

CURRENT CONCEPT
HIGH RIDGE PARK
STAMFORD, CT

TOTAL SITE AREA = 1,691,800 SF

	COVERAGE	AREA (SF)	
	BUILDING	189,634	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.



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COMPL. NO.:

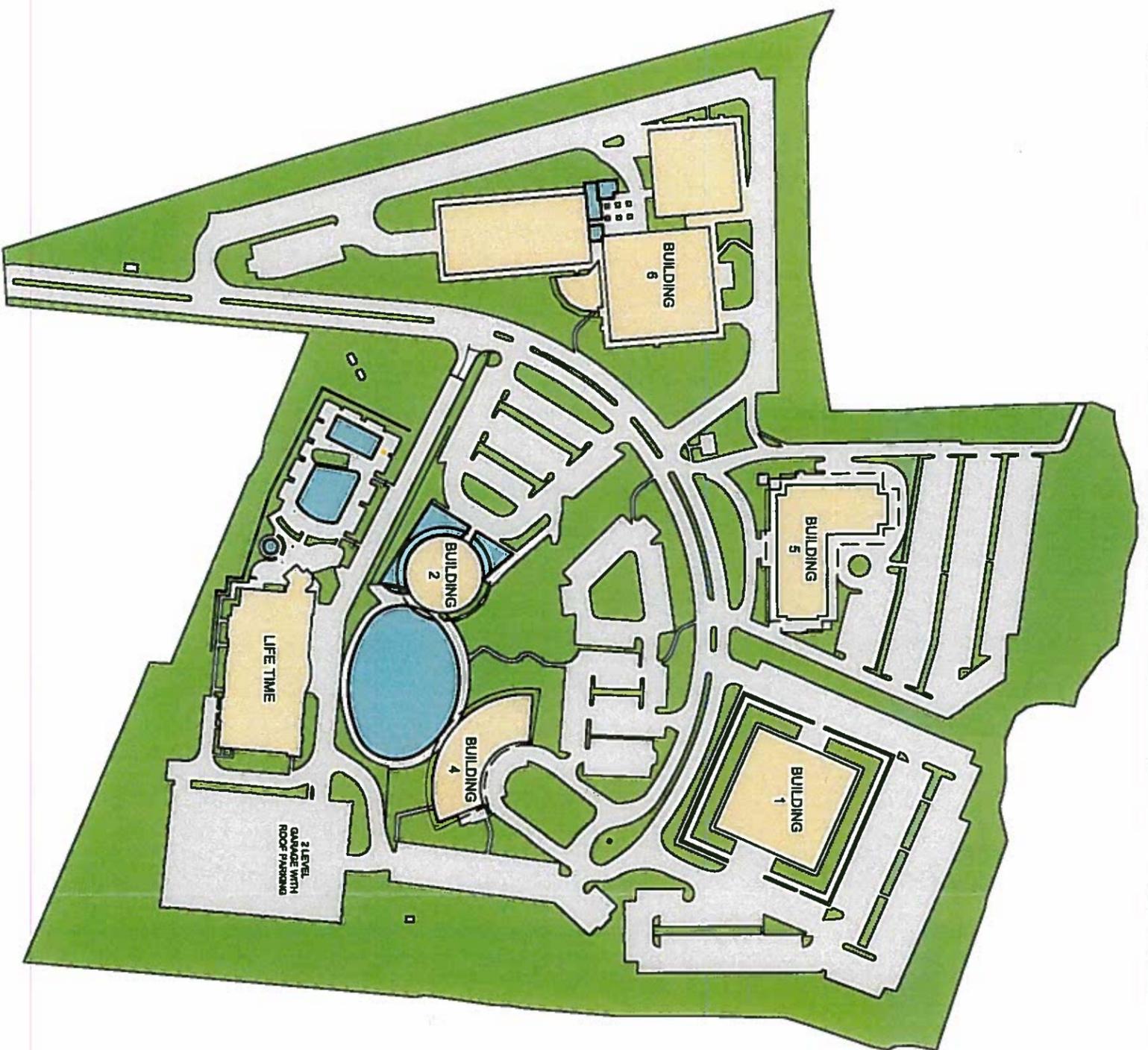
1783

DATE

3/8/2018

SCALE

1" = 200'



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

TOTAL SITE AREA = 1,691,800 SF

	AREA (SF)	%
BUILDING COVERAGE	190,982	11.29%
IMPERVIOUS	661,373	39.09%
TOTAL IMPERVIOUS	852,355	50.38%
GREEN	793,948	46.93%
WATER	45,497	2.69%
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 (22,121sf 1.31%).
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.



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COM#1, NO: 1783 DATE: 02/09/2018

SCALE: 1" = 200'



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 PAVEMENT 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%).

