

# **Planning Board Meeting**

## **August 8, 2017**

**STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES - TUESDAY, AUGUST 8, 2017  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT**

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jennifer Godzeno; Jay Tepper, Vice Chair and Michael Totilo. Alternates: Michael Buccino, William Levin and Roger Quick. Absent: Claire Fishman, Secretary & Voting Member. Present for staff: David W. Woods, PhD, AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:35 p.m. and introduced the members of the Board and staff present. Ms. Dell opened the meeting with the first item on the agenda.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC ("HRREO") - 0 TURN OF RIVER ROAD c/o AGENT, LISA FEINBERG OF CARMODY TORRANCE SANDAK & HENNESSEY - Text Change:** Applicant is seeking to amend Section BBB-C-D Designed Commercial District. The property in question is known as High Ridge Office Park (the "Property") and is comprised of two (2) legal parcels totaling approximately 38.8 acres. HRREO is the current owner of the office park which was originally built in the 1970s. HRREO has the opportunity to construct a family recreational fitness facility on the Property which will be known as Life Time Fitness.

William Hennessey and Lisa Feinberg, attorneys with Carmody Torrance Sandak & Hennessey, LLC made an extensive presentation for the applicant, High Ridge Real Estate Owner, LLC (HRREO). In addition to Bill and Lisa, the following people also spoke:

- Peter Duncan (President & CEO, George Comfort & Sons)
- Andrew Joseph (George Comfort & Sons)
- Steve Ketchabaw (George Comfort & Sons)
- Aaron Koehler (Life Time)

The following people, who submitted a written request, also spoke:

- Hank Cuthbertson (President, Sterling Lake Association)
- Steven Grushkin (Wofsey Rosen Kweskin & Kuriansky - representing Paul & Nan Gordon who own property adjacent to the parcel affected by the proposed Text Change)
- Marshall Kurland (CEO, Jewish Community Center of Stamford)
- Thomas Lombardo (North Stamford Association)

*Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board:*

Since the Staff Report (*Attachment #1*) was finished after we received the letters from Lynn Drobbin, Chair of HPAC and from Thomas Madden, Director of Economic Development, below are a few staff comments for your use. In reviewing these letters a number of issues are appropriate for the Planning Board to weigh on its recommendation to the Zoning Board on this Text Amendment:

- a. The primary reason for establishing Master Plan Category 8: Mixed Use - Campus was to provide the creative alternate reuses for underutilized and aging office park buildings in the City - especially juxtaposed to the vacant Class A office space downtown.

- b. While it is understandable that HPAC wishes to preserve the building and their recommendation is not supportive of this Text Change since this Text Change “may advance demolition options for other important buildings in this office complex, as well as similar C-D districts in the community,” and that “this building, which is eligible for National Register listing, would qualify for State and/or Federal tax credits.” HPAC also argues that “there may be other options for the owners to encourage renovations and compatible uses that may preserve this building.”
- c. There is also potential historical value in this building as it was designed by the late architect, Victor Bisharat, in the 1960s. Along with High Ridge Park, Mr. Bisharat also designed many of the most distinctive buildings in Downtown Stamford such as One Landmark Square, St. John’s Towers and One Stamford Forum.

Staff Comments: It is questionable whether HPAC even has jurisdiction to make a recommendation on a Text Change, but only on actual site plan proposals. Taking that issue aside however; from a planning perspective, some issues for the Planning Board to consider are: (1) while the issue is true that demolition of outdated suburban style office buildings may be advanced, it needs to be recognized that demolition of an outdated building may be in the best interest of the City; (2) While it’s true that this building is eligible for the National Register listing it doesn’t mean that it will be, and more importantly, given the cost to upgrade this building to serve current business needs [see discussion of Memorandum from Thomas Madden, approximately \$30 million] the suggestion of tax credits, given the State and Federal budget woes, seems unlikely [and these sources have never come close to \$30 million]; and finally, (3) given that the cost of renovation to preserve the building is laudable, it’s not very realistic given the existing office inventory nor a non-profit pay at a minimum of \$35 a square foot in rent.

- d. As Thomas Madden, Director of Economic Development, pointed out in his memorandum, the renovation costs would be at a minimum \$30 million to bring the building up to current building standards.
- e. This Text Change only provides a window for potential applicants in all of the C-D Sites, MP Category 8 sites throughout the City, especially relating to demolishing of offices to develop another use.
- f. Finally, a number of letters dealt with the issue of traffic impacts, and while one of my specializations in planning is transportation, I am not a traffic engineer. However, if the Zoning Board approves this Text Change, by the time the applicant comes back with the site & architectural plans, the City’s new Traffic Engineer, Garrett Bolella, PE (starting at the end of August) will provide a letter assessing the Traffic Engineer’s findings.

The Board decided to **TABLE** this item until a future meeting to perform further due diligence on this application. After a considerable discussion, Mr. Tepper made a motion to **TABLE** this agenda item until a future meeting; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

***NOTE: For the public record and as reference to the discussion above, various letters and documents were received prior, during and after the meeting. Please see Attachment #2.***

Ms. Dell called for a 15 minute break at 9:15 p.m.

Ms. Dell resumed the meeting at 9:30 p.m. and asked for a motion to move the two (2) agenda items listed under Request for Planning Board Authorization forward before the last three (3) Zoning Board Referral items - ZB #217-14, #217-15 and #217-30.

Ms. Godzeno made the motion to bring forward Item #1 - Lease Agreement between the Board of Education and the Old Town Hall QALICB, LLC; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

Mr. Tepper made the motion to bring forward Item #2 - Anthony G. Scalzi - Parking Easement Map ; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

**REQUEST FOR PLANNING BOARD AUTHORIZATION:**

1. **LEASE AGREEMENT BETWEEN THE BOARD OF EDUCATION AND THE OLD TOWN HALL QALICB, LLC (OTHRA):** The Board of Education is seeking Planning Board approval of an amended lease agreement with OTHRA for the use of the Old Town Hall for Adult and Community Education Programs, supporting office space and any other use consistent with the normal operations of the Stamford Public Schools. The lease terms would be as follows:

- Approximately 10,161 sq. ft. at the Old Town Hall - 175 Atlantic Street
- Rental fee of \$169,870.83 through June 30, 2018; \$217,300.00 for the 2nd year and 2.5% increase every year thereafter.
- Lease will start on September 6, 2017 for ten (10) years with two (2) additional 5-year options.

Dr. Woods explained that on May 9, 2017 the Planning Board recommended approval of this lease between the Board of Education and the Old Town Hall. Since that date, the lease terms have been slightly modified to benefit both parties. After a brief discussion, Mr. Tepper recommended approval of the Lease Agreement between the Board of Education and the Old Town Hall QALICB, Inc. (OTHRA) and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

2. **ANTHONY G. SCALZI - PARKING EASEMENT MAP:** As part of the approval of the UCONN building the street was decommissioned, which inadvertently eliminated seven (7) parking spaces allotted to Anthony Scalzi when approving the existing 3-story adjacent building. Therefore, this easement of City property will replace those seven (7) parking spaces. After a brief discussion, Mr. Totilo recommended approval of the Anthony G. Scalzi - Parking Easement Map and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

**ZONING BOARD REFERRALS (Continued):**

Nicholas Ahuja, attorney for the applicant, made a presentation on Item Nos. 3 & 4 below.

2. **ZB APPLICATION #217-14 - AHUJA HOLDINGS, LLC - 831-833 HIGH RIDGE ROAD - Text Change:** Applicant would like to amend Section 19.3.2.e. and to exempt Clinic (No. 23.1) from Special Standards for single family districts for Special Exception uses and to amend Appendix A - Table II to change the Special Exception review authority for No. 12 Clinic (Use No. 23.1) from "A" to "B" in the R-10 District.

*Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board:*

As per the attached Staff Report (*Attachment #3*), staff recommended the Planning Board deny the proposed Text Change of the Zoning Regulations to reflect that Special Exceptions in the R-10 Zone for a Medical Clinic be reviewed by the Zoning Board instead of the Zoning Board of Appeals ("ZBA") for the following reasons:



- With very few exceptions, all Special Exceptions in residential districts are under the purview of the ZBA which has long experience and expertise with these types of applications, arguably more so than the Zoning Board.
- It is not clear why medical clinics in R-10 residential districts should be subject to review by the Zoning Board.
- There is no evidence that the applicant, with full disclosure and a much smaller proposed development and more limited parking, could not gain Special Exception approval for a medical clinic.
- The application could create a precedent with many unintended consequences for R-10 Districts in almost every neighborhood in the City including North Stamford, Shippan, Westside, Springdale, and the Cove.

Staff recommended the Planning Board deny the second proposed Text Change to the Zoning Regulations to reflect that a Clinic is exempt from the Special Standards set forth in Section 19.3.2.(e) for the following reasons:

- The applicant's request for easing the Standards is based on an erroneous assumption. Consequently, there is no need for relaxing the Standards.
- If there were to be a hardship now or in the future, applicant could seek relief through a Variance.
- If approved, the proposed Text Change would apply to all Clinics in residential areas. The consequences of this have not been studied.

After a brief discussion, Mr. Tepper recommended denial of **ZB Application #217-14** and finds this request to be inconsistent with the 2015 Master Plan Category #2 (Residential-Low Density Single Family) and incompatible with the neighborhood; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

3. **ZB APPLICATION #217-15 - AHUJA HOLDINGS, LLC - 831-833 HIGH RIDGE ROAD - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to construct a 7,000 sq. ft. medical clinic along with associated site improvements to provide outpatient services for acute and chronic medical conditions on a non-emergency basis. Property is located in the R-10 Zone.

*Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board:*

Staff recommended that the Planning Board deny of the Special Exception and Site & Architectural Plans and/or Requested uses for the following reasons:

- As proposed, the building is much too large for the residential site more consistent with the single-family character of the neighborhood; therefore, the applicant should resubmit a proposed building much smaller (no more than 4,000 sq. ft.) that meets all side yard and front yard setbacks and would not provide ingress/egress on the northeast corner along Donata Lane.
- The applicant has not provided a rationale for the requested 35 parking spaces, which is approximately 60% more than the Zoning requirement for on a building of this size and use.

After a brief discussion, Mr. Tepper recommended denial of **ZB Application #217-15** and finds this request to be inconsistent with the 2015 Master Plan Category #2 (Residential - Low Density Single Family) and incompatible with the neighborhood; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo).

**NOTE:** *For the public record and as reference to the discussions above, various letters and documents were received prior, during and after the meeting. Please see Attachment #4.*

*At the request of the applicant, the following item has been moved to the end of the Zoning Board Referral section on the agenda.*

4. **ZB APPLICATION #217-30 - RMS COLONIAL ROAD, LLC - 159 COLONIAL ROAD - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is proposing to construct twenty-five (25) single-family detached homes, thirty-seven (37) town- houses and twenty-nine (29) visitor parking spaces on ±4.5 acres of property. Site amenities include a community building with a lounge, exercise room and outdoor pool & patio. Property is within the RM-1 zoning district.

Richard Redniss, of Redniss & Mead, made a presentation and be available afterwards to answer questions.

*Following is additional information provided by Dr. Woods prior to the meeting from the Memo to the Board and the Land Use Bureau Staff Report (Attachment #5):*

**STAFF DISCUSSION:**

Given the Planning Board's long standing affordable housing planning principles, staff has issues and concerns regarding how this application is being proposed, including the following.

- From a planning perspective, this proposal for both fee-in-lieu instead of onsite units and density bonus does not further the affordable housing goals of neither the 2002 Master Plan nor the 2015 Master Plan. The fee-in-lieu alternative is designed for large-scale residential developments close to major transportation facilities, e.g., walking distance to the Stamford Transportation Center. However, given that this development proposal is in an established neighborhood, and given there is a huge shortage of affordable units in particular for families with children, these Special Exceptions insufficiently advance the Master Plan strategy to "maintain a diverse housing stock and provide continued housing opportunities for low- and moderate-income households."
- While it is understandable from a developer's position to propose fee-in-lieu instead of providing the BMR units onsite given the difference in costs to the developer, it would be seen by the developer as a good deal. That is, using the applicant's numbers fee-in-lieu is "based on 2017 median income level for Stamford, that payment would be approximately \$1,490,832 ( $\$142,800 \times 145\% \times 7.2$ ); as compared to basing on a conservative sale price of \$500,000 per unit  $\times 7.2 = \$3,600,000$  or a difference of approximately \$2,109,168.
- Even though zoning allows for a density of up to 15 units per acre when using the BMR density bonus and the proposed development is at 14 units per acre, the density seems high given the densities in the surrounding areas. From a policy perspective, in order to achieve the goals highlighted in the City's Master Plans with regard to affordable housing, a bonus should not be provided for a development project if the units are not provided onsite. While the Regulations are not explicit in the case of BMRs, other bonuses, for example for historic preservation, are linked to the site. In particular in a situation where the fee-in-lieu, as outlined above, seems to be quite advantageous to the developer adding an additional bonus seems counter-indicative to stated policy goals. That is, either provide no fee-in-lieu and receive density bonuses, or provide a hybrid of on-site and fee-in-lieu, and to not receive density bonuses.
- Other questions that are problematic to staff include: (1) with 3-bedroom units, clearly children are anticipated, but the play area seems, in particular because there is very little private yard space, very small. In addition, in the current version of the site plan it is tucked away and separated by a driveway from the pool area; (2) Is there enough landscaping for residents and visitors compared to surrounding areas and the suburban character the district attempts to achieve; and (3) what is the pedestrian connectivity given that the applicant proposes an eight foot wall dividing the western portion with the eastern portion?

Staff Recommendation: While the overall concept is appropriate for this neighborhood and this site, given the issues raised above, the Planning Board has a couple of decision options:

- a. After listening to the applicant's narrative, recommend approval as proposed; or

b. Recommend that the Zoning Board deny the application of the two Special Exceptions relating to the fee-in-lieu for BMRs and the density bonus (10 units), as well as the Site & Architectural plans as proposed. If the Planning Board chooses the second option, staff recommends that the Planning Board include the following conditions for the Zoning Board:

- Require all BMRs onsite or approve a hybrid of fee-in-lieu payment and on-site BMRs and deny the BMR Bonus Special Exception;
- Approve fewer units to lessen the density of the development;
- Require the applicant to revise the site plan to include a considerable play area for children connected to the pool area; and
- Require the applicant to provide better pedestrian connectivity within the site.

After a brief discussion, Mr. Tepper recommended approval of **ZB Application #217-30** and finds this request to be consistent with the 2015 Master Plan Category #3 (Residential - Low Density Multifamily) and compatible with the neighborhood; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Tepper and Totilo - For / Levin - Against).

**Attachment #6** - Letter from Richard Redniss of Redniss & Mead dated August 7, 2017 in response to Staff Comments.

**PLANNING BOARD MEETING MINUTES:**

Meetings of 06/27/17 & 06/28/17

**Meeting of 06/27/17:** After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Minutes of June 27, 2017; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Godzeno, Tepper and Totilo). (Mr. Levin was absent and not eligible to vote.)

**Meeting of 06/28/17:** After a brief discussion, Mr. Quick moved to recommend approval of the Planning Board Minutes of June 27, 2017; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Quick, Tepper and Totilo). (Ms. Godzeno was absent and not eligible to vote.)

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

08/29/17

09/12/17

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 11:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video and audio tape 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.



**PLANNING BOARD MEETING**

**AUGUST 8, 2017**

**ZB APPLICATION #217-01**

**HIGH RIDGE REAL ESTATE OWNER, LLC  
0 TURN OF RIVER ROAD**

**ATTACHMENT #1**

**Staff Report**



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## STAFF REPORT

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**TO:** CITY OF STAMFORD PLANNING BOARD  
**FROM:** DAVID W. WOODS, PhD, AICP, PRINCIPAL PLANNER, VINEETA MATHUR, AICP, ASSOCIATE PLANNER  
**SUBJECT:** ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC  
**ADDRESS:** 0 HIGH RIDGE PARK ROAD  
**DATE:** August 8, 2017

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**MASTER PLAN:** CATEGORY NO. 8: Mixed Use – Campus  
**ZONE:** C-D

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### Highlights

The applicant, High Ridge Real Estate Owner, LLC (HRREO) is seeking to add a definition for Gymnasium or Physical Culture Establishment to Section 3 of the Zoning Regulations and modify Section BBB-C-D Designed Commercial District to add this use to the list of permitted uses in this District. This would allow the applicant to apply to develop a health and fitness center within High Ridge Office Park, after demolishing an existing, approximately 86,500 sq.ft. vacant office building. **Please note:** Currently, the applicant is seeking a text change only. The plans presented for this application are illustrative. Per the existing Zoning Regulations and proposed text amendment, the applicant has to request approval for site and architectural plans and special exception approval in a separate application that requires review and by the Planning and Zoning Boards.

### Existing conditions

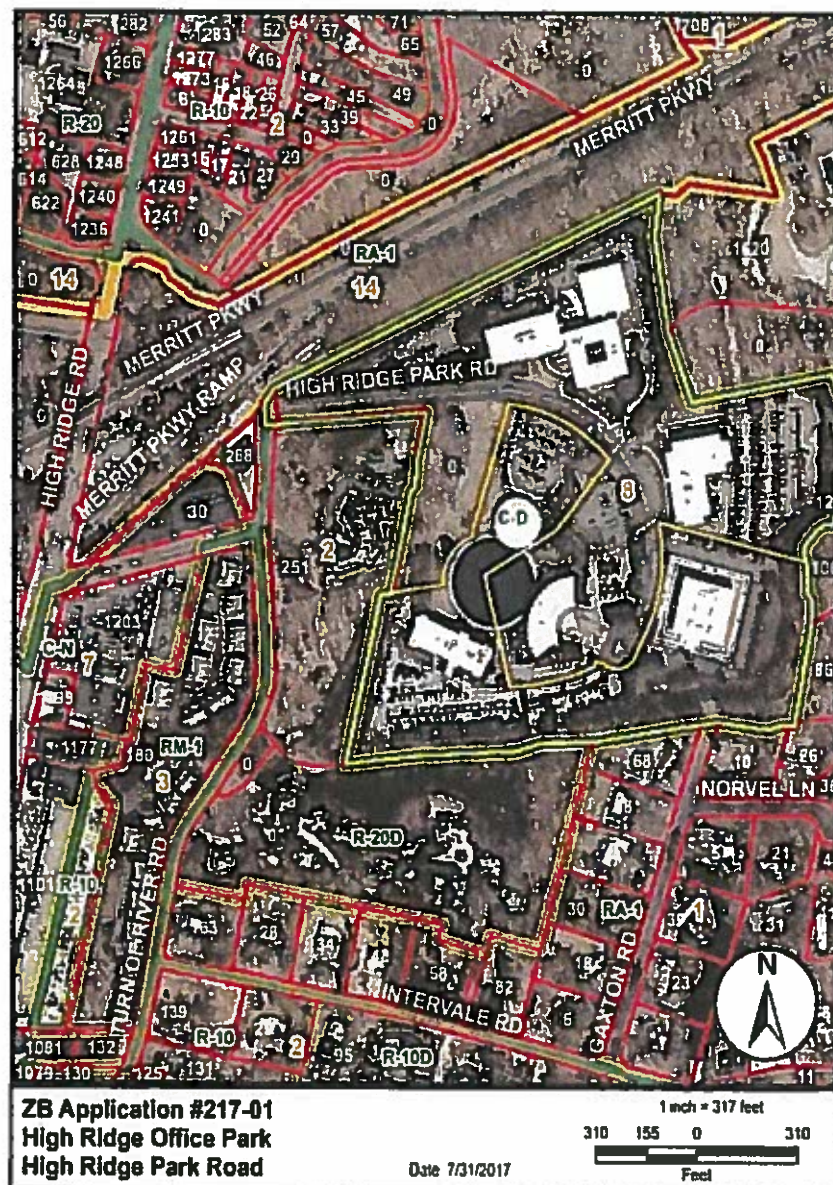
The proposed text change application applies to all C-D zoned properties. One of these properties is owned by the applicant and known as High Ridge Office Park (the "Property"). It is comprised of two (2) legal parcels totaling approximately 38.8 acres, located just south of the Merritt Parkway between High Ridge Road and Newfield Avenue. The site has one entrance which can be accessed through Turn of River Road and Buxton Farm Road, the latter connecting to High Ridge Road just south of Exit 35 of the Merritt Parkway. The area to the west of the office park is occupied by 'Sunrise of Stamford' assisted living facility. The area south of the site contains a cluster of single family residences named 'Sterling Lake' located in the R-20 designed district. The area to the north east of High Ridge Park is occupied by the Italian Center and single family homes on Newfield Avenue in the RA-1 zoning district. HRREO is the current



owner of the office park which was originally built in the 1970s and consists of six office buildings. A circular reflecting pool is located at the center of the office park. HRREO is now engaged in lease negotiations with Life Time to facilitate a new Life Time facility on the Property which would replace Building 3.

#### Text Amendments

The proposed text amendment to the C-D district would add "Gymnasium or Physical Culture Establishments" to the list of permitted uses in this Districts to allow adaptive reuse of office parks with this use under certain conditions. It would also incorporate standards for environmentally sensitive design and assure that existing non conformances are not increased.



### **Issues for consideration**

**A. Compatibility with the Stamford Master Plan** (Master Plan Category 8, Mixed Use – Campus). The proposed text amendment would facilitate reuse and/or redevelopment within an office park in accordance with the Master Plan. Office parks have remained stagnant and underutilized. The Master Plan recommends the redevelopment of these sites with a low intensity mix of uses if they retain a landscaped ‘campus’ setting, in tune with existing buildings on the site and the surrounding area.

The Master Plan establishes the following four criteria for the adaptive reuse of existing office parks that need to be considered by the Board:

**(1) *Compatibility with adjacent uses and residential areas***

The proposed health and fitness facility is compatible, both with the office uses on the site and with the surrounding residential uses. Per Article II Section AA 1.3 h, clubs, including swim, tennis and other clubs allowing for physical activity are, by Special Exception, permitted even in the lowest density districts, as they provide an amenity to residents. However, appropriate measures must be taken, e.g., by requiring buffers, location of outdoor facilities away from neighbors and enclosure of uses to ensure residential neighbors are properly protected.

**(2) *Superior design including landscape design to buffer this use from adjacent residential uses***

The text changes proposed would allow the impervious coverage to increase from 40% currently allowed in the C-D district to 50%. The current impervious surface on the HRREO site is legally nonconforming today at approximately 50%. Efforts should be made to limit impervious surfaces more aggressively than proposed to best protect open space and the campus-like setting and to implement Low Impact Development principles (LID), as required by State and Federal regulations. Upon submittal of the site and architectural plans, staff recommends that the applicant provide a breakdown of the impervious coverage between the amount that currently exists and what is proposed. Other sustainability measures which improve the overall drainage, water quality and landscape design of the site should be utilized to maintain the pervious surface on site.

**(3) *Superior traffic management***

The applicant has produced a *Traffic Access and Impact Study* by Frederick P. Clark Associates, which indicates a slight increase on Saturday and an actual decrease in traffic during weekday peak periods for the proposed health and fitness use when compared to a viable office use.

The consultant used as an alternative the potential reuse of the existing building for medical office, one of the few viable as-of-right uses, and found that the permitted medical office use would have a greater traffic impact during peak hours than the Life Time use. Thus, this



application meets the requirement that the new use *results* in “no net increase in traffic impact compared with office buildings.”

***(4) Compliance with the goal of directing most commercial development to Downtown,***

The proposed “Gymnasium or Physical Culture Establishment” use is a service-based use meant to complement other residential and commercial uses. Allowing this use to replace existing office space within the C-D zone would actually result in a net decrease in commercial development outside of the Downtown.

***(5) Compliance with design guidelines.***

The current application only requests text change approval. A detailed design review will be warranted at the time site and architectural plan and special exception applications are made. The proposed text amendment should better facilitate good design standards by incorporating site and architectural design criteria including compatibility with the suburban context and development of a cohesive relationship among buildings. Entrances should be designed to facilitating pedestrian and vehicular connections within the park; the buildings should be designed to create an attractive environment at the pedestrian scale. All new parking structures should be enclosed and integrated into the development behind active uses. Loading and service areas should be required to be screened from pedestrian views by landscaping.

**B. Sustainable development**

In order to achieve the superior design the Master Plan requires for the adaptive reuse of office parks, staff recommends that the applicant incorporate sustainability measures within the proposed text to enhance the natural features of the site, to the maximum extent possible. Staff recommends that these measure should include consolidation of parking areas to minimize the impervious coverage on site and encouragement of bike and transit use through provision of visible and easily accessible bike racks and shuttle service. The proposed buildings should be built to high sustainability standards in terms of energy efficiency, green infrastructure (green roofs, water harvesting) and use of sustainable building and landscaping materials.

