Residences – 100 Feet Non-Residences – 50 Feet Streets – 50 Feet	See attached exhibit prepared by Redniss & Mead titled C-D Zone Exhibit dated January 24, 2018.						Provides relief from existing setback requirements when adjacent to non-residences.

\*This assumes demolition of Building 3 and construction of a 99,000 square foot Life Time building.



## **CONFORMANCE WITH MASTER PLAN OBJECTIVES**

The High Ridge Park site, like most of the other C-D Districts, is designated as Master Plan Category #8 (Mixed-Use – Campus) which “is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside of the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses.”<sup>1</sup> The proposed text amendment has been crafted to specifically encourage adaptive reuse and redevelopment of the office buildings within this Category. The proposal provides tools which balance the need to reposition these assets with a desire to maintain the campus-like feel of these districts. For example, parking garages are exempt from floor area and building coverage calculations in order to encourage the construction of same. However, in order to qualify for this exemption, the garage must include a substantial landscape buffer and reduce the amount of surface parking on the site.

The Zoning Board is also encouraged to consider the following policies in connection with Master Plan Category #8:

### **Compatibility with Adjacent Uses & Residential Areas**

The proposed text amendment maintains the 100 foot setback from single family residences in an effort to protect the residential character of the neighborhoods that surround C-D Districts. A fifty foot (50') setback is proposed adjacent to non-residences to provide property owners with some flexibility in connection with redevelopment along boundaries with less sensitive uses. This fifty foot (50') setback is still substantially greater than the setbacks required in almost any other zone. The suburban character of the parks is also protected through the continued restrictions on impervious coverage, enhanced landscaping adjacent to parking garages and traffic impact limitations.

### **Superior Design Management**

A provision related to building design has been added to the proposed text amendment which is intended to encourage a contextual relationship between existing historically or culturally significant architecture and proposed buildings. In addition, the existing limitations on building coverage, building height and setbacks from residences are maintained to protect the adjacent non-commercial neighborhoods surrounding the C-D Districts.

### **Superior Traffic Management**

A provision related to traffic impact has been added to the proposed text amendment to ensure any proposed adaptive reuse or redevelopment will not result in more of a traffic impact than permitted office development. Moreover, the “Gymnasium or Physical Culture Establishment” use is complementary to the existing office park and creates an opportunity for internal capture of vehicle trips.

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<sup>1</sup> 2014 City of Stamford Master Plan, page 194.  
(S7111003)

## **Compliance with the Goal of Directing Most Commercial Development Downtown**

The proposed text amendment is specifically drafted to encourage adaptive reuse and redevelopment of existing office parks and expands upon the permitted uses in the zone which will reduce the amount of office space outside of the Downtown.

## **Compliance with Design Guidelines**

The proposal would facilitate enhanced design standards in the C-D District by requiring a substantial landscape buffer adjacent to parking garages and requiring consideration of existing historically or culturally significant buildings in connection with new development. Moreover, a detailed site and architectural plan review will be conducted by the Zoning Board in connection with the required Special Exception and Site Plan applications.

## **IMPACT SUMMARY**

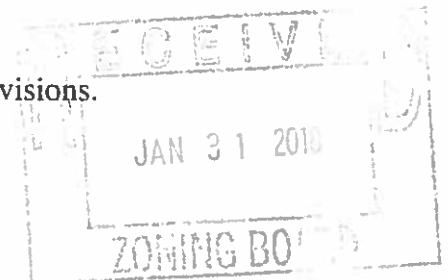
The proposed text amendment provides the structure for responsible redevelopment of the City's suburban office parks. Existing provisions which protect single family residences are maintained and additional provisions have been added to ensure growth is properly managed. Preliminary reports related to potential traffic, lighting, noise and environmental impacts have been submitted.<sup>2</sup> No adverse impacts are anticipated.

## **MOBILITY**

Additional provisions related to traffic and parking management have been proposed which will control redevelopment. In the current regulation, there is no specific limitation on development in terms of traffic impact and all uses are subject to the same parking standard. The proposed text amendment introduces a specific parking standard for the "Gymnasium or Physical Culture Establishment" use<sup>3</sup> and limits maximum floor area by prohibiting any increase in traffic when compared to permitted office development. The applicant has submitted a preliminary traffic impact study confirming that the proposed use will not result in a greater traffic impact than the permitted office development on the High Ridge Park site and is in discussions with the City's Traffic Engineer on potential offsite pedestrian improvements near the High Ridge Park site to be incorporated in connection with a future Site Plan application.

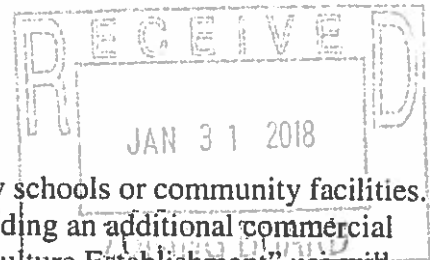
## **HOUSING**

No changes are proposed to the existing residential redevelopment provisions.



<sup>2</sup> These reports relate to High Ridge Park specifically.

<sup>3</sup> James Lunney, Zoning Enforcement Officer, currently uses the "Family Recreation Center" standard of one space for every 300 square feet of gross floor area for the "Gymnasium or Physical Culture Establishment" use because no specific standard for the latter exists in Section 12 of the Zoning Regulations. Per the advice of staff, a provision for shared parking has also been included.



### SCHOOLS AND COMMUNITY FACILITIES

The proposed text amendment will have no adverse impact on City schools or community facilities. In fact, it will reduce the potential burden on City schools by providing an additional commercial use in the C-D District. Moreover, the “Gymnasium or Physical Culture Establishment” use will provide a new community amenity for the City.

### INFRASTRUCTURE

The proposed text amendment relates to the C-D District which is comprised primarily of large suburban office campuses which currently have access to the City’s sewer and water systems. By including limitations on floor area, building coverage and impervious coverage, the text amendment ensures that existing infrastructure will not be overburdened by potential redevelopment of these sites.

### PUBLIC SAFETY

Aside from the Havemeyer Lane site, the C-D Districts are all located between Bull’s Head and the Merritt Parkway. None of these sites are considered high crime areas and existing police and fire resources are sufficient to support these existing developments. Moreover, incorporating additional uses in the zone will discourage crime by creating activity on the site outside of the typical working hours and reducing the amount of time the site is completely dormant.

### PARKS AND OPEN SPACE

One of the consistent features of each site within the C-D District is the inclusion of meaningful open space and a campus-like setting. This amenity continues to be protected through limitations on impervious coverage and incentives for the reduction of surface parking. In fact, the total amount of open space on the High Ridge Park campus is expected to modestly increase.

### ENVIRONMENTALLY SENSITIVE AREA

The redevelopment of older buildings, like those that typically exist in the C-D District, results in infrastructure upgrades which have a positive impact on the surrounding environment. Moreover, the proposed text amendment specifically encourages the reduction of surface parking and limits total impervious coverage on the site, both of which enhance water quality. A preliminary environmental impact analysis has been provided in connection with the anticipated development at High Ridge Park.

### HISTORIC RESOURCES

The first C-D District was assigned to a specific property in 1955 which means that some of the existing buildings may date back more than fifty (50) years. In terms of the High Ridge Park site, the contemplated redevelopment does not impact a building which meets this threshold. Due to the fact that High Ridge Park was designed by a notable architect, the State Historic Preservation Office has indicated that the campus *could* be eligible for inclusion on the National Register of Historic Places. Thus, the buildings would be considered historically significant within the context of the proposed text amendment. However, none of the buildings on the High Ridge Park campus are

presently included on the State or National Register nor does the owner have any intention to pursue such a designation.

### QUALITY OF LIFE

The proposed text amendment permits an additional commercial use within C-D Districts – “Gymnasium or Physical Culture Establishment.” This use would only be permitted following Special Exception approval which requires conformance with Section 19.3.2 of the Zoning Regulations and allows the Zoning Board to attach reasonable conditions and safeguards to protect the general health, safety, welfare and property values of the neighborhood. Preliminary studies related to traffic, lighting, noise and environmental impacts have also been submitted and confirm that no adverse impacts are anticipated. Moreover, the applicant has made significant changes to the text and the conceptual site plan to better protect the surrounding residential neighborhoods. Specifically, the proposed Life Time building will be less than 100,000 square feet and all buildings related to same will be set back more than 100 feet from any single family residence. In addition, a parking garage will be proposed in lieu of the surface parking and existing surface parking will be removed along the boundary with the single family residences of the High Ridge Park site. The pool on the High Ridge Park site will now be separated from the single family residences by two buildings (the parking garage and the Life Time facility) thereby eliminating any concerns with noise, and the inclusion of a parking garage with a dense landscape buffer will mitigate any potential lighting impacts.

### DEVELOPMENT BENEFITS

Item	Paid/Projected Fee
Zoning Text Change Application Fee	\$730 (paid)
Public Hearing Fee (text)	\$500 (paid)
Site Plan Pre-Application Review Fee	\$500
Special Exception Application Fee	\$2,830 <sup>4</sup>
Site Plan Application Fee	\$2,830 <sup>4</sup>
Public Hearing Fee (special exception/site plan)	\$1,000
Zoning Permit Fee	\$17,100 <sup>5</sup>
Building Permit Fee	\$419,000 <sup>6</sup>
Wall Sign Permit Fee	\$1,250 <sup>7</sup>
Ground Sign Permit Fee	\$500
<b>TOTAL</b>	<b>\$446,240</b>

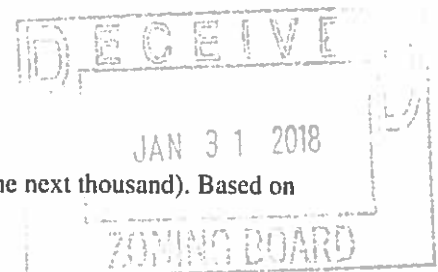
\*Note – These numbers are estimates based upon the anticipated development scheme and are subject to change in connection with the final development plan.

<sup>4</sup> \$460 + \$30 per 1,000 SF in excess of 20,000 SF (based on 99,000 SF building).

<sup>5</sup> \$300 + \$175 per 1,000 SF in excess of 3,000 SF (based on 99,000 SF building).

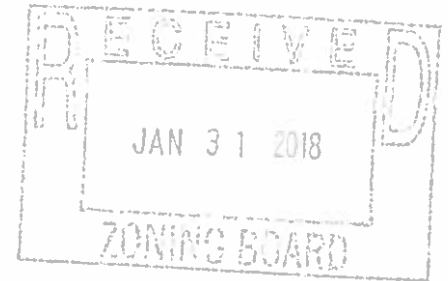
<sup>6</sup> \$16.76 per each one thousand dollars (\$1,000.00) of estimated cost (rounded up to the next thousand). Based on estimated \$25 million in construction costs.

<sup>7</sup> Assumes 5 signs.



## OTHER BENEFITS:

- Increased property taxes
- Reduction in sewer impact
- No impact on schools
- Improved stormwater management
- Approximately 200-225 jobs
- New corporate citizen
- Office park & community amenity



## CONVENIENCES

N/A

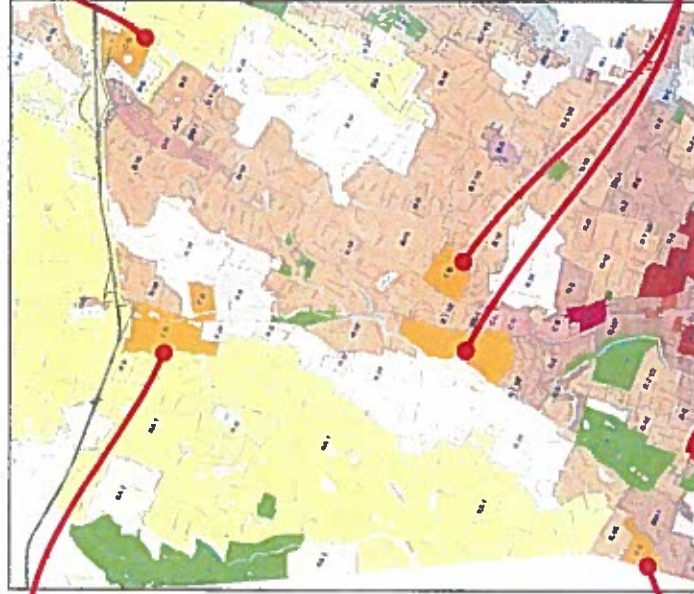
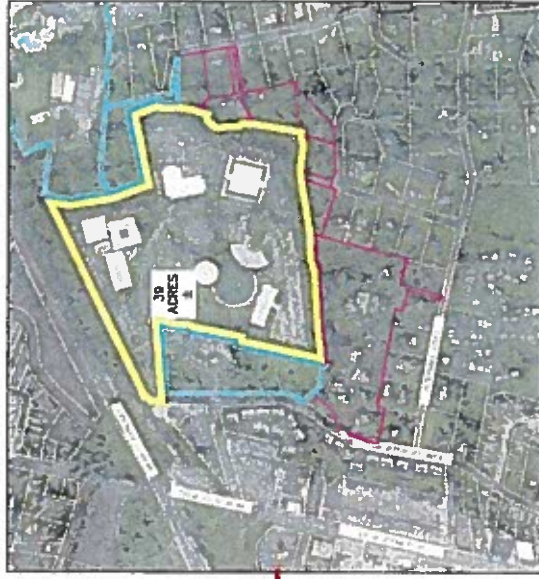
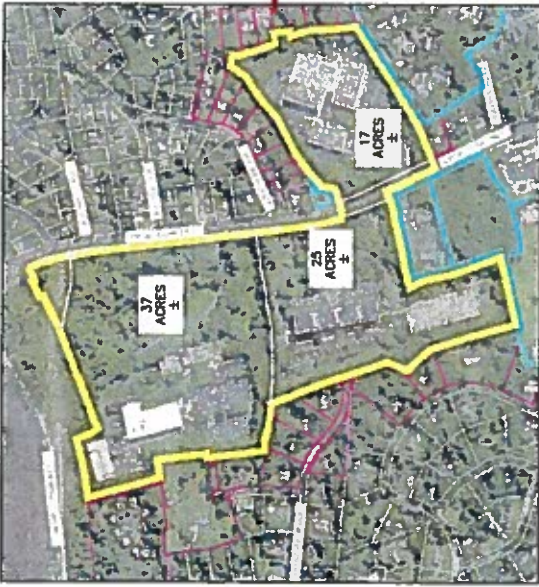
## URBAN DESIGN

Generally, the C-D Districts are surrounded by residential, institutional and commercial uses. The proposed text amendment was designed to complement the scale of development in these neighborhoods while taking into consideration the fact that these are commercial properties.



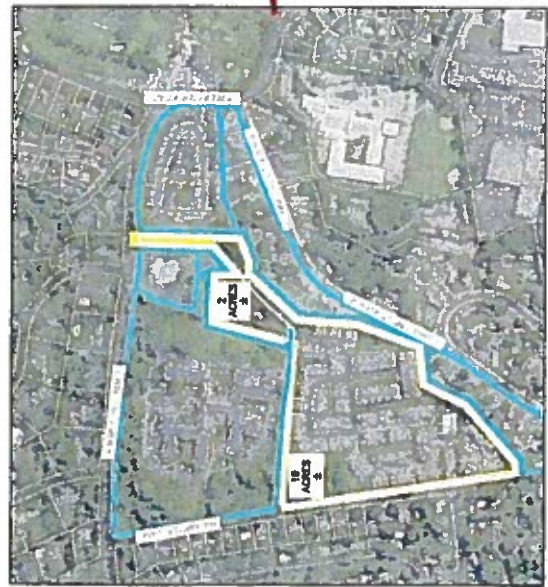
JAN 31 2018

# C-D ZONE EXHIBIT



## KEY

	C-D ZONE
	SINGLE-FAMILY PROPERTY
	NON SINGLE-FAMILY PROPERTY



January 24, 2018

REDNISS  
& MEAD







## Modification of Appl. #217-01 1.31.18

City of Stamford  
Zoning Board - Land Use Bureau  
Government Center 888 Washington Boulevard - Stamford, CT 06904-2152  
Phone: 203 977 4719 Fax: 203 977 4100

## APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a \$500.00 Public Hearing Fee and the required application filing fee (see Fee Schedule below), payable to the City of Stamford. NOTE: Cost of required advertisements are payable by the Applicant.