INITIAL CONCEPT
HIGH RIDGE PARK
STAMFORD, CT

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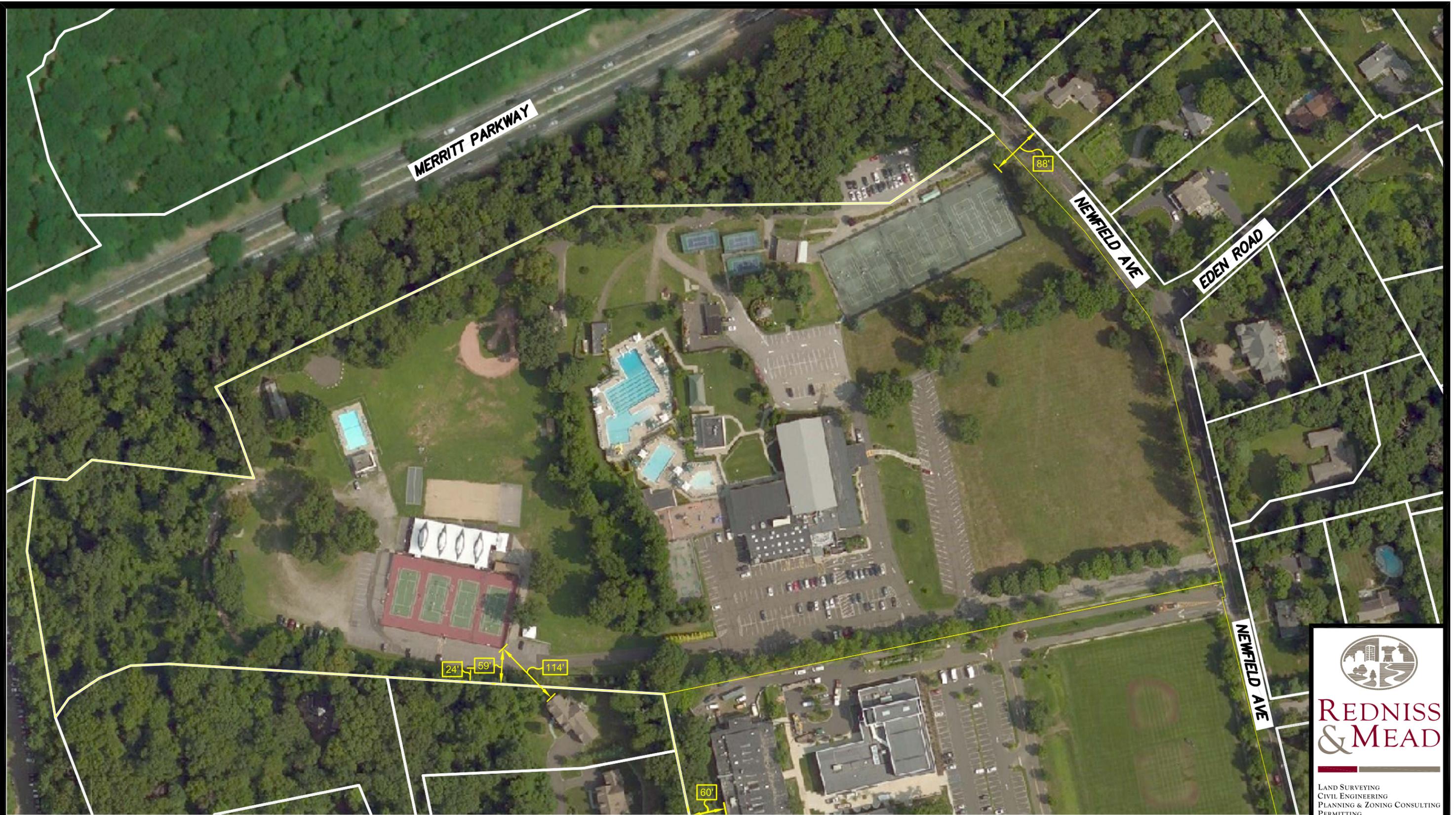
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COM. NO.: 1783	DATE: 01/29/2018
SCALE: 1" = 200'	