**REFERRAL COMMENTS**

**Director of Economic Development:** see letter from Thomas Madden, AICP

**HPAC:** see letter from Lynn Drobbin, Chair

**STAFF COMMENTS**

Development of Stamford's Office Parks has been languishing and they are an underutilized asset for both their owners and the City. This is why the Campus Mixed-Use category was included in the Master Plan. However, because of their context in low density areas and the potential significant impacts, redevelopment of this site needs to be carefully planned.

Given that this application is for text changes only and is consistent with the purpose of Category 8 of the Master Plan, staff recommends approval.

# **PLANNING BOARD MEETING**

**AUGUST 8, 2017**

**ZB APPLICATION #217-01**

**HIGH RIDGE REAL ESTATE OWNER, LLC  
0 TURN OF RIVER ROAD**

## **ATTACHMENT #2**

- **Requests to Speak**
- **Letters of Opposition-Received prior to meeting**
- **Documents Received at meeting**
- **Comments received post meeting**
- **Transcript of comments delivered by Hank Cuthbertson,  
President, Sterling Lake Association**





# REQUESTS TO SPEAK



**From:** Hank Cuthbertson <[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)>

**Date:** July 25, 2017 at 1:57:56 PM EDT

**To:** "Dell, Theresa" <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>, "Capp, Lesley" <[lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov)>

**Subject:** Life Time Fitness - August 8th Planning Board Meeting

Dear Ms. Dell,

My understanding is that the Life Time Fitness application # 201-01 will be on the August 8th Planning Board agenda. I am the president of the Sterling Lake Association. We abut the High Ridge Office Park parcel, where Life Time Fitness wants to build their facility. I have previously asked and have been granted the approval to speak when their application comes before your board.

I would like to confirm that I will be allowed to speak at your August 8th meeting if the Life Time Fitness application will be heard then. I would also like to request that our lawyer be allowed to address your board on our behalf.

Please confirm my appearance and let me know if our lawyer will be allowed to speak as well. I need to have this dual confirmation within the next few days so that I can tell them to prepare their remarks.

Thank you for your help with this matter.

Sincerely,  
Hank Cuthbertson  
President Sterling Lake Association  
203-461-9501



**Capp, Lesley**

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**From:** Dell, Theresa  
**Sent:** Friday, March 24, 2017 10:45 AM  
**To:** Hank  
**Cc:** Woods, David; Capp, Lesley  
**Subject:** Re: Application # 217-01 - Meeting Request (4/25/17)

Dear Mr. Cuthbertson,

Thank you for your email. Yes, the application was pulled from the agenda and at this time we do not know when it will return. The Planning Board does not discuss an application, with the public, before it is on our agenda, so we cannot have anyone speak before us on a pending application at one of our meetings. If your organization has major concerns you can bring them directly to the attention of the applicant. You can call the office (203-977-4076) and Ms. Capp will give you the name of a contact person on the application.

As a rule, on a referral application, we do not hold a public hearing (the Zoning Board has that responsibility) we do not allow the public to speak. As this seems be a controversial application, as we have received many letters on this application, the Planning Board does make exceptions and allow a few representatives of the public to speak. That was our intention with your request.

When the application is resubmitted, it will be posted with the Town Clerk and our our web site. We will keep your letter on file and Ms. Capp will call you personally to let you know of it resubmission agenda date and at that time you will have your opportunity to voice your issues on this application.

Sincerely, Theresa Dell, Planning Board Chair  
3/24/2017

Sent from my iPad

On Mar 24, 2017, at 9:54 AM, Hank <[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)> wrote:

March 24, 2017

**Via E-mail and Regular Mail**

Theresa Dell, Chair  
Stamford Planning Board  
888 Washington Boulevard  
7th Floor  
Stamford, CT 06901

**Re:**  
**Application # 217-01**

Dear Ms. Dell,

I reside at 181 Turn of River Road, and I am also the president of the Sterling Lake Association, a homeowner's association that neighbors the High Ridge Park office complex on Turn of River Road. I have previously written to express my opposition to the proposed zoning regulation text change that would apply to the building #3 parcel in the High Ridge Park office complex. By e-mail of March 13, 2017, I also requested that I be placed on the agenda of the Planning Board meeting to speak when this application was discussed. I was originally told that the application would be on the Planning Board Agenda for March 21, 2017. However, I understand that there was no discussion of the application on that date. I am now writing to formally request a meeting with the Planning Board to discuss my opposition whenever the Planning Board next convenes. Please let me know when such a meeting can be held, and if there is any further information I can provide.

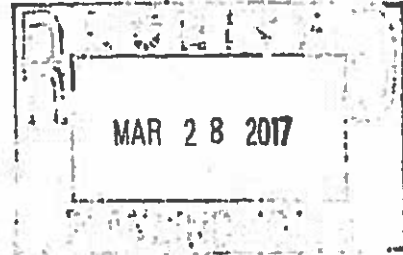
Respectfully yours,

Hank Cuthbertson  
President, Sterling Lake Association  
181 Turn of River Road  
Unit 7  
Stamford, CT  
203-461-9501  
[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)

March 24, 2017

**Via E-mail and Regular Mail**

Theresa Dell, Chair  
Stamford Planning Board  
888 Washington Boulevard  
7th Floor  
Stamford, CT 06901



**Re: Application # 217-01**

Dear Ms. Dell,

I reside at 181 Turn of River Road, and I am also the president of the Sterling Lake Association, a homeowner's association that neighbors the High Ridge Park office complex on Turn of River Road. I have previously written to express my opposition to the proposed zoning regulation text change that would apply to the building #3 parcel in the High Ridge Park office complex. By e-mail of March 13, 2017, I also requested that I be placed on the agenda of the Planning Board meeting to speak when this application was discussed. I was originally told that the application would be on the Planning Board Agenda for March 21, 2017. However, I understand that there was no discussion of the application on that date. I am now writing to formally request a meeting with the Planning Board to discuss my opposition whenever the Planning Board next convenes. Please let me know when such a meeting can be held, and if there is any further information I can provide.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "Hank Cuthbertson". The signature is written in a cursive style with a horizontal line extending to the right.

Hank Cuthbertson  
President, Sterling Lake Association  
181 Turn of River Road  
Unit 7  
Stamford, CT  
203-461-9501  
hankcuth@hotmail.com

**From:** Hank <[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)>

**Date:** March 3, 2017 at 3:40:31 PM EST

**To:** "[ldell@stamfordct.gov](mailto:ldell@stamfordct.gov)" <[ldell@stamfordct.gov](mailto:ldell@stamfordct.gov)>, "[lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov)" <[lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov)>

**Cc:** Vineeta Mathur <[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)>

**Subject:** Planning Board Meeting Agenda

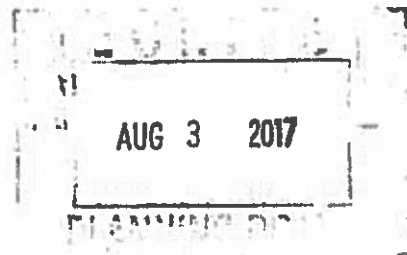
Dear Ms. Dell,

Would you please put me on the agenda for the Planning Board meeting where the zoning code text change for the High Ridge Office Park fitness center will be discussed. I am the President of the Sterling Lake Association.

Thank you,  
Hank Cuthbertson

ABRAHAM WOFSEY 1915-1944  
MICHAEL WOFSEY 1927-1961  
DAVID M. ROSEN 1948-1967  
JULIUS B. KURIANSKY 1952-1992  
SYDNEY C. KWESKIN 1946-1998  
MONROE SILVERMAN 1925-2003  
SAUL KWARTIN 1951-2008  
EMANUEL MARGOLIS 1906-2011

WOFSEY  
ROSEN  
KWESKIN &  
KURIANSKY, LLP



ANTHONY R. LORENZO  
HOWARD C. KAPLAN  
JUDITH ROSENBERG  
EDWARD G. MELLICK  
OF COUNSEL

600 SUMMER STREET • STAMFORD, CT 06901-1490 • www.wrkk.com • 203-327-2300  
• FAX 203-967-9273

August 1, 2017

Via First-Class Mail and E-Mail (LCapp@StamfordCT.gov)

Theresa Dell, Chair  
Stamford Planning Board  
888 Washington Boulevard  
7th Floor  
Stamford, CT 06901

Re: Application # 217-01

Dear Ms. Dell:

I understand that an application for a text change of the Stamford Zoning Regulations bearing the above application number, submitted by High Ridge Real Estate Owner LLC, has been referred to the Stamford Planning Board, and that it is expected to be on the agenda for the Planning Board's August 8, 2017 meeting. My office represents Paul and Nan Gordon, who own property adjacent to the property affected by the proposed text change. My clients have asked that a member of my firm speak on their behalf at the Planning Board meeting when the above application is discussed. I respectfully request the opportunity to speak at the meeting. Please advise me when the meeting is to be held. Thank you for your attention to this matter.

Sincerely,  
Wofsey, Rosen, Kweskin & Kuriansky, LLP

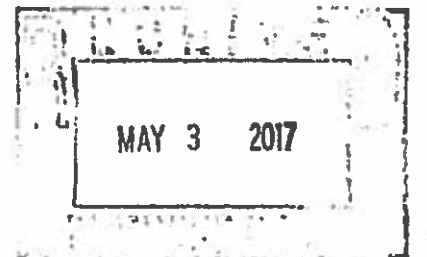
By:   
Steven D. Grushkin

cc: Paul and Nan Gordon

NEW CANAAN OFFICE  
70 PINE STREET  
NEW CANAAN, CT 06840  
TEL 203-972-1700

ABRAHAM WOFSEY 1918-1944  
MICHAEL WOFSEY 1927-1981  
DAVID M. ROSEN 1948-1987  
JULIUS B. KURIANSKY 1952-1992  
SYDNEY C. KWESKIN 1946-1998  
MONROE SILVERMAN 1955-2003  
SAUL KWARTIN 1951-2008  
EMANUEL MARGOLIS 1966-2011

WOFSEY  
ROSEN  
KWESKIN &  
KURIANSKY, LLP



ANTHONY R. LORENZO  
HOWARD C. KAPLAN  
JUDITH ROSENBERG  
EDWARD G. MELLUCK  
OF COUNSEL

600 SUMMER STREET • STAMFORD, CT 06901-1490 • www.wrkk.com • 203-327-2300  
• FAX 203-867-9273

May 1, 2017

Via First-Class Mail and E-Mail (LCapp@StamfordCT.gov)

Theresa Dell, Chair  
Stamford Planning Board  
888 Washington Boulevard  
7th Floor  
Stamford, CT 06901

Re: Application # 217-01

Dear Ms. Dell:

It is our understanding that an application for a text change of the Stamford Zoning Regulations bearing the above application number, submitted by High Ridge Real Estate Owner LLC, has been referred to the Stamford Planning Board. Our office represents Paul and Nan Gordon, who own property adjacent to the property affected by the proposed text change. Our clients have asked that a member of my firm have the opportunity to speak on their behalf at the Planning Board meeting when the above application is discussed. We respectfully request the opportunity to speak at such a meeting. Please advise the undersigned when the meeting is to be held.

Thank you for your attention to this matter.

Sincerely,  
Wofsey, Rosen, Kweskin & Kuriansky, LLP

By:

Steven D. Grushkin

cc: Paul and Nan Gordon

NEW CANAAN OFFICE:  
70 PINE STREET  
NEW CANAAN, CT 06840  
TEL 203-972-1700

## Capp, Lesley

---

**From:** Dell, Theresa  
**Sent:** Monday, August 07, 2017 11:22 AM  
**To:** Capp, Lesley; Woods, David  
**Subject:** Fwd: Submission request - ZB APPLICATION 217-01  
**Attachments:** JCC - ZB APPLICATION 217-01.pdf; ATT00001.htm

For the file... David a possible speaker. .. Teri

Sent from my iPhone

Begin forwarded message:

**From:** Marshall Kurland <MKurland@stamfordjcc.org>  
**Date:** August 7, 2017 at 9:16:35 AM EDT  
**To:** "tdell@stamfordct.gov" <tdell@stamfordct.gov>  
**Cc:** risaraich@gmail <risaraich@gmail.com>, "MayorsOffice@stamfordct.gov" <MayorsOffice@stamfordct.gov>  
**Subject:** Submission request - ZB APPLICATION 217-01

Dear Ms. Dell,

Attached please find a letter of objection from the Stamford JCC regarding ZB Application #217-01, High Ridge Real Estate Owner, LLC ("HRREO") - 0 Turn of River Road. The Stamford JCC will have representatives in attendance and we formally request the meeting chair read this letter at the Planning Board meeting on Tuesday, August 8<sup>th</sup> or a representative from our organization have the opportunity to speak. We would like this letter submitted as part of the official minutes of the meeting. Confirmation of receipt of this email is greatly appreciated.

Many thanks,

Marshall Kurland | Chief Executive Officer  
Jewish Community Center of Stamford  
1035 Newfield Avenue | Stamford, CT 06905 | direct tel 203 487 0940 | [mkurland@stamfordjcc.org](mailto:mkurland@stamfordjcc.org)  
tel 203 322 7900 | fax 203 329 7516 | [www.stamfordjcc.org](http://www.stamfordjcc.org)





**JCC  
Stamford**

Jewish Community Center  
of Stamford  
William and Sally  
Tandet Building  
1035 Newfield Avenue  
Stamford, CT 06905  
203 322-7900  
Fax 203 329-7546

[www.stamfordjcc.org](http://www.stamfordjcc.org)

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Immediate Past President  
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Co-presidents,  
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Beth Baer and Dana Roth

Directors  
Blake Bueckman  
Shani Cohen  
Daniel Kraus  
Jeannie Kriftcher  
Stanley Lee  
Lestie Napach  
Leon Shapiro  
Joshua Walls  
Fred G. Wexler

Chief Executive  
Officer  
Marshall Kurland

A non-profit beneficiary  
agency of United Jewish  
Federation of Greater  
Stamford, New Canaan  
and Danon. *United Way*  
of Western Connecticut,  
and a member of JCC  
Association, Jewish  
Community Centers of  
North America



United Jewish Federation  
OF GREATER STAMFORD, NEW CANAAN AND DANON  
OFFICE: 203.322.7900

August 7, 2017

Re: STAMFORD JCC OBJECTIONS REGARDING ZB APPLICATION #217-01,  
HIGH RIDGE REAL ESTATE OWNER, LLC ("HRREO") - 0 TURN OF RIVER  
ROAD

Dear Ms. Dell and Stamford Planning Board Members:

The Stamford Jewish Community Center (JCC) supports a growing, booming community. We welcome new businesses moving into the community with all of the wonderful benefits that such companies bring to Stamford. We believe, however, that growth in our great City should be done in a manner that makes sense to our community, is consistent with our existing zoning laws and rules, and does not overburden our City's existing infrastructure and services.

Coming soon before the planning board is High Ridge Real Estate Owner (HRREO) / Life Time Fitness, seeking to change the zoning rules and regulations that have been followed by the JCC, other community centers and many other businesses, new and old, for many years. HRREO is seeking a text change to avoid the type of scrutiny needed for a project of this magnitude. As more fully explained below, the Stamford JCC believes that financial modeling and studies should be performed to demonstrate the true benefits of this project, as well as to ensure that this project will not negatively impact City services (i.e. Fire, Police, etc.), and the environment.

Our lawmakers and City representatives thought long and hard when they designated High Ridge Corporate Park for office space and not for recreation. HRREO / Life Time Fitness now come to the board seeking to change this designation. Life Time Fitness hopes to open a facility in which it will operate a fitness center, multiple pools, cafes, child care, spa, summer camps and the list goes on. They hope to have 5,000 members who will be using their facility during all hours of the day and night, weekdays and weekends. However, the High Ridge Road corridor has grown rapidly over the last ten years with new businesses, homes, and apartments coming into this area. Along with this growth has come an increase in the use of the City's existing infrastructure and services.

Thus, we believe an appropriate question to be asked when considering the text change and ultimately this project is what additional burden will this facility, with 5,000 members plus staff, have on the City's police, fire, EMS, and DPW, as well as its sewers, reservoirs, roadways, and storm drains. Already, in the past year, the City has faced a drought which has severely restricted our use of water. How much will a 5,000 member facility increase the use of the City's water? How much additional waste will be generated?

Likewise, we have seen traffic increase in the corridor between the Merritt Parkway and I-95 to the point that Strawberry Hill/Newfield Avenue, Spring Street, High Ridge Road, etc. are now heavily trafficked during the work day. We are not aware of any meaningful study being conducted to determine the impact that the potential membership of Life Time Fitness will have on traffic along these and other roads. Moreover, what impact will this facility have on the Merritt Parkway, especially in the mornings, evenings and on weekends when, use of their facility would be expected to be at its highest?

Also, what impact will the increased traffic in front of the Turn of River fire station have on our community? Will the ability of our firefighters to respond to emergencies be impacted due to increased traffic passing in front of the fire house? Additionally, will our police and EMS be impacted in responding to emergencies?

Similarly, we are not aware of any study being conducted as to the environmental impact of this facility. Idling vehicles that back up in traffic will certainly add emissions and noise pollution to our community.

Undoubtedly, if a text change is not approved, HRREO / Life Time Fitness will appear before the Zoning Board, which will consider these and other issues when deciding whether issuing a variance is appropriate.

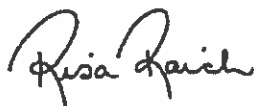
The question is whether the potential quick ingestion of dollars from a big profit company is worth the disruption of the flow and design of our City? Accordingly, we request a detailed financial modeling be performed to demonstrate the true benefits of this specific proposal. Also to be considered is what impact this text change will have on the City as a whole if it is passed and other projects of this nature come into the community.

The veteran, time-tested agencies like ours have followed and respected the rules of the City, often to the detriment of the growth of our agency because it did not make sense to the overall growth of our City. If Life Time Fitness wants to come to Stamford, that's fine, but they should be subject to the same rules, regulations and scrutiny as everyone else in our City, including our agency, other community agencies, businesses and the tens of thousands of residents, voters and taxpayers who have built this City.

Respectfully submitted,



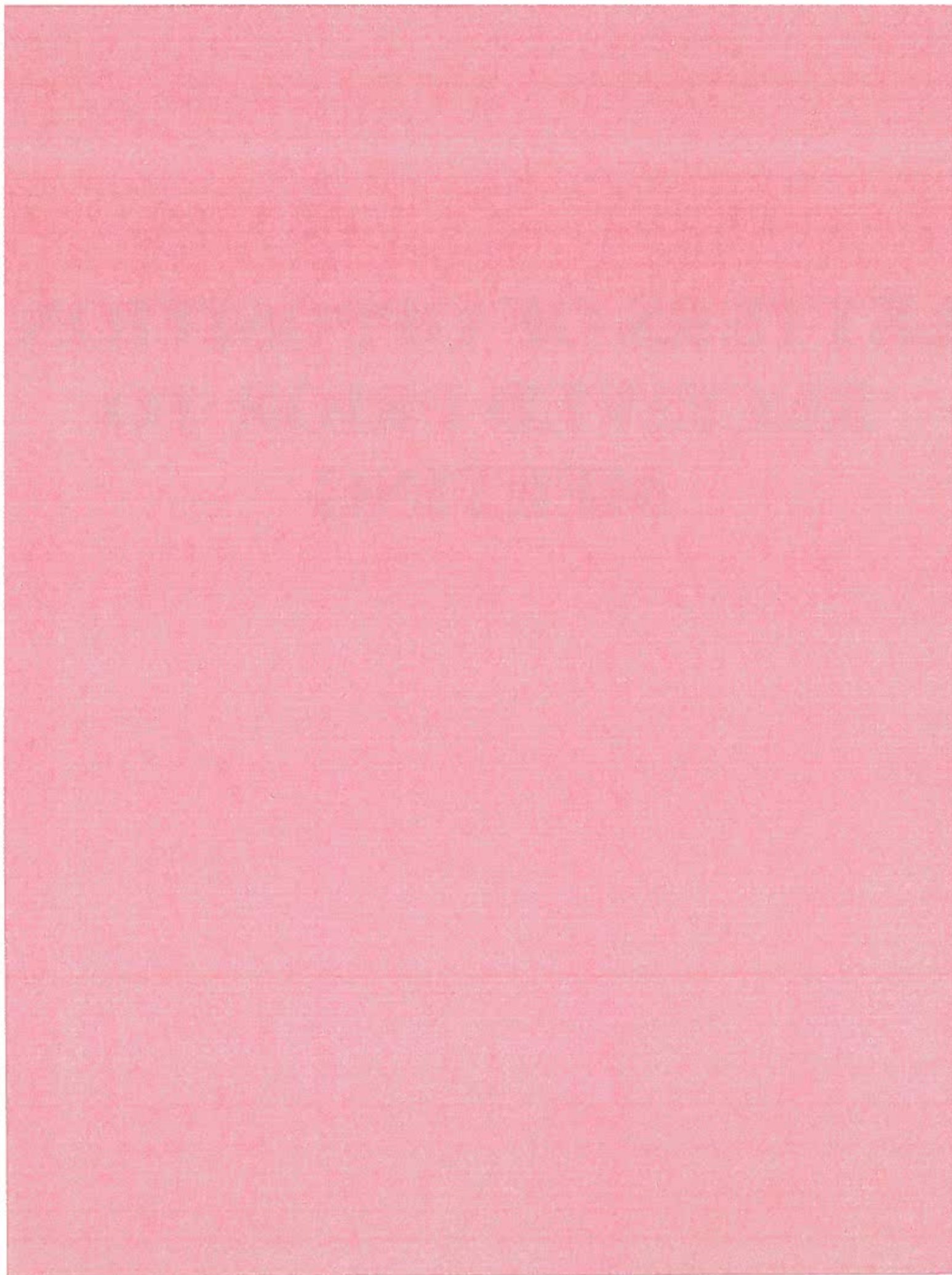
Marshall Kurland  
CEO



Risa Raich  
President, JCC Board of Directors

**LETTERS OF OPPOSITION  
RECEIVED PRIOR TO  
MEETING**





**From:** <[rawolfsohn2@aol.com](mailto:rawolfsohn2@aol.com)>  
**Date:** March 2, 2017 at 10:05:27 PM EST  
**To:** <[ldell@stamfordct.gov](mailto:ldell@stamfordct.gov)>  
**Subject:** Fwd: High Ridge Park Proposal

Dear Ms. Dell,

I am a resident of the Sterling Lake Association and am addressing this letter to you as Chairperson of the Stamford Planning Board.

The proposal to build a Fitness Center at High Ridge Park will totally change the ambience not only of our quiet and secluded residential area but is totally out of keeping with the other company office buildings in the Park.

Specifically The following problems will ensue:

1. There will be a marked increase in noise. The center will have three outdoor pools and be open from early A.M. to late at night. It is going to be used by children and adults.
2. The lighting will shine across the pond and enter our houses at all hours.
3. The traffic already a problem will markedly increase with a projected membership of several thousand.
4. The conservation areas around the pond will further erode.
5. The structure is in full view of our living and bedrooms and the lights and echo of the noise will be further major issues.
6. The property values of a presently unusual area in the city will be profoundly affected. Many of us chose this peaceful area to retire in.
7. The construction over many months will create major displacements and issues.

We in this neighborhood will be most grateful for any help you can give us in maintaining a very fine area of the city.

Very sincerely,  
Alfred Wolfsohn

**From:** Hank <[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)>  
**Date:** March 4, 2017 at 4:10:03 PM EST  
**To:** "[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)" <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>  
**Subject:** Zoning Text Code change for High Ridge Office Park

Dear Ms. Dell,

I am writing to voice my opposition to the proposed zoning code text change that would apply to the building 3# parcel in the High Ridge Park office complex. This text change will allow Lifetime Fitness Inc. to construct a large commercial indoor/outdoor recreational complex on this sight. This would involve the demolition of the existing office building, the construction of a much larger fitness center as well as the installation of two outdoor swimming pools. It will also include a health spa and an "upscale" bistro serving a variety of food and beverages.

The construction of this commercial indoor/outdoor recreational fitness center will permanently alter the basic nature of both Sterling Lake and the High Ridge Office Park. It clearly does not comply with Stamford's Master Plan, the goal and overarching theme of which is to preserve, protect and enhance the quality-of-life and the character of residential neighborhoods.

I live in and am the President of The Sterling Lake Association. Sterling Lake contains thirteen free-standing houses. They are surrounded by Nature Conservancy land. Currently Sterling Lake has the look and feel of a nature sanctuary. The building and outdoor swimming pools would directly abut our pond and our property. It will be clearly visible from both the upstairs and downstairs rooms of mine and my neighbors' homes. The noise from the outdoor swimming pools and the complexes supporting systems would also be clearly audible from our decks and from inside our houses.

