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

RECEIVED

September 20, 2023

SEP 20 2023

Mr. David Stein, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

ZONING BOARD

**RE: ZB APPLICATION #223-34 - 900 LONG RIDGE ROAD PROPERTY OWNER, LLC - 900 LONG RIDGE ROAD - Site & Architectural Plans and/or Requested Uses & Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, September 12, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing a redevelopment to consist of 508 apartments, approximately 20,000 sq. ft. of complimentary nonresidential space, amenities, associated landscaping and a publicly accessible nature walk.

Richard Redniss, Redniss & Mead, representing the applicant, made a presentation and answered questions from the Board.

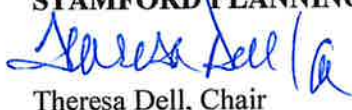
After considerable discussion, the Planning Board voted, by a vote of 4-1-0 (In Favor - Dell, Godzeno, Levin and Perry / Against - Buccino) to recommended **approval** of **ZB Application #223-34** with the following recommendations: (a) having dedicated pedestrian and bicycle access to the site along the main access drive; and (b) having a security plan for the residential area since the site can be accessed by non-residents. The Planning Board found this request to be compatible with the neighborhood and consistent with Master Plan Category #8 (Mixed-Use - Campus) and is also aligned with the following Master Plan Policies and Strategies:

- Strategy 3B.4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Strategy 4E.4: Consider opportunities for mixed-use transit supportive redevelopment of underutilized office parks on High Ridge and Long Ridge Roads.
- Strategy 6A.1: Balance new development with preservation of existing residential communities.

Mr. Buccino voted against this application as he desires a cohesive plan for the vacant office parks throughout Stamford, rather than a one-by-one evaluation of proposals.

Sincerely,

STAMFORD PLANNING BOARD

  
Theresa Dell, Chair

TD/lac

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

DIRECTOR OF OPERATIONS  
*MATT QUINONES*  
Email: MQuinones@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: LCasolo@StamfordCT.gov

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## INTEROFFICE MEMORANDUM

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August 23, 2023

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**900 Long Ridge Road - Long Ridge Road Property Owner LLC  
Zoning Application No. 223-34**

The Engineering Bureau received Zoning approval documents proposing a redevelopment consisting of 508 apartments, approximately 20,000 square feet of complementary nonresidential space, amenities, associated landscaping and a publicly accessible nature walk.

The following documents were reviewed:

- "Zoning Location Survey Depicting Proposed Improvements #900 Long Ridge Road Prepared for Monday Properties by Redniss & Mead dated 6/23/23

- "Property & Topographic Survey Depicting #900 Long Ridge Road Prepared for Monday Properties by Redniss & Mead dated 5/19/23

- "Project Narrative 900 Long Ridge Road Special Permit & Final Site and Architectural and Requested Uses Applications by Redniss & Mead dated 7/12/23

- Site plan set consisting of sheets SE-1, SE-2A, SE-2B, SE-2C, SE-2D, SE-3A, SE-3B, SE-3C, SE-4A, SE-4B, SE-4C, SE-4D, SE-5 through SE-12 "Depicting 900 Long Ridge Road Prepared for Monday Properties" by Redniss & Mead dated 6/30/23

- "Site Engineering Report Prepared for Monday Properties 900 Long Ridge Road by Redniss & Mead dated 6/30/23

The Engineer of Record David Ginter, P.E. stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau has determined that the following must be addressed by a CT professional engineer:

1) Retaining walls by Others must be designed by a CT professional engineer.

