

**South End
Master Plan Amendment
Appeal to BOR**

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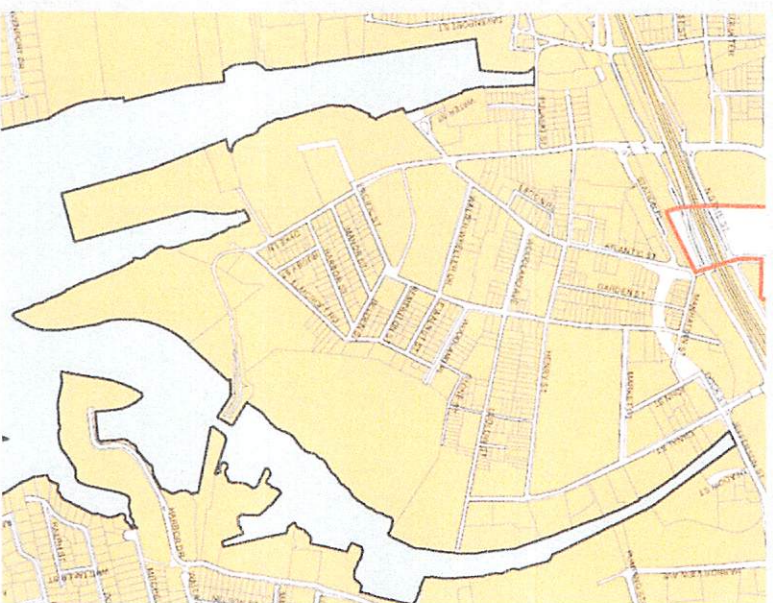
**PRESENTED BY THE SOUTH END
NEIGHBORHOOD REVITALIZATION
ZONE (NRZ) COMMITTEE
SHEILA BARNEY, CARMINE TOMAS &
SUE HALPERN**

2/27/2019

What is the South End NRZ?

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- **Formed in June 1996** under Ct. General Statutes 7-600 by BOR Resolution 2381
- **Objective of NRZ process:** To revitalize neighborhoods through the collaborative involvement of residents, businesses and government to determine the vision and priorities of the individual neighborhoods. (See *Exhibit 1: From OPM Website*)
- Created the “Stamford South End Neighborhood Revitalization Zone Initiative Strategic Plan”, approved by the BOR on Nov. 4, 1998 in accordance with Public Act 95-340 (See *Exhibit 2: Resolution 2514*)



Key Land Use Challenges of 1998 Remain the Same

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- **NRZ Challenge: Sensitive and carefully consider zoning changes and use of tools that can support appropriate development in the South End**

What is the Master Plan?

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- From the City's website:
 - The State of Connecticut mandates that every ten years each community adopt its Master Plan as a blueprint for aspirations for growth, preservation, and sustainability. In 2015 the Planning Board adopted the Master Plan for Stamford with the vision to: "create a livable built, economic, social and political environment." The new Master Plan directed that "the highest-intensity development and redevelopment should be focused in the Downtown, recognizing that it serves as both Stamford's economic engine as the transportation hub of the region." Finally, the Master Plan designated "areas adjacent to the Downtown should accommodate growth at a lesser intensity, while the character of Stamford's neighborhoods will be supported and enhanced, but not significantly altered."

Why the Planning Board decision should be overturned

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1. Application #433 is invalid
2. The map change is inconsistent with the Master Plan
3. The report and conclusions provided by LU Staff do not support the change
4. The only real change on the block since the Master Plan was drafted in 2014 is that BLT purchased the B&S site

1. Application #433 is invalid

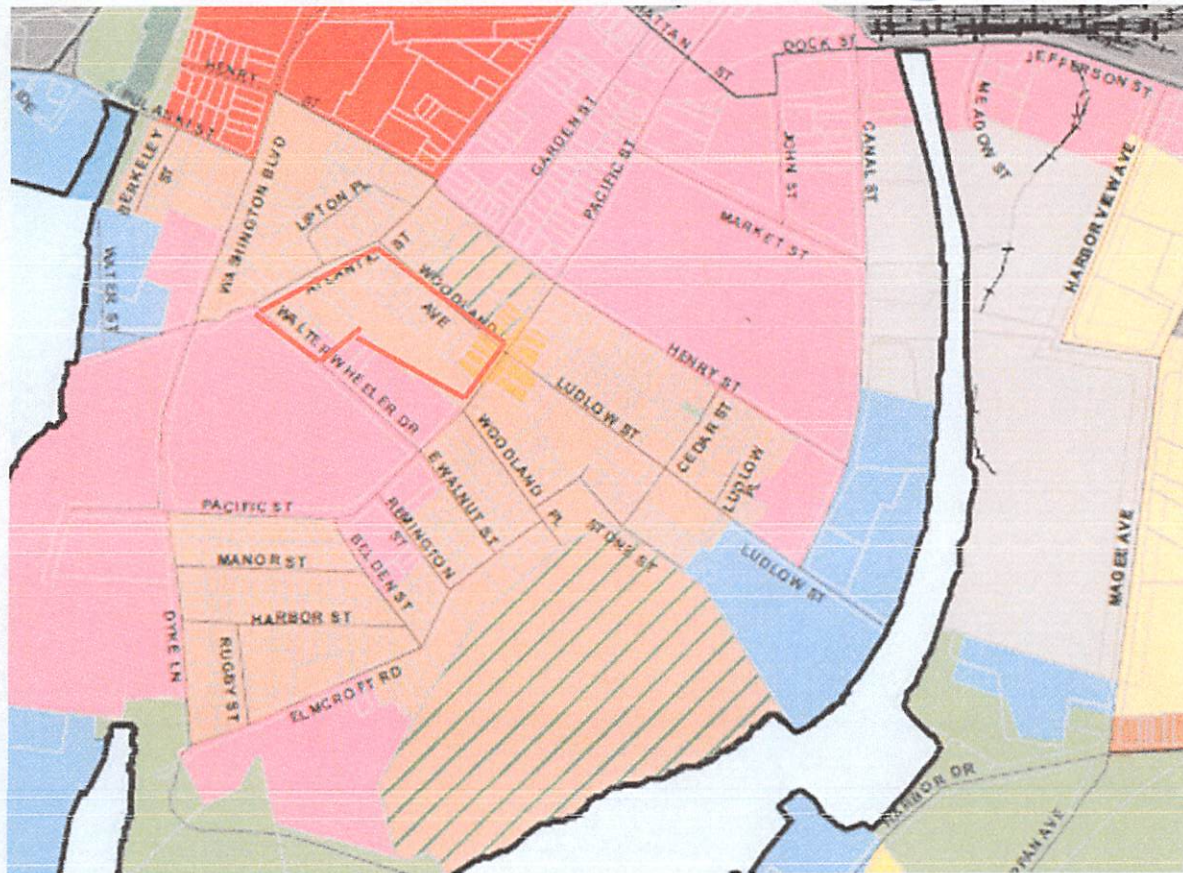
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- Submitted by the Planning Board to the Planning Board (as companion to Application #432)
 - Claims to be owner of properties that it does not own
 - Application is not signed by a member of the Planning Board
 - Requests map change from Category 4 to predominantly Category 9
 - ✦ Change to Category 9, and residential density equivalent to Category 5, was rejected by the Planning Board in 2014-2015
 - ✦ Why did it ask itself to make a change that it has consistently rejected?