The addition of this complex will radically change the basic nature and operation of the High Ridge Park. Currently High Ridge Park is an office park serving people who work "normal business hours", 8 am to 6 pm 5 days a week. The hours of operation of this complex would be from 5 am to 11 pm, 7 days a week, 365 days per year. Representatives from the company confirmed that it will have in excess of 3,000 members. The outdoor swimming pools will be used throughout the summer and programs will serve young children, adolescents and adults.

Traffic on Turn of River Road will be dramatically increased. Currently it is difficult to exit and enter our complex during rush hours. This fitness center and swimming club will increase traffic at all hours of the day and night. This will be especially noticeable in the evening and on weekends.

Lifetime Fitness estimates that the demolition of the existing building and the construction of the recreational complex will take 14 months. This will be a loud, dirty and highly disruptive process. It could easily last months longer. It will surely run through two summers.

The presence of a large, visible and noisy commercially promoted facility in such close proximity to our homes will surely reduce our property values.

We currently live in a very private nature preserve. This development will permanently change the basic character of our residential neighborhood.

Please do whatever you can to stop this development from being built. Thank you for your work on important issues like this.

Sincerely yours,

Hank Cuthbertson  
President, Sterling Lake Association  
181 Turn of River Road, Unit 7  
Stamford, CT  
203-461-9501  
[hankcuth@hotmail.com](mailto:hankcuth@hotmail.com)



**From:** Meera Vasudevan <meeravasudevan@gmail.com>

**Date:** March 6, 2017 at 10:26:42 AM EST

**To:** <idell@stamfordct.gov>

**Subject:** Proposed Zoning Code Text Change - Turn of River Road

Dear Ms. Dell

I believe we live in a lovely town and therefore, have chosen to be a resident of Stamford for the past 25 years. Stamford has greenery, quiet and livable neighborhoods and, so far, a respect for green zones, residential neighborhoods and fostering a sense of family.

I'm writing today because it seems like this is being undermined. I live in Sterling Lake on Turn of River Road, which is a friendly and old neighborhood. It is surrounded by conservancy land, which is a big attraction for home owners here.

Therefore, we were horrified when we were informed that the High Ridge Office Park, which immediately abuts our property, is proposing a zoning code **text change**. They are planning to tear down the building #3 that directly faces our homes, and, over the next year and a half, construct a large fitness club. This would apparently have about 3,000 members using it from very early till late night and will entail close to two years of noisy and polluting construction.

I have to strenuously object to this attempt to alter the zoning code text on the following grounds:

- \* It violates the Stamford Master Plan that protects and preserves the nature of residential neighborhoods.
- \* It will erode our property values, and that is unacceptable that the City of Stamford would allow that to happen to its longtime taxpayers
- \* Vehicle traffic on the narrow Turn of River Road (which doesn't even have sidewalks) will increase exponentially. It's already tricky for us to enter and exit Sterling Lake at peak office times, due to High Ridge Office Park traffic. With this proposed daylong fitness center traffic, it will become dangerous.
- \* It becomes dangerous for our seniors and kids in our neighborhood to merely walk down TOR Road - we do not wish to even contemplate a fatality on our road
- \* The quality of life in what is zoned as a residential neighborhood will deteriorate.

I am not alone in my objection. We have met with the Fitness Center team of architects and planners and their legal team. The meeting was attended by residents from all of Turn of River Road! Everyone objected!

Therefore I would urge you to please take heed of local sentiment of your long term residents and taxpayers over the vested interests of a proposed new developer. Please do not allow this violation of a zoning code.

We wish to retain the charm of Stamford and continue to live here and contribute to it over the years ahead.

Sincerely,

Meera Vasudevan

**From:** Rebecca Mark <[jbmark195@aol.com](mailto:jbmark195@aol.com)>  
**Date:** March 7, 2017 at 10:20:32 AM EST  
**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>  
**Subject:** Re: Fitness Center requiring a text change to zoning.

Dear Theresa Dell

Recently we [residents of Sterling Lake] have been advised by Lifetime Fitness of their wish to replace an existing empty office building in High Ridge Park, with a large fitness center. The intended placement of this facility would 'face' the residents of Sterling Lake.

It should be noted that the present building is very close to existing wetlands. The original construction [1964-5] of the building in questions caused a precarious shift in the water table which has been for Sterling Lake an aggravating and very expensive ongoing upkeep. It's anybody's guess as to what the removal of that building might be regarding the existing wetlands.

As for the facility itself [if it proves to be environmentally sound] it would include outdoor pools, the noise and bright lights that are part of this enterprise would be a terrible change in the tranquil environment we prize, and would surely degrade the value of our properties.

Turn of River Road was never intended to be the 'quick way to the highway' and High Ridge Park and the shopping center and all points north. It is however, just that. The unintended consequence of adding still more traffic to the already over used [poorly maintained road] [without sidewalks] would be a horror.

We're in hopes that the board will consider that this facility would cause serious hardship for those of us living in this neighborhood of Turn of River Road.

Most sincerely,

Mrs. Rebecca Mark

**From:** Marian Freed <[marian.freed@gmail.com](mailto:marian.freed@gmail.com)>  
**Date:** March 9, 2017 at 1:01:52 PM EST  
**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>  
**Subject:** High Ridge Office Park zoning change

Dear Ms. Dell:

I am writing to oppose the text change to the zoning law requested by the owners of the High Ridge Office Park which would allow the demolition of Building number 3 and the construction of a Lifetime Fitness Center.

My husband and I moved to 181 Turn of River Road in Stamford last month after living in our house in Westchester for 32 years. Once we decided to move, we looked on the North Shore of Long Island, New Jersey, Westchester and several communities in Connecticut. We chose Stamford for the vibrancy of the area and Turn of River Road for the peace, tranquility and beauty of the area. A large fitness center would destroy that.

Lifetime Fitness proposes to build a structure that is larger than the current building which they plan to demolish. They have shown us renderings of the proposed building; it is unattractive and out of character with the other buildings in the office park. It would change the basic nature of the office park. Lifetime plans to have three outdoor pools, children's activities, bright lights and operating hours from 5 am to 11 pm. They have indicated that they hope, in fact need, to attract thousands of members to be successful.

The proposed fitness center building would be directly across from all of the properties on the pond and would be highly visible from our living rooms, bedrooms, dining rooms, kitchens and decks. We would lose quiet enjoyment of our house and neighborhood. The very reasons we bought this house will be destroyed. The value of our property will plummet. Traffic which is already a problem on Turn of River Rd. will increase exponentially.

We had some concerns about living across from an office park when we first looked at the house. We went to the zoning boards and were told that the office park had been in existence since the 1960s, had a healthy occupancy and there were no requested zoning changes. Living across from an office park which operates Monday through Friday from 8 am to 6 pm is very different from living across from what is, in effect, an indoor/outdoor recreational center which will operate seven days a week, 18 hours a day.

Lifetime has other facilities. They are all located in areas surrounded by industry or offices. None of them are located so close to a residential area. The specific site they have chosen for this facility is inappropriate for the neighborhood. There are many other vacant sites and buildings in Stamford which would be better suited for a project like this. We hope the Planning Board and Zoning Board will agree that it is important to preserve the character of this lovely residential neighborhood and deny the requested change.

Yours truly,

Marian Freed  
181 Turn of River Road, Unit #5

**From:** Robert Martino <[bob@martinocommunications.com](mailto:bob@martinocommunications.com)>

**Date:** March 9, 2017 at 12:02:33 PM EST

**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>

**Subject:** High Ridge Park Zoning Text Change

Dear Ms. Dell:

The text change to the zoning law proposed by the owners of the High Ridge Office Park would pave the way for a project that would do permanent damage to the way of life in the surrounding residential area. The demolition of Building 3 in the park and construction of a Lifetime Fitness Center (LFC) in its place would cause a sharp increase in noise, night-time lighting, and traffic, affecting all of us who live nearby. The special character of the community where I live, at 181 Turn of River Road, would be destroyed.

Those of us with houses in the Sterling Lake planned community at 181 Turn of River Road moved here because of the peaceful woodland setting. Our houses overlook a pond that is part of a nature conservancy. Even though we are within walking distance of High Ridge shopping and not far from the Merritt Parkway, our enclave is quiet and pleasant.

Building 3 is directly across the pond from houses at 181 Turn of River Road and is visible from our decks, living rooms, dining rooms, and bedrooms, since our houses were designed so that occupants could get as much enjoyment as possible from the view of the pond and the surrounding greenery. As an office structure used primarily by workers who come and go during workday business hours, Building 3 has had a tolerable impact on our lives. That will change drastically if construction of the LFC is allowed.

Far from operating mainly during business hours, the LFC will necessarily attract people coming in before the workday, during it, and long afterwards—say, from 5 a.m. until 11 p.m. And it will operate seven days a week, not five. The volume of people coming and going would be far greater than for an office building. Indeed, representatives of the LFC have said that they need to attract thousands of people in order to be profitable.

—NOISE. The LFC may sound as if it would focus strictly on health and exercise, but it would also function as an outdoor recreational facility, with three outdoor pools, children's activities, and special events. The sounds of these activities—shouting, music, and whatnot—would readily carry across the pond to our houses.

—LIGHT POLLUTION. To accommodate a large volume of cars, the LFC will have an extensive parking area that will necessarily be floodlit after dark. It would be the ruination of the view that we enjoy from our decks and living rooms.

—TRAFFIC CONGESTION. There are only two roads feeding directly into High Ridge Park Road: Buxton Farm Road and Turn of River Road. The substantial increase in the volume of visitors attracted by the LFC would translate into considerably more traffic on these two roads. Traffic would also increase on the main roads giving access to these roads from the Merritt Parkway and from elsewhere in Stamford and surrounding towns. The main roads are High Ridge Road and Intervale Road - both already heavily traveled. Besides generating delays and increasing the risk of accidents, the added traffic would adversely impact the residential character of Turn of River Road and Intervale Road.

Preceding this damage to our community would be damage of another kind—the disruption of our lives by fourteen or more months of demolition and construction just across the pond from our houses.

I hope that, in view of the deterioration of our residential environment that would take place if the LFC project is allowed to proceed, the members of the Planning Board and Zoning Board will vote against the change in the zoning law.

Yours truly,

Robert Martino

181 Turn of River Road, Unit #5

**From:** Lorraine Hubbard <gklkh@optonline.net>  
**Date:** March 12, 2017 at 9:29:43 AM EDT  
**To:** <tdell@stamfordct.gov>

**Subject: High Ridge Office Park**

Dear Ms. Dell

I'm writing to express our concern regarding the upcoming discussion concerning a zoning change at High Ridge Office Park which we are convinced will not only have an impact on our quality of life but also on our property value and of those in the surrounding area.

Being long time Stamford residents, my wife Lorraine and I sold our home in North Stamford last year and moved to what we consider an idyllic and perfect pre-retirement home in the Sterling Lake Complex on Turn of River Road. The current office park which can be seen at a distance across our small lake and through the minimal trees is quiet and the only real visibility is a soft glow of lights in the evening.

We now seem faced with the possibility of an enormous fitness center, operating eighteen hours a day generating substantial new traffic in the area combined with the resulting noise of an outdoor swimming pool which seem to have no place in the current neighborhood. The pool in particular will create a quality of life "environmental impact" This proposed new facility will have without a doubt a very significant impact on property values in the immediately surrounding area specifically Sterling Lake with absolutely no benefit for the current residents.

The traffic is already problematic on High Ridge Road and Turn of River Road for most of the day. It's evident that as a result increased traffic on High Ridge, people are using Turn of River Road as a means to avoid traffic. How is the additional traffic going to be dealt with?

Stamford has many fitness centers that can satisfy the specific needs of its residents and other communities. I urge you to question does Stamford really need an additional fitness center where the end result will severely impact the lifestyle and economic value of our residential neighborhood?

If this was going to be built across a small area from your home would you be in favor of changing the zoning to accommodate?

Thank you for your attention and consideration.

Lorraine and Kendall Hubbard  
181 Turn of River Road, Unit 6  
Stamford CT 06905



**From:** Howard Malis <[projectdoc@aol.com](mailto:projectdoc@aol.com)>

**Date:** March 20, 2017 at 3:32:20 PM EDT

**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>, <[cfishman@stamfordct.gov](mailto:cfishman@stamfordct.gov)>, <[jtepper@stamford.gov](mailto:jtepper@stamford.gov)>, <[mtotilo@stamfordct.gov](mailto:mtotilo@stamfordct.gov)>, <[rquick@stamfordct.gov](mailto:rquick@stamfordct.gov)>

**Cc:** <[wlevin@stamfordct.org](mailto:wlevin@stamfordct.org)>, <[znaumowicz@stamfordct.gov](mailto:znaumowicz@stamfordct.gov)>, <[jgodzeno@stamfordct.gov](mailto:jgodzeno@stamfordct.gov)>

**Subject:** High Ridge Park appication 217-01

I am writing to express my hope that you will deny application 217-01 to High Ridge Office Park for their expansion of a health club in the office park. I live in the neighborhood bordering the office park. My area is zoned residential and I feel that the area has substantially changed from a residential neighborhood to a major thoroughfare for commercial and office workers. I find that traffic on Turn of River has increased and I am fearfully pulling out of Talmadge Lane onto Turn of River. This is besides the ambulances and fire trucks that regularly travel the street.

The four way stop at the corner of Intervale Rd. and Turn of River is a nightmare. Not a day doesn't go by when drivers either run the stop sign or speed through it. Just the other day 3 cars just sped through the intersection not even slowing down. I was attempting to turn and had to brake hard to avoid an accident. While I realize that the planning board can't control the stupidity of drivers it does have the power to limit an extra burden to a residential street from becoming the major bypass to High Ridge Road by not having a facility that draws more and more people to the area.

I have recently noticed that increased signage is being erected to attempt to "calm" the traffic but I feel the efforts will be fruitless. I even noticed for the first time in months that Stamford Police had a "speed trap" on the street. Allowing a facility that has by their own admission a goal of bringing thousands of people to their facility will only increase the traffic in the area and at all hours of the day and night.

The area has certainly increased truck traffic and at all times of the day, I hear the beep-beep of trucks backing up in the Trader Joe's parking lot making deliveries and I can hear the refrigerated trucks waiting in the parking lot for the store to open. Commercial businesses have flourished in the area and our quiet neighborhood has become the way to get to and from this area. Promised buffers have not seemed to work or been maintained.

I cannot stress enough that the character of the neighborhood has substantially changed and we have gone from a residential area to a thoroughfare for these commercial enterprises so I ask you to deny the construction of said facility which will bring more traffic and noise to the neighborhood.

Howard Malis  
14 Talmadge Lane

To live in hearts we leave behind, is not to die.  
Thomas Campbell

**From:** <[stephipepper1@aol.com](mailto:stephipepper1@aol.com)>  
**Date:** April 2, 2017 at 9:10:10 AM EDT  
**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>  
**Subject:** Fwd: Request for text change at High Ridge Park

-----Original Message-----

**From:** stephipepper1 <[stephipepper1@aol.com](mailto:stephipepper1@aol.com)>  
**To:** tdell <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>  
**Sent:** Sun, Apr 2, 2017 8:26 am  
**Subject:** Request for text change at High Ridge Park

Dear Theresa,

It is my hope that the members of the Stamford Planning Board will see the passing of this text change as a major social and economic blow to Stamford. There are lots of fitness centers not only in Stamford, but also in surrounding towns both for profit and non-profit who rely on memberships to keep their businesses thriving. The possibility of a monstrously large facility such as Lifetime Fitness would not only injure the architectural beauty of High Ridge Ridge, but also to attempt to undermine these longer established businesses whose clientele are from the surrounding neighborhoods in which these businesses are situated. The utter clamor to feed the behemoth of what Lifetime Fitness needs to be profitable will suck the wind out of all the others. High Ridge Park should not be permitted to demolish a building for construction of another that has no architectural similarity to the others let alone a completely different business. The text change would open the door to all other properties of same designation. I hope the Board will see this text change as something that should not take place not only for the preservation of Stamford's economic stability but probably for the county as well.

Because the presenters of Lifetime Fitness's case will surely give fabulous statistics to support the positive aspects of their presence in the community, I hope the Board will not be swayed or distracted by the razzle dazzle of their showmanship. In the long run, the text change to accommodate Lifetime Fitness will become a lifetime crusher of local business and neighborhood tranquility. I dread the thought that the beautiful building in question (#3) could be taken down to allow the construction of something unfitting and potentially become another vacant piece of architecture of certainly lesser distinction. Allowing the text change needed to allow this construction is reckless and unfitting. Please do not allow it to happen and make protecting the existing businesses a priority.

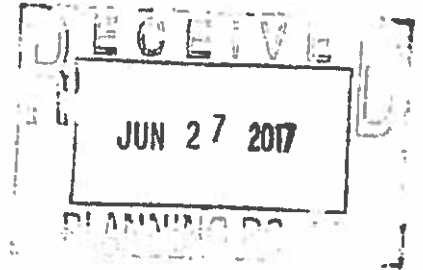
Sincerely,

Stephanie Mark  
181 Turn of River Road  
Stamford, CT 06906

Stephanie  
[stephipepper1@aol.com](mailto:stephipepper1@aol.com)

RIVERTURN CONDOMINIUM ASSOCIATION  
180 TURN OF RIVER ROAD  
STAMFORD, CT 06905

Government Center  
Planning Board  
888 Washington Boulevard  
Stamford, Ct 06901



June 21, 2017

ATTENTION: Ms. Thersa Dell

Dear Ms. Dell

I am reside on Turn of River Road where it intersects with Buxton Farm Road. This is an intersection of great concern to my neighbors, the community, and me. This intersection is widely used by commuters going to and from work, as well as non rush hour periods. In addition we have the Turn of Rivertum Fire Department near by. At this intersection there is an assisted living facility with approximately one hundred residents.

Not too long ago a vehicle ran down a senior pedestrian, residing at Sunrise Senior Living. He had multiple bone fractures, was hospitalized for a period of time and now recovering slowly.

Although there is a stop sign at this intersection it is often times ignored. I am a concerned citizen and president of the Rivertum Condominium Association which is composed of seventy homes, made up with families ranging from retired couples to families with young children and there are numerous other homes off Turn of The River Road. It is time we looked out for well being of the pedestrian.

It is the opinion of the Associations Board of Directors that this was the accident which was waiting to happen. Should we now wait for a fatality in order to act?

To compound matters a Life Time Fitness Center is planned at the High Ridge Office Park, with an expected member ship of potentially five thousand members. Its hours of operation from 5 AM to 11 PM seven days a week. This complex is planning a wide variety of offerings, to mention a few: a competitive basketball league, social events, child center, personal training, outdoor sports shopping, food and a bar. This complex does not belong in a residential area. The influx of commercial traffic bases as well private vehicles will be unbelievable. An area you would not like to call home.

I am extremely concerned for the safety of our citizens. Your members of the planning board as well as the Zoning Board should not allow this to happen. SUPPORT THE RESIDENCE YOU REPRESENT.

Your attention in this matter is urgently needed

Sincerely yours,

Peter Licopantis  
President, Rivertum Condominium Association,

**From:** Roger Nicholson <[rjnicholson@optonline.net](mailto:rjnicholson@optonline.net)>

**Date:** August 1, 2017 at 11:12:18 AM EDT

**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>

**Subject:** Life Time Fitness

Dear Theresa Dell,

I am once again writing you to let you know my strong opposition to the Life Time Fitness application for High Ridge Park to be heard on August 8th. Being a resident of Turner River Road, I am opposed to the Life Time Fitness complex being forced into my residential community. This complex will negatively affect traffic, congestion, overall quality of life and housing values. I urge you to do whatever you can to stop this large recreational complex and outdoor swimming pools from being built in the High Ridge Office Park.

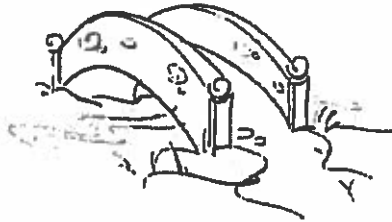
Sincerely,

Roger Nicholson

RECEIVED

AUG - 2 2017

ZONING BOARD  
OF APPEALS



## **Riverturn Condominium Association & R.C.D.**

July 31, 2017

The Honorable David Martin  
Mayor, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

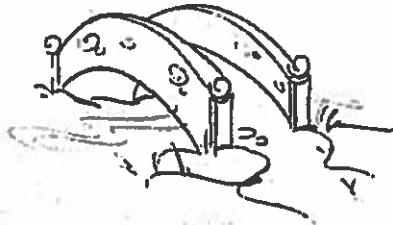
Dear Mayor David Martin:

The Board of Directors of Riverturn Condominium Association would like to meet with you regarding the proposed Bridges project by Epoch. As you might be aware, this company plans to request a variance in Stamford's zoning in order for the construction of an Alzheimer's facility proposed for the corner of Intervale Road and Turn of River Road, even though SunRise Senior Residences, located 251 Turn of River Road, already provides for memory-impaired individuals. Also, we have concern about The Life Time Fitness company that seeks a variance by our complex, as this project looks to have a membership in excess of 5,000 people, as well as providing a comprehensive commercial establishment that would impact the quality of life we are trying to maintain in a city that seems to turn a deaf ear to its shrinking middle-class residential areas.

Riverturn's The Board of Directors has met with Michael Glynn, Vice President of National Development, and listened to his proposal. As Board members elected to enhance not only the physical ambiance of our community, but also to protect its real estate value, we could not support Bridges' Project by Epoch or The Life Time Fitness project. We are concerned about the variances being sought.

There is no doubt that High Ridge Road, which lies along one side of Riverturn Condominiums, is a high-traffic, commercial area. And, a proposed addition of a medical unit located at 831-833 High Ridge Road—in addition to the urgent care facility up and running at 850 High Ridge Road—is planned. The Master Plan of the City of Stamford states the following and includes the Turn of River locale, along with Newfield and Westover areas, by name; the Master Plan is clear: "Preserve and enhance the character of existing residential neighborhoods". We were encouraged by your recent comments in The Stamford Advocate, where you stated that "What works in the South End does not work in Glenbrook or Springdale. What works in the downtown does not work in the mid-Ridges or North Stamford.





## **Riverturn Condominium Association & R.C.D.**

We need to be thoughtful about that and protect our precious neighborhoods," "This is why I believe a denial of the 260 Long Ridge Road application is appropriate." In your formal statement, you continued: "The Long Ridge application has highlighted the need for us to mindfully and thoughtfully assess the positive benefits of development with the potentially negative impact of development on the surrounding community." When we meet, we would like you to focus on the following question: How would/does the city justify approving the zoning variances for the Bridges'/Epoch Project as well as The Life Time Fitness facility when the city's master plan—which addresses what is best for the city's growth, economic stability, and draw for residents—specifically designates the Turn of River area to be in a residential zone, one not to be further encumbered by a proposed complexes that undermine the integrity/intent/ big-picture of the master plan?

We plan to invite taxpayers living in the Stone-Brook condominiums, the gated community of Sterling Lake, and those living on Talmadge Lane to your meeting. Since this totals 139 residences, please plan to meet with us at the Turn of River Fire House, located across the street from Riverturn Condominiums. Communicate with Peter Licopantis (203-322-7092), President of Riverturn Condominium Association, to set up a time that is mutually agreeable. We look forward to hearing from you in the near future, as Michael Glynn indicated that Bridges/Epoch was looking to break ground for their proposed project soon, and we understand the Life Time Fitness company is also eager to demolish the building it has its sights set on and move ahead.

We also look forward to being able to support you in your desire to serve our city for another term as Mayor.

Yours Sincerely,

Peter Licopantis and Marcia Wright  
Presidents of the Riverturn Community Tax District  
and Riverturn Condominium Association

CC: Ralph Blessing: Land Use Bureau Chief

Jim Caterbone: B.O.R. - 18th district

J.R. McMullen: B.O.R. - 18th district

**From:** Edeltrud Coll <[edeltrud27@outlook.com](mailto:edeltrud27@outlook.com)>

**Date:** August 2, 2017 at 2:45:51 PM EDT

**To:** Dell Theresa <[ldell@stamfordct.gov](mailto:ldell@stamfordct.gov)>

**Cc:** Peter Licopantis <[pglydl3@optonline.net](mailto:pglydl3@optonline.net)>, "Intervale / Turn of River Action Group" <[itv.tor.actiongroup@gmail.com](mailto:itv.tor.actiongroup@gmail.com)>, "marlen5@aol.com" <[marlen5@aol.com](mailto:marlen5@aol.com)>, Jane Cuthbertson <[janecuthb@gmail.com](mailto:janecuthb@gmail.com)>, Caroline Simmons <[Caroline.Simmons@cga.ct.gov](mailto:Caroline.Simmons@cga.ct.gov)>, "Hankcuthb@g.mail.com!" <[Hankcuthb@g.mail.com!](mailto:Hankcuthb@g.mail.com!)>

**Subject: Re: Life Time Fitness Traffic Study**

Ms. Dell;

The Traffic Study that will be presented to you by Lifetime Fitness is highly subjective and demonstrates the present traffic pattern and not what can be expected unless the City places Traffic Police on the crucial points listed in the report.