**Text Change - Gymnasium/Physical Culture Establishment
Recreational Facilities & Similar Uses**

	Name	Location	Use	Acreage	Zone	Outdoor Activities	Abutting Residential	Activities/Uses Offered	Zoning Approval Process
1	Lifetime Fitness	High Ridge Office Park	Gym/PCE	38.8	C-D	Yes	Yes	Fitness center, Group fitness classes, Basketball courts, Indoor and outdoor pools, Children's programs, Café, Spa, Camps, Racquetball	Special Exception/Site Plan (Zoning Board)
2	Italian Center	1620 Newfield Avenue	Community Center	27.6	RA-1	Yes	Yes	Banquet Space (600 guests), Outdoor Pools (with Diving Boards and Water Slides), Tennis courts (with lights), Platform Tennis courts, Multi-Sport Fields/Courts, Snack bar, Minigolf course, Whirlpool spa, Playground, Summer Camp, Preschool, Fitness Center, Indoor pool, Men's Club, Basketball courts	Special Exception (ZBA)
3	Jewish Community Center	1035 Newfield Avenue	Community Center	14.8	RA-1	Yes	Yes	Outdoor Multi-Sport fields, Outdoor Tennis courts, Canopy Ziplines, Ropes Course, Mini-Golf Course, Playgrounds, Fitness Center, Group fitness classes, Indoor Pool, Gymnasium, Indoor Cycling, Dance and Yoga studios, Daycare, Camps, Café/Bakery	Special Exception (ZBA)
4	Newfield Swim and Tennis Club	80 Red Bird Road	Swim/Tennis Club	7.4	R-20	Yes	Yes	Outdoor Pools (with Diving Boards), Tennis Courts, Snack bar, Basketball Courts, Volleyball, Competitive and Recreational sports, Camps, Pro Shop	Special Exception (ZBA)
5	Roxbury Swim and Tennis Club	240 Roxbury Road	Swim/Tennis Club	23.3	RA-1	Yes	Yes	Outdoor Pools (with Diving Boards), Tennis Courts (with lights), Platform Tennis Courts, Competitive Team Events, Snack Bar, Playground, Basketball, Ping-Pong, Camps	Special Exception (ZBA)
6	Long Ridge Swim and Tennis Club	2517 Long Ridge Road	Swim/Tennis Club	14.9	RA-2	Yes	Yes	Outdoor Pool (with Diving Boards), Tennis Courts (with Lights), Handball Courts, Snack Bar, Clubhouse Facilities, Camps, Competitive Team Events	Special Exception (ZBA)
7	Rockrimmon Country Club	2949 Long Ridge Road	Country/Golf Club	32.3	RA-2	Yes	Yes	Golf Course, Tennis Courts, Outdoor Pools, Outdoor Sport Court, Club House, Restaurant, Camps, Banquet Space	Special Exception (ZBA)
8	New York Sports Club	106 Commerce Road	Gym/PCE	7.9	M-L	No	No	Group Fitness Classes, Indoor Pool, Sauna, Squash, Basketball Court, Day Care	As of Right
9	Stamford Yacht Club	97 Ocean Drive West	Beach Club	5.1	R-20	Yes	Yes	Tennis Courts, Paddle Tennis, Outdoor Pool, Bar, Restaurant, Camp, Banquet Space, Docks	Special Exception (ZBA) Special Exception (ZB)
10	King School	1450 Newfield Ave	Private School	34.1	RA-1	Yes	Yes	Nursery through High School, Athletic Fields, Playgrounds, Track, Organized Outdoor Sports, Auditorium	Special Exception (ZBA)
11	Trinity Catholic Middle/High School	926 Newfield Ave	Private School	25.9	RA-1 & R-20	Yes	Yes	Middle through High School, Athletic Fields, Organized Outdoor Sports, Auditorium	Special Exception (ZBA)
12	LA Fitness	52 Sixth Street	Gym/PCE	13.2	CSC-D	No	Yes (6th St)	Group Fitness Classes, Basketball Court, Indoor Cycling, Indoor Pool, Sauna, Juice Bar.	Site Plan Approval (Zoning Board)
13	Stamford Athletic Club	75 Third Street	Gym/PCE	2.1	R-H	No	Yes	Group Fitness Classes, Indoor Pool, Sauna, Hot Tub, Basketball Court, Racquetball, Competitive Events	Site Plan Approval (Zoning Board)
14	Stamford YMCA	10 Bell Street	Community Center	0.7	CC-N	No	Yes	Fitness center, Indoor swimming pool, Racquetball/squash court, Fitness classes, Summer camp, After school LEAD programs (elementary, middle and high school)	As of Right
15	Chelsea Piers	1 Blachley Road	Sports & Recreational Facility	32.7	M-D	No	Yes	Olympic Size pool, Ice Rinks, Restaurant, Indoor Play Pools/Slides, Trampoline Court, Rock-Climbing, Daycare, Batting cages, Basketball courts, Fitness Center, Dance Academy, Daycare, Indoor Turf-Fields w/perimeter track, Gymnastics, Indoor Tennis courts, Indoor Squash courts, Massage & Physical Therapy, Parties and Competitive Events	Special Exception/Site Plan (Zoning Board)
16	Sportplex	49 Brown House Road	Gym/PCE	1.3	M-G	No	No	Squash courts, Group exercise classes, Swimming pool, Personal training, Nursery, Chiropractic & Massage Therapy	As of Right



MERRITT PARKWAY

NEWFIELD AVE

EDEN ROAD

NEWFIELD AVE

24' 59' 114'

60'

88'

**ITALIAN CENTER
DISTANCE EXHIBIT
STAMFORD, CT**



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1783	3/1/2018
	SCALE:
	1"=150'



**JEWISH COMMUNITY CENTER
DISTANCE EXHIBIT
STAMFORD, CT**



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COMM. NO.:	DATE:
1783	3/1/2018
SCALE:	
1"=120'	