See Exhibit 3: Application #433

Area of change – 2015 Master Plan Map

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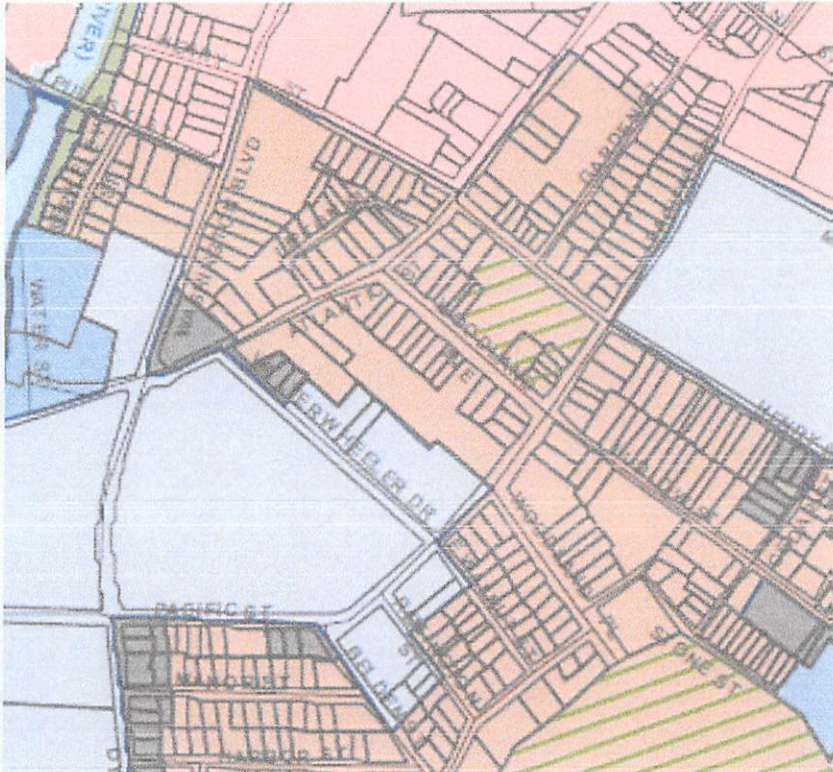
2014 Master Plan Land Use Categories

- 1. Residential - Very Low Density Single - Family
- 2. Residential - Low Density Single-Family
- 3. Residential - Low Density Multifamily
- 4. Residential - Medium Density Multifamily
- 5. Residential - High Density Multifamily
- 6. Commercial - Neighborhood Business
- 7. Commercial-Arterial
- 8. Mixed Use - Campus
- 9. Urban Mixed-Use
- 10. Shorefront Mixed-Use
- 11. Downtown
- 12. Industrial-Water-Dependent
- 13. Industrial-General
- 14. Open Space-Public Parks
- 15. Open Space/Conservation
- Coastal Boundary

See Exhibit 4 for description of categories





Consistent with 2002 Master Plan*, Except CB

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Master Plan 2002 General Land Use Plan

Master Plan Categories

-  1 Residential - Very Low Density Single-Family
-  2 Residential - Low Density Single-Family
-  3 Residential - Low Density Multifamily
-  4 Residential - Medium Density Multifamily
-  11 Downtown - Core
-  12 Mixed-Use - Overlay

2. Change is Inconsistent with Master Plan

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- Change must be neighborhood-friendly

“Reinforcing community character means limiting the intensification of neighborhoods and giving close scrutiny to the amount, scale and character of development.”

“As highlighted in both the 1977 and 2002 Master Plans, preservation and enhancement of Stamford’s low-density residential areas and revitalization of high-density neighborhoods are key to maintaining community character and encouraging appropriately scaled growth.”

2. Change is Inconsistent with Master Plan

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- **Master Plan Strategy 6A.3: Support neighborhood-generated revitalization plans**

The City should support and encourage the implementation of neighborhood-generated plans to the extent that they are consistent with the policies of this Master Plan, and should work in partnership with local communities to address neighborhood revitalization needs.

2. Change is Inconsistent with Master Plan

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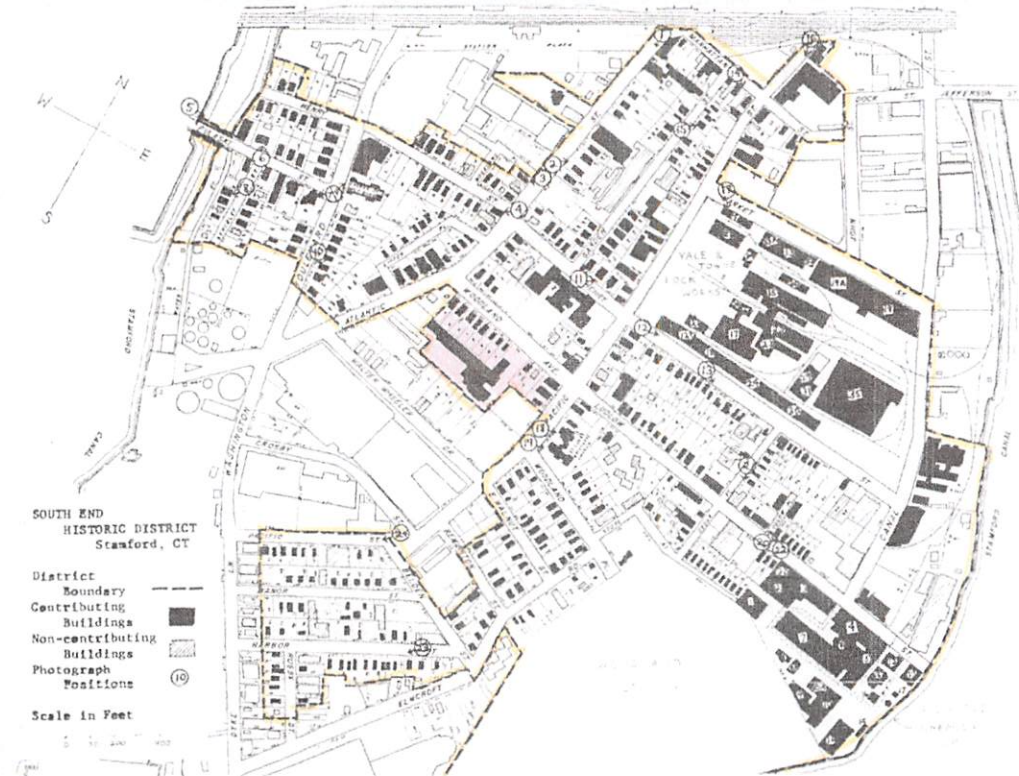
- **Master Plan Policy 5E: Balance New Development and Neighborhood Preservation in the South End**

Strategy 5E.1: The City should **work with the South End Neighborhood Revitalization Zone (NRZ)** to revitalize existing residential streets in the neighborhood to ensure that South End redevelopment benefits existing as well as new residents.

Historic Preservation

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- Area of change is within the boundaries of the South End Historic District
 - Placed on the National Register of Historic Places in 1986



Historic Preservation

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- **Master Plan Policy 6A.1: Balance new development with preservation of existing residential communities.**
 - As new development occurs, the City should encourage preservation of existing residential streets and the rehabilitation of structures.
- **Master Plan Policy 6.3**
 - An important element in preserving and enhancing neighborhood character and quality-of-life is Stamford's ability to protect and preserve its historic fabric. As redevelopment occurs at an increasingly rapid pace, it is now more important than ever for Stamford to maintain the character of historic districts and structures and ensure that new development is in keeping with the City's historic character.
- **South End Neighborhood Study 2018**
 - Keep all the National Registered Historic District buildings that are still standing, and integrate them into a concerted effort to preserve affordability and increase ownership of apartments and houses.
 - Developers should be encouraged to develop cooperatives, condominiums and townhouses in addition to rentals, with the same below market rate requirements as rental developments, in accordance with the Zoning Regulations.

Historic Preservation

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- Stamford Historic Preservation Advisory Commission (HPAC) formed by public referendum/Charter change in Nov. 2012
- An advisory commission to land use and other boards with powers and duties outlined in Ordinance 1157, passed by BOR in May 2013
- Master Plan change application was not forwarded to it, but its Chair did communicate with the Land Use Bureau on the proposed development (*See exhibit 5*)

Planning Board Denied Category 9 Requests for the Area in 2014

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- As part of public hearing/public comment portion of the Master Plan review, property owners on the block asked for change to Category 9:
 - BLT requested that B&S site (which it did not yet own) be changed (See *Exhibit 6A*)
 - Alchemi asked that its property on Woodland and adjacent properties on Atlantic be changed (See *Exhibit 6B*)

The Planning Board denied the requests and kept the properties in Category 4

What has changed since the Master Plan was drafted?

