

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING AT
7:00PM ON MONDAY, APRIL 2, 2018, ON THE 4TH
FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT**

****Please Note: Start times are an approximate****

Please note the following:

- *Applicants will have 20 minutes to make their presentation*
- *Speakers will have 3 minutes each to speak (must sign the "public hearing speaker sheet" in order to speak)*

PUBLIC HEARING CONTINUED FROM MARCH 26, 2018

Start Time 1. **Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa
7:00pm** **Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford,
CT –Text Change,** To Amend Section 9-BBB C-D Designed Commercial District.

Start Time 2. **Application 218-06 RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford
8:30pm** **CT – Text Change,** Proposing changes to Section 12 and MXD Regulations)

REGULAR MEETING

Start Time **PENDING APPLICATIONS**
9:00pm

1. **Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa
Feinberg Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT –
Text Change,**
2. **Application 218-06- RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford,
Stamford, CT – Text Change,**

Start Time **REVIEW SESSION**
9:30pm

1. **Application 217-48 HP GATEWAY LAND LLC, 400-440 Washington Blvd., Text
Change,**

2. Application 217-16MOD HP GATEWAY LAND LLC, 400-440 Washington Blvd, Site & Architectural Plans and or Requested Uses, Special Exception, General Development Plan and Coastal Site Plan Review,
3. Application 217-17 RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford, CT – Text Change, To Amend Article II, Definition 92.2 “Senior Housing and Nursing Home Facility Complex”.
4. Application 218-03 – THE STRAND/BRC GROUP LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT, Harbor Point –Blocks P1 / P2, Pacific Street extension – Site and Architectural Plans and/or Requested Uses & Coastal Site Plan Review,
Applicant is seeking approval to construct two residential towers with a total of 435 units within the Harbor Point GDP.
5. Application 218-04 – THE STRAND/ BRC GROUP LLC & WALTER WHEELER DRIVE SPE, LLC c/o BLT, Harbor Point – Block P1 / P2, Pacific Street extension – Special Exception, Applicant is seeking approval to allow the BMR requirement to be satisfied by a fee-in-lieu payment pursuant to Section 7.4(d) of the Zoning Regulations.
6. Application 218-05 – LOUIS R. CAPPELLI FAMILY LIMITED PARTNERSHIP II, 421 Atlantic Street, -Special Exception, Applicant is seeking a Special Exception approval to exclude from Floor Area calculations a fifth floor of above-grade parking in the South Tower of the approved Atlantic Street development (Appl. 213-44) in accordance with the Floor Area definition found in § 3.A.39.2 of the Zoning Regulations.

ADJOURNMENT

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY, APRIL 2, 2018 AT 6:30PM, ON THE 4th
FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD,
CT**

Present for the Board: Thomas Mills (Chair), David Stein (Secretary), William Morris, Rosanne McManus and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner.

Chairman Mills called the meeting to order at 7:02 pm

Chairman Mills stated for the record that Mr. Silver will be seated in Ms. Gwozdzowski's absent.

Ms. McManus stated for the record that she watch the March 26, 2018 meeting video and is up to speed.

PUBLIC HEARING CONTINUED FROM MARCH 26, 2018

1. **Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa
Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford,
CT –Text Change,** To Amend Section BBB C-D Designed Commercial District.

The applicant, High Ridge Real Estate Owners, LLC is seeking a Text Change to add a sub-section to the Commercial Design (C-D) District Regulations to allow redevelopment of the existing office parks with Gymnasium or Physical Culture Establishments.

***Note:** If approved, this Text Change would only allow the applicant to apply, by Special Exception, to develop a health and fitness center for any of the five office parks in the MP Category 8: Mixed-Use Campus that are zoned Commercial Design (C-D).*

Chairman Mills stated for the record that application 217-01 is a continuation from the March 26, 2018 meeting.

PUBLIC SPEAKERS

- John Stoddard – 18 Hallow Oak Lane - **In Favor**
- Jeff Salvatore – **Opposed**
- Laura Schultz – Life Time Fitness Member and Realtor - **In Favor**
- Richard Schultz – 45 Mill Valley Lane – **In Favor**
- Geri Guzinski – **Opposed**
- Helene Devin – 263 Mill Road -did not speak – submitted a letter to the Board– **Opposed**
- Michelle Schnoeder – 167 Dannell Drive -**In Favor**
- Bob Martino – 181 Turn of River Road – **Opposed**

- Kristina Egitto – 259 Sylvan Knoll Road - **In Favor**
- Peter Licopiaktis – 180 Turn of River Road – **Opposed**
- John Caminitis – 23 Rachelle Ave – **In Favor**
- George Shepherd – 180 Turn of River Road – **Opposed**
- Paul Gordon – 181 Turn of River Road – **Opposed**
- Mary Kelleher Forsyth – 321 Blackberry Drive – Life Time Fitness Member – **In Favor**
- Elliot Turner – 124 Lawrence Hill Road – **In Favor**
- Nan Gordan – 181 Turn of River Road – **Opposed**
- Thomas Kijek – 448 Hunting Ridge Road – **Opposed**
- Renee Kahn – 78 Webbs Hill Road – Semi Retired Historic Preservationist –submitted the “ Neighborhood News Letter” to the Board featuring an article on the architect “Victor Bisharat” of High Ridge Road - **Opposed**
- Fred Wexler – 139 Rolling Wood Drive – **Opposed**
- Joy Katz – 48 Janes Lane – **Opposed**
- Stephanie Marks – 181 Turn of River Road – **Opposed**
- Karen Danks – Life Time Fitness Member - **In Favor**
- Myra Kijek – 448 Hunting Ridge Road – **Opposed**
- Hank Cuthbertson – 181 Turn of River Road – **Opposed**
- Barbara Clay – 111 Farms Road -Life Time Fitness Member – **In Favor**
- Meyrick Payne – 216 West Hill Road – **In Favor**
- Frank Macchio – 201 Little Hill Drive – **Opposed**
- Michael Gold – **Opposed**
- Thomas Lombardo – did not speak
- Bennett Salvatore – **Opposed**
- Attorney Steven Grushkin - of Wofsey Rosen Kveskin & Kuriansky, Representing Paul and Nan Gordon and other members of the Sterling Lake Homeowners Association – gave a presentation outlining their reasons for their **opposition**. Attorney Grushkin submitted to the Board a document title “Applicant’s Original Definition”. Attorney Grushkin also went on to dispute the Planning Boards recommendation letter.

It should be noted that Chairman Mills stated to Attorney Grushkin that since there is a time limit for speaking he could also submit a letter to the Board. Chairman Mills stated that this application will not be closing tonight. Attorney Grushkin thanked Chairman Mills and said yes he will be submitting a letter.

Chairman Mills asked if there were any more public speakers – There were none

Attorney William Hennessey of Carmody Torrance Sandak Hennessey continued his presentation to the Board describing the proposed text and the history of High Ridge Office Park and other office parks throughout Stamford.

The Board and Attorney Hennessey began a discussion over the following:

- The Traffic Study
- Outdoor activities

- The amount of vehicles in off-peak hours.

Chairman Mills stated that the time limit for this application has been reached and that the Public Hearing for application 217-01 will be continued to April 16, 2018 at 7:00pm, 4th floor Cafeteria, Stamford Government Center.

Chairman Mills called a 5 minute recess at 10:00pm. Chairman Mills called the meeting back to order at 10:05pm.