**NEWFIELD SWIM AND TENNIS CLUB
DISTANCE EXHIBIT
STAMFORD, CT**

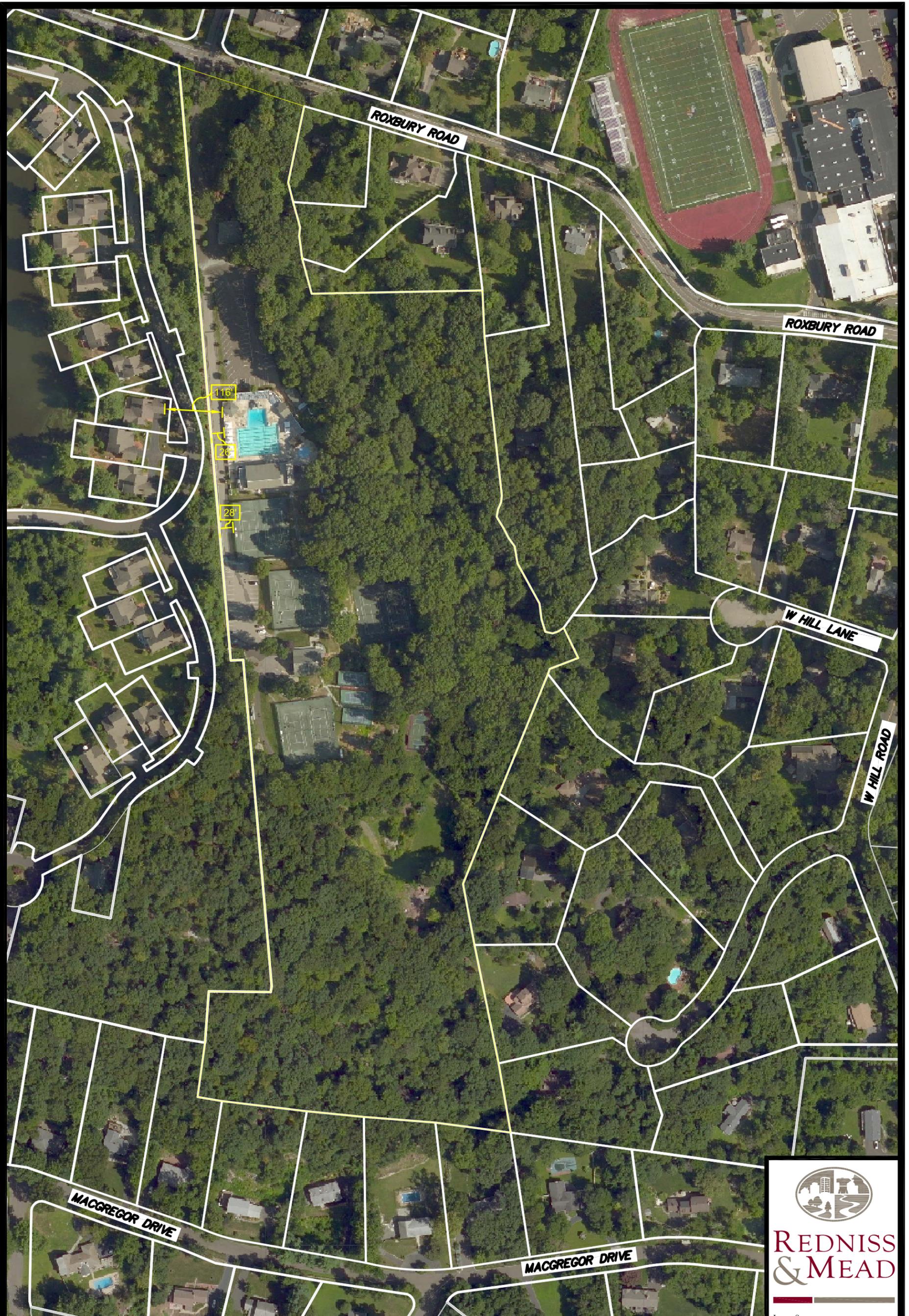


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COMM. NO.:	DATE:
1783	3/1/2018
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	1"=120'



