



Customer-Focused Solutions

**Stamford Urban Transitway
New Starts Criteria Document
Appendix**

Volume II of II

**City of Stamford
Stamford, CT**

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Federal Transit Administration**

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Tables

Table 6.4 – Permitted Land Uses Within City Zoning Districts

NOTE: Figure in parenthesis "()" after Permitted Use refers to Definition in Section 3. Permitted Uses in the various districts are indicated with an "X". Where such use is marked with an "XM", such use is permitted with a maximum of 1,500 square feet of gross floor area for each such establishment, and a total of 30,000 square feet of gross floor area for all such establishments in the CC-S District. Where such use is marked with an "A", it is subject to approval by the Zoning Board of Appeals, in accordance with procedures and standards as set forth in the statutes and as provided for under Section 19 of these Regulations. Where such use is marked with a "B", it is subject to approval by the Zoning Board, in accordance with procedures and standards as set forth under Section 9 and Section 19 of these Regulations. Where such use is marked with an "XR", such retail use shall not exceed 5,000 square feet of gross floor area for each such separate retail establishment; and in the aggregate, such retail use shall not exceed 50 percent of maximum permitted floor area for any parcel, excluding retail which is accessory to an industrial use.

PERMITTED USES IN RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DISTRICTS	RESIDENCE												COMMERCIAL					INDUSTRIAL					
	RA 3	RA 2	RA 1	RA 20	RA 10	RA 7	RA 5	R 6	R M-1	R 5	R MF	R R	R H	C N	C B	C L	C G	C C	C S	C S	M L	M G	
1 - Ambulance Facility, Non-Profit (Assisted by Federal, State and/or Municipal funding) (4.1).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.1 - Apartment Building for the Elderly(4.2)-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-
1.2 - Apartment Building for the Elderly -Municipally owned (4.3).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 - Apartment Building for the Elderly -Non-Profit (4.4).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.4 - Apartment Building for Supportive Housing (4.5)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 - Apartment - Garden Type.....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 - Apartment Hotel (5).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3.1 - Apartment Hotel for the Elderly (5.1)..	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 - Apartment House (6).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.1 - Auto Rental Service Facility (8.1).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 - Boarding House, Rooming House (13) -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 - Camp, Summer Day (19).....	A	A	A	A	A	A	A	A	A	B	B	B	B	B	B	B	B	B	B	B	B	B	B
7 - Camp Ground (20).....	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
8 - Cemeteries & Mausoleums (21)(67)..	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
9 - Child Day Care Center (22).....	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

PERMITTED USES IN
RESIDENTIAL, COMMERCIAL
OR INDUSTRIAL DISTRICTS

	RESIDENCE												COMMERCIAL										INDUSTRIAL				
	RA 3	RA 2	RA 1	RA 20	R 10	R 7	R 5	R 6	R M-1	R 5	R R	R MF	R H	C N	C B	C L	C G	C N	C I	C S	C C	C C	C S	M L	M M	M G	
28 - Hotel Residential (49).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28.1-Museum, Non-Profit (67.1).....	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29 - Nursing Home (69).....	A	A	A	A	A	A	A	B	B	B	B	B	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29.1- Offices, Housing Authorities.....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30 - Passenger Terminals & Stations (74) -	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	A	A	A	A	A	A	A
30.2 -Personal Wireless Service Facility (74.2).....	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
30.5 -Prenatal Care & Transitional Residence(74.5).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31 - Professional Offices,Accessory Use	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
32 - Professional Offices, Medical (75).....	-	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	x	x	x	x	x	x	x	x	x	x	x
33 - Professional Offices, Principal Use	-	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	x	x	x	x	x	x	x	x	x	x	x
34 - Professional Pharmacy (78).....	-	-	-	-	-	-	-	-	-	-	-	-	-	x	x	x	x	x	x	x	x	x	x	x	x	x	x
35 - Public & Charitable Agencies (79).....	A	A	A	A	A	A	A	A	A	B	B	B	B	x	x	x	x	x	x	x	x	x	x	x	x	x	x
36 - Public Libraries or Branch thereof.....	A	A	A	A	A	A	A	A	B	B	B	B	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A
37 - Public Utility Buildings (80).....	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	A	A	A	A	A	A	A
38 - Public Utility Transformer & Pump Stations.....	A	A	A	A	A	A	A	A	B	B	B	B	B	x	x	x	x	x	x	x	x	x	x	x	x	x	x
39 - Radio & television Broadcasting Stations & Masts (82).....	A	A	A	A	A	A	A	A	A	B	B	B	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A
39.1- Residential Recreational Area (84.1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40 - Sand & Gravel Bank, No Crushing.....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41 - School, Non-Public (91).....	A	A	A	A	A	A	A	A	B	B	B	B	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A
42 - School, Public (92).....	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
42.1 - Senior Housing and Nursing Home Facility Complex (92.1).....	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PERMITTED USES IN RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DISTRICTS	RESIDENCE										COMMERCIAL					INDUSTRIAL					
	RA 3	RA 2	RA 1	R 20	R 10	R 7.5	R 6	R M-1	R 5	R H	C N	C B	C L	C G	C N	C I	C S	C C	C C	C S	M L

42.2 - Surgery Center/Out Patient (98.1) - - - - - B - - - - - x x x x x -

43 - Tourist Home (103)..... - - - - - - - - - - - - - - - x x - - - x -

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL										INDUSTRIAL	
C-N	C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G		

	-	-	-	-	-	-	-	-	B	B
43.1 Adult Entertainment Establishment (2.1) (see Sect. 7.P)...										
44 - Agencies - Real Estate, Insurance, Employment.....	X	X	X	X	X	X	X	X	X	X
45 - Amusements - Outdoor Temporary, Circus, Fairs, etc.....	-	-	-	-	A	X	-	-	X	X
46 - Amusements - Dance Hall, Billiard Parlor, Indoor.....	-	-	-	X	A	-	X	X	X	X
47 - Amusements - Theatre, Pools, Arena; Outdoor.....	-	-	-	-	A	X	X	X	X	X
48 - Apparel Shop.....	X	X	X	X	X	X	-	XM	-	-
49 - Art & Antique Shops.....	X	X	X	X	X	X	-	XM	-	-
50 - Assembly of Parts, Retail only.....	-	-	X	X	X	X	X	-	X	-
51 - Auto & Airplane Assembly.....	-	-	-	-	-	-	-	-	-	X
52 - Auto Court, Motel.....	-	-	-	X	-	-	-	X	-	-
53 - Auto Parking Area, Commercial & Municipal.....	A	A	X	X	X	X	X	X	X	X
54 - Auto Sales Agency, New with Used,	-	-	-	X	X	X	X	X	X	X
55 - Auto Sales Area, Used (110) (provided that within the C-L District, the lot must front on U.S. Route 1).....	-	-	A	X	-	X	X	-	X	X
56 - Auto Service Station (44) (See Section 11).....	A	A	-	-	A	A	-	-	A	A
57 - Auto Truck Storage Area.....	-	-	-	-	-	-	-	-	-	A
58 - Auto Wrecking Area, Junk Yard (52).....	-	-	-	-	-	-	-	-	-	B
59 - Automatic Car Wash Establishments Subject to Section 11	-	-	A	-	-	A	A	-	X	X
60 - Automotive Equipment & Service (9), except in the CN Zone retail only and no automotive service shall be provided....	X	-	-	X	X	X	X	-	X	X

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL
C-N C-B C-L C-G CC-N C-I C-S CC-S
INDUSTRIAL
M-L M-G

	C-N	C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G
61 - Bakeries, Commercial or Wholesale, engaged in the production and storage of bakery Products for resale off premises.....	-	-	-	-	-	-	X	-	X	X
62 - Bakeries, Retail.....	X	X	X	X	X	X	X	-	XR	XR
63 - Bank & Financial Institutions.....	X	X	X	X	X	X	X	X	X	X
64 - Barber, Beauty Shops.....	X	X	X	X	X	X	X	XM	XR	XR
65 - Boat, Marine Accessories; Outboard Motor Sales and Repairs.....	-	-	-	-	X	X	X	-	X	X
66 - Boat Storage & Repair.....	-	-	-	-	-	-	X	-	X	X
67 - Book Store.....	X	X	X	X	X	X	-	XM	-	-
68 - Bottling Plant.....	-	-	-	-	-	-	X	-	X	X
69 - Bowling Alleys.....	-	-	-	X	X	A	A	X	A	-
70 - Brewery, Distillery.....	-	-	-	-	-	-	-	-	-	X
71 - Brick, Tile, Terra Cotta, Cement Block, Cast Stone Manufacturing.....	-	-	-	-	-	-	-	-	-	X
72 - Building Material, Sales & Storage (17).....	-	-	-	-	-	-	X	-	X	X
73 - Cafe, includes Entertainment & Liquors, Subject to Section 14 (18).....	-	-	-	X	X	X	X	X	X	X
74 - Cafe, excludes Entertainment but includes Liquors, Subject to Section 14 (18).....	-	-	X	X	X	X	X	X	X	X
75 - Camera Shop.....	X	X	X	X	X	X	-	XM	-	-
76 - Camp, Trailer; Trailer Sales (20 or 105).....	-	-	-	-	-	A	A	-	A	-