2 **Application 218-06 RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford CT – Text Change, Proposing changes to Section 12 and MXD Regulations)**

The applicant, Richard Redniss requests an amendment to Section 12-A.7 relating to ramp inclination and amendments to Section 9-AAA-4-b to modify certain standards within the MX-D infill regulations. The proposed amendments will facilitate two projects, the first being the redevelopment of two office buildings located at 733/777 Summer Street with housing and retail and the second being the redevelopment of 507-523 Canal Street with housing, retail and community facility space. The potential development at 733/777 Summer Street would include approximately 376 housing units, ground floor retail along Summer Street and amenity space along Summer and North Street. The second development located 507-523 Canal Street will contain 184 housing units, community facility space along John Street as well retail and residential amenity space along Canal Street. Both projects, if advanced would need to return to the Boards for General Development Plan and Site and Architectural Plan approval.

Chairman Mills read application 218-06 into the record.

Mr. Raymond Mazzeo and Mr. Richard Redniss of Redniss & Mead and their team continued their presentation based on feedback from the Board at the March 26, 2018 meeting outlining the changes made. Mr. Mazzeo using presentation Boards went through sites that would be affected by this Text Change. They also continued the discussion of the BMR rate.

Chairman Mills turned to the Board Members for discussion and expressed his concerns regarding the proposed Text Change.

PUBLIC SPEAKERS

Terry Adams – President, Southend Neighborhood Revitalization Zone Initiative – **In Favor**

Chairman Mills asked the audience if there were any more public speakers – there were none.

The Board members discussed amendments to the proposed language of the text change.

Chairman Mills stated that the public hearing for application 218-06 has been closed.

Mr. Stein made a motion to approve with the 8% BMR rate – there was no second to the motion.

Mr. Silver made a motion to approve the text change as proposed and amended tonight, seconded by Ms. McManus and carried on a vote of 3 to 2 as follows:

Mr. Silver – in favor
Ms. McManus – in favor
Mr. Mills – in favor

Mr. Stein – opposed
Mr. Morris – opposed

ADJOURNMENT

Ms. McManus moved to adjourn the meeting at 11:58pm, seconded by Mr. Morris and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Silver).

Respectfully submitted,

David Stein, (Secretary)
Stamford Zoning Board

ZB PH40218

NOTE:

Next regularly scheduled Zoning Board Public Hearing and Regular Meeting:
Monday, April 9, 2018 at 7:00 pm.

NOTE:

These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – www.stamfordct.gov.

These proceedings were also **audio tape** recorded and are available for review in the Land Use Bureau located on the 7th floor of the Government Center, 888 Washington Boulevard, during regular business hours.

ZONING BOARD PUBLIC HEARING

Application #217-01
High Ridge Real Estate owner LLC
Life Time Fitness

DATE: APRIL 2, 2018

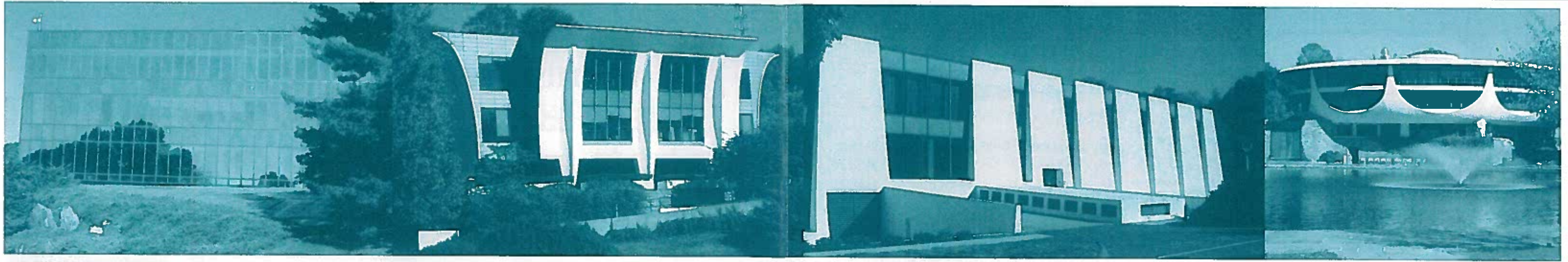
	SPEAKER'S NAME	SPEAKERS ADDRESS	
G	Bob MARTIAN ^{NOISE LIGHTS TRAFFIC}	181 TURN OF River Rd.	AGAINST
I	PETER KLOPP ^{TRAFFIC 70 FAMILIES}	180 TURN OF River Rd.	AGAINST
J	John Carnini	23 Radeelloe Ave.	IN FAVOR
K	GEORGE SHERIDAN	180 TURN OF RIVER CT	
L	Pat Gordon	181 Turn of River Rd	AGAINST
D	Richard S. H. ^{SPOKE EPELERN}	45 M. H. Valley Ave	
M	Mary Kelleher Forsyth	321 Blackberry Dr	IN FAVOR
N	Elliot Turner	124 Lawrence Hill Road	IN FAVOR
O	Nan Gordon	181 Turn of River Rd.	AGAINST
P	Thomas Spill	448 Hunting Ridge Rd.	AGAINST
Q	Ronald Fudin	78 Webbs Hill ^{HISTORIC}	AGAINST
R	Trent Wexler	139 Rollingwood Drive	AGAINST
S	Jay Katz	48 James Lake	AGAINST
T	Stephanie Mac ^{RETAIL}	181 TURN OF RIVER RD	AGAINST

ZONING BOARD PUBLIC HEARING

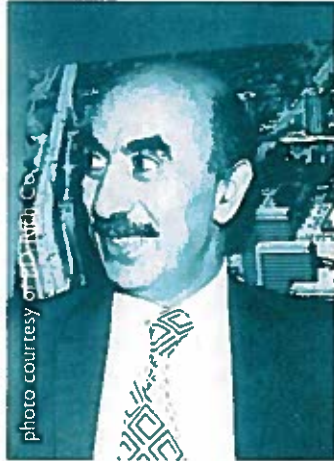
Application #217-01
High Ridge Real Estate owner LLC
Life Time Fitness

DATE: APRIL 2, 2018

	SPEAKER'S NAME	SPEAKERS ADDRESS	
V	Hyper Kicks	448 Hunting Ridge Rd	AGAINST
X	Harsh Christensen	181 Turn of River	AGAINST
Y	Barbara Clay Member	111 Farms Rd.	IN FAVOR
F	Michael Schroeder	167 Danvers Dr.	
Z	Meyrick Layne	216 W. Hill Rd	IN FAVOR
	Con Gilbert	9 Ridgcrest Rd	
H	Kristina Egitta	259 Sylvan Knoll Rd	
AA	Frank M... ..	201 Little Hill Dr	AGAINST
CC	B... ..		



High Ridge Park, off Turn of River Road—four of six distinctive, “futuristic” office buildings constructed in the late 1960s. Some were later altered.



Victor Bisharat, 1971

Remembering Victor Bisharat 1920-1996

"Architecture, like every other human endeavor, should reflect life. It should be a fluid, vibrating backdrop to the varied and constantly changing modes of life. An expanding, contracting, pulsating architecture would reflect life as it is today and therefore be part of it."

-Victor H. Bisharat in a letter to the Editor of the New York Times, April, 1981.

The irony of Stamford's urban renewal-ed downtown is that while it is studded with buildings by world-famous architects such as Moshe Safdie, Cesar Pelli, Hugh Stebbins and Ulrich Franzen, the most distinctive works were created by a relative unknown, the F.D. Rich Company's now-forgotten “house architect,” Victor Bisharat.

Bisharat was a “larger-than-life” character and many colorful anecdotes about his behavior circulated in Stamford during his heyday. Reportedly the son of a Bedouin sheik, he was born in what was then Palestine in 1920 and educated at the American University in Beirut, Lebanon, and the University of California in Berkeley. Bisharat's “over-the-top” personality shocked the staid local architectural community, as did the flamboyant buildings his contemporaries disparagingly referred to as “World's Fair architecture” - note: he did design the Jordanian Pavilion at the 1964 World's Fair in New York City.

