

**NOTICE OF PUBLIC MEETING  
STAMFORD PLANNING BOARD  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
TUESDAY, FEBRUARY 11, 2025  
6:30 p.m.**

**JOIN ZOOM WEBINAR**

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**Web & Phone Meeting Instructions:**

- If your computer/smartphone has a mic and speaker then:  
Type in, paste or click the following link: <https://us02web.zoom.us/j/85059263521>; **OR**
- If not, then **Call-in** using a **phone number, Meeting ID & passcode** provided above.
- Sign-up for Planning Board meeting updates by emailing [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov).

**Web Meeting Ground Rules:**

- The meeting shall be recorded and the video shall be posted on the City of Stamford website [http://cityofstamford.granicus.com/ViewPublisher.php?view\\_id=8](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8)
- The Planning Board shall moderate the audio for attendees.
- Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.
- Any applicant wishing to submit written testimony can send it prior to the meeting to [lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov) or submit through a Chat message to the Planning Board Chair during the meeting.

Anyone requiring auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in this meeting, should contact the City of Stamford's ADA Coordinator as soon as possible, preferably at least two (2) business days before the meeting: Carmen Hughes, Director of Diversity, Equity & Inclusion. Phone: (203) 977-7993 / Email: [CHughes1@StamfordCT.gov](mailto:CHughes1@StamfordCT.gov).

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**PLANNING BOARD MEETING MINUTES:**

- January 28, 2025 (Regular Meeting)

**CAPITAL BUDGET:**

- Final review and approval of the 2025-2026 Capital Budget and preparation of the letter to the Mayor.

**REQUEST FOR AUTHORIZATION:**

1. **CONTRACT FOR SALE AND FIRST AMENDMENT BETWEEN THE YOUNG MEN’S CHRISTIAN ASSOCIATION OF STAMFORD (YMCA) AND THE CITY OF STAMFORD:** This proposed Contract for Sale and its First (only) Amendment is for the City’s purchase of Unit #2 in that certain 909 Washington Boulevard Condominium, located at 10 Bell Street, Stamford, CT, and commonly known as the YMCA of Stamford. The City intends to purchase the YMCA for use as a recreation center. This property is Unit #2 in a 2-unit condominium association named 909 Washington Boulevard Condominium. Unit #1 is The Loyd (Hilton) Hotel. The purchase price is \$3,650,000.00. The City has made a \$5,000.00 deposit and another \$50,000.00 deposit is due immediately. The balance will be paid at closing. The purchase price includes all the athletic and aquatic/pool equipment.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **YMCA ACQUISITION & RENOVATION - PROJECT #001429 - TOTAL REQUEST \$5,300,000.00:** This proposed Contract for Sale and its First (only) Amendment is for the City's purchase of Unit #2 in that certain 909 Washington Boulevard Condominium, located at 10 Bell Street, Stamford, CT, and commonly known as the YMCA of Stamford. The City intends to purchase the YMCA for use as a recreation center. This property is Unit #2 in a 2-unit condominium association named 909 Washington Boulevard Condominium. Unit #1 is The Lloyd (Hilton) Hotel. The purchase price is \$3,650,000.00. The City has made a \$5,000.00 deposit and another \$50,000.00 deposit is due immediately. The balance will be paid at closing. The purchase price includes all the athletic and aquatic/pool equipment. The initial offer the City made for the purchase of the building was \$5,150,000.00. The City negotiated a donation from the YMCA Board of Directors in the amount of \$1,500,000.00 which manifests in a reduction in the proposed purchase price. The City's capital project appropriation request is \$5,300,000.00, which includes the purchase price of \$3,650,000.00, and \$1,650,000.00 for capital improvements.
2. **LATHON WIDER PROPERTY CLAIM - PROJECT #01430 - TOTAL REQUEST \$250,000.00:** Capital non-recurring funding request of \$250,000.00 to address the immediate need for restoration, cleanup and repairs/replacements relating to a property loss claim of the building from flooding due to a mechanical failure. Insurance proceeds should cover costs after a \$250,000.00 deductible.
3. **GLENBROOK COMMUNITY CENTER PROPERTY CLAIM - PROJECT #01431 - TOTAL REQUEST \$250,000.00:** Capital non-recurring funding request of \$250,000.00 to address the immediate need for restoration, cleanup and repairs/replacements relating to a property loss claim of the building from flooding due to a sprinkler pipe failure. Insurance proceeds should cover costs after a \$250,000.00 deductible.
4. **UTILITY PAVING - PROJECT #CP8711 - TOTAL REQUEST \$750,000.00:** Additional funding needed to complete roads coordinated to be paved by the City and to have funding to take on additional roads.
5. **STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST 2,250,000.00:** Additional funding needed to pave roads, in the spring, prepared over the winter and continue drainage on the top 200 list of roads.
6. **MILL RIVER PLAYScape - PROJECT #CP3161 - TOTAL REQUEST \$16,667.00:** The Mill River Collaborative will create a uniquely designed playscape area at the Mill River Park Carousel Pavilion. The installation will be an architecturally distinctive, playful, and interactive structure. The project will be grounded in a holistic conceptual vision and will meet functional, aesthetic, and narrative requirements. Our carousel hosts families every weekend with many birthday parties and dozens of kids all summer and during school holidays as part of our camp offerings. The playscape will be an inclusive design that will engage kids, caregivers and the entire community. The exciting challenges and activities on an inclusive playscape area will provide increased play value and engagement to our varied park visitors. This money is being allocated for the design and construction of the playscape. Our current project timeline is as follows:

- Currently the project is in the conceptual phase and should last about two weeks.
- Second Phase, Schematic Design - One Month
- Third Phase, Design Development - One Month
- Fourth Phase, Permitting - Four Months
- Fifth Phase, Construction Documents - One and a Half Months
- Final Phase (May 2023) Construction - Two Months

7. **BOYS & GIRLS CLUB OF STAMFORD PLAYScape - PROJECT #CP3162 - TOTAL REQUEST \$16,668.00:** The Boys & Girls Club of Stamford operates the Yerwood Center, the site of the playscape that is being rehabilitated. The Yerwood Center is owned by the City of Stamford. The Boys & Girls Club of Stamford and the City of Stamford have entered into a long-term lease structure. Currently, the Yerwood Center and the playscape are primarily used by underserved youth in grades K-3. The playscape project involves:
- Design a new playscape - Current playscape is estimated to more than double in size while improving safety and ADA.
  - Compliance.
  - Solicit proposals and select a contractor.
  - Remove and dispose of existing playscape.
  - Level the ground allowing for new and larger playscape to be installed.
  - Install playscape.
8. **CHILDREN’S LEARNING CENTER PLAYScape - PROJECT #CP3163 - TOTAL REQUEST \$16,667.00:** The Children's Learning Centers of Fairfield County (CLC) is planning to install a new playscape at its Hillandale Avenue location. Redniss & Mead are the site engineers of record and will prepare all site plans for the project. They will coordinate with the City of Stamford Engineering Bureau in filing applications and site plan approval. The general contractor shall complete work related to site preparation, demolition of current play equipment and rubber surfaces, site drainage, and preparation for the installation of the new play equipment. All play surface preparation must meet or exceed ASTM safety standards and be ADA compliant.
9. **EAST SIDE LIBRARY - PROJECT #001404 - TOTAL REQUEST \$350,000.00:** This funding will be used for the architectural design for the East Side Library, a satellite branch of the Ferguson Library, located on Courtland Avenue.
10. **TRAFFIC SIGNAL COORDINATION - PROJECT #CP6763 - TOTAL REQUEST \$1,084,550.00:** This project is to upgrade and replace six (6) intersections at: [1] US Route 1 at Liberty Street and Roosevelt Avenue (Intersection #264); [2] US Route 1 at Fairfield Avenue (Intersection #262); [3] North State Street at Canal Street (Intersection #241); [4] North State Street at Elm Street (Intersection #232); [5] US Route 1 at Seaside Avenue (Intersection #202) and [6] Atlantic Street at Broad Street and Bedford Street (Intersection #401). The original \$3,000,000.00 funding was approved on July 1, 2016 and due to material cost increases since then, an additional \$1,084,550.00 of grant funding has been added to the project by the Federal Highway Administration and the Department of Transportation.
11. **WASHINGTON BOULEVARD SAFETY & MOBILITY IMPROVEMENTS - PROJECT #001406 - TOTAL REQUEST \$2,000,000.00:** State funding for the construction of a raised intersection at Washington Boulevard and Richmond Hill Avenue along with other roadway safety improvements such as raised pedestrian refuge islands, increased lighting and new ADA compliant pedestrian ramps.
12. **CITYWIDE PEDESTRIAN SIGNAL & SAFETY UPGRADES - PROJECT #001328 - TOTAL REQUEST \$2,878,000.00:** State funding to upgrade pedestrian infrastructure such as ADA pedestrian ramps, ADA push buttons, pedestrian signals, crosswalks, “Yield to Pedestrians” signs and other pedestrian safety and mobility infrastructure at forty (40) signalized intersections in the City.
13. **BROAD STREET CORRIDOR SAFETY IMPROVEMENTS - PROJECT #001425 - TOTAL REQUEST \$3,384,000.00:** State funded roadway safety enhancements on Broad Street including bump outs, protected bike lanes, new sidewalks and traffic signal upgrades.

