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707 Summer Street
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March 22, 2018

VIA HAND DELIVERY

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




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

Dear Ms. Mathur:

In response to the concerns expressed by the Planning Board, Land Use Bureau Staff and the public, enclosed please find a compendium of information for the record titled “High Ridge Real Estate Owner, LLC Text Amendment To C-D Zone Appl. #217-01” dated March 21, 2018 which includes:

1. Text Amendment – dated 3.8.18
2. Board & Department Referral Comments
3. Response to Staff, Board & Neighbor Concerns
4. Site Plan Exhibits – corresponding to text amendment drafts
5. Stamford Recreational Facilities’ Comparison Exhibit
6. Outdoor Recreational Facilities’ Aerial Photo Exhibits
7. History of C-D Zone
8. Response to Historic Preservation Concerns
9. Section 19.3.2 of the Zoning Regulations – Special Exception Standards

Please let us know if you have any questions or require any additional copies. We look forward to presenting this matter to the Zoning Board on March 26th.

Sincerely,



Lisa L. Feinberg

Enc.

HIGH RIDGE REAL ESTATE OWNER, LLC

TEXT AMENDMENT TO C-D ZONE

APPL. #217-01

March 21, 2018

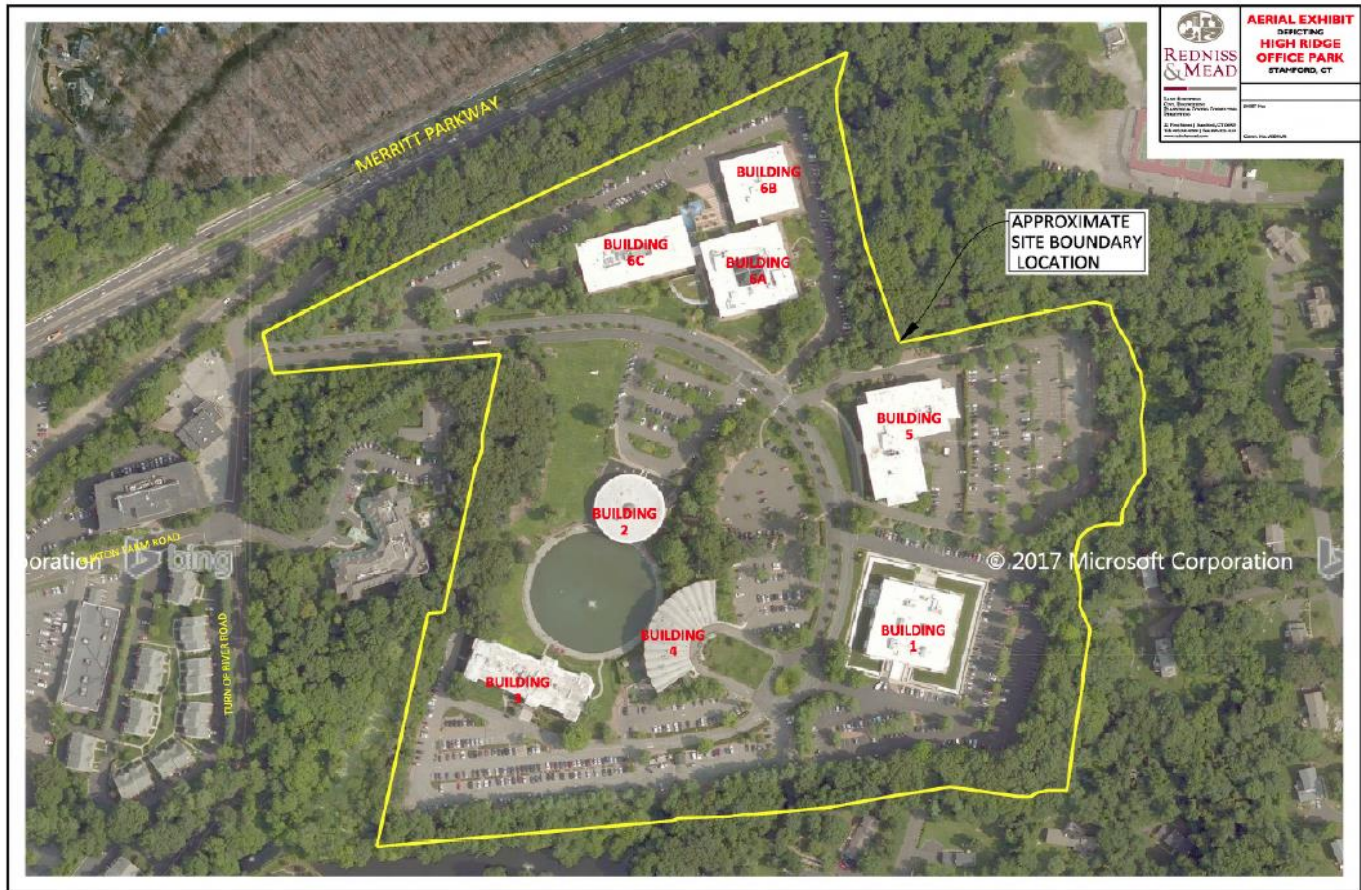


TABLE OF CONTENTS

1. Text Amendment – dated 3.8.18
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8. Response to Historic Preservation Concerns
9. Section 19.3.2 of the Zoning Regulations – Special Exception Standards

SCHEDULE A

Draft Text Changes 3/8/18

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

BBB. C-D DESIGNED COMMERCIAL DISTRICT

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

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

Laboratories.

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

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

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

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

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

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

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

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

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

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

4. Special Exception Uses –

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

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

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

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

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

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

B. Commercial

1. Gymnasium or Physical Culture Establishment

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

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

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

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

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

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

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

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

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

MAYOR
David R. Martin



Director of Operations
ERNIE ORGERA

Land Use Bureau Chief
Ralph Blessing, PhD

Deputy Director of Planning
David W. Woods, PhD, AICP

**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

February 28, 2018

Mr. Thomas Mills, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: 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**

Dear Mr. Mills:

During our regularly scheduled meeting held on Tuesday, February 20, 2018, the Planning Board reviewed the above referenced application referred in accordance with the requirements of the Stamford Charter.

Applicant is seeking 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.

After an extensive discussion, the Planning Board unanimously voted to DENY ZB APPLICATION #217-01 for the following reasons:


The Planning Board finds that the "Gymnasium & Physical Culture Establishment" use is appropriate in all C-D zoned parcels and consistent with Master Plan Category #8. However, the Planning Board unanimously recommended denial of the Text Change as proposed by the applicant. Specifically, the Planning Board requests the Zoning Board to address the following concerns:

1. In the definition of "Gymnasium & Physical Cultural Establishment," the Planning Board recommends removing the "and/or outdoor uses" in C-D zones;
2. The Planning Board recommends that when developing in residential areas the building setback be at least 100 ft. regardless of the use or the abutting parcel;

3. The Planning Board has concerns about the location of the parking structures, vis-à-vis residential areas and recommends siting standards for parking structures to address this issue.
4. The Planning Board recommends under "Design" the requirement that "these design guidelines need to apply to all other new structures including structured parking."

Sincerely,

STAMFORD PLANNING BOARD



Theresa Dell, Chair

TD/lac

Enclosures - Materials from Planning Board Meetings held on August 8, 2017, February 6, 2018 and February 20, 2018.

CITY OF STAMFORD

MAYOR
DAVID MARTIN

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



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

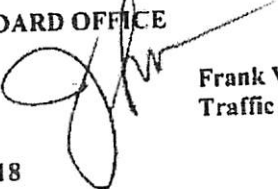
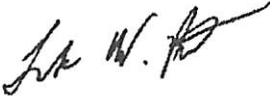
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OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466 Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7th Floor
Stamford, CT 06901

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.

CITY OF STAMFORD

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



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

INTEROFFICE MEMORANDUM

February 5, 2018

To: Vineeta Mathur - Associate Planner

From: Susan Kisken P.E. -

Subject:
- High Ridge Real Estate Owner, LLC
Zoning Application No. 217-01

The Engineering Bureau of the City of Stamford has reviewed the above-mentioned application for text change.

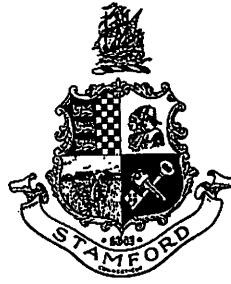
The Engineering Bureau has no objection to this application continuing with the approval process. However, the Engineering Bureau encourages reductions in impervious coverage, minimizing site disturbance, improvements in water quality, and the use of Low Impact Development (LID) which are consistent with the City's MS4 Permit.

Thank you for the opportunity to review this application and if you have any questions, please call me at (203)977-6165

CC: Richard Talamelli

Reg. No. 261

DAVID R. MARTIN
MAYOR



THOMAS MADDEN, AICP
DIRECTOR

OFFICE OF ECONOMIC
DEVELOPMENT
PHONE: (203) 977-5168
FAX: (203) 977-5845

INTEROFFICE MEMORANDUM	
TO:	Vineeta Mathur, Planning
CC:	T. Mills, Chairman Zoning Board T. Dell, Chairwomen Planning Board, W. Hennessey, Attorney CTS&H
FROM:	Thomas Madden, AICP, Director of Economic Development
DATE:	Friday, August 4, 2017
RE:	Application 217-01: High Ridge Real Estate Owner LLC. - Application for Text Amendment to the Zoning Regulations for C-D district

Application #: ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC ("HRREO")
Master Plan: Category No. 8: Urban Mixed Use
Zone: C-D
Address: 0 TURN OF RIVER ROAD

Action: Applicant is seeking to amend Section BBB-C-D Designed Commercial District. The property in question is known as High Ridge Office Park (the "Property") and is comprised of two (2) legal parcels totaling approximately 38.8 acres. HRREO is the current owner of the office park which was originally built in the 1970s.

Further Action: If the applicant is successful in their application for the text amendment to the C-D zone, the applicant would look to demolishing an approximately 86,500 sq.ft. vacant office building (former Frontier Communications Headquarters) and build a Life Time Fitness facility (Project) in that location.