While responsible for the three round apartment towers on the corner of Tresser and Washington Boulevards, as well as the former GTE building (the inverted ziggurat on Tresser Boulevard) and the Landmark Building on Broad Street, his best work, ironically, is hidden away in a cluster of buildings known as High Ridge Park. This 500,000-square-foot F. D. Rich development adjacent to

the Merritt Parkway was begun in the late '60s and completed seven years later. It consisted of six architecturally distinctive buildings surrounded by beautiful landscaping, including several ponds and a “moat.” The architectural world, accustomed to the austere modernism of imitators of Mies van der Rohe, made fun of Bisharat's futuristic, sculptural buildings which are now, ironically, the height of fashion. Bisharat himself was unfazed; he knew he was better than all of his detractors.

In January, 1981, Ada Louise Huxtable stated in the New York Times that Bisharat disliked having to drive past Stamford on the Thruway, implying that he was renouncing his old work. He fired back a letter in April to the Times stating that he was “absolutely and egregiously misquoted.” He didn't mean that he had come to renounce his earlier work; he merely hated the architects who came after him and ruined his vision. She snippily replied, “Clearly, he does not understand my view. And for me, his buildings vibrate and pulsate a bit too much,” describing two in particular as “sticky fingers reaching for Wright and Saarinen.” Given the Gehry-esque world of contemporary architecture, we wonder if she would feel the same way today. Victor Bisharat died on January 10th, 1996, at his home in Sacramento, California.



The former GTE Building, a 196-foot-tall inverted ziggurat, was built in 1971. Mr. Bisharat saw it as “floating in the air without any visual support.”



The Landmark Building, 101 Broad Street, c.1973. At the time it was built, the 21-story building was the tallest structure between NYC and New Haven.

St. John's Towers, erected in 1971, consist of three cylindrical, 17-story buildings containing affordable rental units. Current plans call for demolition of the north tower to be replaced by a 45-story structure.



Reviewed @ PH 4/2/2018.

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

PETITIONS

START A PETITION

BROWSE

sign in

STAMFORD, CT

Support Lifetime Athletic Club Opening in North Stamford

by: [Ellie Z](#)

Location: [Stamford, CT](#)

217 SUPPORTERS IN STAMFORD

239 SUPPORTERS

1,000 GOAL

Hi everyone, as many of you know Lifetime has applied to open in the office park off of High Ridge Rd. There are some protestors and we would like to ensure that this wonderful facility is allowed to come in. For those of you not familiar with Lifetime they offer (with your membership) two hours a day of free babysitting, a Pilates studio, yoga, Tennis, indoor and outdoor pools with table side service, water slides for the kids, state of the art weight training and classes. I do not work for Lifetime, I am a North Stamford resident and I would love to have this facility in our community! Please join me in adding your name as a sign of your support.

Best,
Ellie Ziemiński

Update #1

2 days ago

Hi everyone! We need as many people to show up to Monday night's meeting. If you are willing to speak please show up early! The opposition has tons of
[full update](#)



SHARE

2



TWEET



EMAIL



EMBED

239 SUPPORTERS

Local Comments

Local Signatures

All

Seth F.

Connecticut

2 hours ago

SIGN PETITION

FIRST NAME

LAST NAME

EMAIL

COUNTRY

United States

STREET ADDRESS

WHY IS THIS IMPORTANT TO YOU? (optional)

☐ Share this petition with friend

Sign Now

☐ don't display my name

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By signing, you accept [Carnegie's terms of use](#)
Having problems [site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

be a great amenity to the area. As we know, many family's have decided not to move to North Stamford and I believe an amenity close by would be a great draw.

SEND ★

barbara p.

Connecticut

3 hours ago

I THINK THIS WILL BE AN ASSET TO THE STAMFORD COMMUNITY AND THE SITE IS A PERFECT LOCATION!

SEND ★

Michael S.

Connecticut

4 hours ago

It's important that we reimagine how best to use hard-to-fill (and obsolete) suburban office parks in ways that benefit the local community.

SEND ★

Matthew B.

Connecticut

4 hours ago

A facility such as this, within close proximity to my house would be a welcome addition to Stamford.

SEND ★

Ben P.

Connecticut

5 hours ago

I live in North Stamford and currently have to drive to well past High Ridge Park for a good gym. We'd love to have such an awesome facility located closer to home.

SEND ★

Richard M.

Connecticut

18 days ago

North Stamford needs a facility like this. The overall impact on health will far exceed the impact on neighbors. Its good fro the city far exceeds any detrimental local impact.

SEND ★

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Connecticut

23 days ago

I moved to Stamford from Minneapolis and was saddened to leave my Lifetime membership behind. It was a high-end gym with great classes and facilities, something I think we are really lacking in Stamford. The instructors were knowledgeable and friendly and I made many friends and connections from the classes. Also, as a new parent with a full time job, having the babysitting option while I take an hour to workout is a huge bonus and not something many facilities offer. Also, there are so many vacant office buildings in the Stamford area, why would we deny a successful business to come in and bring more jobs and revenue to our community? I highly support this cause!

SEND ★

name not displayed

Connecticut

a month ago

Life Time Athletic would be a wonderful high-end amenity for Stamford residents. It is very important that you share your support for the project with the Stamford Zoning Board by writing to Vineeta Mathur at VMathur@StamfordCT.gov. Also, voice your support at the Stamford Zoning Board meeting. The next public hearing for this proposal is set for 7:00pm on Monday, March 26th, in the 4th floor cafeteria of the Government Center Building at 888 Washington Blvd. in downtown Stamford.

name not displayed

Connecticut

a month ago

It would be good for the economy and Stamford is in a need of a high quality gym like this.

name not displayed

Connecticut

a month ago

In her comment below, Laura S. stated that she is a realtor and a member of the North Stamford Association—which was a vocal opponent of New Canaan's plan to install a first-responder emergency-services antenna on Reservoir Lane in North Stamford. In fact, on 3/29/17, Laura posted a Change.org petition against the antenna ("Elected and Appointed Officials of the: Preserve Existing Zoning Regulations for North Stamford, CT – Sign the Petition!") on her Facebook page: <https://www.facebook.com/laura.j.schultz> That antenna would have benefited not only New Canaan residents, but also North Stamford residents who receive mutual aid from New Canaan's emergency responders in areas with poor radio coverage: <https://www.stamfordadvocate.com/local/article/North-Stamford->

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

case, since Laura was one of the few North Stamford residents who would have been impacted by an antenna built to save many lives. Hypocrite. Maybe Laura would like a Life Time Fitness facility next to HER property. Then she can be a direct beneficiary of what she calls "The Life Time Effect."

Nicole K.

Connecticut

a month ago

I believe this level of facility is missing from the greater Stamford area and would join it in a heartbeat.

SEND ★

Brent L.

Connecticut

a month ago

We need a good gym.

SEND ★

Dwayne M.

Connecticut

a month ago

I fully support this new gym in Stamford - there is no reason why this gym shouldn't be approved - it will only make Stamford a more desirable place to live. It will add to the Stamford theme of live, work, and play. With the location being in a business park - this means there is minimal distraction to the neighbors. I live in Stamford and if i need to testify - i am willing to - just contact me - thank you

SEND ★

name not displayed

Connecticut

a month ago

Lifetime is an awesome facility, far nicer than LA Fitness. needed in stamford

Laura S.

