Planning Board Meeting
February 6, 2018

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, FEBRUARY 6, 2018
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; Jennifer Godzeno and Michael Totilo. Alternates: Michael Buccino and William Levin. Absent: Roger Quick, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning; Jay Fountain, Acting Director, Office of Policy & Management; Anthony Romano, Management Analyst and Tyler Theder, Regulatory Compliance & Administrative Officer.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present and introduced the first item on the agenda.

ZONING BOARD REFERRALS:

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 *(Continued from August 8, 2017)*: Applicant is seeking to amend Section 9 BBB C-D Designed Commercial District by clarifying and adding to the Special Exception Uses - Section 4 of the Zoning Ordinance C-D Designed Commercial District. What is being added are: (1) adaptive reuse and redevelopment definition; and (2) specifying gymnasium or physical cultural establishment may be approved by Special Exception by the Zoning Board. In addition, the applicant is requesting strengthening Section 5 by calling out the specific standards and conditions of Section 19.3.2 of the Zoning Code. 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 1960s. HRREO has the opportunity to construct a family recreational fitness facility on the Property which will be known as Life Time Fitness. William Hennessey, attorney with Carmody Torrence Sandak Hennessey, LLP; ***(Submitted Notes from August 8, 2017 Meeting - Attachment #1)*** began the session by first introducing his team of Lisa Feinberg, Attorney with Carmody Torrence Sandak Hennessey, LLP; Richard Redniss and Raymond Mazzeo, Redniss & Mead; Michael Galante, Fredrick P. Clark (Traffic Expert); Peter Duncan, President & CEO, Steven Ketchabaw and Andrew Joseph, George Comfort & Sons; and Megan Eaton and Andrew Kohler, Life Time Fitness. Mr. Hennessey then made a presentation to the Board and answered questions afterwards. Then several citizens, who requested permission to come before the Board prior to the meeting, spoke as follows:

- Lisa Feinberg, Carmody Torrance Sandak Hennessey, LLP ***(Submitted Comments - Attachment #2)***
- Ann Goslin, Vice Chairman, Historic Preservation Advisory Commission
- Steve Grushkin, Sterling Lakes
- Leonard M. Braman, Wofsey Rosen Kweskin & Kuriansky, LLP
  Representing Paul & Nan Gordon
- Thomas Lombardo, Chair, representing Douglas York, President; North Stamford Association ***(Submitted Comments - Attachment #3)***
- Cynthia Reeder, Stamford Resident ***(Submitted Comments - Attachment #4)***
- Jeff Salvadore, Stamford Resident
- Paul Longo, Stamford Resident ***(Submitted Comments - Attachment #5)*** representing Barry Michelson, Former member of the Zoning Board ***(Submitted Comments - Attachment #6)***

Comments from Traffic Engineering *(Attachment #7)* and emails from residents *(Attachment #8)* were also submitted to Ms. Dell prior to the meeting as they were unable to attend the meeting and wanted to make statements for the record.

The final submitted document is the Staff Report written by Dr. Woods. *(Attachment #9)*

Ms. Dell called for a 10 minute break at 8:45 p.m. Ms. Dell reconvened the meeting at 8:55 p.m. and had Mr. Hennessey finish his presentation and answer the Board's questions.

Ms. Dell closed the session from the floor and began the Board deliberations. After considerable discussion, the Planning Board voted, with eligible members present voting, to ***TABLE*** ZB Application #217-01 until the February 20, 2018 meeting. (4-1; Dell, Fishman, Godzeno and Totilo - FOR / Tepper - OPPOSED)

REQUEST FOR AUTHORIZATION
SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

CITYWIDE MANHOLE & BASIN REPAIR - PROJECT #C56129: The City's road network contains more than 12,000 manholes and basins. These structures require periodic reconstruction and adjustment at an average cost between $3,000.00 and $6,000.00 per basin. This work is critical to protect the safety of the public. Tyler Theder, Regulatory Compliance & Administrative Officer, made a short presentation justifying the requested supplemental appropriation. After a brief discussion, Mr. Tepper recommended approval of the Citywide Manhole & Basin Repair - Project #C56129 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

CAPITAL BUDGET:

Capital Budget discussions on any changes, additions or deductions to prepare the budget for submission to the Mayor. Ms. Dell outlined a preliminary approach towards a focused discussion on possible area to address. After some discussion, Mr. Totilo pointed out that ever year the City returns for a Supplemental Capital Appropriation for "Street Patch & Resurfacing" funds. Mr. Tepper proposed adding an additional $1.5M to what the Board had earlier proposed bringing the figure to $4.5M. Ms. Godzeno asked that since we are adding to "Street Patch & Resurfacing" could we add an additional $200,000.00 to the "Safe Route to Schools" program. After some discussion, Ms. Dell indicated that the Board did not add additional funds to this program in the earlier discussions because there was approximately $200,000.00 already authorized but not funded and stated that this would be addressed as a "high priority" in the submission letter to the Mayor asking for full bonding in the upcoming year's bond cycle. If included, the potential additional funds would raise the Planning Board's proposed Capital Budget to $30,863,460.00.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #001-18 - JEFFREY & ELIZABETH HOLM - 1333 ROCK RIMMON ROAD - Variance of Table III, Appendix B:** Applicant owns a single family residence with a garage and would like to open up the existing front porch and add approximately 700 sq. ft. of new building. Applicant is requesting: [1] street line of 32.5 ft. in lieu of the 60 ft. minimum allowed; [2] street centerline of 57.5 ft. in lieu of the 85 ft. minimum allowed; [3] side yard setback of 14 ft. in lieu of the 35 ft. minimum allowed; and [4] combined side yard of 53 ft. in lieu of the 70 ft. minimum allowed. The applicant's lot is currently .9 acres and the existing house was built in 1914.

This means that the current residence is an existing non-conforming house. The neighboring lots are Zoning Category #2 which requires two (2) acres. Short of acquiring a little over an acre of property to the west, the applicant legally cannot do anything. The improvements proposed are mostly within the existing footprint of the house and a slight bump to the west away from the neighboring house and empty lot. Staff recommends approval and is compatible with the neighborhood and is consistent with After a brief discussion, Mr. Tepper recommended ***approval*** of ***ZBA Application #001-18***; and this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **ZBA APPLICATION #002-18 - BELINDA DING - 14 ALGONQUIN AVENUE - Variance of Table III, Appendix B:** Applicant owns a single family residence with fence and walls [as shown on survey] and would like to renovate the existing one-story non-conforming residence into a 2½ story single family residence overlapping the existing footprint. Applicant is requesting: [1] a front street line of 5.3 ft. (currently existing) in lieu of the 25 ft. required; [2] a front street center setback of 30.3 ft. (currently existing) in lieu of 50 ft. required; and [3] lot coverage of 26.6% (currently existing) in lieu of 25% allowed. Similar to the issue above, this existing house is a legal non-conforming unit in an R-6 Zone. (Technically R-6 allows for two-family units.) What the applicant is proposing is consistent with the housing in the neighborhood and arguably would be an improvement to the existing house. After a brief discussion, Ms. Fishman recommended ***approval*** of ***ZBA Application #002-18***; and this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

3. **ZBA APPLICATION #003-18 - MARIA & BOGDAN SARZYNSKI - 97 PERSHING AVENUE - Variance of Table III, Appendix B:** Applicant owns a 1½ story single family residence with three (3) bedrooms and two (2) bathrooms. Applicant would like to construct a second story addition over existing footprint adding a master bedroom and bathroom and also adding a front porch. Applicant is requesting: [1] a front yard setback of 24.8 ft. to the front porch in lieu of the 40 ft. required; [2] a street center line setback of 49.8 ft. to the front porch in lieu of the 65 ft. required; [3] a front yard setback of 33.1 ft. to the garage addition in lieu of the 40 ft. required; [4] a street centerline of 58.1 ft. to the garage addition in lieu of the 65 ft. required; and [5] a side yard setback of 8.8 ft. in lieu of the 10 ft. required. The applicant proposes to add on to an existing non-compliant house built in 1951. Similarly as with the two applications above, the applicant would be unable to change anything in this R-10 Zone with neighboring houses closer to the street as well as the current setback requirements. (From a planning perspective, this placement actually is consistent with the current New Urbanist design standards.) After a brief discussion, Mr. Tepper recommended ***approval*** of ***ZBA Application #003-18***; and this request is compatible with the neighborhood and consistent with M Master Plan Category #2 (Residential - Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo)

PLANNING BOARD MEETING MINUTES:

Meeting of 01/23/18: After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of January 23, 2018; Ms. Godzeno seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

OLD BUSINESS:

ZB APPLICATION #217-17 - Text Change Article V & Section 19-3.2.e: As the applicant is incorporating the Planning Board's comments from the previous proposed Text Change, the applicant requested moving this Text Change application to the February 20, 2018 meeting in order to make the necessary revisions.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:
February 20, 2018
March 6, 2018

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:25 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.

1

ATTACHMENT #1

Notes from August 8, 2017 Planning Board Meeting submitted by William Hennessy, Esq., Partner, Carmody Torrance Sandak Hennessey

2

ATTACHMENT #2

Comments submitted by Lisa Feinberg, Esq., Carmody Torrance Sandak Hennessey

3

ATTACHMENT #3

Comments submitted by Thomas Lombardo, Chair on behalf of Douglas York, President, North Stamford Association

4

ATTACHMENT #4

Comments submitted by Cynthia Reeder

5

ATTACHMENT #5

Comments submitted by Paul Longo

6

ATTACHMENT #6

Comments submitted by Barry Michelson, Former Member of the Zoning Board

7

ATTACHMENT #7

Comments submitted by James Travers, Bureau Chief & Frank Petise, P.E., Traffic Engineer; City of Stamford, Transportation, Traffic & Parking

8

ATTACHMENT #8

Emails submitted by City of Stamford Residents

9

ATTACHMENT #9

Staff Report written by Dr. David W. Woods, PhD, AICP, City of Stamford, Deputy Director of Planning

10

ATTACHMENT #1

Notes from August 8, 2017 Planning Board Meeting
Submitted by William Hennessy, Esq., Partner,
Carmody Torrance Sandak Hennessey

The 8/8/17 PB meeting video begins at around the 7-minute mark, after color bars on screen:

http://cityofstamford.granicus.com/MediaPlayer.php?view_id=20&clip_id=6300

Notes from Atty. William Hennessey's 8/8/17 presentation:

George Comfort & Sons owns HRREO LLC. (Owns 12 million square feet total, 1.2 million sq. ft in Stamford.) Text change would apply to C-D zone and to definitional section of regulations. Reached out to neighbors, met with Sterling Lake folks a couple of times, addressed their concerns, etc. This application creates a definition for the use known as "Gymnasium and Physical Culture establishment." This use has been there for years, but has not previously been defined. We also propose that it be allowed in the C-D zone. (It is not currently allowed.)

The outdoor pool facility is more of a recreational lounge pool.

Seven C-D properties in Stamford: Nestle Waters (Long Ridge, 37 acres), Xerox (25), 777 Long Ridge, Door-Oliver site on Havemeyer (the "poster child" for adaptive re-use as residential community), High Ridge Park, Olin/GE Capital properties, old CBS Labs property. All are south of Parkway, all large, most are on or near High Ridge/Long Ridge Roads. All are in Category 8 of Master Plan.

C-D zone began in 1951. First one was on 201 High Ridge Rd. (CBS Labs). Door-Oliver next. In 1959, High Ridge Office Park was approved. Last one was 777 Long Ridge Rd.

In 1978, zoning clamped down. Manufacturing became prohibited, parking requirements more stringent, coverage limits were introduced. Some existing properties fell into non-conformity (ex: F.A.R. for High Ridge Park). Later policy was to direct office space downtown.

Category 8 sites are now encouraged to be adaptively re-used. But no large-format retail, stadium hockey rinks, movie theatre clusters, no net increase in traffic, superior design, consideration given to adjoining single-family residences.

50-year-old, 88,000 sq. ft. Building 3, designed by Victor Bisharat, would be demolished and replaced by LTF facility. Needs extensive renovation. At end of ring road, no presence, one floor below grade, low floor-to-ceiling heights. All six uildings in High Ridge Park total about 500,000 sq. ft. All other buildings have been updated and restored.

Summary of requested text changes (6):

1. Define "Gymnasium and Physical Culture establishment."
2. Allow "Gymnasium and Physical Culture establishment" in C-D zones.
3. Building coverage: Overhangs on buildings would be excluded from coverage.

4. Allow new hard surface coverage up to 10%, provided it was "pervious"—a type of paver that is designed for water to penetrate through. For example, in the valet lots in front of Stamford Hospital, there are pavers where the edges have little knobs on them so the pavers can't be joined closely. This allows the water to flow through. But developer would give up .05 of F.A.R. in exchange for this allowance (in this case, about 84,000 sq. ft. of the 40 acres). Limited to a total of 50% coverage for the entire site: 40% impervious plus 10% pervious (as opposed to current limit of 40% of impervious coverage).

5. Building setbacks would be rolled back to pre-1978 specs (25 feet) where they would not impact residential properties. But the developer must adaptively re-use, remove, or redevelop 50,000 square feet of office space in exchange for this allowance.

6. Signage change: Would allow a 5 x 10 foot ground-mounted sign at the property edge (ex: A "Life Time Fitness" sign next to sign for High Ridge Office Park). And two signs would be allowed on buildings (1 sq. foot of sign per 1 lineal foot of building frontage). Can only be affixed to a side of the building that does not face a residential zone. (Atty. Hennessey noted that C-N zones on High Ridge Road allow twice this amount of building signage and more pole-mounted signage.) But they haven't thought about lighted signs (yet).

We have a situation where we have these office parks, and we have to figure out how to develop them. We know that certain things are forbidden: entertainment complexes, retail complexes. We know that the office market is weak, and we know that the City wants to drive office complexes into the downtown part of the city. There is somewhat of a market for medical offices. It's been two years since Frontier Communications moved out. Residential is one way to go on this. Densities of 15-20 units per acre seem too high, according to previous applications to the Planning Board. Densities of 13 units per acre seem to be allowed. 10% of them would be affordable housing. In time, residential redevelopment might be the right way to go for the remainder of the C-D sites.

ATTACHMENT #2

Comments Submitted by Lisa Feinberg, Esq.,
Carmody Torrance Sandak Hennessey

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

MEMORANDUM

TO: CITY OF STAMFORD PLANNING BOARD & ZONING BOARD

FROM: CARMODY TORRANCE SANDAK & HENNESSEY

DATE: FEBRUARY 2, 2018

RE: APPL. #217-01: RESPONSE TO STAFF, BOARD & NEIGHBOR CONCERNS

1. The proposed "Gymnasium or Physical Culture Establishment" use will cause an increase in traffic.

   Response:

   The revised Text Amendment allows a "Gymnasium or Physical Culture Establishment" via the Special Exception approval process which requires a detailed analysis by the Zoning Board after review by the Planning Board and staff. It also specifically includes a traffic impact provision which allows the Zoning Board to limit the maximum Floor Area permitted on a C-D site to ensure a proposed use does not result in a greater traffic impact than permitted office uses.