14. **360 DEGREE VIDEO DETECTION SYSTEM PHASE 2 - PROJECT #001428 - TOTAL REQUEST \$3,852,000.00**: State funding for the installation of new and/or to replace existing unreliable 360-degree video detection systems and aging traffic signal cabinets and wiring with proven reliable traffic signal equipment. This enhances traffic signal infrastructure reliability and operations.
15. **GLENBROOK TRANSIT-ORIENTED DISTRICT (TOD) IMPLEMENTATION - PROJECT #000538 - TOTAL REQUEST \$4,320,295.00**: State funding for the reconstruction of the intersection at Glenbrook Road and Church Street. The project includes sidewalk reconstruction, full intersection reconstruction, new traffic signal installation, drainage upgrades and other related roadway work. Work will improve traffic operations and roadway safety.
16. **NORTH STATE STREET GATEWAY PROJECT - PROJECT #001427 - TOTAL REQUEST \$4,600,200.00**: State funding for the reconstruction of North State Street. This project aims to convert North State Street to a multimodal gateway to Stamford by providing a cycle track for bicyclists, wayfinding signage for visitors, a sense of place, lighting, landscaping and streetscape elements to improve the travel experience for all road users. The road will be repaved and intersection safety enhancements at some of the highest crash intersections in the City.
17. **SAFE ROUTES TO SCHOOLS - PROJECT #CP5231 - TOTAL REQUEST \$8,440,000.00**: Federal Earmark funding to build new, safe sidewalks and create additional safe crossings to remove the barriers which prevent many students from walking to schools. As a result, the project will reduce the number of parents who drive their children to school, which has created an operational burden for schools as well as increased congestion on the adjacent roadway systems.
18. **SOUTH END TRANSPORTATION IMPROVEMENT PLAN - PROJECT #CP1461 - \$9,454,918.00**: Funded by the State and recommended by the City of Stamford Master Plan, the Stamford Bicycle and Pedestrian Master Plan and the South End Neighborhood Plan, the Lower Atlantic Street Reconstruction Project will transform Lower Atlantic Street (Atlantic Street between Dock Street and Washington Boulevard) into a complete street. Enhancements include rebuilt sidewalks, pedestrian level lighting, bump outs, traffic calming measures, new crosswalks, street trees, protected bicycle infrastructure and other roadway enhancements.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #225-03 - CITY OF STAMFORD ZONING BOARD - Text Change**: The purpose of this Text Amendment is to update referenced, to extend the expiration of certain permits and approvals and to streamline Section 4 of the Zoning Regulations, Use Regulations and Standards.
2. **ZB APPLICATION #225-04 - CITY OF STAMFORD ZONING BOARD - Text Change**: The purpose of this proposed Zoning Text Amendment is to provide zoning incentives for the provision of more space for day care facilities in new developments. The intent is to address both the shortage of childcare options as well as the cost of these services.

Next regularly scheduled Planning Board meetings are:

- February 25, 2025 (Regular Meeting)
- March 11, 2025 (Regular Meeting)
- March 25, 2025 (Regular Meeting)

*All items on this agenda are noticed for discussion and possible action.*