Connecticut

a month ago

The proposed Life Time Athletic project, a brand-new, beautiful, high-end resort style fitness center to be built at 3 High Ridge Park, Stamford (off of Buxton Farms Rd), is in jeopardy due to reticence by the Stamford Planning Board. The owner of 3 High Ridge Park has requested a zoning text change to allow for "gymnasium or physical cultural establishment" use. In a classic case of "the needs of the few outweighing the needs of

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

professors with ties to the Italian Center and the JCC, the North Stamford Association (even though its' members have not been made aware of how Life Time would benefit them-I know this because I am a member!), and a handful of homeowners with properties immediately adjacent to High Ridge Park (even though there is a pond and wooded area that separates the homes from the office park). To worsen matters, Stamford Advocate reporting of the Planning Board meetings has been one-sided. The last article was titled "Stamford residents fight change that would allow High Ridge health club". The Advocate has mistakenly inferred that the small group of nay-sayers somehow represent the entire population of Stamford. The proposed High Ridge Park location, near Merritt Parkway exit 35, is ideally situated in mid-Stamford for ease of access. It is an excellent solution to repurposing the site of the 1960's-era functionally obsolescent office building that has been vacant since 2015. Office parks are designed to handle employee traffic flow, making the site easily adaptable to traffic to/from a Life Time Athletic location. I am a North Stamford resident, a Stamford Realtor, and I have been a member of Life Time Athletic for five years. As a real estate agent, and as a Life Time member, I can unequivocally say that Life Time would be a tremendous asset to the Stamford community. It is a luxury amenity for residents, and also a draw for potential home buyers considering relocating to the area. Life Time members tend to be very loyal, and when they relocate, they often plan to be within a reasonable driving distance of a Lifetime location. Some real estate agents refer to the increased desirability, and perceived value, of homes within close proximity to a Lifetime location as the "Life Time effect". The dynamic of Life Time makes it feel like a lifestyle resort. It is inherently upscale. Location amenities include spas, restaurants, eucalyptus steam rooms, luxurious hot tubs with cascading hot water falls, indoor and outdoor pools with slides for the kids, tennis courts, and even poolside wait staff service during the summer. Life Time creates a community. Instructors get to know members by name, and often host charity fundraising events. The environment is so pleasant and inviting that it's not uncommon for families to spend an entire day there. Local businesses near Life Time locations often benefit, since business owners can promote discounts to Life Time members, and entice customers. Life Time lists cooperating businesses on its' website, creating a symbiotic relationship that is beneficial for all parties. So, how can you help? I ask you to take some or all of the following actions: 1. AS SOON AS POSSIBLE, call or email: Theresa Dell, Chairwoman - Stamford Planning Board, tdell@stamfordct.gov, Tel: 203-977-4718 David Woods, Principal Planner - Stamford Planning Board, dwoods@stamfordct.gov, Tel: 203-977-4718 Angela Carella, Reporter - Stamford Advocate, acarella@stamfordadvocate.com 2. Attend the next Stamford Planning Board Public Hearing on March 26 at 7pm and voice your opinion. Government Center Building, 888 Washington Blvd - 4th floor cafeteria. 3. Talk to people about this issue. Get the word out! 4. Copy and paste this email to your Facebook page. Get the word out via Social Media. 5. Visit the Westchester Life Time Athletic in Harrison, NY for free. It's a 20-25 minute drive from Stamford. Have lunch in the restaurant. Bring

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

equipment. Free passes are available at: https://www.lifetime.life/join/request-pass.html?utm_source=bing&utm_medium=paid_search&utm_campaign=westchester-brand&utm_audience=brand-life_time_fitness&utm_term=life+time+fitness&market=northeastarea&s_kwid=AL!3651!10!81638754756875!81638771556940&ef_id=WgyVigAAASm7ZR4w:20180214200331:s

SEND ★

Anna M.

Connecticut

a month ago

I live in the neighborhood and would love a facility like this close by

SEND ★

name not displayed

Connecticut

2 months ago

We need more fitness options in North Stamford.

Josette G.

Connecticut

2 months ago

We need something of this nature in North stamford

SEND ★

Shana F.

Connecticut

2 months ago

I belong to Lifetime in white plains. It would be nice and more convenient to have a location closer to home.

SEND ★

name not displayed

Connecticut

2 months ago

Shortage of sports offerings suitable for entiteit family in North Stamford Area.

Jennifer C.

Connecticut

2 months ago

Would be great to have in our community

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Alain B.

Connecticut

2 months ago

Great facility

SEND ★

John A.

Connecticut

2 months ago

Proximity

SEND ★

Ellen S.

Connecticut

2 months ago

Would be great to have full service gym close to North Stamford. What a great use of a vacant space.

SEND ★

Robert L.

Connecticut

2 months ago

Need a facility like this closer to North Stamford. My daughter uses a Lifetime Fitness in New Jersey and our 3 year old grandson loves the pool and is now safe in water after taking swimming lessons. If Ellie and Mike are bringing this to the area because connection kudos to them. Having a gym close to North Stamford is important for wellness and health.

SEND ★

Cynthia R.

Connecticut

2 months ago

Ellie, I am truly impressed with your knowledge of what is planned for the fitness center site, Is this because of your husband's affiliation with Technogym, a supplier of equipment to the facility? Water slides, poolside service. Wow! an application has not yet even be submitted to zoning for approval yet you've defined the offerings. A facility of this caliber, which would generate thousands of auto trips each day in and out of the facility with autos passing through an intersection with one of the worst service levels in the City! What's more, the hundreds of screaming kids in the pool would be in the backyard of residents who now live in a quiet neighborhood I suggest that the facility and its parking garage be put in your backyard and your neighborhood so that it will be closer to you and the other North Stamford residents can enjoy everything it has to offer.

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Gary P.

Connecticut

2 months ago

Need some quality fitness club options in the area!

SEND ★

name not displayed

Connecticut

2 months ago

Desperately needed for North Stamford for 2 reasons. 1) we need a gym and services closer to home than 20 minutes. 2) business will help with the tax base, to lessen residential taxes. Also..Its in a commercial area anyway. what difference does it make if someone is going there for work of for fitness? The traffic will not be a problem. bring it!

name not displayed

Connecticut

2 months ago

A facility like this is a great asset to the community. With the closing of all of the New York Sports Clubs our closet "gym" facility is in Ridgeway Plaza and it is a limited facility. Chelsea Piers is a great facility but getting to it from North Stamford is just so time consuming that we avoid doing it at all costs. The 25 minute drive one way is just not worth it. This would be a great asset to our changing community.

Michael S.

Connecticut

2 months ago

I support this for a long list of reasons! A.) I live in North Stamford and a fitness center is much needed! B.) It brings jobs, tax revenue and puts to use otherwise-vacant office space in a postive way (which unfortunately we have a LOT of) C. Traffic impact is FAVORABLE compared to using this as traditional office space (I have no idea why some are protesting for traffic reasons!) -- gyms are open 18-20 hours a day and weekends meaning usage is spread out over a long period, not an office bringing workers only at peak-traffic times.

SEND ★

Heather G.

Connecticut

2 months ago

I live in North Stamford and it would be great to have a fitness center nearby. I currently wake up at 4:45 am and drive to Greenwich to work out.

SEND ★

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Connecticut

2 months ago

Need more established businesses, especially community oriented ones that will help attract young families to the area.

name not displayed

Connecticut

2 months ago

Happy to see good use put to this particular vacancy, although not likely I will attend this gym.

Laura D.

Connecticut

2 months ago

We need a resource like this in north Stamford to help with overall traffic and to make the city more convenient to all.

SEND ★

name not displayed

Connecticut

2 months ago

As a young family we would greatly appreciate a place closer by to work out.

Jeffrey B.

Connecticut

2 months ago

There are few gyms in North Stamford and no fitness centers. I think it is a great idea to offer easier access to health and fitness for families living in North Stamford. Additionally you have empty space that does nothing for anybody.

SEND ★

Karen S.

Connecticut

2 months ago

What a great use for empty office space. We have to think of other uses for this space. This does not impact a neighborhood, it is easily accessible from main streets and the Merritt Pkwy. There is no downside here.