The issue here is that the membership numbers Life Fitness themselves expects, will add such a horrendous increase in vehicular traffic already on overload, that no one will get through without major road-rage. Of course a traffic light will be necessary at TOR and Buxton Farms intersection, where drivers have to wait for several light changes, like a queue before getting through. There is already a waiting time at this 4Way intersection as well as TOR/Intervale Rd. Same at the High Ridge traffic Merritt 35 light for through traffic and on/off ramps.

I know of what I speak - the line of cars waiting for a light change are passing by my house now.

Edeltrud A. Coll  
Turn of River Rd. Unit 9B

**From:** Marcia Wright <[marciawright64@gmail.com](mailto:marciawright64@gmail.com)>

**Date:** August 2, 2017 at 1:17:35 PM EDT

**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>

**Cc:** <[itv.tor.actiongroup@gmail.com](mailto:itv.tor.actiongroup@gmail.com)>

**Subject:** Traffic Study

How can a facility that plans to have a membership in the range of 5,000 not increase traffic in our neighborhood?

Marcia Wright

Sent from my iPad

**From:** Theodore Adler <[ted.adler@gmail.com](mailto:ted.adler@gmail.com)>

**Date:** August 3, 2017 at 6:37:42 PM EDT

**To:** <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>

**Subject:** Lifetime Fitness Traffic Study

Although their study claims no significant increase in traffic on Turn of River Road, it doesn't appear to take into account the anticipated number of members that will use the facility. As a homeowner in the Sterling Lake community, I respectfully ask that you require them to provide you with a realistic number of members anticipated and their history in other centers as to how frequently, on average, each member uses the center, so that you can ascertain what a real estimate of the traffic will be.

Sincerely,

Theodore Adler





From: Paul Longo <[paullongo@optonline.net](mailto:paullongo@optonline.net)>  
Date: August 7, 2017 at 3:36:52 PM EDT  
To: Theresa Dell <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>  
Subject: Please reject HRREO Application 217-01 (Life Time Fitness)

Ms. Theresa Dell, Chairwoman  
Stamford Planning Board  
888 Washington Blvd.  
Stamford, CT 06901  
Email: [tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)

August 7, 2017

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner LLC's Application 217-01 for text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park. I just received the updated application package, and I understand that this application will be heard by the Planning Board tomorrow (August 8, 2017).

First, on Page 2 of Attorney William Hennessey's 7/19/17 letter to Associate Planner Vineeta Mathur, he states that "Life Time intends to preserve much of the existing foliage on the south side of the site...". He also states that "Importantly, we note that the parking lot will not be moving any closer to the property boundary than it exists today." But the conceptual site plan that he provides appears to belie these statements:

**Here is what this section of High Ridge Park looks like today, via Google Maps:**  
(Note Sunrise Assisted Living at the bottom, and the Sterling Lake community to the right.)



**Here is the conceptual site plan that appears on PDF Page 35 of Application 217-01:**



STANFORD, CT  
SITE PLAN  
JUNE 2017

STANFORD, CT



LIFE TIME  
all rights reserved

As you know, the white rectangle is the proposed building, with large signs mounted on top. If you compare these two images, you will see that (despite Attorney Hennessey's claims to the contrary) the thick buffer of trees that screens High Ridge Park from Sunrise Assisted Living appears to be severely reduced—two pools and a huge parking lot would encroach on that facility...where you, I, or our loved ones might one day reside. (Imagine those poor people trying to get some peace and quiet under these conditions.) And the south parking lot appears to be expanded toward the Sterling Lake single-family community, as well. (Note the wider lot driveways and narrowed band of trees to the south.)

By the way, I notice that the consultants' reports (which Atty. Hennessey stated were obtained to "address" the neighbors' concerns) totally concur with all of the applicant's claims. I am always amazed at how paid consultants invariably seem to arrive at the conclusions that they are paid to produce. There is currently a [proposal](#) in the Board of Representatives' Land Use Committee that would allow the Zoning Board to hire independent consultants for future applications. One look at these bought-and-paid-for reports confirms the need for such a change.

Finally, please note the following excerpt from an Advocate article that was published on 1/5/15. I have added bolding for emphasis:

<http://www.stamfordadvocate.com/local/article/Stamford-surgery-center-draws-opposition-from-5995428.php>

## Stamford surgery center draws opposition from hospital

Elizabeth Kim

Updated 10:34 pm, Monday, January 5, 2015

In a telephone interview, William Hennessey [sic], an attorney for Stamford Hospital, disputed the charge the hospital was merely out to stifle competition. Under present zoning, he said, there were plenty of areas in the city where outpatient surgical centers can be located.

"The hospital has no problem with any current as of right zoning, but thinks it's poor planning and short-sighted to allow surgery centers in the CD zone without first conducting an in-depth study of the adverse consequences," he said. "Thus far, the applicant has not provided such a study."

So it would appear that Atty. Hennessey (who represented Stamford Hospital in successfully opposing HRREO's application for a modest six-suite surgical center in High Ridge Park, but is now *representing* HRREO in *its* application for a gigantic fitness center with outdoor pools in the *very same location*) is talking out of both sides of his mouth. (Substitute "**fitness**" for "**surgery**" in his statement above, and you will see what I mean.)

I could go on for hours about the additional flaws in this proposal, but your time is too valuable. I believe that other concerned entities (such as the State Historic Preservation Office) have already conveyed some of these issues to you. In sum, the points that I raise appear to cast doubt on the veracity of Atty. Hennessey's claims. For these reasons and more, I urge the Planning Board to reject this application.

Sincerely,

Paul A. Longo  
76 Bradley Place  
Stamford, CT 06905



**From:** Paul Longo <[paullongo@optonline.net](mailto:paullongo@optonline.net)>  
**Date:** August 8, 2017 at 2:42:57 PM EDT  
**To:** Theresa Dell <[tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)>  
**Subject:** Excessive noise levels from LTF pool facility

Ms. Theresa Dell, Chairwoman  
Stamford Planning Board  
888 Washington Blvd.  
Stamford, CT 06901  
Email: [tdell@stamfordct.gov](mailto:tdell@stamfordct.gov)

August 8, 2017

Dear Madam Chair,

I just reviewed Jaffe Holden's 4/9/17 memo ("High Ridge Corporate Park, Stamford Connecticut - Community Noise Impact of Proposed Life Time Fitness Facility"). The author, consultant Mark Reber, correctly notes that the City of Stamford's Code of Ordinances ([Chapter 164 – Noise](#)) dictates the maximum sound-pressure levels (in A-weighted decibels) that are permitted at the property line between a commercially-zoned and a residentially-zoned property (in this case, between the proposed Life Time Fitness facility and Sunrise Assisted Living). He correctly notes that these levels are 10 dBA lower at night (45 dBA at night, vs. 55 dBA during daytime). Finally, he correctly notes that "daytime hours" are defined in the ordinance as between 8:00 am and 8:00 pm, Monday through Saturday, and between 10:00 am and 5:00 pm on Sundays and federal and state holidays. (Nighttime hours are defined as all other times.)

Table 1 ("Projected Pool Activity Noise") in Mr. Reber's report states that the noise level at the west property line between the proposed Life Time Fitness facility and Sunrise Assisted Living is anticipated to be 66 dBA. This is 11 dBA over the 55 dBA daytime limit allowed by our city ordinance.

During my former career as a Stamford police officer (I retired in 2016), I had to familiarize myself with our city noise ordinance. (In fact, I still own a portable sound-level meter.) During this process, I learned that the decibel scale is a logarithmic (not linear) scale. Each 3 dB increase is equal to a doubling in *absolute* sound-pressure level. And each 10 dB increase is equal to a doubling in *perceived* sound-pressure level. (Since the A-weighted scale uses perceived decibel levels, we will use the latter comparison here.)

What Mr. Reber's report does *not* state is that, in terms of perceived sound-pressure level, the anticipated 66dBA level is over twice the legal daytime limit imposed by our city ordinance. And, if that sound level persists after 8:00 pm (5:00 pm on Sundays and holidays), it is over four times the legal nighttime limit of 45 dBA.

Mr. Reber's report states that sound-control screening, such as an "earthen berm or solid fencing," may help mitigate this problem. But he then states that "the exact location, extent, and height of the sound control screening will need to be determined based on further developed plans for the subject facility." I find it difficult to believe that a berm or a fence of any reasonable height will shield the residents in the upper floors of Sunrise Assisted Living from the noise generated by the proposed LTF pool. If you haven't been to that facility, here is a photo:



Considering the fact that existing Life Time Fitness centers are open for business until **11:00 PM** every night, this problem will not likely be mitigated by any means (other than relocating the pool). I will conclude by once again quoting Atty. Hennessey's statement opposing the failed 2014 text-change that would have allowed six-bed surgical centers in our office parks:

**...it's poor planning and short-sighted to allow surgery centers in the CD zone without first conducting an in-depth study of the adverse consequences," he said. "Thus far, the applicant has not provided such a study."**

Amen to that.

Sincerely,

Paul A. Longo  
76 Bradley Place  
Stamford, CT 06905

**DOCUMENTS RECEIVED  
AT MEETING**



Scott A. Hutchason  
15 Mill Valley Lane  
Stamford, CT 06903-1610

August 8, 2017

Members of the Planning Board  
City of Stamford

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

Members of the Planning Board:

In 2014 the Planning Board considered a proposed change to Master Plan Category #8: Mixed-Use—Campus. Among proposed uses that the Planning Board deliberately struck were recreation, health clubs, and spas. In addition, the Planning Board went on to insert a specific prohibition against sports and entertainment complexes.

The intent of the Planning Board is clear. What has changed in this short time to cause the Planning Board's judgement to be in error?

Sincerely yours,



Scott A. Hutchason

#### #8. MIXED-USE – CAMPUS

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, light industrial, GEM (government-education-medical), government, educational and medical recreation, health clubs, spas and limited retail and service uses. Retail shall be limited to those uses that are clearly secondary and/or accessory to other principal uses, such as coffee shops, food shops, dry cleaners and convenience stores. Principal large-format retail uses, shopping centers, sports and entertainment complexes and similar uses shall be prohibited. New buildings and structures shall be compatible with the scale, height and character of existing buildings and maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties. 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 development. Development within this category shall be at densities, height and bulk far below those allowed in Downtown (Category 11). Such development may be permitted to locate on sites "suburban" in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.

**Zoning Board Application #217-01**  
**High Ridge Real Estate Owner, LLC**  
**Planning Board Meeting – August 8, 2017**

#### **#7. COMMERCIAL—Arterial**

This category is intended to provide for and protect business-oriented development (1) extending from the Downtown or (2) along major arterial routes. The category is intended to: (1) encourage retail and by Special Exception compatible uses (limited office and residential) distinct from the Commercial-Neighborhood (Category #6) and Downtown (Categories #9, #10, #11) development; (2) be mindful of traffic, safety and community design considerations with regard to the residential neighborhoods abutting; and (3) be serviceable by the capacity of existing arterial systems. Automotive uses and shopping centers shall be permitted subject to Planning Board review and recommendation and approval by the Zoning Board on the basis of (1) compatibility with adjacent development, (2) superior design, and (3) improvement of traffic safety or congestion conditions. Development within this category shall be at densities below those allowed in Commercial-Neighborhood (Category #6), with bonus subject to approval by the Zoning Board on the basis of (1) compatibility with adjacent uses, (2) superior design, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Residential development within this category shall not exceed the permitted density of Residential-Low Density Multifamily (Category #3).

#### **#8. MIXED-USE – CAMPUS**

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. New buildings and structures shall be compatible with the scale, height and character of existing buildings and maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties. 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 development. Development within this category shall be at densities, height and bulk far below those allowed in Downtown (Category 11). Such development may be permitted to locate on sites "suburban" in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.

#### **#9. URBAN MIXED-USE**

The purpose of this category is to encourage redevelopment and to provide an orderly transition from the more-intensive Downtown area (Category # 11) to adjoining neighborhoods; and to provide a mix of uses complementary to and supportive of the Downtown. Intended is a full array of uses including high-density residential uses as the primary use in this category, supported by a dynamic mix of neighborhood retail and service uses, office, and recreational uses serviced by mass transportation and quality streetscapes that enhance connections between the Downtown and outlying neighborhoods of

economic development strategies. The plan will provide a comprehensive overview of the local and state economies; set policy direction for economic growth within the City; and identify strategies, programs and projects to improve the local economy.

**3A.2: Market existing and create new incentives to attract business.** Market existing incentives and business loans to corporations and small businesses and create new incentives where feasible to support business development. Currently, the City partners with the Connecticut Department of Economic and Community Development and the Connecticut Department of Energy and Environmental Protection to offer incentives to new and expanding businesses in Stamford through several programs, including the Enterprise Zone Program, the Brownfield Remediation Program, the C-Pace program and the Urban Jobs program.

**3A.3: Encourage modernization of office space and allow for adaptive reuse.** Encourage modernization of outdated office space to enhance efficiency and provide technological capability and allow for adaptive reuse of vacant office space for residential and mixed-use development. Capital improvements to enhance technological capability should be pursued and zoning should be amended, as appropriate, to allow for reuse. See Policy 3B.5.

**3A.4: Promote upgraded telecommunications infrastructure.** Analyze the impact of cellular phone coverage throughout the City as it affects technology.

**3A.5: Explore the feasibility of the development of a convention center in the Downtown.** A convention center could support hotels, restaurants, shopping and entertainment venues Downtown; provide an attractive reuse option for vacant large floor-plate office space; and enhance the vitality of the Downtown. Stamford is strategically located as a convention destination on I-95 and the Northeast Corridor rail line and could provide an attractive and more affordable convention alternative to New York City.

**3A.6: Increase and promote financial, technical assistance and development programs for industry.** Tax credit and financing programs should be employed to encourage manufacturers to remain in Stamford, attract new manufacturers and help companies upgrade buildings and equipment.

**3A.7: Promote live/work arrangements.** Zoning should be amended to clarify the difference between home occupations and home businesses as accessory uses in residential districts. Home occupations should be as-of-right and typically consist of a single person working from home. Such use should prohibit employees, signs, off-premise noise and smells, increases in parking and traffic and changes to the appearance of the residence. Home businesses should be permitted by Special Exception and generally include businesses operating out of a home that have employees and generate visitors.

**3A.8: Promote affordable artist live/work space.** The City should encourage strategic alliances between arts groups and affordable housing builders to create artist live/work housing and artist housing with shared work and gallery space.

#### **Policy 3B: Growth Management**

Encouraging development in areas with strong transit access and the infrastructure to handle additional density is central to the economic vitality of Stamford. Regional office and retail and higher-density housing should be concentrated in the Downtown and around the Stamford Transportation Center; neighborhood-scale transit-oriented development should be encouraged in the vicinity of the Glenbrook and Springdale train stations and potentially at a new proposed transit node at the intersection of East Main Street and Myrtle Avenue. Quality transit connections and an inviting environment for bicyclists and pedestrians support higher-density activities in concentrated nodes where fewer users are dependent on personal automobiles and can travel to and within neighborhoods without increasing vehicle congestion or requiring parking facilities. The City should support the concentration of economic growth in these areas by pursuing the following strategies:

##### ***Implementation Strategies***

**3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.** Regional office, retail development and entertainment uses should be concentrated Downtown and near the STC in order to support Downtown's position as a regional center. Higher-density housing should also be encouraged in order to support an active live/work Downtown, promote transit use and enhance the vitality of Downtown as an attractive, walkable city center for living, working and entertainment.

**3B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.** Regional office development should be concentrated in the Downtown. Smaller-scale office should be encouraged in areas close to transit including Glenbrook, Springdale and potentially near a proposed transit node at East Main Street and Myrtle Avenue. Redevelopment of underutilized office space in suburban-style office parks for mixed-use development should be encouraged. Significant new office development outside of the Downtown is currently permitted under existing zoning; zoning for these areas should be amended to encourage mixed-use development.

**3B.2-a: Employ a 50 percent floor area ratio (FAR) cap for office development in industrial districts.** Limited amounts of additional office development could be considered for uses that meet performance/environmental and design standards.

**3B.2-b: Discourage retail and office development in industrial districts.** Superstores and large-scale office buildings should not be allowed in industrial districts with the following exceptions:



1) supermarkets, 2) furniture outlets, 3) construction-related stores, and 4) research and development (R&D) space.

**3B.3: Encourage redevelopment of vacant Downtown office space for housing.** Conversion of vacant office space Downtown for residential use has been a successful policy employed by the City and should be continued. A particular focus in this strategy should be on residential uses that capture Stamford's changing demographics – especially younger adults who want to live in small downtown apartments within walking distance to their jobs or transit. To be successful in attracting this demographic group, residential redevelopment will need to incorporate the types of modern amenities sought by younger adults, including landscaping and open space, technological innovations and sustainability features. In addition to helping to address Stamford's high office vacancy rate, it increases residential density Downtown, which supports retail, restaurant and other commercial uses and provides opportunities for people to live and work Downtown.

**3B.4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.** The needs of commercial users have changed dramatically in recent years, as technological shifts have allowed for more telecommuting, flexible work schedules and "virtual" meetings. As a result of these and other trends, many offices have moved toward open floor plans that emphasize collaboration and flexibility rather than individual work spaces. Existing office spaces will need to be re-engineered to be consistent with these market trends and to become the type of work spaces that businesses and employees expect. Such reconfiguration of space can, in turn, encourage businesses to function differently to better fit current market needs and alleviate impacts on traffic. Live/work arrangements, flex-time work schedules, improved infrastructure to allow for telecommuting and promotion of ride-sharing and other commuting alternatives, are all transportation-demand management tools that should be explored and encouraged.

**3B.5: Encourage the State of Connecticut to work cooperatively with the City of Stamford to plan for transit-oriented development at the Stamford Transportation Center.** As the State pursues its plans for TOD at the Stamford Transportation Center it should work cooperatively with the City to ensure that new development is consistent with Stamford's STC Master Plan and is appropriately scaled and pedestrian-friendly. The City encourages the State to consider the urban design context of its plans as well as traffic and pedestrian circulation impacts to ensure that its plan is consistent with realistic market absorption and will not exacerbate office vacancies Downtown and traffic conditions at and around the train station.

**3B.6: Improve local bus transit service quality and frequency.** A high-quality local bus transit service connects employment and residents of Stamford's neighborhoods to the jobs and community amenities available in the Downtown, as well as to regional transportation services (Metro-North, Amtrak, Greyhound and I-Bus express bus), without burdening the Downtown with the need for additional parking infrastructure. See Strategy 4C.2-a.

### *Implementation Strategies*

**4E.1: Encourage the State to coordinate with the City on plans for TOD at the Stamford Transportation Center.** The State proposes the creation of significant new commercial, residential and retail development at the Stamford Transportation Center. This proposal is being developed behind closed doors at the State level without input from the City. As the future development of this land will have a substantial impact on the character and function of Stamford's primary gateway and affect both the Downtown and South End, the City encourages the State to reconsider its closed-door position and work in partnership with the City on the TOD plan. The City urges the State to consider the recommendations of the Stamford's 2010 STC Master Plan (see Section 4.C) and to ensure that its TOD plan provides for a pedestrian-friendly transit hub that is well-connected with nearby neighborhoods and provides appropriately scaled residential and commercial development.

**4E.2: Implement the recommendations of the Glenbrook and Springdale Village District TOD Feasibility Study.** The City is working with a consultant team and neighborhood residents to develop a plan for TOD at the Glenbrook and Springdale train stations. This project was initiated in the fall of 2013 and is expected to be complete by the end of 2014. The City should work to implement the recommendations of this report, as appropriate, upon publication.

**4E.3: Consider transit-supportive land-use policies for development near East Main Street and Myrtle Avenue.** As discussed, SWRPA recently prepared a study examining the potential for an intermodal transit facility at East Main Street and Myrtle Avenue, which could include a combination of rail station, bus station and pedestrian and bicycle facilities. Zoning that would allow higher-density development together with lower parking ratios in this area could encourage development and transit use as well as reduce traffic congestion in the vicinity of the Stamford train station.

**4E.4: Consider opportunities for mixed-use transit supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Roads.** As contemplated in the *Downtown Streetcar Feasibility Study* prepared in 2010 and the recently completed *Long Ridge and High Ridge Corridor Study* (2013), a north-south transit corridor with relatively express and direct priority bus service along the Ridge Roads could provide a reasonable alternative to automobile travel along the corridors, easing traffic congestion. This, in turn, could create opportunities for mixed-use transit-supportive redevelopment of underutilized office parks along the corridor.

The redevelopment strategies in these two corridors need to take into consideration the fact that the Merritt Parkway operates at capacity during peak hours and that its capacity cannot easily be increased because it is listed on the National Register of Historic Places. Replacing office buildings with mixed-use developments may therefore be appropriate, since the addition of residential uses in this corridor would internalize some traffic that otherwise would use the Merritt Parkway, and some of the traffic generated by the mixed-use developments would be in the off-peak direction and would tend to peak prior to the morning office traffic peak and after the evening office peak.

The City has set forth the following goals for Downtown, the South End and the Stamford Transportation Center area. Policies and Implementation strategies for achieving these goals are outlined below.

- Take advantage of the synergies between the Downtown and South End to maximize the potential of both neighborhoods
- Maintain and augment Downtown's standing as a regional center
- Encourage revitalization of existing residential neighborhoods in the South End
- Enhance the Stamford Transportation Center as a gateway to the City of Stamford
- Improve connectivity between Downtown, the South End, the Stamford Transportation Center and adjacent neighborhoods
- Promote quality urban design and enhance streetscapes
- Promote and enhance public waterfront access

#### **Policy Recommendations**

##### **Policy 5A: Support Downtown as a Regional Center**

Downtown should remain the focal point for large-scale office and residential development as well as regional retail and cultural attractions. Office development outside of Downtown should be discouraged.

#### **Implementation Strategies**

**5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown. See Strategy 3B.1.**

**5A.2: Identify opportunities to relocate office uses that are currently situated in other neighborhoods to the Downtown.**

**5A.3: Encourage redevelopment of vacant Downtown office space for housing. See Strategy 3B.3.**

**5A.4: Explore the feasibility of the development of a convention center in Downtown Stamford near the Stamford Transportation Center. See Strategy 3A.3.**

**5A.5: Promote a regional arts and entertainment district Downtown. The City should continue to work with the Downtown Special Services District and the Stamford Cultural Development Corporation to promote arts and entertainment Downtown. This collaborative effort should focus on 1) integrating arts into the physical landscape (murals, window displays, public art, etc.); 2) promoting more efficient use of existing arts and entertainment space; and 3) creating more affordable space for arts and entertainment.**

## CHAPTER 9.0: IMPLEMENTATION

The chapters of this Master Plan outline numerous policies that will be used to guide land-use and economic development decision-making in Stamford over the course of the next 10 years. In reviewing development applications and responding to requests for Zoning Map changes, the City will use the Master Plan policies to determine the extent to which proposed projects will further Stamford's overall vision for its future.

This chapter provides recommendations for achieving Master Plan policies and describes regulatory controls, capital budget expenditures and lobbying efforts necessary for Stamford to achieve its vision for the future. It concludes with a matrix that outlines action items for achieving the policy recommendations provided in each chapter of the Plan.

### 9.1 REGULATORY CONTROLS

#### A. Zoning

Zoning is Stamford's primary tool for implementing its Master Plan. Zoning dictates allowed uses and controls density and the scale of buildings on a site. Subdivision and site plan regulations inform the layout of lots, buildings, new roadways and landscaping on a property. Together, these regulations are the City's most effective tools for guiding development and ensuring that it is consistent with Master Plan policies. According to City Charter, any proposed Zoning Code amendments or Zoning Map changes must be consistent with Master Plan policies and the Generalized Future Land Use Plan Map. Therefore, aligning zoning regulations with Plan policies is essential to achieving the vision outlined in this Master Plan. Key zoning recommendations that should be explored for implementation are as follows:

- 1) Consider updating zoning to allow for redevelopment of office parks for mixed-use development.
- 2) Explore the creation of zoning incentives to direct regional office and retail development Downtown. Such incentives could include reduced parking ratios.
- 3) Look at rezoning industrial properties in the South End from industrial (M-G) to medium-density multifamily (R-MF).
- 4) Investigate rezoning industrial properties along the Urban Transitway from industrial (M-L) to mixed-use.
- 5) Examine rezoning industrial properties in the northern portion of the South End from industrial (M-G) to mixed-use.
- 6) Look at adjusting zoning regulations to allow for increased building heights in coastal areas in areas where FEMA has raised flood zone levels.
- 7) Consider establishing a neighborhood revitalization-focused fee-in-lieu program for meeting affordable housing requirements of development and redevelopment.
- 8) Explore creating zoning incentives to encourage use of green and cool roofs.