Senior Executive Discussion of the Property

On November 17, 2014, Mayor David Martin, Michael Pollard, Chief of Staff and myself met with Maggie Wilderotter, CEO (now former CEO) and Dan McCarthy, President & COO (now CEO) at Frontier Communications' corporate headquarters located at 3 High Ridge Park. During this meeting, Ms. Wilderotter and Mr. McCarthy, both expressed concerns with the conditions of the existing building the company was located in. Ms. Wilderotter expressed the difficulties of running a large national corporation in an older building that had not seen significant technological and building maintenance upgrades over the last several decades. In particular, Ms. Wilderotter noted that they were unable to hold

APPLICATION 217-01: HIGH RIDGE REAL ESTATE OWNER LLC
APPLICATION FOR TEXT AMENDMENT TO THE ZONING REGULATIONS FOR C-D DISTRICT
PG. 2

their board meetings at the building by conference call anymore because materials that were used to create the roof caused so much noise when it rained, the participants could not hear the meeting over the phone. Mr. McCarthy noted that the company had looked into renovating the building but the \$30 million renovation costs was prohibitive and would result in the entire company having to move out of the building during the renovation process. The architect had determined the building would require demolished back to the original steel girder skeleton in order to install a modern infrastructure required by the company. Mr. McCarthy also noted that the company had looked at a smaller HVAC project to regulate temperature in the building but this project would require extensive asbestos removal to install the new duct work. In April 2015, Frontier announced that the company would be relocating to Merritt 7 office complex in Norwalk.

As the Economic Development Director for the city, part of my job duties is to show buildings to potential companies that are looking to either relocate or expand in Stamford. I have had the opportunity to show 3 High Ridge Road to several companies as a potential corporate headquarters. After each showing, company representatives expressed no interested in the building as the ceiling heights were not adequate and the extensive renovations required in order to bring the building up to Class A building headquarters.



MEMORANDUM

TO: CITY OF STAMFORD ZONING BOARD

FROM: CARMODY TORRANCE SANDAK & HENNESSEY

DATE: MARCH 21, 2018

RE: ZONING BOARD APPL. #217-01

RESPONSE TO STAFF, BOARD & NEIGHBOR CONCERNS

During multiple meetings with Land Use Bureau Staff, the Planning Board and High Ridge Park neighbors, several concerns were expressed. The following is a comprehensive response to these concerns:

CONCERN:

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 parking impact provision which effectively “caps” parking on any campus so that there can be no net increase in parking spaces (excluding handicap spaces). This means there can be no more cars on the campus following the adoption of the text amendment than are permitted today. This operates as a traffic mitigation strategy as well as a restriction on additional impervious surface.

*The Applicant has also submitted a preliminary Traffic Impact Study prepared by Frederick P. Clark Associates which confirms that the proposed use will result in less peak hour traffic than a permitted medical office building (see attached **EXHIBIT A**). The City’s Director of Transportation,*

James Travers, has confirmed his agreement with this finding and the Applicant is working 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 submitted in connection with a future Site Plan and Special Exception application.

CONCERN

2. Lights from vehicles will shine into adjacent residences and lighting from the building will cause the structure to glow in the evening.

RESPONSE:

*A preliminary Lighting Analysis Letter and related Photometric Plan were submitted in July 2017 (see attached **EXHIBIT B**).¹ The prior study found that the existing lighting on the High Ridge Park site is somewhat antiquated and in poor condition and produces some objectionable glare. Whereas the proposed lighting would be modern which will improve lighting quality and reduce glare for the neighbors.*

The proposed revised Text Amendment dated March 8, 2018 maintains the existing 100' setback from residential districts and requires a fifty foot (50) dense landscape buffer. Moreover, performance guidelines ensuring that lighting does not negatively impact adjacent properties have been added. Further, as noted above, the proposed revised Text Amendment requires Special Exception approval of the "Gymnasium or Physical Culture Establishment" use which requires an applicant to demonstrate conformance with the standards and conditions of Section 19.3.2 of the Zoning Regulations.² Thus, any lighting concerns will be properly mitigated.

CONCERN

3. Noise from vehicles and members will adversely impact the neighbors, particularly noise from the pool.

¹ This report was prepared based on a prior conceptual site plan which contemplated a 114,000 square foot Life Time facility, more impervious surface and reduced setbacks. The current text amendment and corresponding conceptual site plan proposes a building up to 99,000 square feet and maintains existing setback and impervious surface limitations. Thus, any impacts contemplated by the prior report, if any, have been reduced.

² Section 19.3.2-b-1 provides: "At the discretion of the reviewing board, conditions may include but are not limited to...require shading of artificial light sources so that no direct rays fall on other than the subject property and to reduce glare from such sources."

RESPONSE:

*A preliminary Noise Impact Study was prepared and submitted with the original application in July 2017 using actual noise measurements from other Life Time facilities, including the outdoor pool (see attached **EXHIBIT C**).¹ While sound control screening would have been required on the west side of the property based on the prior site plan, no such mitigation may be required based on the revised Text Amendment dated March 8, 2018 which maintains the 100' setback from residential districts and requires the pool to be located at least fifty feet (50') from the western property line.³ The conceptual site plan also sites the pool on the northern end of the development site, separated from the neighbors to the south by the Life Time Facility and the existing parking lot. An exhibit depicting the distance between the pool deck and the Sterling Lake neighborhood (+/- 600 feet) is attached for your reference (see attached **EXHIBIT D**). 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.

CONCERN:

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 (see attached **EXHIBIT E**). 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*

³ A determination related to any necessary mitigation will be made prior to submission of a Site Plan application.

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.

CONCERN:

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

RESPONSE:

The Life Time building will be approximately 178' from the southern property boundary. Notably, this is seventy-eight feet (78') more than required by the existing regulation. Moreover, the revised Text Amendment dated March 8, 2018 includes robust landscaping which is not currently required. Thus, the Applicant submits that the concerns related to privacy are misplaced.

CONCERN:

6. A "Gymnasium or Physical Culture Establishment" use is not complementary to the surrounding residential neighborhoods.

RESPONSE:

The C-D Zone was originally designed to encourage retail centers but the sites were ultimately developed as suburban office parks. The suburban office use is now discouraged by the Master Plan and the need established by the market in general; thus other uses must be examined.

In Stamford, one of the greatest challenges for these parks in this endeavor is their proximity to single family residential neighborhoods. This challenge was recognized by the Planning Board in the course of adopting the latest Master Plan and, ultimately, mixed-use development was encouraged provided it was compatible with surrounding residential properties. A "Gymnasium or Physical Culture Establishment" such as Life Time, will provide a health and fitness amenity for the existing office tenants (and hence provide market stability) as well as neighbors and the community in general. Moreover, the requirement for Special Exception approval gives the Planning Board and Zoning Board an opportunity to review each individual proposal and specifically ensure that nearby residential neighborhoods are

not adversely impacted. For these reasons, the Applicant submits that the proposed use is compatible with adjacent residential uses.

CONCERN:

7. This proposal is not consistent with the Master Plan.

RESPONSE:

*The Planning Board specifically found that the “**Gymnasium & Physical Culture Establishment**’ use is appropriate in all C-D zoned parcels and consistent with Master Plan Category #8.” However, the Board had some concerns that caused it to recommend denial. Specifically, the Planning Board made the recommendations below to the Zoning Board. The Applicant’s response to these concerns are in italics below:*

- a. In the definition of “Gymnasium & Physical Cultural Establishment,” the Planning Board recommends removing the “and/or outdoor uses” in C-D zones.

The Applicant is strongly opposed to this change. The fact is that most of the recreational uses in Stamford included outdoor pools and other facilities. The Jewish Community Center and Italian Center (located directly adjacent to High Ridge Park) are examples of this. Moreover, unlike the proposed Life Time use, these facilities are located in single family residential zones where a property owner’s presumption of tranquility far surpasses those bordering a commercial office park. The proposed text amendment includes extensive protection of neighboring properties including 100 foot setbacks from residential districts, a 50 foot landscaping buffer and performance guidelines related to noise, light, screening and site plan design. Most importantly, the text amendment requires Special Exception approval which gives the Zoning Board considerable discretion to protect the welfare of the community. For these reasons, the Applicant submits that the Planning Board’s concern is unfounded.

- b. The Planning Board recommends that when developing in residential areas the building setback be at least 100 ft. regardless of the use or the abutting parcel.

The Applicant has incorporated this suggestion in the latest version of the Text Amendment dated March 8, 2018.

- c. The Planning Board has concerns about the location of the parking structures, vis-à-vis residential areas and recommends siting standards for parking structures to address this issue.

The Applicant has removed any new language related to parking garages from the latest version of the Text Amendment dated March 8, 2018.

- d. The Planning Board recommends under “Design” the requirement that “these design guidelines need to apply to all other new structures including structure parking.”

The Applicant agrees that this clarification is warranted and has provided language to this effect in the latest version of the Text Amendment dated March 8, 2018.

As noted above, the proposed use will provide an amenity to both the office park environment and the surrounding residential neighbors. It is a complementary use and the proposed Text Amendment includes provisions which will ensure responsible redevelopment of these campuses. Thus, the Text Amendment furthers the Master Plan’s goal to encourage adaptive reuse and redevelopment of office parks while protecting adjacent residential uses. While the Applicant has provided a conceptual site plan to assist the Boards with envisioning the impact of the Text Amendment on the 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.

CONCERN:

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

RESPONSE:

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.

CONCERN:

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

RESPONSE:

*The Master Plan contemplated both adaptive reuse of buildings and sites as well as redevelopment on the C-D zoned campuses. In fact, Policy 3B.2 of the Master Plan (Chapter 3, page 69) provides: “...**Redevelopment of underutilized office space in suburban-style office parks for mixed-use development should be encouraged.** Significant new office development outside of Downtown is currently permitted under existing zoning;.”*

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.

CONCERN:

10. The proposed definition of “Gymnasium or Physical Culture Establishment” is too broad.

RESPONSE:

*Currently, the Zoning Regulations do not define “Gymnasium or Physical Culture Establishment.” Nor do the regulations define “Community Center.” However, these uses are located all over Stamford and provide important amenities for the community. The existing procedure for approving these uses is to provide floor plans and operational descriptions for the proposed use and let the reviewing authority (Zoning Enforcement Officer, Zoning Board or Zoning Board of Appeals) determine if the proposal is appropriate under that use classification. The Applicant has provided a general definition for “Gymnasium or Physical Culture Establishment” to bring some clarity to the use but ultimately, the reviewing authority would still be responsible for determining what accessory uses are customary and incidental to the principal use. Notably, James Lunney, Zoning Enforcement Officer, has confirmed that the Life Time use, including proposed accessory uses, qualifies as a “Gymnasium or Physical Culture Establishment.” A copy of the letter confirming same is included herewith (see attached **EXHIBIT F**).*

CONCERN:

- 11.If the site is being redeveloped, it should be redeveloped with residential uses.