SEND ★

name not displayed

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

jessica v.

Connecticut

2 months ago

we lived in white plains a few years ago, near another lifetime fitness. i cannot express how much i loved that place! the amenities are fantastic - unlike anywhere else - for individuals and families. white plains is too far and so is chelsea piers. paying for a country club year round is more expensive and probably not as nice. and this is not just a gym.

SEND ★

Raymond m.

Connecticut

2 months ago

proximity to my home

SEND ★

Maureen F.

Connecticut

2 months ago

Local access to classes

SEND ★

Ryan C.

Connecticut

2 months ago

Brings amazing health and fitness options for my family to a part of town that is majorly lacking them.

SEND ★

Hemant S.

Connecticut

2 months ago

Important for North Stamford development and family needs.

SEND ★

Gail P.

Connecticut

2 months ago

We need a north Stamford gym!!

SEND ★

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Connecticut

2 months ago

We do not currently have a workout facility in the area, and better than other bank or CVS pharmacy opening up!

SEND ★

name not displayed

Connecticut

2 months ago

Great to have a gym near or in North Stamford.

Christopher N.

Connecticut

2 months ago

We need a gym close to North Stamford.

SEND ★

Sherrod K.

Connecticut

2 months ago

The closest gym to my house is 10 miles away. It would be great to have a local facility.

SEND ★

Greg K.

Connecticut

2 months ago

Great idea. North Stamford is isolated from anything of this sort and would be great for us. Would also create some competition with other facilities to improve quality and pricing

SEND ★

Collin O.

Connecticut

2 months ago

Bc there's no gym up north stamford would be an easier commute at night

SEND ★

Deirdre B.

Connecticut

2 months ago

I think it will be good for the folks in North Stamford to have an athletic facility that is convenient to them. Also the office park is a good spot.

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Maren G.

Connecticut

2 months ago

a benefit to the community

SEND ★

Janey A.

Connecticut

2 months ago

Why wouldn't we want a facility like this in a convenient location?

Stamford is lacking in these types of offerings.

SEND ★

name not displayed

Connecticut

2 months ago

In the interest of full disclosure: the creator of this petition, Ellie Zieminski, purchased a home in North Stamford with her husband, Michael, in June 2016: <http://gis.vgsi.com/stamfordct/Parcel.aspx?Pid=22959> So they are newcomers here. More importantly, Michael Zieminski is a Regional Sales Developer for Technogym: <https://www.linkedin.com/in/michael-zieminski-0b14b4100> And Technogym sells fitness equipment in a partnership with Life Time Fitness: <http://www.technogym.com/land/en-us/life-time-fitness/> So a new Life Time Fitness facility in High Ridge Park would presumably provide one heckuva commission to Michael. (Follow the money....)

William P.

Connecticut

2 months ago

Tax revenue for city and closer place to work out.

SEND ★

name not displayed

Connecticut

2 months ago

benefit to community, current memeber at lifetime westchester, awesome gym

Karen A.

Connecticut

2 months ago

Huge benefit to the community

SEND ★

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Connecticut

2 months ago

Need to workout closer tonhome!

SEND ★

Leslie F.

Connecticut

2 months ago

Great way to use abandoned bldg and gain tax revenue

SEND ★

Janet T.

Connecticut

2 months ago

Exercise facilities should be available to all areas of Stamford

SEND ★

Jonathan R.

Connecticut

2 months ago

They always have a well maintained facility and a quality gym is needed in the area. They have lots of amenities.

SEND ★

Peter F.

Connecticut

2 months ago

Finding a reputable fitness center within a reasonable commute is a significant challenge. This location, used appropriately, will benefit the families and wellbeing of our community.

SEND ★

name not displayed

Connecticut

2 months ago

This business will bring life and community activity to a space/area that otherwise has none.

name not displayed

Connecticut

2 months ago

I would love it and would join immediately. As it is now I drive down to Tully to work out. Please build it, Stamford needs it!

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Connecticut

2 months ago

Need an accessible and modern gym in North Stamford!

SEND ★

name not displayed

Connecticut

2 months ago

There are no gyms in close prmoximity to my home in North Stamford.
Currently driving 30 minutes to a gym everyday and contemplating
moving because of the lack of convenience.

Lorraine Z.

Connecticut

2 months ago

There are few gym choices in North Stamford other than the Italian
Center or the JCC. We need another gym.

SEND ★

Richard S.

Connecticut

2 months ago

We need good family exercise and entertainment near north stamford. It
would bring revenue to the area and fill empty office space

SEND ★

KATHLEEN D.

Connecticut

2 months ago

THINK IT IS A GOOD IDEA

SEND ★

Gary L.

Connecticut

2 months ago

Health reasons, convenience

SEND ★

Theresa Z.

Connecticut

2 months ago

I'd love to see a fitness center in this area! The only options nearest to
me are actually out of town. I have zoning concerns, but I'm also tired of
seeing good proposed amenities get driven out, and we're left with sub-

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

name not displayed

Connecticut

2 months ago

I live in North Tamfird near pound ridge and have a toddler. I would love to have a family friendly place to take him. I'm from CA and am still not used to being stuck indoors during winter months and would appreciate having something close to us.

Ashley K.

Connecticut

2 months ago

Great for a family... I moved here a few years ago and North Stamford doesn't offer much... taxes go up every year and I use other towns ... lifetime will offer so much for Stamford !!

SEND ★

Agnes D.

Connecticut

2 months ago

I think this would be a great addition to the area! Especially if they offer child care/babysitting on site! I would be very happy to see it opened up.

SEND ★

Lindsey P.

Connecticut

2 months ago

Facility for my children and family...

SEND ★

Martiecita h.

Connecticut

2 months ago

More healthy options for healthy living is good for a healthy community!

SEND ★

Jerry S.

Connecticut

2 months ago

This would be a very nice replacement of a decaying old building and a nice amenity for our community

SEND ★

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Connecticut 2 months ago

If you build it, they will come.

SEND ★

Emily T.
Connecticut 2 months ago

We need more amenitites in and close to North Stamford to help attract and retain young families. One of the key reasons we hear of people leaving the area is that there are no amenities close by. This is a rotting building and would be a great use of the space.

SEND ★

Lori F.
Connecticut 2 months ago

Health and fitness are personal goals for me. Having a premiere facility in N Stamford would be GREAT for the community.

SEND ★

Robyn A.
Connecticut 2 months ago

I work out regularly and this would be a great addition to our options in Stamford

SEND ★

Belinda S.
Connecticut 2 months ago

Lack higher end fitness facility in populated area.

SEND ★

Jenn S.
Connecticut 2 months ago

Gym traffic will not be all at once at rush hour everyday.

SEND ★

Brian K.
Connecticut 2 months ago

Near by health clubs are a plus for the community. This is already an

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Tom U.

Connecticut

2 months ago

PLEASE!!!! Open a fitness facility close to the North Stamford neighborhood!!!!

SEND ★

Iris M.

Connecticut

2 months ago

That old building needs to be usefully occupied.

SEND ★

name not displayed

Connecticut

2 months ago

Need better facilities near north stamford. Reason for people to move in since most are moving out b/c of the schools

Sarah G.

Connecticut

2 months ago

I'm a senior with DM2 (formwhich exercise is part of the treatment) and would very much like a closer exercise facility

SEND ★

name not displayed

Connecticut

2 months ago

We need gym facilities in the North Stamford area.

name not displayed

Connecticut

2 months ago

It is currently a vacant building, this will provide jobs, revenue for the city, and sales tax for the state. a win win all around.

Simona H.

Connecticut

2 months ago

Opening a gym in North Stamford is a great idea.