#### 9.4 PRIORITY ITEMS FOR IMPLEMENTATION

Based on discussion and coordination with the City of Stamford Land Use Bureau, the following strategies represent the top priorities for 10-year implementation of the Master Plan:

1. Increase Economic Resiliency and Diversity
2. Implement the Transportation Strategies of this Master Plan
3. Support Downtown as a Regional Center
4. Maintain Character of Residential Neighborhoods
5. Develop a Historic Preservation Strategy
6. Follow up the Plan with a Downtown and South End Implementation Plan
7. Implement the Sustainability Recommendations of this 2015 Master Plan
8. Develop a Coastal Resiliency Plan
9. Create an Affordable Housing Management Strategy
10. Implement a Growth Management Strategy Looking at Potential Impacts on Schools, Infrastructure, Traffic and Municipal Services and Facilities.
11. Examine Re-use Issues of Office Space, Including the Impact of Changing Technology.
12. Coordinate Annual Reports to the Planning Board from Relevant City Department Heads on Progress Made Toward Master Plan Recommendations

#### 9.5 INDEX OF POLICIES AND STRATEGIES

Table 28, on the following page, provides a summary of strategies for implementing the policies of this Master Plan. The matrix is organized by plan chapter and includes a set of action items under each plan policy, with each item located in the body of the Plan for further reference. For each Citywide policy, the municipal entities who would be responsible for coordinating implemented are identified; for some policies, coordination with State or federal agencies or private-sector partners may also be needed.

In addition to Citywide policies and strategies, there are a number of suggested actions for Stamford's neighborhoods. Generally, they support preserving and protecting neighborhood character and quality-of-life; improving mobility and circulation; and preserving and enhancing parks, open space and the natural environment. Creation of mixed-use centers and corridors is recommended for some neighborhoods as appropriate. Neighborhood policies and strategies are found in the Index of Policies and Strategies, Section E.



~~45. Golf Course or Club: See Definition 27 — COUNTRY CLUB. Gymnasium or Physical Culture Establishment: A for-profit or non-profit 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 Where existing non-conformities related to non-porous surface area coverage exist; such non-conformity may be maintained but may not be increased. Notwithstanding the foregoing and subject to Special Exception approval by the Zoning Board, any lot area improved with pervious pavement shall be excluded from the non-porous surface area coverage calculation provided non-porous surface area coverage does not exceed 50% of total 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 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 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 (pre-existing or new) 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 (pre-existing or new) 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 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 using pervious pavement 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.
  - 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)

PROPOSED TEXT AMENDMENT  
APPL. #217-01

Section of Zoning Regulations	Description of Proposed Change	Comments
Section 3, Definition 45 Section 9-BBB-2 (Permitted Uses)	Create definition for "Gymnasium or Physical Culture Establishment" & permit use in the C-D zone.	This use has long existed in the regulations but has never been defined. Allowing the use in the C-D zone forwards the Master Plan goal of adaptively reusing office parks.
Section 9-BBB-3-a (Coverage)	Exclude building overhangs from building coverage.  Permit existing legal nonconforming non-porous surface area to remain.	Encourages preservation of unique structures.  Eliminates existing legal nonconformities and forwards the Master Plan goal of adaptively reusing office parks.
Section 9-BBB-3-c & d (Building & Parking Setbacks)	Allow pervious pavement to be excluded from impervious coverage calculation up to 50%. Permit 25 foot building & parking setback from non-residential or institutionally used properties where at least 50,000 SF of office is removed, reused and/or redeveloped for non-office purposes AND a landscape buffer of at least 15 feet is provided.	Encourages sustainable development through the use of pervious pavement. Forwards Master Plan goal of adaptively reusing office parks while preserving setbacks from single family homes.
Section 9-BBB-3-f (FAR)	Reduces total FAR on the site to 0.35 when impervious coverage exceeds 40% using pervious pavement.	Creates a balance between impervious coverage and building square footage by incorporating sustainability measure. Give and take approach ensures character of the park is maintained.
Section 9-BBB-3-e (Signage)	Creates a signage standard for "Gymnasium or Physical Culture Establishment" which specifically prohibits signage facing an adjacent residential zone.	Recognizes need for different signage standard for non-office use while protecting adjacent residential zones.



## Stamford Zoning Regulations – C-D Timeline

### 1951 (Original Zoning Regulations) (Note 6).

- C-D District regulations “intended to provide a means for the establishment of well designed, efficient, and convenient retail shopping centers that are in keeping with modern trends in retail shopping, with due regard to present and prospective traffic requirements.”
- The location of “main and accessory buildings...the traffic circulation features within the site, the height and bulk of buildings, the provision of off-street parking space and loading space, the provision of open space on the site...[shall be] approved by the planning board in accordance with the same procedure as that specified by law for approving subdivision plans.”
- Site plans for C-D District “may include landscaping, fences and walls designed to further the purposes of the regulations...and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant.”

1956

- Minimum plot areas established for C-D District.
- Permitted uses listed, including: “executive office buildings, experimental electronic laboratories for the research, design, development, storage servicing and assembly of light electronic and electrical mechanical equipment and uses accessory thereto.”

1957

- Additional office uses permitted in Zone, including “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.” (Sec. 8.B.2.b.).
- Accessory Buildings and Uses, including storage space for equipment, supplies, materials and motor vehicles, club houses or guest lodges for the use of tenants and employees in the buildings, and others, permitted. (Sec. 8.B.2.c.)
- Design standards adopted as follows (Sec. 8.B.3):
  - Signage: 1 sign facing each street on which the lot abuts, not to exceed 60 s.f. nor extend above the roof level of a building; free standing signs capped at 10’ height and no higher than 12’ above ground level
  - Parking: “At least” one parking space for each three employees or occupants “for which the buildings on the lot are designed.” Parking areas must be “suitably screened with planting and shall be set back from all lot boundaries at least 50 feet.”
  - Building Coverage: not to exceed 25% and no building to be located less than 50 feet from any street on which the lot fronts, or 100 feet from a property line/boundary line with a residential district.

- Building Height: 3.5 stories
- Additional development standards include (Sec. 8.B.11):
  - All roads, driveways, parking areas must be paved;
  - Buildings must be designed and built with architectural treatment in keeping with character of surrounding area;
  - All grades must be uniform and approved by City Engineer;
  - No building contiguous to property in other districts shall have front or side yard less than that applicable to the contiguous district;
  - Location of driveways, interior streets, and automobile parking areas must be approved by the Zoning Board; and
  - No use may cause a nuisance.

#### 1965

- Requires most restrictive lot size where plot to be converted to C-D Zone borders various residential zones. (Sec 9.B.1.d)

#### 1968

- Reduction in required minimum lot size eligible for conversion to C-D Zone (15 acres from 20) where said land is south of the Merritt Parkway and contiguous to RA-1 or R-20 Single Family zones.(Sec. 9.B.1.b).

#### 1978

- App. 77-004: Revisions to Sec. 9.B. changing minimum lot size eligible to be zoned C-D where contiguous to R-10 (10 acres), R-7.5 and R-5 Zones (8 acres). Prior to this amendment, minimum lot size of 10 acres was applicable to all 3 zones. (Sec. 9.B.1.c & 9.B.1.d).
- App 78-026: All landscaping required must be installed to satisfaction of the Superintendent of Parks, and be maintained in accordance with a Landscape Maintenance Agreement enforced by the ZEO and Building Inspector (Sec. 9.F).
- App. 78-025:
  - Revisions to Sec. 9.B.5.a, prohibiting commercial manufacture or fabrication of products for sale in C-D Zone.
  - Experimental electronic laboratories, research labs, etc. no longer permitted in C-D Zone. (Sec. 9.B.4.a.).
  - Revision to Sec.9.B.5.c, allowing parking requirement to be governed by either employee/occupant count (1 space per 3 employees/visitors) or gross floor area (3 spaces per 1,000 s.f. of gfa), whichever is great.
  - Amendments to Sec. 9.B.7.e requiring recommendation of Traffic Director approval for location of driveways, interior circulation, and automobile parking areas and access therefrom to adjacent streets. Before this amendment only Zoning Board approval was required.
  - Revision to Sec. 9.B.5.f, capping non-porous surface coverage at 40% of lot area.
  - Revision to Sec. 9.B.5.d lowering permitted building coverage to 12% from 25%.

1980

- App. 80-023: Establishes minimum plot size (.75 acres) for land to be zoned C-D where it is completely abutted by land located in the C-D or owned by the State of CT. (Sec. 9.B.1.g.)

1983

- App. 82-003: Amendment to Parking Requirement, allowing parking requirement to be determined by "net usable floor area" rather than "gross floor area." Also grants the Zoning Board the authority to determine which parking standard is appropriate (parking by net floor area or employee/guest count). (Sec. 9.B.5.c). Prior to this amendment, standard which resulted in greater parking requirement automatically applied.
- App. 83-017: Gave Zoning Board authority to grant no more than 2 1 year extensions for issuance of Building Permit after granting of approvals. (Sec. 9.E.).

1988

- Sec. 9.B.7 standards removed and replaced with requirement that all uses/site plans must satisfy review standards of Section 7.2 Site Plan review. (Sec. 9.B.7).

1990

- App. 90-022: Amendment requiring Zoning Board's approval of a GDP after a public hearing prior to designating an area as C-D, and any site plans/change in uses subsequent to said GDP are compliant with same. (Sec. 9.F.1).

1995

- App. 94-029: Amendment to Sec. 9.B.5.d allowing up to 4 stories in building height (up from 3.5) at the sole discretion of the Zoning Board, on a site of at least 30 acres or more, and where proposed structures are set back at least 400 ft from street frontage, buildings are appropriately screened, and FAR does not exceed .4. (Sec. 9.B.5.d).

1997

- App No. 97-006 and 97-007
  - Separate C-D from B-D and M-D Zones (9.BBB)
  - Addition of introductory paragraph and objectives specific to the C-D Zone, including requirement that application to designate land as C-D must be: (a) consistent with the Master Plan; (b) the proposed development consists of such uses and such proportions as are most appropriate to its functional integration in 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; and (d) the proposed development is South of the Merritt Parkway.
- o Minimum lot area = 15 acres held as a single plot for at least 3 years prior to the application (replacing sliding scale of minimum lot size depending on abutting zones). (9.BBB.d.1.)
- o Yard Requirements = Remain the same except now buildings must be set back at least 50' from any non-residential district or the Merritt Parkway (down for 100' from any property line) (9.BBB.d.3.c.)
- o Parking requirement can now be 1 space per 3 employees/occupants or 3 spaces per 1,000 s.f. of floor area (rather than net usable floor area) (9.BBB.d.3.d). Zoning Board still has discretion to determine which parking standard should apply.
- o FAR of all buildings not to exceed .4 REGARDLESS of whether or not building is 4 stories or not (.4 FAR requirement only applied to buildings with 4 stories height). (9.BBB.d.3.f.)
- o Structured Parking provisions adopted to encourage reduced development intensity and increased building setbacks, open space conservation, etc.; exempt structured parking from coverage, yard requirements and FAR where certain conditions are satisfied. (ie total nonporous surface area shall not exceed 35% of lot area). (9.BBB.d.3.g).

#### 2001

- Residential uses permitted subject to Special Exception approval subject to certain criteria being satisfied (ie total nonporous coverage not to exceed 50%)
- App. 200-013: 50% of BMR units may be satisfied to cash contribution via Special Exception approval. (Sec. 9.BBB.4.f).
- App. 200-32: Amendment to signage regulations allowing parking signage so long as total surface area of all such signs does not exceed 12 s.f. in area and no sign exceeds 8' in height. Permits 1 additional ground or wall sign not exceeding 16 s.f. in area and 10' in height when ground mounted. Permits flag signs each not to exceed 24 s.f. in area and 25' in height, and aggregate area of same not to exceed 72 s.f. (Sec. 9.BBB.3.e).

#### 2003

- App. 203-20: BMRs must comply with Section 7.4 (replacing language requiring compliance with Section 9-I.5.b of the Regulations and other language requiring that units be designed, constructed, sold, managed in accordance with guidelines and policies of the City, and requirement of an Affordability Plan that encourages Sec. 8 participation). (Sec. 9.BBB.4.e).

#### 2005

- App. 205-32: Exempts security buildings which are not more than 200 s.f. and located in office parks developed prior to 1979 and uncovered patios built at finished first floor to existing buildings in the C-D from Building Coverage. (9.BBB.3.a.). Also excludes security buildings not more than 200 s.f. located in office parks developed before 1979 from FAR calculation. (9.BBB.3.f.).

## 2006

- App. 206-11: permits Child Day Care Center as a Primary Use in the C-D Zone, and playground area supporting same as an Accessory use. (Sec. 9.BBB.2.a & 9.BBB.2.b).
- App. 206-31: Permits no more than 3 shelter structures which may include a roof, do not exceed 200 s.f. in area, and do not have running water, heating, air conditioning or a door, which have a portion of its walls open for ingress or egress. (9.BBB.3.a & 9.BBB.3.f.).

## 2007

- App. 206-52: Zoning Board shall determine the bulk, height and location of "all accessory structures" at its "sole discretion...notwithstanding anything to the contrary contained...in these regulations." (Sec. 9.P.).
- App. 207-14: Amends setback applicable to parking areas to 50' from "the boundary line of any adjoining zoning district." Prior standard required 50' setback from "all boundaries." (Sec. 9.BBB.3.d.).
- App. 207-21: Amendment to Sec. 9.BBB.4.b (Special Exception Uses [Residential uses]) stating RM-1 standards shall apply except for building height and BMR standards (prior Regulations only mentioned the former). Exempts parking garages that satisfy certain criteria from building coverage and story limitations (garage ceiling is not more than 5' above level from which height of the building is measured; fully landscaped garage roof as usable open space for residents, etc). (Sec. 9.BBB.4.b.).

## 2008

- App. 208-04: Amendment to allow up to 55% total non-porous surface area coverage for residential uses where at least 1 parking space in an enclosed area is provided. (Sec. 9.BBB.4.c).

## 2010

- 209-035: Increased extensions Zoning Board may grant for issuance of Building Permits from 2 1 year to 3 1 year extensions (Sec. 9.N).

Staff's 1978 analysis

C-D DESIGNED COMMERCIAL DISTRICTS

LOCATION	LOT AREA Acres	BUILDING COVERAGE Sq. Feet Pct.	IMPERVIOUS SURFACES PARKING & ROADWAYS Sq. Feet Acres	TOTAL SITE COVERAGE Acres Pct.	GROSS FLOOR AREA (S.F.)	PARKING
Combustion Engineering	40	35,000 2.0	94,300 2.16	2.96 7.4	60,640	120
Xerox	25.305	66,360 6.25	277,760 6.37	7.89 31.2	255,000	604
General Electric Credit Corp.	17.596	65,450 8.5	268,500 6.16	7.66 43.5 #	192,000	625
Olin (inc. garage & other buildings)	60.25	*261,018+ 8.5	256,800 2.75	11.88 19.7	*532,245+	*779+
CBS	22.537	67,817 7.0	126,400 2.90	4.45 19.7	67,817	248±
High Ridge Park	39.019	189,949 11.2	700,500 16.08	20.44 52.4 °	487,000	**1300+
Dorr-Oliver	18.3	72,080 9.0	220,750 5.06	6.72 36.7	144,160	450
Tishman	16.878	128,882 19.0	284,590 6.53	9.49 56.2 °	282,922	915

\* Does not include existing buildings (greenhouse, meeting hall, etc.)

\*\*parking spaces for Buildings 1 and 2 not included

where new reg  
created nonconformity

23



APPENDIX A - TABLE II

PERMITTED USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS ONLY	COMMERCIAL								INDUSTRIAL	
	C-N	C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G
105 - Food Shops, Retail (40.1).....	x	x	x	x	x	x	x	XM	x	x
106 - Freight Classification Yard.....	-	-	-	-	-	-	-	-	-	x
107 - Funeral Parlor.....	-	-	x	x	x	x	-	-	-	-
108 - Furniture Store.....	A	A	x	x	x	x	-	-	x	-
109 - Garages, Public (43)(See Section 11)(subject to the standards of Sect. 11-C-2 and 11-C-3; provided further that within the C-L District, the lot must front on U.S. Route 1).....	-	A	A	x	x	x	x	x	x	x
110 - Garages, Bus & Taxi Service (43) (See Section 11).....	-	-	-	x	x	x	x	x	x	x
111 - Gardening Supplies, Retail.....	x	x	x	x	x	x	-	-	-	-
112 - Gas Mfg. & Storage.....	-	-	-	-	-	-	-	-	-	x
113 - Gift Shop.....	x	x	x	x	x	x	-	XM	-	-
114 - Glass Fabricators & Installation.....	-	-	-	-	-	-	x	-	x	x
115 - Glass Mfg. or Processing.....	-	-	-	-	-	-	-	-	-	x
116 - Golf Course, Miniature or Simulated (88-029).....	-	-	-	-	-	A	x	-	x	x
117 - Gymnasium or Physical Culture Establishment.....	-	-	-	x	x	x	-	x	x	x
118 - Hardware Store.....	x	x	x	x	x	x	x	-	XR	XR
118.1-Home Center.....	-	-	-	-	-	-	-	-	B	-
119 - Ice Dispensing Service, Retail.....	x	x	x	x	x	x	x	XM	x	x
120 - Ice Mfg. & Storage.....	-	-	-	-	-	-	x	-	x	x
121 - Ice Skating Rink - Indoor.....	-	-	A	A	x	x	-	x	x	x

# LIFETIME

ARCHITECTURE | DESIGN

August 1, 2017

## Sustainability Standards

Life Time® embarked on an aggressive strategy to improve the environmental impact of its buildings in 2004. We conducted a green-building symposium in 2005. Since that time, we've been incorporating a number of high-efficiency and earth-friendly features into our buildings.

From energy efficiency and water conservation to low-VOC materials, we are striving to continually improve the eco-footprint of our facilities. We're achieving these efficiencies through a combination of design and construction techniques in our buildings.

We recognize energy use in our facilities — primarily through heating, cooling and lighting — and that reducing that energy usage is one of the most effective ways of reducing our environmental impact.

Our team architects, engineers and construction professionals has been tasked with finding creative, innovative ways of adjusting the design of our prototypical buildings, and also with retrofitting existing buildings to reduce their energy requirements and to minimize waste.

### **Stamford Proposed Site Strategies**

- **Alternate Transportation-** Incorporate bicycle storage and changing rooms to both accommodate and encourage our members to use alternate, healthy means to get to our facilities.
- **Pervious Pavement-** Use of pervious pavement in some areas of surface parking to reduce run-off and return water to underground aquifers.

### **Water Efficiency**

- **Water Use Reduction-** We deploy several strategies within our buildings that reduce our water consumption by more than 10% compared to baseline building code requirements. By using high efficiency, low-flow plumbing fixtures we are able to significantly reduce our overall potable water use within our facilities.
- **Sensible Landscaping Practices-** By using drought tolerant, indigenous plantings as well as drip irrigation systems and —smart — irrigation controls we are able to significantly reduce our potable water consumption used in our landscaping.

## Energy Conservation

- **Refrigerant Management-** To help reduce stratospheric ozone depletion we have a policy of zero-use of chlorofluorocarbon (CFC)-based refrigerants in new building heating, ventilating, air conditioning, and refrigeration systems.
- **Optimization of Energy Performance-** Our design team uses a sophisticated computer simulated energy modeling software to help us achieve increasing levels of energy performance beyond code-based standards to reduce the environmental and economic impacts associated with excessive energy use. By using strategies such as high-efficient light fixtures, occupant and daylight sensors to control our lighting, high- efficient HVAC units and Energy Recovery units with air-to-air heat exchangers, we are able to improve the energy performance by over 15% compared to baseline standards.
- **Energy Performance Verification-** Our design team makes trips to the building after opening to verify that the mechanical and electrical systems are operating efficiently and using as little energy as possible. The control systems are inspected and verified that the equipment is sequencing properly and the sensors throughout the system have calibrated and are reading properly.

## Building Materials & Resources

- **Construction & Post-Consumer Waste Management-** We currently recycle all discarded steel construction materials during the building process for our facilities, and are continually adjusting our facility designs in order to minimize waste creation during the construction process. In addition, all of our facilities feature recycling programs that help minimize the flow of trash into landfills and incinerators. We encourage our members and team members to recycle metals, plastics, cardboard and paper. In 2008, we recycled approximately 876.7 tons of cardboard/paper, 89.1 tons of plastic and 2,827.7 tons of glass.
- **Recycled Content-** Many of the materials we incorporate into our building are made up of recycled materials. More specifically, in 2009 we made a change in the carpeting we use, switching to eco-friendly, sustainably produced carpet tiles from Interface — a pioneer in sustainable flooring.

These carpet tiles offer several important advantages: They reduce the waste often encountered during installation; they do not require the use of toxic adhesives; and they wear better than broadloom carpets. When they do require replacement, the used carpet tiles are returned to Interface for recycling. Finally, use of tiles allows us to replace only the worn or damaged portions of carpet rather than larger expanses of material, further reducing the waste associated with renovation.

- **Regional Materials-** To help reduce the environmental impact resulting from transportation and to help support the use of indigenous resources, many of our building materials are extracted and manufactured within 500 miles of our project sites.
- **Rapidly Renewable Materials-** To help reduce the use and depletion of finite raw materials we have replaced many of our interior finishes with rapidly renewable materials that are typically harvested within a 10-year cycle. One example is the use

of bamboo flooring within our clubs.

### **Indoor Air Quality**

- **Increased Ventilation-** Life Time facilities are designed to ensure a generous flow of fresh air into the buildings. Our current prototypical plan provides cleaner HVAC systems and improved air quality both during and after construction.
- **Low-Emitting Materials-** By embracing lower VOC (Volatile Organic Compound) building materials and products (paints, carpeting, glues, cleaners, etc.), we are able to minimize VOC off-gassing and maintain a safer, more pleasant experience for our members.