RESPONSE:

Residential development is currently permitted in the C-D Zone following Special Exception approval from the Zoning Board and remains an option for any C-D property owner. However, it requires the removal of all existing commercial uses. Given the concerns about the demolition of one of the buildings on the High Ridge Park campus, it seems unlikely that the demolition of all of the buildings would be well-received. Moreover, given the size of the site, the maximum density permitted would likely be considered objectionable to the neighbors.

CONCERN:

- 12.The hours of operation of a “Gymnasium or Physical Culture Establishment” use will adversely impact the residential neighbors.

RESPONSE:

The Applicant does not contest the fact that a “Gymnasium or Physical Culture Establishment” use generally has different operational hours than an office use. It is axiomatic that people go to the gym when they are not at work. However, this does not mean that the use will adversely impact residential neighbors. In fact, it will help spread out peak hour traffic on the campus. Moreover, the early morning and late evening hours are simply provided as a courtesy to the members. The number of members who will use the facility during these times is minimal and will have no impact on the neighbors. Lastly, by requiring Special Exception approval of the use, the Boards will be able to review each specific proposal individually and determine the appropriate hours of operation for the particular site.⁴

CONCERN:

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

RESPONSE:

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.⁵ 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

⁴ 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.

⁵ Notably, Mr. Bisharat also designed the circular St. John’s Towers buildings which many in the community are eager to see demolished.

construction to be compatible with existing historically significant buildings in the C-D zone; thus preserving the core design aspects of the office park.

CONCERN:

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

RESPONSE:

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 Time, the JCC and IC also include a variety of fitness and recreational uses⁶ and both facilities are located within a two (2) mile radius of High Ridge Park. Each of these facilities appeals to its members for different reasons including, but not limited to, cultural identity, price, size and location. These community centers offer an invaluable resource to the neighborhoods where they are located and the addition of another fitness and recreational option will not change that.

Lastly, concerns have been articulated related to impact on infrastructure and City resources. However, these issues will be extensively studied and vetted by the applicable City departments if and when a Site Plan application is submitted. Evaluating hypothetical impacts at this point is simply conjecture.

⁶ The JCC offers fitness classes and equipment as well as a heated pool, outdoor multi-sport courts, gymnasium, indoor cycling, dance and yoga as well as indoor and outdoor walking/jogging tracks, a seasonal mini golf course, indoor/outdoor playgrounds, canopy zipline, low ropes course, babysitting and a café/bakery. The IC, which is directly adjacent to High Ridge Park, offers three outdoor pools, ten outdoor tennis courts (four of which are lit for nighttime play), three platform tennis courts, a snackbar, minigolf course, whirlpool spa, playground, summer camp, preschool as well as a traditional fitness center, indoor pool, men's club, banquet space (up to 600 guests) and basketball courts.



FREDERICK P. CLARK ASSOCIATES, INC.

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January 30, 2018

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

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

Dear Ms. Eaton:

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

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

Project Description

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

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

FREDERICK P. CLARK ASSOCIATES, INC.

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

Ms. Megan Eaton

Page 2

January 30, 2018

Previous Development Plan

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

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

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

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

Current Proposal

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

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

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Ms. Megan Eaton

Page 3

January 30, 2018

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

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

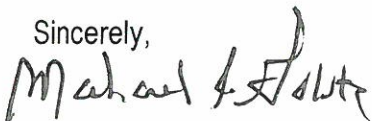
Findings

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

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

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

Sincerely,



Michael A. Galante
Managing Principal

Enclosure

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

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

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

Source:

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

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

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

LAND USE	SIZE	TRAFFIC DIRECTION	SITE TRAFFIC GENERATION AND ADJUSTMENT											
			Total Trip Ends			Internal Capture (35%)			External Vehicle Trip Ends					
			Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday			
1 - Assume Existing Office Building to be Occupied with Medical Land Use	83,888 S.F.	Enter	-158	-84	-174	--	--	--	-158	-84	-174	--	--	--
		Exit	-42	-215	-131	--	--	--	-42	-215	-131	--	--	--
		Total	-200	-299	-305	--	--	--	-200	-299	-305	--	--	--
2 - Proposed LifeTime Fitness Building	99,000 S.F.	Enter	70	199	124	25	70	0	45	129	124	0	45	129
		Exit	70	150	151	24	52	0	46	98	151	0	46	151
		Total	140	349	275	49	122	0	91	227	275	0	91	227
3 - Net Difference	15,112 S.F.	Enter	-88	115	-50	25	70	0	-113	45	-50	0	-113	45
		Exit	28	-65	20	24	52	0	4	-117	20	0	4	-117
		Total	-60	50	-30	49	122	0	-109	-72	-30	0	-109	-72

Source:

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

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



Megan Eaton
Life Time Fitness

MEaton@lifetimefitness.com

21 April 2017

BY EMAIL
8728-MEMO-ML

Life Time Fitness at High Ridge Park Lighting Improvements

LONDON
GLASGOW
EDINBURGH
NEW YORK
NEW HAVEN
SAN FRANCISCO
DOHA
BANGKOK
SINGAPORE
MELBOURNE
SYDNEY

Atelier Ten Lighting Design of New Haven, CT was engaged by High Ridge Real Estate Owner, LLC and Life Time Fitness to evaluate the existing exterior site lighting conditions at High Ridge Park Corporate Center in comparison with the proposed new exterior lighting plans.

We found that the existing site lighting is in poor condition, inconsistently maintained, and the pole-top luminaires produce objectionable glare. The current site lighting does not provide sufficient horizontal illumination or satisfactory uniformity for proper safety and security illumination.

In comparison, our evaluation of the new site lighting design proposed by Life Time Fitness indicates that this will be significant improvement for lighting quality and glare reduction for neighboring properties. The new system uses high-quality LED luminaires with superior photometric performance for enhancing color rendition, visual acuity, and uniformity while controlling light pollution and glare in keeping with Illuminating Engineering Society recommendations. This system enables variable output to ensure proper safety and security lighting during periods of high and low activity.

In addition, Life Time Fitness plans to further minimize illuminance for neighbors by implementing interior shades for night-time use as well as planting additional evergreen vegetation at the site perimeter to block glow from headlights.

For Atelier Ten USA LLC,

A handwritten signature in black ink, reading "Mark Loeffler". The signature is written in a cursive, flowing style with a horizontal line extending to the right.

Mark Loeffler, IALD, LEED Fellow
Director

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Existing Exterior Lighting Assessment

8728 Life Time Fitness at High Ridge Park, March 20, 2017

Summary

Atelier Ten was engaged by George Comfort & Sons and Life Time Fitness to evaluate the existing exterior and site lighting conditions at High Ridge Park Corporate Center and review the proposed new exterior lighting plans. The objectives of this are to compare the existing and proposed lighting quality, quantity, and illumination spilling onto neighboring properties (also known as light trespass).

We found that the existing site lighting meets Illuminating Engineering Society recommended practice for restricting light trespass, but that the pole-top luminaires are in poor condition, inconsistently maintained, and the diffusing lenses produce objectionable glare. The current site lighting does not provide sufficient horizontal illumination or satisfactory uniformity.

In comparison, the illuminance models for new site lighting design proposed by Life Time Fitness uses high-quality LED luminaires with superior photometric performance and glare shielding. The new system will be a significant improvement for lighting quality and glare prevention with no measurable horizontal illuminance beyond the property boundary.



SITE PHOTOGRAPH OF HIGH RIDGE PARK SHOWING SURVEYED AREA



POLE TOP LUMINAIRE WITH INDUCTION LAMP



POLE TOP LUMINAIRE WITH TWO HEADS



POLETOP LUMINAIRE SHOWN IN SITE CONTEXT

Existing Exterior Lighting Assessment

8728 Life Time Fitness at High Ridge Park, March 20, 2017

Existing System Evaluation

The High Ridge Park Corporate Center is a 40-acre corporate campus located in Stamford, Connecticut. The complex has six office buildings constructed from 1967 - 1975. The northern boundary of the site is adjacent to CT-15 Merritt Parkway, the east and south edges of the site are shared with residential development, and the western boundary is shared with Sunrise of Stamford, assisted living community. The southwest corner of the site is bounded by Sterling Lake. The interior perimeter of the site maintains a forested zone with a chain-link fence at the boundary. There is a varying distance of forested land between the site boundary and adjacent developments.

On the evening of 20 March 2017, Atelier Ten conducted a site visit to measure illuminance levels and document lighting characteristics. The current site lighting consists of pole-mounted luminaires, bollards, and building-mounted luminaires. The buildings are internally lit by varying levels of office lighting. At 8:00 pm there were a limited number of people in the buildings and some rooms were lit. It was unconfirmed whether the buildings are controlled by a timeclock. Ongoing construction within Building 3 has internal construction lighting that is noticeably brighter than the other buildings.

Horizontal and vertical illuminance measurements were taken with a Konica Minolta T-10 Illuminance Meter in the center of the driving lanes, inside parking spots, directly below lighting fixtures, and adjacent to the site boundary fence where accessible. Horizontal measurements were taken at ground level. Vertical measurements were taken at approximately 5'-0" above the ground plane. These existing system horizontal and vertical illuminance readings are documented on Page 3.

A large section of the southwest parking area in front of Building 3 had pole lights that were not illuminated as the building is not currently

occupied, so measurements were not taken in this area. However, study of the parking area proximate to Building 1 was conducted and this area has an analogous lighting condition and proximity to neighboring properties.

Atelier Ten noted that the existing lighting uses a variety of retrofit lamp (light bulb) types, including induction, metal halide, and LED sources of unknown wattages and lumen outputs in pole-top and roadway type luminaires. This results in inconsistent color quality and poor photometric performance. The pole-top luminaires have an acrylic protective lens which has become cloudy, therefore these are not providing proper site lighting and have become a significant source of visible glare.