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL							INDUSTRIAL		
C-N	C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G

77 - Canvas Products Mfg.....	-	-	-	-	-	-	X	-	X	X
78 - Carpentry, Woodworking Shop.....	-	-	-	-	-	X	X	-	X	X
79 - Casting, Foundry.....	-	-	-	-	-	-	-	-	-	X
80 - Chemical Mfg. & Storage.....	-	-	-	-	-	-	-	-	-	A
81 - Christmas Trees, Holly Wreaths & Similar Christmas Decorations, the sale of.....	X	X	X	X	X	X	X	XM	X	X
81.5 Radio Controlled Miniature Car Facility	-	-	-	-	-	-	-	-	-	X
82 - Clothing Store.....	X	X	X	X	X	X	-	-	-	-
83 - Coal Storage and Sales.....	-	-	-	-	-	-	-	-	-	X
84 - Color Scanning Shop (26), except no limit on employees in Industrial Districts and CC-S District.....	-	-	-	-	-	X	X	X	X	X
85 - Commercial - Apartment Building (86).....	-	-	-	-	X	-	-	-	-	-
86 - Confectionery Store.....	X	X	X	X	X	X	-	XM	-	-
87 - Contractor's Material & Equipment Storage Yard & Building.....	-	-	-	-	-	-	X	-	X	X
87.1 Copy and Communication Center (26.2).....	X	X	X	-	-	-	-	-	-	-
88 - Custom Tailor, Dressmaker, Milliner.....	X	X	X	X	X	X	-	XM	-	-
89 - Crematory, except in cemetery (28.1).....	-	-	X	-	X	-	-	-	-	X
90 - Department Store.....	-	-	X	X	X	X	-	-	-	-
92 - Drug Store.....	X	X	X	X	X	X	X	XM	X	X

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL INDUSTRIAL
C-N C-B C-L C-G CC-N C-I C-S CC-S M-L M-G

93 - Dry Goods, Notions Store.....	X	X	X	X	X	X	-	-	-	-	-	-	-
94 - Electrical Appliance Stores, Retail.....	X	X	X	X	X	X	-	-	-	-	-	-	-
95 - Electrical & Manual Household Appliances (small) Repair & Service (7).....	X	X	-	-	-	-	-	-	-	-	-	-	-
96 - Electronics Scientific Instrument Mfg.....	-	-	-	-	-	-	X	X	X	X	X	X	X
96.1 Equipment Rental, General (35.2).....	-	-	-	-	-	-	-	-	-	-	-	A	X
97 - Equipment Rental Store, Residential (36).....	X	X	-	X	-	X	-	-	-	-	-	-	-
98 - Feed Stores, Hay, Grain.....	-	-	-	-	-	-	X	-	-	-	-	-	-
98.1 Surgery Center/Out Patient.....	-	-	X	X	X	X	X	X	X	X	X	X	-
99 - Floor Covering Shop, Retail (40).....	X	X	A	X	X	X	-	-	-	-	-	XR	-
100 - Florist Shop.....	X	X	X	X	X	X	-	-	-	-	-	-	-
101 - Food Catering, including preparation of all foods for off- premises consumption, providing the number of persons working in any one location shall not exceed 5 except no limit on employees in Industrial Districts and CC-S District	-	-	X	X	X	X	X	X	X	X	X	X	X
102 - Food Processing, Live & Dressed Poultry.....	-	-	-	-	-	-	-	-	X	-	-	X	X
103 - food Processing, Retail on Premises.....	-	-	-	-	X	X	X	X	X	X	XM	X	X
104 - Food Processing, Wholesale, excludes Meat, Fish, Vinegar, Yeast, Fat.....	-	-	-	-	-	-	-	-	-	X	-	X	X
105 - Food Shops, Retail.....	X	X	X	X	X	X	X	X	X	X	XM	X	X
106 - Freight Classification Yard.....	-	-	-	-	-	-	-	-	-	-	-	-	X

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL INDUSTRIAL
C-N C-B C-L C-G CC-N C-I C-S CC-S M-L M-G

	C-N	C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G
107 - Funeral Parlor.....	-	-	X	X	X	X	-	-	-	-
108 - Furniture Store.....	A	A	X	X	X	X	-	-	X	-
109 - Garages, Public (43)(See Section 11)(subject to the standards of Sect. 11-C-2 and 11-C-3; provided further that within the C-L District, the lot must front on U.S. Route 1).....	-	A	A	X	X	X	X	X	X	X
110 - Garages, Bus & Taxi Service (43) (See Section 11).....	-	-	-	X	X	X	X	X	X	X
111 - Gardening Supplies, Retail.....	X	X	X	X	X	X	-	-	-	-
112 - Gas Mfg. & Storage.....	-	-	-	-	-	-	-	-	-	X
113 - Gift Shop.....	X	X	X	X	X	X	-	XM	-	-
114 - Glass Fabricators & Installation.....	-	-	-	-	-	-	X	-	X	X
115 - Glass Mfg. or Processing.....	-	-	-	-	-	-	-	-	-	X
116 - Golf Course, Miniature or Simulated (88-029).....	-	-	-	-	-	A	X	-	X	X
117 - Gymnasium or Physical Culture Establishment.....	-	-	-	X	X	X	-	X	X	X
118 - Hardware Store.....	X	X	X	X	X	X	X	-	XR	XR
119 - Ice Dispensing Service, Retail.....	X	X	X	X	X	X	X	XM	X	X
120 - Ice Mfg. & Storage.....	-	-	-	-	-	-	X	-	X	X
121 - Ice Skating Rink - Indoor.....	-	-	A	A	X	X	-	X	X	X
122 - Ice Skating Studio, Private (51).....	-	-	X	-	X	-	-	-	-	-
123 - Interior Decorating Shop.....	X	-	X	X	X	X	-	XM	-	-
124 - Jewelry Mfg.....	-	-	-	-	-	-	X	X	X	X
125 - Jewelry Store, Repairs.....	X	X	X	X	X	X	-	XM	-	-

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL INDUSTRIAL
C-N C-B C-L C-G CC-N C-I C-S CC-S M-L M-G

126 - Laboratories, research (84).....	-	-	-	X	X	X	X	X	X	X	X	X	X
127 - Laundry, Cleaning & Dyeing Agency.....	X	X	X	X	X	X	X	X	X	XM	X	X	X
128 - Laundry, Cleaning & Dyeing Establishment.....	-	-	-	-	-	-	-	X	-	-	X	X	X
129 - Laundry & Dry Cleaning Establishment, Retail (53).....	X	X	X	X	X	X	X	-	-	XM	-	-	-
130 - Laundry, Self-Service; Dry Cleaning, Self-Service.....	X	X	X	-	X	X	X	X	X	XM	X	X	X
131 - Machine Shop, Blacksmith Shop.....	-	-	-	-	-	-	-	-	X	X	X	X	X
132 - Manufacture & Assembly of: Art Goods; Boxes; Candy; Clothing; Cosmetics; Drugs; Electrical Goods; Excelsior; Felt; Fibre; Firearms; Flavoring; Furniture; Glass Products; Hats; House, Office and Theatre Equipment; Ladders; Leather & Sporting Goods; Mattresses; Models, Tools & Appliances; Musical Instruments; Novelties; Paper Products; Perfumes; Playground Equipment; Signs; Staging; Stationery; Store & Office Equipment; Synthetic & Plastics Products; Textiles; Toilet Preparations; Toys.....	-	-	-	-	-	-	-	-	-	-	-	-	X
133 - Meat Processing excluding Slaughtering, Curing & Smoking	-	-	-	-	-	-	-	-	X	X	X	X	X
134 - Metal Fabrication of Light Sheet Metal Ducts, Gutters, Leaders.....	-	-	-	-	-	-	-	-	-	X	X	X	X
134.5 Microwave Transmission Facilities, Commercial; Principal or Accessory Use.....	-	-	-	A	A	-	-	-	-	A	A	A	A
135 - Millwork, Cabinet Work.....	-	-	-	-	-	-	-	-	X	X	X	X	X
136 - Music Store.....	X	X	X	X	X	X	X	X	-	-	-	-	-
137 - Newsstand, Variety Store.....	X	X	X	X	X	X	X	X	X	X	X	X	XR XR