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- BLT purchased the B&S site

Why does Land Use Staff say the change is needed?

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- **The City needs affordable housing**
 - BLT is not proposing an affordable housing development
 - The change does not address affordable housing needs – or increase home ownership in the NRZ
 - Creates bigger problems: over-development and unnecessary congestion

Why does Land Use Staff say the change is needed?

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- **The City embraces TOD**

- Statistic cited from the Twin Cities TOD policy (minimum of 75 units per acre) has nothing to do with Stamford
- TOD-based planning does not call for densities so intense that they overwhelm a neighborhood or create greater traffic issues
 - ✦ **Sound TOD planning calls for a mix of housing types**
 - ✦ **Density must be neighborhood-appropriate**
 - Same philosophy that applies to Springdale and Glenbrook TODs applies to South End
 - ✦ **Over-development 1/2 mile from the train station will not fix Stamford's TOD challenges**
 - 68% of new residents are expected to rely on cars

Increased density ≠ High density

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- The Master plan encourages “increased density along transit corridors ... through land-use regulations and development”

The B&S site and abutting buildings are
2-3 stories, ~ 10-15 residential units per acre

Category 4 provides significant increase in density
and is still consistent with the neighborhood

Blending into the Neighborhood

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- There should be a distinct “step down” from the Harbor Point development

Category 4 achieves this ... and is consistent with the surrounding neighborhood

The City should not be changing the Master Plan to accommodate a single developer; rather, the developer should be forced to comply with the Master Plan

The Master Plan Map Change Should be Denied

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- It is not consistent with the Master Plan
- It did not consider input from HPAC
- It did not consider input from the NRZ
- It does not take into consideration the neighborhood context
- It is inconsistent with longstanding neighborhood-specific planning policies
- It was made to accommodate one property owner

Exhibit 1

From the Website of the State of Connecticut Office of Policy and Management (OPM)
Website:

Neighborhood Revitalization Zone Program

Program Description

A law enacted in 1995 established a process for the development of Neighborhood Revitalization Zones (NRZs). The objective of the NRZ process is to revitalize neighborhoods through the collaborative involvement of residents, businesses and government to determine the vision and priorities of the individual neighborhoods. The NRZ process provides a mechanism for local stakeholders, along with local municipal officials, to develop a strategic plan to revitalize their neighborhood. Municipalities wishing to participate in the process may establish zones in one or more of their neighborhoods by a resolution of their legislative body. Connecticut General Statutes Sec. 7-600 through Sec. 7-608 are the laws covering all aspects of the NRZ program and can be found at http://www.cga.ct.gov/current/pub/chap_118.htm.

The neighborhood committee that is formed in response to this resolution shall:

- develop by-laws governing its operations;
- develop a strategic plan;
- develop an outline of public/private financing sources to support plan objectives;
- submit the plan to the Office of Policy and Management (OPM) for review and comment; and submit the plan to the municipality for approval;
- hold a public hearing for input into and adoption of the plan; and
- submit any amendment to the plan to OPM for review and comment. (An amendment is a concept or proposal not included in the original plan adopted by ordinance).

OPM's role in the NRZ process is to:

- review and provide comments on the plans submitted;
- coordinate state agencies activities to support the plans of the NRZs; and
- expedite the review of specific requests for modifications from codes and regulations that are identified in the plan as impediments to achieving NRZ plan objectives.

The Guidelines for developing a strategic plan under this program are available.

For Further Information, Please Contact:

Bruce Wittchen: phone (860) 418-6323 - fax (860) 418-6493 - e-mail bruce.wittchen@ct.gov

MAYOR
DANNEL P. MALLOY



Exhibit 2

(1) L.W.S. 15
PRESIDENT
CARMEN L. DOMONKOS

CLERK
ANNIE M. SUMMERSVILLE
MAJORITY LEADER
JOHN J. BOGOLUZZI
MINORITY LEADER
RALPH F. LOGLISCI
DEPUTY MAJORITY LEADERS
DAVID R. MARTIN
MARIA O. NAKIAN
ASST. MINORITY LEADER
LUCY F. CORELLI

ADMINISTRATIVE ASSISTANT
VALERIE A. PANKOSKY 977-8032
CAUCUS ROOM 977-4024

25TH BOARD OF REPRESENTATIVES
CITY OF STAMFORD
OFFICE OF BOARD OF REPRESENTATIVES
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06904-2152

**RESOLUTION NO. 2514
TO ADOPT THE SOUTH END NEIGHBORHOOD REVITALIZATION
ZONE STRATEGIC PLAN AND TO DESIGNATE THE SOUTH END
NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE**

WHEREAS, According to Connecticut General Statutes Section 7-600 through 6. Any municipality by resolution of its legislative body establish neighborhood revitalization zones; and

WHEREAS, the Board of Representatives of the City of Stamford by Resolution No. 2381 endorsed the establishment of Neighborhood Revitalization Zones in Stamford and Pledged to assist Mayor Dannel P. Malloy, neighborhood residents, businesses, property owners and community organizations in establishing such Zone(s) by forming neighborhood planning committee(s) to propose zone boundaries and develop a strategic plan; and

WHEREAS, the Stamford South End Neighborhood Revitalization Zone Initiative was formed in June, 1996, with its initial members invited by Mayor Dannel P. Malloy in consultation with neighborhood leaders to organize a Neighborhood Revitalization Zone planning committee; and

WHEREAS, the Stamford South End Neighborhood Revitalization Zone Initiative has developed a comprehensive strategic plan for the South End neighborhood, with extensive input from residents, businesses, property owners and organizations residing in and serving the South End; and

WHEREAS, the Stamford South End Neighborhood Revitalization Zone Initiative held a public hearing on this Strategic Plan on September 8, 1998, and by majority vote of its members adopted the plan on September 15, 1998; and

WHEREAS, upon adoption of this plan by the Board of Representatives, and in order to facilitate the implementation of the plan, the Stamford South End Neighborhood Revitalization Zone Initiative shall be designated by the Board as an ongoing Stamford South End Neighborhood Revitalization Zone Committee, with categories of membership consistent with the Neighborhood Revitalization Zone Initiative; and

Now, therefore be it resolved that in accordance with Public Act 95-340, the Stamford South End Neighborhood Revitalization Zone Initiative Strategic Plan is hereby adopted and the Initiative is hereby designated a Neighborhood Revitalization Zone Committee as the ongoing committee to oversee the implementation of the Strategic Plan. Furthermore, the Neighborhood Revitalization Zone Committee will report to the Mayor, the Board of Representatives and the Connecticut Office of Policy and Management on the implementation of the Strategic Plan, twice in the first year of operation and once annually thereafter.

This resolution was approved by unanimous voice vote at the regular monthly meeting of the 25th Board of Representatives held on Wednesday, November 4, 1998.


Annie M. Summerville, Clerk
25th Board of Representatives

cc: Mayor Dannel P. Malloy
Patricia Broom, Director of Operations
John C. Byrne, Dir. of Public Safety, Health & Welfare
Thomas M. Cassone, Esq., Director of Legal Affairs
Thomas S. Hamilton, Dir. of Admin.
Lois PontBriant, City and Town Clerk



TOWN CLERK, CITY OF STAMFORD

FILED: NOV 13 2018

EXHIBIT 3

City of Stamford
Planning Board • Land Use Bureau
Government Center • 888 Washington Boulevard • Stamford, CT 06904-2152
Phone: (203) 977-4076 • Fax: (203) 977-4100

APPLICATION FOR AN AMENDMENT OF THE STAMFORD MASTER PLAN

Complete, notarize and forward twelve (12) copies to the Clerk of the Planning Board with a \$1,000.00 Public Hearing Fee and the requested application filing fee (see Fee Schedule below) payable to the City of Stamford. NOTE: COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.

Fee Schedule:

Table with 2 columns: Fee Category and Amount. Rows include Master Plan Text Change (\$1,060.00), Master Plan Map Change - one (1) Acre or Less (\$ 500.00), Master Plan Map Change - one (1) Acre or More (\$500.00 plus \$1,000.00 per acre or portion thereof in excess of one (1) acre.), and Public Hearing Fee (\$1,000.00).