The existing horizontal illumination measured in the parking areas ranges from a maximum of 3 footcandles to a minimum of 0.008 footcandles (fc). For the driving lane illumination, readings range from 1.09 fc to 0.03 fc resulting in a poor uniformity ratio of 36:1. The horizontal illuminance measured at the site boundary was below 0.05 fc, generally considered acceptable. The Illuminating Engineering Society recommendation for this application is a uniformity ratio no higher than 10:1 with an average of 0.6 footcandles with less than 0.1 fc at the site boundary. The proposed new lighting system will rectify this uniformity problem while eliminating horizontal illuminance well inside the property boundary.

The existing vertical illuminance readings taken along the perimeter of the site ranged from 0.047 fc to 0.10 fc. Best practices for minimizing light trespass beyond the site boundary recommend that illuminance values remain below 0.10 fc for both horizontal and vertical illuminance at the site boundary. The new lighting system will also improve vertical illuminance with proper house-side shielding.



SITE PLAN SHOWING OPERATIONAL AND NON-OPERATIONAL POLE LUMINAIRES



LED REPLACEMENT LAMP



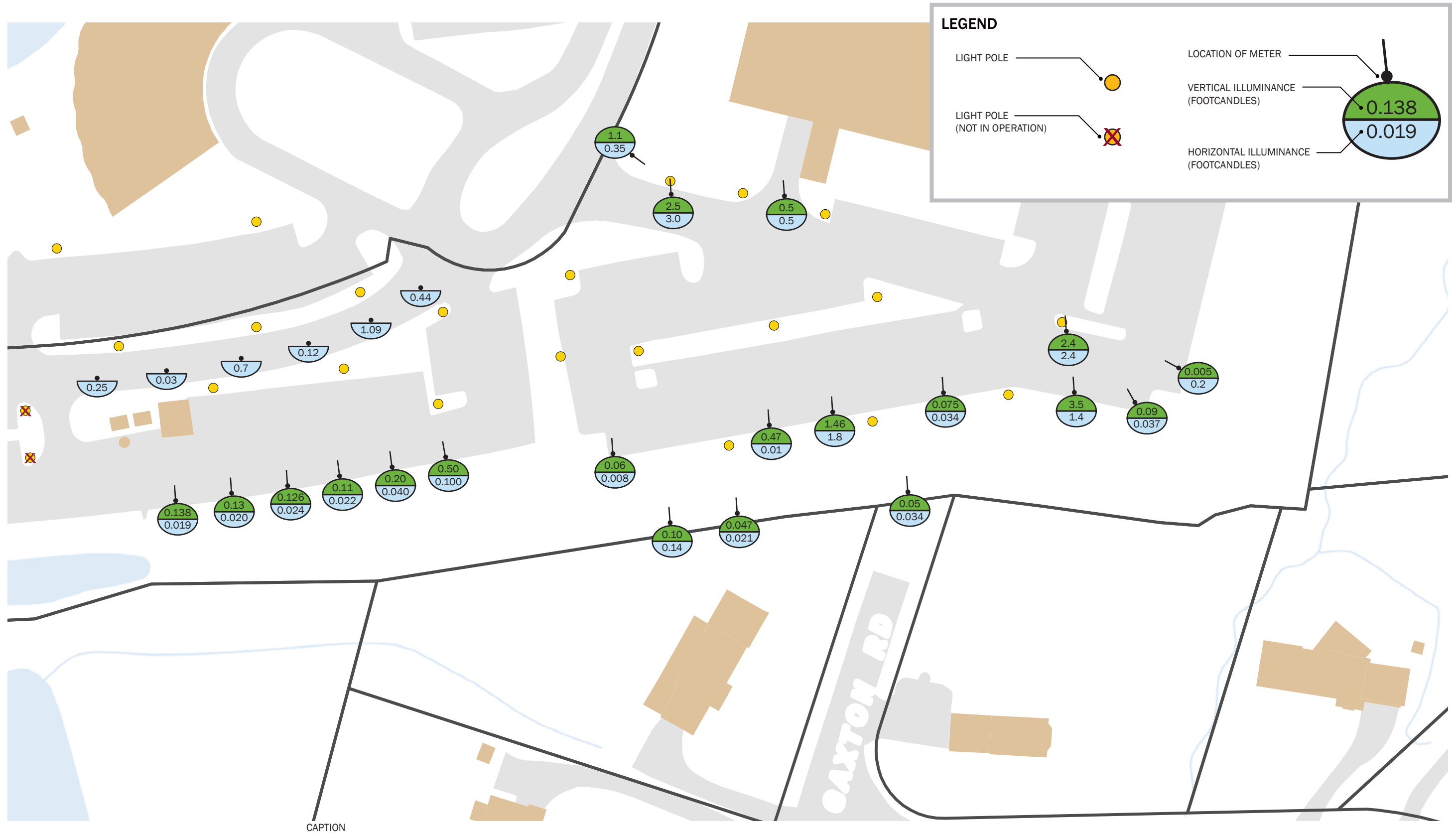
METAL HALIDE LAMP



INDUCTION LAMP

Existing Exterior Lighting Assessment

8728 Life Time Fitness at High Ridge Park, March 20, 2017



CAPTION

Proposed Exterior Lighting Assessment

8728 Life Time Fitness at High Ridge Park

Proposed System Summary

Atelier Ten evaluated the proposed new lighting system design layout, luminaire specifications, and photometric studies. Color quality, visual acuity, glare control, and light trespass will all improved compared to the existing lighting.

Calculation of the proposed site lighting system and layout was performed in AGI32 software version 17.2.12. The model was provided by Lifetime Fitness for review by Atelier Ten. Horizontal calculation grids in the model are located at the ground plane with measurement points spaced 10'-0" apart. An additional vertical calculation grid was located by Atelier Ten at the site boundary and with points forming a grid from 1'-0" above the ground to an elevation of 20'-0" above the ground. Points were spaced 2'-0" apart.

The proposed new luminaire is a low-profile poletop area light from LSI Industries Inc. The Miranda series proposed consists of a die-cast aluminum housing with molded silicone optics over high-efficiency 154W LED modules, mounted on top of a 20ft tall pole. The specification is one of four configurations (see table below for additional specification information). The correlated color temperature (CCT) for all four variations is a consistent 4000K. All four options share the same LED module but light output is reduced based upon optical characteristics and changes in distribution.

Where poles are located adjacent to and facing away from the property line, an internal louver house side shield is specified. This accessory option uses internal optics to eliminate spill light from the rear of the luminaire and minimizing visual glare from that direction.

Comparison to Existing Condition

The proposed luminaire layout provides better glare control, color quality and visual acuity, plus minimizes light trespass compared to the existing sight lighting. Illumination across the parking surface will have a better uniformity.

The proposed luminaires from LSI Industries Inc. have a photometric profile that focuses light downward to illuminate only the areas that require illumination. This is in contrast to the existing luminaires which have a 360° distribution. The proposed luminaires do not have a prominent lens that will suffer from discoloration and haziness due to time and environmental factors. Eliminating this lens from the equation will drastically reduce the glare caused by these luminaires, particularly when viewed from a distance.

The proposed site lighting layout uses four different luminaire specifications to eliminate as much light spilling beyond the surface of the parking lot. The new luminaire meets Dark Sky recommendations and emits 0% of it's light upwards.

Based on photometric modeling performed in AGI32 software, the proposed horizontal illumination as projected in the parking lots has a maximum of 4.5 footcandles (fc) and a minimum of 0.7 fc. The driving lane illumination maintains an average of 1.83 fc and ranges from 4.6 fc to 0.7 fc resulting in a uniformity ratio of 7:1. These values fall within the Illuminated Engineering Society recommendation for driving lanes in a parking lot is uniformity no higher than 10:1 with an average of 0.6 foot candles.

Recommended Improvements

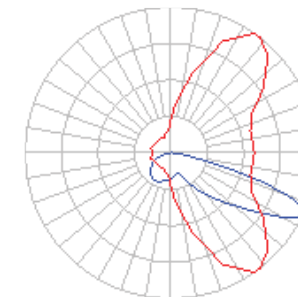
The following are recommendations for optimizing this system to further improve the uniformity and controllability of this system, for consideration by LifeTime Fitness.

To minimize glow from interior lights Atelier Ten recommends the building interior take into account where luminaires have a direct line of sight to the exterior and implement interior shades to prevent glare from these locations. Life Time plans to incorporate this recommendation with their interior design.

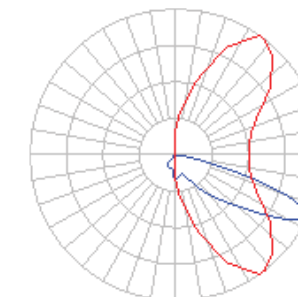
To minimize headlight glare from vehicles proceeding in a southerly direction Atelier Ten recommends planting of evergreen vegetation to create a visual barrier to block light from approaching vehicles. Life Time plans to incorporate this recommendation with their landscape design.



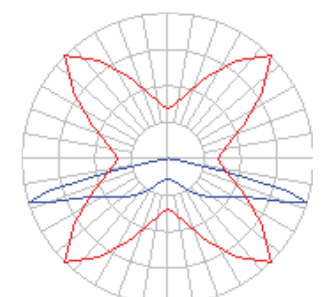
MODEL	OUTPUT	DISTRIBUTION	CCT	NOTES
XALM-FT-LED-SS-40-IL	14,000 LUMEN	TYPE FT - FORWARD THROW	4000K	INTERNAL LOUVER HOUSE SIDE SHIELD
XALM-FT-LED-SS-40	18,000 LUMEN	TYPE FT - FORWARD THROW	4000K	
XALM-5W-LED-SS-40	19,000 LUMEN	TYPE V WIDE	4000K	
XALM-5W-LED-SS-40	19,000 LUMEN	TYPE V WIDE	4000K	DUAL HEAD



TYPE FT



TYPE FT WITH HOUSE SIDE SHIELD



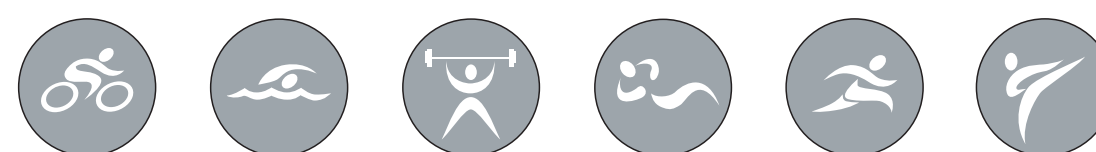
TYPE V



	Iluminance (Fc)
East Drive	Average=1.83 Maximum=4.6 Minimum=0.1
North Lot	Average=1.98 Maximum=3.8 Minimum=0.3
South Lot	Average=2.15 Maximum=11.1 Minimum=0.0
South Neighbor	Average=0.36 Maximum=2.1 Minimum=0.0
West Neighbor	Average=0.16 Maximum=1.3 Minimum=0.0

SCALE: 1"=25'

STAMFORD, CT



April 9, 2017

Mr. W. Steven Ketchabaw
George Comfort & Sons, Inc.
2 Manhattanville Road
Purchase, NY 10577

**Re: High Ridge Corporate Park, Stamford, Connecticut
Community Noise Impact of Proposed Life Time Fitness Facility**

Dear Steve,

At your request, we have conducted an evaluation of potential community noise impact due to outdoor noise sources associated with the Life Time Fitness facility proposed to be developed at High Ridge Corporate Park in Stamford. This letter summarizes our findings, comments, and recommendations.

