



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, PRINCIPAL PLANNER
SUBJECT: **ZB #223-48, Final Site Plan & Architectural Plan and Requested Uses Application, Special Permit**
APPLICANT: Tullamore, LLC (Contract Purchaser)
DATE: December 31, 2024
MASTER PLAN: Master Plan Category 11 (Downtown)
ZONING: C-C (Center City)

REQUESTED ACTIONS:

223-48	Site and Architectural Plan and Requested Uses	Final Site Plan Approval (“FSP”) pursuant to § 2.D. of the Zoning Regulations to develop the proposed 10 story extended stay hotel with retail/restaurant use on the ground floor.
	Special Permit	Special Permit Approval pursuant to § 2.E. of the Zoning Regulations for Large Scale Development Review of non-residential floor area greater than 20,000 sf. Special Permit pursuant to Appendix B, Footnote 23, to develop an extended stay hotel utilizing 6.0 FAR, subject to applicable standards and limitations.

Introduction

Tullamore LLC (Contract Purchaser and Applicant) is requesting approval of the related Special Permit and Final Site Plan Application to facilitate the redevelopment of the property with a ten

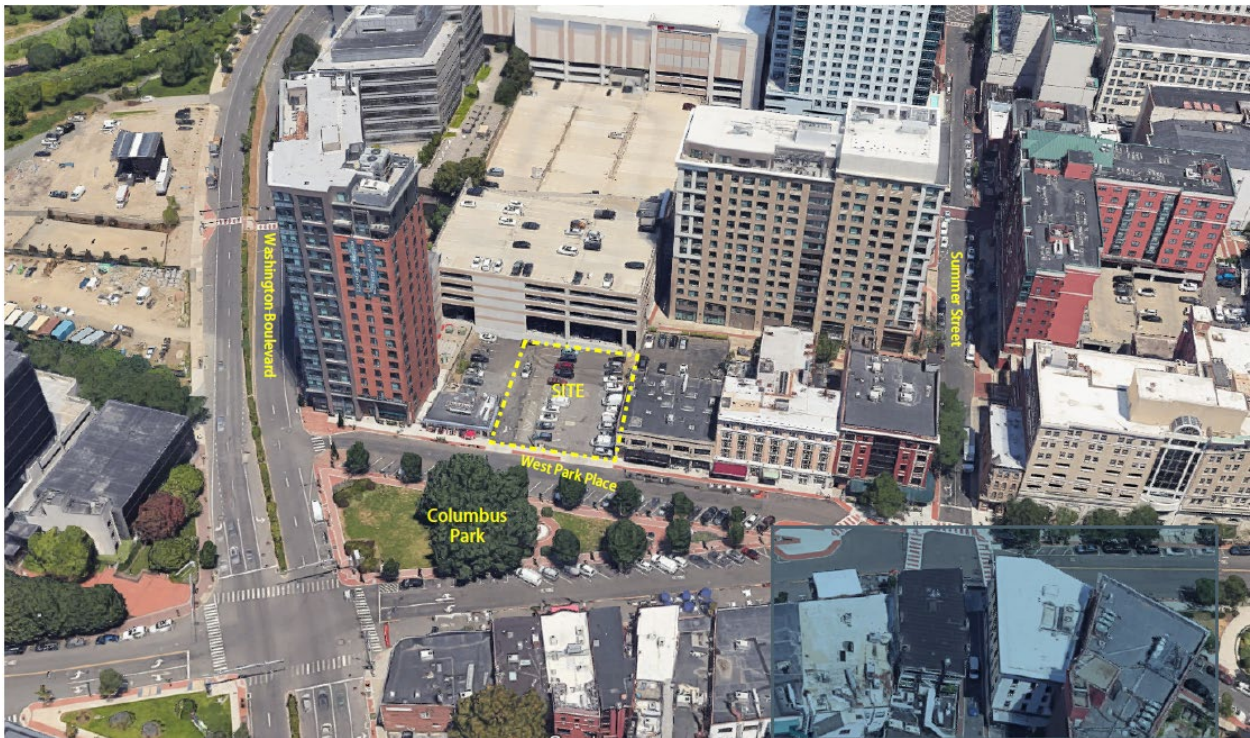
(10) story 99-key extended stay hotel at 0 West Park Place with 1,635 sf of ground floor retail/restaurant space.