February 3, 2017

VIA U.S. MAIL  
Zoning Board, City of Stamford  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, CT 06901

FEB 3 2017

**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**

2002 Westpark Drive, Milford, MA 01830  
Main: 781-273-7500  
Sunrise Senior Living

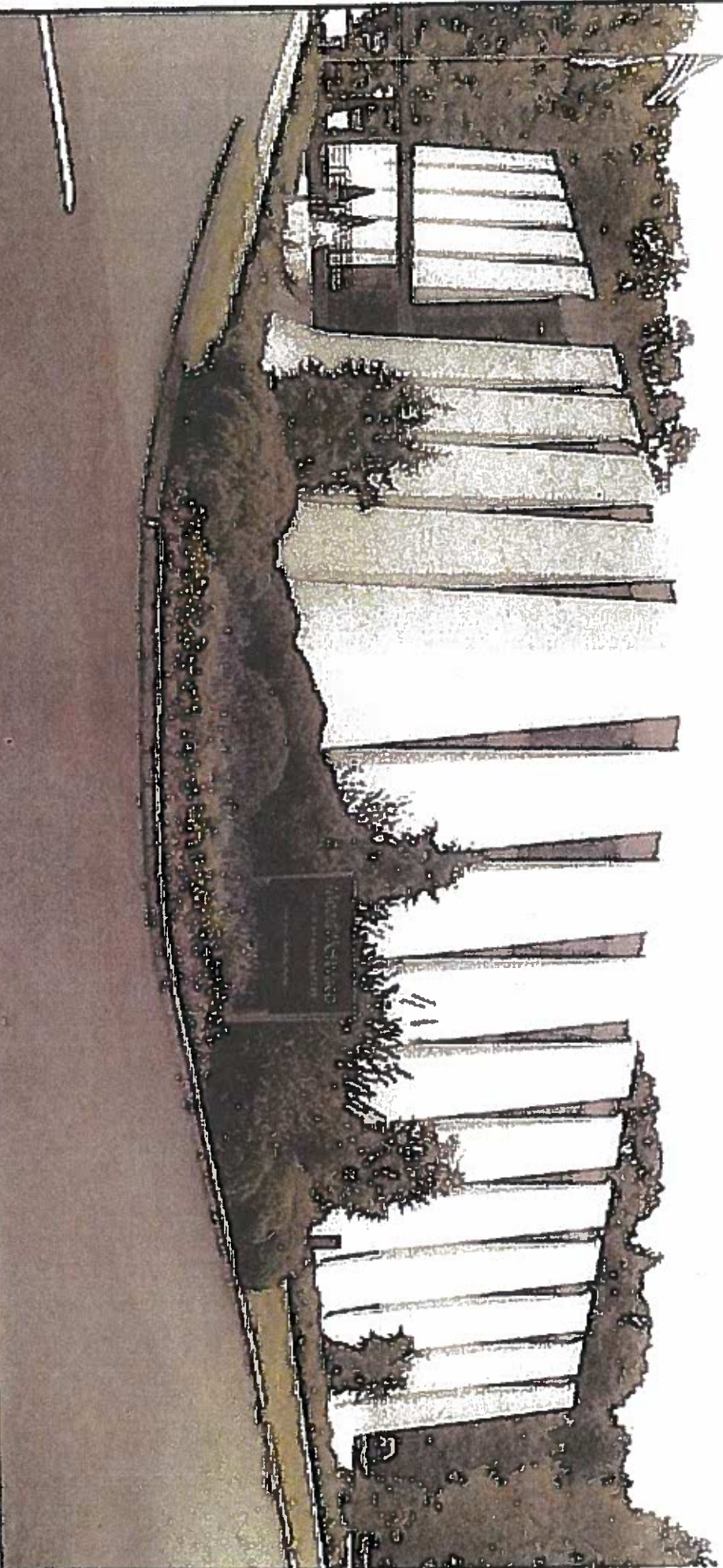
25

*High Ridge Park*

*Photograph Exhibit – Campus Modifications*

*Zoning Board Appl. #217-01*





Building 1 - Original Facade

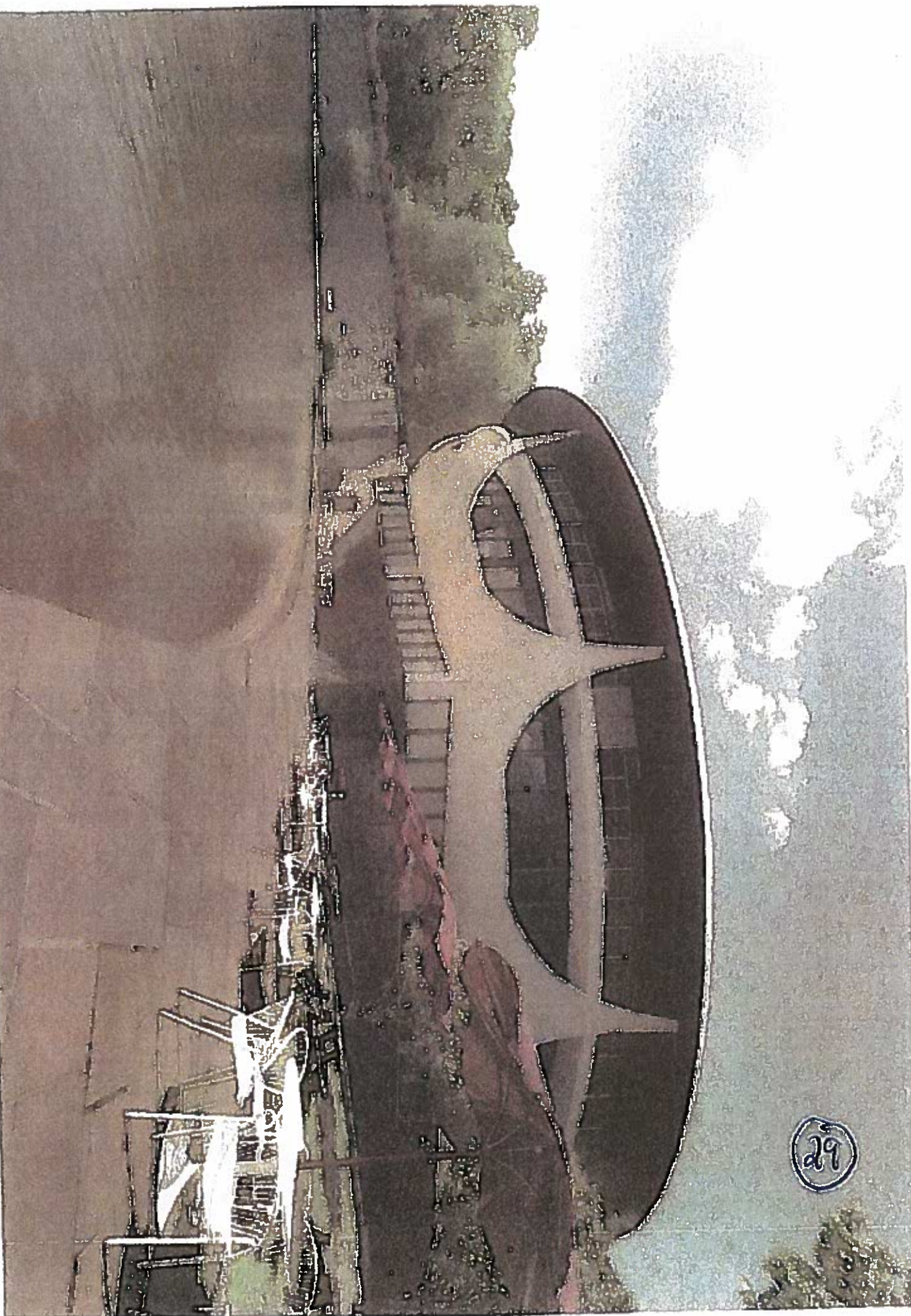


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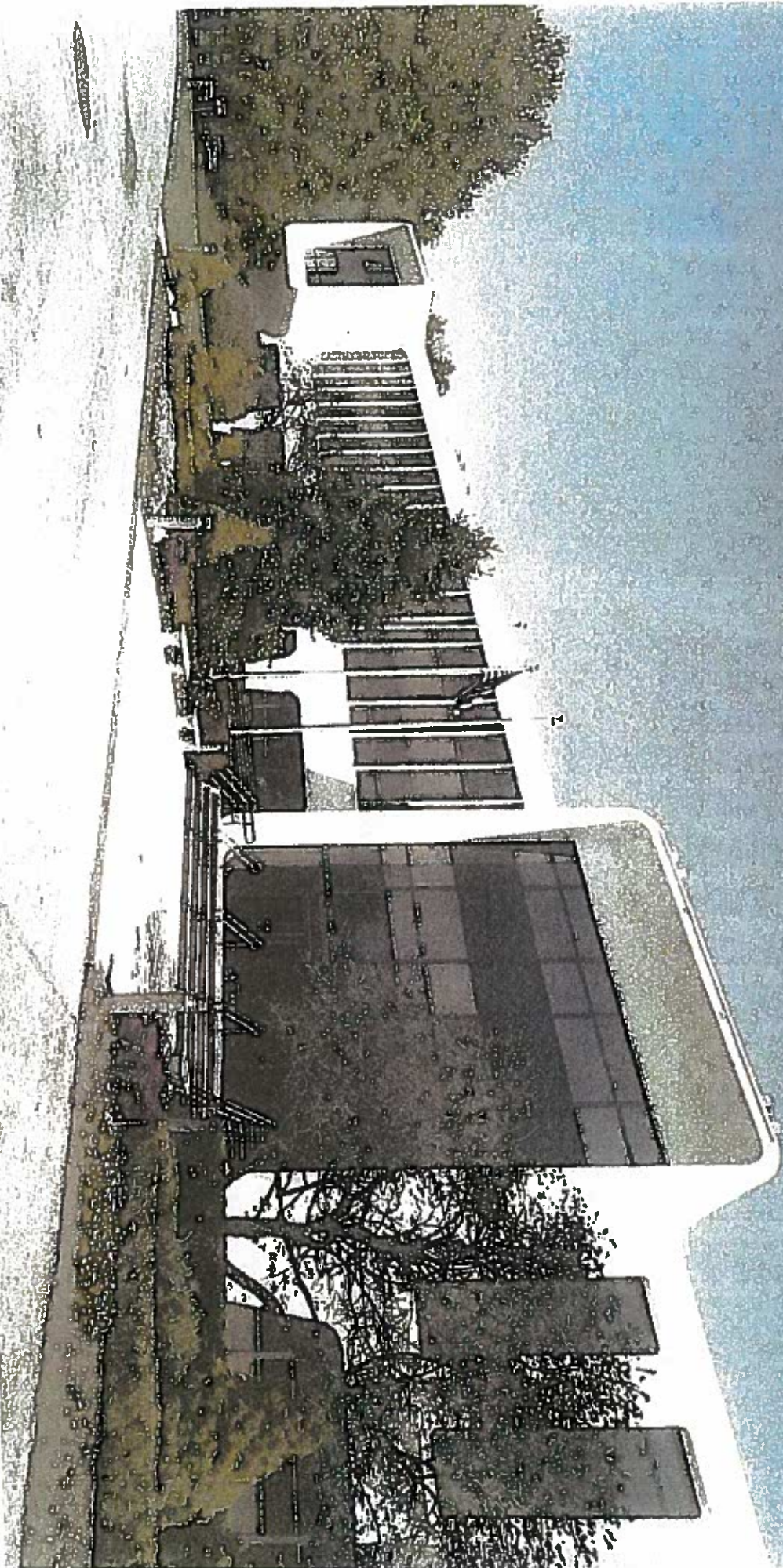


Building 1 - New Facade









Building 3





Building 4 - Original Facade





Building 4 - New Facade





Building 5 - Original Facade

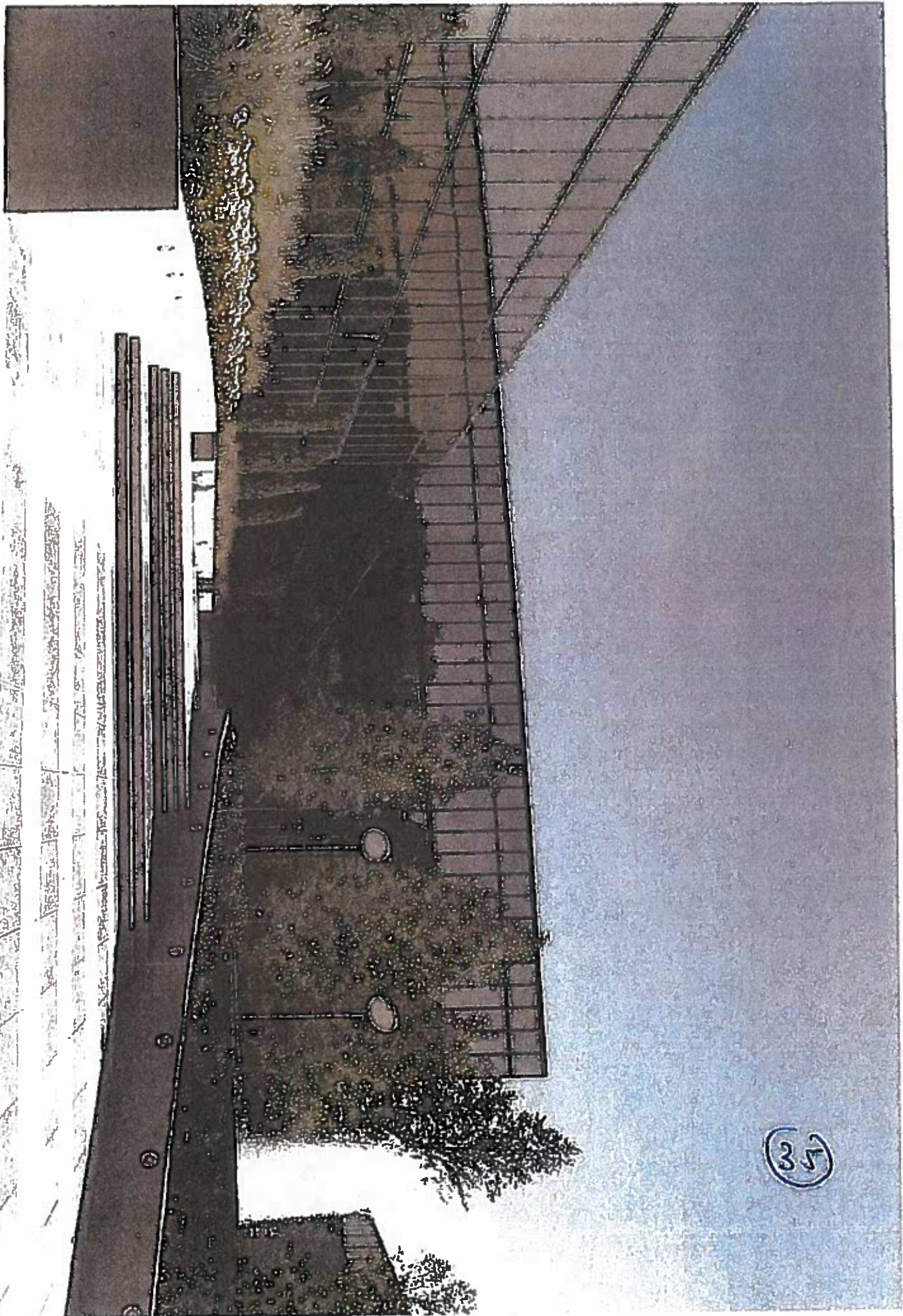




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Building 5 - New Facade

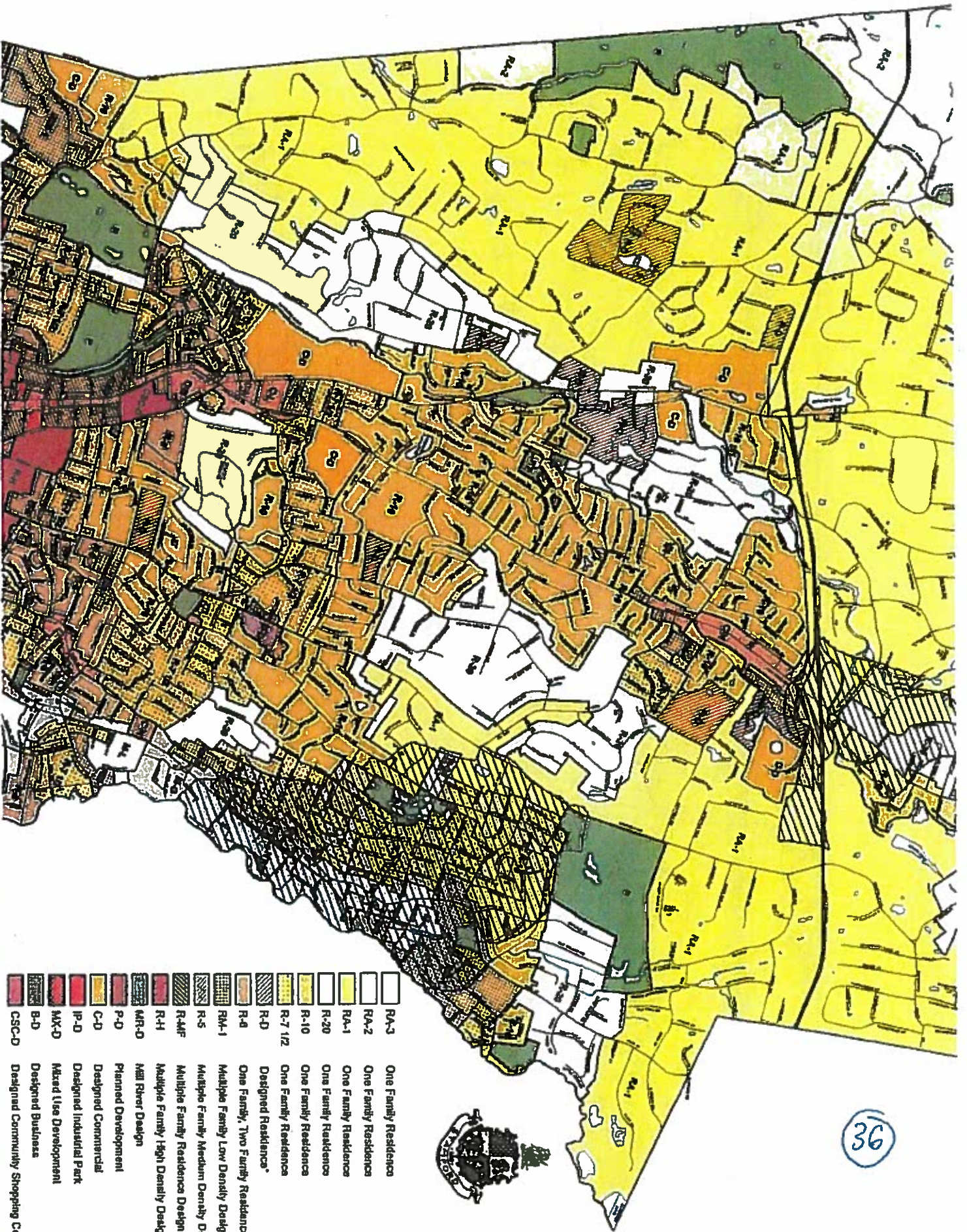




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Building 5 - New Facade

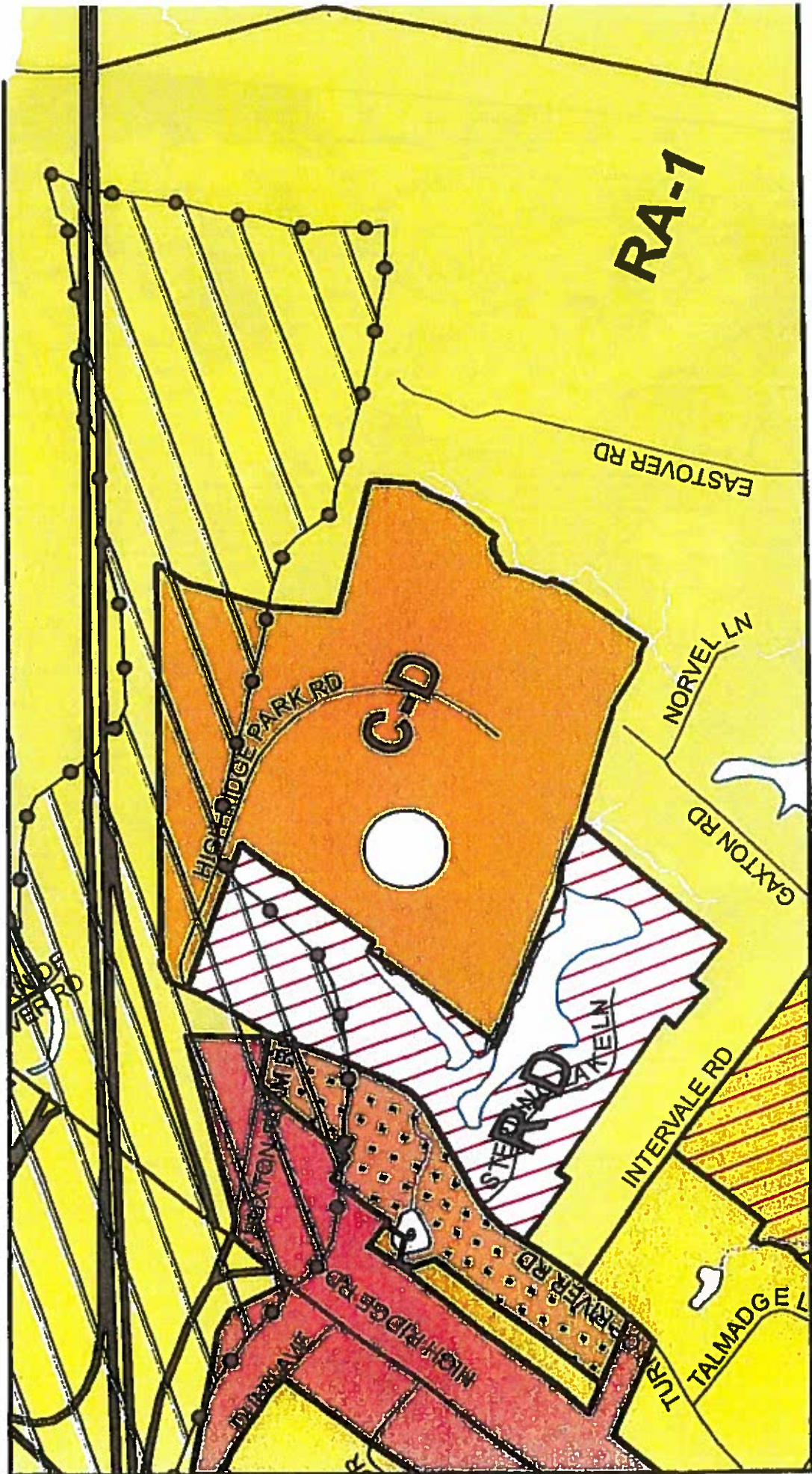




- RA-3 One Family Residence
- RA-2 One Family Residence
- RA-1 One Family Residence
- R-20 One Family Residence
- R-10 One Family Residence
- R-7/12 One Family Residence
- R-D Designed Residence
- R-4 One Family, Two Family Residence
- RM-1 Multiple Family Low Density Design
- R-5 Multiple Family Medium Density Design
- RMF Multiple Family Medium Density Design
- R-41 Multiple Family High Density Design
- MR-D Mill River Design
- P-D Planned Development
- C-D Designed Commercial
- IP-D Designed Industrial Park
- MX-D Mixed Use Development
- B-D Designed Business
- CSC-D Designed Community Shopping Center









# North Stamford Association

Theresa Dell, Chair  
Planning Board - City of Stamford  
888 Washington Boulevard  
Stamford, CT 06904

August 22, 2017

AUG 23 2017

PLANNING BOARD

RE: Application for Text Amendment to Zoning Regulation for C-D District  
Application 217-01: High Ridge Real Estate Owner LLC

Dear Chair Dell,

On behalf of the Board of Directors and homeowner members of the North Stamford Association, I write to you in opposition of the request to change the Stamford Zoning Code to add a new Permitted Use in C-D Designed Commercial Districts: "Gymnasium or Physical Culture Establishment". While this request was made to accommodate changes in the High Ridge Office Park, approval would allow this use in all C-D Districts across the city. This change would conflict with the stated purpose of C-D Districts: *to balance the preservation of the character of city neighborhoods and channel development to certain approved categories of usage*. With the outcome of the 8/7/17 Planning Board meeting having been to table the request for future consideration, a statement in the Stamford Advocate on 8/9/17 that "the future of the city's office parks remains unclear" drew attention to this issue. The North Stamford Association's opposition is based on the following eight areas of concern:

1) **Addition of a new Permitted Use in Stamford C-D Districts:**

An Application for Change of Zoning Regulations has been made that relates to "an opportunity to construct a Life Time Fitness (LTF) facility on the property" currently occupied by Building #3 in the High Ridge Office Park. The requested text change pertains specifically to this project but such a text change would have a broad impact on Stamford C-D Districts in that it would allow the establishment of similar facilities in all of Stamford's C-D Districts' commercial office park campuses.

This is not a new issue. A similar use ("*recreation, health clubs, spas*") was considered by City Planners while drafting the Master Plan (MP) in 2014 as shown by the inclusion of this phrase in a 10/4/14 Master Plan draft. However, in an apparent indication of the City Planners' intent at that time, "*recreation, health clubs, spas*" was struck and not included as a Permitted Use in the final Master Plan. "Sports and entertainment complexes" was made a "Prohibited Use".

**Important clarification of the proposed use:** While Merriam-Webster defines "gymnasium" as a "*large room used for various indoor sports (such as basketball or boxing) and usually equipped with gymnastic apparatus*", the actual menu of services to be offered at the LTF in the High Ridge Office Park facility is much broader: "*A 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*

P.O. Box 16830  
Stamford, CT, 06905  
203.329.2498  
[www.northstamfordassoc.org](http://www.northstamfordassoc.org)



*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."*

- 2) **Noise from the LTF facility:** The Jaffee Holden Noise Impact Study found that noise from exterior activities at the facility (the outdoor pool and related uses including children's summer camps) would exceed permitted limits in the Noise Code and would require some form of sound control screening between the outdoor pool area and the boundary of the property toward the Silver Lake neighborhood. While it was stated that noise abatement would be feasible, it was also stated that it would require installation of some form of earthen berm or solid fencing between the pool area and Silver Lake. Further, noise emissions from roof-mounted or other outdoor heating, ventilating or air conditioning equipment may require some additional form of noise abatement, to be determined after an analysis of that issue is conducted. Not addressed was the expected noise and disruption that would occur during the proposed demolition of Building #3 and construction of the fitness center.