## Fee Schedule

Major Text Change	\$730.00
Minor Text Change	\$380.00

APPLICANT NAME (S): High Ridge Real Estate Owner LLCAPPLICANT ADDRESS: C/O Agent: Lisa L. Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CTAPPLICANT PHONE #: C/O Agent: 203-425-4200IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? YesLOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0 Turn of River Road, Stamford, CT

PROPOSED TEXT CHANGE: \_\_\_\_\_

Please see attached Text Amendment.

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

DATED AT STAMFORD, CONNECTICUT, THIS 18th DAY OF January 2018SIGNED: Lisa L. Feinberg

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD January 31 2018  
COUNTY OF FAIRFIELD

Personally appeared Lisa L. Feinberg, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Jacqueline D. Neufman Notary Public - Commissioner of the Superior Court

## FOR OFFICE USE ONLY

APPL. #: 217-01

Received in the office of the Zoning Board: Date \_\_\_\_\_

By: \_\_\_\_\_

Revised 01/04/10




## SCHEDULE A

Draft Text Changes 1/23/18

### BBB. C-D DESIGNED COMMERCIAL DISTRICT

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- 
- a. The proposed development is consistent with the Master Plan.
  - b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
  - c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
  - d. The proposed development is South of the Merritt Parkway.

1. Minimum Area - The minimum site to be designated a C-D DESIGNED COMMERCIAL DISTRICT shall be fifteen (15) acres. Said minimum acreages shall have been held as a single contiguous parcel of land, whether by one or successive owners, for at least three years prior to an application for a zone change to a C-D District. The foregoing sentence shall not, however, prohibit any parcel or parcels smaller than said minimum acreage being added to, and qualifying for CD District designation, with a parcel possessing such minimum acreage, nor shall it prohibit subdivision of land zoned C-D prior to January 1, 1997 into lots smaller than said minimum acreage.

2. Permitted Uses - The following uses are permitted in a C-D DESIGNED COMMERCIAL DISTRICT (See also Subsection G of this Section).

a. Professional Offices; Administrative Offices; Scientific Offices; Educational Offices; Statistical Offices; Executive Offices; Executive Home Offices; Engineering Offices; Sales Offices; Offices for Drafting Rooms; Experimental Engineering Research Laboratories; Experimental and Research Laboratories; Research and Development Laboratories.

b. Supplemental and Accessory Buildings and Uses accessory to all the uses referred to in this section may include storage space for equipment, supplies, materials and motor vehicles; central heating systems; air-conditioning systems; power plants; water tanks or towers; refuse disposal system; training schools for employees; cafeterias; clinics; club houses or guest lodges for the use of tenants and employees of the buildings; such retail



trade and service uses as are necessary for the comfort and convenience of the tenants and employees in the buildings; assembly hall for meetings incident to the business of the principal use or for civic meetings.

c. There shall be no commercial manufacture or fabrication of products for sale except with respect to limited quantities of test or trial products or such models or prototypes as may be created and used on the premises in pursuit of the research, experimentation or development conducted in any laboratory.

3. In connection with the uses set forth in Subsection BBB-2 the following standards shall apply:

a. Coverage: Building coverage shall not exceed twelve percent (12%) of the lot area, and the maximum permitted non-porous surface area coverage shall not exceed forty percent (40%) of the lot area. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from building coverage; and uncovered patios built at finished first floor to existing buildings in the C-D District shall be excluded from building coverage, even if above grade.

b. Height: No building shall exceed three and one-half (3½) stories in height except that on any lot having an area of thirty (30) acres or more, four (4) stories in height may at the sole discretion of the Board, be allowed provided that the buildings are appropriately screened from adjacent residentially zoned land by landscaped treatment and topography, as determined by the Zoning Board, and the area of the roof covered with mechanical penthouses and/or equipment shall not exceed ten percent (10%).

c. Yard Requirements: No building shall be located at a distance less than one hundred feet (100') from the boundary line of a Residential District. Buildings shall be set back at least fifty feet (50') from any non-residential district or the Merritt Parkway or any street on which the lot fronts, except four (4) story buildings which shall be at least four hundred feet (400') from the front street line.

d. Parking: Space shall be provided on the lot to accommodate company, employee and visitor motor vehicles; with at least one (1) car space for each three (3) employees or occupants for which the buildings on the lot are designed, or three (3) spaces per one thousand (1,000) square feet of floor area, which parking space requirements shall be determined by the Zoning Board. Parking areas shall be permanently improved and suitably screened with planting and shall be set back from all boundaries at least fifty feet (50').

e. Signage: One (1) sign may be erected facing each street on which the plot abuts. Such sign may not exceed sixty (60) square feet in area, nor extend above the roof level of the building. If a ground or pole sign, no side of the sign face may exceed ten (10) feet in length, nor may any part thereof exceed twelve (12) feet in height. Exposed tubes, bulbs or similar exposed light sources, shall not illuminate such sign. There shall be no exterior spot lighting or other illumination of any such sign that would cause any glare observable within a Residential District. Where a parking area is provided on a plot,

additional signs may be erected at the entrances and exits of such parking area provided the total surface area of all such signs does not exceed twelve (12) square feet in area and no such sign exceeds eight (8) feet in height. One (1) additional ground sign or wall sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted, may be displayed on any plot. This sign may be erected on a temporary protective fence on a property in the process of construction, demolition, remodeling or repair. Flags, each not to exceed twenty-four (24) square feet in area and twenty-five (25) feet in height, and in the aggregate not exceeding seventy-two (72) square feet in area, may be displayed on vertical or mast-arm flagpoles. (200-32)

f. Floor Area Ratio: The F.A.R. of all buildings shall not exceed 0.40. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from F.A.R. (205-32)

g. Structured Parking: In order to encourage reduced development intensity and increased building setbacks, conservation of open space, and effective use of topography to screen above-grade parking structures, the Zoning Board may grant limited exemptions from the standards of subsections (a), (c), and (f) above, subject to the following criteria: (1) parking structures shall be located on a lot of not less than thirty (30) acres and set back not less than 400 feet from the front street line and fifty feet (50') from all other property lines; (2) exempt parking structures may occupy not more than five percent (5%) of the lot area; (3) total non-porous surface area shall not exceed thirty-five percent (35%) of the lot area; (4) Floor Area Ratio of all buildings, exclusive of exempt structured parking, shall not exceed 0.35; (5) The height of such parking structure shall not exceed twenty feet (20') above average grade measured at a uniform distance of fifty feet (50') or less from the perimeter of the structure; (6) the top floor of such structure, within 100 feet of residential property, shall be ten (10) feet or more below the grade at the property line of any adjoining residential property within 500 feet of the structure, excluding the Merritt Parkway; (7) all such parking structures shall be appropriately screened from view by principal buildings, topography, and/or landscaping to the satisfaction of the Board.

#### 4. Special Exception Uses -

a. Residential - Notwithstanding the above, Single family, Two family and multifamily dwellings may be authorized by Special Exception by the Zoning Board-subject to the following standards:

i) The parcel shall be contiguous to residentially zoned land on all sides and shall not front on a State highway.

ii) The standards of the RM-1 Zoning District shall apply except that building height shall not exceed three (3) stories and thirty-five (35') feet, and residential density shall not exceed thirteen (13) dwelling units per acre and shall not exceed a Floor Area Ratio (FAR) of 0.4 of gross floor area (excluding garages).

iii) Total non-porous surface area coverage shall not exceed fifty percent (50%).

iv) The parcel shall be developed exclusively for residential use and no commercial use shall be permitted.

v) **Below Market Rate Requirement.** Below Market Rate (BMR) dwelling units shall be provided in an amount equal to not less than ten percent (10%) of the number of market rate dwelling units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. (203-20)

b. Adaptive Reuse and/or Redevelopment - Notwithstanding the above, additional uses may be authorized by Special Exception approval of the Zoning Board, where a determination is made that the proposed use(s) encourages adaptive reuse or redevelopment of underutilized office space in furtherance of the policies and objectives in the Master Plan subject to the standards below. Unless specifically modified below, the standards of Section 9-BBB-3 shall apply.

i.) Special Exception Uses:

a. Gymnasium or Physical Culture Establishment

ii.) Coverage: Total non-porous surface area coverage shall not exceed the greater of forty percent (40%) of the lot area or the existing legally nonconforming non-porous surface area coverage, whichever is greater. See subsections v and ix below for building coverage standards.

iii.) Floor Area Ratio (F.A.R.): The F.A.R. of all buildings shall not exceed 0.4. See subsection viii below for limitations.

iv.) Yard Requirements: No building shall be located at a distance less than one hundred feet (100') from the boundary line of a property used as a single family residence and fifty feet (50') from the boundary line of any property used as a non-single family residence.

v.) Structured Parking: In order to reduce surface parking and preserve the campus-like setting associated with properties in the C-D District, structured parking garages shall be encouraged and may be excluded from building coverage and Floor Area Ratio calculations provided:

- a. The footprint of the parking garage shall not exceed half of the square footage of the surface parking area removed.
- b. A landscape buffer of at least 50 feet deep and the length of the parking garage facade is provided between the parking garage and any residential zone boundary. Said buffer may include a combination of dense plantings, berms and/or fencing to ensure appropriate screening of the parking garage from residential zones.

3000 19800  
3

vi.) Parking: A minimum of one (1) parking space for every 300 square feet of gross floor area shall be required for a Gymnasium or Physical Culture Establishment. Section 12 shall apply to all other Special Exception uses. The shared use of parking shall be encouraged where a finding is made by the Zoning Board that individual uses will experience peak parking demand at different times. Any application proposing the shared use of parking shall include a parking utilization study supporting any proposed shared use.

vii.) Signage: In addition to the rights available in accordance with Section 9-BBB-2-e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building façade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height.

viii.) Traffic Impact: In furtherance of the Master Plan objectives, any adaptive reuse of, addition to or redevelopment of existing office space shall result in no net increase in traffic impact compared with permitted office development. In order to ensure same, the Zoning Board may limit remaining unused F.A.R. on the lot or require other onsite or offsite traffic mitigation. A traffic impact and access study shall be prepared and submitted by a State of Connecticut Registered Professional Engineer confirming the proposed use conforms with this requirement.

ix.) Design: Any new construction on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette and general massing of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.

5. Within any C-D Designed District, applications requesting approval of any permitted uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C 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 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, who shall not approve same until after a public hearing. Any application requesting Special Exception approval shall demonstrate how the proposal is in accord with the public convenience and welfare taking into account, where appropriate, the specific standards and conditions of Section 19.3.2 of these Regulations. (97-006)



20-292 for  
missing  
analysis

## SCHEDULE B

### QUALITATIVE ANALYSIS OF PROPOSED TEXT AMENDMENT



An Application for Change of Zoning Text related to the C-D District was originally submitted on behalf of High Ridge Real Estate Owner, LLC (the "Applicant") in February 2017. Since that time, the Applicant has met with neighbors of the High Ridge Park site as well as the Planning Board and Zoning Board staff on multiple occasions to discuss the proposal. Based upon these discussions and feedback received at the Planning Board meeting on August 8, 2017, the Applicant has substantially modified the pending application. The analysis below has been prepared at the request of Planning Board and Zoning Board staff in connection with this revised application.

38.8 acres

#### IMPACT ON C-D DISTRICTS

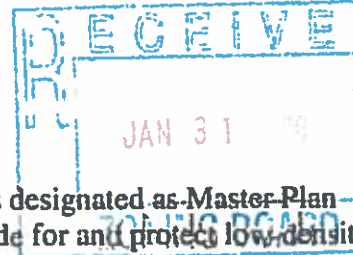
The data below related to sites other than High Ridge Park is based on information provided from records in the Land Use Bureau and has not been independently verified by the Applicant:

Handwritten note: "High Ridge" with an arrow pointing to the first column of the table.

	C-D Standard for Adaptive Reuse/Redevelopment	800 Long Ridge Road	777 Long Ridge Road	900 Long Ridge Road (Oracle)	High Ridge Park*	225 High Ridge Road	201 High Ridge Road	Note
Site Area in acres	15	25.3	17	38.1	39	14	16.5	Same as existing
Floor Area		394,300 SF	422,100 SF	233,800 SF	503,504 SF	203,900 SF	181,160 SF	
Floor Area Ratio (F.A.R.)	0.4	0.36	0.57	0.14	0.3	0.33	0.25	Same as existing but limited by traffic impact & exempts parking garage
Building Coverage	12%	147,700 SF (13.4%)	128,900 SF (17.4%)	88,700 SF (5.3%)	190,982 SF (11.3%)	69,300 SF (11.4%)	67,500 SF (9%)	Same as existing but parking garages and certain architectural enhancements may be exempt
Impervious Coverage	40% or legally nonconforming	31%	56%	24%	50.09%	37%	31.6%	Permits legal nonconformity to be maintained but not expanded
Building Setbacks	Residences – 100 Feet Non-Residences – 50 Feet Streets – 50 Feet	See attached exhibit prepared by Redniss & Mead titled C-D Zone Exhibit dated January 24, 2018.						Provides relief from existing setback requirements when adjacent to non-residences.

\*This assumes demolition of Building 3 and construction of a 99,000 square foot Life Time building.

## CONFORMANCE WITH MASTER PLAN OBJECTIVES



The High Ridge Park site, like most of the other C-D Districts, is designated as Master Plan Category #8 (Mixed-Use – Campus) which “is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside of the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses.”<sup>1</sup> The proposed text amendment has been crafted to specifically encourage adaptive reuse and redevelopment of the office buildings within this Category. The proposal provides tools which balance the need to reposition these assets with a desire to maintain the campus-like feel of these districts. For example, parking garages are exempt from floor area and building coverage calculations in order to encourage the construction of same. However, in order to qualify for this exemption, the garage must include a substantial landscape buffer and reduce the amount of surface parking on the site.

The Zoning Board is also encouraged to consider the following policies in connection with Master Plan Category #8:

### **Compatibility with Adjacent Uses & Residential Areas**

The proposed text amendment maintains the 100 foot setback from single family residences in an effort to protect the residential character of the neighborhoods that surround C-D Districts. A fifty foot (50') setback is proposed adjacent to non-residences to provide property owners with some flexibility in connection with redevelopment along boundaries with less sensitive uses. This fifty foot (50') setback is still substantially greater than the setbacks required in almost any other zone. The suburban character of the parks is also protected through the continued restrictions on impervious coverage, enhanced landscaping adjacent to parking garages and traffic impact limitations.

### **Superior Design Management**

A provision related to building design has been added to the proposed text amendment which is intended to encourage a contextual relationship between existing historically or culturally significant architecture and proposed buildings. In addition, the existing limitations on building coverage, building height and setbacks from residences are maintained to protect the adjacent non-commercial neighborhoods surrounding the C-D Districts.

### **Superior Traffic Management**

A provision related to traffic impact has been added to the proposed text amendment to ensure any proposed adaptive reuse or redevelopment will not result in more of a traffic impact than permitted office development. Moreover, the “Gymnasium or Physical Culture Establishment” use is complementary to the existing office park and creates an opportunity for internal capture of vehicle trips.

---

<sup>1</sup> 2014 City of Stamford Master Plan, page 194.

## **Compliance with the Goal of Directing Most Commercial Development Downtown**

The proposed text amendment is specifically drafted to encourage adaptive reuse and redevelopment of existing office parks and expands upon the permitted uses in the zone which will reduce the amount of office space outside of the Downtown.

## **Compliance with Design Guidelines**

The proposal would facilitate enhanced design standards in the C-D District by requiring a substantial landscape buffer adjacent to parking garages and requiring consideration of existing historically or culturally significant buildings in connection with new development. Moreover, a detailed site and architectural plan review will be conducted by the Zoning Board in connection with the required Special Exception and Site Plan applications.

## **IMPACT SUMMARY**

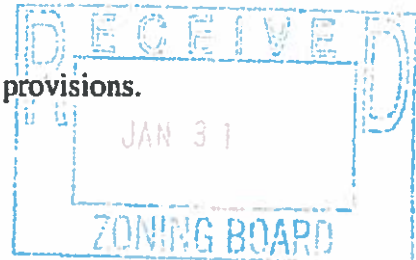
The proposed text amendment provides the structure for responsible redevelopment of the City's suburban office parks. Existing provisions which protect single family residences are maintained and additional provisions have been added to ensure growth is properly managed. Preliminary reports related to potential traffic, lighting, noise and environmental impacts have been submitted.<sup>2</sup> No adverse impacts are anticipated.