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL										INDUSTRIAL	
C-N	C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G		

138 - Offices, Business & Professional.....	X	X	X	X	X	X	X	X	X	X	X
138.1 Official Emissions Inspection Station (69.1).....	-	-	-	-	-	-	-	-	-	-	A
139 - Optician, Repairs.....	X	X	X	X	X	-	XM	-	-	-	-
140 - Optical & Scientific Instrument Mfg.....	-	-	-	-	-	X	X	X	X	X	X
141 - Package Liquor Stores (See Section 14).....	X	X	X	X	X	X	XM	XR	XR	XR	XR
142 - Paint Stores, Retail.....	X	X	X	X	X	X	-	XR	XR	XR	XR
143 - Paint Stores including Wholesale Paint Stores for Resale off Premises.....	-	-	-	-	X	X	-	X	X	X	X
144 - Party Rental Store (73).....	X	X	X	X	X	-	-	-	-	-	-
145 - Pawn Shop, Second-Hand Store, Auction Store.....	X	-	-	X	-	X	-	XR	-	-	-
146 - Pet Stores; Including Food & Accessories.....	X	X	X	X	X	-	-	-	-	-	-
147 - Petroleum Products, Bulk Storage.....	-	-	-	-	-	-	-	-	-	-	X
148 - Photo Engraving.....	-	-	-	-	-	X	X	X	X	X	X
149 - Photographic Studio.....	X	X	X	X	X	-	XM	-	-	-	-
150 - Plating, Lacquering & Finishing of Metals.....	-	-	-	-	-	-	-	-	-	-	X
151 - Plumbing & Heating Shop.....	-	-	-	-	-	X	X	X	X	X	X
152 - Printing; Industrial; Wall Paper.....	-	-	-	-	-	-	-	-	-	X	X
153 - Printing; Job Shop, Publisher.....	-	-	-	X	X	X	X	X	X	X	X
154 - Public Utility Generating Plant (81).....	-	-	-	-	-	-	-	-	-	-	A

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL INDUSTRIAL
C-N C-B C-L C-G CC-N C-I C-S CC-S M-L M-G

155 - Public Utility Service Yards.....	-	-	X	-	X	-	X	-	X	-	X	-	X
156 - Pulp, Paper, Cardboard, Building Board Mfg.....	-	-	-	-	-	-	-	-	-	-	-	-	X
156.1 Racquetball Facility (81.2).....	-	-	-	-	-	-	-	-	-	-	-	-	X
157 - Rag, Bag & Carpet Cleaning.....	-	-	-	-	-	-	-	X	-	-	X	-	X
157.1 Recycling Preparation Operation (82.1).....	-	-	-	-	-	-	-	-	-	-	-	-	B B
157.2 Residential Rehabilitation Center, Non-Profit (Federal, State or Municipal Assisted Programs) (82.1).....	-	-	-	-	-	-	-	X	-	-	-	-	-
158 - Restaurant, includes Entertainment & Liquors (85), Subject to Section 14, provided, however, that within the C-L District the lot shall abut a less restrictive zoning district, shall abut or be within the CBD and shall be limited to sites north of Broad Street	-	-	X	X	X	X	X	X	X	X	X	X	X
159 - Restaurant, excludes Entertainment but includes Liquors, Subject to Section 14 (85).....	X	X	X	X	X	X	X	X	X	X	X	X	X
159.1 Restaurant, Carry-Out (85.1).....	A	A	A	X	-	X	X	-	X	-	X	-	X
159.2 Restaurant, Drive-In (85.2).....	A	A	A	X	X	X	X	-	X	-	X	-	X
159.3 Restaurant, fast-Food (85.3).....	-	-	A	X	X	X	X	-	X	-	A	-	X
160.1 Roller Skating Rink (89).....	-	-	-	-	-	-	-	-	-	-	-	-	A A
161 - Rug and Carpet Cleaning in Conjunction with Storage Warehouse.....	-	-	-	-	-	-	-	-	X	-	-	-	-
161.1 Safe Deposit Facility (90.1).....	-	-	X	X	X	X	X	X	X	-	-	-	-
162 - Sand & Gravel Pit; No Crushing.....	-	-	-	-	-	-	-	-	-	-	-	-	A
163 - Schools, Vocational & Secretarial.....	-	-	X	X	X	X	X	X	X	X	X	X	X

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL INDUSTRIAL
C-N C-B C-L C-G CC-N C-I C-S CC-S M-L M-G

164 - Screen & Storm Doors & Windows; Porch Enclosures; Awnings; Retail Sale, Repair & Installation of.....	X	X	X	X	X	X	-	-	-	-	-	-
165 - Ship & Boat Building.....	-	-	-	-	-	-	-	-	-	-	-	X
166 - Shoe Stores.....	X	X	X	X	X	X	-	-	-	-	-	-
167 - Shoe Repair Shop.....	X	X	X	X	X	X	X	X	X	X	X	X
168 - Signs & Billboards (94).....	(See Section 13)											
169 - Sign Painting.....	-	-	-	-	-	-	X	X	X	X	X	X
170 - Sorting, Baling, Processing or Storage of Junk, Wood, Metal, Paper (52).....	-	-	-	-	-	-	-	-	-	-	-	A
171 - Sporting Goods Store, Retail.....	X	X	X	X	X	X	X	X	X	-	-	-
172 - Stone & Monument Works, Mfg., Display & Sale.....	-	-	-	-	-	-	-	X	-	-	X	X
173 - Storage of Road Construction & Grading Equipment.....	-	-	-	-	-	-	-	-	-	-	-	X
174 - Stationery Store.....	X	X	X	X	X	X	X	X	-	-	-	-
175 - Tailor Shop.....	X	X	X	X	X	X	X	X	-	-	-	-
176 - Tavern (100) (See Section 14).....	-	-	-	X	X	X	X	X	X	X	X	X
177 - Taxidermist.....	-	-	-	-	-	-	X	X	-	-	X	-
177.1 Tennis Courts, Indoor.....	-	-	A	A	A	A	-	-	-	-	A	A
178 - Textile Goods, Retail.....	X	X	X	X	X	X	X	X	-	-	-	-
178.1 Theatre	-	-	-	X	X	X	A	-	X	-	-	-
179 - Truck & Terminal, Classification Bldg. and/or Yard.....	-	-	-	-	-	-	-	-	X	-	X	X

PERMITTED USES IN COMMERCIAL
AND INDUSTRIAL DISTRICTS ONLY

COMMERCIAL INDUSTRIAL
C-N C-B C-L C-G CC-N C-I C-S CC-S M-L M-G

180 - Upholsterer (107) except no limitation on number of employees in Industrial Districts & CC-S District.....	-	-	X	X	X	X	X	X	X	X	X	X	X
181 - Veterinary, Dog & Cat Hospitals, Kennels.....	-	-	-	-	-	A	X	-	-	X	X	X	X
181.1 Veterinary, Domestic Cats Only (111.1).....	X	-	-	-	-	X	X	-	-	X	X	X	X
182 - Vinegar & Sauerkraut Mfg.....	-	-	-	-	-	-	-	-	-	-	-	-	X
183 - Vitreous Ware, Pottery & Porcelain Mfg.....	-	-	-	-	-	-	-	-	-	-	-	-	X
184 - Wearing Apparel Fabrication & Processing.....	-	-	-	-	-	-	-	-	-	X	X	X	X
185 - Welding Supplies & Equipment Including Welding Gases, Storage and Sale.....	-	-	-	-	-	-	-	-	A	X	-	X	X
186 - Wholesale, Closed Storage Bldg. & Warehouses.....	-	-	-	-	-	-	-	-	X	X	-	X	X