   The Applicant previously submitted a preliminary Traffic Impact Study prepared by Frederick P. Clark Associates which confirms that the proposed use conforms to this requirement. This study was originally submitted in July 2017 and has been subsequently amended to reflect Life Time's commitment to reduce the size of the building from 114,000 square to less than 100,000 square feet. The volumes utilized in the study have been submitted to the City's Director of Transportation, James Travers for review and the Applicant is in discussions with Mr. Travers on potential traffic calming measures at the intersection of Turn of River Road and Buxton Farms Road and other areas. If the proposed Text Amendment is approved, an updated Traffic Impact Study with proposed mitigation measures will be

revised conceptual site plan which moves the building and pool more than fifty feet (50') from the western property line.[2] *The pool is positioned on the northern end of the development site, separated from the neighbors to the south by the Life Time Facility and parking garage buildings. An exhibit depicting the distance between the pool deck and the Sterling Lake neighborhood (+/- 600 feet) is attached for your reference. The Study confirmed that no noise mitigation was required on the southern boundary based on maximum decibel levels permitted by the Stamford Noise Ordinance and the modifications to the conceptual site plan only improve these conditions.*

Again, as with traffic and lighting impacts, the issue of noise will be an item for Zoning Board determination during the Special Exception review process.

4. The construction of the new building will pollute the adjacent wetlands and lake.

   Response:

   A preliminary Environmental Assessment was prepared and submitted in connection with the original application in July 2017. This general assessment confirmed that water quality would be improved by the future development. While the existing parking lot, which was designed and constructed almost fifty (50) years ago, does not treat stormwater runoff, the future development will include a complete stormwater management and treatment strategy. The assessment also confirmed that the proposed development generally maintained the same limit of development as present conditions; and therefore, would not directly impact area wetlands. The revised conceptual site plan removes a substantial amount of surface parking proximate to the wetlands and will improve conditions related to same. The assessment also included mitigation strategies which Life Time would implement in connection with a future Site Plan application.

5. This use will reduce Sterling Lake neighbors' privacy.

   Response:

   The Life Time building will be positioned further north than the existing building (approximately 350' from the southern property boundary) and the

[2] A determination related to any necessary mitigation will be made prior to submission of a Site Plan application.

High Ridge Park site, it has not submitted a Site Plan or Special Exception application. If the Text Amendment is approved, a specific development plan will be finalized and submitted for review by the Boards. It is at that time that the Planning Board will be able to make a determination as to whether the development proposal itself (as opposed to the Text Amendment) is consistent with the Master Plan.

8. The Zoning Regulations should not be amended to accommodate future development – projects should conform to the existing regulations.

   The Master Plan is considered the City's vision for the future; however, the Zoning Regulations actually control permitted development. Therefore, in order to implement the objectives, policies and goals of the Master Plan, the Zoning Regulations must often be modified. In the case of the C-D zone, many of the initial regulations and requirements were written in the late 1950s and 1960s and never contemplated the eventual need to redevelop and repurpose suburban office parks. The language of Master Plan Category #8 (Mixed-Use Campus) provides a "call to action" inviting property owners to propose projects which expand or adaptively reuse these assets in a manner that is compatible with the office park and the surrounding residential zones.

   The proposed Text Amendment provides the framework for these proposals by permitting additional Special Exception uses while maintaining tight controls on the individual developments. If the regulations of the C-D Zone were not amended, adaptive reuse and redevelopment would not be possible and the objectives, policies and goals of the Master Plan could never be realized.

9. The existing buildings should be reused or repurposed, not demolished.

   Some of the buildings in the C-D zone date back to the 1950s and simply do not provide the type of space which is easily convertible to alternate uses. Building 3 in High Ridge Park is one of these buildings. It is not conducive for adaptive reuse and has proven undesirable to current general office tenants. It has been vacant since Frontier vacated in 2015 and the feedback from potential tenants has been consistent – the building requires such substantial retrofitting that only demolition makes sense. Replacement of Building 3 with a use such as Life Time provides a strong amenity for the rest of the buildings on the campus and thus will support the longevity of the office park and the fulfillment of the Master Plan objectives.

the use, the Boards will be able to review each specific proposal individually and determine the appropriate hours of operation for the particular site.[3]

14. The buildings in High Ridge Park are historically significant and should be preserved.

The Applicant acknowledges that there are those in the community who would like to see all of the buildings in High Ridge Park preserved. The original campus was designed by Victor Bisharat, an architect known for his mid-century modern architecture. Most of the buildings are representative of this style; however, Building 6, which was also designed by Mr. Bisharat, is uniquely distinct as it is constructed of steel and glass. This is because it was designed to accommodate the desires of a specific office tenant. Similarly, over the years, numerous changes have been made to the buildings in High Ridge Park to attract current office tenants.

Like any form of art, architecture is subjective. However, unlike the fine arts, buildings are assets which only maintain their value when occupied. As previously stated, Building 3 suffers from unique challenges and is in need of capital improvements, the costs of which far exceed the benefits. While the Applicant does not intend to preserve Building 3, the revised version of the Text Amendment incorporates language which requires new construction to be compatible with existing historically significant buildings in the C-D zone; thus preserving the core design aspects of the office park.

15. Approving this application will adversely impact existing nonprofit community centers.

The Applicant has been accused of trying to avoid the type of scrutiny that other community centers and businesses have been required to undergo, but the truth is, the proposal currently before the Boards would invite more scrutiny, not less. Like the Jewish Community Center (JCC) and Italian Center (IC), the Life Time use would only be permitted following Special Exception approval. Current uses in the C-D zone do not require this level of review.

Some in the nonprofit community have also expressed concerns with the operations and programming available at Life Time. However, like Life

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[3] Section 19.3.2-b-3 provides: *"At the discretion of the reviewing board, conditions may include but are not limited to...limit hours of operation.*

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Lisa L. Feinberg
Partner
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707 Summer Street
3rd Floor
Stamford, CT 06901

OK
JW
1.24.18

January 12, 2018

VIA HAND DELIVERY

Mr. James J. Lunney, III, R.A.
Zoning Enforcement Officer
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

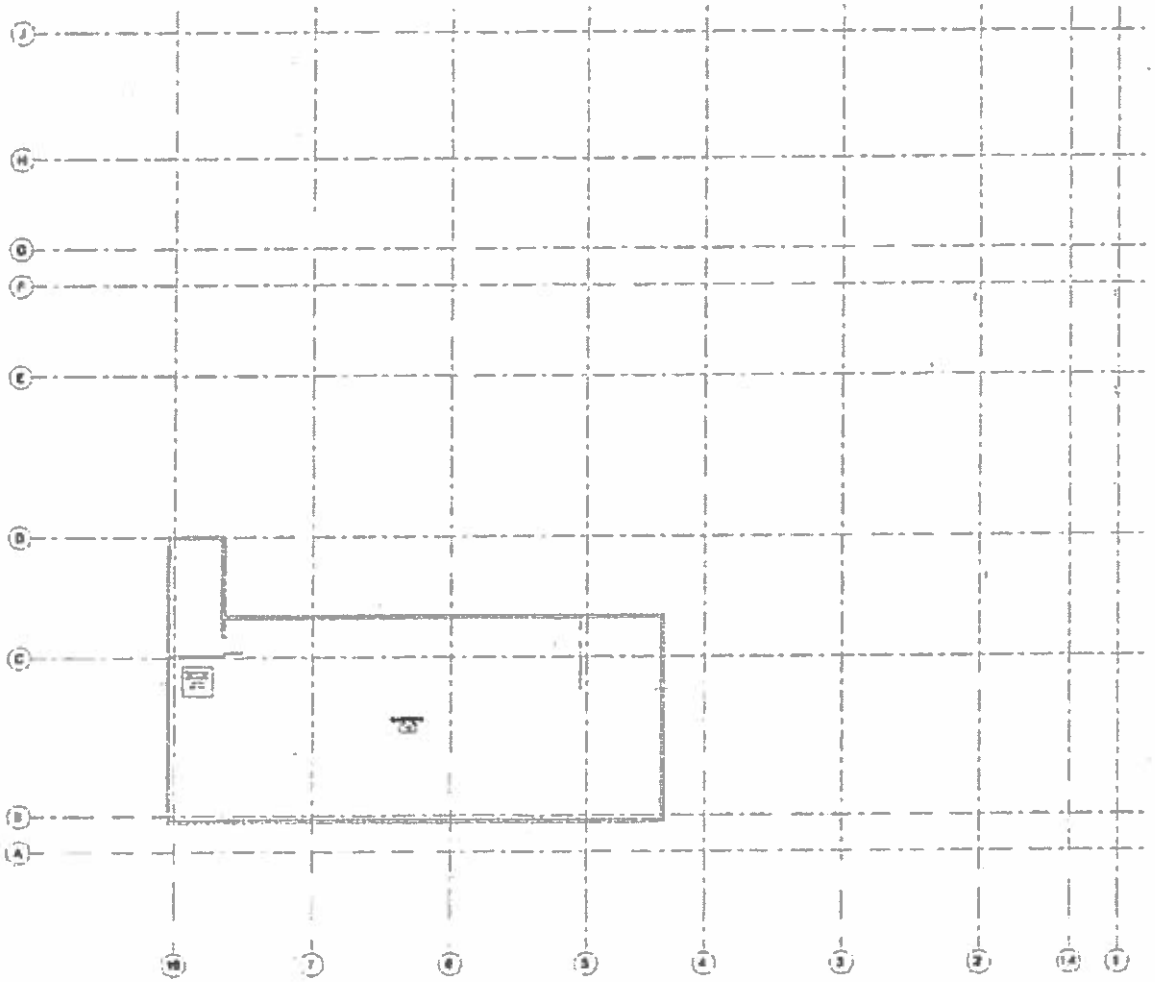
Re: Life Time – Use Classification

Dear Mr. Lunney:

I represent High Ridge Real Estate Owner, LLC ("HRREO"), owner of property known as High Ridge Park in Stamford (the "Property"). HRREO has an Application for Change of Zoning Regulations currently pending with the Zoning Board (Appl. #217-01). Among other things, the proposal seeks to modify the C-D (Designed Commercial District) to permit a "Gymnasium or Physical Culture Establishment" as a principal use in the zone in order to facilitate a new Life Time on the Property. Life Time is a membership-based fitness, sports and recreational facility that offers cardiovascular and strength training, group fitness classes and lap pools as well as indoor basketball courts, children's programming, nutritional counseling, an outdoor leisure pool, café, spa and supportive office and administrative space. Use of the facility is restricted to members and guests. Typical floor plans are attached hereto for your reference (the "Floor Plans").

As you know, a "Gymnasium or Physical Culture Establishment" is not a defined use in the Stamford Zoning Regulations. However, based on your historical interpretation of this use, it is my understanding that Life Time would be classified as such. As you can see from the Floor Plans, the majority of the facility is dedicated to fitness, sports and recreational activities. The remainder of the space is dedicated to accessory uses such as child care, day camp, hair salon/day spa uses, medispa uses, weight loss/nutrition counseling, café (including liquors, subject to Section 14), physical therapy, medical office as well as the retail sale of health and fitness related apparel, merchandise and memberships (the "Accessory Uses"). Article II, Section 3-A-2 of the Stamford Zoning Regulations defines an "accessory use" as: *An accessory building or use is one which is subordinate and customarily incidental to the main building or use on the same lot...* " Thus, in order for a use to qualify as accessory, one must demonstrate that said use is not the primary or dominant use and that it is a natural part of the principal use.

The Stamford definition of accessory use was discussed in Alvord Investment, LLC v. Zoning Board of Appeals of City of Stamford, 282 Conn. 393 (2007). In that case, the court was asked to consider whether a store that would be used for food, storage, store operations, nonfood, utility, a bank

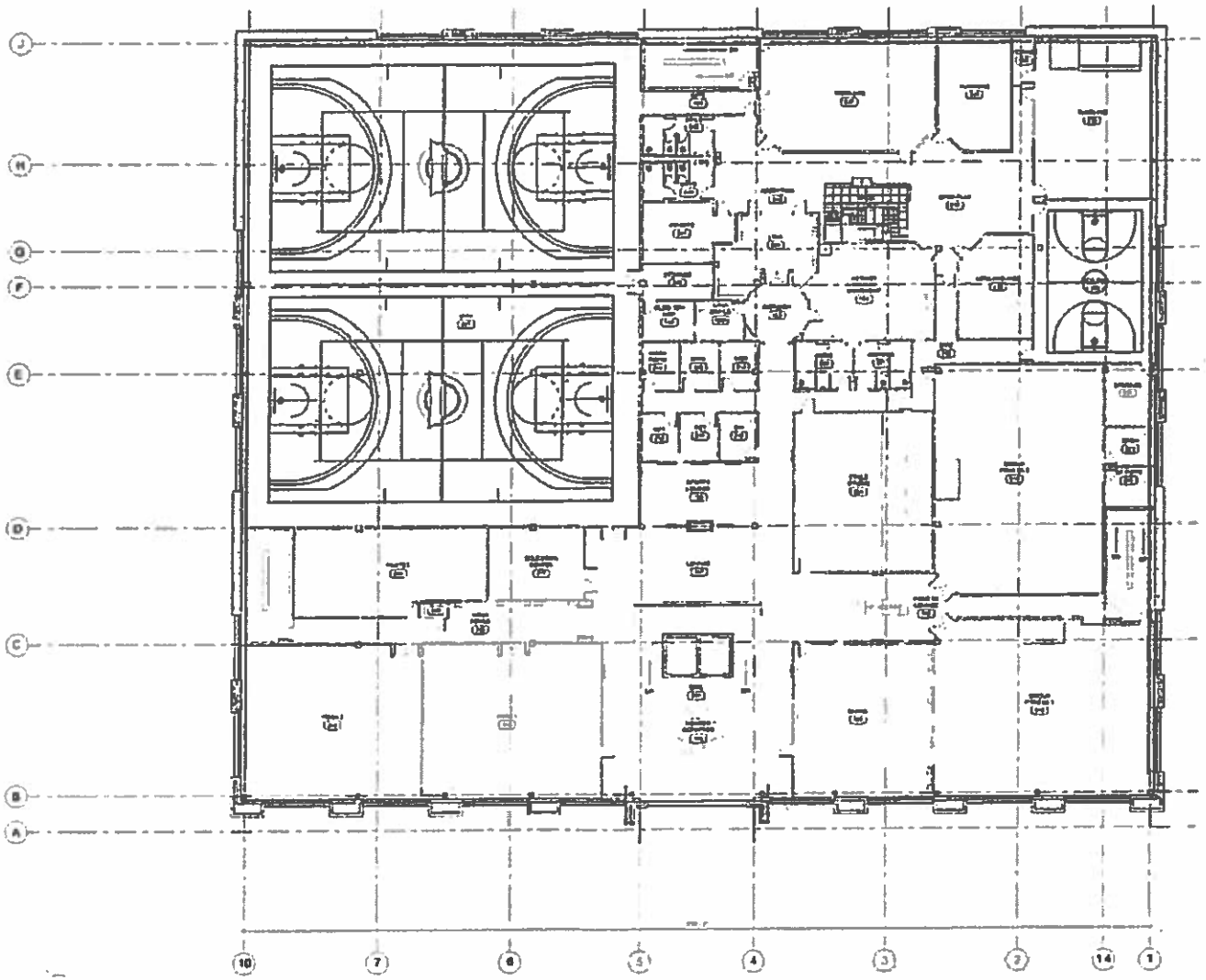


STAMFORD, CT

CONCEPTUAL PLAN - BASEMENT

JUNE 2017

LIFE TIME
HEALTHY WAY OF LIFE



STAMFORD, CT

CONCEPTUAL PLAN - 2ND FLOOR
JUNE 2017

LIFE TIME
HEALTHY WAY OF LIFE

DISTANCE EXHIBIT
HIGH RIDGE PARK
STAMFORD, CT

REDNISS & MEAD

Land Surveying
Civil Engineering
Planning & Zoning Consultants
Permitting

21 Pine Street | Stamford, CT 06902
Tel: 203.327.0500 | Fax: 203.327.0587
www.redniss.com

CDM# NO.: 1783
DATE: 1/23/2018
SCALE: 1"=100'

ATTACHMENT #3

Comments Submitted by Thomas Lombardo, Chair
on behalf of
Douglas York, President
North Stamford Association

North Stamford Association

February 6, 2018

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

RE: 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 am respectfully submitting to this Board 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 is being 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. 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 LifeTime 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.