APPLICANT NAME(S): City of Stamford - Planning Board

APPLICANT ADDRESS: 888 Washington Boulevard, Stamford, CT 06904

APPLICANT PHONE#: (203) 977-4718

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT(S): 701 & 705 Pacific Street; 13 & 43 Woodland

Avenue; 0, 784 & 804 Atlantic Street and 12, 18 & 20 Walter Wheeler Drive

PROPOSED CHANGE: Categories 4, 6, & 9 to Categories 5 & 9

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If YES, notification must be sent to the Town Clerk of the neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT THIS 13th DAY OF November, 2018

SIGNED: David W. Woods, PhD, AICP - Deputy Director of Planning

NOTE: An application cannot be scheduled for a Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If the applicant wishes to withdraw the application, please notify the Planning Board at least three (3) days prior to the Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT

ss:) Stamford November 13, 2018

COUNTY OF FAIRFIELD

Personally appeared David W. Woods signer of the foregoing Application, who made oath to the truth of the content hereof, before me.

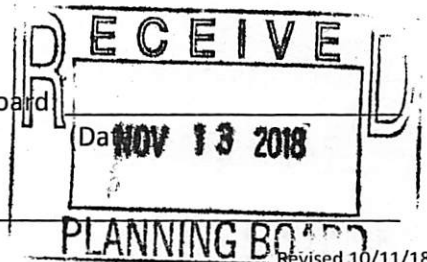
Notary Public - Lesley Ann Capp
Commission Expires: March 31, 2022

FOR OFFICE USE ONLY

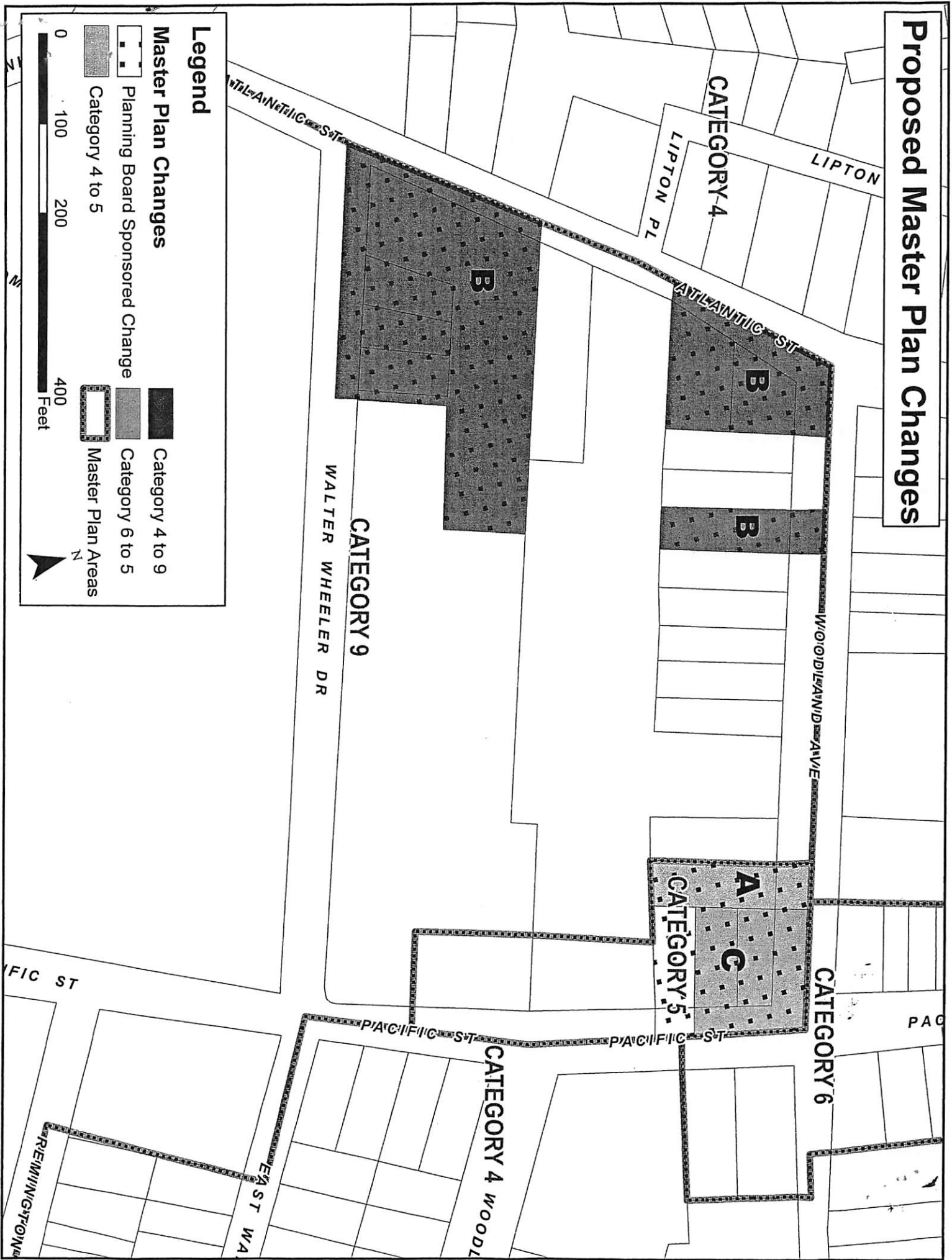
APPL. # MP-433

Received in the office of the Planning Board

By: [Signature]



Proposed Master Plan Changes



Legend

Master Plan Changes

-  Planning Board Sponsored Change
-  Category 4 to 5
-  Category 4 to 9
-  Category 6 to 5
-  Master Plan Areas



Exhibit 4

CHAPTER 8.0: FUTURE LAND USE PLAN

8.1 OVERVIEW OF UPDATES TO THE GENERAL LAND USE PLAN

The 2002 Master Plan established a General Land Use Plan consisting of 17 land use categories. This updated Master Plan establishes a General Land Use Plan consisting of 15 land use categories and includes several key revisions, as follows:

The "Downtown Corridor" and "Downtown Collar" categories from the 2002 Plan have been eliminated. The "Downtown Core" category remains (renamed, "Downtown") and the boundaries revised (see Revised Proposed Master Plan Land Use Category Map). The new "Downtown" category is meant to provide for regional commercial facilities and protect an intensive mixed-use district. Intended is a full array of retail, office, cultural, recreation and residential uses.

A new "Urban Mixed-Use" category surrounds the Downtown. The Urban Mixed-Use category will provide for development of a mixture of uses including housing, offices, retail and restaurant and other approved uses, which – by nature of the type of activity, design and layout – are compatible with each other and their surroundings. This district largely surrounds the Downtown and is intended to be lower-density than the Downtown and not contain uses of a regional nature such as major shopping centers or major office uses.

The "Commercial – Campus Office" category from the 2002 Master Plan has been renamed "Mixed-Use-Campus." This new category is intended to provide for and protect low-density mixed-use areas, potentially including office uses as well as carefully limited industrial, research and development uses. Such development should be "suburban" in nature.

Figure 22 shows the Proposed General Land Use Plan. The major changes between the existing and proposed plan are in the Downtown and South End. Figure 23 shows the proposed land uses for the southern portion of the City, while Figure 24 shows the proposed land uses for the Downtown area.

8.2 2025 MASTER PLAN LAND USE CATEGORIES

The following land use categories have been structured and defined so as to provide for and protect a suitable environment for residential, commercial, industrial and recreational development and to promote the general welfare, health and safety of the community. These land use categories implement the policies laid out in the prior chapters and are employed in the official Master Plan Map to establish the general land use plan for the City of Stamford, pursuant to Section C6-30-3 of the Stamford Charter. The proposed revised categories are displayed in Figure 22, Figure 23 and Figure 24.