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

name not displayed

Connecticut

2 months ago

Health

Richard R.

Connecticut

2 months ago

Good idea for a gym in N.Stamford and a good use for the building

SEND ★

Janna L.

Connecticut

2 months ago

There are no gyms in North Stamford!!

SEND ★

Vanessa T.

Connecticut

2 months ago

North Stamford needs this. This center offers everything for a family and as of now we have to drive a good distance to provide sports experiences for the children. I also feel we need an affordable pool option in the summer.

SEND ★

David S.

Connecticut

2 months ago

Stamford badly needs better amenities near and north of the Merritt.

SEND ★

Mark C.

Connecticut

2 months ago

I agree and live here.

SEND ★

name not displayed

Connecticut

2 months ago

I believe this would be a great amenity for our area.

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Connecticut

2 months ago

We need a local athletic facility!!!

SEND ★

Sarah N.

Connecticut

2 months ago

Gym is very much needed in this area

SEND ★

Jennifer Z.

Connecticut

2 months ago

Would live a closer facility.

SEND ★

Ben M.

Connecticut

2 months ago

This seems like a much needed facility for North Stamford. People may say "but we already have Chelsea Piers" It takes close to 30 minutes to get across town at the best of times. How about something useful in my backyard for a change?

SEND ★

Elliot T.

Connecticut

2 months ago

Stamford badly needs better amenities near and north of the Merritt. The old Frontier HQ is literally rotting and Stamford at 27% has the highest office vacancy rate in the ENTIRE COUNTRY. It's obvious that an entertainment/lifestyle/leisure amenity is an appropriate adaptive reuse of this land.

SEND ★

name not displayed

Connecticut

2 months ago

Healthy options!

Michael N.

Connecticut

2 months ago

site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

be a problem. There won't be any additional traffic than there would be with it's zoned and approved use.

SEND ★

Lauren R.

Connecticut

2 months ago

We need more business and kid-friendly-family places here!

SEND ★

Alexandra A.

Connecticut

2 months ago

Our North Stamford family needs a family friendly gym closer than 30min away.

SEND ★

Kathy G.

Connecticut

2 months ago

I would love o have an amazing facility like this so close to my home and a wonderful place to bring my son.

SEND ★

Nicole S.

Connecticut

2 months ago

- jobs - healthy fitness options for families - improved infrastructure in the area

SEND ★

Danielle C.

Connecticut

2 months ago

This city is growing, and if we want more people to be moving here, especially to North Stamford, then we have to move with the times and to offer great things and attractions.

SEND ★

Shannon L.

Connecticut

2 months ago

Lifetime is a amazing facility. My whole family benefits from it.

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Donna M.

Connecticut

2 months ago

Lifetime is absolutely amazing and would love to bring it to Stamford!!

SEND ★

Nina F.

Connecticut

2 months ago

A state of the art facility will bring lots of new amenities , have more child related programs and of course create more jobs in North Stamford where there is no where like this in that area.

SEND ★

marni a.

Connecticut

2 months ago

convenient location!

SEND ★

Ron B.

Connecticut

2 months ago

It's in an office park. Great idea and addition to North Stamford.

SEND ★

Nicole R.

Connecticut

2 months ago

Would love to have a facilities with all these activities in my area. There is nothing like this in our city.

SEND ★

Christine S.

Connecticut

2 months ago

Would love to have a facility like this close to us!

SEND ★

Daniella V.

Connecticut

2 months ago

Pilates and yoga

[site feedback](#)

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

Dennis G.

Connecticut

2 months ago

Want a great gym close to me

SEND ★

Joseoh M.

Connecticut

2 months ago

Their is no local gym in the area that has the benefits, classes, programs and fitness equipment that can compare to Lifetimes fitness. I currently drive all the way to white plains to use their facility there.

SEND ★

Greg R.

Connecticut

2 months ago

A quality gym for the whole family. Besides being the only gym in the Turn of River and North Stamford area.

SEND ★

Mike Z.

Connecticut

2 months ago

Wonderful club for the whole family!

SEND ★

"The best way to predict the future is to create it!"

- Denis Gabor

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site feedback

SUPPORT LIFETIME ATHLETIC CLUB OPENING IN NORTH STAMFORD

lasting impact.

Care2 Stands Against: bigots, bullies, science deniers, misogynists, gun lobbyists, xenophobes, the willfully ignorant, animal abusers, frackers, and other mean people. If you find yourself aligning with any of those folks, you can move along, nothing to see here.

Care2 Stands With: humanitarians, animal lovers, feminists, rabble-rousers, nature-buffs, creatives, the naturally curious, and people who really love to do the right thing. **You are our people. You Care. We Care2.**

Activist University

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ZB PRESENTATION MATERIALS

APPL # 217-01

DATE SUBMITTED: 4-2-18

Carmody Torrance Siskin Hennessy

PROPERTY ROUNDS: COMMERCIAL

Medical offices fill holes in market



The Stamford Health facility at 292 Long Ridge Road in Stamford.

Bob Luckey Jr. / Hearst Connecticut Media Group

Aging population makes growing sector a popular choice

By Macaela J. Bennett

Office buildings across southwestern Connecticut have become towering reminders of America's aging population.

Medical offices, a rapidly growing business for commercial real estate brokers, investors and property owners, are "really the most active occupants" in the office market, according to Randy Vidal, of Vidal Wettenstein in Westport.

While many companies are look-

ing to reduce office sizes by fitting more people into less space, physicians are expanding. Whole buildings and even streets have transitioned to medical usage. Examples include western Greenwich, a portion of Long Ridge Road in Stamford and a stretch of Mount Pleasant Road that has become known as Medical Mile in Newtown.

In some areas, medical practices have moved into properties with high vacancies and sagging rents, and landlords have welcomed their

presence. Their long-term, stable lease commitments are also a plus.

"It's desirable for a landlord," said Bob Caruso, of CBRE's Stamford office. "But it's not just a Connecticut thing. It's happening in Westchester (County, N.Y.), and it's happening all over the country."

A 'resilient sector'

Rising demand from physicians and specialists has driven the medical office vacancy rate to a record low, according to an industry report

published by CBRE last fall. As of early 2017, it had dipped to 8 percent compared to a 13 percent vacancy rate in the U.S. office market. It is projected the number of people who are 65 and older will almost double by 2055.

"Medical office is a resilient sector able to weather economic downturn and the major political and technological changes that have shaken the health care industry in recent years," according to the report.

That has led real estate investors to angle their portfolios toward capturing medical tenants. Between

See Medical on

MEDICAL

From page B1

2010 and 2016, total investment in the U.S. medical office sector more than doubled, reaching \$10.2 billion for buildings of at least 10,000 square feet.

Great Neck, N.Y.-based Benedict Realty Group is among investors targeting medical office buildings. Last year it bought a Class-A office building in western Greenwich for nearly \$34 million. The Holly Hill Lane property houses an outpost of Stamford Health, which takes up about a third of the building.

In a January interview, BRG founder and President Daniel Benedict told Hearst Connecticut Media he believes demand for medical offices is growing, and he plans to increase his investment.

"There's two reasons why I'm confident," he said, "America is aging, and, as we get older, we need more and more medical care. This phenomenon is not specific to Greenwich or Connecticut; it's nationwide."

In addition to maturing baby boomers, demand is being driven by health care providers who are trying to operate more cost-effectively by moving patients away from costlier hospitals.

Limitations

Medical tenants will not settle just anywhere. "Big, empty buildings represent an opportunity, but they need other things, too," Tom Pajolek, of CBRE said.

Like retailers, they want to be seen by customers and need an expanse of parking. Unlike retailers, they often do not mix well with other office tenants.

"If it's a Class-A building and you put medical in, it's no longer an office building," said Caruso, of CBRE.