There is no definition of "Physical Culture Establishment" in the revised application. But this term is defined in the original application as "a *health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities as well as ancillary uses including, but not limited to, child care, day camp, hair salon/day spa uses, medispa uses, weight loss/nutrition counseling, café (including liquors, subject to Section 14), physical therapy, medical office, retail sale of health and fitness related apparel, merchandise and memberships and all other customary and incidental uses of a health and fitness facility.*"

2) **Noise from the LTF facility:**

The Jaffee Holden Noise Impact Study found that noise from exterior activities at the facility would exceed permitted limits in the Noise Code and would require some form of sound control screening between the building 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, likely, occur during the proposed demolition of Building #3 and construction of the fitness center, parking garage and swimming pools.

The noise and the addition of the recommended noise abatement solutions could challenge retention of the aspects of the Sterling Lake community that promote its value, sustain its high quality of life and strong (taxable) property values and would operate at odds to the expressed intent of the Master Plan.

3) **Traffic – increased density and use of the property:**

The Master Plan 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 with the expressed 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 and exiting from the Acme shopping center-- and entering the Northbound Merritt Parkway.

The justification for these higher levels of traffic in the revised Application traffic is not valid: that that the traffic flows is satisfactory because the volume is lower than for other uses such as a medical 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. If granted, exceptions to Coverage, Yard Requirements (setbacks), Parking, and Signage requirements would intensify the negative impact on the community.

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. To be effective, 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 Master Plan requires that any new buildings in C-D Districts *"be compatible with adjacent uses and residential areas."* The buildings in High Ridge Office Park are notable for having been designed by the renowned architect, Victor Bisharat, and stand 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 shows a large and angular building that would be a jarring contrast to the surrounding Bisharat office buildings in the Park and incompatible. No designs of a proposed parking garage were made available.*

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 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.

In summary, the proposed change in use would not only affect the High Ridge Office Park, but all Stamford C-D districts, opening the door to similar developments in the other Stamford DC districts. In support of this position, I submit the following:

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

ATTACHMENT #4

Comments submitted by Cynthia Reeder

CYNTHIA REEDER

43 Old N. Stamford Road, Stamford, CT 06905
ph (203) 602-9997
fax (203) 961-8312
email ckreeder@mindspring.com

Feb. 6, 2018

Stamford Planning Board
c/o Ralph Blessing
Land Use Bureau Chief

Re: Application 217-01 High Ridge Real Estate Owners

Dear Planning Board Members,

The High Ridge Real Estate Owners application draws little correlation with the Master Plan, misrepresents a number of facts, and also omits several critical details.

Omission of 120-260 Long Ridge Road: For example, the impact of the proposed text change on one of the largest C-D parcels in the City: 120-260 Long Ridge Road (across from Lord & Taylor) is absent in the analysis. One can only imagine the impact to the City and the surrounding neighborhoods of a monstrous "gymnasium" or "physical culture establishment" on the 38-acre site. Could something the like of Chelsea Piers meeting the proposed "Adaptive Reuse and/or Redevelopment" criteria go up on this property if the text changes are approved?

Lack of definition of "gymnasium" or "physical culture establishment": The application also shines a light on the fact that the City's zoning ordinances do not even include a definition of the proposed special exception uses. Thus, it is not even clear what the proposed special exception uses encompass.

Misrepresentations of the Master Plan

1 **Adaptive Reuse:** The Master Plan encourages reuse and conversion of vacant commercial space. This application actually promotes and endorses demolition and redevelop, rather than "reuse. There is no sound public policy reason for providing exceptions for redevelopment of the site, which is simply "development".

A review of Master Plan sections 34.d and 6C.4, which address adaptive reuse, demonstrate the disconnect with the proposed text change:

Section 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.

Section 6C.4: Continue encouraging conversion of vacant office building to residential use. Conversion of vacant office space to residential use should be encouraged as a means to address the City's high office vacancy rate and the demand for higher-density market-rate and affordable housing.

2 **Reinforcing Community Character and Quality of Life:** The Master Plan says: *"Reinforcing community character means limiting the intensification of neighborhoods and giving close scrutiny to the amount, scale and character of development."*

The Plan further states: "Both the 1977 and 2002 Master Plans recommended preservation and enhancement of Stamford's low-density residential neighborhoods, and this Master Plan reiterates this goal."

3 **Transit-supportive development:** Section 4E.4 of the Master Plan calls for considering opportunities for mixed-use transit-supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Road, while stressing the importance of first putting in place alternatives to automobile access to ease congestion.

... express and direct priority bus service along the Ridge Roads could provide a reasonable alternative to automobile travel along the corridors, easing traffic congestion.

Unfortunately, there are no express buses or "reasonable alternatives" to automobiles for accessing the High Ridge Office Park campus.

If the proposed Lifetime Fitness facility was "transit-supportive" it would not need a multi-level parking garage or an increase in parking spaces from 3 per 1000 sq. ft. to 3 per 900 sq. ft.

4 **Historic Preservation:** Among the most egregious misrepresentations and omissions are those related to impacting the preservation of significant historical and architectural resources.

The Master Plan acknowledges the need to preserve the City's historic fabric and even cites the significant role that City's Historic Advisory Preservation can play in identifying and saving historic buildings and structures.

In fact Master Plan Policy 6D: Preservation of Historic Buildings includes implementation tactics that include:

- 6D.2: Seek National Register of Historic Places listing for non-designated historically significant structures;
- 6D.3: Provide tax and zoning incentives for historic preservation and adaptive reuse; and
- 6D.4: Encourage the use of historic preservation tax credits

The Master Plan also states:

"An important element in preserving and enhancing neighborhood character and quality-of-life is Stamford's ability to protect and preserve its historic fabric. As redevelopment occurs at an increasingly rapid pace, it is now more important than ever for Stamford to maintain the character of historic...structures ...

"...Because redevelopment in all areas of Stamford is occurring at an increasingly rapid rate, the protection of the City's valuable architectural resources is critical. The City must embark upon a concerted effort to preserve the historic architectural and landscape heritage that remains."

> ***"...Citizens realized that preservation policies and goals would only succeed if they were integrated directly with the Planning, Zoning and Land Use boards responsible for approving development projects. In 2012, Stamford residents voted, by an overwhelming margin, for a City Charter revisions to create the Stamford Historic Preservation Advisory Commission (HPAC)."***

I wholeheartedly encourage you to consider the opinions of HPAC, and of the State Historic Preservation Office, which have called out the historic ... and architectural ... significance of the High Ridge Office Park. It's truly one of a kind. And, the destruction of any one building would forever destroy yet another historic resource in the city's ever-dwindling inventory of historic sites and buildings.

I also encourage you to advice the applicant to seek the counsel of, and collaborate with, the historic preservation experts on HPAC and in Hartford to pursue tax incentives and other tools for preserving this unique complex.

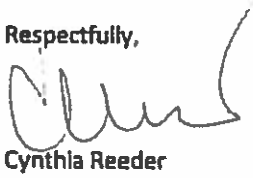
Section 4.b.ix (Design) of the applicant's proposed text changes endorses the destruction of, rather than the preservation of, historically or culturally significant buildings – a concept that belies policies outlined in the Master Plan.

CONCLUSION

The application is grossly inconsistent with both the spirit and the specifics of the Master Plan, which repeatedly states that preservation of community character, quality-of-life, *and* historic resources are important priorities for the City.

I urge you to find the application inconsistent in your advisory opinion to the Zoning Board.

Respectfully,



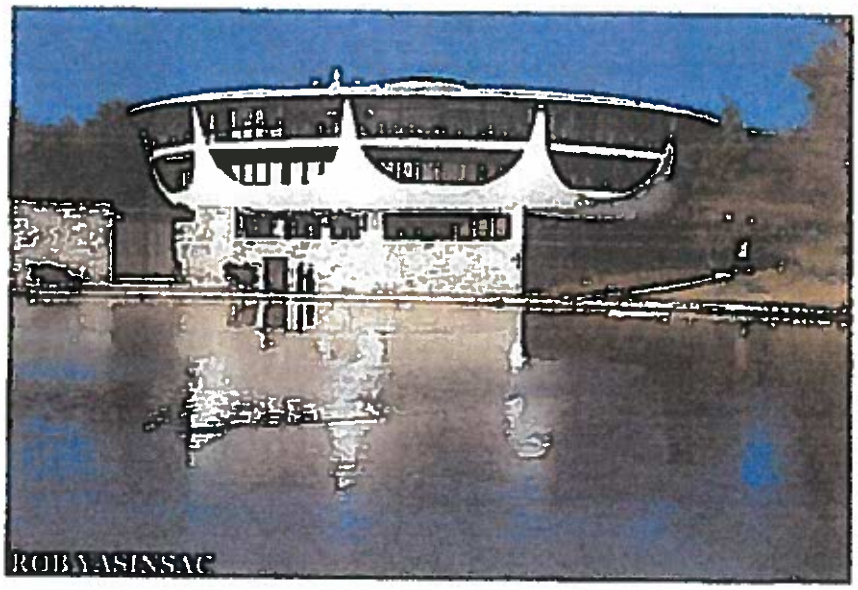
Cynthia Reeder

HV-Rob
Hudson Valley Ruins and related topics
by Rob Yasinsac

High Ridge Office Park – Stamford, CT

Posted on January 22, 2012 by HV-Rob

Raise your hand if you like 1960s office buildings!!



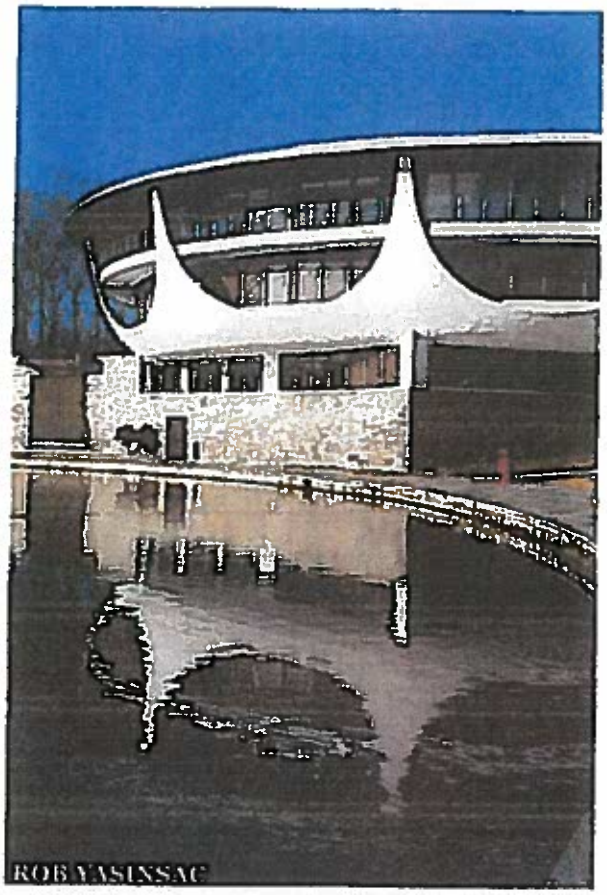
2 High Ridge Park

This past Friday was one of those awesome cold steel January days – blue skies, no clouds, no moisture in the air – perfect for photography, and in particular for photographing the gleaming white concrete and glass facades of High Ridge Park in Stamford, Connecticut. I was introduced to this location in a brief visit about five or six years ago, but had not made it back for a photo shoot in the interim.

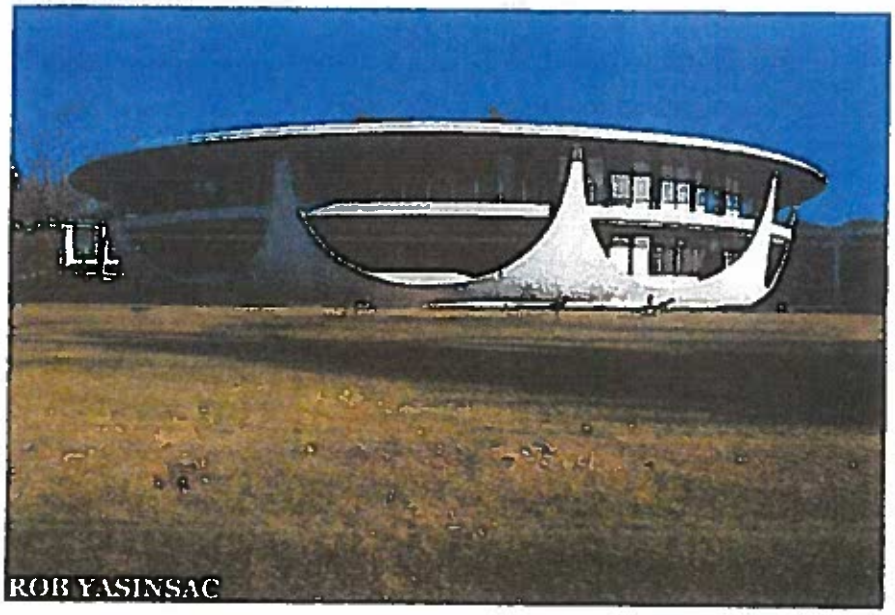
It may be true that ten or fifteen years ago myself and other fans of old stone Italianate mansions and brick factory buildings might have despised such buildings, but now I am really taking a liking to mid-century Modernist architecture. The future that these buildings predicted never really developed, and most office buildings of the end of the 20th century lack the imaginativeness and playfulness of places like High Ridge Park. Thus they are relics of a specific short period in time when buildings of their type were common, but now they might be considered rare. Also, they soon will be nearing that 50-year ago requirement when buildings can generally be considered "historic" for landmarking or historic registry purposes.

High Ridge Park is among the earliest and spaciest office campuses. By the 1950s and 1960s, corporate executives began to prefer the suburbs for full-time homes, and then they moved the office out of the city too. The chosen site for High Ridge Park was right next to the ramps of the Merritt Parkway. Rising architects, like Victor Bisharat who had just displayed his work at the New York World's Fair in 1964, were chosen to design the new corporate campuses. Bisharat, architect of the Pavilion of Jordan, designed the six buildings at High Ridge. The first

building opened in 1967. The centerpiece of the campus, Building Number 2, has often been described as a flying saucer. Buildings 1 (c. 1967) and 3 (c. 1969) could have been the first moonbases – it was that moment in time when we got there.