**ROXBURY SWIM AND TENNIS CLUB
DISTANCE EXHIBIT
STAMFORD, CT**

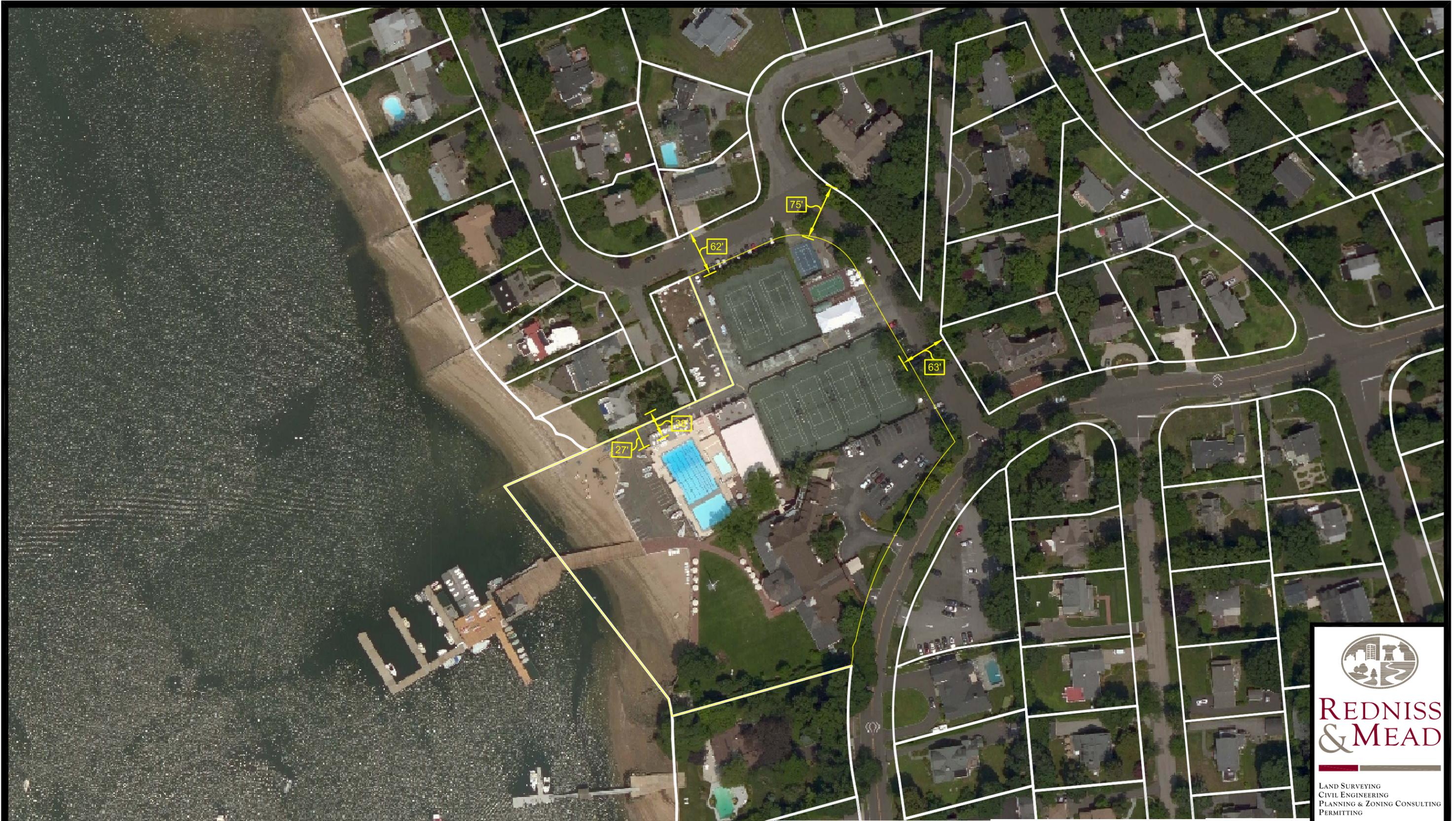


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COMM. NO.:	DATE:
1783	3/1/2018
	SCALE:
	1"=180'



STAMFORD YACHT CLUB
DISTANCE EXHIBIT
STAMFORD, CT


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COMM. NO.:	DATE:
1783	3/1/2018
	SCALE:
	1"=120'



**KING SCHOOL
DISTANCE EXHIBIT
STAMFORD, CT**

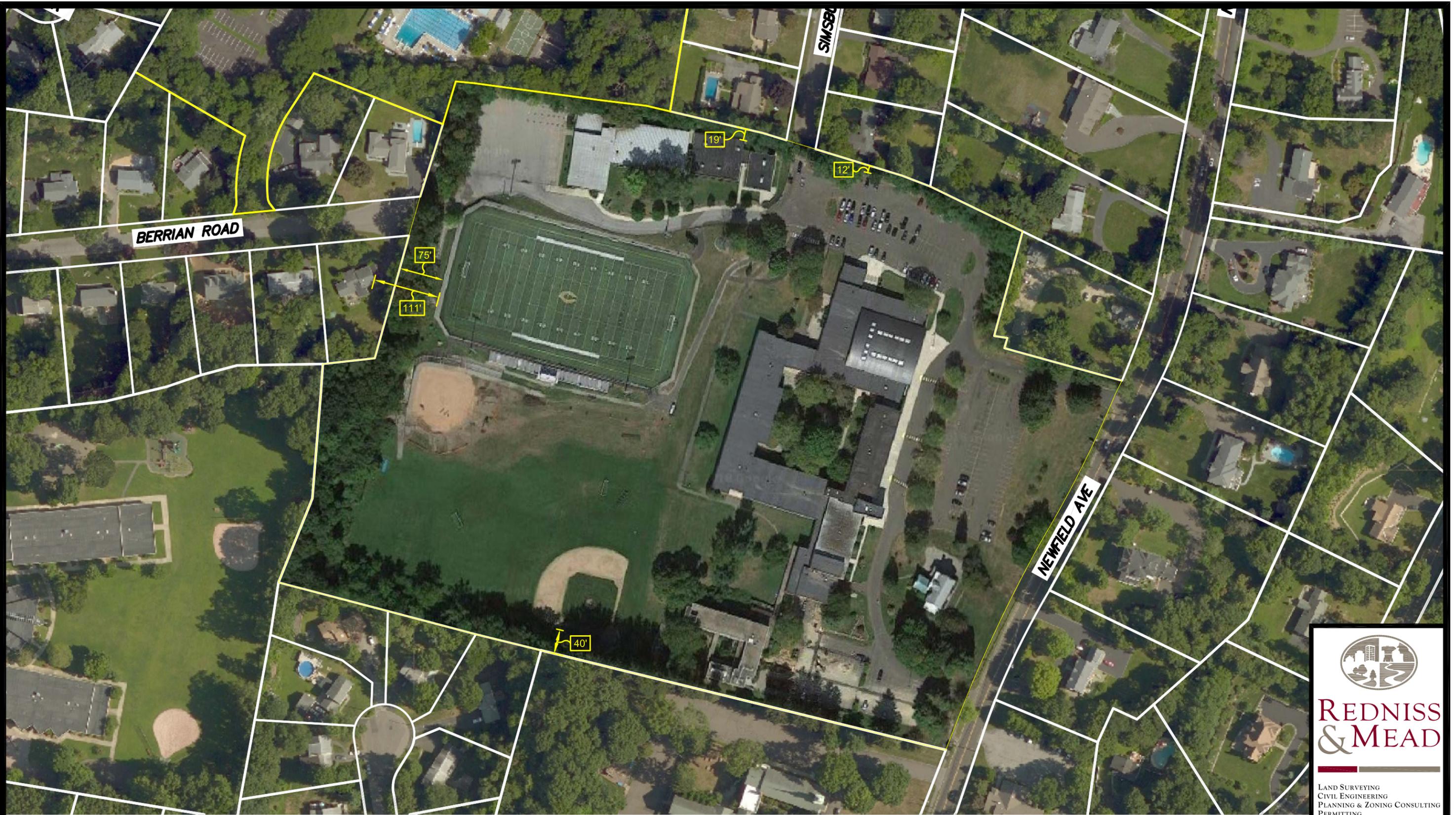


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COMM. NO.:	DATE:
1783	3/1/2018
	SCALE:
	1"=150'