Medical tenants have bridged gaps in some local office markets, but they probably will not fill some of the larger vacancies, such as the former UBS trading floor or Silicon Harbor in Stamford. "I don't see any major or minor medical tenants going to where most of the vacancies are in Stamford's central business district," said Christian Bangert, of Rhys Commercial.

"The bottom line is there is medical space available," said Sean Cahill, managing director in the Norwalk office of Avison Young, which is handling lease inquiries at the newly built Wilton Wellness Center on Danbury Road. "The problem is a lot of what is available now is dated and inefficient space." That, in part, is why his firm is converting retail plazas and industrial sites into medical space.

Maplewood Healthcare, a division of Maplewood Senior Living, is also working on building medical facilities. "When you build new, you can customize and help the image of the end-user. Traditionally, medical users were backfilling space that wasn't filling, for whatever reason," Lapham said. "To build new gives a level of professionalism to the practice."

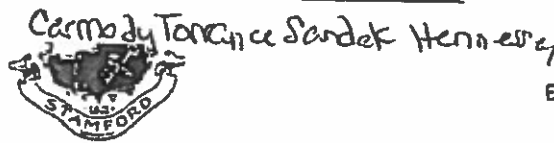
Chris Bosak, Jordan Grice, Paul Schott and Alexander Soule contributed to this article. Contact the writer at

MAYOR
DAVID R. MARTIN

ZB PRESENTATION MATERIALS

APPL # 217-01

DATE SUBMITTED: 4-2-18



CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06904 - 2152

LAND USE BUREAU CHIEF
RALPH BLESSING

Tel: (203) 977-4714
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Email: rblessing@stamfordct.gov

PRINCIPAL PLANNER
DAVID WOODS

Tel: (203) 977-4718
Fax: (203) 977-4100
Email: dwoods@stamfordct.gov

January 30, 2017

Lisa Feinberg
Carmody Torrance Sandak & Hennessey
707 Summer Street
Stamford, CT 06901

RE: Life Time Fitness

Dear Ms. Feinberg:

Thank you for your letter dated January 27, 2017 related to the proposed Life Time Fitness use and related Text Amendment. As you mentioned, I will be unable to attend the Planning Board meeting where this matter will be reviewed. Therefore, I appreciate the opportunity to evaluate this proposal in advance.

When reviewing applications on referral from the Zoning Board, the Planning Board is charged with ensuring that the proposal conforms to the Master Plan. The proposed text amendment relates to properties located within the C-D zoning district. Aside from one location, all of these C-D zoned properties are also located in Master Plan Category #8 (Mixed-Use-Campus). Thus, it is necessary to consider whether the proposed text satisfies the requirements of Master Plan Category #8.

As you know, Category #8 includes the following language:

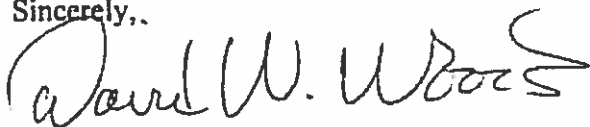
This category is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside of the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses. Principal large-format retail uses, shopping centers, sports and entertainment complexes and similar uses shall be prohibited.... Mixed-use development including adaptive reuse of existing buildings shall be carefully planned and designed and shall result in no net increase in traffic impact compared with office buildings....

Having helped author the current Master Plan and been in attendance at the many meetings where this language was discussed by the Planning Board, I can confirm that the reference to "sports and entertainment complexes" relates to sports and entertainment venues or convention centers used to host sporting events, concerts and other performances. In other words, sports and entertainment uses that are primarily non-participatory. It is not meant to prohibit a fitness and recreational facility like Life Time. Moreover, the language prohibiting a net increase in traffic impact assumes that the base traffic, against which traffic from a new use is measured, are the *peak* traffic times attributable to office use. To interpret this provision otherwise would prohibit any use which has a traffic impact not coinciding with office traffic or which produces more traffic than an office use at times other than peak office traffic times. This would effectively prohibit any adaptive reuse in Master Plan Category #8 and was certainly not the intention.

The Planning Board will be the ultimate decision maker regarding this proposal's compliance with the Master Plan; however, it is my opinion that the proposed Life Time Fitness use, as described in your letter, conforms to Master Plan Category #8 and is an appropriate use in an office park location.

I hope this information is helpful. Please feel free to reach out to me with any questions you may have as you move forward with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Woods". The signature is fluid and cursive, with a long horizontal stroke at the end.

David W. Woods, PhD, AICP
Principal Planner

Received@PH 4/2/2018

ZB PRESENTATION MATERIALS

APPL # 217-01

DATE SUBMITTED: 4-2-18

Carmody Torrance Sandak Hennersley



February 3, 2017

VIA U.S. MAIL

Zoning Board, City of Stamford
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

RE: High Ridge Office Park/Life Time Fitness, LLC

Dear Ladies and Gentlemen:

Sunrise Senior Living is the manager of the adjacent parcel to the High Ridge Office Park in Stamford. This letter will confirm that for the past several months Sunrise has been in communication with our neighbor to the east, High Ridge Real Estate Owner LLC. Specifically, our neighbor has detailed its plans to demolish the existing Building 3 of the office park and to redevelop that building pad, and the area to the north of it, with a new facility to be operated by Life Time Fitness, LLC as a recreational and social use.

We understand that the new building will be approximately the same size as the existing office building, but that the area to the immediate north of the existing building will be redeveloped to parking and an outside pool and pool deck area. We also understand that an application will be filed to modify the text of the CD zone to allow for greater flexibility with regard to setback standards and similar restrictions.

We appreciate the courtesy of our neighbor in discussing those plans with our company and offer this letter to you evidencing our support of the redevelopment plans and related text changes. Should you have any questions, please contact the undersigned.

Sincerely,
Sunrise Senior Living, LLC

Philip Kroskin
SVP Real Estate

Community Support Office
7902 Westpark Drive, McLean, Virginia 22102
Phone: 703-273-7520
SunriseSeniorLiving.com

ZB PRESENTATION MATERIALS
APPL # 217-01
DATE SUBMITTED: 4-2-18
Carmen Torrance Sandek Hennessey

217-01

FROM THE FRONT PAGE

DINING

From page A1

A-frame menu signs, space heaters, planters and other objects.

It's a particular problem for people in wheelchairs or those who rely on walkers, canes and guide dogs.

That's why the outdoor-dining ordinance ended up on the agenda of the Board of Representatives' Legislative & Rules Committee last week. City Rep. John Zelinsky, D-11, wanted legislators to discuss whether the law should be amended to enhance compliance.

"Maybe there should be bigger fines," Zelinsky said.

But city Rep. Benjamin Lee, D-15, the committee chairman, said the penalties are sufficient. The

ordinance says any restaurant cited by the zoning enforcement officer has five days to correct a violation or face a \$50 fine. If a restaurant is cited a second time during the same café season, its outdoor-dining permit could be revoked for a week. The permit may be revoked for 30 days for a third violation.

"It's not really the ordinance," Lee said. "It's a question of enforcement."

2 sides

Zoning Enforcement Officer James Lunney told the committee he receives 10 to 20 complaints a season, and he resolves them by visiting restaurants and asking owners to comply. Lunney said he does not recall an instance when a citation was issued.

"I have seen violations,"

he said. "I'm not saying there are no problems... but I don't think (restaurants) are blatantly violating the ordinance."

Lunney acknowledged his staff of three, including himself, is far too small to conduct all the inspections needed in a "booming" city.

At that point, Philip Magalnick, a downtown resident who is blind and navigates sidewalks with a guide dog, got up and left the meeting.