2 High Ridge Park



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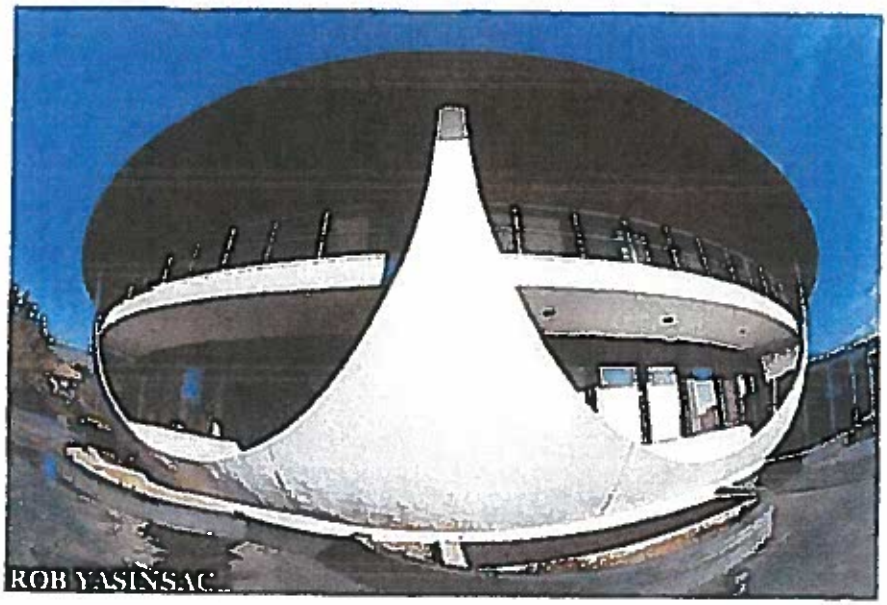
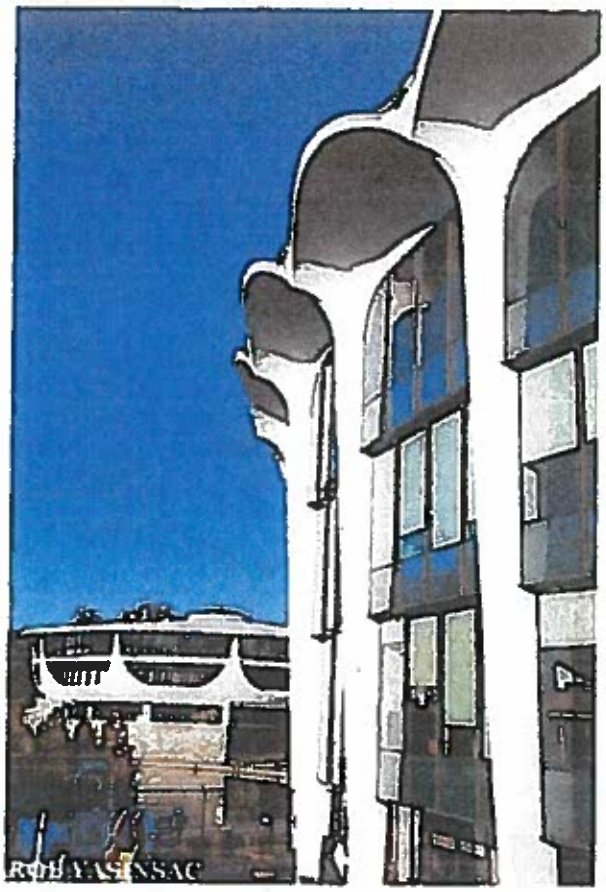


2 High Ridge Park

2 and 4 High Ridge Park



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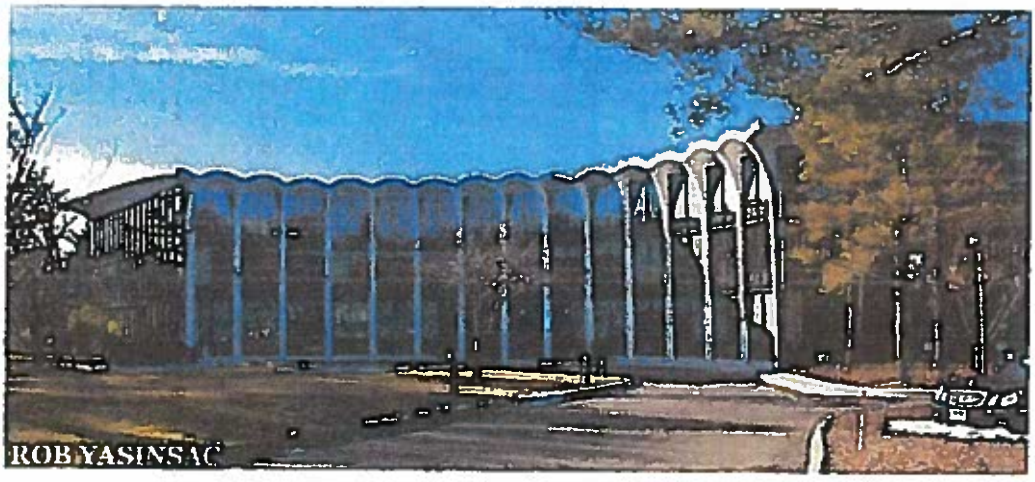

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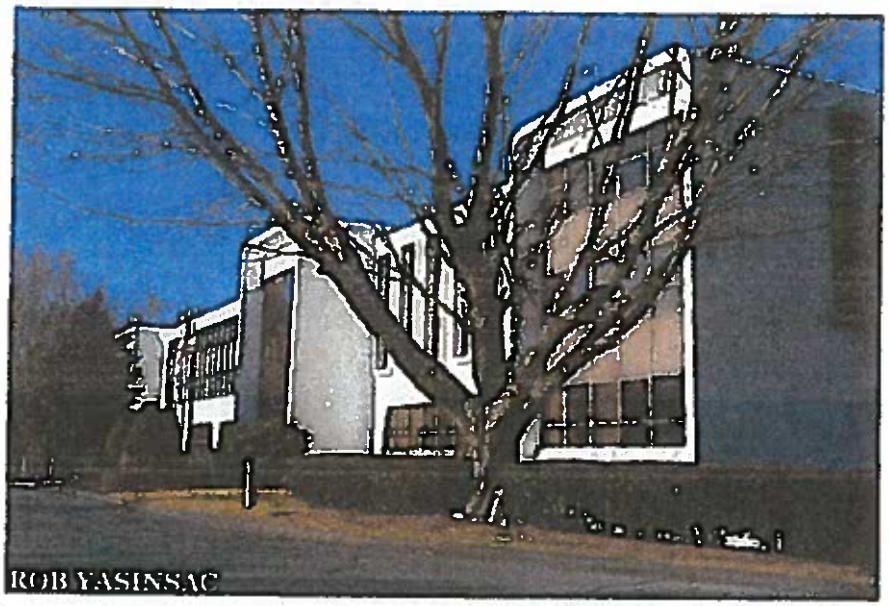
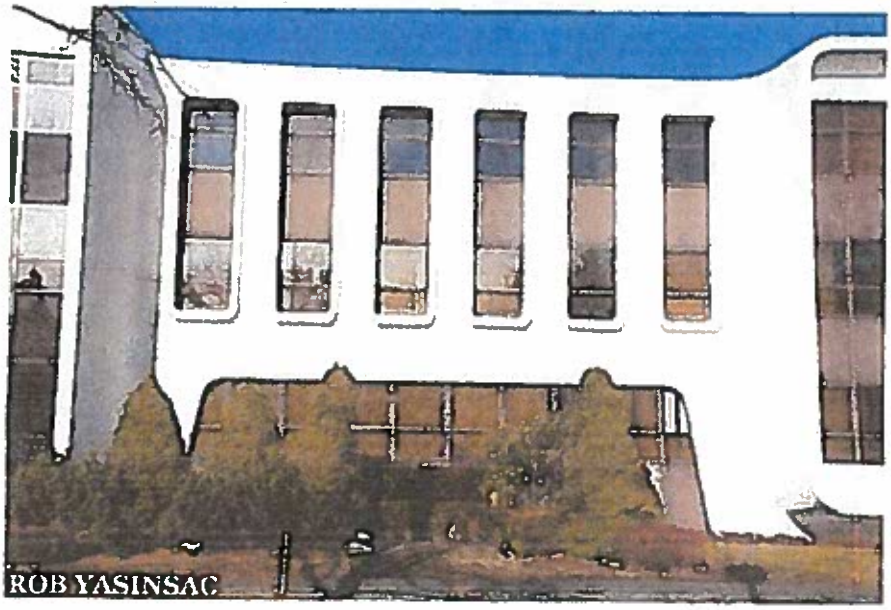
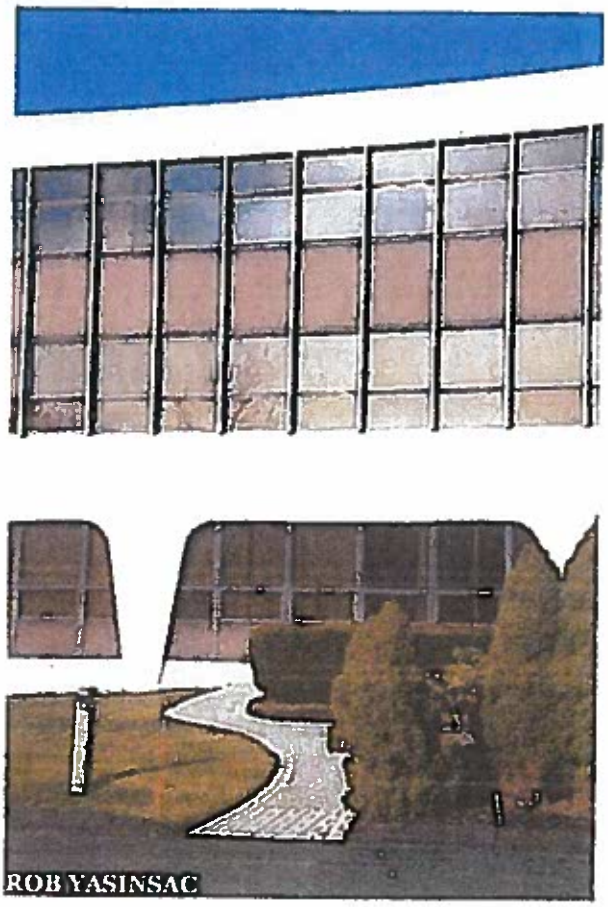


3 High Ridge Park

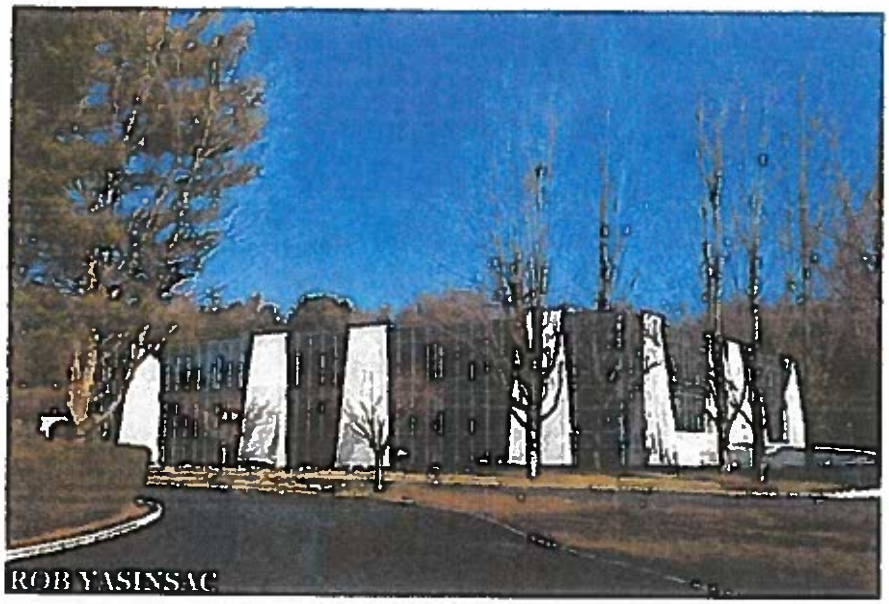


3 High Ridge Park

3 High Ridge Park



3 High Ridge Park

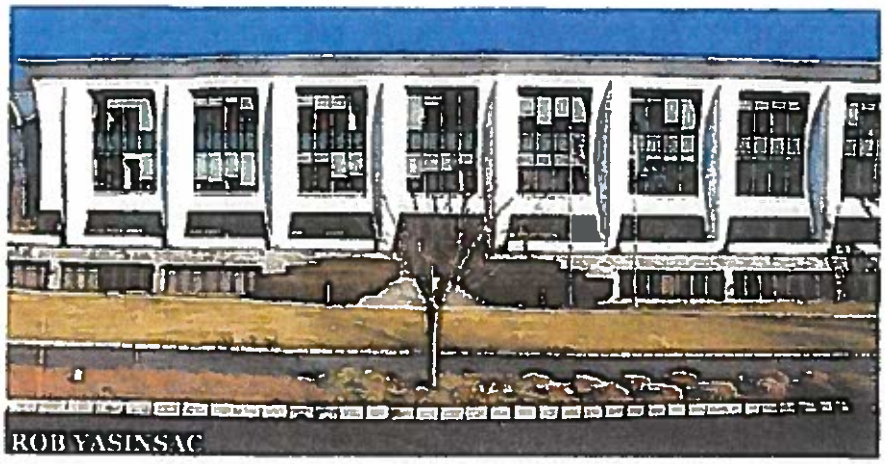


1 High Ridge Park

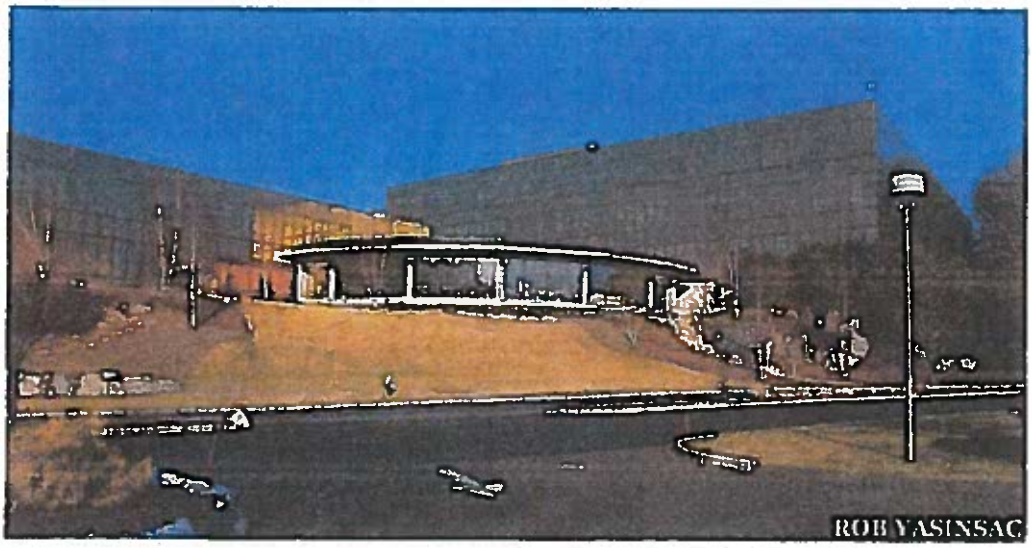
1 and 5 High Ridge Park

1 and 5 High Ridge Park

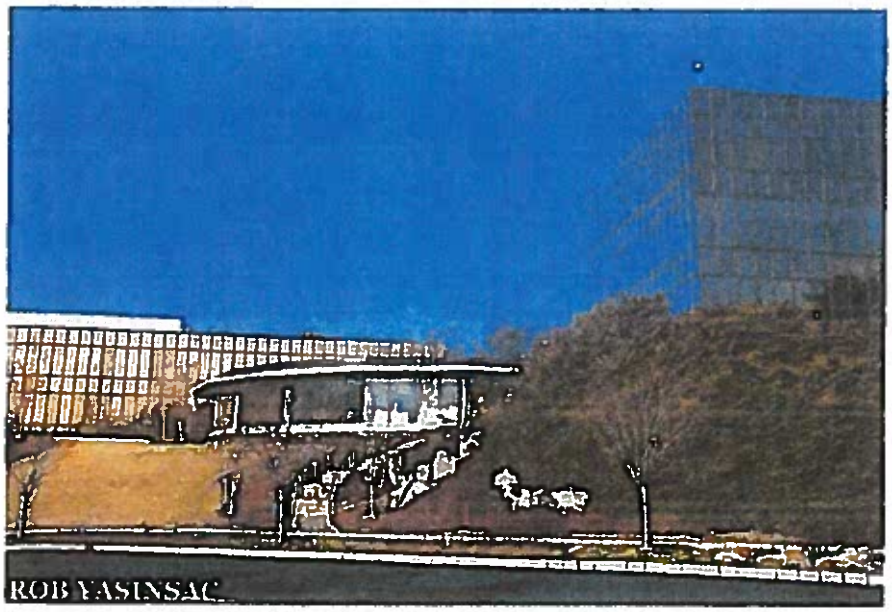
5 High Ridge Park



5 High Ridge Park



6 High Ridge Park



Chappaqua, NY

Syosett, NY

ATTACHMENT #5

Comments submitted by Paul Longo

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

February 6, 2018

Dear Madam Chair,

I have carefully reviewed High Ridge Real Estate Owner (HRREO)'s revised #217-01 text-change proposal, dated 1/31/18, that would apply to our seven C-D zoned office parks. Below are just a few significant issues that I hope the Planning Board will consider this evening:

1. The revised 25-page application is substantially shorter than the original (2/3/17) 48-page application. The Planning Board agenda states that tonight's meeting is *"Continued from August 8, 2017."* But the revised application appears to have been submitted with a new $1,100 text-change fee and a new $500 public-hearing fee. So is this a continued application, or is it, in fact, a new one? If it is a new application, will the Planning Board completely disregard the contents of the previous 48-page application, or will the Board be expected to selectively review portions of that application, as well? For example, although the term "Gymnasium or Physical Culture Establishment" remains in the revised text changes, the *definition* of that term is no longer included. Notably, that definition contained nearly every conceivable activity and service—even allowing alcoholic beverages—and excluded only "day surgery and other outpatient procedures." (This solitary exclusion was apparently to prevent Stamford Hospital from suing Atty. Hennessey for breach of contract, since he had successfully represented them in blocking surgical centers from C-D zones three years ago.)