## **MOBILITY**

Additional provisions related to traffic and parking management have been proposed which will control redevelopment. In the current regulation, there is no specific limitation on development in terms of traffic impact and all uses are subject to the same parking standard. The proposed text amendment introduces a specific parking standard for the "Gymnasium or Physical Culture Establishment" use<sup>3</sup> and limits maximum floor area by prohibiting any increase in traffic when compared to permitted office development. The applicant has submitted a preliminary traffic impact study confirming that the proposed use will not result in a greater traffic impact than the permitted office development on the High Ridge Park site and is in discussions with the City's Traffic Engineer on potential offsite pedestrian improvements near the High Ridge Park site to be incorporated in connection with a future Site Plan application.

## **HOUSING**

No changes are proposed to the existing residential redevelopment provisions.



<sup>2</sup> These reports relate to High Ridge Park specifically.

<sup>3</sup> James Lunney, Zoning Enforcement Officer, currently uses the "Family Recreation Center" standard of one space for every 300 square feet of gross floor area for the "Gymnasium or Physical Culture Establishment" use because no specific standard for the latter exists in Section 12 of the Zoning Regulations. Per the advice of staff, a provision for shared parking has also been included.

### SCHOOLS AND COMMUNITY FACILITIES

The proposed text amendment will have no adverse impact on City schools or community facilities. In fact, it will reduce the potential burden on City schools by providing an additional commercial use in the C-D District. Moreover, the "Gymnasium or Physical Culture Establishment" use will provide a new community amenity for the City.

### INFRASTRUCTURE

The proposed text amendment relates to the C-D District which is comprised primarily of large suburban office campuses which currently have access to the City's sewer and water systems. By including limitations on floor area, building coverage and impervious coverage, the text amendment ensures that existing infrastructure will not be overburdened by potential redevelopment of these sites.

### PUBLIC SAFETY

Aside from the Havemeyer Lane site, the C-D Districts are all located between Bull's Head and the Merritt Parkway. None of these sites are considered high crime areas and existing police and fire resources are sufficient to support these existing developments. Moreover, incorporating additional uses in the zone will discourage crime by creating activity on the site outside of the typical working hours and reducing the amount of time the site is completely dormant.

### PARKS AND OPEN SPACE

One of the consistent features of each site within the C-D District is the inclusion of meaningful open space and a campus-like setting. This amenity continues to be protected through limitations on impervious coverage and incentives for the reduction of surface parking. In fact, the total amount of open space on the High Ridge Park campus is expected to modestly increase.

### ENVIRONMENTALLY SENSITIVE AREA

The redevelopment of older buildings, like those that typically exist in the C-D District, results in infrastructure upgrades which have a positive impact on the surrounding environment. Moreover, the proposed text amendment specifically encourages the reduction of surface parking and limits total impervious coverage on the site, both of which enhance water quality. A preliminary environmental impact analysis has been provided in connection with the anticipated development at High Ridge Park.

### HISTORIC RESOURCES

The first C-D District was assigned to a specific property in 1955 which means that some of the existing buildings may date back more than fifty (50) years. In terms of the High Ridge Park site, the contemplated redevelopment does not impact a building which meets this threshold. Due to the fact that High Ridge Park was designed by a notable architect, the State Historic Preservation Office has indicated that the campus *could* be eligible for inclusion on the National Register of Historic Places. Thus, the buildings would be considered historically significant within the context of the proposed text amendment. However, none of the buildings on the High Ridge Park campus are

presently included on the State or National Register nor does the owner have any intention to pursue such a designation.

### QUALITY OF LIFE

The proposed text amendment permits an additional commercial use within C-D Districts – “Gymnasium or Physical Culture Establishment.” This use would only be permitted following Special Exception approval which requires conformance with Section 19.3.2 of the Zoning Regulations and allows the Zoning Board to attach reasonable conditions and safeguards to protect the general health, safety, welfare and property values of the neighborhood. Preliminary studies related to traffic, lighting, noise and environmental impacts have also been submitted and confirm that no adverse impacts are anticipated. Moreover, the applicant has made significant changes to the text and the conceptual site plan to better protect the surrounding residential neighborhoods. Specifically, the proposed Life Time building will be less than 100,000 square feet and all buildings related to same will be set back more than 100 feet from any single family residence. In addition, a parking garage will be proposed in lieu of the surface parking and existing surface parking will be removed along the boundary with the single family residences of the High Ridge Park site. The pool on the High Ridge Park site will now be separated from the single family residences by two buildings (the parking garage and the Life Time facility) thereby eliminating any concerns with noise, and the inclusion of a parking garage with a dense landscape buffer will mitigate any potential lighting impacts.

### DEVELOPMENT BENEFITS

Item	Paid/Projected Fee
Zoning Text Change Application Fee	\$730 (paid)
Public Hearing Fee (text)	\$500 (paid)
Site Plan Pre-Application Review Fee	\$500
Special Exception Application Fee	\$2,830 <sup>4</sup>
Site Plan Application Fee	\$2,830 <sup>4</sup>
Public Hearing Fee (special exception/site plan)	\$1,000
Zoning Permit Fee	\$17,100 <sup>5</sup>
Building Permit Fee	\$419,000 <sup>6</sup>
Wall Sign Permit Fee	\$1,250 <sup>7</sup>
Ground Sign Permit Fee	\$500
<b>TOTAL</b>	<b>\$446,240</b>

\*Note – These numbers are estimates based upon the anticipated development scheme and are subject to change in connection with the final development plan.

<sup>4</sup> \$460 + \$30 per 1,000 SF in excess of 20,000 SF (based on 99,000 SF building).

<sup>5</sup> \$300 + \$175 per 1,000 SF in excess of 3,000 SF (based on 99,000 SF building).

<sup>6</sup> \$16.76 per each one thousand dollars (\$1,000.00) of estimated cost (rounded up to the next thousand). Based on estimated \$25 million in construction costs.

<sup>7</sup> Assumes 5 signs.

## **OTHER BENEFITS:**

- Increased property taxes
- Reduction in sewer impact
- No impact on schools
- Improved stormwater management
- Approximately 200-225 jobs
- New corporate citizen
- Office park & community amenity



## **CONVENIENCES**

N/A

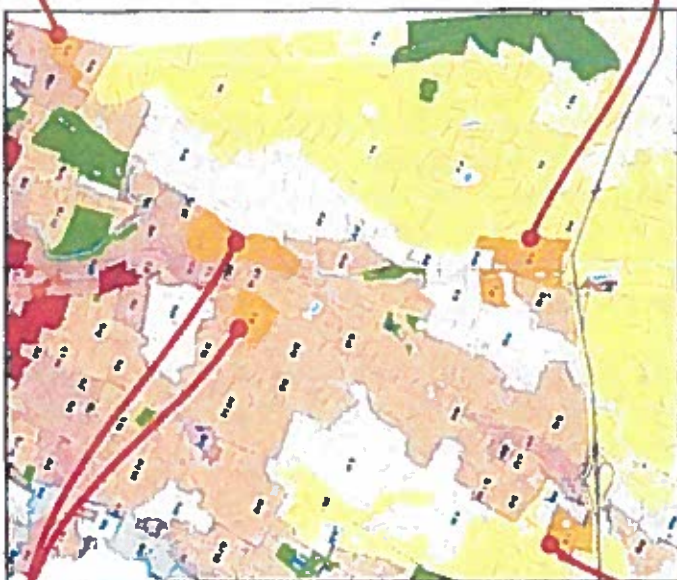
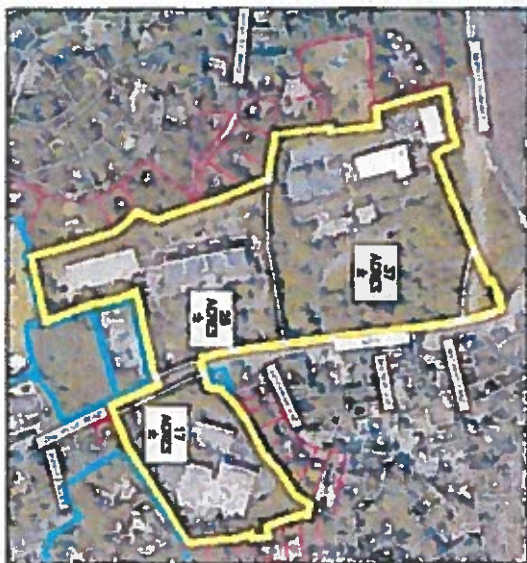
## **URBAN DESIGN**




Generally, the C-D Districts are surrounded by residential, institutional and commercial uses. The proposed text amendment was designed to complement the scale of development in these neighborhoods while taking into consideration the fact that these are commercial properties.

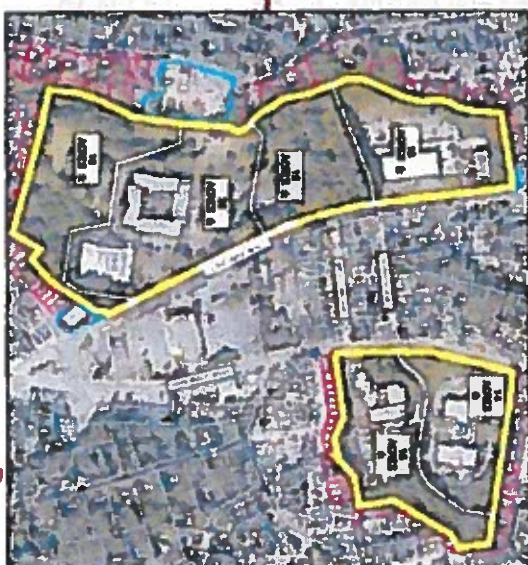
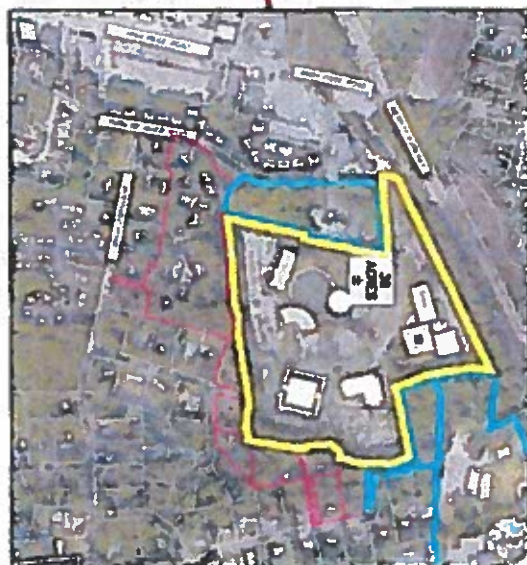


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JAN 27 2018  
ZONING BOARD  
C-D ZONE EXHIBIT



- KEY**
-  C-D ZONE
  -  SINGLE-FAMILY PROPERTY
  -  NON SINGLE-FAMILY PROPERTY



REDNISS  
MEAD

January 24, 2018



**FREDERICK P. CLARK ASSOCIATES, INC.**

PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT  
RYE, NEW YORK FAIRFIELD, CONNECTICUT

**MICHAEL A. GALANTE**  
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January 30, 2018

Ms. Megan Eaton  
Development Manager  
LifeTime Real Estate and Development  
2902 Corporate Place  
Chanhassen, Minnesota 55317

Subject: Site Traffic Modifications and Comparison – LifeTime Development  
– High Ridge Park, Stamford, Connecticut

Dear Ms. Eaton:

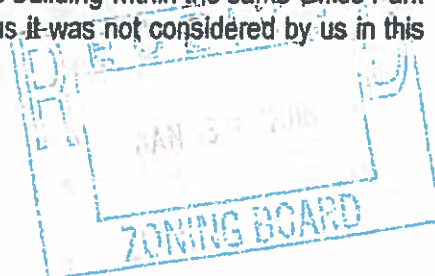
As requested, we are pleased to submit this site traffic comparison analysis, with related traffic volumes for the now proposed reduced size LifeTime Building, which will replace Building #3 located within the High Ridge Park Office Development. In reference to comments from the City and others the redevelopment of the Building #3 site location within the Office Park has been modified to address many concerns including specifically site traffic generation.

The following sections describe the previous proposal and site traffic generation related to the larger building and a comparison to the now reduced size LifeTime Building and traffic related to this development.

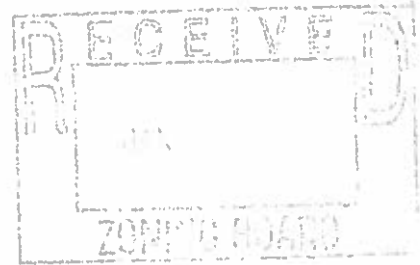
**Project Description**

The previous proposal was to demolish the existing office building comprising approximately 83,888 square feet of floor area and construct a new LifeTime Building. The LifeTime Building was to be 114,000 square feet of floor area. As part of that redevelopment an additional 6,128 square feet of floor area for general office use in another nearby building within the same Office Park was to be converted to storage.

The current proposal is to demolish the existing 83,888 square foot office building and construct a LifeTime Building comprising at most 99,000 square feet floor area. As part of the new proposal a parking garage will be constructed and the previously noted 6,128 square feet of floor area located in a different office building within the same Office Park may no longer be converted to storage space; thus it was not considered by us in this analysis.







Ms. Megan Eaton  
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January 30, 2018

### **Previous Development Plan**

As noted above, the previous plan included the demolition of an 83,888 square-foot vacant office building. Based on current zoning, this building could be reoccupied as a Medical Office Use, which is the only type of office use viable in today's office market. Therefore, the demolition of this building, with a Medical Use would result in the reduction of 200, 299 and 305 vehicle trip ends (new trips) during the typical weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

As part of that previous development, 6,128 square feet of floor area for a General Office Use would have also been eliminated and result in a decrease in site traffic of 10, 10 and 3 vehicle trip ends during the same weekday morning, weekday afternoon and Saturday midday peak hours, respectively. Therefore, with the elimination of 90,016 square feet of floor area there would have been a reduction of 210, 309 and 308 vehicle trip ends (new trips) during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

The previous proposal was to construct a LifeTime Fitness Building comprising 114,000 square feet of floor area. This would result in new site traffic of 105, 261 and 317 vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively. Therefore, the net change in site-generated traffic and in this case only referencing new traffic outside the office campus would have been a total reduction of 105 and 48 vehicle trip ends during the weekday morning and weekday afternoon peak hours, respectively. A further comparison of the Saturday midday peak hour against the reduction in commercial floor area and the construction of a LifeTime Building resulted in an increase of 9 vehicle trips during the Saturday midday peak hour.

Table 4, which was included in the previous Traffic Report prepared by our office and dated July 11, 2017, provides a detailed breakdown of site traffic generation and the appropriate adjustments to account for internal capture of 35 percent is provided. The reference to the 35 percent internal capture credit was based on discussions with the Connecticut Department of Transportation (ConnDOT) Planning Division and the City Traffic Engineer.

### **Current Proposal**

The current proposal is to remove Building #3 comprising 83,888 square feet of floor area and related traffic as it could be occupied by a Medical Office Use, which would add site traffic by 200, 299 and 305 vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

The current proposal is to construct a LifeTime Building comprising up to 99,000 square feet of floor area. The new traffic related to this proposed use would result in an increase in site traffic of 91, 227

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Ms. Megan Eaton

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January 30, 2018

and 275 vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively. Therefore, the net difference is a reduction in site traffic by 100, 72 and 30 vehicle trip ends during the same weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

These traffic estimates account for new trips generated by the LifeTime Building after applying an appropriate internal capture of 35 percent, which represents use of the LifeTime Building by office workers within the Office Park. Table 4A provides a more detailed summary and breakdown of the traffic related to the existing office as a Medical Use and the proposed new LifeTime Building for each of the peak hours.

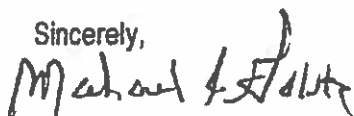
**Findings**

A detailed Traffic Report was completed for the original proposed 114,000 square-foot LifeTime Fitness Building. Results of the analyses of several intersections indicated minimal change in overall traffic patterns, with the elimination of Building #3 as a Medical Office Use and the construction of a LifeTime Building as a replacement use.

The current proposal indicates that there will actually be a further reduction in site traffic during each of the peak hours, with the change in the building footprint and size.

This will provide an overall benefit to the area roadways and the current level of traffic conditions and many nearby signalized and unsignalized intersections including Turner River, Buxton Farm Road and High Ridge Road.