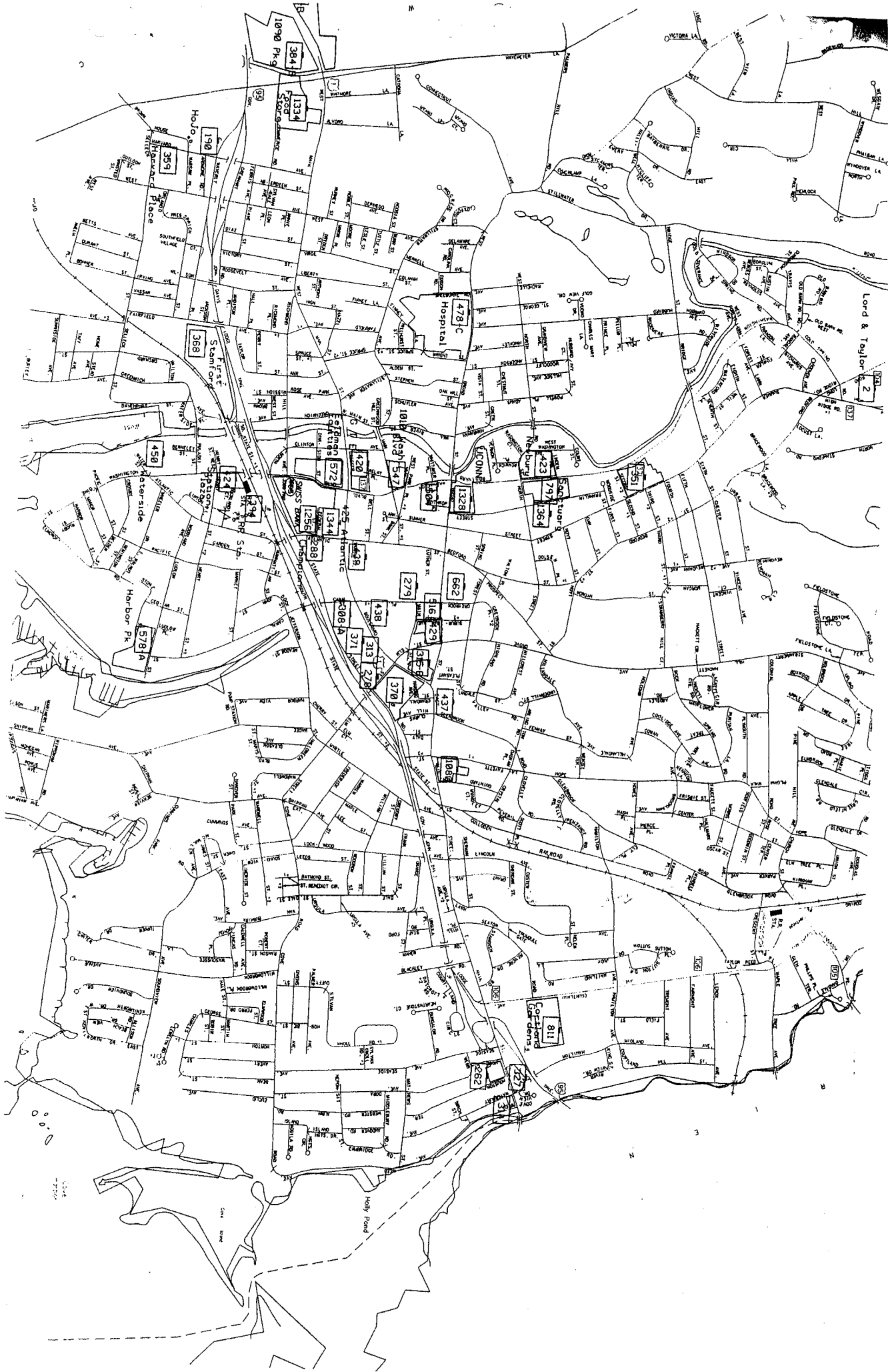
Figures



APPENDIX A

High Trip Generators, Supplemental Information





1090 Pk-9

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1334

3594

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Lord & Taylor 2

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Holly Pond

Harbor Park

St. Francis

Hospital

Col. Denton

Holly Pond

Harbor Park

St. Francis

Hospital

Col. Denton

Holly Pond

Harbor Park

St. Francis

Hospital

Col. Denton

Holly Pond

Harbor Park

St. Francis

Hospital



Major Traffic Generators in: Stamford

135

Certificate Number: 2

Development Name: Lord & Taylor

Size: _____ Sq. Ft.

Location: High Ridge Road

Parking: _____ Vehicles

Development Type: Retail

Certificate Number: 12

Development Name: G.E. Credit Corp.

Size: 189361 Sq. Ft.

Location: Long Ridge Road

Parking: 676 Vehicles

Development Type: Office

Certificate Number: 12A

Development Name: General Electric Credit Corp

Size: 230100 Sq. Ft.

Location: Long Ridge Road

Parking: 690 Vehicles

Development Type: Office

Certificate Number: 190

Development Name: Howard Johnson's

Size: _____ Sq. Ft.

Location: Howard Avenue

Parking: 231 Vehicles

Development Type: Motel

Certificate Number: 238

Development Name: Xerox Building

Size: _____ Sq. Ft.

Location: Long Ridge Road

Parking: 580 Vehicles

Development Type: Office

Certificate Number: 255

Development Name: Walden Book Store

Size: 60000 Sq. Ft.

Location: High Ridge Road

Parking: 100 Vehicles

Development Type: Office

Certificate Number: 255 A

Development Name: Walden Books

Size: 380000 Sq. Ft.

Location: High Ridge Road

Parking: 1303 Vehicles

Development Type: Office/Laboratory



Major Traffic Generators in: Stamford

135

Certificate Number: 262

Size: 95097 Sq. Ft.

Parking: 350 Vehicles

Development Name: Route 1 Office Building

Location: East Main Street

Development Type: Office

Certificate Number: 268

Size: 250000 Sq. Ft.

Parking: 825 Vehicles

Development Name: Long Ridge Office Park

Location: Long Ridge Road

Development Type: Office

X Certificate Number: 278

Size: 251300 Sq. Ft.

Parking: 702 Vehicles

Development Name: Ten Stamford Forum

Location: Elm Street

Development Type: Office

X Certificate Number: 279

Size: 1000000 Sq. Ft.

Parking: 3863 Vehicles

Development Name: Stamford Town Center

Location: Tresser Boulevard

Development Type: Retail

X Certificate Number: 288

Size: 460000 Sq. Ft.

Parking: 970 Vehicles

Development Name: Champion Inter. Corp.

Location: Tresser Boulevard

Development Type: Office

Certificate Number: 299

Size: 140000 Sq. Ft.

Parking: 428 Vehicles

Development Name: Combustion Engineering

Location: Long Ridge Road

Development Type: Office

Certificate Number: 299 A

Size: 210000 Sq. Ft.

Parking: 485 Vehicles

Development Name: IMRS

Location: Long Ridge Road

Development Type: Office/Engineering



Major Traffic Generators in: Stamford

135

Certificate Number: 299 B

Size: 234000 Sq. Ft.

Parking: 442 Vehicles

Development Name: IMRS

Location: Long Ridge Road

Development Type: Office/Engineering

Certificate Number: 299 C

Size: 234000 Sq. Ft.

Parking: 737 Vehicles

Development Name: Hyperion Software Corporation

Location: 900 Long Ridge Road

Development Type: Office

Certificate Number: 308

Size: _____ Sq. Ft.

Parking: 460 Vehicles

Development Name: Marritt Hotel East Garage

Location: Tresser Boulevard

Development Type: Hotel

✓ Certificate Number: 308 A

Size: 312000 Sq. Ft.

Parking: 467 Vehicles

Development Name: Marritt Hotel

Location: Tresser Boulevard

Development Type: Hotel

X Certificate Number: 313

Size: 236000 Sq. Ft.

Parking: 675 Vehicles

Development Name: Eight Stamford Forum

Location: Tresser Boulevard

Development Type: Office

Certificate Number: 314

Size: 63302 Sq. Ft.

Parking: 217 Vehicles

Development Name: Holly Pond Plaza

Location: East Main Street

Development Type: Office

Certificate Number: 315

Size: 310400 Sq. Ft.