Noise Sources

The primary source of noise considered in this evaluation is activity at the outdoor pool area associated with the proposed facility. Outdoor heating, ventilating, and air conditioning equipment are also considered.

Noise Receptors

Noise receptors considered in this evaluation are the residential properties most proximate to the proposed Life Time Fitness facility adjoining the western and southern boundaries of the High Ridge Park site. These properties include the Sunrise of Stamford assisted living facility and multifamily dwellings on Turn of River Road to the west, and single family residences on Sterling Lake Lane to the south. Refer to attached Figure 1.

Applicable Regulations

The City of Stamford Code of Ordinances (Chapter 164 – Noise) contains provisions applicable to these circumstances. To summarize, the Code (Sec. 164-5) specifies that no person in a commercial zone shall emit noise beyond the boundary of his / her premises exceeding 55 dBA (A-weighted decibels) during daytime hours and 45 dBA during nighttime hours. Daytime hours are defined in the Code (Sec. 164-3) as the hours between 8:00 a.m. and 8:00 p.m., Monday through Saturday, and the hours of 10:00 a.m. through 5:00 p.m., Sundays and federal and state holidays. Nighttime hours are all other times.

The Code contains a provision for situations where the background noise level already exceeds the specified noise limits. In those cases, a noise source shall not exceed the background noise level by more than 5 dBA.

Site Ambient Noise Survey

An instrumented survey of ambient noise levels was conducted at the site on March 22, 2017. Refer to Appendix A. Results of the survey indicate that ambient noise levels do not exceed the limits specified in the Noise Code for daytime hours. Therefore, the limits specified in the Code were taken to be the noise control requirements.

Analysis

Noise levels from outdoor pool area activity were projected to the property lines of the residential receptors identified above. Source data utilized was from an October 2013 study conducted by J.C. Brennan & Associates of Auburn, California at three existing Life Time Fitness facilities; in Summerlin, Nevada; Vestavia Hills, Alabama; and Tempe, Arizona.

Noise level projections also took into consideration the location and arrangement of the proposed building and outdoor pool area on the site; topographical features in the vicinity of the site; shielding provided by buildings and other structures; and the effects of vegetation.

Calculation of projected noise levels at the south and west property lines is shown in Appendix B. The calculated noise levels are as follows:

Table 1 – Projected Pool Activity Noise

South Property Line	52 dBA
West Property Line	66 dBA
Daytime Code Limit (max.)	55 dBA

Conclusions / Recommendations

1. In order to comply with the Noise Code during daytime hours, it is recommended that sound control screening be provided at the western boundary of the High Ridge Park site (refer to Figure 1). The sound control screening may consist of an earthen berm or solid fencing. The exact location, extent, and height of the sound control screening will need to be determined based on further developed plans for the subject facility.
2. Due mainly to distance factors, specific measures are not required to mitigate noise propagation to the south, i.e. to residences on Sterling Lake Lane, in order to comply with the Code during daytime hours. Many residences on Sterling Lake Lane will be further shielded from pool area noise by the proposed Life Time Fitness building structure.
3. It is recommended that any roof mounted or other outdoor heating, ventilating, or air conditioning equipment be reviewed with respect to noise emissions and compliance with the Noise Code, and that any necessary noise control features be incorporated accordingly. Based on our past experience, compliance with the Code in these respects should be highly feasible.

George Comfort & Sons, Inc.
Re: High Ridge Park / Life Time Fitness

We trust this information will be useful. If you have any questions, don't hesitate to contact us.

Sincerely,

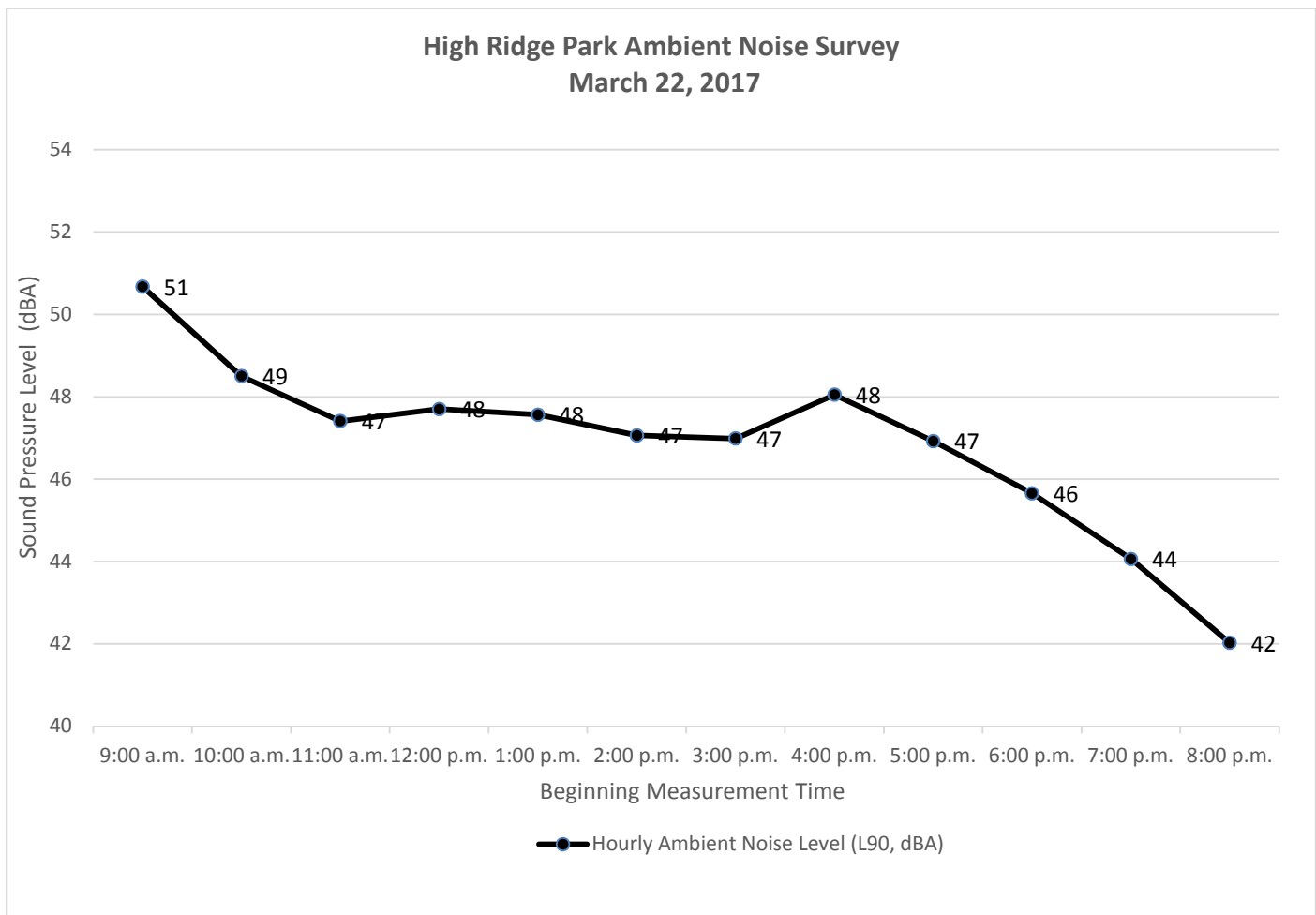
A handwritten signature in black ink, appearing to read "Mark Reber". The signature is written in a cursive, slightly slanted style.

Mark Reber, Principal
Jaffe Holden

Appendix A – Site Ambient Noise Survey

An instrumented survey of site ambient noise levels was conducted on March 22, 2017. A Larson Davis System 824 Type I precision integrating sound level meter was mounted on a tripod approximately four (4) feet above the ground at the south property line of High Ridge Park (refer to Figure 1).

Monitoring of ambient noise levels was carried out between 9:00 a.m. and 9:00 p.m. Statistically averaged noise levels were recorded every hour for a period of one (1) hour. Results reported as follows are the 90th percentile levels (L90) in A-weighted decibels (dBA):



Appendix B – Calculation of Pool Area Activity Noise to South and West Property Lines

I. Projection of Pool Activity Noise to South Property Line

Octave Band Center Frequency (Hz.):	63	125	250	500	1000	2000	4000	dB(A)
Worst case SPL (L_{eq}) measured 120 ft. from center of pool deck, Vestavia 8/3/13, reported by J.C. Brennan & Associates 10/18/13, dB	37	47	49	55	62	59	52	65
Distance correction factor to closest south property line (550 ft.)	-13	-13	-13	-13	-13	-13	-13	
Sum = projected SPL at south property line (dB)	24	34	36	42	49	46	39	52

II. Projection of Pool Activity Noise to West Property Line

Octave Band Center Frequency (Hz.):	63	125	250	500	1000	2000	4000	dB(A)
Worst case SPL (L_{eq}) measured 120 ft. from center of pool deck, Vestavia 8/3/13, reported by J.C. Brennan & Associates 10/18/13, dB	37	47	49	55	62	59	52	65
Distance correction factor to closest west property line (110 ft.)	1	1	1	1	1	1	1	
Sum = projected SPL at south property line (dB)	38	48	50	56	63	60	53	66



DISTANCE EXHIBIT
HIGH RIDGE PARK
STAMFORD, CT

DATE: 3/20/2018

REDNISS
& MEAD

PLOT_STAMP



Environmental Land Solutions, LLC
Environmental Analysis, Landscape Architecture & Planning

June 7, 2017

Life Time Fitness
2902 Corporate Place
Chanhassen, MN 55317
Attention: Megan Eaton

Re: Environmental Assessment - Proposed Life Time Fitness
High Ridge Office Park, Stamford, CT

Dear Ms. Eaton:

Life Time Fitness is proposing the development of a recreational facility at the above referenced property. The site contains inland wetlands and a permit from the Stamford Environmental Protection Board (EPB) will be required for the proposed work. However, at this juncture, I understand that only a Text Amendment to the Zoning Regulations is pending and the development plan remains conceptual in nature. Environmental Land Solutions, LLC (ELS) has been retained by Life Time Fitness to prepare this Environmental Assessment report which describes the project with emphasis placed on inland wetland and watercourse resources, their functions and potential development-related impacts to these regulated areas. This report also describes proposed Best Management Practices (BMPs) and recommends mitigation measures designed to minimize anticipated development-related impacts to regulated areas and to enhance the site's overall environmental value. To complete this task, ELS reviewed the "Conceptual Layout Plan, CP-6.1," prepared by VHB, dated 4/21/17 and visited the site on April 26, 2017. ELS staff also visited portions of the site and prepared a landscape plan in 2007 for previous unrelated site improvement work.