Sterling Lake is currently a quiet residential community consisting of thirteen houses on 12 acres of conservancy land. *The noise and the addition of the recommended noise abatement solutions would likely degrade the aspects of the Sterling Lake community that promote its value.* Any such damage to the aesthetics of the area could have a negative impact on the local residents' quality of life and their taxable property values. This would not conform to the expressed intent of the MP:

*...Maintaining community character and preserving and enhancing quality-of-life in Stamford's neighborhoods is central to the vision for the future of the City. Preserving and enhancing Stamford's low-density residential areas and revitalizing higher-density neighborhoods is key to maintaining community character and encouraging growth in locations that have the necessary infrastructure.*

- 3) **Traffic - increased density and use of the property:** The MP prohibits any adaptive use in a C-D District that causes any *"net increase in traffic impact compared with office development."* The LTF facility would generate high levels of traffic because of the proposed operation of the facility on a 24/7 basis and a target level of 5000 memberships (which translates to potentially 10,000 individuals and an average of 2000 users/day). Traffic and congestion are already acknowledged problems in the immediate Turn of River, Buxton Farm and High Ridge Road areas – including entering/exiting the Acme shopping center and entering the Northbound Merritt Parkway. The Application states that this higher level of traffic from the fitness facility is preferable as compared to traffic from Building #3 *were it to be used as a medical facility* – a questionable comparison. No information was provided as to potential other uses of Building #3 and no traffic study was provided of traffic from use by a specific medical facility vs. traffic from the LTF facility.

- 4) **Requests of Exceptions to Zoning Code Requirements:** Requested is not only a new use across all C-D Districts, but, also, relief from certain zoning requirements. If granted, exceptions to Coverage, Yard Requirements (setbacks), Parking, and Signage requirements would intensify the negative impact on the community.

Coverage of impermeable surfaces: increase from 40% to 50%

Yard and Parking Setbacks: reduction from 50 feet to 25 feet

Signage: *elimination* of limits on area of signs: 60sf, 10 feet long and 12 feet high and the size of the sign in the conceptual plan is 173 sf but could be larger if limits are eliminated. Adds permission to add a permanent ground sign with few limitations on placement.

- 5) **Environmental issues:** The Environmental Land Solutions study states that likely environmental impacts could be mitigated by artificial measures such as a water quality basin, a swirl concentrator, underground infiltration galleries and storm water treatment. These features would need to be continuously maintained and, likely, enhanced over time to minimize disruption to the environment represented by the demolition of Building #3 and construction and operation of the fitness facility.
- 6) **Compatibility with adjacent uses and residential areas.** The MP requires that any new buildings in C-D Districts *"be compatible with adjacent uses and residential areas."* ***The design of the proposed large rectangular LTF building is not compatible with the free-flowing design of the Bisharat buildings nearest Building #3.*** The buildings in High Ridge Office Park are notable for having been designed by the renowned architect, Victor Bisharat, and as standing as Stamford's premier "Office in a Park. The Bisharat buildings closest to the proposed site of the LTF facility are highly Modernist and free flowing in design. The proposed design of the LTF facility shown in the Application would be a jarring contrast to the surrounding Bisharat office buildings in the Park.
- 7) **Preservation of Stamford's historic heritage:** The Victor Bisharat High Ridge Office Park Building #3 has been cited by the State and City historical preservation commissions (State Historic Preservation Office (SHPO) and the Historic Preservation Advisory Commission (HPAC) as being historically significant. Furthermore, SHPO has classified the High Ridge Office Park as *"eligible for listing on the National Register of Historic Places."* The significance of the buildings in High Ridge Office Park is described by HPAC as being *"...a remarkable intact collection of Mid-Twentieth Century Modern-Style buildings integrated into a carefully designed landscape that unifies the site. Internationally renowned architect Victor Bisharat, the architect associated with designing Stamford's skyline during the 1960's and 1970's, also designed the High Ridge campus."* Demolishing Building #3 and replacing it with a building that is incompatible with the surrounding buildings is inconsistent with the goals for a mixed-use campus in the MP and the City's goal to encourage preservation of significant historic buildings.
- 8) **Impact on the Sterling Lake community and on the City of Stamford:**  
The Sterling Lake residential community is valued for its insulation from traffic and high density commercial development. For the reasons stated herein, **the proposed installation and operation of the LTF facility risks causing detrimental changes to the character of the local neighborhood.**

In summary, the addition of this use would affect not only the High Ridge Office Park, but all Stamford C-D districts, opening the door to similar developments in the other Stamford CD districts.

**Master Plan excerpt:**

*"Maintaining community character and preserving and enhancing quality-of-life in Stamford's neighborhoods is central to the vision for the future of the City. Preserving and enhancing Stamford's low-density residential areas and revitalizing higher-density neighborhoods is key to maintaining community character and encouraging growth in locations that have the necessary infrastructure capacity to support growth."*

Sincerely,

  
Douglas York

President – North Stamford Association



North  
Stamford  
Association

August 8, 2017

**NORTH STAMFORD ASSOCIATION (NSA) OPPOSES ZB APPLICATION #217-01 SUBMITTED BY  
HIGH RIDGE REAL ESTATE OWNER, LLC.**

The North Stamford Association (NSA) supports the decision of the Historic Preservation Advisory Committee (HPAC) in opposing the zoning text change request to rezone the High Ridge Office Park. The NSA applauds the HPAC for its effort to preserve the work of world renowned architect Hanna Bisharat by noting and promoting the historic significance of all the buildings in High Ridge Park.

The proposal by the applicant is inconsistent with current usage and architectural and quality of life issues important to immediate neighbors, with negative implications for North Stamford and City of Stamford residents at large.

This proposed text change, if approved, would have serious adverse consequences for office parks throughout the city, with negative ramifications as well. The North Stamford Association appreciates the efforts of the Planning Board to adhere to the original concepts and principals of the Master Plan regarding mixed-use development.

Respectfully submitted,



Douglas L. York  
President  
North Stamford Association

The following are lists of activities and services typical of a Life Time Fitness facility as described in their website:

**Services and Programs:**

- Kids camps – summer and school breaks
- Kids Sports
- Spa – includes hair, skin, massage, nails
- MediSpa – includes injectables (Botox) for skin treatments, laser services, medical aesthetics (peels, etc.), hormone replacement therapy, testosterone replacement therapy
- Nutritional Coaching
- Pilates
- Weight Loss Programs
- Yoga
- Health Assessments – includes specialty lab testing regarding metabolism, hormone levels, & food sensitivities
- Child Center
- Personal Training
- Physical Therapy and Chiropractic Care
- Social Events
- Kids Academy
- Group Fitness Classes
- Basketball Leagues



## **Spaces and Facilities:**

- Outdoor Pool
- Lap Pool
- Kiddie Pool
- Water Slides
- Indoor Pool
- Indoor Tennis Courts
- Fitness Studio
- Squash and Racquetball Courts
- Rockwall
- Yoga Studio
- Pilates Studio
- Sauna
- Whirlpool
- Steam Room
- Gym
- Basketball Courts
- Cardio & Weights Floor
- Café
- Bar

Google Maps Life Time Athletic



Imagery ©2017 Google, Map data ©2017 Google United States 50 ft



## Life Time Athletic

4.1 ★ ★ ★ ★ · 57 reviews

Gym



1 Westchester Park Dr, West Harrison, NY 10604



[lifetimefitness.com](https://www.lifetimefitness.com)



(914) 290-5100



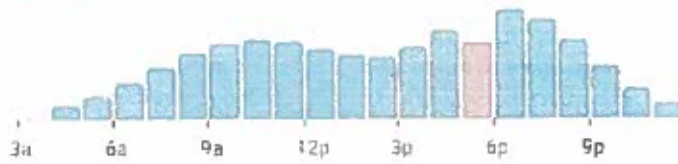
Open now: 4AM–12AM ▾

Popular times Mondays ▾

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."

### People also search for

[View more](#)



**White Plains  
YMCA**  
Youth  
Organization



**Equinox  
Scarsdale**  
Gym



**Swim Tank -  
Home of  
Aqua Tots**  
Swimming  
School



**Rye YMCA**  
Community  
Center



Google Maps Life Time Athletic



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



## Life Time Athletic

3.2 ★ ★ ★ · 58 reviews

Gym



350 Robbins Ln, Syosset, NY 11791



[lifetimefitness.com](http://lifetimefitness.com)



(516) 822-1777



Open now: 4AM–12AM ▾

Popular times Mondays ▾

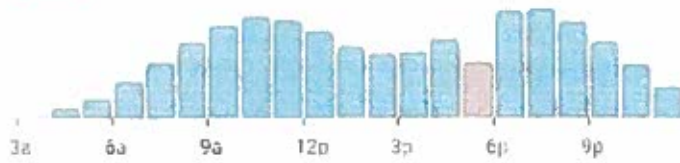


8/7/2017

Life Time Athletic - Google Maps

LIVE

Less busy than usual



### Review summary



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



"This place Overpriced and overrated the crowd is about who has the most money."



"Visiting the Garden City area, I attempted to access the facility."

### People also search for

[View more](#)



Equinox  
Woodbury  
Gym



Bev Francis  
Powerhouse  
Gym



New York  
Sports  
Clubs  
Health Club



Lucille  
Roberts  
Health Club

## **#8. MIXED-USE – CAMPUS**

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. New buildings and structures shall be compatible with the scale, height and character of existing buildings and maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties. 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 development. Development within this category shall be at densities, height and bulk far below those allowed in Downtown (Category 11). Such development may be permitted to locate on sites "suburban" in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.

# Hours

## Club Hours

[Hide Details](#)

📞 516-822-1777

### HOURS

Sunday	4am — 12am
Monday	4am — 12am
Tuesday	4am — 12am
Wednesday	4am — 12am
Thursday	4am — 12am
Friday	4am — 12am
Saturday	4am — 12am

## Activity Center Hours

[Details](#)

## Guest Hours

[Details](#)

## KIDS

### Kids Academy

[Details](#)

### Infant Room

[Details](#)



# Hours

## Club Hours

[Hide Details](#)

📞 914-290-5100

### HOURS

Sunday	4am — 12am
Monday	4am — 12am
Tuesday	4am — 12am
Wednesday	4am — 12am
Thursday	4am — 12am
Friday	4am — 12am
Saturday	4am — 12am

## Activity Center Hours

[Details](#)

## Guest Hours

[Details](#)

## KIDS

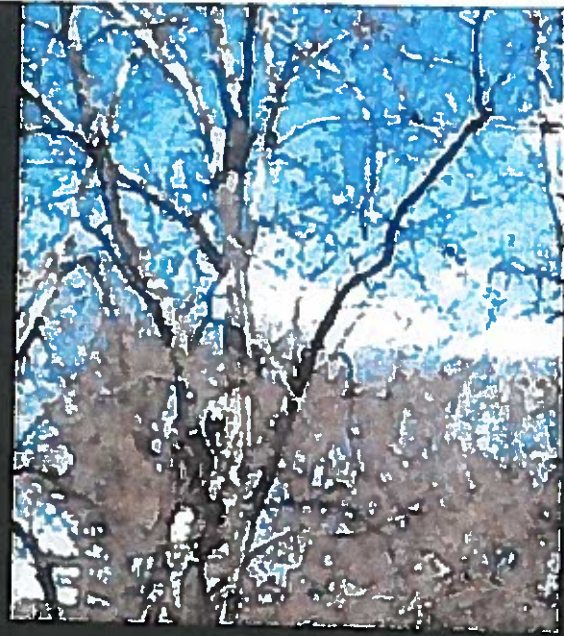
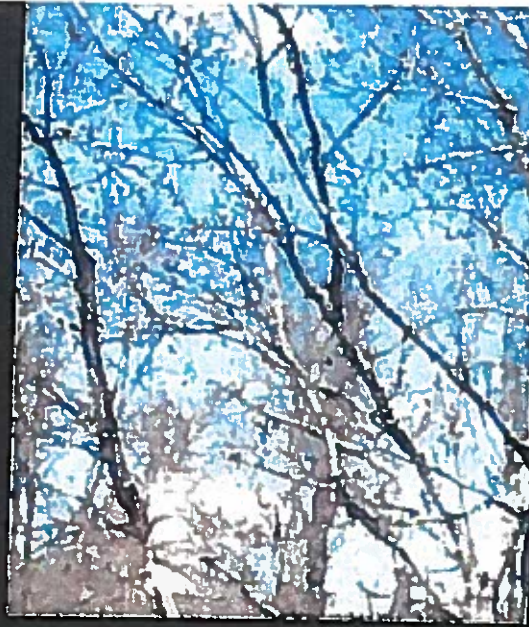
### Kids Academy

[Details](#)

### Infant Room

[Details](#)





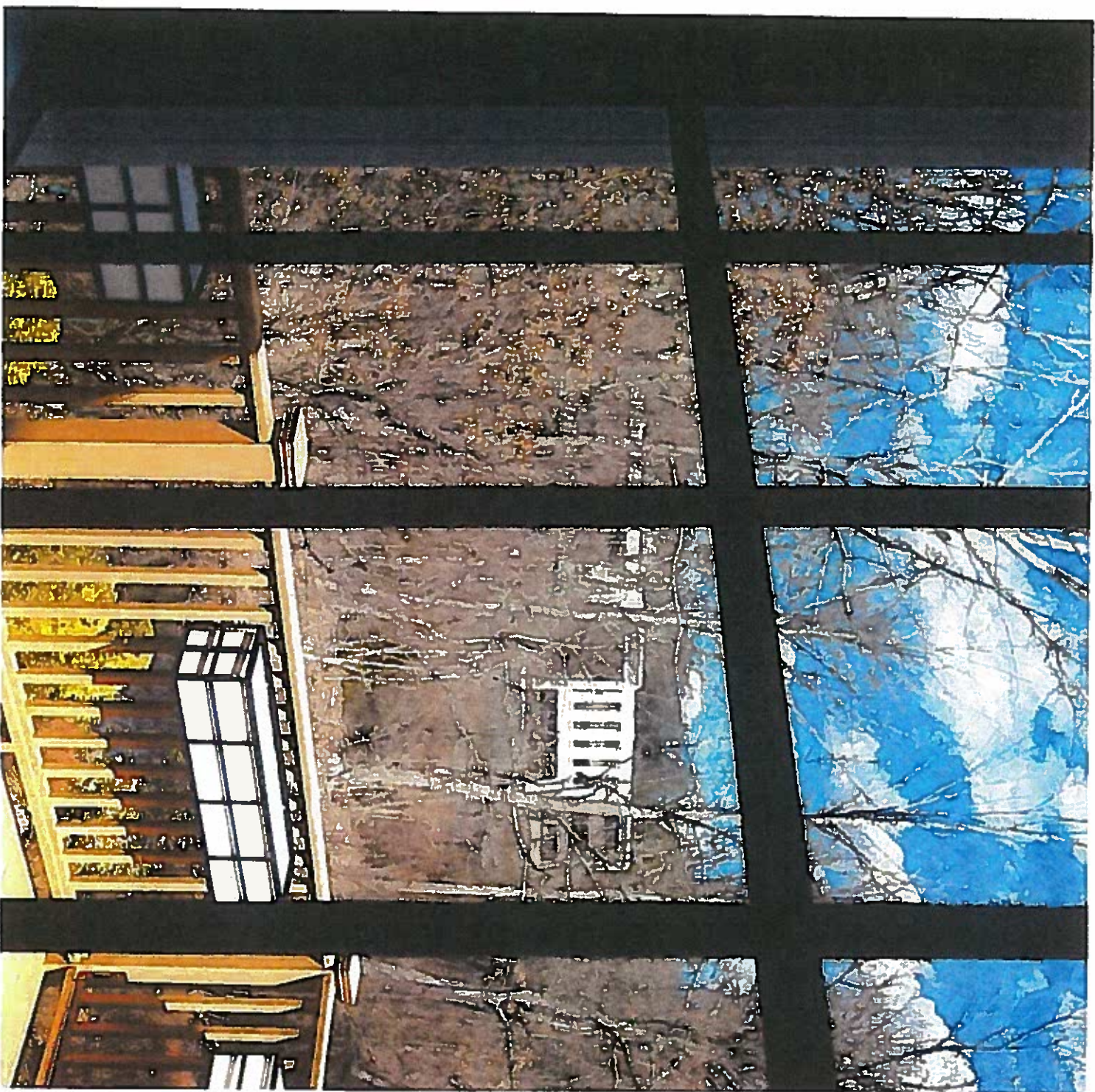








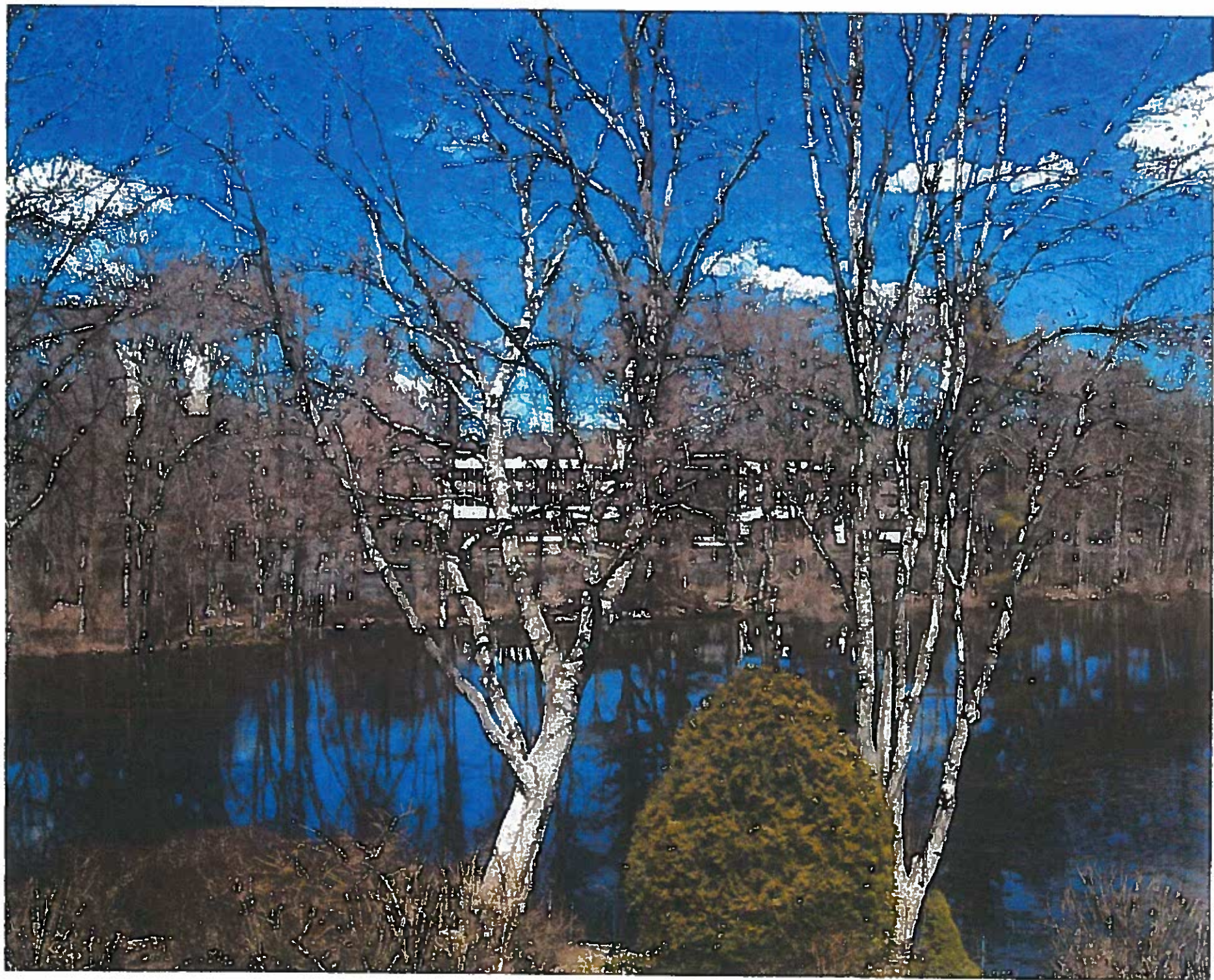








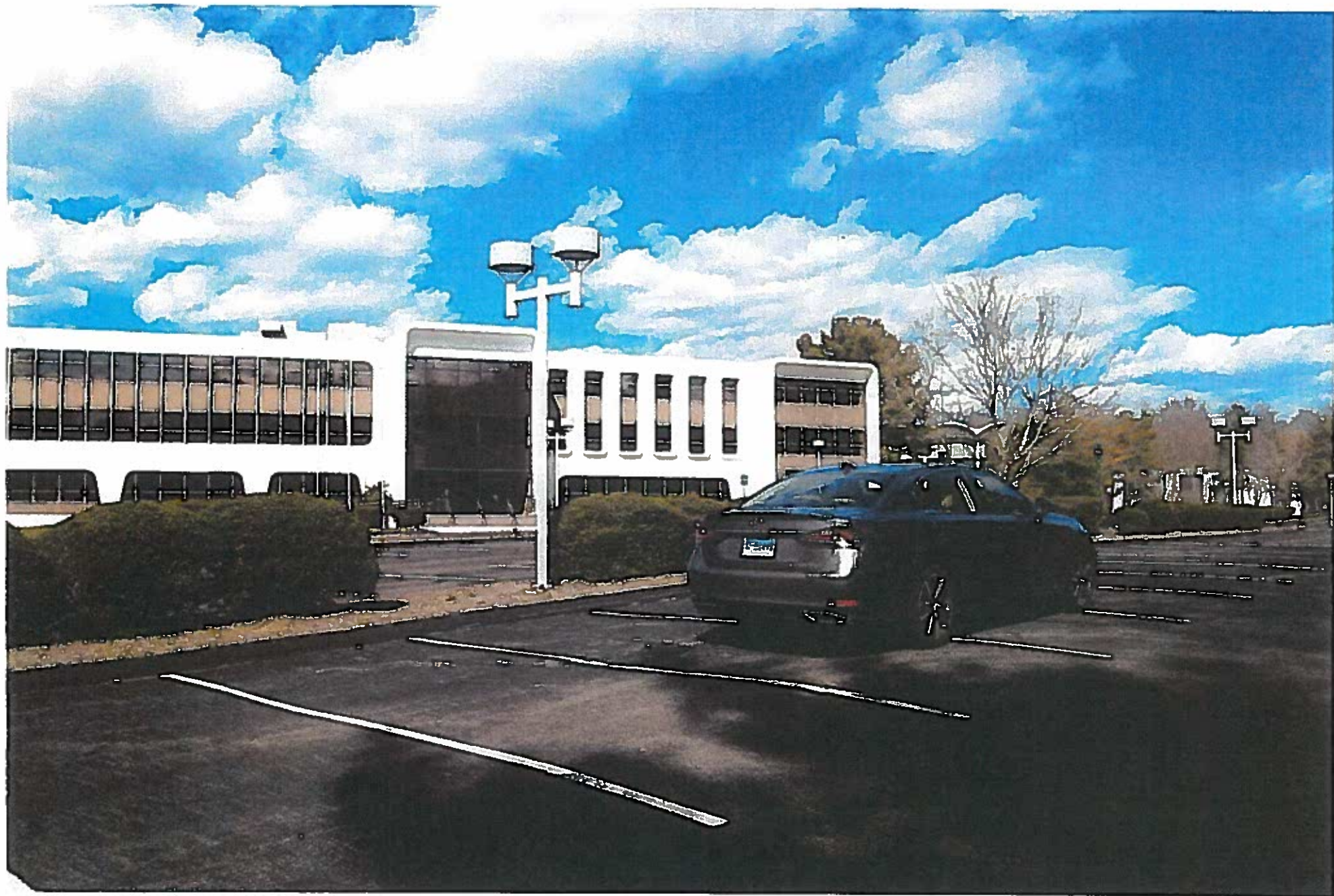














# **COMMENTS RECEIVED POST MEETING**



Historic Neighborhood Preservation | Box 368 | 65 High Ridge Road | Stamford, Connecticut 06905

August 8, 2017

Theresa Dell, Chair  
Planning Board  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06904

RE: Application for Text Amendment to the Zoning Regulation for C-D District  
Application 217-01: High Ridge Real Estate Owner LLC

Dear Chair Dell:

The High Ridge Office Park Corporate Center is a remarkable intact collection of Mid-Twentieth-Century Modern-Style buildings integrated into a carefully designed landscape that unifies the site. Internationally renowned architect Victor Bisharat, the architect associated with designing Stamford's skyline during the 1960s and 1970s, also designed the High Ridge campus.

Bisharat was a graduate of American University in Beirut and studied at the University of California. He was part of the Disneyland design team and opened his own firm in 1960. King Hussein selected Bisharat to design the Jordan Pavilion at the 1964 World's Fair and F. D. Rich Company was the builder. High Ridge Park was the first project Bisharat designed for the Rich Company. His other designs in Stamford at the height of his career included the Landmark Square Tower, Marriott Hotel, St. Johns Tower, G.T.E. Corporation and General Electric. He also designed the Tomb of the Unknown Soldier in Amman, Jordan.