Parking: 582 Vehicles

Development Name: Holiday Inn

Location: East Main Street

Development Type: Inn



Major Traffic Generators in: Stamford

135

Certificate Number: 315 A
Size: 310400 Sq. Ft.
Parking: 582 Vehicles

Development Name: Holiday Inn
Location: East Main Street
Development Type: Inn

Certificate Number: 315 B
Size: 310400 Sq. Ft.
Parking: 582 Vehicles

Development Name: Holiday Inn
Location: East Main Street
Development Type: Inn

Certificate Number: 327
Size: 176400 Sq. Ft.
Parking: 595 Vehicles

Development Name: Soundview Plaza
Location: East Main Street
Development Type: Office

Certificate Number: 351
Size: 234500 Sq. Ft.
Parking: 716 Vehicles

Development Name: 1600 Summer Street
Location: Summer Street
Development Type: Office

Certificate Number: 359
Size: 360000 Sq. Ft.
Parking: 1100 Vehicles

Development Name: Harvard Place
Location: Harvard Avenue
Development Type: Office

X Certificate Number: 368
Size: 1147000 Sq. Ft.
Parking: 2966 Vehicles

Development Name: First Stamford Place
Location: Greenwich Avenue
Development Type: Office/Hotel

y Certificate Number: 370
Size: 506574 Sq. Ft.
Parking: 1520 Vehicles

Development Name: General Reinsurance
Location: Elm Street
Development Type: Office Building



Major Traffic Generators in: Stamford

135

X Certificate Number: 371 Development Name: 4 & 6 Stamford Forum
 Size: 443900 Sq. Ft. Location: Tresser Boulevard
 Parking: 1242 Vehicles Development Type: Office Building

X Certificate Number: 394 Development Name: Railroad Station
 Size: 270000 Sq. Ft. Location: South State Street
 Parking: 1385 Vehicles Development Type: Rail Road Station

X Certificate Number: 420 Development Name: GTE
 Size: 228500 Sq. Ft. Location: Tresser Boulevard
 Parking: 581 Vehicles Development Type: Office

Certificate Number: 423 Development Name: Newbury Commons
 Size: 425000 Sq. Ft. Location: Washington Boulevard
 Parking: 375 Vehicles Development Type: Residential

Y Certificate Number: 424 Development Name: Station Plaza
 Size: 247000 Sq. Ft. Location: Station Place
 Parking: 629 Vehicles Development Type: Office/Retail

X Certificate Number: 429 Development Name: Canterbury Green
 Size: 380500 Sq. Ft. Location: Suburban Avenue
 Parking: 610 Vehicles Development Type: Res/Retail/Office

X Certificate Number: 437 Development Name: East Main St. Plaza Development
 Size: 97794 Sq. Ft. Location: East Main Street
 Parking: 275 Vehicles Development Type: Office



Major Traffic Generators in: Stamford

135

- X Certificate Number: 438 Development Name: URC Parcel 9
 Size: 270000 Sq. Ft. Location: Atlantic Street
 Parking: 770 Vehicles Development Type: Office

- X Certificate Number: 439 Development Name: URC Parcel 38
 Size: 9000100 Sq. Ft. Location: Greyrock Place
 Parking: 872 Vehicles Development Type: Office/Residential

- X Certificate Number: 450 Development Name: Waterside Plaza
 Size: 105700 Sq. Ft. Location: Water Street
 Parking: 350 Vehicles Development Type: Marina/Eats/Office

- Certificate Number: 464 Development Name: Soundview Farms
 Size: 447800 Sq. Ft. Location: Fairfield Avenue
 Parking: _____ Vehicles Development Type: Office

- Certificate Number: 464 A Development Name: Soundview Farms
 Size: 447800 Sq. Ft. Location: Fairfield Avenue
 Parking: _____ Vehicles Development Type: Office

- Certificate Number: 464 B Development Name: Soundview Farms
 Size: 609200 Sq. Ft. Location: Fairfield Avenue
 Parking: 5100 Vehicles Development Type: Office

- Certificate Number: 464 C Development Name: Soundview Farms
 Size: 609200 Sq. Ft. Location: Fairfield Avenue
 Parking: 5100 Vehicles Development Type: Office



Major Traffic Generators in: Stamford

135

Certificate Number: 478

Size: _____ Sq. Ft.

Parking: _____ Vehicles

Development Name: Hosp. Miller Hall Med. Off.

Location: West Broad Street

Development Type: Medical Office

Certificate Number: 478 A

Size: _____ Sq. Ft.

Parking: 872 Vehicles

Development Name: Hosp/Miller Off/Continuing Care Ctr

Location: West Broad Street

Development Type: Hospital/Office/etc

Certificate Number: 478 B

Size: 450000 Sq. Ft.

Parking: 1029 Vehicles

Development Name: Hosp/Miller Off/Continuing Care Ctr

Location: West Broad Street

Development Type: Hospital/Office/etc

X Certificate Number: 478 C

Size: 485000 Sq. Ft.

Parking: 1116 Vehicles

Development Name: Hosp/Miller Office/Continuing Care Ctr

Location: West Broad Street

Development Type: Hospital/Office/etc

Certificate Number: 492

Size: 218000 Sq. Ft.

Parking: 766 Vehicles

Development Name: Chocolate Factory/Marina

Location: Southfield Avenue

Development Type: Retail/Mixed

X Certificate Number: 504

Size: 160000 Sq. Ft.

Parking: 484 Vehicles

Development Name: 1055 Washington Blvd.

Location: Washington Boulevard

Development Type: Office

X Certificate Number: 516

Size: _____ Sq. Ft.

Parking: 490 Vehicles

Development Name: URC Parcel 2

Location: Broad Street

Development Type: Mixed



Major Traffic Generators in: Stamford

135

Y Certificate Number: 547 Development Name: 1010 Washington Blvd.
 Size: 125800 Sq. Ft. Location: Washington Boulevard
 Parking: 383 Vehicles Development Type: Office

Y Certificate Number: 572 Development Name: Feldman Equities
 Size: 300000 Sq. Ft. Location: Washington Boulevard
 Parking: 875 Vehicles Development Type: Office

Certificate Number: 578 Development Name: Harbor Park
 Size: 389000 Sq. Ft. Location: Ludlow Street
 Parking: 946 Vehicles Development Type: Office

X Certificate Number: 578 A Development Name: Stamford Harbor Park
 Size: 389000 Sq. Ft. Location: Ludlow Street
 Parking: 946 Vehicles Development Type: Office

Certificate Number: 598 Development Name: Grand Central Fashion
 Size: 80000 Sq. Ft. Location: High Ridge Road
 Parking: 365 Vehicles Development Type: Retail

X Certificate Number: 662 Development Name: Broadmoor
 Size: 190000 Sq. Ft. Location: Greyrock Place
 Parking: 973 Vehicles Development Type: Residential/Retail

Certificate Number: 717 Development Name: Riverbend Research
 Size: 264000 Sq. Ft. Location: Hope Street
 Parking: 800 Vehicles Development Type: Office



Major Traffic Generators in: Stamford

135

Certificate Number: 797
Size: _____ Sq. Ft.
Parking: 437 Vehicles

Development Name: The Sanctuary
Location: Washington Boulevard
Development Type: Residential

Certificate Number: 811
Size: 175000 Sq. Ft.
Parking: 167 Vehicles

Development Name: Courtland Gardens
Location: Courtland Avenue
Development Type: Nursing Home

X Certificate Number: 1080
Size: _____ Sq. Ft.
Parking: 241 Vehicles

Development Name: East Main Street Development
Location: East Main Street
Development Type: Mixed

Certificate Number: 1090
Size: _____ Sq. Ft.
Parking: 96 Vehicles

Development Name: Long Ridge Nursing Home
Location: Long Ridge Road
Development Type: Nursing Home

X Certificate Number: 1256
Size: 1410800 Sq. Ft.
Parking: 3500 Vehicles

Development Name: Swiss Bank
Location: North State Street
Development Type: Office

X Certificate Number: 1328
Size: 242344 Sq. Ft.
Parking: 1003 Vehicles

Development Name: University of CT - Downtown Campus
Location: Washington Boulevard/ Broad Street
Development Type: University

X Certificate Number: 1334
Size: 112000 Sq. Ft.
Parking: 546 Vehicles

Development Name: Food Store & Related Service Stores
Location: West Main Street
Development Type: Food Store



Major Traffic Generators in: Stamford

135

Certificate Number: 1344

Development Name: 425 Atlantic Street

Size: 580000 Sq. Ft.

Location: 425 Atlantic Street

Parking: 1707 Vehicles

Development Type: Office/ Garage

Certificate Number: 1364

Development Name: Avalon Corners(Sanctuary)

Size: 229000 Sq. Ft.

Location: Washington Boulevard

Parking: 273 Vehicles

Development Type: Residential

Partial List of potential office development sites in M-G and M-L zones:

Cytec (W. Main St.): This site has been actively seeking an alternate use. It currently contains almost 500,000 sq. ft. of building area that is research oriented. At 35 acres, it could accommodate 750,000 sq. ft. of office development under existing zoning. That development is "as of right", which means it does not require a zoning hearing of any kind. The site is convenient to Exit 6 on I-95, and should be considered a prime alternative location for a Swiss Bank type corporate headquarters that might also consider a CBD location.