Sincerely,



Michael A. Galante  
Managing Principal

Enclosure

cc: Steven Ketchabaw, via email  
William Hennessey, Esq., via email  
Lisa Feinberg, Esq., via email



Table 4  
**SITE TRAFFIC GENERATION FORECAST - PEAK HOURS**  
 Proposed New LifeTime Fitness Building  
 High Ridge Park  
 Stamford, Connecticut

LAND USE	SIZE	TRAFFIC DIRECTION	SITE TRAFFIC GENERATION AND ADJUSTMENT											
			Total Trip Ends			Internal Capture (35%)			External Vehicle Trip Ends					
			Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday
1 - Assume Existing Office Building to be Occupied with Medical Land Use (ITE Code #720)	83,888 S.F.	Enter Exit Total	-158 -42 -200	-84 -215 -299	-174 -131 -305	-- -- --	-- -- --	-- -- --	-158 -42 -200	-84 -215 -299	-174 -131 -305			
2 - General Office Space to be Removed (ITE Code #710)	6,128 S.F.	Enter Exit Total	-9 -1 -10	-2 -8 -10	-2 -1 -3	-- -- --	-- -- --	-- -- --	-9 -1 -10	-2 -8 -10	-2 -1 -3			
3 - Total vehicle trip ends to be Removed from Study Area (1+2)	90,016 S.F.	Enter Exit Total	-167 -43 -210	-86 -223 -309	-176 -132 -308	-- -- --	-- -- --	-- -- --	-167 -43 -210	-86 -223 -309	-176 -132 -308			
4 - Proposed LifeTime Fitness Building (ITE Code #492)	114,000 S.F.	Enter Exit Total	81 80 161	229 173 402	143 174 317	28 28 56	80 61 141	0 0 0	53 52 105	149 112 261	143 174 317			
Net Difference	23,984 S.F.	Enter Exit Total	-86 37 -49	143 -50 93	-33 42 9	28 28 56	80 61 141	0 0 0	-114 9 -105	63 -111 -48	-33 42 9			

Source:

- 1) The Institute of Transportation Engineers (ITE). Trip Generation Manual 9th Edition, 2012 using Medical-Dental Office Building. Code #720 Average Rates, General Office. Code #710 and Health/Fitness Club, Code #492 Average Rates.

Note: **Internal Capture:** Based on a discussion with Connecticut Department of Transportation, Bureau of Policy and Planning, a 35 percent credit was employed to the total trip ends to account for members using the facility that work in the Office Park. No internal capture is taken for the Saturday midday peak hour.

Table 4A  
**UPDATED DEVELOPMENT PROGRAM TRAFFIC GENERATION FORECAST—PEAK HOURS**  
**Proposed New LifeTime Fitness Building**  
**High Ridge Park**  
**Stamford, Connecticut**

**Source:**

1) The Institute of Transportation Engineers (ITE), Trip Generation Manual 5th Edition, 2012 using Medical-Dental Office Building, Code #720 Average Rates, and Health/Fitness Club, Code #492 Average Rates.

**Note:** Internal Capture: Based on a discussion with Connecticut Department of Transportation, Bureau of Policy and Planning, a 35 percent credit was employed to the total trip ends to account for members using the facility that work in the Office Park. No internal capture is taken for the Saturday midday peak hour.

Frederick P. Clark Associates, Inc.  
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1/16/18

## Zoning Data Chart Template



Project Name - High Ridge Real Estate Owner, LLC - Text Amendment

Application number - 217-01

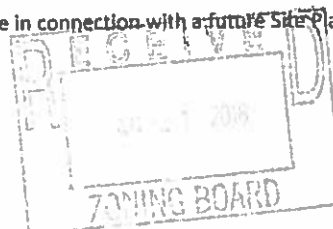
Address - N/A

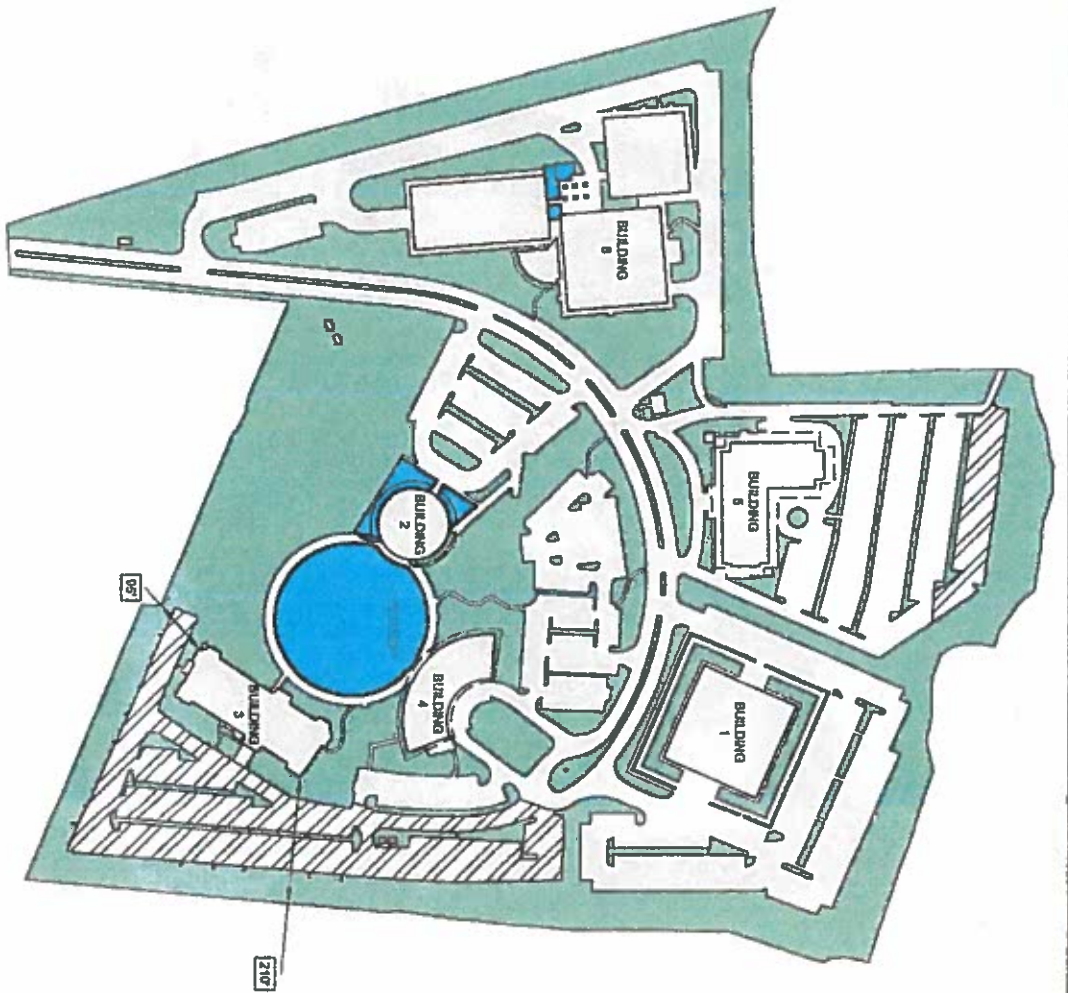
Zoning District(s) - If multiple Zoning Districts, provide requirement and compliance for each portion of site under the different district - C-D

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Exception if applicable)
9-BBB-1	Lot Size	15 acres	1,691,800 +/- SF 38.8 acres*	1,691,800 +/- SF 38.8 acres*	COMPLIES
N/A	Gross Floor Area	0.4 676,720 +/- SF*	0.3 506,558 +/- SF*	0.37 620,210 +/- SF*	COMPLIES - Includes parking garage
9-BBB-4-b-iii	Zoning Floor Area	0.4 676,720 +/-* SF	0.29 491,361 +/- SF*	0.3 503,504 +/- SF*	COMPLIES - exempts parking garage
	Residential	N/A	N/A	N/A	
	Commercial	0.4 676,720 +/-* SF	0.29 491,361 SF*	0.3 503,504 +/- SF*	COMPLIES
	Community Facility	N/A	N/A	N/A	
	Industrial	N/A	N/A	N/A	
	Total	0.4 676,720 +/-* SF	0.29 491,361 SF*	0.3 503,504 +/- SF*	COMPLIES
	F.A.R.	0.4	0.29	0.3	COMPLIES
	Residential	N/A	N/A	N/A	
	Commercial	0.4	0.29	0.3	COMPLIES
	Community Facility	N/A	N/A	N/A	
	Industrial	N/A	N/A	N/A	
	Total	0.4	0.29	0.3	COMPLIES
9-BBB-4-a-ii	Number of units	N/A	N/A	N/A	
9-BBB-4-a-v	Below Market Rate Units (# and %)	N/A	N/A	N/A	
N/A	Number of seats/ beds / employees if applicable	N/A	N/A	N/A	
9-BBB-4-a-ii	Density(Units/Acre)	N/A	N/A	N/A	
N/A	Street Frontage	N/A	85 +/- Feet*	85 +/- Feet*	COMPLIES
9-BBB-3-a & 9- BBB-4-b-v & ix	Building Coverage (Area and %)	12% 203,016 +/- SF*	10.7%* 181,722 +/- SF*	11.3%* 190,982 +/- SF	COMPLIES - exempts parking garage and overhangs
9-BBB-4-b-ii	Lot coverage (Area and %)	Greater of 40% or legally nonconforming	50.22% 849,652 +/- SF*	50.09%* 847,357 SF	COMPLIES - pursuant to text amendment
N/A	Building Height (Feet)	N/A	40 +/- Feet*	60 +/- Feet*	COMPLIES
9-BBB-3-b	Number of floors	3.5-4	2-4*	Life Time: 3-3.5*	COMPLIES
N/A	Active ground floor (sq.ft. and %) if applicable	N/A	N/A	N/A	

9-BBB-4-b-iv	Yards	Residences - 100 Ft Non-Residences - 50 Ft	Residential District 100 Ft Non-Residential District 50 Ft	Residences - 100 Ft Non-Residences - 50 Ft Street - 50 Ft	COMPLIES - pursuant to text amendment
	Front yard ( Streetline)	< 4 stories = 50 Ft 4 stories - 400 Ft	< 4 stories = 50 Ft 4 stories - 400 Ft	< 4 stories = 50 Ft 4 stories - 400 Ft	COMPLIES
	Front yard ( St centerline)	N/A	N/A	N/A	
	Rear yard	N/A	N/A	N/A	
	Side yard	N/A	N/A	N/A	
	Parking				
	Residential parking	N/A	N/A	N/A	
9-BBB-3-d 9-BBB-4-b-vi	Commercial parking	1 per 3,000 SF or 1 per 3 employees	1 per 3,000 SF or 1 per 3 employees	As-of-Right uses: 1 per 3,000 SF or 1 per 3 employees Special Exception uses: 1 per 300 SF of gym	COMPLIES - pursuant to text amendment
	Community Facility parking	N/A	N/A	N/A	
	Industrial parking	N/A	N/A	N/A	
	Public open space parking	N/A	N/A	N/A	
	Bike parking	N/A	N/A	N/A	
	# of levels of parking garage (if applicable)	20 Feet	N/A	3.5-4 stories	
	Square footage of parking area	Exempt	N/A	101,134 +/- SF (Exempt)*	COMPLIES - pursuant to text amendment
9-BBB-3-d 9-BBB-4-b-v	Parking setback	surface - 50 Feet garage - 50 Feet	N/A	surface - 50 Ft garage 100 Ft	COMPLIES - pursuant to text amendment
N/A	Open space (Area and % )	N/A	46.35% 784,168 +/- SF*	47.06% 796,164 +/- SF*	COMPLIES
	Active (if separate)	N/A	N/A	N/A	
	Passive (if separate)	N/A	N/A	N/A	
N/A	Street Trees	N/A	N/A	N/A	
	Existing	N/A	N/A	N/A	
	Proposed	N/A	N/A	N/A	
	Total	N/A	N/A	N/A	
9-BBB-3-e 9-BBB-4-vii	Signage	60 SF - wall or ground	varies*	Additional 1 SF per lineal foot of building façade and 50 SF ground sign	COMPLIES - pursuant to text amendment
	Wall signs (# and size)	N/A	N/A	413 SF*	
	Ground Signs (# and size)	Additional 50 SF*	N/A	50 SF*	
	Blade signs (# and size)	N/A	N/A	N/A	
	Fence height	N/A	N/A	N/A	

\*Relates specifically to High Ridge Office Park site and is subject to change in connection with a future Site Plan application.





# EXISTING SITE PLAN HIGH RIDGE PARK STAMFORD, CT

TOTAL SITE AREA = 1,691,800 SF

	AREA (SF)	
<input type="checkbox"/> COVERAGE	181,722	10.74%
<input type="checkbox"/> BUILDING	667,930	39.48%
<input type="checkbox"/> IMPERVIOUS	849,652	50.22%
<input checked="" type="checkbox"/> TOTAL	784,168	46.35%
<input checked="" type="checkbox"/> GREEN	57,980	3.43%
<input checked="" type="checkbox"/> WATER	506,558	0.299
GROSS FLOOR AREA		

## Notes:

1. Information based on proposed Text Change dated, 1/23/2018.
  2. Overhangs excluded from Building Coverage.
- ☒ Area of parking to be removed  
125,617SF 7.43% (383 Spaces)



**REDNISS  
& MEAD**

LAND SURVEYING  
CITY ENGINEERING  
PLANNING & ZONING CONSULTING  
DESIGN

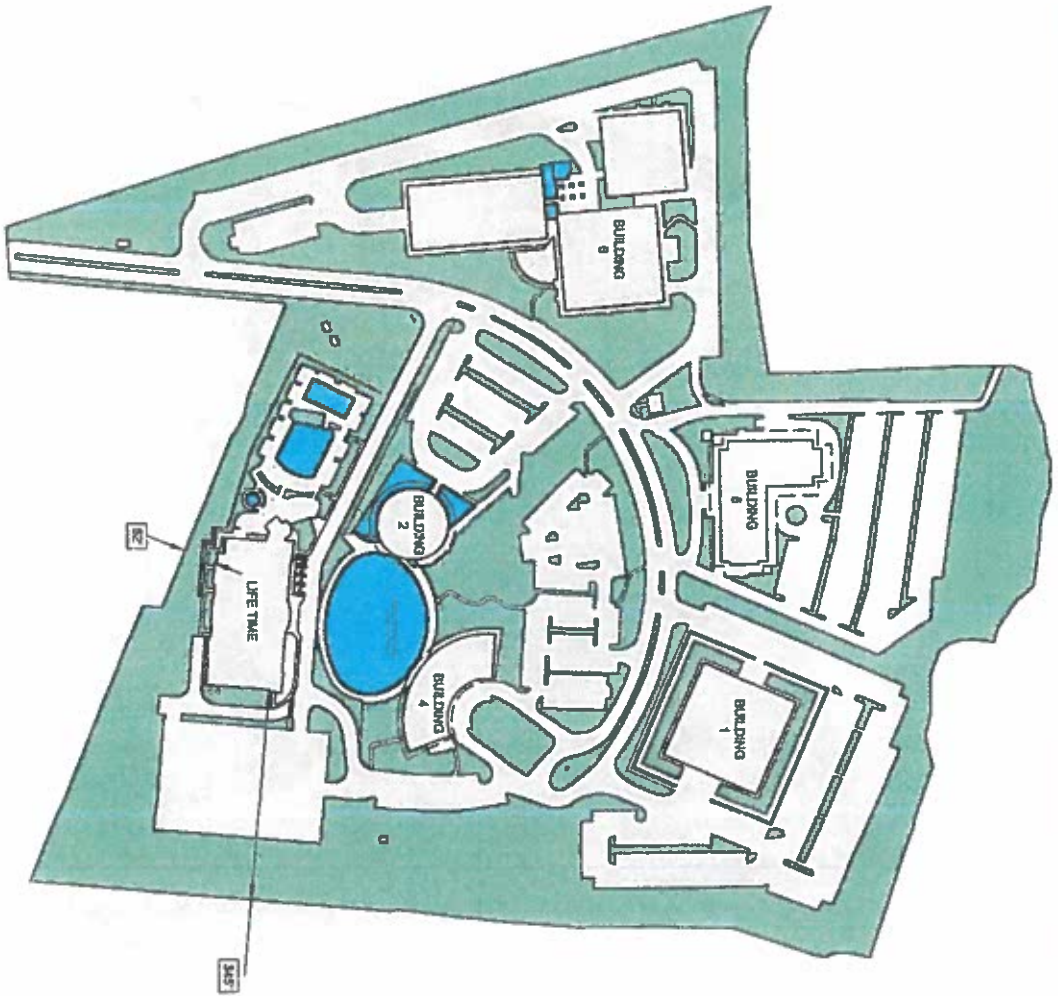
22 Pine Street | Stamford, CT 06903  
Tel: 203.322.0503 | Fax: 203.322.1119  
www.rednissandmead.com

COPY NO. 1/783

DATE: 01/29/2018

SCALE: 1" = 200'





# **PROPOSED SITE PLAN** **HIGH RIDGE PARK** **STAMFORD, CT**

TOTAL SITE AREA = 1,691,800 SF

COVERAGE	AREA (SF)	
BUILDING	190,982	11.28%
IMPERVIOUS	656,375	38.80%
TOTAL IMPERVIOUS	847,357	50.09%
GREEN	796,164	47.06%
WATER	48,279	2.85%
GROSS FLOOR AREA	519,076	0.307

## **Notes:**

1. Information based on proposed Text Change dated, 1/23/2018.
2. Overhangs excluded from Building Coverage.
3. Proposed garage excluded from FAR and Building Coverage.
4. Impervious calculation assumes removal of existing parking and drives from the site perimeter near buildings 4 & 5.