1. RESIDENTIAL—Very Low Density Single-Family
2. RESIDENTIAL—Low Density Single-Family
3. RESIDENTIAL—Low Density Multifamily

4. RESIDENTIAL—Medium Density Multifamily
5. RESIDENTIAL—High Density Multifamily
6. COMMERCIAL—Neighborhood Business
7. COMMERCIAL—Arterial
8. MIXED-USE-CAMPUS
9. URBAN MIXED-USE
10. SHOREFRONT MIXED-USE
11. DOWNTOWN
12. INDUSTRIAL—Water-Dependent
13. INDUSTRIAL—General
14. OPEN SPACE—Public Parks
15. OPEN SPACE/CONSERVATION

#1. RESIDENTIAL—Very Low Density Single-Family

This category is intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses (e.g., schools, houses of worship, clubs and institutions) as may be permitted by Special Exception being in general harmony with and supportive of very low-density single-family neighborhoods. The great majority of areas so designated are not served by public water supply and public sanitary sewer systems. Residential density shall not exceed one principal dwelling unit per acre, provided that conservation-oriented "clustering" (e.g., Conservation Subdivisions) utilizing reduced lot size are encouraged.

#2. RESIDENTIAL—Low Density Single-Family

This category is intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses (e.g., schools, houses of worship, clubs and institutions) as may be permitted by Special Exception being in general harmony with and supportive of single-family neighborhoods. Development on parcels less than one acre is permitted where the availability of public utilities, public road systems and other essential public services and the density of existing development so warrant. Residential density shall not exceed six principal dwelling units per acre, provided that conservation-oriented "clustering" (e.g., Conservation Subdivisions) utilizing reduced lot size are encouraged.

#3. RESIDENTIAL—Low Density Multifamily

This category is intended to allow the amenities of multifamily living in a single-family neighborhood setting. The category is intended to provide for and protect single-family dwellings and the least intensive of multifamily development (i.e., garden apartments or similar condominium-type units) as well as one- and two-family units on individual lots, and includes such other compatible uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. Residential density shall not exceed a total of 17 dwelling units per acre, or a total of 25 dwelling units per acre when exclusively for the elderly. A residential density bonus of 50 percent may be allowed by Special Exception, not to exceed a total of 25 units per acre, provided that (1) a substantial number of such

bonus units are provided at below-market rates, and/or (2) the units are created in connection with the adaptive reuse of an historic structure.

★ **#4. RESIDENTIAL—Medium Density Multifamily**

This category is intended to provide for and protect medium-density multifamily development. The category is appropriate to areas in transition from lower- to medium-density use, or in areas characterized by a mixture of apartment, condominium, attached row house or detached residential mid-rise structures, and such other uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. Residential density shall not exceed a total of 29 dwelling units per acre, or a total of 44 dwelling units per acre when exclusively for the elderly. A residential density bonus of 50 percent may be allowed by Special Exception, with a total not to exceed a total of 44 units per acre, provided that a substantial number of such bonus units are provided at below-market rates.

★ **#5. RESIDENTIAL—High-Density Multifamily**

This category is intended to provide for and protect existing high-density multifamily development in areas convenient to shopping, mass transit and park and recreation facilities. New development can be accommodated in a variety of structures (by type and scale), and include such other compatible uses (e.g., limited ground floor commercial, schools, hospitals, houses of worship, etc.) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. Residential density shall not exceed 108 units per acre, provided that below-market-rate units are included. A residential density not to exceed 125 units per acre may be provided for parcels developed for low- or moderate-income elderly and/or disabled persons. Residential projects shall be subject to approval by the Zoning Board on the basis of compatibility with adjacent development, superior design, amenities for Downtown living and convenience to Downtown jobs and activities.

★ **#6. COMMERCIAL—Neighborhood**

This category is intended to provide for and promote pedestrian-scaled "Main Street" environments: (1) encourage a variety of retail, office, other compatible business and residential uses distinct from the most intensive Downtown development and also excluding auto-oriented retail permitted in Commercial-Arterial (Category #7); (2) be in a layout convenient to the abutting residential neighborhoods; (3) be serviceable by the capacity of existing arterial and mass transit systems; and (4) be characterized by small-scale development oriented to a "Main Street." Development within this category shall be at densities far below those allowed in Downtown (Categories #9, #10, #11), with bonuses subject to Planning Board review and recommendation and approval by the Zoning Board on the basis of (1) compatibility with adjacent residential areas, (2) superior design, (3) "Main Street" amenities, (4) pedestrian enhancements, (5) shared parking, (6) mixed-use development, (7) compliance with the goal of directing most commercial development to Downtown, (8) demonstration that the development will not adversely affect Downtown, and (9) compliance with design guidelines. Residential development within this category shall not exceed the permitted density of Residential-Low Density Multifamily (Category #3), except for development located within referenced "village centers."

#7. COMMERCIAL—Arterial

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

#8. MIXED-USE – CAMPUS

This category is intended to provide for and protect low-density office parks and commercial (non-retail) centers in locations outside of the Downtown, by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses. Principal large-format retail uses, shopping centers, sports and entertainment complexes and similar uses shall be prohibited. New buildings and structures shall be compatible with the scale, height and character of existing buildings and maintain a landscaped "campus" setting of relatively low development intensity compatible with surrounding residential properties. Mixed-use development including adaptive reuse of existing buildings shall be carefully planned and designed and shall result in no net increase in traffic impact compared with office development. Development within this category shall be at densities, height and bulk far below those allowed in Downtown (Category 11). Such development may be permitted to locate on sites "suburban" in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines. Total floor area shall not exceed 0.4 FAR for property located adjacent to State highways.

9. URBAN MIXED-USE

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

the City. Conservation and preservation of those existing elements of the district having significant architectural or historical value should be encouraged. This category supports and encourages the design and development concepts expressed in the South End Redevelopment Districts, North and South. All new construction and façade renovation in the Urban Mixed-Use area should be subject to review based upon land use standards that promote the objectives set forth herein. Development will be at a significantly lower density than in the Downtown (Category #11) and consist of buildings that are generally compatible in scale to the general character of the surrounding area. Throughout the Urban Mixed-Use area, development should meet superior standards of design and consider such factors as: (1) compatibility with adjacent residential areas, (2) extensive planning and outreach directed or overseen by the Land Use Bureau (3) preference that the uses will not lead to a net decrease in habitable affordable housing (4) safe and efficient movement by pedestrians and bicyclists, (5) proximity to mass transit, (6) determination that the scale and nature of the proposed uses are compatible with available traffic capacities and public infrastructure system, (7) final approval of architectural and site plans and requested uses by the Zoning Board, and (8) compliance with the goal of directing regional commercial development to the Downtown. ~~Residential development within this category shall be at a density not to exceed that permitted in Residential High-Density Multifamily (Category #5).~~ *See change on following page*

#10. SHOREFRONT MIXED-USE

The purpose of this category is to provide for appropriate mixed-use development of the waterfront in a manner that: (1) protects existing water-dependent uses and encourages new uses which depend upon marine access; (2) encourages the preservation and enhancement of public access to waterfront areas and waterfront vistas; and (3) encourages a mix of compatible uses so designed and integrated as to achieve these objectives within the capacity of the infrastructure and complementary in scale to the general character of the area. Development plans must include significant water-dependent uses such as public access facilities, boatyards, marinas, marine sales and service and businesses requiring waterborne shipping and receiving or water access. Existing water-dependent uses and waterfront vistas shall be protected. Complementing these uses may be limited retail, office, restaurant and other compatible uses that enhance the opportunity for maintenance and development of existing and proposed water-dependent uses. All shorefront development shall include meaningful public access to the waterfront except where public safety would be a risk. After review and recommendation by the Harbor Management Commission and the Planning Board, all development within this category shall be subject to approval of site and architectural plans and requested uses by the Zoning Board. A determination will be made by the Zoning Board that the scale and nature of the proposed development is compatible with available traffic capacities and public infrastructure systems, and will be in compliance with the goal of directing most development to Downtown. Intensity of development shall be generally consistent with the density of Residential-Medium Density Multifamily (Category #4), computed on the basis of land above mean high tide.