First Stamford (Commerce Rd.): The exact size of this site is unclear, since some of it is in Greenwich, and some may be on separate parcels under common ownership. It is certainly over 20 acres. It is being actively developed, and has approval for a large supermarket. Its existing industrial tenants have not been given long leases. At over 20 acres, it can accommodate 500,000 sq. ft. of office development, *in addition to the supermarket and furniture store*. It is located convenient to Exit 6 on I-95, and only a block from the Hyatt Hotel and a major corporate headquarters in Greenwich.

Heyman Properties (Yale & Towne): This site is 20 acres, and development alternatives are actively being pursued. It would accommodate 500,000 sq. ft. of office use under existing zoning. While the site has been seeking development options for some time, the recent approval of changes to the South End road structure may make it a more enticing option for office use in the near future.

Seaboard Properties (West Ave.): This site is 20 acres, and currently has 167,000 sq. ft. of building area. Under existing zoning it could accommodate 440,000 sq. ft. of office use. It is convenient to Exit 6 on I-95.

CL&P (Washington Blvd): At 613,000 sq. ft., this property permits over 300,000 sq. ft. of office use. It was being held by CL&P for expansion of its electricity generating system, but with modern grid systems, and environmental concerns in urban areas, is not likely to be used for that. Although its location in the South End is not considered prime in terms of access to I-95, it is more conveniently located than the Pitney-Bowes offices nearby, and has a shorefront location.

FAG Bearing (Hamilton Ave.): At 561,000 sq. ft., this site could accommodate just under 300,000 sq. ft. of office use. While it already has 300,000 sq. ft. of building area, that area is being used for industrial and storage uses. The existing building area could be rehabbed for office space, or it could be razed and rebuilt as higher grade office space. It is very conveniently located to exit 9 on I-95.

Pateley Assoc. (Barry Place): At 513,000 sq. ft. this site could accommodate over 250,000 sq. ft. of office use. According to the P&Z Dept. it currently contains 217,000 sq. ft. of building area. I am not familiar with the site, and do not know what type of use is there now.

Riverbend (Hope St.): 452,000 sq. ft. site would hold 226,000 sq. ft. of office use. Currently has 118,000 sq. ft. of unspecified use. Not the most convenient site.

Goldblum site (375 Fairfield Ave.): At 409,000 sq. ft, this site could accommodate over 200,000 sq. ft. of office use. It currently contains 246,000 sq. ft. of building area, probably industrial and storage. An inconvenient site, and not likely to be attractive as an alternative to CBD.

Mercede (Cushing St.): At 388,000 sq. ft. would accommodate almost 200,000 sq. ft. of office use. Currently no significant building on site. Relatively inconvenient, and not a likely alternative for a CBD site.

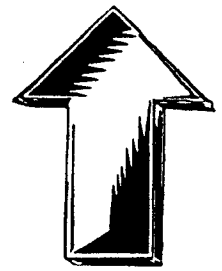
There are several sites in various areas of Stamford that could accommodate office uses between 100,000 and 200,000 sq. ft. These include the Magee Ave. site owned by American Cyanamid and under contract to Arthur Collins, and the Stamford Motors site across the street (Ford and Nissan dealers); additional sites along the Glenbrook/Springdale rail line (Research Drive, Riverbend, Hope St.); sites in Waterside and on West Ave.; and other sites in the South End (Manger Electric). Some of these sites are already in single ownership; others can easily be bought up and consolidated.

In reviewing sites to determine which ones might be subject to office development, it is important to keep in mind that existing industrial uses should not be assumed to be permanent. The Pitney-Bowes factory in the South End, for instance, might be a future site for office use if P-B decides to distribute its manufacturing capabilities. A large portion of that building once housed P-B's corporate offices.

We often look for vacant sites as being most likely for development, but we should not overlook the potential for change in use. The auto lots which dominated South Street (Washington Blvd.) were replaced by office developments. The fact that a use has been in place for many years and seems to be a fixture on its site does not prevent its owner from deciding to capitalize on a hot market. A neighborhood that seems unappealing today may turn into a hot area tomorrow. The Trizec Development (First Stamford Place) was built on the site of the old Stamford Wallpaper plant and a number of old multi-family homes. The Shulman site at the foot of Canal St. appeared to be an unlikely spot for a class A office building.

It also should not be assumed that site size is a function of existing ownership patterns. The Metro Plaza building on Station Place and Washington Blvd. was built on an assemblage of small lots, which were consolidated by a developer. Many of the properties in the industrial zones have not been well maintained, and are subject to assemblage at relatively low prices.

What's Going Up In Stamford



Downtown?

Update: Spring '99

Forest City Ratner's *Stamford Place* - Retail Development

- ± 280,000 sq. ft. of retail space on 5 floors
- 119,000 sq. ft. site on Broad Street, across the street from the University of Connecticut
- 750 to 900 car parking garage on 6 floors
- Projected ground breaking November '99

Park Square West - Residential/Retail Development

- Phase 1 - Construction began January '99. Estimated completion Spring 2000.
\$23 million project 143 Residential Units 8,500 sf Retail 47 Public Parking Spaces
- Phase 2 - Projected construction Spring '99 through mid '2001
\$65 million project 327 Residential Units 26,000 sf Retail 437 Public Parking Spaces
- Phase 3 - Projected construction Spring '00 through end '00
\$3 million project 30,000 sf Retail

Landmark Square - "Re-inventing the Square"

- Phase 1 - Completed summer '98
\$2 million project to re-skin & re-glaze exteriors
- Phase 2 - Timeline February '98 through Spring '99
\$3+ million project to construct auto ramp to upper level plaza and refurbish Broad Street retail facades
- Phase 3 - Timeline tenant driven
Construct Retail Pavilion on corner of Atlantic & Broad

Greyrock Towers - Residential Development

- \$35 million construction of 306 residential units on former Burdick School site
- Increase total of Luxury Rental Apartments to 1,100 within 1-block radius
- Timeline - Spring '99 through Fall '00

Palace Theater Renovation - Entertainment Development

- Stage and dressing room expansion and renovation completed Fall '97
- Lobby and facade renovation in planning stages. Foundation work currently in progress

Avalon Corners - Residential Development

- 195 Luxury Rental Apartments on Washington Boulevard & North Street
- \$25 million project
- Timeline - Fall '98 through December '99

Purdue Frederick Occupancy - Office Development

- New tenant for 500,000 sq. ft. former GTE Headquarters
- Projected occupancy, Spring '99, 650 employees

Recently Completed

University of Connecticut, Stamford

- \$58.4 million building and grounds renovation of a 245,000 sq. ft. building
- 1,800 students, faculty and staff began occupancy January '98
- Final full capacity of 4000 students, faculty and staff

SBC Warburg North American Headquarters - Phase 1 of 3

- \$250 million project resulting in 600,000 sf Office and Trading Floor
- 2000+ employees
- Occupancy completed January '98

Avalon Grove Apartments

- 401 luxury rental units
- Completed October '97 / Occupancy 98%

Crown "Majestic Theater" on Summer Street

- 6 screens, 1600 seats opened October '97
- Crown's second multiplex theater location in Stamford Downtown
- Will bring an estimated 500,000 people downtown annually. To date sales projections are on target

On the Drawing Board

Retail Development - Tenant "to be announced"

- 56,000 sq. ft. site which will support a multi story retail development of \pm 150,000 sq. ft.
- Corner of Greyrock & Broad Streets, north of the Macy's entrance to the Stamford Town Center

SBC Warburg North American Headquarters - Phase 2 of 3

- In planning stage of 600,000 sq. ft. of office space and trading floor

Office Development - Hines Interests Limited Partnership

- Plans underway for 470,000 sq. ft. office tower and trading floor
- Completed Planning & Zoning process Summer '97

Office development - Louis Dreyfus Property Group

- Plans underway for 500,000 sf, 22 story office building

Office development - Parcel 38

- 3.8 acre parcel purchased by Toombs Development Company in Spring '97 for \pm 800,000 sf office building

Old Town Hall

- 37,000 sq. ft., 90 year old historic beaux-art building
- RFQ for commercial re-use was issued September '98, finalist proposals are currently under review

Mill River Corridor Project

- Plan to redevelop 93 acres along the Rippowam River the western border of the downtown north of Rt. I-95 & south of Broad Street
- The project will add:
 - 19 acres of park space to existing 7 acres*
 - 1000 to 1300 market price residential units to existing 125 units*
 - 650,000 sf. commercial development, 500,000 sf. of which will be office*
- The plan has been adopted by the Urban Redevelopment Commission and will be presented to the Stamford governing boards for final approval in Spring 1999

For information updates contact: John Ruotolo

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Phone: (203)348-5285 Fax: (203)348-6857

E-mail: dssd@stamford.com

Web Site: www.stamford.com

Partial List of potential office development sites in M-G and M-L zones:

Cytec (W. Main St.): This site has been actively seeking an alternate use. It currently contains almost 500,000 sq. ft. of building area that is research oriented. At 35 acres, it could accommodate 750,000 sq. ft. of office development under existing zoning. That development is "as of right", which means it does not require a zoning hearing of any kind. The site is convenient to Exit 6 on I-95, and should be considered a prime alternative location for a Swiss Bank type corporate headquarters that might also consider a CBD location.