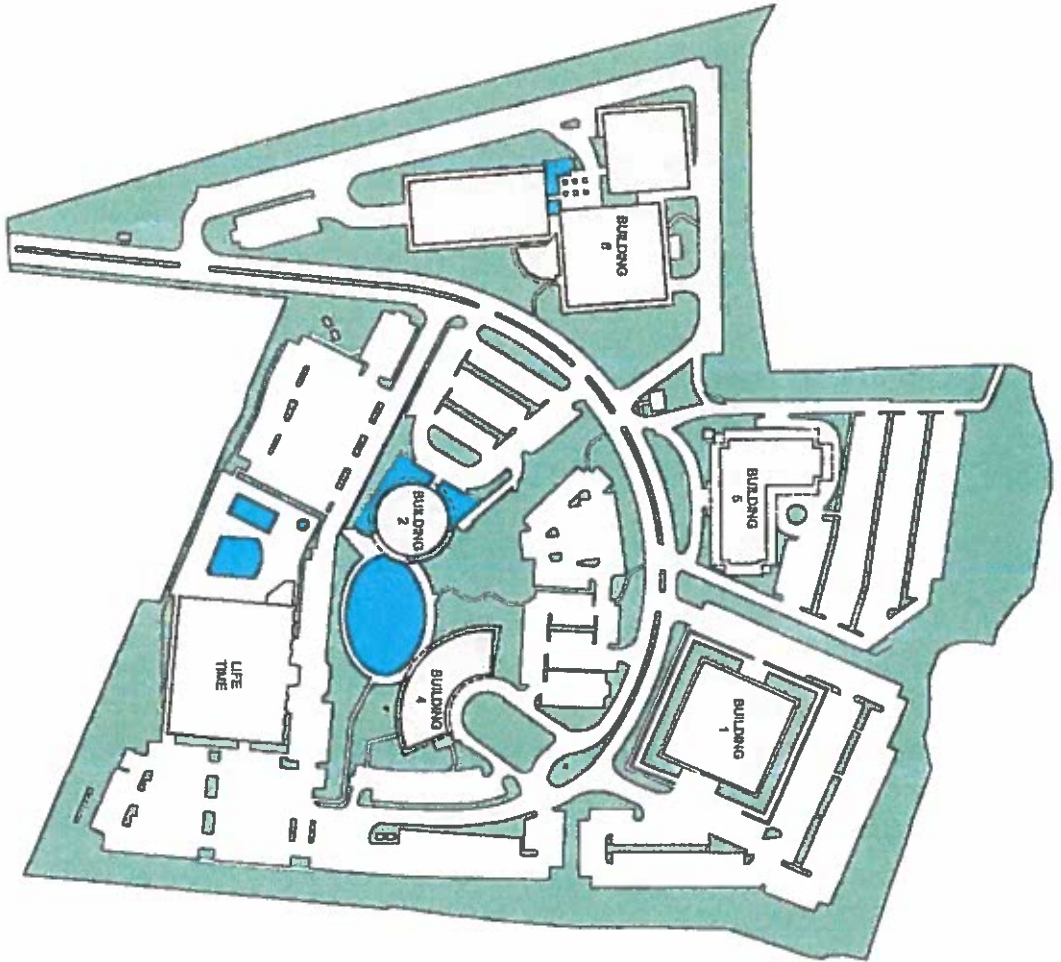
**REDNISS  
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LAND SURVEYING  
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11 York Street | Bridgeport, CT 06605  
 Tel: 203.366.1111 | Fax: 203.366.1115  
 www.rednissandmead.com

COMP. NO. 1783 DATE 1/23/2018  
 SCALE 1" = 200'





**PREVIOUSLY PROPOSED SITE PLAN**  
**HIGH RIDGE PARK**  
**STAMFORD, CT**

- ☐ BUILDING
- ☐ IMPERVIOUS
- ☒ TOTAL IMPERVIOUS
- ☐ GREEN
- ☐ WATER

**TOTAL SITE AREA = 1,691,600 SF**

COVERAGE	AREA (SF)	
BUILDING	204,476	12.10
IMPERVIOUS	738,590	43.66%
<b>TOTAL IMPERVIOUS</b>	<b>943,065</b>	<b>55.76%</b>
GREEN	710,288	41.94%
WATER	38,447	2.30%
GROSS FLOOR AREA	535,076	0.316

PERVIOUS PAVEMENT INCLUDED IN IMPERVIOUS COVERAGE = 104,352 (8.2%)

**Notes:**

- Information based on previous Site plan from LIFE TIME.
- Overhangs excluded from Building Coverage.



**REDNISS & MEAD**

LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & SCENIC DESIGN  
 CONSULTING

22 Pine Street | Stamford, CT 06905  
 Tel: 203.377.2000 | Fax: 203.377.1118  
[www.rednissandmead.com](http://www.rednissandmead.com)

DATE: 01/29/2018

SCALE: 1" = 200'

COPY NO: 1783

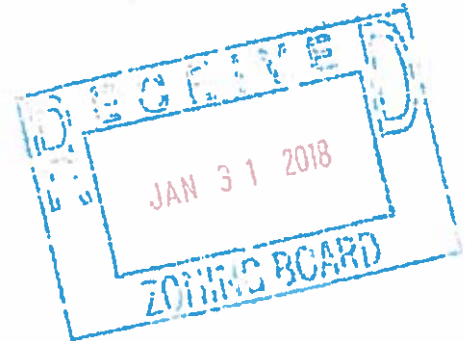
Lisa L. Feinberg  
Partner  
Main: 203.425.4200  
Direct: 203-252-2677  
Fax: 203.325.8608  
lfeinberg@carmodylaw.com

707 Summer Street  
3<sup>rd</sup> Floor  
Stamford, CT 06901

January 31, 2018

***VIA HAND DELIVERY***

Ms. Vineeta Mathur, AICP  
Associate Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901



**RE: Application #217-01 – High Ridge Real Estate Owner, LLC**

Dear Ms. Mathur:

As you know, we represent the owner of property known as High Ridge Office Park in Stamford. Our client, High Ridge Real Estate Owner, LLC, filed an Application for Change of Zoning Regulations in February of last year in connection with an opportunity to construct a Life Time facility on the Property. Since that time, our team has hosted multiple neighborhood meetings and participated in several meetings with the Land Use Bureau staff. We also presented to the Planning Board in August 2017. Over the last several months, our team has worked collaboratively to respond to comments and concerns provided at these meetings and the following enclosed materials are representative of this effort:

- A revised Application for Text Change of the Stamford Zoning Regulations with:
  - Schedule A - Text Amendment dated January 23, 2018
  - Schedule B - Qualitative Analysis of Proposed Text Amendment<sup>1</sup>;
- A Zoning Data Chart dated January 29, 2018;<sup>2</sup>

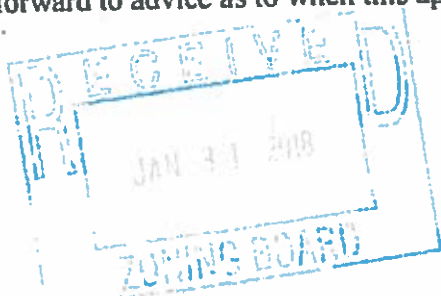
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<sup>1</sup> This information was provided at the request of staff and is based on the anticipated new process for development review. The process has not been formally adopted yet, but we have done our best to provide as much information as possible in accordance with the categories of information contemplated.

- Existing Site Plan Exhibit prepared by Redniss & Mead and dated January 29, 2018;
- Previously Proposed Site Plan Exhibit prepared by Redniss & Mead and dated January 29, 2018;
- Proposed Site Plan Exhibit prepared by Redniss & Mead and dated January 29, 2018; and
- A Site Traffic Modifications and Comparison letter prepared by Frederick P. Clark Associates, Inc. and dated January 30, 2018.

As a reminder, the City of Stamford Zoning Map shows a portion of the City zoned C-D within 500 feet of the Town of Greenwich. Therefore, pursuant to C.G.S. §8-7d, the Zoning Board must send notice of the filing, certified mail, return receipt requested, to the Greenwich Town Clerk within seven (7) days of your receipt of this revised submission. Please note that I have included an extra copy of the revised text amendment as well as a completed US Postal Certified Card addressed to the Greenwich Town Clerk in order to assist you in complying with this requirement. Similarly, C.G.S. Section 8-3b also requires notification to be sent to WESTCOG not later than thirty (30) days before the public hearing is scheduled. The WESTCOG notice may be sent electronically. Lastly, a copy of the revised text amendment must also be filed in the Office of the Town Clerk in Stamford at least ten (10) days prior to the public hearing before the Zoning Board.

Please let us know if you have any questions or require any additional copies. We look forward to advice as to when this application will be scheduled for a public hearing.



Sincerely,

*Lisa L. Feinberg*  
Lisa L. Feinberg

cc. Development Team  
Ralph Blessing, AICP  
David Woods, AICP, PhD

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<sup>2</sup> This information is based on the preliminary conceptual site plan for High Ridge Park and for reference purposes only. A Zoning Data Chart based on the ultimate building and site design will be provided in connection with a future site plan application.

~~45. Golf Course or Club: See Definition 27 — COUNTRY CLUB.~~ Gymnasium or Physical Culture Establishment: a health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities as well as ancillary uses including, but not limited to, child care, day camp, hair salon/day spa uses, medspa uses, weight loss/nutrition counseling, café (including liquors, subject to Section 14), physical therapy, medical office, retail sale of health and fitness related apparel, merchandise and memberships and all other customary and incidental uses of a health and fitness facility. All indoor and outdoor activities shall be predominantly participatory and not entertainment. Day surgery and other outpatient procedures are excluded.

### **BBB. C-D DESIGNED COMMERCIAL DISTRICT**

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
  - b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
  - c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
  - d. The proposed development is South of the Merritt Parkway.
1. Minimum Area - The minimum site to be designated a C-D DESIGNED COMMERCIAL DISTRICT shall be fifteen (15) acres. Said minimum acreages shall have been held as a single contiguous parcel of land, whether by one or successive owners, for at least three years prior to an application for a zone change to a C-D District. The foregoing sentence shall not, however, prohibit any parcel or parcels smaller than said minimum acreage being added to, and qualifying for CD District designation, with a parcel possessing such minimum acreage, nor shall it prohibit subdivision of land zoned C-D prior to January 1, 1997 into lots smaller than said minimum acreage.
  2. Permitted Uses - The following uses are permitted in a C-D DESIGNED COMMERCIAL DISTRICT (See also Subsection G of this Section).
    - a. Professional Offices; Administrative Offices; Scientific Offices; Educational Offices; Statistical Offices; Executive Offices; Executive Home Offices; Engineering Offices;



Sales Offices; Offices for Drafting Rooms; Experimental Engineering Research Laboratories; Experimental and Research Laboratories; Gymnasium or Physical Culture Establishment; Research and Development Laboratories.

b. Supplemental and Accessory Buildings and Uses accessory to all the uses referred to in this section may include storage space for equipment, supplies, materials and motor vehicles; central heating systems; air-conditioning systems; power plants; water tanks or towers; refuse disposal system; training schools for employees; cafeterias; clinics; club houses or guest lodges for the use of tenants and employees of the buildings; such retail trade and service uses as are necessary for the comfort and convenience of the tenants and employees in the buildings; assembly hall for meetings incident to the business of the principal use or for civic meetings.

c. There shall be no commercial manufacture or fabrication of products for sale except with respect to limited quantities of test or trial products or such models or prototypes as may be created and used on the premises in pursuit of the research, experimentation or development conducted in any laboratory.

3. In connection with the uses set forth in Subsection BBB-2 the following standards shall apply:

a. Coverage: Building coverage shall not exceed twelve percent (12%) of the lot area, and the maximum permitted non-porous surface area coverage shall not exceed forty percent (40%) of the lot area. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from building coverage; and uncovered patios built at finished first floor to existing buildings in the C-D District shall be excluded from building coverage, even if above grade. Notwithstanding the above, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, permitted non-porous surface area coverage shall not exceed sixty percent (60%) of the lot area.

b. Height: No building shall exceed three and one-half (3½) stories in height except that on any lot having an area of thirty (30) acres or more, four (4) stories in height may at the sole discretion of the Board, be allowed provided that the buildings are appropriately screened from adjacent residentially zoned land by landscaped treatment and topography, as determined by the Zoning Board, and the area of the roof covered with mechanical penthouses and/or equipment shall not exceed ten percent (10%).

c. Yard Requirements: No building shall be located at a distance less than one hundred feet (100') from the boundary line of a Residential District. Buildings shall be set back at least fifty feet (50') from any non-residential district or the Merritt Parkway or any street on which the lot fronts, except four (4) story buildings which shall be at least four hundred feet (400') from the front street line. Notwithstanding the above, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, no building shall be located less than twenty-five (25) feet from property used for non-residential or institutional purposes at the time of application, provided that such setback areas shall include a landscape buffer not less

than fifteen (15) feet in depth. Such landscape buffers shall include dense evergreen plantings and may also include walls, fencing and other plantings. Alternatively, where a determination is made by the Zoning Board that existing landscaping satisfies this fifteen (15) foot requirement, no additional landscaping may be required.

d. Parking: Space shall be provided on the lot to accommodate company, employee and visitor motor vehicles; with at least one (1) car space for each three (3) employees or occupants for which the buildings on the lot are designed, or three (3) spaces per one thousand (1,000) square feet of floor area, which parking space requirements shall be determined by the Zoning Board. Parking areas shall be permanently improved and suitably screened with planting and shall be set back from all boundaries at least fifty feet (50'). Notwithstanding the above, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, no parking space serving said use shall be located less than twenty-five (25) feet from property used for non-residential or institutional purposes at the time of application, provided that such setback areas shall include a landscape buffer not less than fifteen (15) feet in depth. Such landscape buffers shall maintain dense evergreen plantings and may include walls, fencing and other plantings. Alternatively, where a determination is made by the Zoning Board that existing landscaping satisfies this fifteen (15) foot requirement, no additional landscaping may be required.

e. Signage: One (1) sign may be erected facing each street on which the plot abuts. Such sign may not exceed sixty (60) square feet in area, nor extend above the roof level of the building. If a ground or pole sign, no side of the sign face may exceed ten (10) feet in length, nor may any part thereof exceed twelve (12) feet in height. Notwithstanding the above, the total area of signs placed on all walls of a Gymnasium or Physical Culture Establishment shall not exceed one (1) square foot per lineal foot of total building façade. Provided; however, the square footage of any individual sign shall not exceed the length of the façade on which it is located and no signage shall be permitted on any building façade facing an adjacent residential zone. Exposed tubes, bulbs or similar exposed light sources, shall not illuminate such sign. There shall be no exterior spot lighting or other illumination of any such sign that would cause any glare observable within a Residential District. Where a parking area is provided on a plot, additional signs may be erected at the entrances and exits of such parking area provided the total surface area of all such signs does not exceed twelve (12) square feet in area and no such sign exceeds eight (8) feet in height. One (1) additional ground sign or wall sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted, may be displayed on any plot. This sign may be erected on a temporary protective fence on a property in the process of construction, demolition, remodeling or repair. When a Gymnasium or Physical Culture Establishment is proposed, in addition to the signage above, one (1) additional ground sign for same may be displayed on any plot. Such ground sign or pole sign shall not exceed fifty (50) square feet in area, and no side of the sign face may exceed ten (10) feet in length, nor shall such sign exceed ten (10) feet in height. Flags, each not to exceed twenty-four (24) square feet in area and twenty-five (25) feet in height, and in the aggregate not exceeding seventy-two (72) square feet in area, may be displayed on vertical or mast-arm flagpoles. (200-32)

f. Floor Area Ratio: The F.A.R. of all buildings shall not exceed 0.40; **provided**

however, when a Gymnasium or Physical Culture Establishment is proposed, F.A.R. of all buildings on the property may not exceed 0.35. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from F.A.R. (205-32)

g. Structured Parking: In order to encourage reduced development intensity and increased building setbacks, conservation of open space, and effective use of topography to screen above-grade parking structures, the Zoning Board may grant limited exemptions from the standards of subsections (a), (c), and (f) above, subject to the following criteria: (1) parking structures shall be located on a lot of not less than thirty (30) acres and set back not less than 400 feet from the front street line and fifty feet (50') from all other property lines; (2) exempt parking structures may occupy not more than five percent (5%) of the lot area; (3) total non-porous surface area shall not exceed thirty-five percent (35%) of the lot area; (4) Floor Area Ratio of all buildings, exclusive of exempt structured parking, shall not exceed 0.35; (5) The height of such parking structure shall not exceed twenty feet (20') above average grade measured at a uniform distance of fifty feet (50') or less from the perimeter of the structure; (6) the top floor of such structure, within 100 feet of residential property, shall be ten (10) feet or more below the grade at the property line of any adjoining residential property within 500 feet of the structure, excluding the Merritt Parkway; (7) all such parking structures shall be appropriately screened from view by principal buildings, topography, and/or landscaping to the satisfaction of the Board.