"I was so frustrated," Magalnick, president of the southwestern Connecticut chapter of the National Federation of the Blind, said afterward. He is a member of the Stamford Mayor's Committee on Access for All, which has been trying to increase compliance with the outdoor-dining ordinance since the first café season in 2016, Magalnick said.



Restaurants in Stamford need to leave at least four feet of unobstructed sidewalk to meet the requirements of the outdoor dining permits.

Howard Greenblatt/Advocate photo

"The zoning enforcement officer said the problems are minor, but on the Access for All Committee, it's the No. 1 topic."

"We don't have the people to do it, but we're doing it." It can't be both, he said.

The zoning enforcement officer said the problems are minor, but on the Access for All Committee, it's the No. 1 topic.

No teeth

During the height of café season, "you'll see a bunch of violations every day," Magalnick said.

"Someone who is able-bodied probably thinks a chair in the middle of a sidewalk is an inconvenience. To someone with a disability — or even a senior citizen or someone pushing a baby stroller — it's a hazard. It sends a message that we're not welcome downtown."

Frank Mercede, chairman of the Access for All Committee, said it was difficult to attend the Legislative & Rules meeting because it was not a public hearing and they were not allowed to speak.

"The biggest problem that was not brought out is that when Lunney said he would go to a restaurant and they would fix it,

an hour later they put the tables back again," Mercede said. "There is a small group of repeat offenders that keep getting away with it. Nobody ever got their hand slapped. If somebody did, word would get out and it would deter the others."

Mercede, whose daughter is in a wheelchair, said he thinks about half the restaurants with outdoor-dining permits comply with the rules.

Sandra Goldstein, president of the Downtown Special Services District, said she thinks 90 percent of restaurants comply.

"There are a few... who are serial non-compliers who push the envelope. We have, on a number of occasions, asked the zoning enforcement officer to deal with that," Goldstein said. "People who are challenged have the right to navigate the downtown streets. The outdoor dining parameters are set with those people in mind, as they should be."

Table police

The downtown is patrolled by DSSD goodwill ambassadors who Goldstein said look for tables and chairs encroaching on sidewalks and notify restaurant owners.

restaurant owners.

"Everybody can make a mistake once or twice, but I don't have much sympathy for serial offenders," Goldstein said.

Magalnick said he has complained for two years, to little avail.

"Nothing is done. There is no follow-up. There are few, if any, citations," he said. "I think there is too much money to lose for these restaurants, and the city is not going to shut down their outdoor cafes."

He has hope, however, when he learned what happened after he left the Legislative & Rules meeting. A member of that committee, city Rep. Jonathan Jacobson, D-12, heads the Board of Representatives' Operations Committee, which can tackle matters of enforcement.

Jacobson said his committee will take up outdoor dining. "I think things can happen if we are allowed to get our side of this out," Magalnick said.

Mercede said he is encouraged.

"Let's get in front of the right committee and share our points," he said.

acarilla@stamfordadvocate.com

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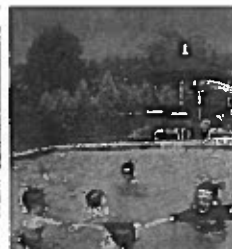
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8/7/2017

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ZB PRESENTATION MATERIALS

APPL # 217-01

DATE SUBMITTED: 4-2-18

Wolfgang Roren Kwestin Kurcysky

Google Maps Life Time Athletic



Imagery ©2017 Google, Map data ©2017 Google United States 20 ft



Life Time Athletic

3.2 ★ ★ ★ · 58 reviews

Gym

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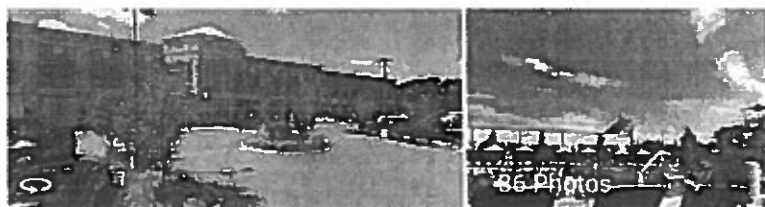
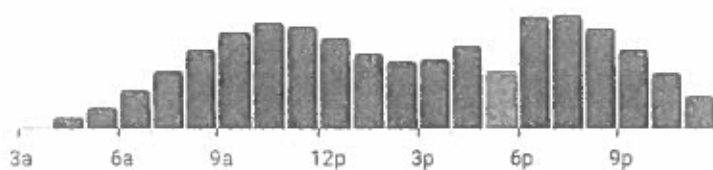
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LIVE

Less busy than usual



Review summary



3.2



58 reviews



"Better gyms in the area where you will be treated like a person."



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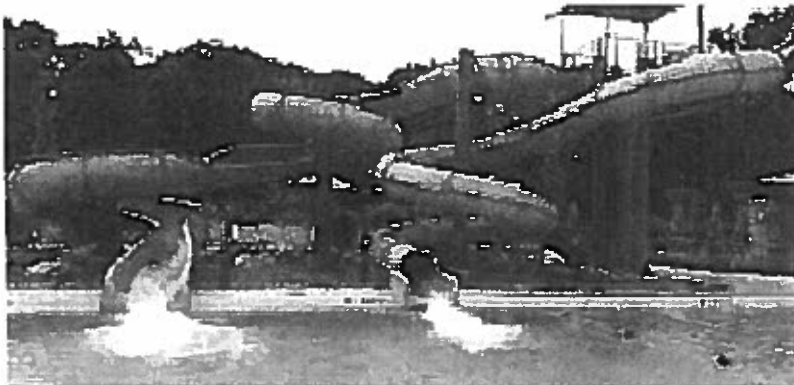
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Life Time Athletic

4.1 ★ ★ ★ ★ • 57 reviews

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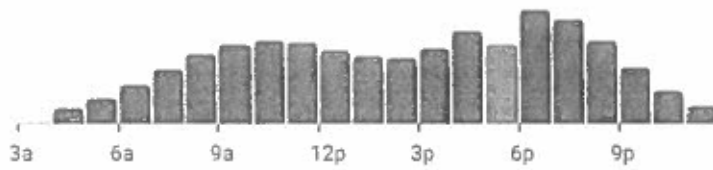
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8/7/2017

Life Time Athletic - Google Maps

LIVE

A little busy



Review summary



"Great service, family oriented and best place to workout"



"One thing I appreciate is the showers are clean and plenty of towels."



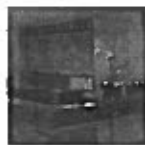
"Country club atmosphere, friendly staff."

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Rye YMCA
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APPLICANT'S ORIGINAL DEFINITION

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, medispa 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.

APPLICANT'S MODIFIED DEFINITION

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.

Zoning Board
888 Washington Blvd.
Stamford, Ct. 06901

263 Mill Rd.
Stamford, Conn.
April 2, 2018

Re: ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC

Chairman, and Zoning Board members:

I won't be directly affected if you approve this text change, since I live about 5 miles away from the impacted site. However, like all Stamfordites, I depend on Zoning and the Land Use Boards to guarantee a consistent stability of my residential zoning, which prevents negative disruptions to my neighborhood. We buy our homes knowing the nature of our neighborhood, and what is and is not allowed nearby- which insures our life styles and real estate values.

We have a 2-tier system in Stamford- a Master Plan, which lays out general usages, and Zoning, which deals with the nuts and bolts of these usages. The Master Plan- long ago- stated that their "Category 8" - which underlies C-D zoning, can *not* have this type of Gymnasium Use. When this application came to them they unanimously denied it- since it is 180 degrees different from what they have laid out. If the Zoning Board, with an approval here, can turn on its head what Planning has banned, and now unanimously vetoed, what protections do I, or anyone else in Stamford have that something equally onerous won't be done in our neighborhood also?

Thank you.

Sincerely,



Hélène Devin