Existing Conditions

The property consists of a total of approximately 38.8 acres and consists of two (2) separate legal parcels. These parcels are developed with a series of six (6) office buildings and related parking and site improvements. The subject site is currently improved with an 84,000 ± square foot office building and related improvements, known as Building 3 (the "Subject Site"). The somewhat linear site, measuring 300' ± wide by 950' ± deep, is located on the southwest corner of the property and is bordered by Sunrise Senior Living to the west, High Ridge Park offices to the north and east, and residential properties to the south. An existing

reflecting pool and office buildings lie adjacent to the eastern Subject Site boundary. The Subject Site currently contains a lawn area near High Ridge Park Road that gently slopes to the north, a 3/4 acre wooded, 10' ± high hillside in the northwest corner of the property, park-like grounds with ornamental plantings near the center of the site, and Building 3 and parking areas to the south that generally pitch to the south and west. The wooded hillside is vegetated with Oaks, Black Birch, Hickory, Apple, and Red Cedars. Norway Maples and Burningbush, two nonnative invasive species, are also found within the wooded area. Norway Spruces, a Weeping Willow, Flowering Dogwoods, Red Cedars, and Crabapples are found in the park-like areas. Rhododendrons and Yews grow along the Subject Site's existing building foundation.

Inland Wetlands and Watercourses

Inland wetlands were identified by Northeast Soils in 1996 and include a single large "L" shaped wooded wetland along the southern and southwestern property areas and straddle the boundaries with adjacent properties. The wetland areas are generally wooded with lower swamp areas and ponding water. The ponding areas appear to have been created by past dredging some time ago with the spoils deposited nearby. The wetland areas are bordered by an existing large parking area to the northeast. Stormwater runoff from this adjacent parking lot flows directly into the wetlands untreated through about 15 leak-off points within the curb line. The wetland contains windblown litter in numerous locations. Landscape debris piles, including branches and lawn clippings, have been deposited along the wetland edge in various locations.

The Subject Site's wetland area to the southwest of the site contains a small on-site ponding area that extends off the site to the west into a 500' ± long by 50' ± wide shallow linear pond oriented in a north to south direction. The on-site portion of the wetland area ranges roughly 45' to 85' in width and east of the linear offsite pond. The southwest wetland area is bordered by a large existing parking lot that is located 4' to 10' to the east, within the wetland setback area.

The wetland area to the south of the parking lot is also wooded and contains a long narrow shallow ponding area. The existing parking lot ranges from 13' to 30' from the edge of the wetland line. A pond, with water elevations maintained by a small wooden dam, is found offsite to the south.

The wetlands are vegetated with Red Maple, American Elm, Black Cherry, Highbush Blueberry, Clethra, Arborvitae, Spicebush, Swamp Rose, Arrowwood Viburnum, Skunk Cabbage, Tussock Sedge, Poison Ivy, Mayflower, Jack-in-the-Pulpit, Onion, Toothwort, Cinnamon and Sensitive Ferns, Moss, and Duckweed. Multiflora Rose, Phragmites, Garlic Mustard, English Ivy, Vinca, and Barberry, nonnative and invasive species, also grow within the wetland area. White Pines grow between the southern wetland area and the parking lot to the north.

Wetlands Functions

The recognized functions provided by the onsite wetland and watercourse areas are influenced by a number of site characteristics. The presence of the perennial watercourse and general undisturbed nature of the wetland corridor contributes to the overall value of the onsite wetland corridor. However, the relative narrow width of the existing onsite wetland buffer limits the value of some of the wetland functions.

The functional evaluation of the Subject Site's regulated areas described below is based on professional experience and the suggested criteria cited in the publication entitled "The Highway Methodology Workbook *Supplement*, Wetland Functions and Values, *A Descriptive Approach*," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999. Using this publication as a guide, the primary functions of the wetland-watercourse areas were identified as follows:

Groundwater Discharge - Based on the low-lying landscape position, the Subject Site's wetland and watercourse systems lend themselves to being a source of groundwater discharge.

Floodflow Alteration (Storage & Desynchronization) - Due to the size and position of the wooded wetland within the watershed, the wetland has the capacity of collecting and temporarily detaining stormwater runoff from the surrounding watersheds.

Sediment/Toxicant/Pathogen Retention - The physical characteristics of the wetlands (i.e.; gently sloping topography with dense vegetation) allows for the trapping of waterborne sediments from slow moving surface water flows. This function occurs greater in areas where stormwater runoff is slowed by dense vegetation, physical restrictions (such as stone walls or logs), ponding areas, and/or gentle topography where sediments are removed/deposited from stormwater runoff.

Nutrient Removal/Retention/Transformation - Wetland areas that have gently sloping topography with dense vegetation cover have the capacity for nutrient uptake/removal from stormwater by plant uptake. This function occurs more in gently sloping areas where surface water flows are slow and infiltration is greater.

Production Export - The vegetation within this wetland provides a source of food for wildlife.

Sediment / Shoreline Stabilization - The wetland's dense vegetation and surface boulders provide soil stabilization of the adjacent ponding areas.

Wildlife Habitat - The presence of dense vegetation which is capable of providing food, roosting areas, and nesting sites, and the presence of sources of fresh drinking water within the wetlands makes this area valuable as wildlife habitat.

Recreation - The Subject Site's wetland and river areas provide opportunities for nature photography and wildlife observations.

Visual Quality / Aesthetics - The wetland corridor provides a visually pleasing setting.

Finfish Habitat, Uniqueness / Heritage, or Threatened or Endangered Species Habitat are not significantly provided or are not applicable to the wetland.

Wildlife

Wildlife usage of the site will be mainly by species adapted to suburban properties and small woodland tracts. The wetland's woodlands and source of surface water that extends off the site provide wildlife habitat for a range of species. However, the existing adjacent development (e.g., parking area), limits the overall value. Based on calls, tracks, nests, and/or sightings, the following wildlife species were using the site during or near the time of the site visit: White-tailed Deer, Grey Squirrel, Canada Goose, Killdeer, Mallard, Flicker, Downy Woodpecker, Titmouse, Clack-capped Chickadee, White-breasted Nuthatch, American Robin, Blue Jay, Blue-headed Vireo, Yellow-rumped Warbler, White-throated Sparrow, Chipping Sparrow, Song Sparrow, Red-winged Blackbird, Cowbird, Goldfinch, Red-back Salamander and frogs.

A review of the online CT DEEP NDDDB map (June 2017) indicates that the site lies outside of any delineated "State and Federal Listed Species & Significant Natural Communities" area. In addition, ELS staff observed no species of special concern, threatened species, or endangered species on or near the site during the site visits.

Proposed Condition

The Life Time Fitness conceptual site plan illustrates an intent to redevelop the Subject Site by demolishing the existing Building 3, constructing a new building in the vicinity of the existing building, improving the existing southern parking lot, constructing a new parking lot adjacent to High Ridge Park Road, and constructing an outdoor pool near the center of the site. The existing reflecting pool is proposed to remain but would be reduced in size. A dense landscaping buffer, including evergreen trees, are also shown along the perimeter of the development for screening purposes.

Although not designed at this preliminary stage, the applicant's engineer has advised that they are studying the feasibility of planted water quality basin adjacent to the existing southwestern wetland. The basin, which would likely be located within the existing parking lot pavement, will trap water borne pollutants (sediments), remove nutrients through plant uptake, and reduce thermal pollution from collected stormwater runoff that sheet flows off the development's parking lot.

Impacts to Wetlands and Watercourses

Potential impacts to regulated areas that are typically associated with site development are characterized by those that are either direct or indirect and short-term or long-term. Direct impacts occur when there is an actual disturbance to a wetland or watercourse or other physical alteration of the wetland. Indirect impacts result from development activities that are located outside of a regulated area. Short-term wetland impacts resulting from site development are those that are temporary in nature and generally associated with construction erosion and sedimentation. Long-term wetland impacts resulting from site development are typically permanent and generally associated with wetland filling, a decline in a wetland's water quality (including thermal pollution), diminished groundwater recharge, alteration of hydrology, reduction of recreational opportunities, and habitat loss.

No direct wetland impacts are proposed by the proposed development. In areas bordering wetlands, the proposed development generally maintains the same limit of development as present conditions. The following activities are projected to be located within the 25' upland review area of the wetlands:

1. Construction of the water quality basin. This basin is anticipated to be located on land currently used as a parking lot and will not disturb any wetland buffer vegetation.
2. A retaining wall is contemplated approximately 15' from the wetland at its northern tip. Portions of the land to be disturbed by the wall within 25' of the wetland are maintained as a parking lot or thinly vegetated landscape areas.
3. Bordering the southern wetland area the existing parking lot will be repaved. The new parking lot will be no closer to the wetland than the existing parking lot.

The typical development-related impacts to regulated areas are as follows along with an explanation how these impacts will be minimized and mitigated.