4. Special Exception Uses – Notwithstanding the above, Single family, Two family and multifamily dwellings may be authorized by Special Exception by the Zoning Board subject to the following standards:
  - a) The parcel shall be contiguous to residentially zoned land on all sides and shall not front on a State highway.
  - b) The standards of the RM-1 Zoning District shall apply except that building height shall not exceed three (3) stories and thirty-five (35') feet, and residential density shall not exceed thirteen (13) dwelling units per acre and shall not exceed a Floor Area Ratio (FAR) of 0.4 of gross floor area (excluding garages).
  - c) Total non-porous surface area coverage shall not exceed fifty percent (50%).
  - d) The parcel shall be developed exclusively for residential use and no commercial use shall be permitted.
  - e) Below Market Rate Requirement. Below Market Rate (BMR) dwelling units shall be provided in an amount equal to not less than ten percent (10%) of the number of market rate dwelling units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. (203-20)
5. Within any C-D Designed District, applications requesting approval of any permitted

uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C 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 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, who shall not approve same until after a public hearing. (97-006)



~~45. Golf Course or Club: See Definition 27 — COUNTRY CLUB. Gymnasium or Physical Culture Establishment: a health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities as well as ancillary uses including, but not limited to, child care, day camp, hair salon/day spa uses, medspa uses, weight loss/nutrition counseling, café (including liquors, subject to Section 14), physical therapy, medical office, retail sale of health and fitness related apparel, merchandise and memberships and all other customary and incidental uses of a health and fitness facility. All indoor and outdoor activities shall be predominantly participatory and not entertainment. Day surgery and other outpatient procedures are excluded.~~

### BBB. C-D DESIGNED COMMERCIAL DISTRICT

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
  - b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
  - c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
  - d. The proposed development is South of the Merritt Parkway.
1. Minimum Area - The minimum site to be designated a C-D DESIGNED COMMERCIAL DISTRICT shall be fifteen (15) acres. Said minimum acreages shall have been held as a single contiguous parcel of land, whether by one or successive owners, for at least three years prior to an application for a zone change to a C-D District. The foregoing sentence shall not, however, prohibit any parcel or parcels smaller than said minimum acreage being added to, and qualifying for CD District designation, with a parcel possessing such minimum acreage, nor shall it prohibit subdivision of land zoned C-D prior to January 1, 1997 into lots smaller than said minimum acreage.
  2. Permitted Uses - The following uses are permitted in a C-D DESIGNED COMMERCIAL DISTRICT (See also Subsection G of this Section).
    - a. Professional Offices; Administrative Offices; Scientific Offices; Educational Offices; Statistical Offices; Executive Offices; Executive Home Offices; Engineering Offices;

Sales Offices; Offices for Drafting Rooms; Experimental Engineering Research Laboratories; Experimental and Research Laboratories; Gymnasium or Physical Culture Establishment; Research and Development Laboratories.

b. Supplemental and Accessory Buildings and Uses accessory to all the uses referred to in this section may include storage space for equipment, supplies, materials and motor vehicles; central heating systems; air-conditioning systems; power plants; water tanks or towers; refuse disposal system; training schools for employees; cafeterias; clinics; club houses or guest lodges for the use of tenants and employees of the buildings; such retail trade and service uses as are necessary for the comfort and convenience of the tenants and employees in the buildings; assembly hall for meetings incident to the business of the principal use or for civic meetings.

c. There shall be no commercial manufacture or fabrication of products for sale except with respect to limited quantities of test or trial products or such models or prototypes as may be created and used on the premises in pursuit of the research, experimentation or development conducted in any laboratory.

3. In connection with the uses set forth in Subsection BBB-2 the following standards shall apply:

a. Coverage: Building coverage shall not exceed twelve percent (12%) of the lot area, exclusive of building overhangs, and the maximum permitted non-porous surface area coverage shall not exceed forty percent (40%) of the lot area. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from building coverage; and uncovered patios built at finished first floor to existing buildings in the C-D District shall be excluded from building coverage, even if above grade. Notwithstanding the above, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, permitted non-porous surface area coverage shall not exceed fifty percent (50%) of the total lot area, following Special Exception approval from the Zoning Board. For purposes of this Special Exception, any lot area improved with pervious pavement shall be excluded from the non-porous surface area coverage calculation.

b. Height: No building shall exceed three and one-half (3½) stories in height except that on any lot having an area of thirty (30) acres or more, four (4) stories in height may at the sole discretion of the Board, be allowed provided that the buildings are appropriately screened from adjacent residentially zoned land by landscaped treatment and topography, as determined by the Zoning Board, and the area of the roof covered with mechanical penthouses and/or equipment shall not exceed ten percent (10%).

c. Yard Requirements: No building shall be located at a distance less than one hundred feet (100') from the boundary line of a Residential District. Buildings shall be set back at least fifty feet (50') from any non-residential district or the Merritt Parkway or any street on which the lot fronts, except four (4) story buildings which shall be at least four hundred feet (400') from the front street line. Notwithstanding the above and following Special Exception approval from the Zoning Board, on sites where at least 50,000 square

shall such sign exceed ten (10) feet in height. Flags, each not to exceed twenty-four (24) square feet in area and twenty-five (25) feet in height, and in the aggregate not exceeding seventy-two (72) square feet in area, may be displayed on vertical or mast-arm flagpoles. (200-32)

f. Floor Area Ratio: The F.A.R. of all buildings shall not exceed 0.40; **provided however, when non-porous surface area coverage is increased beyond forty percent (40%) of the lot area in accordance with subsection 3-a above, F.A.R. of all buildings on the property may not exceed 0.35.** Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from F.A.R. (205-32)

g. Structured Parking: In order to encourage reduced development intensity and increased building setbacks, conservation of open space, and effective use of topography to screen above-grade parking structures, the Zoning Board may grant limited exemptions from the standards of subsections (a), (c), and (f) above, subject to the following criteria: (1) parking structures shall be located on a lot of not less than thirty (30) acres and set back not less than 400 feet from the front street line and fifty feet (50') from all other property lines; (2) exempt parking structures may occupy not more than five percent (5%) of the lot area; (3) total non-porous surface area shall not exceed thirty-five percent (35%) of the lot area; (4) Floor Area Ratio of all buildings, exclusive of exempt structured parking, shall not exceed 0.35; (5) The height of such parking structure shall not exceed twenty feet (20') above average grade measured at a uniform distance of fifty feet (50') or less from the perimeter of the structure; (6) the top floor of such structure, within 100 feet of residential property, shall be ten (10) feet or more below the grade at the property line of any adjoining residential property within 500 feet of the structure, excluding the Merritt Parkway; (7) all such parking structures shall be appropriately screened from view by principal buildings, topography, and/or landscaping to the satisfaction of the Board.

4. Special Exception Uses – Notwithstanding the above, Single family, Two family and multifamily dwellings may be authorized by Special Exception by the Zoning Board subject to the following standards:

- a) The parcel shall be contiguous to residentially zoned land on all sides and shall not front on a State highway.
- b) The standards of the RM-1 Zoning District shall apply except that building height shall not exceed three (3) stories and thirty-five (35') feet, and residential density shall not exceed thirteen (13) dwelling units per acre and shall not exceed a Floor Area Ratio (FAR) of 0.4 of gross floor area (excluding garages).
- c) Total non-porous surface area coverage shall not exceed fifty percent (50%).
- d) The parcel shall be developed exclusively for residential use and no commercial use shall be permitted.

feet of existing office space is being removed, reused and/or redeveloped for non-office use, no building shall be located less than twenty-five (25) feet from property used for non-residential or institutional purposes at the time of application, provided that such setback areas shall include a landscape buffer not less than fifteen (15) feet in depth. Such landscape buffers shall include dense evergreen plantings and may also include walls, fencing and other plantings. Alternatively, where a determination is made by the Zoning Board that existing landscaping satisfies this fifteen (15) foot requirement, no additional landscaping shall be required.

d. Parking: Space shall be provided on the lot to accommodate company, employee and visitor motor vehicles; with at least one (1) car space for each three (3) employees or occupants for which the buildings on the lot are designed, or three (3) spaces per one thousand (1,000) square feet of floor area, which parking space requirements shall be determined by the Zoning Board. Parking areas shall be permanently improved and suitably screened with planting and shall be set back from all boundaries at least fifty feet (50'). Notwithstanding the above and following Special Exception approval from the Zoning Board, on sites where at least 50,000 square feet of existing office space is being removed, reused and/or redeveloped for non-office use, no parking space serving said use shall be located less than twenty-five (25) feet from property used for non-residential or institutional purposes at the time of application, provided that such setback areas shall include a landscape buffer not less than fifteen (15) feet in depth. Such landscape buffers shall maintain dense evergreen plantings and may include walls, fencing and other plantings. Alternatively, where a determination is made by the Zoning Board that existing landscaping satisfies this fifteen (15) foot requirement, no additional landscaping may be required.

e. Signage: One (1) sign may be erected facing each street on which the plot abuts. Such sign may not exceed sixty (60) square feet in area, nor extend above the roof level of the building. If a ground or pole sign, no side of the sign face may exceed ten (10) feet in length, nor may any part thereof exceed twelve (12) feet in height. Notwithstanding the above, the total area of signs placed on all walls of a Gymnasium or Physical Culture Establishment shall not exceed one (1) square foot per lineal foot of total building façade. Provided; however, the square footage of any individual sign shall not exceed the length of the façade on which it is located and no signage for a Gymnasium or Physical Culture Establishment shall be permitted on any building façade facing an adjacent residential zone. Exposed tubes, bulbs or similar exposed light sources, shall not illuminate such sign. There shall be no exterior spot lighting or other illumination of any such sign that would cause any glare observable within a Residential District. Where a parking area is provided on a plot, additional signs may be erected at the entrances and exits of such parking area provided the total surface area of all such signs does not exceed twelve (12) square feet in area and no such sign exceeds eight (8) feet in height. One (1) additional ground sign or wall sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted, may be displayed on any plot. This sign may be erected on a temporary protective fence on a property in the process of construction, demolition, remodeling or repair. When a Gymnasium or Physical Culture Establishment is proposed, in addition to the signage above, one (1) additional ground sign for said use may be displayed on any plot. Such ground sign or pole sign shall not exceed fifty (50) square feet in area, and no side of the sign face may exceed ten (10) feet in length, nor

- e) Below Market Rate Requirement. Below Market Rate (BMR) dwelling units shall be provided in an amount equal to not less than ten percent (10%) of the number of market rate dwelling units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. (203-20)
5. Within any C-D Designed District, applications requesting approval of any permitted uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C 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 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, who shall not approve same until after a public hearing. (97-006)



July 19, 2017

***VIA HAND DELIVERY***

Ms. Vineeta Mathur, AICP  
Associate Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

JUL 20 2017

**RE: Application #217-01 – High Ridge Real Estate Owner, LLC**

Dear Ms. Mathur:

As you know, we represent the owner of property known as High Ridge Office Park in Stamford (the "Property"). Our client, High Ridge Real Estate Owner, LLC ("HRREO"), filed an Application for Change of Zoning Regulations in February of this year in connection with an opportunity to construct a Life Time Fitness facility on the Property. After the application was filed, we hosted a neighborhood meeting where we received feedback from the neighbors on their concerns with the proposal. Since that time, we have been working diligently on obtaining additional information and reports to address those concerns which include:

REVISED TEXT AMENDMENT – As you know, we have participated in multiple meetings with you and other members of the planning and zoning staff since the time of the original submission. The revised text amendment reflects these conversations as well as concerns expressed by the neighborhood. Specifically, I note that the proposed impervious coverage and setback standards now require Special Exception approval. Moreover, the proposed impervious coverage standard has been reduced from the original submission and now promotes the use of porous pavement by allowing any area dedicated to same to be excluded from the impervious calculation. Similarly, if a property owner proposes more than 40% impervious coverage, the total Floor Area for the site is reduced to 0.35. Lastly, building overhangs have been excluded from building coverage to help encourage preservation of unconventionally designed buildings. We believe these standards strike a balance between promoting the revitalization of these dated office parks while ensuring the sites are not overdeveloped.



REVISED CONCEPTUAL LANDSCAPED SITE PLAN – While this plan is purely conceptual at this time, the revised plan illustrates a desire to mitigate any unintended consequences from the potential development. Life Time intends to preserve much of the healthy, existing foliage on the south side of the site, and this plan is offered to demonstrate that, by use of a combination of existing and proposed plantings, effective screening can be achieved, as depicted in the conceptual perspectives included with the materials.

REVISED CONCEPTUAL DRAWINGS – This package includes an aerial site plan, revised conceptual building elevations, existing and conceptual perspectives, signage and conceptual floor plans. The building elevations were revised to incorporate a softer design aesthetic more reminiscent of other buildings in the park. Additionally, following our meeting with the neighbors, we conducted a site visit to some of their properties and have incorporated perspectives from their vantage point based on the anticipated building and landscaping design. These perspectives, shown in winter and summer, demonstrate an increase in screening from what they experience today. Importantly, we note that the parking lot will not be moving any closer to the property boundary than it exists today. Similarly, the new building would be located in roughly the same location as the existing Building 3. Conceptual floor plans have also been provided which depict activities on the south side of the building which do not require natural light which will enable Life Time to implement appropriate light mitigation techniques in connection with a site plan submission. The signage plans have remained consistent with the original submission.

LIGHTING ANALYSIS – To address concerns about potential light spillage, Life Time prepared a lighting analysis which studied the existing and potential future lighting schemes. This study found that the future site lighting will be a significant improvement for the neighbors in terms of both lighting quality and glare. Additionally, light mitigation techniques such as evergreen plantings and interior building shades will appropriately screen the building lighting from the neighbors.

NOISE IMPACT STUDY – During our meeting with the neighbors, they expressed a concern about potential noise from the proposed Life Time use, specifically from the proposed outdoor pool. Thus, we engaged a consultant to study the potential noise impact. The results of the study dictate that some type of sound control screening may be necessary on the western boundary of the proposed development area, but that specific measures are not warranted on the southern boundary of the property near Sterling Lake. This was due to the distance between the building and the boundary as well as the fact that the building operates as a shield between the pool and the neighboring properties to the south.

ENVIRONMENTAL ASSESSMENT – As you know, the property includes inland wetlands and is bordered by Sterling Lake. Thus, many of the neighbors expressed concerns about the potential impact of the Life Time building and use on these environmental resources. The results of the enclosed environmental assessment demonstrate that these concerns are unfounded. With the incorporation of appropriate best management practices and mitigation measures, water quality is expected to improve and there will be no adverse impacts on regulated areas.