TRINITY CATHOLIC SCHOOL
DISTANCE EXHIBIT
STAMFORD, CT



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HISTORY OF C-D ZONE

The C-D zone has undergone numerous changes over the years as property owners and the City reacted to the evolving market in Stamford. The zone dates back to 1951 - the beginning of zoning as we know it in Stamford - and was designed as a “floating zone.” This means that the zone was created but had to be “landed” on a qualifying site. The first version was also interestingly designed to promote retail shopping centers.

It wasn't until 1955 that the zone was assigned to a specific site – the CBS Labs site at 201 High Ridge Road. The Dorr-Oliver site (now Palmer Hill on Havemeyer Lane) was rezoned soon after in 1956. It was also around this time that basic office, research and development & accessory uses replaced the retail use originally found in the regulation. In 1957, the C-D zone started taking form as the suburban office park zone we know today:

- Additional office, research and development and accessory uses were added.
- Design standards were adopted.
 - Parking based on employees (1 per 3 employees based on building occupancy)
 - 25% building coverage
 - 50 ft building setback from streets and 100 feet from residential district or property line
 - Building height 3.5 stories

High Ridge Park was redesignated as C-D in 1959 so it was developed in accordance with these standards. The remaining C-D zones were approved in 1967 & 1968 (BLT site – formerly Olin & GE Credit Corp), 1969 (Nestle Waters), 1970 (Xerox), 1971 (777 Long Ridge Road) and 1977 (Formerly Walden Books then GE known as 201 High Ridge Road). It was after the last C-D approval, in 1978, that some of the most impactful changes to the C-D regulation were.

At the time, most of these parks served as corporate headquarters; however, the Zoning Board was concerned that many of these corporate tenants were leaving and that property owners would begin maximizing the development potential on these sites to bring in speculative office tenants. This was also when the city began

to emphasize the need to fill up the downtown core before moving office development north of Bulls Head – a topic that remains relevant today. In response to these concerns, the Zoning Board filed an application to amend the C-D zone to:

- Eliminate permitted light industrial uses (the C-D was combined with the M-D at the time so the uses were generally the same)
- Further control parking by adding the 3/1000 requirement
- Cut building coverage in half to 12% (from 25%)
- Add a non-porous surface area limitation of 40%

While these changes were discussed in significant detail, the minutes from the meetings are clear that there was no “magic” to these standards. Staff simply analyzed what was out there at the time and backed into the numbers. For example, aside from 777 Long Ridge Road which sparked the 1978 changes, the maximum any property used at the time for building coverage was 12% so that became the new standard. The impervious limitation was added to balance development with environmental concerns, but the percentage was chosen in a similar way – although the Zoning Board understood it would make a few sites, including High Ridge Park, nonconforming. In fact, the Planning Board unsuccessfully encouraged the Zoning Board to modify their proposal to prevent these properties from becoming nonconforming.

After these new standards were adopted, a number of additional tweaks were made to support the continued occupancy of these parks. In 1995, the Zoning Board approved an amendment which increased building height to 4 stories on certain sites when setback from the street at least 400 feet and limited FAR on the site to 0.4 for sites with these buildings. This is one of the first examples of the type of balancing you see following the 1978 amendments. The Zoning Board found that additional height was warranted, but only when balanced against other development restrictions such as setbacks and FAR.

The next substantive change was made in 1997 when the C-D zone was separated from the M-D zone. This simplified the regulations because the type of uses in the C-D were far different than the M-D. It also allowed the Zoning Board to examine the applicable standards again and modify them to better suit the C-D sites. Key modifications included:

- Setting one minimum lot size instead of a sliding scale based on abutting zones.
- Reducing setbacks from non-residential zones and the Merritt Parkway (down from 100' to 50')
- Applying .4 FAR to all C-D zones regardless of building height (previously only applied to sites with 4 story buildings)
- Building coverage, setback and FAR relief for structured parking garages – meant to encourage parking garages
- Added residential use with special standards including non-porous coverage of 50% (instead of 40%)

Again, these changes were meant to give the property owners some flexibility to bring in new tenants without overdeveloping the sites.

Later changes included the addition of compatible accessory uses (i.e. daycare) and modest building coverage exemptions for things like security buildings, smoking shelters and uncovered patios. There were other changes over the years, but the ones detailed above are most instructive in terms of understanding how the C-D zone has been adapted over the years in an effort to stimulate appropriate redevelopment and reuse of these complicated sites.

High Ridge Park is not listed on the State or National Register of Historic places and the owner of the property has expressed strong opposition to the listing of any of the buildings in High Ridge Park on the State or National Register of Historic Places. Moreover, the buildings in the park have undergone significant changes since the park's original construction as demonstrated by the attached photos. These changes have not been considered by any local, state or national historic preservation group opining on the historic significance of the park.

As detailed in the attached letter from MKDA, Building 3, which is the subject of the conceptual proposal before the Zoning Board, would require extensive capital improvements in order for it to be considered remotely desirable in today's office market. The cost of these improvements is substantial and certain undesirable attributes of the building simply cannot be addressed. Moreover, Building 3 is not fifty years old. Thus, it is not subject to any mandatory demolition delay.