- 2) Show all test pit locations. Page 5 of the Site Engineering Report states that test pit locations are shown on sheet SE-7, however, only the test pit results are shown.
- 3) SE-2A: Add a stop sign or remove the stop bar before Parking Area A. Confirm with the TT& P Department.
- 4) Bollards may be warranted in front of the 3 transformers near the existing parking garage. If needed, add a bollard detail using 3500 psi (min.) concrete for the bollard base.
- 5) SE-2B: Change the CB symbol to reflect an OGS for OGS #1.
- 6) SE-2B: Parking Lot C and the connection to Parking Lot B- some curb heights are not 6 inches. Revise TC 183.65/BC 184.00, TC 187.20/BC186.40, TC186.90/BC 186.60, TC 193.10/BC 192.70.
- 7) All existing storm pipes and structures to be reused must be video inspected and any deficiencies must be corrected. WPCA to determine if sanitary lines also need to be video inspected.
- 8) Clarify if the existing OGS outlets to the pond and show the connection.
- 9) Clarify if MH #1 will connect to the existing OGS and show the connection.
- 10) There is an existing 12" pipe just north of MH#1 that discharges into wetlands. Clarify if this pipe will remain or be abandoned.
- 11) Verify the condition of the existing head and end walls for the culvert under the main driveway.
- 12) Since all stormwater from the property discharges into the southern watercourse, it must function properly. The condition of the watercourse must be determined and some dredging may be necessary. Provide a photo exhibit.
- 13) The main driveway should be repaved after the utility work is completed. A City Excavation Permit and CT DOT Encroachment Permit will be required if there will be encroachment onto the State Right of Way.
- 14) SE-2D: For the Publicly Accessible Amenity Space, show the curb transition for the handicap space and indicate if there will be a bollard/hc sign.
- 15) SE-3B: Parking Lot A- some curb heights are not 6 inches. Revise TC 179.6/BC 179.2, TC 177.5/BC177.5, TC172.0/BC 171.86 and in front of the Amenity Deck- TC 142.8/BC 142.50.
- 16) SE-4A: Show the meter structure per the detail on sheet SE-6.
- 17) SE-4A: Phase 1A Site Preparation- pavement removal should take place after silt sack installations.
- 18) A CT DEEP stormwater discharge permit (for construction activities) is required.
- 19) SE-4B & SE-4D: Remove the references to rain gardens in Phase 1F and 2F.
- 20) SE-5: Replace MH #17 with MH #28A in the storm structure chart showing the connection with CB #12 and replace MH #17 with MH #18 in the storm pipe chart showing the connection with MH #16.
- 21) SE-8: Add 1/2" joint filler between the concrete curb and adjacent surface for all 3 curb details.
- 22) SE-8: Specify Class "F" concrete for the Mountable Concrete Curb detail.
- 23) SE-8: Specify CT DOT Form 818 or revised, for the Asphalt Trench Repair, Asphalt Pavement and Concrete Sidewalk details.

24) SE-9: Specify CT DOT Form 818 or revised, for the Preformed Scour Hole, Pipe Trench Bedding, Catch Basin, Area Drain, Storm Manhole, Sanitary Manhole details.

25) SE-9: Add a bell trap and show a 2 ft minimum sump for the Double Catch Basin detail (Section B-B).

26) SE-12: Micro Pond Cross-Section shows pond elevation of 173.6, however CB #12 grate elevation is 173.50 on sheet SE-3C. Clarify.

27) Site Engineering Report: Page 5 refers to Appendix J for test pit locations, however, Appendix J is the soil survey information.

28) Site Engineering Report: Standard 4 part A- the DMA is in Appendix G.

29) Site Engineering Report: Standard 5- add State-Owned facilities to the drainage impact statement.

30) Add a steep slopes exhibit for the proposed conditions.

31) Site Engineering Report: Conveyance Protection Calculations- renumber the pages to show there are 6 total pages.

32) Site Engineering Report: Conveyance Protection Calculations- the pipe from MH #4 to MH #3 is 22 ft in length.

33) Site Engineering Report: Conveyance Protection Calculations- the pipe from MH #101 to ED #2 is 18" diameter and 21 ft in length.

34) Site Engineering Report: Conveyance Protection Calculations- the pipe from MH #210 to Ex. MH #2 is 35 ft in length.

35) Site Engineering Report: Preformed Scour Hole Sizing- the flow should be 43.1 cfs. Add the superscript letters to the chart.

36) Site Engineering Report: Add OGS #2 (existing Vortechs 16000) to the LID Review Map.