Background

The site is currently owned by the Urban Redevelopment Commission. The Applicant is a contract purchaser of the subject property. The lot has been vacant for several decades and appears as a gap in the otherwise robust restaurant and retail corridor along West Park Place. A related text amendment application 223-47 related to parking was withdrawn by the applicant.

Site and Surroundings

The site is located on the north side of West Park Place facing Columbus Park, has a lot area of 11,739 sf and lot frontage of 98'. To the west of the property are the 18 story mixed use apartment building Vela on the Park and one-story Curly's diner. To the east of the site is 74 West Park Place a two story building with restaurants on the ground floor and offices on the second floor. The building 84 West Park Place located further east was recently converted from office to residential while retaining restaurants on the ground floor. The subject lot abuts the Summer Street garage along the northern property boundary. The lot is constrained by a vehicular access easement along the western property boundary to allow access to the parking lot serving Curly's diner. A pedestrian access easement runs across the eastern side of the property between the stairs of the Summer Street garage and West Park Place.



Final Site and Architectural Plan and Requested Uses

The proposed hotel will be 10 stories tall and 110' in height. The building will have a 3,156 sf restaurant/retail space (1,635 sf on ground floor, 1521 sf storage in basement) along West Park Place, a vehicular drop-off/loading area in the middle and the hotel lobby, bike storage, storage and trash room in the rear. The basement will house additional storage and utility rooms. This proposed arrangement ensures that the frontage along West Park Place is activated and drop-off/loading activity can be conducted off-street. Two way vehicular access for drop-off/loading is provided along the western boundary and a one-way vehicular and pedestrian path is provided along the east side. Based on feedback from Land Use and TTP staff, the applicant has designed both the access-ways using pavers and lighting to make them attractive to pedestrians while allowing vehicular movement. Further, the pedestrian connection to the Summer Street garage will be improved with a pedestrian ramp with special paving and landscaping. The proposed along the northern portion of the eastern boundary will have vines to provide an attractive buffer between the subject property and the parking lot to its east.

Each upper floor will have 11 hotel rooms (4 junior rooms and 8 suites per floor). The hotel will have a 3,144 sf roof deck with a pergola and parapet railing.

The front façade has been designed with an industrial look with molded concrete panels framing the glass curtain wall system. Concrete spandrel panels will serve as accent features in the façade. A large custom steel canopy will provide an inviting entrance to the building and match the style of the buildings to its east.

The western and eastern façades will be clad by fiber cement panel (e.g. Hardie) with a vertical wood finish element running from the ground floor to the roof level. The lobby portion of the western façade will be transparent with a glass storefront system.

The portion of the building fronting the drive court will also be clad in fiber cement panels.

Sidewalk and Street trees

The proposed building has been located so as to line up the street-wall with the neighboring buildings. A ten (10) feet wide sidewalk including a four (4) feet wide brick amenity strip and six (6) feet scored concrete path.

Given site frontage of ninety-eight (98) feet, and the requirement of one (1) street tree per 25' a total of four (4) street trees will be required. The Applicant proposes to provide two (2) street trees. The fee in lieu for the remaining two (2) trees will be \$5,000 (to be adjusted for Construction Cost Index).



Special Permits

Applicant requests a Special Permit pursuant to Footnote 23 of Appendix B which allows Hotels and/or Extended Stay Hotels within the C-C district with a maximum above grade FAR of 6.0, subject to the following standards and limitations:

Restriction on office/residential use

a. No commercial office or residential Floor Area shall be permitted;

*The project does not include any office or residential floor area. **Complies.***

Structured Parking/FAR

b. All above grade structured Parking Area shall count toward the FAR total;

*No on-site parking is proposed. **Not applicable.***

Ground floor retail

c. On Ground Floor Retail Streets, ground floor retail and/or ground floor Hotel common areas must be provided;

*The proposal includes 1,643 sf of retail/restaurant use along West Park Place along with 1,776 sf ground floor hotel common area (lobby) in the rear. **Complies.***

Façade features extending over public sidewalk.

d. Façade features such as flag poles, canopies, lighting fixtures, balconies, façade articulation which does not include occupiable Floor Area, cornices, eaves, and other similar ornamental features may extend over public property, including but not limited to sidewalks and property owned by the Urban Redevelopment Commission, provided they are not less than eight (8) feet above grade (except for balconies which shall not be lower than the second story) and set back a minimum of three (3) feet from the curb where overhanging a sidewalk and do not restrict the free flow of pedestrian or vehicular traffic; and provided further that with the exception of flag poles, canopies, and lighting fixtures, such façade features referenced above shall not exceed eighteen (18) inches beyond the property line;