First Stamford (Commerce Rd.): The exact size of this site is unclear, since some of it is in Greenwich, and some may be on separate parcels under common ownership. It is certainly over 20 acres. It is being actively developed, and has approval for a large supermarket. Its existing industrial tenants have not been given long leases. At over 20 acres, it can accommodate 500,000 sq. ft. of office development, *in addition to the supermarket and furniture store*. It is located convenient to Exit 6 on I-95, and only a block from the Hyatt Hotel and a major corporate headquarters in Greenwich.

Heyman Properties (Yale & Towne): This site is 20 acres, and development alternatives are actively being pursued. It would accommodate 500,000 sq. ft. of office use under existing zoning. While the site has been seeking development options for some time, the recent approval of changes to the South End road structure may make it a more enticing option for office use in the near future.

Seaboard Properties (West Ave.): This site is 20 acres, and currently has 167,000 sq. ft. of building area. Under existing zoning it could accommodate 440,000 sq. ft. of office use. It is convenient to Exit 6 on I-95.

CL&P (Washington Blvd): At 613,000 sq. ft., this property permits over 300,000 sq. ft. of office use. It was being held by CL&P for expansion of its electricity generating system, but with modern grid systems, and environmental concerns in urban areas, is not likely to be used for that. Although its location in the South End is not considered prime in terms of access to I-95, it is more conveniently located than the Pitney-Bowes offices nearby, and has a shorefront location.

FAG Bearing (Hamilton Ave.): At 561,000 sq. ft., this site could accommodate just under 300,000 sq. ft. of office use. While it already has 300,000 sq. ft. of building area, that area is being used for industrial and storage uses. The existing building area could be rehabbed for office space, or it could be razed and rebuilt as higher grade office space. It is very conveniently located to exit 9 on I-95.

Pateley Assoc. (Barry Place): At 513,000 sq. ft. this site could accommodate over 250,000 sq. ft. of office use. According to the P&Z Dept. it currently contains 217,000 sq. ft. of building area. I am not familiar with the site, and do not know what type of use is there now.

Riverbend (Hope St.): 452,000 sq. ft. site would hold 226,000 sq. ft. of office use. Currently has 118,000 sq. ft. of unspecified use. Not the most convenient site.

Goldblum site (375 Fairfield Ave.): At 409,000 sq. ft. this site could accommodate over 200,000 sq. ft. of office use. It currently contains 246,000 sq. ft. of building area, probably industrial and storage. An inconvenient site, and not likely to be attractive as an alternative to CBD.

Mercede (Cushing St.): At 388,000 sq. ft. would accommodate almost 200,000 sq. ft. of office use. Currently no significant building on site. Relatively inconvenient, and not a likely alternative for a CBD site.

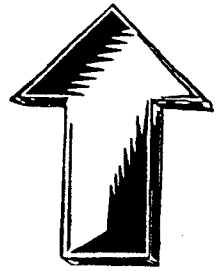
There are several sites in various areas of Stamford that could accommodate office uses between 100,000 and 200,000 sq. ft. These include the Magee Ave. site owned by American Cyanamid and under contract to Arthur Collins, and the Stamford Motors site across the street (Ford and Nissan dealers); additional sites along the Glenbrook/Springdale rail line (Research Drive, Riverbend, Hope St.); sites in Waterside and on West Ave.; and other sites in the South End (Manger Electric). Some of these sites are already in single ownership; others can easily be bought up and consolidated.

In reviewing sites to determine which ones might be subject to office development, it is important to keep in mind that existing industrial uses should not be assumed to be permanent. The Pitney-Bowes factory in the South End, for instance, might be a future site for office use if P-B decides to distribute its manufacturing capabilities. A large portion of that building once housed P-B's corporate offices.

We often look for vacant sites as being most likely for development, but we should not overlook the potential for change in use. The auto lots which dominated South Street (Washington Blvd.) were replaced by office developments. The fact that a use has been in place for many years and seems to be a fixture on its site does not prevent its owner from deciding to capitalize on a hot market. A neighborhood that seems unappealing today may turn into a hot area tomorrow. The Trizec Development (First Stamford Place) was built on the site of the old Stamford Wallpaper plant and a number of old multi-family homes. The Shulman site at the foot of Canal St. appeared to be an unlikely spot for a class A office building.

It also should not be assumed that site size is a function of existing ownership patterns. The Metro Plaza building on Station Place and Washington Blvd. was built on an assemblage of small lots, which were consolidated by a developer. Many of the properties in the industrial zones have not been well maintained, and are subject to assemblage at relatively low prices.

What's Going Up In Stamford



Downtown?

Update: Spring '99

Forest City Ratner's *Stamford Place* - Retail Development

- ± 280,000 sq. ft. of retail space on 5 floors
- 119,000 sq. ft. site on Broad Street, across the street from the University of Connecticut
- 750 to 900 car parking garage on 6 floors
- Projected ground breaking November '99

Park Square West - Residential/Retail Development

- Phase 1 - Construction began January '99. Estimated completion Spring 2000.
\$23 million project 143 Residential Units 8,500 sf Retail 47 Public Parking Spaces
- Phase 2 - Projected construction Spring '99 through mid '2001
\$65 million project 327 Residential Units 26,000 sf Retail 437 Public Parking Spaces
- Phase 3 - Projected construction Spring '00 through end '00
\$3 million project - 30,000 sf Retail

Landmark Square - "Re-inventing the Square"

- Phase 1 - Completed summer '98
\$2 million project to re-skin & re-glaze exteriors
- Phase 2 - Timeline February '98 through Spring '99
\$3+ million project to construct auto ramp to upper level plaza and refurbish Broad Street retail facades
- Phase 3 - Timeline tenant driven
Construct Retail Pavilion on corner of Atlantic & Broad

Greyrock Towers - Residential Development

- \$35 million construction of 306 residential units on former Burdick School site
- Increase total of Luxury Rental Apartments to 1,100 within 1-block radius
- Timeline - Spring '99 through Fall '00

Palace Theater Renovation - Entertainment Development

- Stage and dressing room expansion and renovation completed Fall '97
- Lobby and facade renovation in planning stages. Foundation work currently in progress

Avalon Corners - Residential Development

- 195 Luxury Rental Apartments on Washington Boulevard & North Street
- \$25 million project
- Timeline - Fall '98 through December '99

Purdue Frederick Occupancy - Office Development

- New tenant for 500,000 sq. ft. former GTE Headquarters
- Projected occupancy, Spring '99, 650 employees

Recently Completed

University of Connecticut, Stamford

- \$58.4 million building and grounds renovation of a 245,000 sq. ft. building
- 1,800 students, faculty and staff began occupancy January '98
- Final full capacity of 4000 students, faculty and staff

SBC Warburg North American Headquarters - Phase 1 of 3

- \$250 million project resulting in 600,000 sf Office and Trading Floor
- 2000+ employees
- Occupancy completed January '98

Avalon Grove Apartments

- 401 luxury rental units
- Completed October '97 / Occupancy 98%

Crown "Majestic Theater" on Summer Street

- 6 screens, 1600 seats opened October '97
- Crown's second multiplex theater location in Stamford Downtown
- Will bring an estimated 500,000 people downtown annually. To date sales projections are on target

On the Drawing Board

Retail Development - Tenant "to be announced"

- 56,000 sq. ft. site which will support a multi story retail development of \pm 150,000 sq. ft.
- Corner of Greyrock & Broad Streets, north of the Macy's entrance to the Stamford Town Center

SBC Warburg North American Headquarters - Phase 2 of 3

- In planning stage of 600,000 sq. ft. of office space and trading floor

Office Development - Hines Interests Limited Partnership

- Plans underway for 470,000 sq. ft. office tower and trading floor
- Completed Planning & Zoning process Summer '97

Office development - Louis Dreyfus Property Group

- Plans underway for 500,000 sf, 22 story office building

Office development - Parcel 38

- 3.8 acre parcel purchased by Toombs Development Company in Spring '97 for \pm 800,000 sf office building