Short-term Degradation of Water Quality: During construction, short-term water quality impacts, such as erosion and sedimentation, will be controlled by the use of properly installed and maintained erosion and sediment controls. Earth disturbance proposed on the Subject Site's gently sloping topography is not anticipated to be a significant erosion and sedimentation concern.

Long-term Degradation of Water Quality: Currently stormwater runoff flows untreated into the wetland through 15 leak-offs. The contemplated drainage system may include a water quality basin that would treat stormwater runoff from the development's parking lot prior to discharging into the Subject Site's wetland areas. In any event, the water quality of the stormwater runoff entering the wetland will be improved over current site conditions given that it is completely untreated today.

Alteration of Hydrology: Proposed drainage patterns will generally match existing conditions and the development will not significantly alter the Subject Site's wetland hydrology.

Reduced Recreational Opportunities: The proposed development will not reduce the wetland's limited recreational opportunities that exist today.

Loss of Wildlife Habitat: The wetland and adjacent wooded wetland buffers will remain generally unchanged. If the water quality basin is feasible, it will provide additional wildlife habitat bordering the Subject Site's wetlands. With the Subject Site's improved water quality discharging into the wetlands from the development, it is anticipated that the wetland habitat will also be improved. Away from the wetland, there will be some loss of upland woodland habitat as the wooded hillside in the northern portion of the site is developed. However, a significant quantity of new plantings are contemplated, especially around the western and southern property boundaries, which will minimize long term wildlife impacts in upland areas.

Best Management Practices (BMPs)

To the extent feasible, the following BMPs that will be incorporated into the proposed development at the time of site plan submission for the purposes of avoiding and/or minimizing potential adverse impacts to regulated areas:

- a. *erosion and sedimentation controls* - erosion and sedimentation will be controlled by the use of silt fencing to trap sediments within stormwater runoff, anti-tracking pads to remove sediments from tires of construction vehicles, and watering of the site as needed to prevent dust.
- b. *catch basins fitted with sumps* - designed to improve water quality by trapping sediments from roadway stormwater runoff. Accumulated sediments will be periodically removed as needed to maintain the basins in proper working order.
- c. *swirl concentrator* - designed to improve water quality by trapping road sediments, floatables (litter), and vehicle oils and grease from stormwater runoff. Accumulated sediments, litter and oils will be periodically removed as needed to maintain the system in proper working order.
- d. *underground infiltration galleries* - designed to store stormwater runoff for a period of time and infiltrate stormwater runoff into the ground. Underground infiltration galleries thus reduce flooding, recharge groundwater, and removes dissolved pollutants as it filters through the soil below. Underground galleries also reduce thermal pollution associated with heated runoff from pavement areas.
- e. *water quality basin* - designed to infiltrate stormwater runoff which reduces the runoff volume from the development and recharge groundwater. As infiltration occurs, the basin will trap pollutants and reduce thermal pollution associated with heated stormwater runoff from development areas and provide wildlife habitat.

Other long-term wetland impacts, such as wetland filling, decreased groundwater recharge, reduced stream flow during dry seasons, increased non-point source of water pollution (including petroleum products from vehicles and thermal pollution), diversion or dewatering of wetlands or watercourse, loss of flood water storage, loss of open water shading, alteration of riparian habitats, and discharge of road sands and oils into regulated areas are not applicable to the proposed project.

Recommended Mitigation Measures

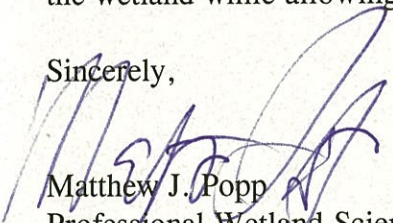
In addition to the BMPs listed above, Life Time has agreed to study the implementation of the following mitigation measures which are recommended to improve the general environmental quality of the site by providing additional treatment and infiltration of stormwater runoff, decreasing non-point water pollution sources, controlling nonnative invasive species, increasing plant diversity, increasing soil stability, increasing recreational opportunities, and enhancing wildlife habitat. These mitigation measures, some of which may already be depicted on the conceptual site plans, include:

1. To the extent feasible, stormwater runoff from the proposed northern parking lot should be filtered by use of several treatment measures, such as catch basins fitted with deep sumps, a swirl concentrator, and underground detention galleries, to avoid adverse water quality impacts to regulated areas.
2. Near the northern tip of the wetland near the middle of the western property line, the proposed retaining wall located within the 25' wetland setback should be relocated to the edge of the existing pavement to avoid any further disturbance within the 25' wetland upland review area. This could require an increase in the wall height. Therefore, the feasibility of this relocation will need to be determined during the final design process.
3. Near the northern tip of the wetland near the middle of the western property line, the landscape debris piles should be removed along with any wind blown litter within the wetland and wetland buffer.
4. The land between where the water quality basin is contemplated and wetland buffer to the west should be planted with native shade trees (such as Red Maple, Tuliptree, Red and Swamp White Oak, Shad, and Blackgum) and shrubs (Arrowwood, Bayberry, Winterberry, and Clethra) for wildlife enhancement purposes.
5. The small Phragmites stand should be controlled (cut and sprayed with an appropriate herbicide) to prevent this nonnative invasive species from spreading into adjacent landscape areas.
6. Additional high-valued wildlife trees (such as Oak and Shad) should be planted around the perimeter of the development for wildlife enhancement purposes.

Summary

Life Time Fitness is proposing a redevelopment of the Subject Site that includes a new Life Time Fitness building, outdoor pool, parking areas, and landscaping. The wooded hillside about 200' to the north of the Subject Site's wetlands, is to be cleared and graded. Existing wetlands are located along the southern border of the site, extending offsite to the south and west. No disturbance to inland wetlands or watercourses is proposed and only minimal disturbance (mainly landscaping) to the 25' upland review area is proposed. Currently there is no designed treatment of stormwater runoff from the Subject Site's large parking lot. The development will include a complete stormwater management and treatment strategy which will significantly improve the quality of the Subject Site's stormwater runoff. Mitigation measures have been recommended within this report to lessen potential environmental impacts and to enhance the values of the wetland and wetland buffer and Life Time has agreed to include these measures in its forthcoming site plan application, to the maximum extent feasible. With the incorporation of the described BMPs and implementation of appropriate mitigation measures, no significant adverse impacts to regulated areas are anticipated from the proposed development. When completed, the development preserves the existing values and functions of the wetland while allowing for reasonable redevelopment of the site.

Sincerely,



Matthew J. Popp
Professional Wetland Scientist / Landscape Architect
high ridge park road-stamford-Lifetime Fitness-2017 ea2.wpd

CARMODY

TORRANCE | SANDAK | HENNESSEY LLP

Lisa L. Feinberg
Partner
Direct: 203.252.2677
Fax: 203.325.8608
lfeinberg@carmodylaw.com

707 Summer Street
3rd Floor
Stamford, CT 06901

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

OK

JW

1.24.18

needs def. of "gymnasium" - a

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, medspa 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

Mr. James J. Lunney, III, R.A.
Zoning Enforcement Officer
City of Stamford
Life Time Use Classification
January 12, 2017
Page 2

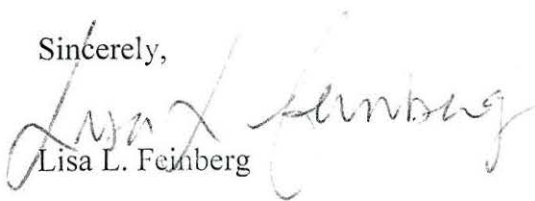
and a pharmacy qualified as a "Food Shops, Retail" under the Stamford Zoning Regulations. However, because "Food Shops, Retail" is not a defined term in the Zoning Regulations, the court looked to you to understand the pattern of past practice. You explained that you arrived at your decision by analyzing the square footage and shelf space allocated to food and nonfood related items and services. After reviewing this information, you were convinced that the sale of food was the dominant use and found that the proposed use qualified as "Food Shops, Retail." The court agreed.

Like the use in Alvord, "Gymnasium or Physical Culture Establishment" is not a defined term in the Stamford Zoning Regulations. As noted in Alvord, in such instances, you must determine the use classification based on the majority of the use. In this case, the Accessory Uses are clearly ancillary to the fitness, sports and recreational uses in terms of square footage. In a typical Life Time, approximately seventy-five percent (75%) of the facility is dedicated to fitness, sports and recreational activities with the remaining twenty-five percent (25%) dedicated to the Accessory Uses. Thus, in terms of square footage, fitness, sports and recreational uses are clearly dominant.

If you agree that a Life Time, as described above, should be classified as a "Gymnasium or Physical Culture Establishment", I kindly request that you confirm same by countersigning below. In doing so, please understand that my client will rely on your approval as it moves forward with the Zoning Board approval process.

As usual, thank you for your attention and assistance with this matter.