#11. DOWNTOWN

This category is intended to provide for and protect an intensive, pedestrian-oriented mixed-use district. Intended is a full array of retail, office, cultural, recreation and residential uses serviced by mass transportation and integrated pedestrian access systems, always at-grade, enhanced by up-to-date

Changes to Category 9

the City. Conservation and preservation of those existing elements of the district having significant architectural or historical value should be encouraged. This category supports and encourages the design and development concepts expressed in the South End Redevelopment Districts, North and South. All new construction and façade renovation in the Urban Mixed-Use area should be subject to review based upon land use standards that promote the objectives set forth herein. Development will be at a significantly lower density than in the Downtown (Category #11) and consist of buildings that are generally compatible in scale to the general character of the surrounding area. Throughout the Urban Mixed-Use area, development should meet superior standards of design and consider such factors as: (1) compatibility with adjacent residential areas, (2) extensive planning and outreach directed or overseen by the Land Use Bureau (3) preference that the uses will not lead to a net decrease in habitable affordable housing (4) safe and efficient movement by pedestrians and bicyclists, (5) proximity to mass transit, (6) determination that the scale and nature of the proposed uses are compatible with available traffic capacities and public infrastructure system, (7) final approval of architectural and site plans and requested uses by the Zoning Board, and (8) compliance with the goal of directing regional commercial development to the Downtown. Residential development within this category shall allow a density of up to 50 percent above Category 5, with up to a maximum of 60 percent with bonuses (such as increased BMR units' on-site, on-site public amenities, on-site green space, historic preservation, and play areas). [Amended 10/24/17] (//)

#10. SHOREFRONT MIXED-USE

The purpose of this category is to provide for appropriate mixed-use development of the waterfront in a manner that: (1) protects existing water-dependent uses and encourages new uses which depend upon marine access; (2) encourages the preservation and enhancement of public access to waterfront areas and waterfront vistas; and (3) encourages a mix of compatible uses so designed and integrated as to achieve these objectives within the capacity of the infrastructure and complementary in scale to the general character of the area. Development plans must include significant water-dependent uses such as public access facilities, boatyards, marinas, marine cafes and restaurants.

lighting, seating, planting, signage, etc., to assure a desirable mixing and interaction of people and activities. A variety of scale and design in new construction is to be encouraged. Conservation and preservation of those existing elements of the district having significant architectural or historical value should be encouraged by appropriate zoning controls. All new construction and facade renovation in the Downtown should be subject to review based upon land use and urban design standards designed to promote the objectives set forth herein, including compatible transitions to existing buildings. The Downtown is the most intensive development area in the City, and the primary retail center of the City. Commercial floor area bonuses, where authorized, should further the policies and design criteria of the Urban Design Report or any formally adopted design guidelines, and consider such factors as: (1) compatibility with adjacent residential areas, (2) superior design, (3) public amenities, (4) pedestrian enhancements, (5) proximity to mass transit, (6) shared parking and (7) mixed-use development.

#12. INDUSTRIAL—Water Dependent

This category is intended to promote and preserve water-dependent uses, meaning those uses and facilities which require direct access to, or location in marine or tidal waters and which therefore cannot be located inland, as defined in Section 22a-93 of the Connecticut General Statutes. Development plans shall be subject to review by and recommendation from the Harbor Management Commission and the Planning Board, and issuance of a Special Exception and Coastal Site Plan Approval by the Zoning Board, and the amount of any non-water-dependent uses shall be strictly limited.

#13. INDUSTRIAL—General

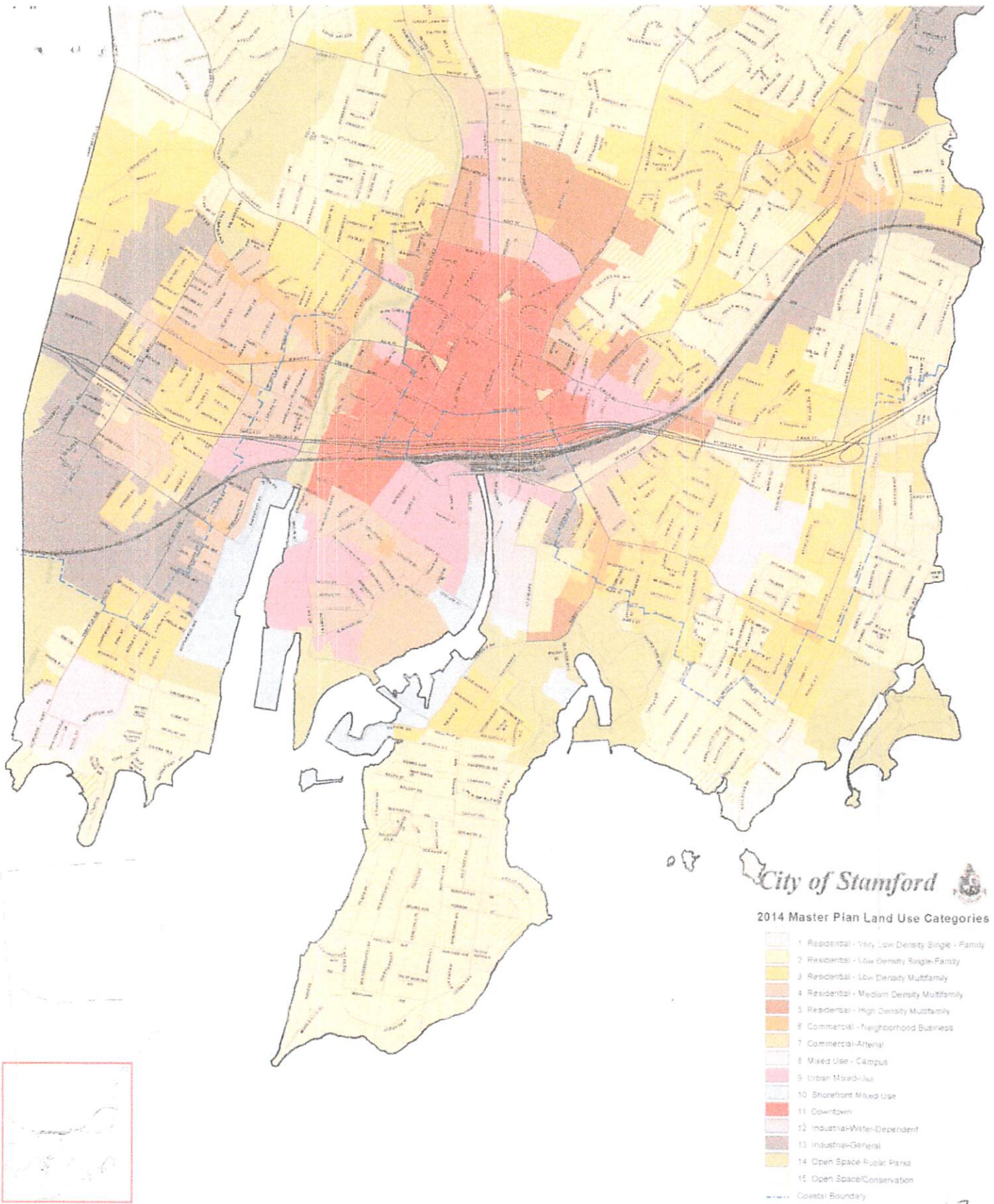
The purpose of this category is to provide for and protect existing industrial development and preserve opportunities for new industrial uses, including the manufacture and assembly of products, wholesale storage and distribution, research and development and such other uses that are ancillary or subordinate to industrial activities. Office uses which are not accessory to bona fide industrial activities, in the aggregate, shall not exceed 50 percent of the maximum permitted floor area for any parcel. Retail uses which are not accessory to bona fide industrial activities shall be restricted to uses (generally by Special Exception) such as supermarkets, furniture stores, occasional small-scale stores and services (e.g., freestanding delis) and construction-related stores (e.g., plumbing supply and lumberyards). It is recognized that in some existing industrial sectors of Stamford, residential and manufacturing/assembly/warehousing have long co-existed as neighborhood uses. Accordingly, the category acknowledges the validity of the continuance of residential use and encourages the adaptive reuse of older industrial structures for live/work and artists' lofts/studios. Public schools shall also be a permitted use. Infilling new residential development may be allowed by Special Exception by the Zoning Board where it serves to promote the maintenance and viability of existing industrial/flex type uses.