2. The traffic analysis on PDF Pages 16-20 compares traffic counts with those generated by a medical office building. As such, it accounts only for the hours during which a typical medical practice is active (i.e., morning, midday, and afternoon). It conveniently omits evening, night-time, and Sunday traffic volumes, all of which Life Time Fitness or any similar facility will generate. This apples-and-oranges comparison skews the total traffic volume lower, leading the Board to believe that there will be no net increase in traffic if the text change is approved.

3. In the "Qualitative Analysis of Proposed Text Change - Impact on C-D Districts" on PDF Page 9, the zoning chart omits BLT's 120-292 Long Ridge Road property. Yet the "C-D Zone Exhibit" on PDF Page 15 includes it. This discrepancy may simply be due to the apparent haste in which this application was assembled. But omitting BLT's 15-acre property in the impact chart once again skews the Board's impression of the affect that this text change will have on surrounding neighborhoods.

4. The Zoning Data Chart Template on PDF Page 21 shows the existing "Building 3" to be approx. 40 feet high. But the proposed Life Time Fitness building would be approx. 60 feet high (i.e., 50% higher). The proposed text change would allow a substantially larger building via the elimination of parking garages from F.A.R., as described below. Is this the direction that we want to go with regard to office parks surrounded by residential zones? To allow higher, rather than lower, buildings for the convenience of developers at the expense of their residential neighbors? I hope not.

5. The continued Zoning Data Chart Template on PDF Page 22 shows the number of levels for the proposed parking garage to be "3.5 to 4 stories." There is currently no parking garage at this location. More importantly, the legend in the revised proposed site plan on PDF Page 24 states that the parking garage is excluded from FAR and Building coverage. This text change is perhaps the most disingenuous of them all, for the reasons discussed below.

I have attached a PowerPoint file containing the three site-plan sketches from the 1/31/18 Life Time Fitness text-change application. Please use the Page Up and Page Down keys to go back and forth between them. The instant juxtaposition of these site plans demonstrates the effect that this specific text change will have on an actual development (in this case, High Ridge Office Park). And it will affect all C-D zoned properties in the city in a similar manner.

Note that HRREO did not actually include the parking garage in its revised site plan, but the layout suggests that the parking garage will replace the parking lot to the south (right) of the proposed building. (Notice how the parking islands are missing from that slide, and there is large, white rectangular box in place of the islands. This, presumably, is the parking garage.)

The legends on each site plan also imply the impact of this text change. By excluding parking garages from F.A.R., the developer would be allowed to build a mammoth (3.5 to 4-story) box structure in this architecturally renowned office park and claim that, for F.A.R. purposes, it doesn't even exist. You will note that HRREO has proudly indicated that the relocated Life Time Fitness building will now be 345 feet from the south property line. But they fail to note that their four-story parking garage will be only about 100 feet from that line! The Sterling Lake residential community lies on the other side. What kind of "landscape buffer of at least 50 feet deep" containing "dense plantings, berms, and/or fencing" will successfully shield Sterling Lake from the noise, light, and looming visual impact of that parking garage? (Again, I realize that your Board will consider only the text change. But this is exactly what the text change will allow.)

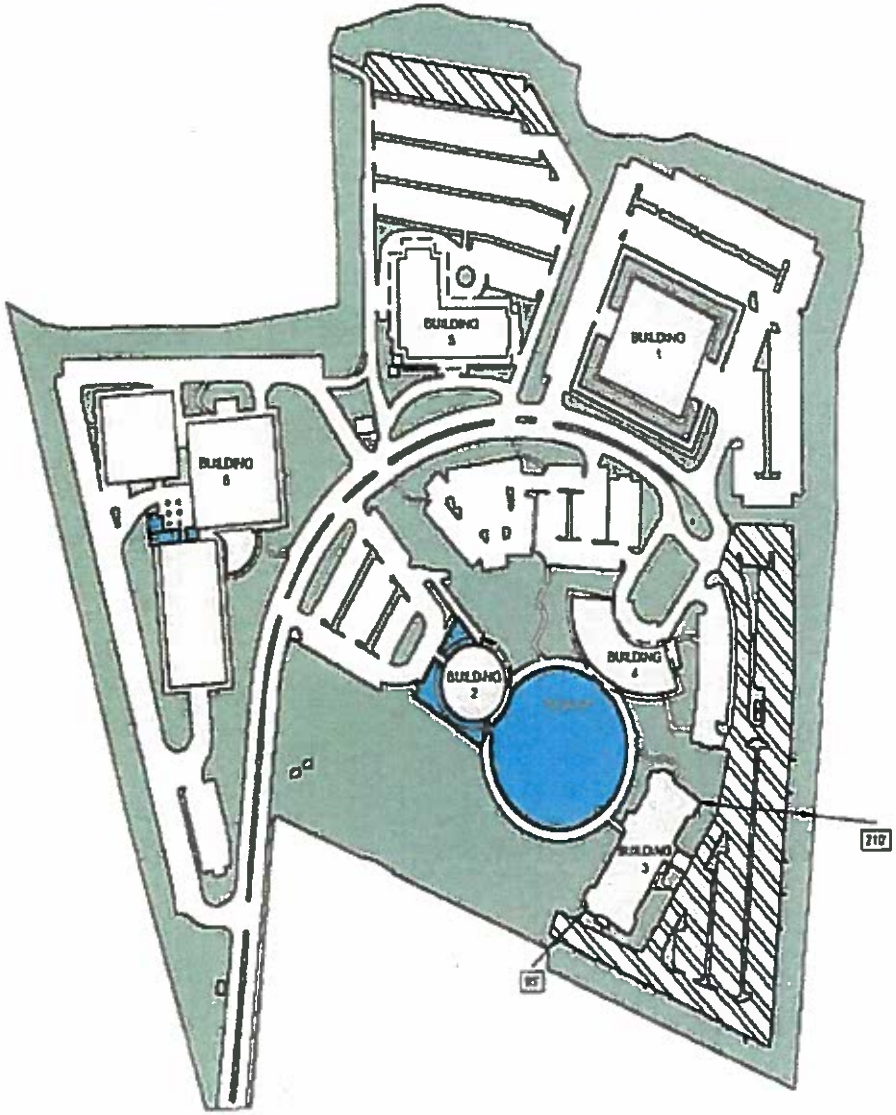
Another thing that stands out when comparing the three site plans in PowerPoint is that HRREO is removing a substantial amount of parking from behind Building 5 (at the top) and to the right of Building 4, presumably to comply with the .40 (or .50, if the text change goes through) F.A.R. I'm sure that their tenants in those buildings will be thrilled about losing this convenient parking. (Not that this is relevant to the text change, but, since HRREO included it in the application, it's fair game for comment.)

Finally (as I and others—including Atty. Hennessey himself—have pointed out), a text-change of this magnitude must include a study of the effects that it would have on *all* of the C-D-zoned office parks in Stamford. To quote Mr. Hennessey directly from a 1/5/15 Advocate article on a similar issue:

"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 C-D zone without first conducting an in-depth study of the adverse consequences. Thus far, the applicant has not provided such a study."

Sincerely,

Paul A. Longo
76 Bradley Place
Stamford, CT 06905



TOTAL SITE AREA = 1,691,800 SF

COVERAGE	AREA (SF)	
BUILDING	181,722	10.74%
IMPERVIOUS	667,930	39.48%
TOTAL IMPERVIOUS	849,652	50.22%
GREEN	784,168	46.35%
WATER	57,980	3.43%
GROSS FLOOR AREA	506,558	0.299

Notes:

1. Information based on proposed Text Change dated, 1/23/2018.
2. Overhangs excluded from Building Coverage.

Area of parking to be removed 125,617SF 7.43% (383 Spaces)

EXISTING SITE PLAN

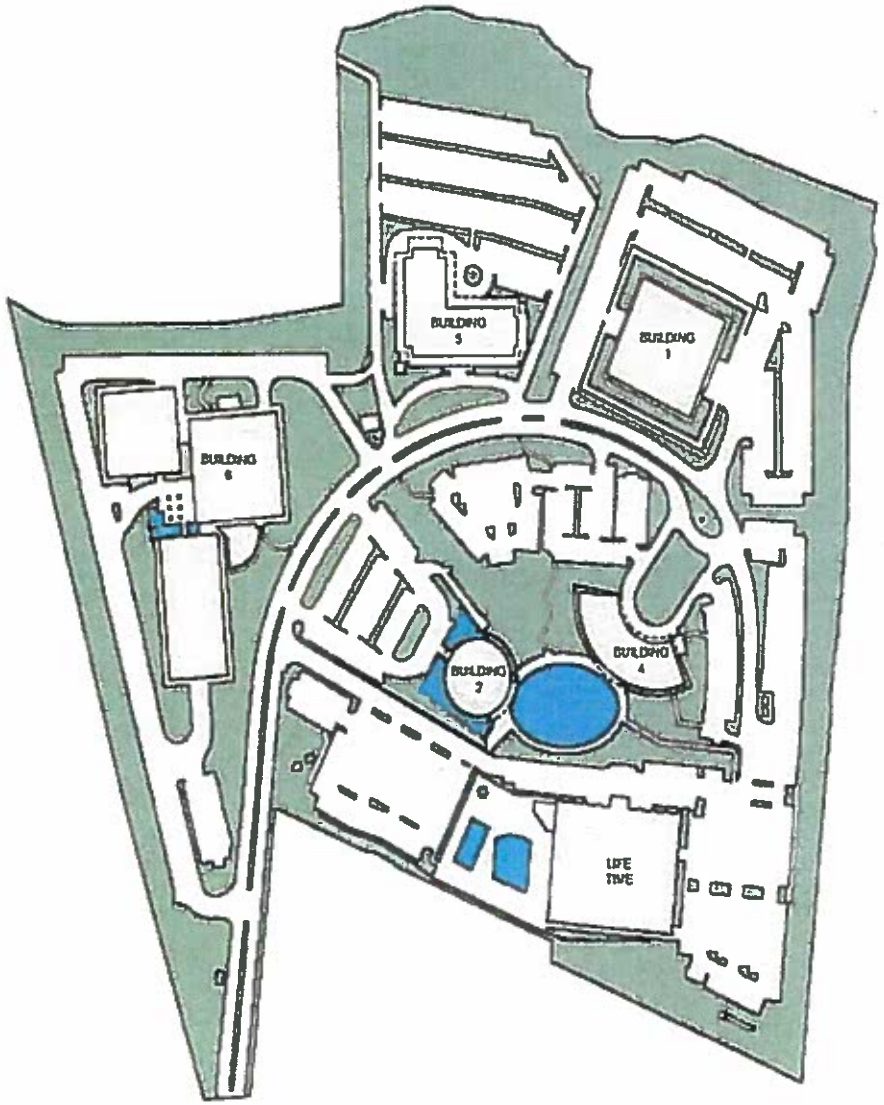
HIGH RIDGE PARK

STAMFORD, CT

REDNISS & MEAD

DATE 01/29/2018

SCALE 1" = 200'



TOTAL SITE AREA = 1,691,800 SF

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

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

Notes:

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

PREVIOUSLY PROPOSED SITE PLAN

HIGH RIDGE PARK

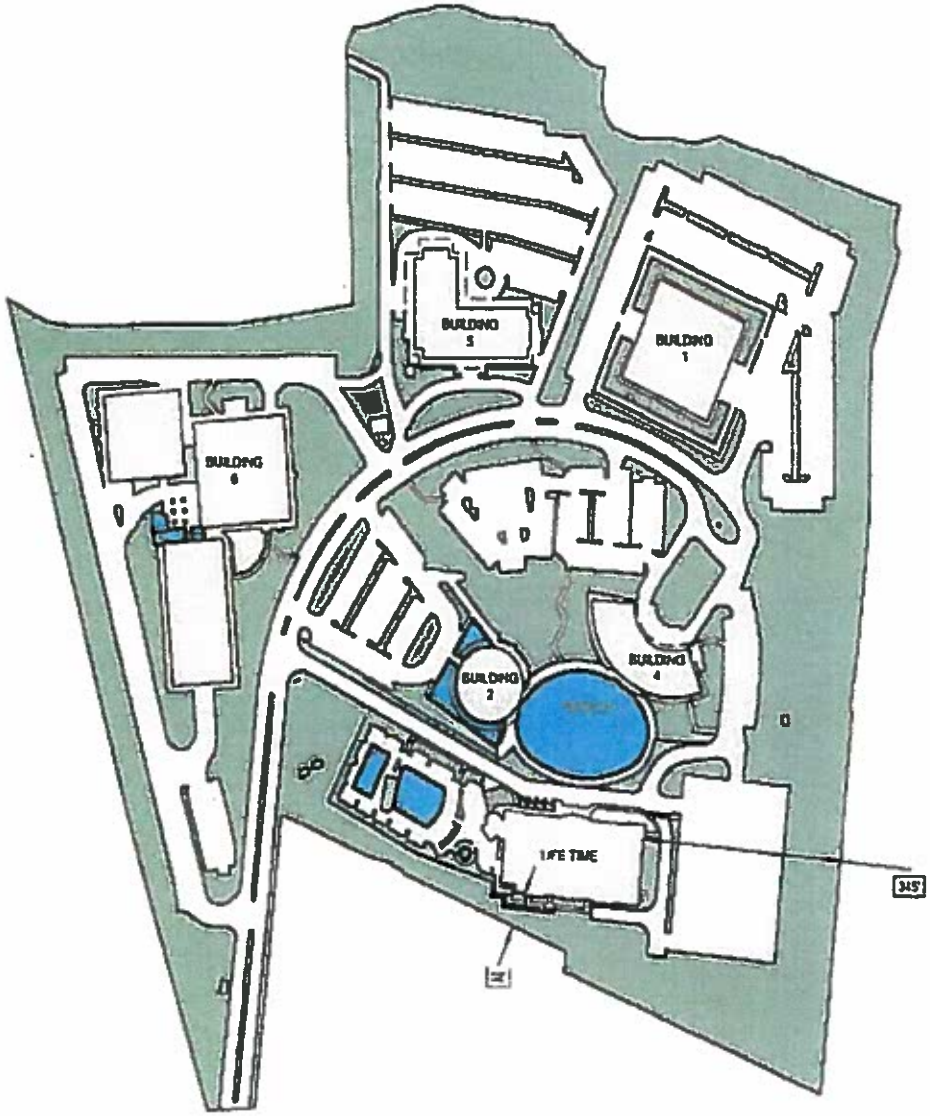
STAMFORD, CT

REDNISS & MEAD

Land Surveying
Civil Engineering
Planning & Landscape Consulting
Permitting

11 Park Street | Stamford, CT 06901
Tel 203.327.2020 | Fax 203.327.1151
www.redniss.com

COPY NO.	DATE
1783	04/23/2018
	SCALE 1" = 200'