Sincerely,


Lisa L. Feinberg

Enclosures

cc: Ralph Blessing, AICP

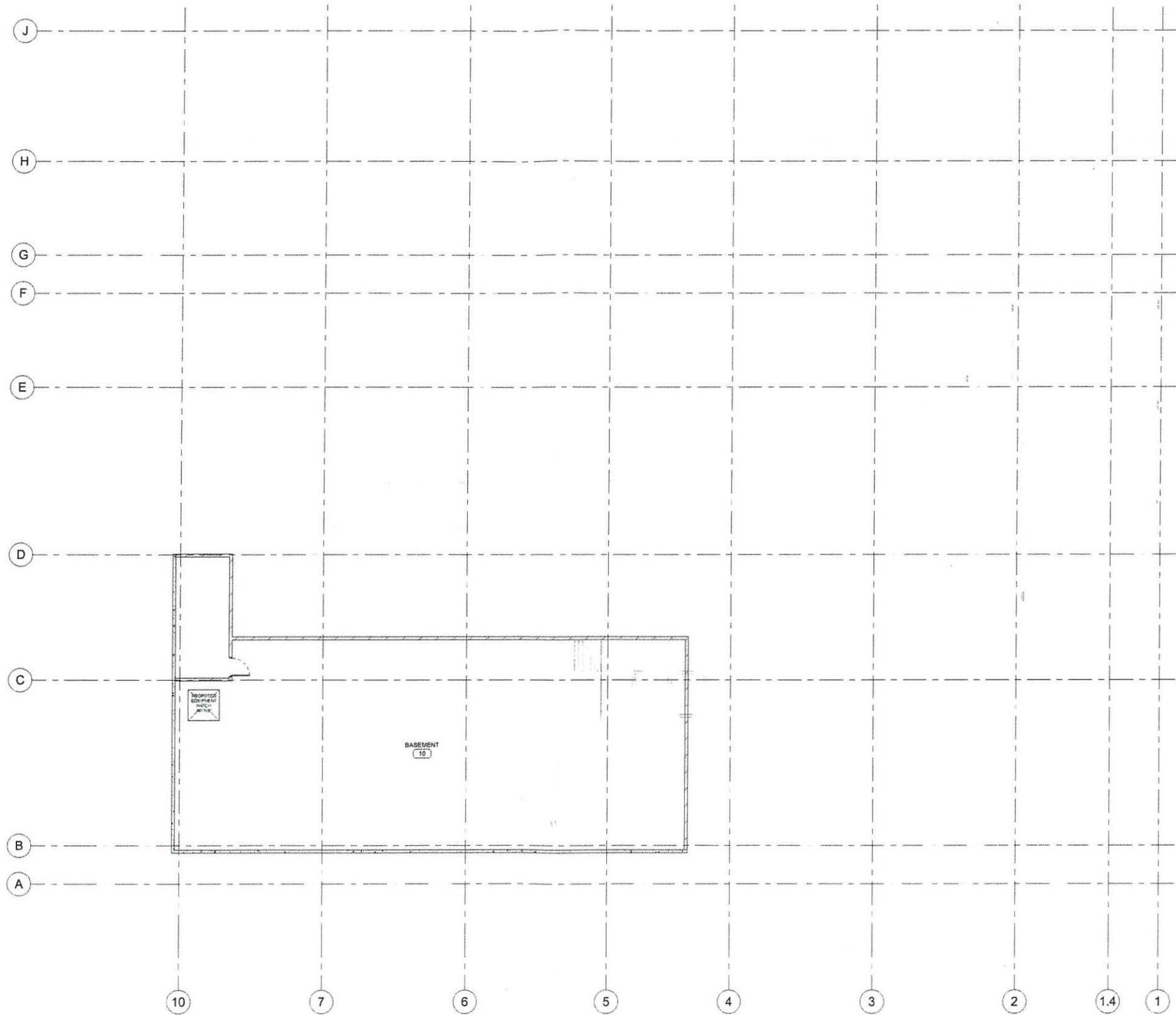
AGREED TO:

James J. Lunney, III, R.A.
Zoning Enforcement Officer

Date: _____

APPROVED
City of Stamford
Zoning Enforcement Officer

James J. Lunney, III, R.A. 1/29/18



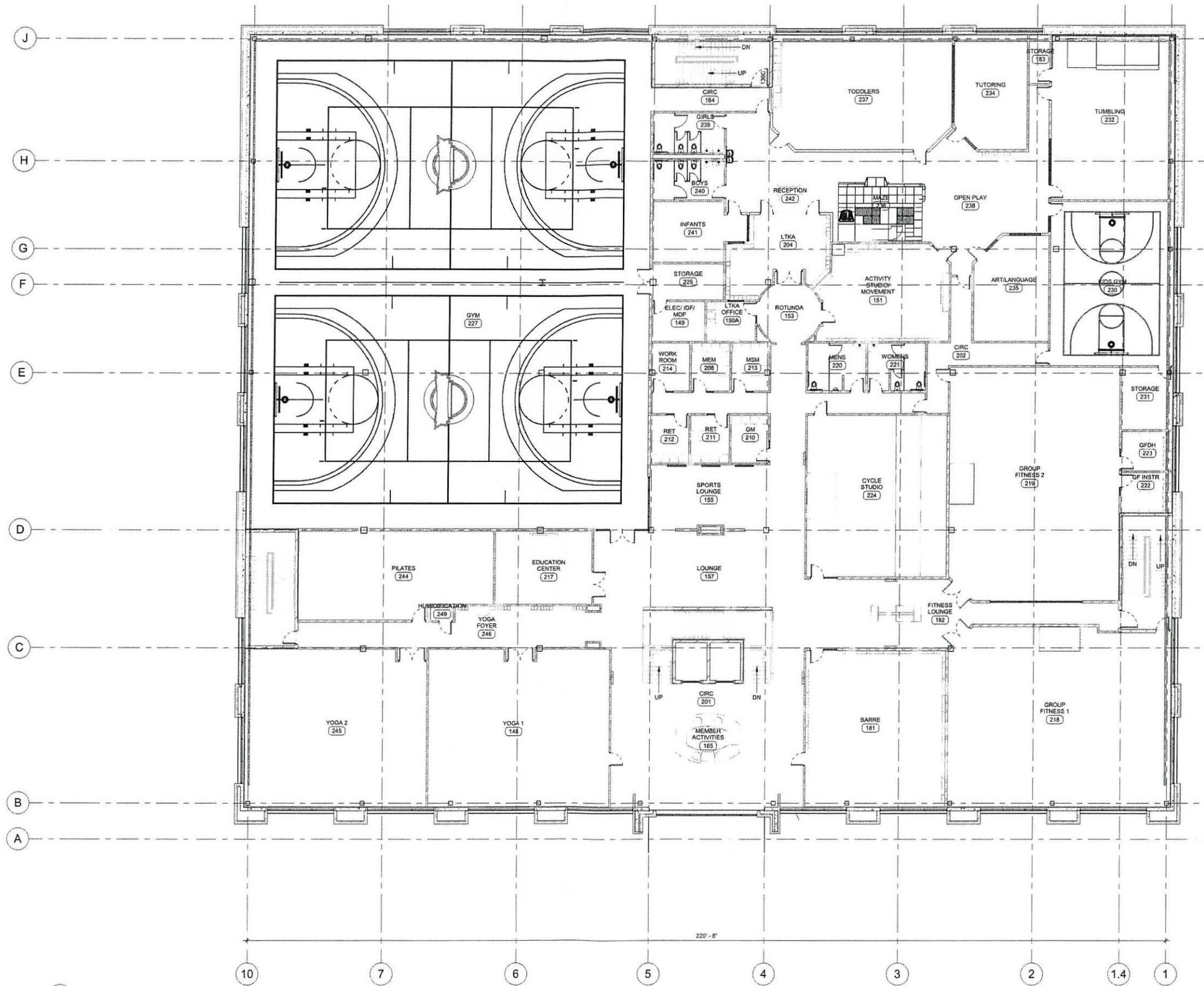
STAMFORD, CT





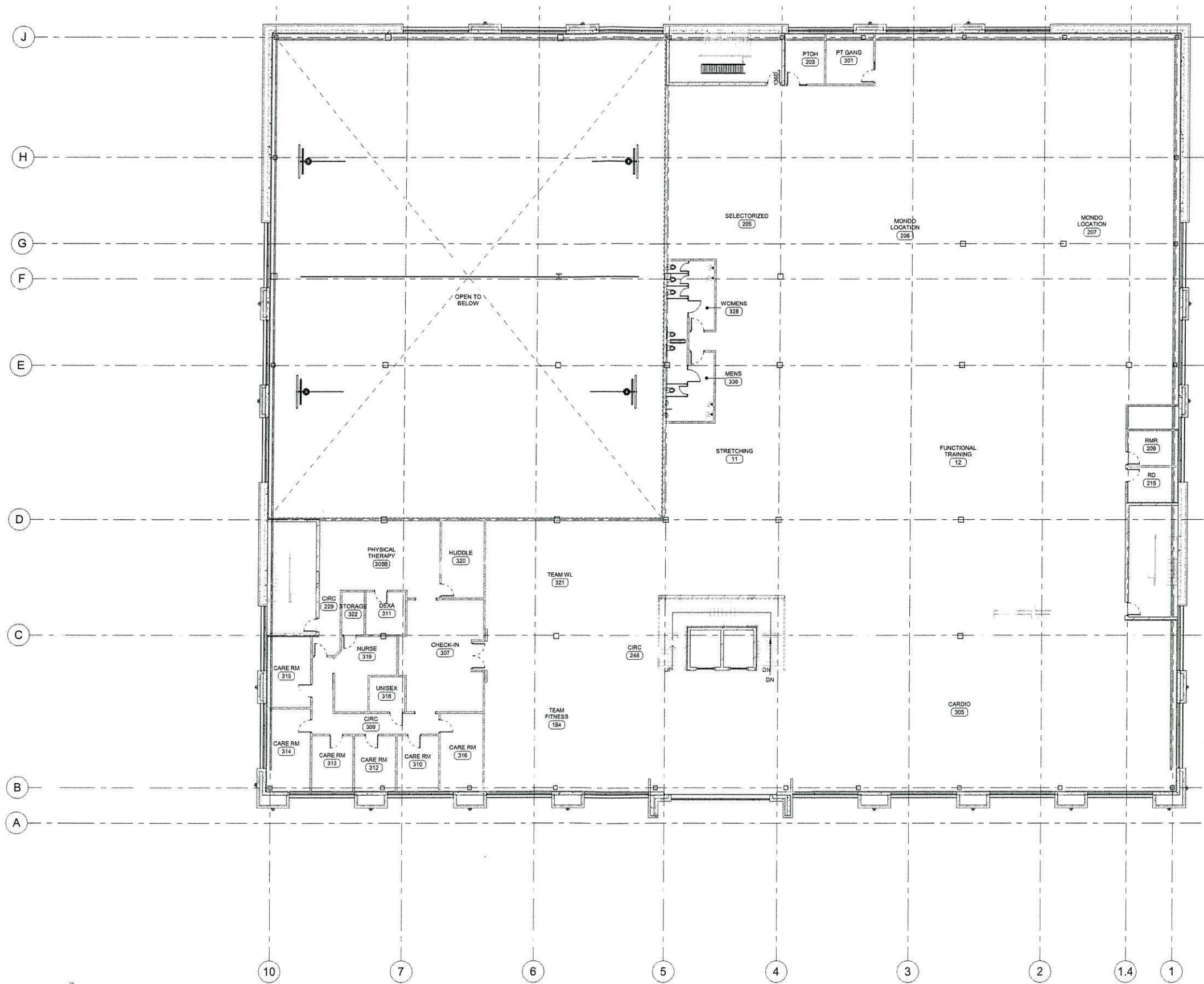
STAMFORD, CT





STAMFORD, CT





STAMFORD, CT

CONCEPTUAL PLAN - 3RD FLOOR
 JUNE 2017