BUILDING 1
(BEFORE)

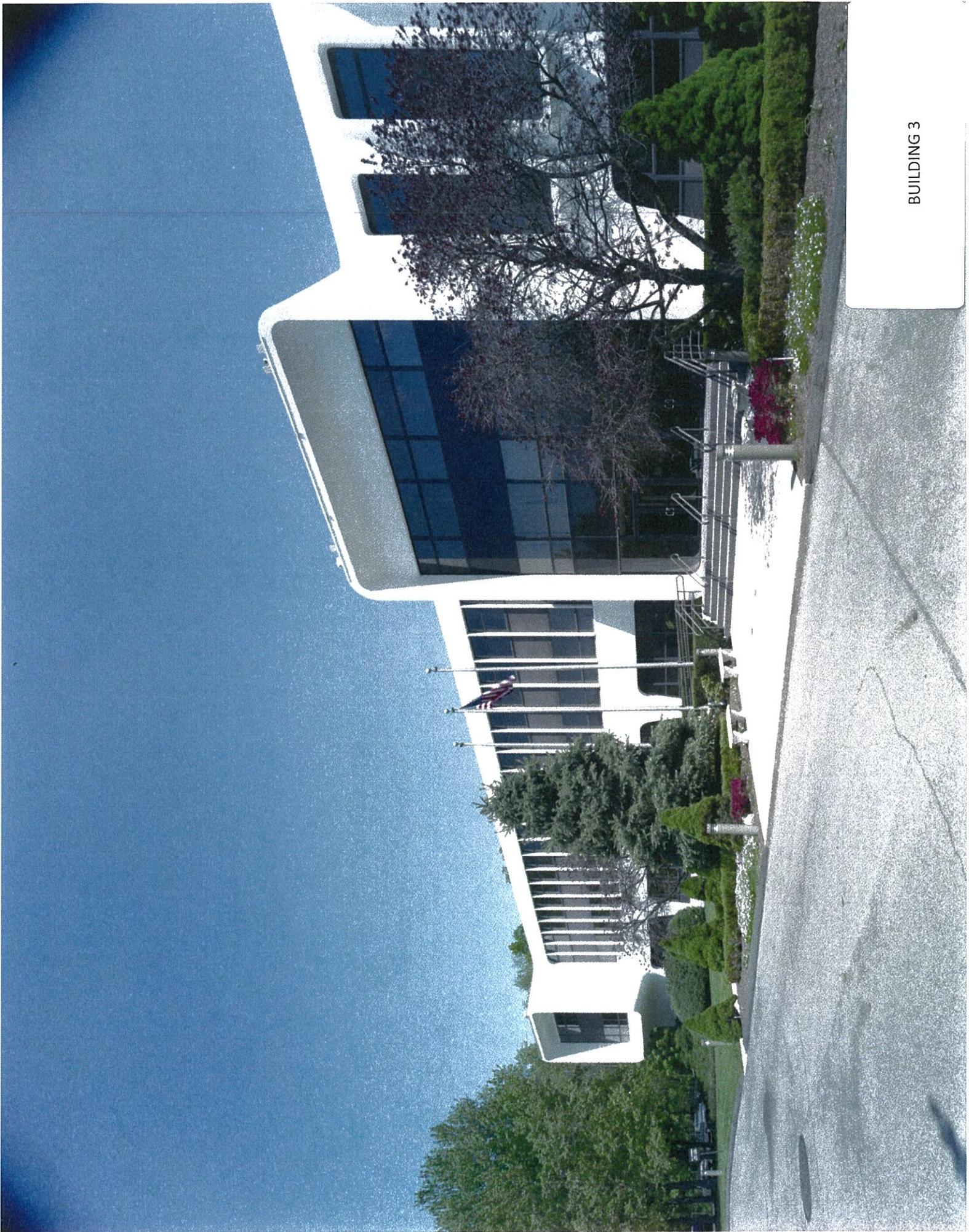
New Building Core (removed atrium); entrance relocated; new facade window system installed