#14. OPEN SPACE—Public Parks

The purpose of this category is to provide for and protect lands dedicated for public park, recreation and passive open space uses.












#15. OPEN SPACE/CONSERVATION

The purpose of this category is to protect open spaces for active and passive use, conservation of natural habitats and environments, environmental protection and protection of scenic views. Development shall be mindful of the need to promote preservation and protection of open space, greenways, water quality and natural habitats. Development uses and density shall be consistent with the underlying zoning.



City of Stamford 

2014 Master Plan Land Use Categories

-  1 Residential - Very Low Density Single - Family
-  2 Residential - Low Density Single-Family
-  3 Residential - Low Density Multifamily
-  4 Residential - Medium Density Multifamily
-  5 Residential - High Density Multifamily
-  6 Commercial - Neighborhood Business
-  7 Commercial-Arterial
-  8 Mixed Use - Campus
-  9 Urban Mixed-Use
-  10 Shorefront Mixed Use
-  11 Downtown
-  12 Industrial-Water-Dependent
-  13 Industrial-General
-  14 Open Space-Public Parks
-  15 Open Space/Conservation
-  Coastal Boundary

12



Exhibit 5

Cynthia Reeder

From: Lynn Drobbin <lynn@lynndrobbin.com>
Sent: Wednesday, December 05, 2018 5:52 PM
To: Blessing, Ralph; 'Mathur, Vineeta'
Cc: anymorelin@gmail.com; elena Kalman; dwoods@marsh-woods.com; jbhersh4@aol.com; Rebecca Shannonhouse; rkahnnp@optonline.net; Wes Haynes; Cynthia Reeder
Subject: Final South End Study and Request to Delay Review of Proposed High Rise on B&S Carting Site

Good afternoon,

I understand from Barry Hersh that the final study is out. Can you please forward an online copy for HPAC review?

Also, please note that the next HPAC meeting is January 8 Tuesday. I understand that the high rise development proposed for the B&S Carting site is scheduled for review on that day by Zoning.

HPAC is requesting that the review of this project be tabled until HPAC has a chance to review and subsequently discuss with the Land Use Bureau.

This project concerns new construction in a National Register historic district which should have been reviewed by HPAC for compatibility to the historic district. It was not referred to HPAC.

It also represents a significant deviation from the 2-4 story scale of the district – which is a character defining feature.

The location, scale, density, materials, landscape buffers, setbacks, and shadows on the contributing resources in the district need to be assessed prior to any further discussion of this proposed project.

The project as currently designed would be an intrusion and would have an adverse effect on the district. Cumulative intrusions would jeopardize the district and could result in loss of its National Register status.

The final South End study JUST CAME OUT. It is essential that the Land Use Bureau, Planning and Zoning and HPAC review and adopt the measures recommended by the study.

Otherwise, the \$100,000+ and the work of all involved- would be a significant waste of time and money.

We are at a turning point regarding the future of the largest most significant district in the city.

It would not behoove us to rush this project through without due consideration.

Thank you.

Exhibit 6A



October 14, 2014

Ms. Theresa Dell
Planning Board
City of Stamford
888 Washington Blvd.
Stamford, CT 06902

Dear Chair Dell and Planning Board Members:

Thank you for your efforts on behalf of the City of Stamford to create a Master Plan that benefits Stamford residents, property owners and businesses. I would like to note two comments to the proposed Master Plan.

First, I am requesting a change to the proposed Master Plan Map that would be an enormous improvement for the South End. For many years the Lathon Wider Center has acted as our community center providing a full range of services to the community, including the Ferguson Library, a food bank and after school programs for young children. However, B&S Carting is a waste recycling and transfer facility that directly abuts the center and the children's playground. These uses should not be located directly adjacent to each other.

I ask that the property owned by B&S Carting (map attached) be designated Category 9. This will encourage the proper redevelopment of this important property and will be a significant benefit to the South End community.

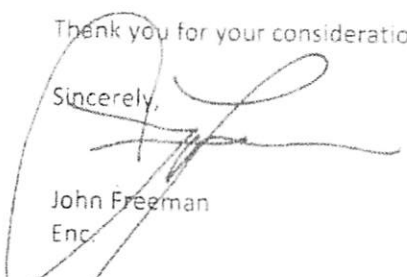
Second, BLT owns properties on Long Ridge Road and supports the adoption of Category 8, the new mixed use Campus Category that allows for adaptive reuse of the former office campuses.

This category is a result of multiple community meetings over the past year that voiced support for creating the ability, through the Master Plan, to repurpose these properties. The world has changed since the last Master Plan and many companies no longer seek to occupy office parks in suburban settings. Office tenants are now interested in more central locations and not suburban type office parks. We need this new Master Plan category to create some flexibility to respond to market demands in order to put the properties to productive use.

In closing, we encourage you to designate the B&S Carting Property to Category 9. Second, we ask that the properties currently designated as Category 8 in the Proposed Master Plan be kept in Category 8.

Thank you for your consideration.

Sincerely,


John Frezman
Enc.

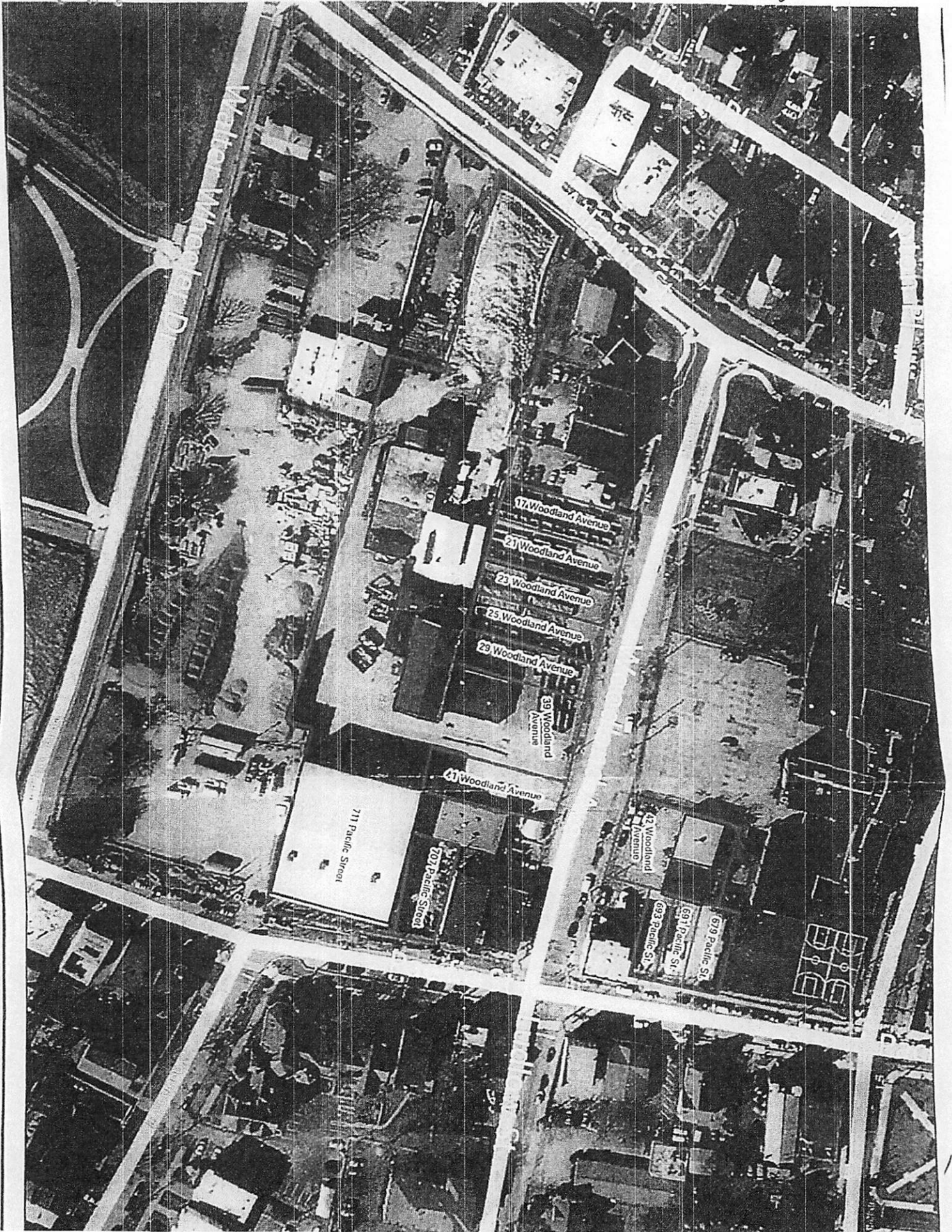
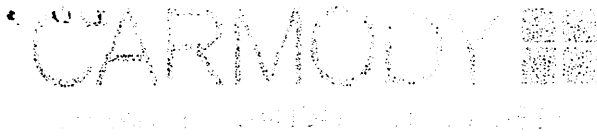