TRAFFIC ACCESS & IMPACT STUDY – Traffic concerns were central to our conversations with the neighbors. However, office use typically results in more traffic during peak hours than any other use group. Moreover, medical office, which is currently one of the only growing office users, is at the higher end of this use group, in terms of traffic generation, and also results in traffic on the weekends. Today, Building 3 is vacant and has been for some time. Thus, it is not generating any traffic. However, if Building 3 were to be reoccupied, the likely tenant would be a medical office user. Therefore, the enclosed traffic impact study compares the reoccupancy of Building 3 with the proposed Life Time use and finds that Life Time will result in a net decrease in traffic impact during peak hours.

We hope that the foregoing will assuage the concerns of the neighbors and have reached out to them in hopes of discussing this information in advance of the Planning Board's review of the application on August 8<sup>th</sup>. However, we do not have a confirmed meeting date as of the writing of this letter.

I am writing you now to update the file with this information which includes twenty-six (26) copies of the following materials:

- A revised Application for Text Change of the Stamford Zoning Regulations with associated Text Amendment dated July 17, 2017;
- Conceptual drawings<sup>1</sup> including:
  - A revised landscape plan titled "Conceptual Layout Plan, CP-6.1" Planting Plan, L-1" prepared by VHB dated April 21, 2017;
  - An aerial perspective site plan dated June 2017
  - Existing and conceptual elevations dated June 2017;
  - Conceptual perspective drawings dated June 2017;
  - Conceptual signage dated June 2017; and
  - Conceptual floor plans dated June 2017.
- A Noise Impact Study prepared by JaffeHolden dated April 9, 2017; and
- A Lighting Analysis Letter prepared by Atelier Ten memorandum dated April 21, 2017 and study dated March 20, 2017;
- An Environmental Assessment prepared by Environmental Land Solutions dated June 7, 2017; and

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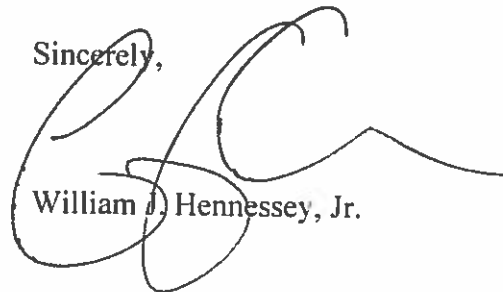
<sup>1</sup> These drawings are provided for illustrative purposes only. Materials reflecting the final design of the building and site will be provided in connection with a Site Plan application.

- A Traffic Access & Impact Study prepared by Frederick P. Clark Associates, Inc. and dated July 2017. Three (3) copies with the full appendix have been included.

As a reminder, the City of Stamford Zoning Map shows a portion of the City zoned C-D within 500 feet of the Town of Greenwich. Therefore, pursuant to C.G.S. §8-7d, the Zoning Board must send notice of the filing, certified mail, return receipt requested, to the Greenwich Town Clerk within seven (7) days of your receipt of this revised submission. Please note that I have included an extra copy of the revised text amendment as well as a completed US Postal Certified Card addressed to the Greenwich Town Clerk in order to assist you in complying with this requirement. Similarly, C.G.S. Section 8-3b also requires notification to be sent to WESTCOG not later than thirty (30) days before the public hearing is scheduled. The WESTCOG notice may be sent electronically. Lastly, a copy of the revised text amendment must also be filed in the Office of the Town Clerk in Stamford at least ten (10) days prior to the public hearing before the Zoning Board.

Please let us know if you have any questions or require any additional copies. We look forward to advice as to when this application will be scheduled for a public hearing.

Sincerely,



William J. Hennessey, Jr.

cc. Development Team  
Ralph Blessing, AICP  
David Woods, AICP, PhD  
Planning Board  
Zoning Board

## REVISED TEXT CHANGES 1/31/18

(Note: With the exception of the underlined text in Paragraph 5, all text below is to be inserted into the Zoning Regulations.)

b. Adaptive Reuse and/or Redevelopment - Notwithstanding the above, additional uses may be authorized by Special Exception approval of the Zoning Board, where a determination is made that the proposed use(s) encourages adaptive reuse or redevelopment of underutilized office space in furtherance of the policies and objectives in the Master Plan subject to the standards below. Unless specifically modified below, the standards of Section 9-BBB-3 shall apply.

i.) Special Exception Uses:

a. Gymnasium or Physical Culture Establishment

ii.) Coverage: Total non porous surface area coverage shall not exceed the greater of forty percent (40%) of the lot area or the existing legally nonconforming non-porous surface area coverage, whichever is greater. See subsections v and ix below for building coverage standards.

iii.) Floor Area Ratio (F.A.R.): The F.A.R. of all buildings shall not exceed 0.4. See subsection viii below for limitations.

iv.) Yard Requirements: No building shall be located at a distance less than one hundred feet (100') from the boundary line of a property used as a single family residence and fifty feet (50') from the boundary line of any property used as a non-single family residence.

v.) Structured Parking: In order to reduce surface parking and preserve the campus-like setting associated with properties in the C-D District, structured parking garages shall be encouraged and may be excluded from building coverage and Floor Area Ratio calculations provided:

a. The footprint of the parking garage shall not exceed half of the square footage of the surface parking area removed.

b. A landscape buffer of at least 50 feet deep and the length of the parking garage facade is provided between the parking garage and any residential zone boundary. Said buffer may include a combination of dense plantings, berms and/or fencing to ensure appropriate screening of the parking garage from residential zones.

vi.) Parking: A minimum of one (1) parking space for every 300 square feet of gross floor area shall be required for a Gymnasium or Physical Culture Establishment. Section 12 shall apply to all other Special Exception uses. The shared use of parking shall be encouraged where a finding is made by the Zoning Board that individual uses will experience peak parking demand at different times. Any application proposing the shared use of parking shall include a parking utilization study supporting any proposed shared use.

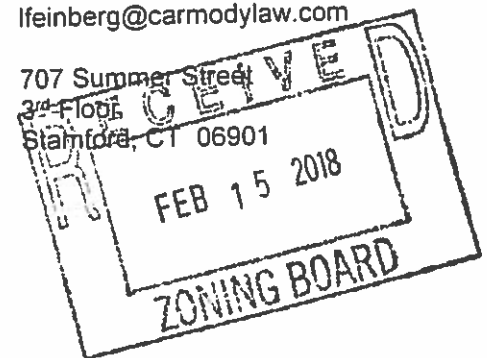
vii.) Signage: In addition to the rights available in accordance with Section 9-BBB-2 e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building facade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height.

viii.) Traffic Impact: In furtherance of the Master Plan objectives, any adaptive reuse of, addition to or redevelopment of existing office space shall result in no net increase in traffic impact compared with permitted office development. In order to ensure same, the Zoning Board may limit remaining unused F.A.R. on the lot or require other onsite or offsite traffic mitigation. A traffic impact and access study shall be prepared and submitted by a State of Connecticut Registered Professional Engineer confirming the proposed use conforms with this requirement.

ix.) Design: Any new construction on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette and general massing of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.

5. Within any C-D Designed District, applications requesting approval of any permitted uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C 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 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, who shall not approve same until after a public hearing. Any application requesting Special Exception approval shall demonstrate how the proposal is in accord with the public convenience and welfare taking into account, where appropriate, the specific standards and conditions of Section 19.3.2 of these Regulations.

Lisa L. Feinberg  
Partner  
Main: 203.425.4200  
Direct: 203-252-2677  
Fax: 203.325.8608  
lfeinberg@carmodylaw.com



February 14, 2018

***VIA EMAIL & HAND DELIVERY***

Ms. Vineeta Mathur, AICP  
Associate Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

**RE: Application #217-01 – High Ridge Real Estate Owner, LLC**

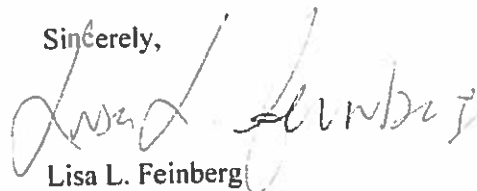
Dear Ms. Mathur:

Enclosed please find twelve (12) copies of the revised Text Amendment dated February 14, 2018. Please include this version of the proposed text in the file as well as the packages to be distributed to the Planning Board and Zoning Board.

As a reminder, the City of Stamford Zoning Map shows a portion of the City zoned C-D within 500 feet of the Town of Greenwich. Therefore, pursuant to C.G.S. §8-7d, the Zoning Board must send notice of the filing, certified mail, return receipt requested, to the Greenwich Town Clerk within seven (7) days of your receipt of this revised submission. Please note that I have included an extra copy of the revised text amendment as well as a completed US Postal Certified Card addressed to the Greenwich Town Clerk in order to assist you in complying with this requirement. Similarly, C.G.S. Section 8-3b also requires notification to be sent to WESTCOG not later than thirty (30) days before the public hearing is scheduled. The WESTCOG notice may be sent electronically. Lastly, a copy of the revised text amendment must also be filed in the Office of the Town Clerk in Stamford at least ten (10) days prior to the public hearing before the Zoning Board.

Please let us know if you have any questions or require any additional copies. We look forward to advice as to when this application will be scheduled for a public hearing.

Sincerely,



Lisa L. Feinberg

cc. Development Team  
Ralph Blessing, AICP  
David Woods, AICP, PhD



## SCHEDULE A

Draft Text Changes 2/14/18

45. ~~Golf Course or Club: See Definition 27~~ ~~COUNTRY CLUB~~. ~~Gymnasium or Physical Culture Establishment: A health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities.~~

### **BBB. C-D DESIGNED COMMERCIAL DISTRICT**

#### **4. Special Exception Uses –**

- a. Residential - Notwithstanding the above, Single family, Two family and multifamily dwellings may be authorized by Special Exception by the Zoning Board-subject to the following standards:

...

- b. Redevelopment – Notwithstanding the above, additional uses may be authorized by Special Exception approval of the Zoning Board, where a determination is made that the proposed use encourages redevelopment of underutilized office space and mitigates adverse impacts on residential quality of life in furtherance of the policies and objectives in the Master Plan subject to the standards below. Unless specifically modified below, the standards of Section 9-BBB-3 shall apply.

i.) Special Exception Uses:

- a. Gymnasium or Physical Culture Establishment

- ii.) Coverage: Where legally nonconforming non-porous surface area coverage is greater than 40%, the proposed non-porous surface area coverage shall be reduced in the direction of conformity. See subsections iv and vii below for building coverage standards.

- iii.) Yard & Buffer Requirements: A building may be located within fifty feet (50') of a boundary line of property used for commercial or institutional purposes provided a 50 foot landscape buffer is maintained between the building and said boundary as unoccupied landscaped open space with a combination of dense plantings, berms, fencing, walls or other screening techniques. Pedestrian walkways may be located within said buffer area; however no active recreational use, structure or facility is permitted within any buffer area.

- iv.) Structured Parking: In order to reduce surface parking; preserve the campus-like setting; improve water quality and limit the expansion of traffic generating Floor Area, structured parking garages are excluded from building coverage calculations provided the parking garage does not exceed three (3) stories and the number of parking spaces in the garage does not exceed the net number of

surface parking spaces removed from the property plus handicap accessible spaces.

- v.) Signage: In addition to the rights available in accordance with Section 9-BBB-2-e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building façade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height. No illuminated sign shall face any Residential District.
- vi.) Parking Impact: In furtherance of the Master Plan objectives, any redevelopment of existing office space shall result in no net increase in parking spaces on the property. Any application proposing the shared use of parking shall include a parking needs assessment.
- vii.) Design: Any new construction on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette, materials, general massing and architectural features of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.

## SCHEDULE A

**Draft Text Changes 3/8/18**

45. ~~Golf Course or Club. See Definition 27 — COUNTRY CLUB.~~ **Gymnasium or Physical Culture Establishment:** A health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities.

### **BBB. C-D DESIGNED COMMERCIAL DISTRICT**

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
  - b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
  - c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
  - d. The proposed development is South of the Merritt Parkway.
1. Minimum Area - The minimum site to be designated a C-D DESIGNED COMMERCIAL DISTRICT shall be fifteen (15) acres. Said minimum acreages shall have been held as a single contiguous parcel of land, whether by one or successive owners, for at least three years prior to an application for a zone change to a C-D District. The foregoing sentence shall not, however, prohibit any parcel or parcels smaller than said minimum acreage being added to, and qualifying for CD District designation, with a parcel possessing such minimum acreage, nor shall it prohibit subdivision of land zoned C-D prior to January 1, 1997 into lots smaller than said minimum acreage.
  2. Permitted Uses - The following uses are permitted in a C-D DESIGNED COMMERCIAL DISTRICT (See also Subsection G of this Section).
    - a. Professional Offices; Administrative Offices; Scientific Offices; Educational Offices; Statistical Offices; Executive Offices; Executive Home Offices; Engineering Offices; Sales Offices; Offices for Drafting Rooms; Experimental Engineering Research Laboratories; Experimental and Research Laboratories; Research and Development

Laboratories.

b. Supplemental and Accessory Buildings and Uses accessory to all the uses referred to in this section may include storage space for equipment, supplies, materials and motor vehicles; central heating systems; air-conditioning systems; power plants; water tanks or towers; refuse disposal system; training schools for employees; cafeterias; clinics; club houses or guest lodges for the use of tenants and employees of the buildings; such retail trade and service uses as are necessary for the comfort and convenience of the tenants and employees in the buildings; assembly hall for meetings incident to the business of the principal use or for civic meetings.

c. There shall be no commercial manufacture or fabrication of products for sale except with respect to limited quantities of test or trial products or such models or prototypes as may be created and used on the premises in pursuit of the research, experimentation or development conducted in any laboratory.

3. In connection with the uses set forth in Subsection BBB-2 the following standards shall apply:

a. Coverage: Building coverage shall not exceed twelve percent (12%) of the lot area, and the maximum permitted non-porous surface area coverage shall not exceed forty percent (40%) of the lot area. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from building coverage; and uncovered patios built at finished first floor to existing buildings in the C-D District shall be excluded from building coverage, even if above grade.

b. Height: No building shall exceed three and one-half (3½) stories in height except that on any lot having an area of thirty (30) acres or more, four (4) stories in height may at the sole discretion of the Board, be allowed provided that the buildings are appropriately screened from adjacent residentially zoned land by landscaped treatment and topography, as determined by the Zoning Board, and the area of the roof covered with mechanical penthouses and/or equipment shall not exceed ten percent (10%).

c. Yard Requirements: No building shall be located at a distance less than one hundred feet (100') from the boundary line of a Residential District. Buildings shall be set back at least fifty feet (50') from any non-residential district or the Merritt Parkway or any street on which the lot fronts, except four (4) story buildings which shall be at least four hundred feet (400') from the front street line.

d. Parking: Space shall be provided on the lot to accommodate company, employee and visitor motor vehicles; with at least one (1) car space for each three (3) employees or occupants for which the buildings on the lot are designed, or three (3) spaces per one thousand (1,000) square feet of floor area, which parking space requirements shall be determined by the Zoning Board. Parking areas shall be permanently improved and suitably screened with planting and shall be set back from all boundaries at least fifty feet (50').

e. Signage: One (1) sign may be erected facing each street on which the plot abuts. Such sign may not exceed sixty (60) square feet in area, nor extend above the roof level of the building. If a ground or pole sign, no side of the sign face may exceed ten (10) feet in length, nor may any part thereof exceed twelve (12) feet in height. Exposed tubes, bulbs or similar exposed light sources, shall not illuminate such sign. There shall be no exterior spot lighting or other illumination of any such sign that would cause any glare observable within a Residential District. Where a parking area is provided on a plot, additional signs may be erected at the entrances and exits of such parking area provided the total surface area of all such signs does not exceed twelve (12) square feet in area and no such sign exceeds eight (8) feet in height. One (1) additional ground sign or wall sign, not exceeding sixteen (16) square feet in area and ten (10) feet in height when ground mounted, may be displayed on any plot. This sign may be erected on a temporary protective fence on a property in the process of construction, demolition, remodeling or repair. Flags, each not to exceed twenty-four (24) square feet in area and twenty-five (25) feet in height, and in the aggregate not exceeding seventy-two (72) square feet in area, may be displayed on vertical or mast-arm flagpoles. (200-32)

f. Floor Area Ratio: The F.A.R. of all buildings shall not exceed 0.40. Notwithstanding the foregoing, security buildings which are not more than two hundred (200) square feet and located in office parks developed prior to January 1, 1979, shall be excluded from F.A.R. (205-32)

g. Structured Parking: In order to encourage reduced development intensity and increased building setbacks, conservation of open space, and effective use of topography to screen above-grade parking structures, the Zoning Board may grant limited exemptions from the standards of subsections (a), (c), and (f) above, subject to the following criteria: (1) parking structures shall be located on a lot of not less than thirty (30) acres and set back not less than 400 feet from the front street line and fifty feet (50') from all other property lines; (2) exempt parking structures may occupy not more than five percent (5%) of the lot area; (3) total non-porous surface area shall not exceed thirty-five percent (35%) of the lot area; (4) Floor Area Ratio of all buildings, exclusive of exempt structured parking, shall not exceed 0.35; (5) The height of such parking structure shall not exceed twenty feet (20') above average grade measured at a uniform distance of fifty feet (50') or less from the perimeter of the structure; (6) the top floor of such structure, within 100 feet of residential property, shall be ten (10) feet or more below the grade at the property line of any adjoining residential property within 500 feet of the structure, excluding the Merritt Parkway; (7) all such parking structures shall be appropriately screened from view by principal buildings, topography, and/or landscaping to the satisfaction of the Board.