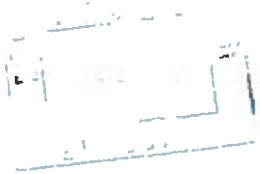


TOTAL SITE AREA = 1,691,800 SF

	COVERAGE	AREA (SF)	
	BUILDING	190,982	11.29%
	IMPERVIOUS	656,375	38.80%
	TOTAL IMPERVIOUS	847,357	50.09%
	GREEN	796,164	47.06%
	WATER	48,279	2.85%
	GROSS FLOOR AREA	519,076	0.307

Notes:

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



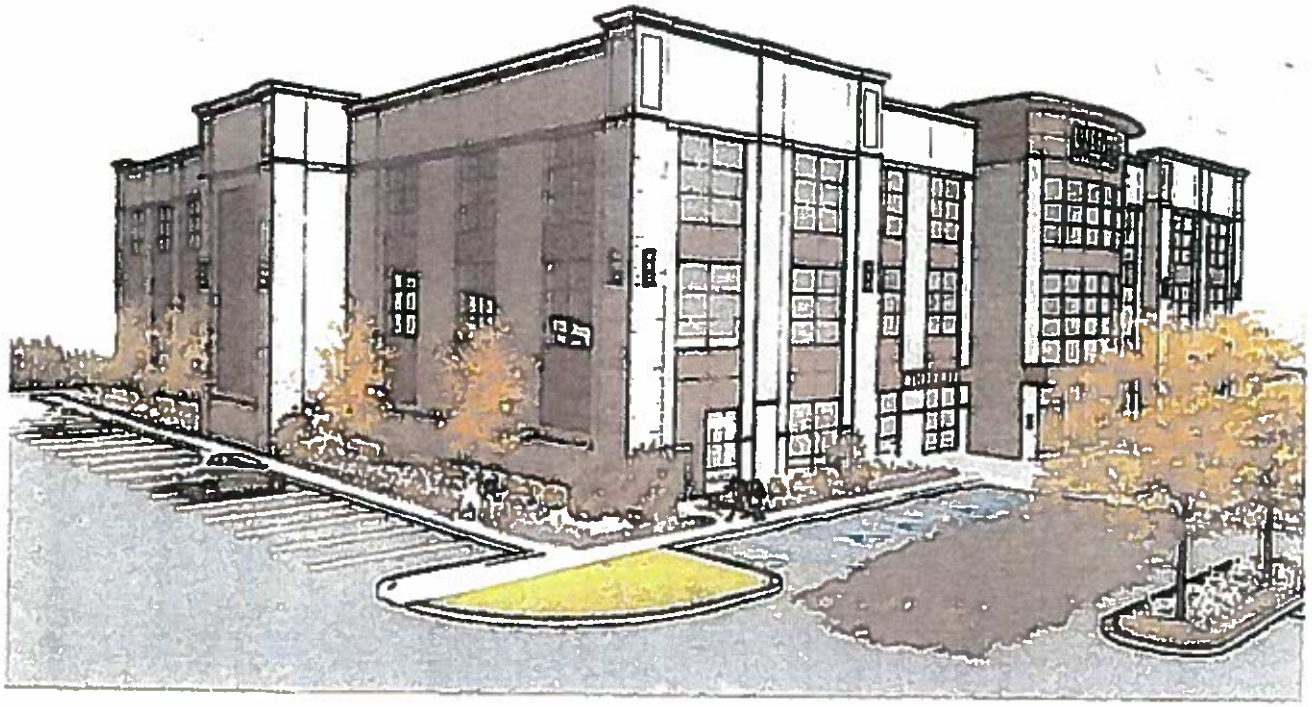
PROPOSED SITE PLAN
HIGH RIDGE PARK
STAMFORD, CT

REDNISS & MEAD

COPY NO. 1783

DATE 1/29/2018

SCALE 1" = 200'



STAMFORD, CT

CONCEPTUAL PERSPECTIVE
JANUARY 2017

LIFETIME

ATTACHMENT #6

Comments submitted by Barry Michelson
Former Member of the Zoning Board

BARRY MICHELSON
Comments to Planning Board 6 February 2018

I apologize for not being before you this evening.

The application before you represents a breach of the protections afforded by the Master Plan and potentially the City's zoning.

The Master Plan is a carefully crafted plan that has evolved from centuries of settlement and decades of input and community involvement to reflect community goals, and objectives. The Master Plan calls for neighborhood districts with mixed and balanced land uses. Within each district, groups of parcels are zoned for specific uses and densities to assure orderly growth and foster sound development. That does not mean that each parcel should be subject to the development trend du jour or arbitrary increases in density and development capacity. In Stamford we do have standards.

We have already, without so much as a whisper from any of the land use boards and professional staff, been transformed from a residential community of single-family homeowners to a city where over 50% of the residential population resides in multifamily housing.

The approval of this proposal would have ramifications and put rezoning pressure on other similarly zoned parcels. In short, we would be developing a new standard and establishing a new benchmark for more intense development in the C-D Zone. While the applicant will no doubt argue that this proposal will have a minimal impact, the cumulative impact of this change will be felt. Density and text changes are not changes "as of right." The Planning Board is under no obligation to recommend these changes, and the Zoning Board is under no obligation to grant these changes.

This type of overdevelopment is exactly what land-use boards and their staffs should be on guard against. This project and the ramifications of this project will have an impact on every person in this room. The Planning Board should be clear and decisive in its deliberations and call this project out for what it is, and the Planning Board should vote unanimously to send the Zoning Board a report recommending denial of these changes.

ATTACHMENT #7

Comments submitted by James Travers, Bureau Chief &
Frank Petise, P.E., Traffic Engineer
City of Stamford, Transportation, Traffic & Parking

CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF
OPERATIONS
ERNIE ORGERA
Email: eorgera@stamfordct.gov

TRANSPORTATION BUREAU CHIEF
JAMES TRAVERS
Email: jtravers@stamfordct.gov

TRAFFIC ENGINEER
GARRETT BOLELLA, P.E.
Email: gbolella@stamfordct.gov

TRAFFIC ENGINEER
FRANK PETISE, P.E.
Email: fpetise@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466 Fax: (203) 977- 4004
Government Center, 888 Washington Blvd., 7th Floor
Stamford, CT 06901

INTEROFFICE MEMORANDUM

TO: **PLANNING BOARD OFFICE**

FROM: **James Travers**
Bureau Chief

Frank W. Petise, P.E.
Traffic Engineer

DATE: **February 6, 2018**

RE: **ZONING BOARD TEXT CHANGE REVIEW**

Application #217-01 **High Ridge Real Estate Owner LLC**

Transportation Traffic and Parking has reviewed the proposed text change and demonstration plans provided by the applicant and we are in overall support of the proposed project. The proposed project will reduce the overall traffic impacts to the area compared with an occupied medical office space. TTP will review the project in more detail once a formal application is made for the project. We offer the following comments:

- Provide clarification on how the minimum of one (1) parking space per 300 square feet of gross floor was determined. A Parking Needs Study shall be performed including comparisons to similar businesses and other LifeTime Fitness locations.
- Tables 4 & 4A in the Site Traffic Modifications and Comparison Report by Frederick P. Clark Associates, Inc. dated January 30, 2018 note a 35% internal capture. The note refers to a decision by the Connecticut Department of Transportation, Bureau of Policy and Planning allowing a 35% credit for internal trip capture on the site. Provide the supporting documentation for this credit.
- Roadway and intersection improvements aimed at improving traffic mobility and reducing speeds for the following roads and intersections shall be coordinated with TTP:
  - Buxton Farm Road.
  - Turn of River Road.
  - Buxton Farm Road and Turn of River Road.
  - Turn of River Road at High Ridge Road.

ATTACHMENT #8

Emails submitted by City of Stamford Residents

From: mike Franzetti <franzetti2015@gmail.com>
Date: February 5, 2018 at 10:16:26 AM EST
To: <tdell@stamfordct.gov>
Subject: Application 217-01

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

2-5-2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

As you know, the applicant's own attorney went on record *against* a similar text change only three years ago. Atty. William Hennessey—who represented Stamford Hospital in successfully ***opposing*** HRREO's application for a modest six-suite surgical center in High Ridge Park—is now ***representing*** HRREO in its application for a gigantic fitness center in the ***very same location***. Here's an excerpt from the January 5, 2015 Advocate article:

In a telephone interview, William Hennessey, 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 C-D 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, Mister Hennessey. Now it's time to either swallow or abide by your own words.)

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.
Sincerely,
Michael Franzetti
24 Donata Ln
Stamford, CT 06905
From: Sandra Vargas <svarg214@hotmail.com>
Date: February 5, 2018 at 9:13:31 AM EST
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: More Building to ruin our neighborhood

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

2/5/18

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

As you know, the applicant's own attorney went on record *against* a similar text change only three years ago. Atty. William Hennessey—who represented Stamford Hospital in successfully ***opposing*** HRREO's application for a modest six-suite surgical center in High Ridge Park—is now ***representing*** HRREO in its application for a gigantic fitness center in the ***very same location***. Here's an excerpt from the January 5, 2015 Advocate article:

In a telephone interview, William Hennessey, 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 C-D 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, Mister Hennessey. Now it's time to either swallow or abide by your own words.)

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.
Sincerely,
Sandra Vargas
252 Sundance Rd
Stamford, CT 06905

From: Contact form at Stamford CT <vfsdmailer@vt-s.net>
Date: February 4, 2018 at 3:07:45 PM EST
To: <TDell@StamfordCT.gov>
Subject: [Stamford CT] ZB #217-01 – 0 Turn of River Rd (Revised)(Sent by Mark Lebow, mlebow@snet.net)
Reply-To: <mlebow@snet.net>

Mark S. Lebow
52 Terrace Avenue
Stamford, CT 06905
203-323-8185

February 4, 2018

Ms. Theresa Dell, Chair
City of Stamford Planning Board
888 Washington Blvd. 7th Floor
Stamford, CT 06901

RE: ZB #217-01 – 0 Turn of River Rd (Revised)

Dear Ms. Dell,

You may recall from prior correspondence that I am a Professional Land Surveyor and Zoning & Land Use Consultant. As such, I have a scheduling conflict and will not be available to attend the Planning Board meeting on Tuesday February 6 as I am presenting a subdivision application before the Planning & Zoning Commission in Darien. For that reason, I must take this opportunity to voice my concern about the application referred to above to you and the board in this letter.

Admittedly, I am not directly affected by the particular development the application before your Board is attempting to advance. My property neither abuts nor is in immediate proximity to High Ridge Park. My concern is how, if approved, this proposed text change may affect all C-D Zoned properties within our city.

Terrace Avenue is in the cross-hairs (cross-fire, if you will) between a number of C-D zoned properties. I, as well as my neighbors, implore your Board to deny your referral of this application to the Zoning Board.

The document from the Carmody law firm dated January 31, 2018 and addressed to Ms. Veneeta Mathur contains inconsistencies. Not the least of which is the apparent omission of the 120-292 Long Ridge Road property from the chart provided in the section titled "Qualitative Analysis of Proposed Text Change" - Impact on C-D Districts. I am confident the standard of care and diligence with which you and your board review all applications will reveal other such inconsistencies, perhaps even contradictions.

Again, thank you for your consideration in this matter and please accept my apology for not being able to appear personally at this time.

Sincerely,

Mark S. Lebow

From: Roger Nicholson <rjnicholson@optonline.net>
Date: February 5, 2018 at 1:36:06 PM EST
To: <tdell@stamfordct.gov>

Subject: LifeTime Fitness

Dear Theresa Dell,

As a resident of Turn of River Road in Stamford Connecticut, I am against the application that seeks to amend Section 9 BBB C-D Designed Commercial District by proposing a new subsection for "Adaptive Reuse and/or Redevelopment" following Special Exception approval in conformance with the specific standards and conditions of Section 19.3.2 of the Zoning Regulations. A "Gymnasium or Physical Culture Establishment" has been proposed as a principal Special Exception use within the C-D zone and detailed standards related to same have been provided.

I ask you to reject this application in order to protect, maintain and preserve the character and quality of life in our neighborhoods.

Thank you

Roger Nicholson

From: Patricia Pjliotta <pjliotta@aol.com>
Date: February 5, 2018 at 12:51:50 PM EST
To: <tdell@stamfordct.gov>
Subject: Opposition to High Ridge Road text change

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

February 5, 2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

As you know, the applicant's own attorney went on record *against* a similar text change only three years ago. Atty. William Hennessey—who represented Stamford Hospital in successfully ***opposing*** HRREO's application for a modest six-suite surgical center in High Ridge Park—is now ***representing*** HRREO in its application for a gigantic fitness center in the ***very same location***. Here's an excerpt from the January 5, 2015 Advocate article:

In a telephone interview, William Hennessey, 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 C-D zone without first conducting an in-depth study of the adverse consequences," he said. "Thus far, the applicant has not provided such a study."**

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.

Sincerely,

Patricia J. Liotta
214 Soundview Ave.
Stamford, CT 06902
pjliotta@aol.com

From: Laura Spanakos <lspanakos@aol.com>
Date: February 5, 2018 at 12:28:00 PM EST
To: <tdell@stamfordct.gov>
Cc: <lspanakos@aol.com>
Subject: Opposition to HRREO's Application 217-01

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

February 5, 2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

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In a telephone interview, William Hennessey, 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 C-D zone without first conducting an in-depth study of the adverse consequences," he said. "Thus far, the applicant has not provided such a study."**

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.

Sincerely,

Pete and Laura Spanakos
685 High Ridge Road
Stamford, CT 06905

From: DEBORAH BILLINGTON <dbillington@mac.com>
Date: February 5, 2018 at 12:20:44 PM EST
To: <tdell@stamfordct.gov>
Subject: Oppose High Ridge Real Estate Owner (HRREO) LLC's Application 217-01

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

February 5, 2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

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"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 C-D 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, Mister Hennessey. Now it's time to either swallow or abide by your own words.)

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.

Sincerely,

Deborah Billington
101 Givens Avenue, Unit A
Stamford, CT 06902

From: Eileen Towne <evt713@yahoo.com>
Date: February 5, 2018 at 4:36:47 PM EST
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: Zone change application 217-01

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

February 5, 2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

I urge the Planning Board to reject this application.