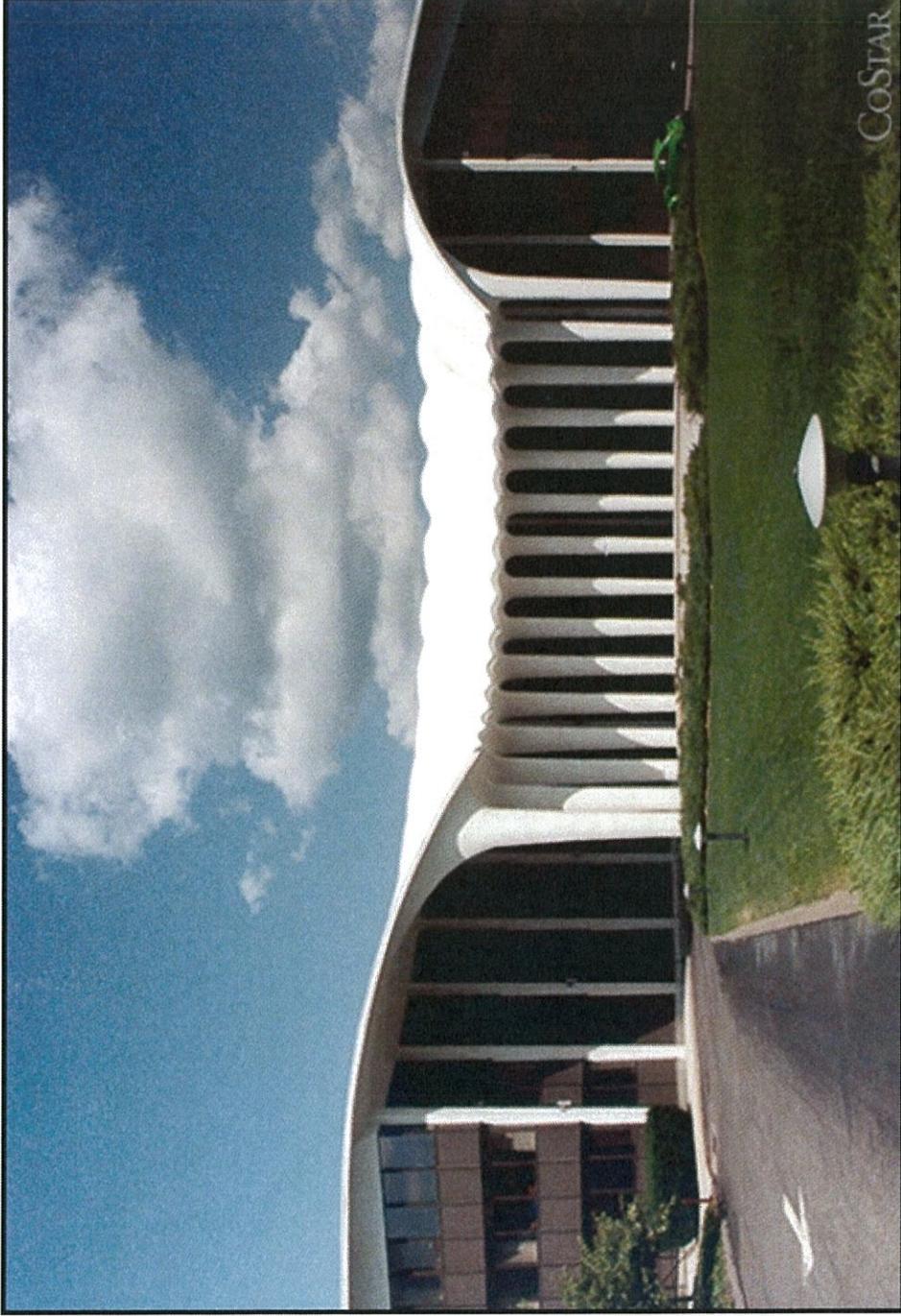
BUILDING 1
(AFTER)



BUILDING 2



BUILDING 3



BUILDING 4
(BEFORE)

"Clamshell" canopy removed and new facade window system installed



BUILDING 4
(AFTER)



BUILDING 5
(BEFORE)

New facade window system installed



BUILDING 5
(AFTER)

New cafeteria addition; atrium enclosed with skylight; extensive plaza renovations



Those in opposition to the proposed Text Amendment have attempted to undermine the importance of the requirement that the Gymnasium or Physical Culture Establishment use only be permitted following Special Exception approval by the Zoning Board. Under the current C-D regulation, uses are only subject to Site Plan Approval and must be approved if the proposal conforms to the standards in the zone. If the proposed changes to the C-D regulation are adopted, the Zoning Board would be given discretion to approve, modify or deny an application for a Special Exception use based on the proposal's conformance to the standards and conditions below. This is a significant distinction that has long been recognized by Connecticut case law.

3.2 Standards and Conditions.

a. Special Exceptions shall be granted by the reviewing board only upon a **finding that the proposed use or structure** or the proposed extension or alteration of an existing use or structure **is in accord with the public convenience and welfare after taking into account, where appropriate:**

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.
- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special exception uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.
- (3) the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.
- (4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.
- (5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

b. In granting a Special Exception the reviewing board **may attach reasonable conditions** and safeguards as it deems necessary **to protect the general health, safety, welfare and property values of the neighborhood.** Failure to comply with any such conditions shall

Special Exception 19.3 Standards

constitute a violation of these Regulations. At the discretion of the reviewing board, conditions may include but are not limited to those issues previously listed as well as the following:

- (1) Require shading of artificial light sources so that no direct rays fall on other than the subject property and to reduce glare from such sources.
- (2) Require screening of structure and/or parking areas of the premises or from streets by walls, fences, planting or other devices, size, type and location to be specified by the reviewing board.
- (3) Limit hours of operation.
- (4) Require rearrangement and re-design of buildings, structures, parking areas or driveways to minimize any adverse impact on the neighborhood.
- (5) Require landscaping of such type, number and size as necessary for sedimentation and erosion control, screening or enhancement of the property.
- (6) Provide that no Certificate of Occupancy shall be granted until certification is made to and approved by the reviewing board that the project has been completed and is in compliance with all conditions of approval.

c. Granting of a special exception pursuant to the provisions hereof, shall be deemed to authorize only the particular use, structure or feature shown on the application therefore and proper modifications, if any, in the reviewing board's decision. **Any change** in the plans for, enlargement in the size of, or change in the location of any structure, parking area or planned activity, or any enlargement in the size and intensity of the operation thereafter, **shall require the further approval of the reviewing board.**

Bold and underlined emphasis has been added by the Applicant to assist the Zoning Board.