4. Special Exception Uses –

A. Residential - Notwithstanding the above, Single family, Two family and multifamily dwellings may be authorized by Special Exception by the Zoning Board-subject to the following standards:

i) The parcel shall be contiguous to residentially zoned land on all sides and shall not front on a State highway.

ii) The standards of the RM-1 Zoning District shall apply except that building height shall not exceed three (3) stories and thirty-five (35') feet, and residential density shall not exceed thirteen (13) dwelling units per acre and shall not exceed a Floor Area Ratio (FAR) of 0.4 of gross floor area (excluding garages).

iii) Total non-porous surface area coverage shall not exceed fifty percent (50%).

iv) The parcel shall be developed exclusively for residential use and no commercial use shall be permitted.

v) Below Market Rate Requirement. Below Market Rate (BMR) dwelling units shall be provided in an amount equal to not less than ten percent (10%) of the number of market rate dwelling units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. (203-20)

## **B. Commercial**

### **1. Gymnasium or Physical Culture Establishment**

**5. Adaptive Reuse and/or Redevelopment** – For purposes of the C-D Designed District, the following definitions shall apply to New Development and Adaptive Reuse and/or Redevelopment with uses set forth in Subsection BBB-4-B:

i. **New Development** – new construction on lots that are currently vacant.

ii. **Adaptive Reuse and/or Redevelopment** – reuse of an existing building for a purpose other than which it was built or designed and/or expansion or replacement of existing floor area on a developed property.

The standards below shall apply to Adaptive Reuse and/or Redevelopment with uses set forth in Subsection BBB-4-B. Unless specifically modified below, the standards of Subsection BBB-3 above shall remain applicable.

a. **Coverage**: Where legally nonconforming non-porous surface area coverage is greater than 40%, the proposed non-porous surface area coverage shall be reduced in the direction of conformity.

b. **Buffer Requirements**: A 50 foot landscape buffer shall be maintained between a an Adaptive Reuse and/or Redevelopment and any boundary with a Residential District as unoccupied landscaped open space with a combination of dense plantings, berms, fencing, walls or other screening techniques. Pedestrian walkways may be located within said buffer area; however no active recreational use, structure or facility is permitted within any buffer area.

c. **Signage**: In addition to the rights available in accordance with Section 9-BBB-2-e, the total area of signs placed on all walls shall not exceed one (1) square foot



per lineal foot of total building façade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height. No illuminated sign shall face any Residential District.

- d. Parking: In furtherance of the Master Plan objectives, any Adaptive Reuse and/or Redevelopment of existing office space shall result in no net increase in parking spaces on the property plus handicap accessible spaces. Any application for Special Exception commercial use shall include a parking needs assessment to determine the maximum number of parking spaces for said use. Shared parking is encouraged.
6. Design Guidelines: Any New Development or Adaptive Reuse and/or Redevelopment of a principal or accessory building on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette, materials, general massing and architectural features of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.
7. Performance Guidelines: The Zoning Board shall make a finding that any Special Exception commercial use conforms to the performance guidelines below:
  - a. Lighting – all artificial lighting shall be directed so as to reduce glare and ensure all direct rays fall on the subject property.
  - b. Screening – structures and parking areas shall be appropriately screened by walls, fences, plantings or other devices to protect the privacy of any adjacent Residential District.
  - c. Noise – noise shall not exceed the limits contained in the City of Stamford Noise Ordinance, as may be amended from time to time.
  - d. Site Plan Design – buildings, structures, parking areas and driveways shall be located in such a manner as to minimize adverse impacts on any adjacent Residential District.
8. Within any C-D Designed District, applications requesting approval of any permitted uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C 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 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, who shall not approve same until after a public hearing. (97-006)

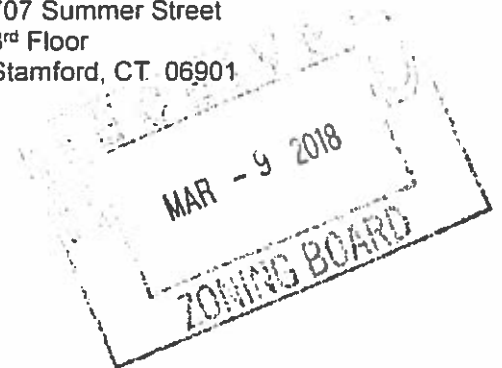
**Lisa L. Feinberg**  
Partner  
Main: 203.425.4200  
Direct: 203-252-2677  
Fax: 203.325.8608  
lfeinberg@carmodylaw.com

707 Summer Street  
3<sup>rd</sup> Floor  
Stamford, CT. 06901

March 8, 2018

***VIA HAND DELIVERY***

Ms. Vineeta Mathur, AICP  
Associate Planner  
City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901



**RE: Application #217-01 – High Ridge Real Estate Owner, LLC**

Dear Ms. Mathur:

In response to the concerns expressed by the Planning Board as well as the letter from Ralph Blessing dated March 6, 2018, enclosed please find twelve (12) copies of the revised Text Amendment dated March 8, 2018. Please include this version of the proposed text in the file as well as the packages to be distributed to the Zoning Board. Also enclosed are the following drawings prepared by Redniss & Mead:

1. Existing Site Plan (dated March 5, 2018)
2. Concept 1 (dated January 29, 2018)
3. Concept 2 (dated February 9, 2018)
4. Concept 3 (dated March 8, 2018)

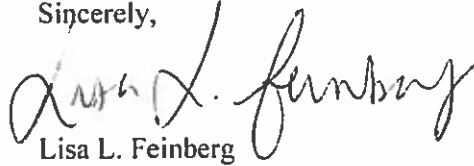
The Existing Site Plan reflects existing conditions on the High Ridge Park site. Concepts 1, 2 and 3 are meant to provide illustrative examples of the previous iterations of the proposed text amendment with Concept 1 being a reflection of the text originally submitted and Concept 3 being an example of the text submitted herewith. We believe these conceptual site plans demonstrate the significant changes that have been made to the original proposal in response to the concerns expressed by the neighbors, staff and Planning Board.

As a reminder, the City of Stamford Zoning Map shows a portion of the City zoned C-D within 500 feet of the Town of Greenwich. Therefore, pursuant to C.G.S. §8-7d, the Zoning Board must send notice of the filing, certified mail, return receipt requested, to the Greenwich Town Clerk within seven (7) days of your receipt of this revised submission. Please note that I have included an extra copy of the revised text amendment as well as a completed US Postal Certified Card addressed to the Greenwich Town Clerk in order to assist you in complying with this requirement. Similarly, C.G.S. Section 8-3b also requires notification to be sent to WESTCOG not later than thirty (30) days before the public hearing

is scheduled. The WESTCOG notice may be sent electronically. **Lastly, a copy of the revised text amendment must also be filed in the Office of the Town Clerk in Stamford at least ten (10) days prior to the public hearing before the Zoning Board. This means the text must be filed on or before March 15<sup>th</sup>.**

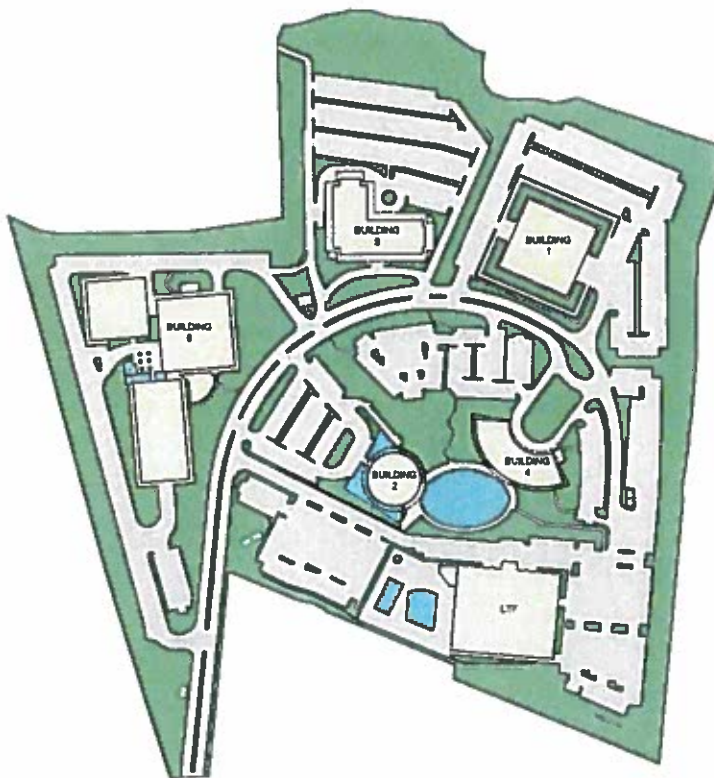
Please let us know if you have any questions or require any additional copies. We look forward to advice as to when this application will be scheduled for a public hearing.

Sincerely,



Lisa L. Feinberg

cc. Development Team via email  
Ralph Blessing, PhD via email  
David Woods, AICP, PhD via email



TOTAL SITE AREA = 1,691,800 SF

	COVERAGE	AREA (SF)	
	BUILDING	204,475	12.10%
	IMPERVIOUS	738,590	43.66%
	TOTAL IMPERVIOUS	943,065	55.76%
	GREEN	710,288	41.94%
	WATER	38,447	2.30%
	GROSS FLOOR AREA	535,076	0.316

\* PERVIOUS PAYEMENT INCLUDED IN IMPERVIOUS COVERAGE = 104,352 (6.2%)

Notes:

1. Information based on previous Site plan from LTF.
2. Overhangs excluded from Building Coverage (22,121sf 1.31%).

**CONCEPT I  
HIGH RIDGE PARK  
STAMFORD, CT**

**REDNISS & MEAD**

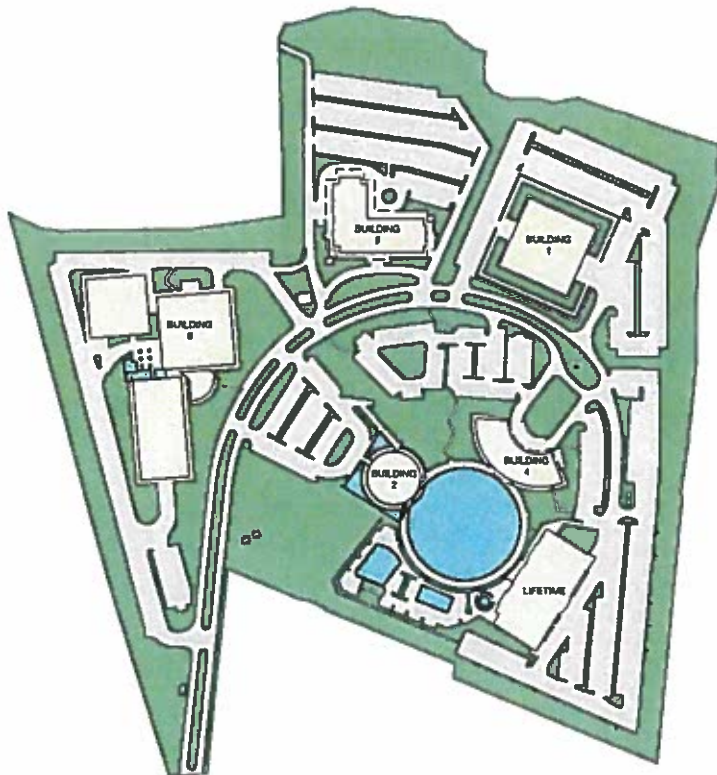
LAND DEVELOPMENT  
CIVIL ENGINEERING  
PLANNING & GENERAL CONSULTING  
FIRM

33 Pine Street, Stamford, CT 06901  
Tel: 203.357.0100 / Fax: 203.357.1110  
www.rednissandmead.com

CDP# 1021  
1783

DATE:  
01/29/2018  
SCALE:  
1" = 200'





**CONCEPT 3  
HIGH RIDGE PARK  
STAMFORD, CT**

TOTAL SITE AREA = 1,691,800 SF

	COVERAGE	AREA (SF)	
	BUILDING	189,834	11.21%
	IMPERVIOUS	658,265	38.91%
	TOTAL IMPERVIOUS	847,899	50.12%
	GREEN	779,989	46.10%
	WATER	63,915	3.78%
	GROSS FLOOR AREA	519,076	0.307

**Notes:**

1. Information based on proposed Text Change dated, 3/8/2018.
2. Overhangs excluded from Building Coverage (22,121 sf 1.31%).
3. Impervious calculation assumes removal of existing parking and drives from the site perimeter near Building 5.
4. All area beneath building eaves are considered impervious coverage.

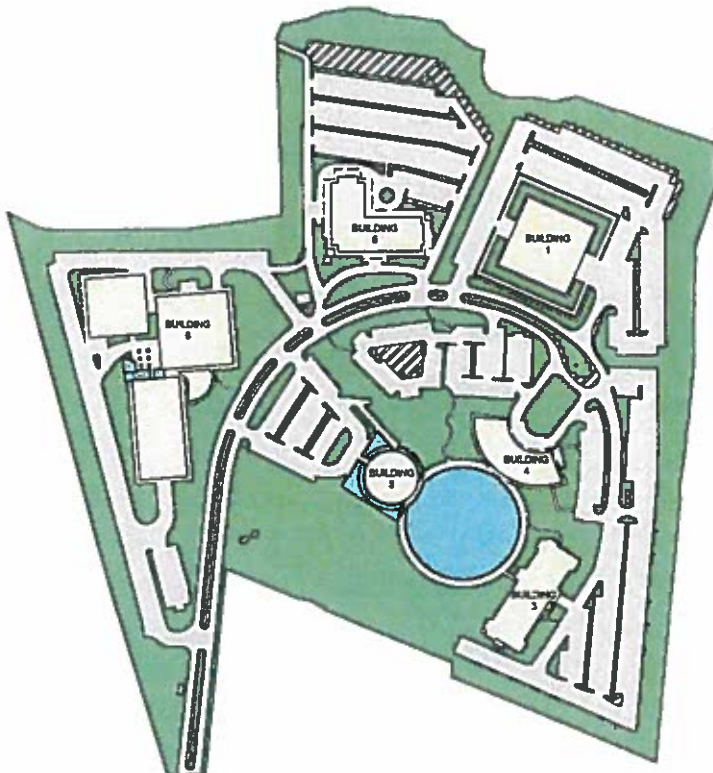
**REDNISS & MEAD**

LAND SURVEYORS  
CITY ENGINEERS  
PLANNING & SCIENCE CONSULTING  
PROFESSIONALS






23 First Street | Stamford, CT 06901  
Tel: 203.322.0400 | Fax: 203.375.1114  
www.rednissandmead.com

COMP. NO. 1783 DATE 3/8/2018  
SHEET 1" = 200'






**TOTAL SITE AREA = 1,691,800 SF**

		AREA (SF)	
	<u>COVERAGE</u> BUILDING	181,722	10.74%
	IMPERVIOUS	676,110	39.97%
	TOTAL IMPERVIOUS	857,832	50.71%
	GREEN	778,553	46.02%
	WATER	55,415	3.27%
	GROSS FLOOR AREA	506,558	0.299

**Notes:**

1. Overhangs excluded from Building Coverage (22,121sf 1.31%).
-  Area of parking & drives to be removed 52,727 SF (3.12%)

# EXISTING SITE PLAN

## HIGH RIDGE PARK

### STAMFORD, CT