Sincerely,

Eileen Towne

74 Snow Crystal Lane
Stamford, CT 06905

From: Peter Licopantis <pglydl3@optonline.net>
Date: February 5, 2018 at 7:20:05 PM EST
To: <tdell@stamfordct.gov>
Cc: Marcia Wright <marciawright64@gmail.com>
Subject: Life Time Fitness/Text Change

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

February 5, 2018'

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.
For these reasons and many others, please reject this text-change application.
Sincerely,

Peter Licopantis, President of Riverturn Condominiums (70 units).
180 Turn of River Rd.
Stamford, CT 06905

From: <angelagiannitti@optonline.net>
Date: February 5, 2018 at 10:08:40 PM EST
To: <tdell@stamfordct.gov>
Subject: Opposition to Life Time Fitness in HR Park application 217-01

February 5, 2018

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

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In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Angela and Alessio Giannitti
14 Geriak Rd
Stamford 06905

From: Virgilio Charles <vacharles@mac.com>
Date: February 5, 2018 at 9:46:19 PM EST
To: <tdell@stamfordct.gov>
Subject: Application 217-01 for text changes to Stamford's Zoning Regulations

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

February 5, 2018

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

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In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Virgilio A. Charles
82 Intervale Road
Stamford, CT 06905

From: Patricia Romano <pkdoherty@yahoo.com>
Date: February 5, 2018 at 9:08:02 PM EST
To: <tdell@stamfordct.gov>
Subject: Vote NO to CD zoning change

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

February 5, 2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

Stamford has two local fitness "gems", the JCC and the Italian Center that would face significant competition from a national chain if this fitness center opened in the High Ridge Road area. I support development that enriches Stamford, not just a select few developers.

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.

Sincerely,

Patricia Romano
32 Pierce Place
Stamford, CT 06906

Sent from my iPhone

From: Rosemarie Blosio <rosemarieblosio@gmail.com>
Date: February 5, 2018 at 10:47:20 PM EST
To: <tdell@stamfordct.gov>
Subject: Text changes

Dear Theresa Dell
I just want you to know that my husband and I are AGAINST any zoning changes in the High Ridge and Long Ridge areas, especially TEXT changes. Enough is enough. This town is being ruined by all these zoning changes in the past ten years or more.

We have too many fitness places as it is. The Italian Center and the Jewish Center plus High Ridge Rd, many condo associations have their own private work out etc. rooms.

This area abuts a nursery school and a retirement facility. NOT needed. Also, is anyone on your Board thinking about our WATER shortage now in Stamford??? WE have to get water from Bridgeport???? How much extra water will be used for showers etc.?? What about traffic? Try coming up or down High Ridge or Long Ridge Roads between 3:30 and 6:30. In the "olden days" traffic, water usage, pollution, parking, and safety were all taken into consideration before any new project was approved. Wake up Planning Board before it is too late.

Please consider this carefully.

Thank you

Rosemarie Blosio
Emanuel Blosio
22 Hampshire Lane
Stamford, Ct. 06905
203-322-7160
rosemarieblosio@gmail.com

From: Marcia Wright <marciawright64@gmail.com>
Date: February 5, 2018 at 8:43:17 PM EST
To: <tdell@stamfordct.gov>
Subject: Life-Time Fitness facility

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

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In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Marcia Wright

Sent from my iPad

From: Mary Buonsante-Henock <marlen5@aol.com>
Date: February 5, 2018 at 10:53:37 PM EST
To: Dell Theresa <tdell@stamfordct.gov>
Subject: Application 217-01

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

Dear Madam Chair,

I am writing because I am unable to attend the meeting scheduled on February 6 at 6:30 PM. I have lived in the Turn of River area for 33+ years and on Talmadge Lane for almost 28 years. I have witnessed and lived thru the changes in this area.

I am opposing 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 Office Park.

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

If this development and the proposed text change is allowed, it will be severely detrimental to the surrounding residential neighborhoods. In addition to the added traffic this facility will bring, the outdoor pools will bring a high level of noise to the neighbors directly surrounding the property, many of whom are seniors including Sunrise and a community of older residents in Sterling Lake. Also many retirees are living in Riverturn and Stonebrook Condos. The **noise will be a detriment to their health and well-being.** Any buffer there is today will be decreased greatly. Many Sunrise residents are not able to speak for themselves so please take them into consideration since the City approved the assisted facility to be built in this area.

For these reasons I strongly urge you to reject Application 217-01.

Sincerely,

Mary Buonsante-Henock
44 Talmadge Lane
Stamford, CT 06905

From: "Kevin M. Kallaway" <KevinKallaway@usis.net>
Date: February 6, 2018 at 7:47:53 AM EST
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: Life Time Fitness 2/6/18 text-change app. (High Ridge Park & C-D zoned office parks)

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

2/6/18

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)
Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Kevin Kallaway Sr.
37 Turn of River Rd.
Stamford, CT. 06905

USIS

M. Kallaway
KevinKallaway@usis.net

35 West Jefferson Avenue
Pearl River, NY10965
www.usis.net

P. (845) 353-9220
F. (845) 358-7882

From: Gina Barroso <barroso.gina@gmail.com>
Date: February 6, 2018 at 8:49:36 AM EST
To: Theresa Dell <tdell@stamfordct.gov>
Subject: Opposition!! High Ridge Real Estate Owner LLC's application 217-01 f

Ms. Theresa Dell, Chairwoman
Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901

2/6/2018

Dear Ms. Dell,

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

We do not want this in our neighborhood. The proposed area is residential and should not be home to such a facility!!

For these reasons and many others, please reject this text-change application.

Sincerely,

Gina Barroso
18 Talmadge Lane
Stamford, CT 06905

G Kendall Hubbard III

181 Turn of River Road #6

Stamford CT 06905

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

February 6, 2018

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

G. Kendall Hubbard III

From: Hank Cuthbertson <hankcuth@hotmail.com>
Date: February 6, 2018 at 12:02:32 PM EST
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Cc: "sgrushkin@wrkk.com" <sgrushkin@wrkk.com>, "lbraman@wrkk.com" <lbraman@wrkk.com>, Paul Gordon <pgordon819@aol.com>
Subject: Application 217-01, Life Time Fitness

Dear Ms Dell,

Unfortunately I will not be able to attend the next Planning Board meeting.

I am writing to state that I still hold all the objections that I stated at the last meeting when the LTF application was discussed.

I have previously sent you a copy of my address to the Planning Board.

Please note that no one from LTF has been in touch with me, other members of our association or our attorneys to discuss this proposed development since they presented their application at last year's meeting. There are no ongoing negotiations between the Sterling Lake Association and Life Time Fitness.

Respectfully yours,

Hank Cuthbertson
President
Sterling Lake Association

Sent from my iPhone

From: Myra Kreiman Kijek <Myra.KreimanKijek@raveis.com>
Date: February 6, 2018 at 11:33:02 AM EST
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Cc: Thomas Kijek <Thomas.Kijek@Raveis.com>
Subject: Don't change Stamford's Zoning Regulations re High Ridge Park--plus all other office park's in this city!!

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

February 6, 2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

As you know, the applicant's own attorney went on record *against* a similar text change only three years ago. Atty. William Hennessey—who represented Stamford Hospital in successfully *opposing* HRREO's application for a modest six-suite surgical center in High Ridge Park—is now *representing* HRREO in its application for a gigantic fitness center in the *very same location*. Here's an excerpt from the January 5, 2015 Advocate article:
In a telephone interview, William Hennessey, 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 C-D 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, Mister Hennessey. Now it's time to either swallow or abide by your own words.)

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.
Sincerely,
Myra and Thomas Kijek
448 Hunting Ridge Road
Stamford, CT 06903

Myra Kreiman Kijek, CHP
The Kijek Team
Direct: (203) 322-0200
Mobile: (646) 334-5468
Email: Myra.KreimanKijek@raveis.com
Recipient of the 2013 Customer Service Award
Your referrals to friends and family are the greatest compliment you can give us

From: Howard Malis <projectdoc@aol.com>
Date: February 6, 2018 at 11:04:39 AM EST
To: Theresa Dell <tdell@stamfordct.gov>
Subject: February 6 meeting

Stamford Planning Board
888 Washington Blvd.
Stamford, CT 06901
Email: tdell@stamfordct.gov

February 6, 2018

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,
Howard Malis
14 Talmadge Ln
Stamford, CT 06905

Sent from my Windows 10 phone

From: Roger Nicholson <rjnicholson@optonline.net>
Date: February 6, 2018 at 10:54:17 AM EST
To: <tdell@stamfordct.gov>
Subject: Oppose Life Time Fitness facility

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

[Date]

Dear Madam Chair,

I am once again writing you 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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's highly-marketed, multi-function, for-profit business—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Roger Nicholson
180 Turn of River Road
Stamford Ct 06905

From: KEN and Amy TEMPLE <kbtemple@optonline.net>
Date: February 6, 2018 at 9:34:20 AM EST
To: <tdell@stamfordct.gov>
Subject: Lifetime Fitness Request - Opposed to it

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

February 6, 2018

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018. This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

I urge everyone on the board to consider the number of pedestrians that get hit by cars on this stretch of High Ridge Road with the current traffic. I urge the board to carefully look at the traffic report from Lifetime fitness' consultant. Does it make sense to you? 300 less trips on a Saturday afternoon vs. a medical facility? Do you know many medical facilities that are even open on Saturday afternoons? Something is very odd in their traffic report and should be scrutinized carefully by experts. Do any other Lifetime facilities exit onto one lane in each direction streets?

A text change effects not just this neighborhood but many neighborhoods. I would caution the board to think about the broad implications of a text change that could do this kind of change to many neighborhoods in Stamford.

For these reasons and many others, please reject this text-change application.

Sincerely,

Amy Essenfeld
17 Talmadge Lane
Stamford, CT 06905
aetemple@optonline.net

From: <kwalker526@aol.com>
Date: February 6, 2018 at 1:45:51 PM EST
To: <tdell@stamfordct.gov>
Subject: Opposition to High Ridge Real Estate Owner LLC's application 217-01

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

[Date]

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Kathy Walker
43 Talmadge Lane
Stamford, CT 06905

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

February 6th 2018

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application **217-01** for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

From what I have heard from many residents of Stamford and what I have personally witnessed is that our City is being overdeveloped. This has tremendous negative impact on commuting and traffic with severe congestion. The overall affect is a negative quality of life issue. We have seen many motor vehicle and pedestrian accidents and fatalities throughout Stamford. We have concerns about public safety with all these accidents.

We need a study that connects the dots on how development is affecting the City. We should have a moratorium on any further development until we understand the total impact of development.

We have also experienced water use issues with restricted use over the last few years, there should be no further development until this has been resolved.

Sincerely,

Stephen C Garst
Co-Founder
Stamford Neighborhood Coalition

From: Judy Norinsky <setterhousehold@gmail.com>
Date: February 6, 2018 at 2:41:22 PM EST
To: <tdell@stamfordct.gov>
Subject: Life Time Fitness

2.5.18

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application 217-01 for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

As you know, the applicant's own attorney went on record against a similar text change only three years ago. Atty. William Hennessey—who represented Stamford Hospital in successfully opposing HRREO's application for a modest six-suite surgical center in High Ridge Park—is now representing HRREO in its application for a gigantic fitness center in the very same location. Here's an excerpt from the January 5, 2015 Advocate article:

In a telephone interview, William Hennessey, 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 C-D zone without first conducting an in-depth study of the adverse consequences," he said. "Thus far, the applicant has not provided such a study."

Now it's time to either swallow or abide by your own words.

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.

Sincerely,

Judy Norinsky
290 Guinea Rd.
Stamford, CT 06903

From: susan bell <susanb06907@yahoo.com>
Date: February 6, 2018 at 2:32:00 PM EST
To: "tdell@stamfordct.gov" <tdell@stamfordct.gov>
Subject: Applicaiton 217-01
Reply-To: susan bell <susanb06907@yahoo.com>

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

[Date]

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application 217-01 for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

As you know, the applicant's own attorney went on record *against* a similar text change only three years ago. Atty. William Hennessey—who represented Stamford Hospital in successfully *opposing* HRREO's application for a modest six-suite surgical center in High Ridge Park—is now *representing* HRREO in its application for a gigantic fitness center in the *very same location*. Here's an excerpt from the January 5, 2015 Advocate article:

In a telephone interview, William Hennessey, 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 C-D 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, Mister Hennessey. Now it's time to either swallow or abide by your own words.)

For this reason (and many others that were discussed at the 8/8/17 Planning Board meeting), I urge the Planning Board to reject this application.

Sincerely,
John C. Pace/Susan I. Bell-Pace
1476 Hope Street
Stamford, CT 06907

From: <corisano@googlemail.com>
Date: February 6, 2018 at 4:14:43 PM EST
To: <tdell@stamfordct.gov>
Subject: Lifetime Fitness-Oppose

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

February 6, 2018

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

The addition of a Lifetime Center would create far too much traffic in the surrounding areas and negatively impact the safety of this area. There is already a challenge turning around out of the Acme lot and I have seen far too many near accidents in the area. This area cannot safely sustain more traffic.

I urge you to reject the text changed proposed.

Sincerely,

Cori SaNogueira
22 Talmadge Lane
Stamford, CT 06905

Sent from my iPhone

From: Rhoda Adler <rhodaadler@gmail.com>
Date: February 6, 2018 at 4:49:17 PM EST
To: <tdell@stamfordct.gov>
Subject: LLC's application 217-01 for text changes to Stamford's Zoning Regulations

Feb. 6, 2018

Dear Madam,

Having the Life Time facility in the office park next to us would interfere with our enjoyment of our life in Sterling Lake. We are strongly opposed to any changes that would permit Life Time to build in that area.

Sincerely,
Rhoda and Theodore Adler
Sterling Lake
Unit 4

From: <mbatt6@aol.com>
Date: February 6, 2018 at 5:39:01 PM EST
To: <tdell@stamfordct.gov>
Subject: Life time fitness facility

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

February 6, 2018

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 Office Park. I understand that this text-change application will be heard by the Planning Board at 6:30 PM on Tuesday, February 6, 2018.

This development, and others like it that the proposed text change would allow, will be severely detrimental to surrounding residential neighborhoods. (As you know, this text change would affect not only High Ridge Park, but would also apply to the other six C-D zoned office parks in Stamford, most of which are on or near High Ridge Road and Long Ridge Road.)

Relevant to this proposed text change is the fact that Life Time Fitness is much more intensive than a typical fitness center. Other Life Time Fitness facilities around the country provide summer camps, outdoor swimming, extensive athletic facilities, Botox injections, hormone-replacement therapies, chiropractic centers, social events, upscale bistros, on-premise sale of alcohol, etc. Experts in the field claim that Life Time Fitness will need to sell over 5,000 family memberships (10,000 individual members), 20% of whom would be visiting the facility on any given day.

In addition to the traffic and noise impact on surrounding residential neighborhoods, the adverse impact on our Mid-Ridges non-profits—the Jewish Community Center and the Italian Center—must be recognized here. These non-profits serve our community and depend on member fees and donations to stay open. Life Time Fitness's *highly-marketed, multi-function, for-profit business*—with its deep pockets and its ability to undercut prices—would threaten their revenue bases and their existence. In other words, Life Time Fitness would fill its membership at the expense of the Jewish Community Center and the Italian Center.

For these reasons and many others, please reject this text-change application.

Sincerely,

Michael Battinelli
225 Culloden Rd
Stamford, CT 06906

From: John Delelle <john@airtech-hvac.com>
Date: February 8, 2018 at 11:47:45 AM EST
To: <tdell@stamfordct.gov>
Subject: high ridge health club

Hi
This is to inform you that my wife and I are wholeheartedly opposed to this proposal. It is time for the citizens of Stamford [the City that works only if you're a developer] to rise up against our newly re-elected [not by us], our biased Zoning Board and their out of control cater to developers agenda.