Old Town Hall

- 37,000 sq. ft., 90 year old historic beaux-art building
- RFQ for commercial re-use was issued September '98, finalist proposals are currently under review

Mill River Corridor Project

- Plan to redevelop 93 acres along the Rippowam River the western border of the downtown north of Rt. I-95 & south of Broad Street
- The project will add:
 - 19 acres of park space to existing 7 acres*
 - 1000 to 1300 market price residential units to existing 125 units*
 - 650,000 sf. commercial development, 500,000 sf. of which will be office*
- The plan has been adopted by the Urban Redevelopment Commission and will be presented to the Stamford governing boards for final approval in Spring 1999

For information updates contact: John Ruotolo

Stamford Downtown Special Services District

1 Landmark Square, Suite 100

Stamford, CT 06901

Phone: (203)348-5285 Fax: (203)348-6857

E-mail: dssd@stamford.com

Web Site: www.stamford.com



STATE OF CONNECTICUT

STATE TRAFFIC COMMISSION
DEPARTMENT OF TRANSPORTATION
2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CT 06131-7546

Phone: (860)594-3020

MEMBERS

Commissioner of Transportation
Commissioner of Public Safety
Commissioner of Motor Vehicles

March 9, 1999

To: All Municipal Town Planners

From: *Joseph Santaniello*
Joseph Santaniello, P.E.
Executive Director

Subject: Major Traffic Generators
Certificates of Operation

It has been brought to this office's attention recently that several large developments, approved by local Planning and Zoning Commissions, were being constructed without the approval of the State Traffic Commission (STC).

In accordance with Section 14-311 of the Conn. General Statutes, any development providing 200 or more parking spaces or having a gross floor area of 100,000 square feet or more must secure from the STC a Certificate of Operation. These types of developments are normally referred to as Major Traffic Generators (MTG). In accordance with the above statute, no building inspector can issue a building permit without an official copy of the Certificate. Allowing a development to operate without proper certification may result in an added burden to both the Town/City and State in providing for a safe operation.

The purpose of this letter is to clarify when permission must be sought from the Commission for constructing or expanding these developments, and to enlist the Town/City assistance in providing advance notification to the affected developers during your planning and zoning process. Providing this information at an early stage to prospective developers can ensure that there are no delays in the implementation of these important projects.

I have enclosed a map of your Town/City, brochure, General Statutes Sec. 14-311, and our Regulations regarding MTG's. The map, if applicable, depicts the approximate location and size of approved MTG's and the Certificate numbers that they are presently operating under. The brochure was developed to provide a better understanding of the process required for obtaining a Certificate, and briefly answers frequently asked questions regarding MTG's. It should be noted that any expansion of these facilities or change in use also requires approval. A copy of the Application and the Checklist that describes the required data for a submittal has also been included. Copies of the Application and Checklist can be obtained from this office, or downloaded from Connecticut's Internet Web Site (<http://www.state.ct.us>).

All Municipal Town Planners

- 2 -

March 9, 1999

Please take the time to review this information. Thank you in advance for distributing this information and for your cooperation in this matter. If you have any questions, or would like additional copies, please contact this office at (860)594-3020.

Enclosures

cc: All Municipal Legal Traffic Authorities
All Municipal Building Officials



STATE OF CONNECTICUT

STATE TRAFFIC COMMISSION
DEPARTMENT OF TRANSPORTATION
2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CT 06131-7546

Phone: (860) 594-3020
Fax: (860) 594-2377

MEMBERS

Commissioner of Transportation
Commissioner of Public Safety
Commissioner of Motor Vehicles

Date: _____

APPLICATION FOR CERTIFICATE

(PLEASE FILL OUT COMPLETELY - NOTE SIGNATURE OF OWNER REQUIRED)

Name of Facility: _____
Location: _____
Town and Zip Number: _____
Square Feet of Gross Floor Area: _____
Total Parking Spaces: _____; Number Designated Handicapped: _____
Start of Construction Date: _____ Opening Date: _____
Owner's Name: _____
Owner's Address: _____
Town, State & Zip Number: _____

Authorized Representative, to be contacted during review of application:

Name: _____
Address: _____
Town, State and Zip Number: _____
Phone: _____ FAX Number: _____

Enclosed are nine (9) sets of data for the proposed development showing the information required. The attached MAJOR TRAFFIC GENERATOR - SUBMISSION GUIDELINES checklist is to be included with and considered part of the application.

Owner's Signature (Original)

Owner's Name (Typed): _____

Title: _____

By signing this form, the owner indicates that the authorized representative designated above is conferred general authority to act on behalf of the owner with respect to all matters arising from the review of this application.

In evaluating this application, the Commission will rely on the information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Certificate may be modified, suspended or revoked.

**MAJOR TRAFFIC GENERATOR
SUBMISSION GUIDELINES**

All of the information listed below should be included in applications for new developments. Minor revisions to existing developments may not require all of the indicated data. In those cases, the Division of Traffic Engineering should be contacted at (860)594-2710, to determine the scope of the submittal.

This completed check list should accompany the application. Items which are not submitted should be identified along with an explanation as to why they are not applicable.

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Nine sets of the information deemed appropriate to the development should be submitted to the Commission, with an additional set of the information forwarded by the developer to the Legal Traffic Authority of each involved municipality.

Review of a proposed development may not begin until all of the applicable information is received.

For all 1" = 40' scale plans referenced below, metric equivalents are optional. However, for all designs of signals on state highways that may be necessary subsequent to the issuance of a certificate of operation, a metric design is mandatory, in accordance with the guidelines of the Department of Transportation's Division of Traffic Engineering.

- I. 1" = 40' Scale Roadway Plan (nominally 2' x 3') showing development frontage plus 500' in each direction and all roadways where improvements are proposed.

All significant existing and proposed topographical features should be shown on the plans including:

Curb lines, sidewalks, driveways, guiderail and fencing, illumination appurtenances, intersecting roads (with street lines), significant trees and shrubs, drainage structures, and utilities (poles by number, water gates, fire hydrants, etc.).

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The following should also be provided:

- A. Typical and critical sections of roadway improvements (include surface cross slopes, treatment to existing ground, and metal beam railing location where required - TYPICAL SECTION OF ALL NEW/WIDENED ROADWAYS IS REQUIRED).
- B. Slope limits for improvements.
- C. Intersectional sight lines in accordance with Department of Transportation criteria for existing drives, proposed drives, any intersection that has proposed improvements as a result of the development, and any existing drives and/or roadways where traffic is being shifted closer to the existing curb line. A profile of the final ground surface along the sight line may be needed for verification.
- D. Signs and Pavement Markings - existing (and proposed if a signs and markings plan is not submitted).
- E. Property and Right-of-Way Lines on both sides of the roadway.
- II. 1" = 40' Horizontal, 1" = 40' Vertical Scale Profile of all Drives which are in excess of 3-percent within 50' of the edge of roadway and/or have approach grades in excess of 8-percent at any point.
- III. 1" = 40' Scale Pavement Marking and Signing Plan (Nominally 2' x 3') of the proposed roadway if existing roadway alterations are significant showing: the proposed signs and markings (dimensioned), proposed edge of road, proposed R.O.W. lines, and proposed drives as well as intersecting roads (with R.O.W. lines), utility poles by number, drainage structures, and fire hydrants.
- Signal movement diagrams and interconnection proposals should be provided if not adequately described in the submitted capacity analyses. (Detailed layout and design is not required at time of application unless unusual conditions exist.)

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IV. Site Plan showing:

Contours - existing and finished. Drainage - existing and proposed for roadways and site. Show all buildings, driveways, and existing roads.

The number and location of parking spaces and the number required by the town. (Indicate any designated for handicapped, internal signing, and pavement markings, etc.).

V. Site Location Plan showing State highways and major intersecting Town roads in the vicinity of the site.

VI. Traffic Information

A. Site generated traffic should reflect a successful day for the development. Values less than those suggested by the ITE Trip Generation Report (current edition) should be substantiated.

1. Morning and afternoon peak hours of the roadway providing access to the site.

2. Morning and afternoon peak hour of the generator if different than the morning and afternoon peak hour of the adjacent highway.

3. Other appropriate peak hours of the generator (e.g. movie theatre - evenings).

4. Identify the hours of day, day of week and the reason the hours and days used in Items VI-A.1 through 3 were chosen.

5. Percent distribution of generated traffic, by direction, for each major road leading to the area and at the access points, for the same peak hours as in Items VI-A.1 through 3.

6. Flow diagrams for Items VI-A.1 through 3 and VI-A.5.