*The proposed steel canopy will overhand on the public sidewalk at a height of 17' above grade and is more than 4' away from the curb as shown on the Site Plan. **Complies.***

Building Coverage

e. Building Coverage may equal 100% of the Lot Area with no rear yard, and no at grade open space;

*The applicant proposes building coverage of 65%. No rear yard is provided. The plan includes a landscaped pedestrian path approximately 14' wide. **Complies.***

Parking and Access

f. Parking may be provided at a rate of 0.5 spaces per hotel room for Hotels and 0.75 spaces per hotel room for Extended Stay Hotels within five hundred (500) feet of a public garage, where 24-hour shuttle services are provided, the terms of which are determined by the Zoning Board, and hotel conferencing and/or banquet facilities do not exceed 5,000 square feet; g. Access driveways shall be not less than twenty (20) feet in width between curbs for two-way operation; h. Where parking and site access is provided on an adjacent Lot(s), Parking Spaces and drive aisles may extend over common property lines, provided necessary easements are granted to the satisfaction of the Director of Legal Affairs.

*No parking is required for sites under 25,000 sf per updates to the parking regulations in October 2024 per application 224-19. No banquet facilities are proposed and no parking areas are proposed. The northerly two-way driveway serving the eight (8) parking spaces on the Curly’s lot is compliant with Section 12.A.2 of the Zoning Regulations. **Not applicable.***

ZONING DATA CHART

**Zoning Data (C-C)
0 West Park Place**

Standard	Req/Allowed	Proposed	Notes
Lot Area	4,000 SF	11,739	Complies. Appendix B, Table III
Frontage	40'	98'	Complies. Appendix B, Table III
Building Height	290'	110'	Complies. Appendix B, Table III
Building Coverage	100% (11,739)	65% (7,650)	Complies. Appendix B, Footnote 23
Floor Area Ratio	6.0 (70,432)	5.9 (69,016)	Complies. Appendix B, Footnote 23
Front Setback	0'	2.5'	Complies. Appendix B, Footnote 23
Side Setback	0'	15'	Complies. Appendix B, Footnote 23
Rear Setback	0'	0'	Complies. Appendix B, Footnote 23

Bicycle Parking

	Required	Provided	Notes
Class A	9.9	10	Complies. Class A spaces provided at grade in secure bike room.
Class B	5.0	5	
Total	14.9	15	

Referral Comments

Planning Board

During their regularly scheduled meeting held on Tuesday, February 13, 2024, the Planning Board recommended approval of the proposed Special Permit 223-48 to construct the extended stay hotel with ground floor retail/restaurant and found that this request in general harmony with Master Plan Category #11 (Downtown). The recommendation letter further stated that the project will support the recommendation of the Parking Study by utilizing shared parking and is aligned with the following Master Plan policies:

Policy 5A.6: Promote infill development on vacant sites within Downtown.

Policy 5B.1: Improve pedestrian connectivity within Downtown.

Policy 5B.2: Implement streetscape and traffic calming improvements Downtown.

Policy 5.B.3: Promote neighborhood revitalization.

Engineering Bureau

Willetta Capelle, P.E. - Coordinator of Site Plan Reviews and Inspections in a letter dated February 5, 2024 stated that the Engineering Bureau had no objections with the project proceeding with the Zoning approval process and made technical comments on the civil plans and the drainage summary to be addressed prior to the issuance of a Building Permit.

Fire Marshal

Assistant Fire Marshal in an email dated Tuesday December 28, 2023 stated that the Fire Marshal's office has no objections to the project. They recommended that the applicant provide a standpipe connection in the courtyard in the front half of the building.

Environmental Protection Board

In a letter dated November 22, 2023, Lindsay Tomaszewski, Environmental Analyst stated that EPB has no comments or objections to the proposed development and provided comments on the sediment and erosion control plan and noted that a landscape and drainage maintenance agreement will be required.

Summary

Staff believes that the proposal will be an important addition to Downtown Stamford, filling the void in the otherwise robust Downtown block. Addition of a new boutique/extended stay hotel will be beneficial for Stamford providing a new option for business travelers, Stamford Hospital and

UConn related visitors amongst others. It will improve the streetscape along this stretch of West Park Place and also enhance the pedestrian connection to the Summer Street garage. Staff recommends approval of the Special Permit and Site Architectural Plan and Requested Uses application.