Exhibit 6B



Jacqueline O. Kaufman
Partner
Phone: 203.425.4200
Fax: 203.325.8608

707 Summer Street
3rd Floor
Stamford CT 06901

October 7, 2014

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

RE: Appeal of Draft Master Plan Designation: Atlantic Street between Henry Street & Walter Wheeler Drive, inclusive of properties at the corner of Atlantic Street and Woodland Avenue, Stamford, CT

Dear Chairman Dell and Members of the Planning Board:

I am writing to you in connection with the draft "Stamford Master Plan 2025," dated July 14, 2014. Our firm represents Alchemi Group, owners of properties located on Woodland Avenue, Stamford, CT. Specifically, I am writing to address the section of the Atlantic Street corridor located between Henry Street and Walter Wheeler Drive, adjacent to Woodland Avenue. This area, as well as the properties immediately to the east and west of Atlantic Street between these streets, inclusive of properties located at the intersection of Atlantic and Woodland, are proposed to be located in Land Use Category 4: Residential - Medium Density Multifamily. We encourage the Planning Board to reconsider this designation and propose that all properties which are located along Atlantic Street between Henry Street and Walter Wheeler Drive be redesignated to Category 9: Urban Mixed-Use.

One of the central goals of Chapter Five (Downtown and South End) of the 2025 Master Plan is to create connectivity and mixed-use opportunities in the South End and Downtown. Chapter 5 provides many opportunities for property owners to pursue this worthy goal along collector streets and main thoroughfares. Certainly, Atlantic Street is a key piece in this endeavor. The introduction of the new Atlantic Street underpass will create improved access along Atlantic Street north and south of I-95. This opportunity will be further enhanced by the uniform streetscape envisioned for Atlantic Street between Tresser Boulevard and the Harbor. These many improvements, coupled with existing and evolving development within this area make the Atlantic Street corridor ripe to support an appropriate scale of mixed-use development.

Redesignating the properties currently in Category 4 along Atlantic Street to Category 9 would create a continuous corridor from Broad Street to the Harbor located in either Category 9: Urban Mixed Use or Category 11: Downtown. The exclusion of a portion of Atlantic Street from either of these categories destroys the opportunity to truly achieve the goals set forth in

Theresa Dell, Chairwoman
Planning Board
October 7, 2014
Page 2

Chapter 5 and will not permit property owners within this area to adapt quickly and effectively to new market demands as they arise in the years ahead. Moreover, it could discourage development along an important thoroughfare and ultimately frustrate the achievement of many goals for the Atlantic Street corridor which your board has thoughtfully and sensitively addressed in the draft plan. A likely zoning companion to this redesignation could be the application of the Village Commercial Zone.

Flexibility and adaptability have been hallmarks of both Stamford's planning and zoning process for decades and have been the bedrock of the City's success. The 2025 Master Plan should continue to create opportunity in those areas most ready to support it, for which Atlantic Street is most certainly poised.

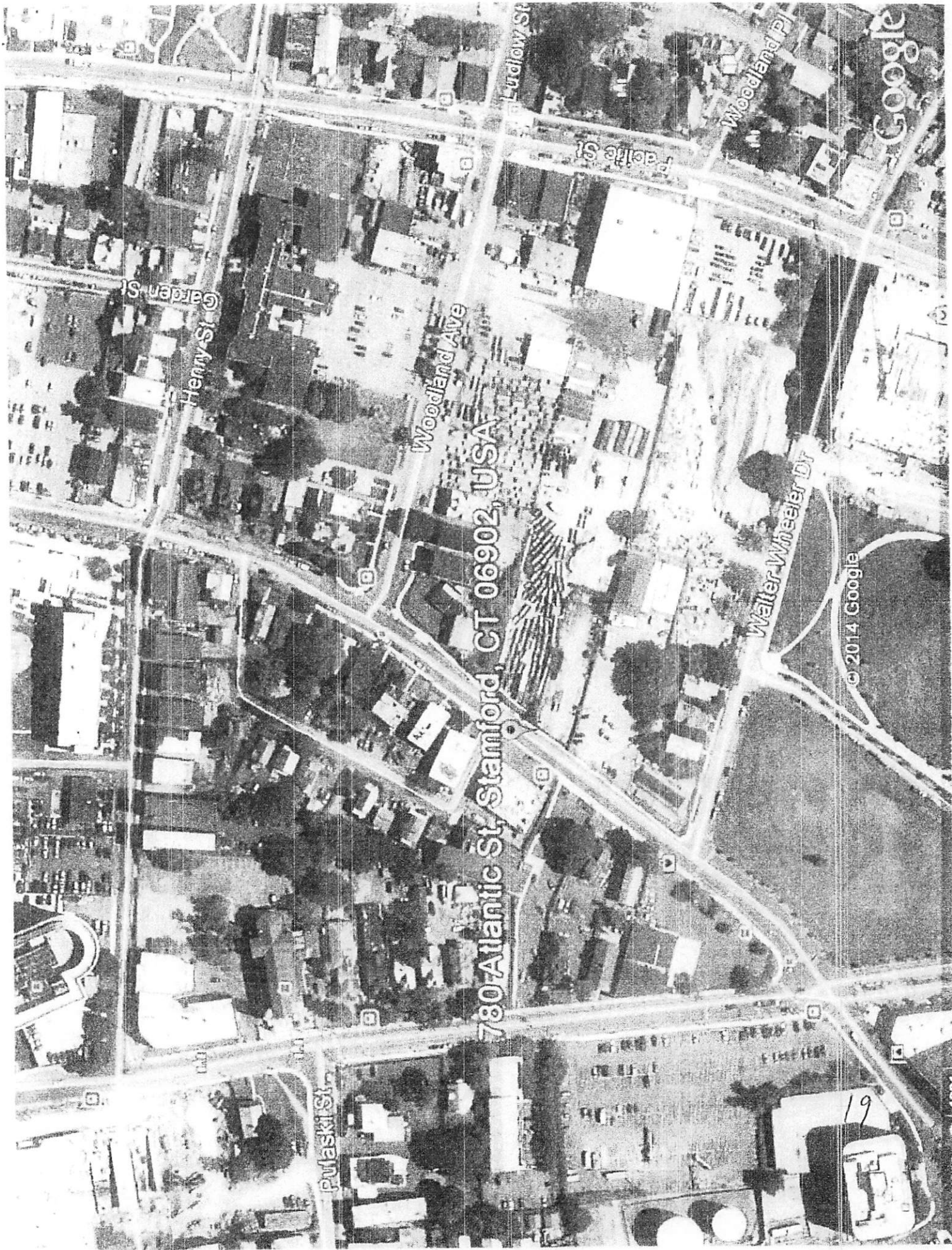
Should you have any questions regarding this request, please feel free to contact me at your convenience. I am happy to discuss it further either with staff or the Board at the public hearing meeting tonight.

Sincerely,

Jacqueline O. Kaufman

cc: Norman Cole
David Killeen
David Woods
Charles Baxter





780 Atlantic St, Stamford, CT 06902, USA

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