High Ridge Office Park has six distinct buildings (built between 1967 to 1975) unified by color and a context sensitive landscape. The campus was designed for a number of corporations rather than the vision of one corporate entity. Building 2 (1967) is the clock shaped building that was originally home to General Time Corporation. Clock hands measuring 6' and 10' were installed inside the center atrium with black dots indicating the hours. The exterior of building 6 (1971) was modified from the original design at the request of the original tenant Continental Oil. The exterior of the building is notable as this was the first building in Stamford to use gold reflective insulated glass for the curtain walls.

The State Historic Preservation Office was asked to review the property as the campus is not currently listed on the National Register of Historic Places, and it is highly unlikely the owner will give consent to the have the property listed. In response, the Connecticut State Historic



Preservation Office, "considers the High Ridge Park Corporate Center Campus eligible for listing on the National Register of Historic Places for its architectural significance." (See attached letter dated July 3, 2017.)

The City's Master Plan allows for "limited expansion and adaptive reuse of compatible" uses. Likewise, the Master Plan encourages preservation of historic buildings and districts that are significant. The Life Time Fitness proposal includes demolition of Building 3 and replacing it with a building that is incompatible with the goals stated for a mixed-use campus. Historic Neighborhood Preservation respectfully requests the application for the text amendment be denied and encourage preservation of the office campus.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Smyth". The signature is fluid and cursive, with the first name "Jill" and last name "Smyth" clearly distinguishable.

Jill Smyth  
Executive Director



Department of Economic and  
Community Development

State Historic Preservation Office

July 3, 2017

Jill Smyth, Executive Director  
Historic Neighborhood Preservation  
65 High Ridge Road  
Stamford, CT 06905

**Subject: High Ridge Park Corporate Center Campus, Stamford, Connecticut**

To Ms. Smyth:

The following is in response to your inquiry about the historic significance of the High Ridge Park Corporate Center Campus in Stamford, Connecticut. The State Historic Preservation Office staff understand that a potential project is proposed, which may involve the demolition of Building 3 on this 40-acre campus. The State Historic Preservation Office (SHPO) is a state agency that is responsible for managing a program of historic preservation for Connecticut's citizens. We work to identify and increase appreciation for the buildings, structures, landscapes, archaeological sites, and places that form Connecticut's heritage. Much of that work is understanding why these resources contribute to our culture and how to maintain them.

The purpose of this letter is to express our support for the retention of the High Ridge Park Corporate Center Campus buildings and landscape, and to offer our technical services to help find solutions that do not result in loss of the property's notable features.

This campus is highly significant for its representation of Mid-Twentieth-Century Modern-style architecture and is potentially the largest, most intact example of its kind in Connecticut. Designed by internationally renowned architect Victor Hanna Bisharat (1920-1996) from 1967 to 1975, the campus exhibits innovative engineering and experimentation in the plastic qualities of concrete to achieve new, sculptural building forms. Experimentation in the abilities of contemporary building materials, efficiency in building systems, and development of non-traditional building forms are tenets of Modernist design masters.

Connecticut is important in the history of Modern architecture as a place where a concentration of influential designers lived, worked, networked, and tested new design concepts. Bisharat's work in the state is an important addition to this larger portfolio because his educational background differs from others in the Connecticut network, many of whom were affiliated with

State Historic Preservation Office

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Department of Economic and  
Community Development

State Historic Preservation Office

the Bauhaus-inspired architectural program at Harvard's Graduate School of Design, such as Marcel Breuer, or the Yale School of Architecture, such as Eero Saarinen. (Bisharat's contemporary Paul Rudolph is affiliated with both programs.) Unlike other designers in the Connecticut network, Bisharat originated from the Middle East and studied at the University of California under expressionist architect Erich Mendelsohn.

The architectural significance of the High Ridge Park Corporate Center Campus is heightened through the individual, rather than uniform designs of each of the six buildings, which are unified through color and an overarching landscape plan. The property is also notable for its association with the urban renewal-era relocation of corporate offices from New York City to Connecticut and the development firm of F. D. Rich, which was influential in attracting accomplished designers to Stamford. While other examples of Bisharat's work exist in the United States and internationally, Stamford has a well-known concentration of his buildings, produced at the height of his career.

SHPO considers the High Ridge Park Corporate Center Campus eligible for listing on the National Register of Historic Places for its architectural significance. Demolition of contributing components of this property would be a significant loss to our architectural heritage.

Please contact Jenny Scofield, [jenny.scofield@ct.gov](mailto:jenny.scofield@ct.gov) or 860-256-2766 if this office can be of assistance.

Sincerely,

Kristina Newman Scott, State Historic Preservation Officer

cc (via email): Lynn Drobbin, Stamford Historic Preservation Advisory Commission  
Colin Reilly, High Ridge Park Corporate Center  
David Woods, Principal Planner, City of Stamford

cc (via mail): High Ridge Real Estate Owner LLC

State Historic Preservation Office

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**From:** <stephipepper1@aol.com>  
**Date:** August 10, 2017 at 9:36:18 AM EDT  
**To:** <tdell@stamfordct.gov>  
**Subject:** Planning Meeting August 8

Dear Miss Dell,

I was most impressed by your knowledge and acuity in the face of Mr. Hennessy's argument for text change in the CD district to enable Lifetime Fitness to be built in High Ridge Park. As a resident of Sterling Lake, I am not keen on this happening. Our President, Hank Cuthbertson, voiced our concerns clearly: noise, traffic increase, potential home value loss. I also want to emphasize that there are many exercise and fitness centers all over Stamford and I would hate to see these long established businesses be threatened by under cutting of memberships. Another point I want to also emphasize is what I see is the abandonment of empty buildings including office buildings. It angers me that businesses have received State and City tax breaks to build buildings and then after a few years the business fails and the buildings become vacant. This is true in the downtown and at the other office parks in Stamford. Building 3 at H-R has been empty for 18 months and the owner is allowing deterioration as he hopes to get permission to replace it with the money of another tenant. Architectural style hasn't been addressed for this as there is no promise of it even happening. I know you and the other Board members have a lot to deliberate, but I think there has to be design control as part of the text change package including conformity to existing footprints. It cannot be only for use. As an aside to the vacant building issue, I think every landlord must either maintain the building or be required to take it down and restore the land to a park. It is a potential blight for buildings to become abandoned and the leavings of buildings as future garbage has got to stop. The tax grants are too generous with no give back to the future of the building. I wish there was a statute that required maintenance as keeping the environment attractive is what keeps a city moving in a prosperous direction and not one of dereliction.

Thank you,

Stephanie Mark

Stephanie  
stephipepper1@aol.com

**From:** Edeltrud Coll <[edeltrud27@outlook.com](mailto:edeltrud27@outlook.com)>

**Sent:** Wednesday, August 9, 2017 12:59 PM

**To:** Hank Cuthbertson; Intervale TOR; 180 Peter Licopantis; 180 Fred Rickinson; Marcia Wright; 180 George Shepherd; 180 Peter Callahan

**Cc:** Dell Theresa

**Subject:** August 8, 2017 Meeting at Government Center

**Agenda: Zoning Change for Life Fitness at HR Office Park and the Dr. Ajay Ahuja Property on High Ridge Road.**

**Amazing how ten reasonably intelligent people can contemplate and have the power, with one stroke of the pen, to negate on the City's Master Plan promise (or is it law ?) to protect and enhance the Riverturn residential community.**

**Curious about the Red Light District in Amsterdam?**

**No need to travel, just look at the gaudily lit house on 827 High Ridge Road.**

**Contact me if you like me to read your palms.**

**Adela**

**TRANSCRIPT OF  
COMMENTS DELIVERED  
BY HANK CUTHBERTSON,  
STERLINE LAKE ASSOC.**



**From:** Hank Cuthbertson [mailto:hankcuth@hotmail.com]  
**Sent:** Wednesday, August 09, 2017 3:40 PM  
**To:** Dell, Theresa; Capp, Lesley  
**Subject:** My remarks at the August 8th Planning board Meeting

Dear Ms. Dell,

Attached is a copy of the text of my remarks regarding the Life Time Fitness text code changes. Please include them in the official record.

Again, thank you for giving me the opportunity to address your board.

Regards,  
Hank Cuthbertson  
President, Sterling Lake Association

## **Life Time Fitness - Planning Board Remarks, August 8, 2017**

My name is Hank Cuthbertson. I am the president of the Sterling Lake Association.

The Sterling Lake Association directly abuts the High Ridge Office Park parcel where Life Time Fitness wants to build a very large recreational complex and install two or three outdoor swimming pools.

I am here to voice our objections to the proposed zoning code text change that would allow Life Time Fitness to construct this facility. If this project is allowed to go forward it will permanently reduce our quality of life in Sterling Lake and in the surrounding neighborhoods.

Before I begin, I would like to thank Ms. Dell and the members of the Planning Board for giving me the opportunity to speak to you tonight and for their continued service to the Stamford community. I would also like to thank everyone who has come out tonight in opposition to this inappropriate development - my neighbors from Sterling Lake, Turn of River Road, Intervale Road, Talmadge Lane, Bradley Place, the Jewish Community Center and the Italian Center and other surrounding neighborhoods.

Before I list our specific objections I would like to take a few moments to describe Sterling Lake so that you will more fully understand the destructive effect that this aggressively marketed, multifunction, high utilization, complex will have on the quality of our residential property and our enjoyment of it.

Sterling Lake is a very quiet and peaceful residential community consisting of thirteen free-standing houses on twelve acres of conservancy land. We are in a residential zone. The houses are good sized, about 3400 square feet each. Recent sale prices have ranged from one million to one point five million dollars. Some people have invested two hundred to three hundred thousand dollars in property improvements.

Eight of the homes are on our pond, Sterling Lake. It is three acres in size. The pond is visible from all of our properties and from our road. Our property also includes four or five acres of wetlands and woods.

When we sit out on our decks it is very peaceful, quiet and private. We cannot see or hear our neighbors.

The pond environment is the home of many snapping turtles, frogs and fish. In early summer the bullfrogs can be quite loud. In the spring we see hundreds and hundreds of different birds. We see egret, ducks, hawks and of course geese. One afternoon my wife even saw a large owl perched on the railing of our deck.

Currently Sterling Lake has the look and feel of a nature sanctuary.

The Life Time Fitness facility would be on the other side of our pond. The property is less than 125 feet from the banks of our pond. In reality there is nothing between our houses and the proposed facility but water. It would be clearly visible and audible from inside both the upstairs and downstairs rooms of mine and my neighbors' homes.

The noise from the outdoor swimming pools, water slides as well as the complexes supporting systems, air conditioners and swimming pool filters, would be extremely intrusive. It would be loud and clearly audible from our decks and from inside our houses.

The Life Time Fitness facility would destroy everything that makes Sterling Lake so special. It would greatly reduce the value of our homes.

The pictures in the handouts we gave you are from the back of and inside of our homes. The building you see is Building #3. This building will be demolished along with the parking lot that is between it and our pond. The new building and outdoor swimming pools could be around 500 feet from some of our back doors and it could be 150 feet closer than the one we can now clearly see.

This facility would not just be "in my backyard", it would be in my living room.

Also in your handouts there is a list of the services and activities that Life Time Fitness offers. We put it together by simply going through their website.

As you can see this is not just a little "fitness center".

The list of services that they offer is truly extensive. Besides camps for kids of all ages, outdoor swimming and water slides, sports and training centers they offer things like spas, personal care salons, Botox treatments, laser treatments, hormone replacement therapy, Yoga, specialty lab testing, Chiropractic Care, Social Events, an "upscale" bistro serving a variety of food and beverages", a Café and a bar.

The proposed text changes would also allow the sale of alcohol on the premises as well as on every property in a C/D zone in the city

Experts in the field project that there would need to be 4000 to 5000 memberships sold. This converts to a minimum of 8,000 to 10,000 individual members. Experts also tell me that 20% of these members or around 2000 of them would be expected to come to the complex every day.

The impact on the two nearby not for profits, the Jewish Community Center and the Italian Center, must be recognized. These organizations serve the Stamford community and rely on donations and fees to stay open.

Both of their revenue bases will be severely threatened by competition from this heavily marketed for profit business with substantial assets and the ability to undercut prices. Life Time Fitness will build their membership at the expense of our two non-profit community supported organizations.

The construction of this complex would take a minimum of fourteen months. It could conceivably take much longer. It could run through two summers.

The project would involve the demolition of the existing office building, the construction of a much larger building and two parking lots, the installation of two or three outdoor swimming pools and the re-routing of traffic within the office park.



This will be a very loud, dirty and extremely intrusive process which will continue for months and months.

This project could have negative environmental effects on our pond and wetlands. Construction and demolition debris and run off could pollute them. Changes to the land topography could cause landscaping chemical fertilizers and road pollution to flow into our pond and wetlands.

The noise and disruption will not stop when construction is finished. When the swimming pools and athletic facilities open, the noise will be every day and into the night. The hours of operation would be from 5:00 am to 11:00 pm, 365 days per year.

The addition of such a heavily marketed, high utilization, multi service, life style complex, would permanently change the basic nature and appearance of the High Ridge Office Park, the architecture of which is historically significant.

Currently it is an office park. People work "normal" business hours. Cars come and go at normal commuting hours, five days a week.

People would be traveling to and from the Life Time Fitness complex from 5 am. to 11 pm, 7 days a week.

Traffic and congestion are already acknowledged problems in the immediate Turn of River, Buxton Farm and High Ridge Road areas.

It is already difficult to exit and enter Sterling Lake, Talmadge Lane and the River Turn condominiums during rush hours. Current levels of congestion on Buxton Farm Road make getting in and out of the Acme, Cosi's and Five Guy's parking lot perilous.

All the residents of this area are justifiably alarmed about the major increase in traffic and congestion that the Life Time Fitness complex will bring. This is especially concerning when you realize that 20% of the members will be visiting the complex on a daily basis.

In summary our objections are:

- Degradation of the quality of life within Sterling Lake and our surrounding residential neighborhoods.
- Total destruction of the peace and quiet of the Sterling Lake natural environment.
- Noise from outdoor swimming pools and summer camps.
- Environmental damage to our Sterling Lake pond and wetlands.
- Large reduction in property values of all homes within the Sterling Lake Association and surrounding neighborhoods.
- Increased traffic on Turn of River, Buxton Farm, High Ridge Roads and the Merritt Parkway.
- Increased congestion limiting access to nearby parking lots and local businesses.
- Negative impact on the ongoing viability of the Jewish Community Center and the Italian Center.
- Destruction of the historically significant architecture of the High Ridge Office Park.

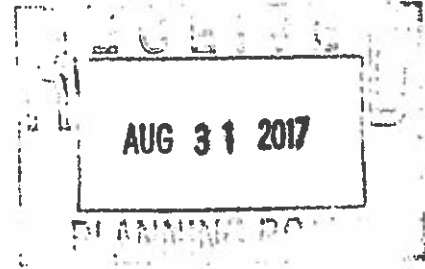
**This development will permanently change the basic character and quality of Sterling Lake and the surrounding neighborhoods.**

**It clearly does not comply with Stamford's Master Plan, the goal and overarching theme of which is to preserve, protect and enhance the quality of life and character of residential neighborhoods.**

**In closing, I just want to say that, my wife and I have lived in this natural, peaceful, and quiet residential setting for over a decade. Please do not take it away from us.**

ABRAHAM WOFSEY 1915-1944  
MICHAEL WOFSEY 1927-1951  
DAVID M. ROSEN 1948-1967  
JULIUS B. KURIANSKY 1932-1992  
SYDNEY C. KWESKIN 1946-1998  
MONROE SILVERMAN 1985-2003  
SAUL KWARTIN 1951-2008  
EMANUEL MARGOLIS 1966-2011

WOFSEY  
ROSEN  
KWESKIN &  
KURIANSKY, LLP



ANTHONY R. LORENZO  
HOWARD C. KAPLAN  
JUDITH ROSENBERG  
EDWARD G. MELICK  
OF COUNSEL

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• FAX 203-967-9273

August 28, 2017

Via First-Class Mail and E-Mail  
(TDell@StamfordCT.gov and  
LCapp@StamfordCT.gov)

Theresa Dell, Chair  
Stamford Planning Board  
888 Washington Boulevard  
7th Floor  
Stamford, CT 06901

Re: Application # 217-01

Dear Ms. Dell:

I understand that the application for a text change of the Stamford Zoning Regulations bearing the above application number, submitted by High Ridge Real Estate Owner LLC, referred to the Stamford Planning Board, and discussed at the Planning Board's August 8, 2017 meeting, is expected to be on the agenda at a future Planning Board meeting. As you know, my office represents Paul and Nan Gordon, who own property adjacent to the property affected by the proposed text change. My clients have asked that a member of my firm speak on their behalf at the next Planning Board meeting when the above application is discussed. I respectfully request the opportunity to speak at such a meeting. Please advise me when the meeting is to be held. Thank you for your attention to this matter.

Sincerely,  
Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: Steven D. Grushkin  
Steven D. Grushkin

cc: Paul and Nan Gordon

\*EDMUND M. REMONDINO  
COUNSEL

\*LEONARD M. BRAMAN  
GESSI GIARRATANA  
SARAH GLEASON  
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**CITY OF STAMFORD**  
**HISTORIC PRESERVATION ADVISORY COMMISSION**  
888 WASHINGTON BOULEVARD  
P.O. Box 10152  
STAMFORD, CT 06904 -2152

**DATE:** August 3, 2017

**TO:** Vineeta Mathur, Planning

**Cc:** T. Mills, Zoning Board  
T. Dell, Planning Board  
W. Hennessey, CTS&H

**PROJECT:** Application for Text Amendment to the Zoning Regulations for C-D district:  
Application 217-01: High Ridge Real Estate Owner LLC.

**ADDRESS:** #3 High Ridge Park, Stamford, CT

**Date Application Heard:** August 1, 201

**Applicant:** High Ridge Real Estate Owner, LLC.  
(Project: Life Time Fitness, Chanhassen, MN)

**Representative:** William Hennessey, Carmody, Torrance, Sandak & Hennessey

**Description of Project:** The Life Time Fitness conceptual site plan presented includes intent to redevelop the site by demolishing existing Building #3, constructing a new building in the vicinity, improving the existing parking lot, constructing a new parking lot and constructing an outdoor pool near the center of the site.

**Date Built:** High Ridge Park Corporate Center Campus, built 1967-1975.

**Current Use:** Vacant; formerly offices.

**Proposed Use:** Life Time Fitness/Health and Fitness Facility.

**Significance:** Connecticut SHPO considers the High Ridge Park Corporate Center Campus eligible for listing on the National Register of Historic Places for its architectural significance. Demolition of contributing components of this property would be a significant loss to our architectural heritage. (Please see: Correspondence from Kristina Newman Scott, State Historic Preservation Officer, to Jill Smyth, Executive Director Historic Neighborhood Preservation. July 3, 2017, attached.)







CITY OF STAMFORD, CONNECTICUT

INTER - OFFICE CORRESPONDENCE

Memo To: Vineeta Mathur, Associate Planner  
Zoning Board, Stamford

From: Richard H. Talamelli, Executive Director/Environmental Planner  
Environmental Protection Board

Subject: 0 Turn of River Road  
High Ridge Office Park  
High Ridge Road Real Estate Owner, LLC/Life Time Fitness  
Zoning Board Application No. 217-01

Date: August 17, 2017

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Environmental Protection Board Staff has initiated its review of the proposed text amendment (ZB 217-01) for property situated at 0 Turn of River Road, Stamford, Connecticut (High Ridge Office Park). Based upon an inspection of the site and review of the preliminary materials referred to this office, it has been determined that additional information is warranted to better establish the effect of the text amendment, the impact of the proposed development, and the permits that may be necessary to move the project forward. Accordingly, EPB Staff requests that the Zoning Board defer from action on this application until the following additional information is generated and reviewed by City Staff:

- Copy of the soils report issued by a Connecticut Soil Scientist for the entire parcel.
- Report from a Connecticut Arborist to identify significant individual or groups of trees and providing recommendations to preserve and protect important tree resources. Recommended practices may include provisions for the elimination/relocation/reconfiguration of certain structures and features, the construction of wells/walls, implementation of alternative grading, the removal of select trees, pruning, and the application of certain construction controls such as drip line protection, trunk protection, the establishment of specific compaction free zones, etc.
- Report from a qualified environmental professional assessing the potential impact the project may have on wetlands, watercourses, valued natural and cultural resources, slopes, grade, important habitats, etc. The assessment shall include a discussion of possible design alternatives to reduce the potential for resource impacts or enhance the overall environmental qualities of the site. Possible alternatives may include, but are not limited to, a reconfigured parking/access scheme to increase the setback to wetlands, watercourses and adjoining conservation areas, the use of structured parking in areas of existing pavement to reduce the potential for tree loss, grade change, total site imperviousness and runoff, etc.
- Submission of construction control, sediment and erosion control, drainage, and water quality plans/reports by a Connecticut Engineer focusing on the use of "low impact development

principals." Note that the drainage scheme shall include the measures/practices minimize impacts on drainage, soils, infrastructure, and adjoining properties. Note that any reports, study methodology, and preliminary design plans shall be referred to Stamford Engineering Bureau Staff for review/comment.

- Existing and proposed fuel sources and storage requirements.
- Submission of advanced site development plans by a Connecticut Engineer clearly depicting existing and proposed structures and features, drainage, utilities, and topography, etc. Note that the revised plans shall be responsive to the reports and assessments described above.

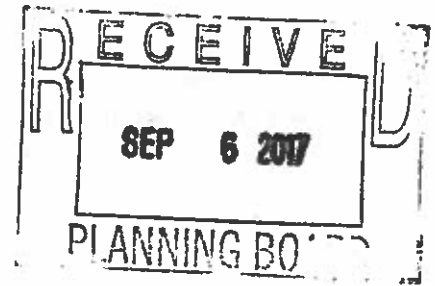
The above constitutes our preliminary list of information necessary to proceed with the review of this application. Additional information may be required upon further field inspection, our review of the applicant's responses, or upon the receipt of comments from other City agencies/interested parties.

Please call if you have any questions.

cc: S. Kisen, Coordinator of Plan Review  
R. Blessing, Land Use Bureau Chief

Scott A. Hutchason  
15 Mill Valley Lane  
Stamford, CT 06903-1610

September 6, 2017



Ms. Theresa Dell  
Chair, Planning Board  
City of Stamford  
888 Washington Blvd, 7<sup>th</sup> floor  
Stamford, CT 06904-2152

RE: Application for Text Amendment to Zoning Regulation for C-D District  
Application #217-01: High Ridge Real Estate Owner, LLC

Dear Ms. Dell:

I concur with Douglas York's letter dated 8/22/17 on behalf of the North Stamford Association. I wish to raise the following additional points:

Permitted Uses. As Mr. York states, City Planners struck *"recreation, health clubs, spas"* from the Master Plan draft dated 7/30/14 (Category 8, Mixed-Use -- Campus). In addition, the draft would have permitted *"limited retail and service uses. Retail shall be limited to those uses that are clearly secondary and/or accessory to other principal uses, such as coffee shops..."* The Planning Board struck this text as well and, to make its intent clear, inserted the phrase *"non-retail,"* thus barring all retail uses. And yet, the Applicant is now seeking permission to operate a restaurant serving liquor, as well as *"retail sale of health and fitness related apparel, merchandise."* Furthermore, the proposal's long list of *"ancillary uses"* is preceded by the phrase, *"but not limited to."* There would be no uses not permitted.

Coverage. The proposed text change would increase the allowed coverage of impermeable surfaces from 40% to 50%. More significantly, it would create a new category, *"pervious pavement,"* which would not be subject to any limitation. There is no definition of the rate at which water must be able to seep through the pavement, nor any discussion of the aesthetic impact. The entire lot, except for the 25-foot setback, could be covered by structures and pavement. In fact, Life Time's Site Plan shows this to be what they intend.

Signage. Current regulations prohibit signs larger than 60 square feet. The proposal would change this. The signs on Life Time's conceptual plan are 173 square feet, but the reality is worse. The proposal would raise the limit to one square foot per lineal foot of the building façade, which for Life Time would be about 220 square feet. In addition, the existing regulation permits only one temporary ground sign, not to exceed 16 square feet, which may be erected when a property is in the process of construction, demolition, remodeling, or repair. The proposal adds permission to erect a permanent ground sign of up to 50 square feet. There would be no limitations on the placement of the ground sign. It would not be subject to setback restrictions.



The proposed text change is not merely pushing the envelope; it is a radical departure from the Master Plan. A number of terms may be used to describe the proposed Life Time Fitness development, but CAMPUS is not one of them.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott A. Hutchason". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Scott A. Hutchason

cc: Douglas York