–
John DeLelle
Airtech of Stamford Inc.
21 Anthony St.
Stamford Ct. 06902
Ph. 203-323-3959
Cell 203-536-7374
Fax 203-323-4605
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From: Jack Halpert <jaclene2@optonline.net>
Date: February 8, 2018 at 9:46:44 AM EST
To: <tdell@stamfordct.gov>
Subject: High Ridge Park

Hi Terry
I oppose the Text Change. Its way to broad and sets a precedent we don't need.

Jack halpert

From: Deborah Hirsch <debhirsch@optonline.net>
Date: February 8, 2018 at 5:41:14 PM EST
To: zoning bd teresa dell <tdell@stamfordct.gov>
Cc: paul longo <paullongo@optonline.net>
Subject: Life Time Fitness facility
Reply-To: <debhirsch@optonline.net>

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

[Date]

Dear Madam Chair,

I am writing to oppose High Ridge Real Estate Owner (HRREO) LLC's Application 217-01 for several text changes to Stamford's Zoning Regulations that would enable the construction of a Life Time Fitness facility in High Ridge Park, as well as allow other such facilities at our six C-D-zoned office parks on High Ridge Road and Long Ridge Road. I understand that this application will be heard by the Planning Board on Tuesday, February 6, 2018.

As you know, the applicant's own attorney went on record against a similar text change only three years ago. Atty. William Hennessey—who represented Stamford Hospital in successfully opposing HRREO's application for a modest six-suite surgical center in High Ridge Park—is now representing HRREO in its application for a gigantic fitness center in the very same location. Here's an excerpt from the January 5, 2015 Advocate article:

In a telephone interview, William Hennessey, 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 C-D zone without first conducting an in-depth study of the adverse consequences," he said. "Thus far, the applicant has not provided such a study."

Debbie

Deborah Hirsch
debhirsch@optonline.net
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ATTACHMENT #9

Staff Report written by Dr. David W. Woods, PhD, AICP
City of Stamford, Deputy Director of Planning

LUB
City of Stamford Land Use Bureau

STAFF REPORT

TO: CITY OF STAMFORD PLANNING BOARD
FROM: DAVID W. WOODS, PhD, AICP, DEPUTY DIRECTOR OF PLANNING
SUBJECT: **ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC**
ADDRESS: 0 HIGH RIDGE PARK ROAD
DATE: FEBRUARY 6, 2018 **(Updated FEBRUARY 8, 2018)**

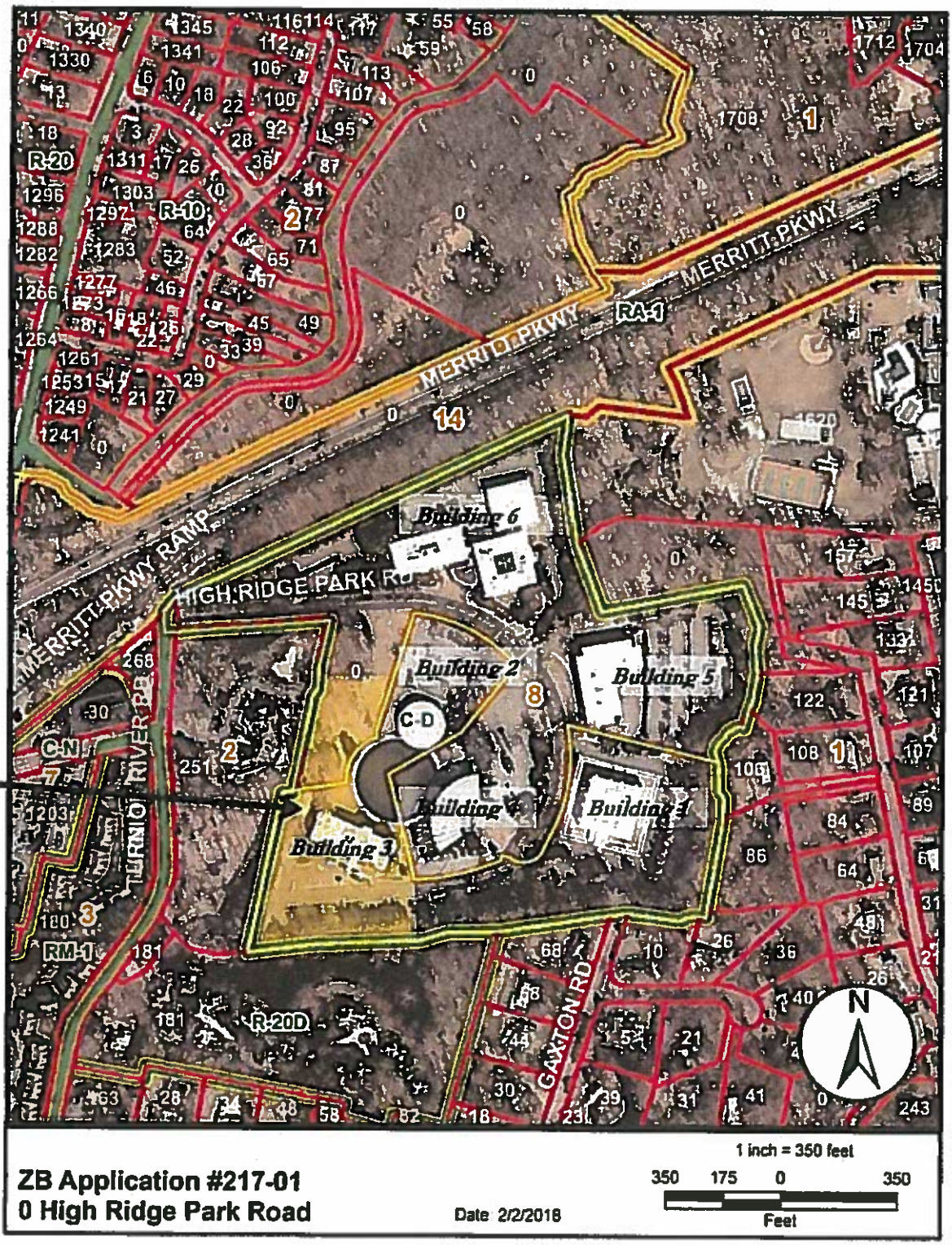
MASTER PLAN: CATEGORY NO. 8: Mixed Use – Campus
ZONE: C-D

Highlights

The applicant, High Ridge Real Estate Owner, LLC (HRREO) is seeking to add a sub-section to the Commercial Design (C-D) District Regulations to allow Adaptive Reuse and Redevelopment of existing office parks with Gymnasium or Physical Culture Establishments subject to Special Exception. 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 square feet 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 Change, the applicant will be required to return to request approval for Site and Architectural Plans and Special Exception approval in a separate application that requires review by both 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 is 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 1960s 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 Fitness to facilitate a new Life Time Fitness facility on the Property that would replace Building 3.



Approximate project area

ZB Application #217-01
0 High Ridge Park Road

Date: 2/2/2018

Text Changes

The applicant appeared before the Planning Board for a Public Meeting at its August 8, 2017 meeting. The Planning Board tabled making a decision upon hearing from the public, the applicant and staff regarding issues the Planning Board found needed to be addressed prior to its decision. The issues included the size of the proposed development, the proposed reduction of the existing setback requirement for parking from 100 feet to 50 feet from the lot line adjacent to single family residents, and increase in the impervious service by the addition of surface parking. Since the Planning Board's Public Meeting, the applicant, their attorneys, planning consultants and traffic engineers have been working with City staff to address these issues, and more importantly, to revise draft Text Change language that could have implications for the four remaining Commercial Design (C-D) Districts in Master Plan Category 8 (there are 5 C-D districts in Master Plan Category 8; however, Havemeier is fully built out and another is mostly built out).

Thus, the applicant has revised the Text Change, which I will address in three elements that provide for enhanced review by the Planning Board and Zoning Board.

Element 1 – adding definition for:

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

Staff Discussion: When Norman Cole and I discussed what was needed to guide the Boards in addressing Adaptive Reuse and Redevelopment for the large scale office parks along the two Ridge Roads, we focused on the existing Special Exception requirements found in Section 19.3.2., and decided to include the five Special Exception findings in Master Plan Category 8. By adding the requirement for all Adaptive Reuse and/or Redevelopment to be authorized by Special Exception approval by the Zoning Board, this in effect assures that the proposed reuse or new use would be in conformity with the Master Plan, as well as ensuring that the Planning Board is included in the review process.

Note: Besides the five (5) parcels along the Ridge Roads in Master Plan Category 8, there are two (2) other parcels that are placed in Master Plan Category 8 both south of I-95: 1) Chelsea Piers/NBC Sports, and 2) Sound View Farms. Chelsea Piers is relevant to Life Time Fitness in that it is a use similar to Life Time Fitness. However, Chelsea Piers, albeit considerably larger, and more importantly, zoned M-D Designed Industrial Park District, which meant that Chelsea Piers was an "As of Right" development, which is why the Planning Board did not review it in 2014 when the Site Plan was approved by the Zoning Board. Sound View Farms is a fully built out site housing Point 72 and Gardner Financial Services, and is zoned IP-D Designed Industrial Park District (a specific zoning district designed solely for Sound View Farms).

Element 2 – Text Change for Gymnasium or Physical Culture Establishments:

Adding "Gymnasium or Physical Culture Establishments" as a Special Exception Use in these Districts to allow Adaptive Reuse and/or of office parks with this use under certain conditions, as presented below:

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

Staff Comment: This building is currently legally non-compliant with the impervious coverage regulation; however, what is being proposed would slightly lower the overall non-porous surface area.

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

Staff Comment: This represents no change to the overall F.A.R. limitation compared to the current conditions. Further, the proposed limitation on the F.A.R. based on traffic impact adds an additional safeguard.

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

Staff Comment: This represents no change from the current requirement; however, it needs to be pointed out that the previous Text Change application included a request to amend the yard requirements to 50 feet from the boundary line of a property used as a single family residence.

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

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

Staff Comment: This would provide a major improvement to the existing aesthetics of the office park, lowering the amount of impervious surface parking, greatly increasing the landscape buffer to the adjacent residents, and meet Decision Guideline #2: "superior design including landscaping design to buffer this use from adjacent residential uses."

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

Staff Comment: Even though staff is proposing to simplify this condition (see below), note that the Zoning Enforcement Officer uses the standard listed above for all other Gymnasium or Physical Culture Establishments in the City, e.g., LA Fitness.

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

Staff Comment: This would allow flexibility in the size of wall signs and allow an additional wall sign to facilitate the Adaptive Reuse and Redevelopment within office parks. The size limitation of one square foot per linear foot of building frontage is one of the lowest permitted in a commercial district.

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

Staff Comment: The limitation of F.A.R. based on the traffic impact will directly support Decision Guideline #3: "Superior Traffic Management."

viii.) Design: Any new construction on a property with other buildings considered historically or culturally significant shall be designed in a manner which is compatible with the color palette and general massing of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual

building or as a contributing building in a district shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.

Staff Comment: Currently there are no design guidelines; this new requirement would require any future proposals to meet Decision Guideline #5: "Compliance with Design Guidelines."

Staff Discussion: Adding "Gymnasium or Physical Culture Establishments" by Special Exception enhances the review process by including the Planning Board, as well as the Zoning Board, in the approval process. The applicant is proposing to encourage any Adaptive Reuse and/or Redevelopment to provide structured parking that will reduce surface parking and reduce the impervious services, both of which staff affirms. However, the one standard proposed above I argue should be simplified greatly is v.) Parking; *my issue is that the parking demand in large scale existing office parks should be based on a parking needs assessment.* Therefore, I suggest that the Planning Board recommend (if the Planning Board recommends approval) that the Zoning Board simplify and state: **"Section 12 shall apply to all Special Exception uses, based on a parking needs assessment supporting the amount of parking proposed and required."** Finally, by containing the requirement that "No building shall be located at a distance less than one hundred feet (100') from the boundary line of a property used as a single family residence," provides the buffer for single family residences, in fact, as the preliminary proposal shows, the pool is over 600 feet away (over two football fields) from the nearest neighboring house and additionally buffered by the parking structure and the building, which is a good thing, but will require further refinement once the applicant submits their final proposed site plan, architectural plans, and Special Exception application.

Issue for Consideration: Impacts of outside uses for "Gymnasium or Physical Culture Establishments" by Special Exception, such as outdoor pools, tennis courts, soccer fields, and the like on the neighboring single family houses must be mitigated. From a staff perspective outdoor uses should not negatively impact the neighboring residences; therefore, it would be appropriate for the Planning Board to recommend that the Zoning Board at time of Special Exception application (upon reflection of the Planning Board's referral) that the impacts for all outdoor activities be mitigated by measures including, but not limited to: controlling the hours of operation, extra buffering like landscaping, berms, retaining walls, requiring extra distance from the nearest houses, etc. Given that the four office parks located in the C-D zoning districts in Master Plan Category 8 are uniquely different, it will be important to allow the Zoning Board the discretion on how to mitigate potential impacts on a location-specific basis.

Element 3:

Add: Any application requesting Special Exception approval shall demonstrate how the proposal is in accord with the public convenience and welfare taking into account, where appropriate, the specific standards and conditions of Section 19.3.2 of these Regulations.

Staff Discussion: As stated above, this clarification would enhance the Board's ability to decide based on actual standards, which would be consistent with the standards addressed in Master Plan Category 8 definition.

Other Issues for consideration:

A. Compatibility with the Stamford Master Plan (Master Plan Category 8, Mixed Use – Campus). The proposed Text Change 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 and/or redevelopment 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, hours of operation, berms, 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 Adaptive Reuse and/or Redevelopment if the impervious coverage does not exceed either 40% or the existing legally non-conforming porous area coverage. The current impervious surface on the HRREO site is legally nonconforming today at approximately 53%. Per the conceptual plan, the applicant is proposing to limit the impervious coverage although the 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 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 that will provide a 50 foot buffer between the parking garage and the property line closest to the residents, which the site should be utilized to maintain the pervious surface, as well as by building a parking garage on site.

(3) Superior traffic management.

The applicant has produced a *Traffic Access and Impact Study* by Frederick P. Clark Associates, which indicates an actual decrease in traffic during weekday peak periods with the proposed health and fitness use when compared to a viable office use. In addition, the applicant has worked with the City's Transportation Bureau to develop improvements to the intersection at Turn of River Road and Buxton Farm Road, which if implemented, would greatly enhance the functionality of the intersection.

The consultant used as an alternative the potential reuse of the existing building for a 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. The reduction in the floor area of the proposed use to under 100,000 square feet as proposed by the applicant reduced the traffic generation when compared to the previous proposal. The revised Text Change application limits the allowed F.A.R. to ensure that there is no net increase in traffic impact compared to office 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 Change 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 facilitate 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 and/or Redevelopment 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 measures 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

Building 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.

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.

STAFF RECOMMENDATION:

Staff recommends approval of ZB #217-01 - Text Change with the following conditions:

1. **Require a Special Exception approval by the Zoning Board for all Adaptive Reuse and/or Redevelopment proposals**
2. **That the "Gymnasium or Physical Culture Establishments" use by Special Exception is appropriate for the C-D Commercial Design District and meets the standards of Master Plan Category #8.**
3. **Revise the parking standard to state only: "Section 12 shall apply to all Special Exception uses, based on a parking needs assessment supporting the amount of parking proposed and required."**
4. **The Special Exception standards will allow the Planning Board to focus all elements of proposed development once filed, in particular the outdoor pool.**
5. **Zoning Board should add language stating that no active uses are allowed with the yard setback.**
6. **Zoning Board should add architectural detail and features.**
7. **Zoning Board to call out more uses.**
8. **Zoning Board needs to put into place what is a "Physical Cultural Establishment."**