37) Site Engineering Report: DCIA Tracking Worksheet- confirm the net change in DCIA calculation given the existing and proposed pond installations. The worksheet needs to be signed and sealed by the Engineer of Record.

38) The Engineering Bureau reserves the right to make additional comments.

Please contact me at 203-977-4003 with any questions.

CC: David Ginter  
Bob Clausi  
Frank Petise

Reg. No. 244

**From:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>  
**Sent:** Wednesday, October 25, 2023 2:49 PM  
**To:** David Ginter <[d.ginter@rednissmead.com](mailto:d.ginter@rednissmead.com)>  
**Cc:** Martino, Robert <[RMartino@StamfordCT.gov](mailto:RMartino@StamfordCT.gov)>; Mathur, Vineeta <[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)>  
**Subject:** RE: 900 Long Road - Revised Plans

Good Afternoon Vineeta,

Please note the following below in regards to the approval of the project at 900 Long Ridge Road, Stamford CT.

Be Safe,

Chad Armstrong  
Assistant Fire Marshal (FM 102)

Stamford Fire Department  
888 Washington Blvd. 7th fl  
Stamford, CT 06901  
Desk: (203) 977-4843  
Main: (203) 977-4651  
Cell: (203) 223-2418  
[Carmstrong1@stamfordct.gov](mailto:Carmstrong1@stamfordct.gov)



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**From:** David Ginter <[d.ginter@rednissmead.com](mailto:d.ginter@rednissmead.com)>  
**Sent:** Wednesday, October 25, 2023 1:48 PM  
**To:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>  
**Cc:** Martino, Robert <[RMartino@StamfordCT.gov](mailto:RMartino@StamfordCT.gov)>  
**Subject:** RE: 900 Long Road - Revised Plans

Thank you very much. Have you routed these thoughts or other to Zoning staff? Just want to make sure they know that you have no issues with this moving forward at this time.

**DAVID GINTER, P.E.**

203.327.0500 x15105

**From:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>

**Sent:** Wednesday, October 25, 2023 1:45 PM

**To:** David Ginter <[d.ginter@rednissmead.com](mailto:d.ginter@rednissmead.com)>

**Cc:** Martino, Robert <[RMartino@StamfordCT.gov](mailto:RMartino@StamfordCT.gov)>

**Subject:** RE: 900 Long Road - Revised Plans

Good Afternoon David,

After reviewing plans and discussions of the project, we are in agreement of the following:

1. Total of two Fire Department water supply drafting tanks ( One of which will be required to be installed during construction in the location noted in front of building C) This is to supply an adequate flow of fire protection water supply during the construction phase, as a required protection.
2. All building confirmed as having individual Fire Pumps installed
3. All currently noted and approved hydrant and FDC locations
4. And Low profile reinforced concrete curbing at turn locations so Fire apparatus can access all parts all four buildings with no restrictions
5. During Construction Access is required to be clear at all times and FDC's and Standpipes have to be in operation from ground up during construction as the projects advance.
6. We agree to continue to coordinate during construction any Water supply issues that may arise and address them to provide the required flow for Fire Protection for all Structures involved within this project.

We can later discuss the phases in which the project will follow. The Fire Marshal Office sees no issues with approving this project as noted

Be Safe,

Chad Armstrong

Assistant Fire Marshal (FM 102)

Stamford Fire Department  
888 Washington Blvd. 7th fl  
Stamford, CT 06901  
Desk: (203) 977-4843  
Main: (203) 977-4651  
Cell: (203) 223-2418  
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**From:** David Ginter <[d.ginter@rednissmead.com](mailto:d.ginter@rednissmead.com)>  
**Sent:** Tuesday, October 24, 2023 12:04 PM  
**To:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>  
**Cc:** Martino, Robert <[RMartino@StamfordCT.gov](mailto:RMartino@StamfordCT.gov)>  
**Subject:** RE: 900 Long Road - Revised Plans

Good afternoon Chad,

Attached please find an updated plan showing the 2 potential holding tanks. Determination of whether both are required will continue to be coordinated with you, however if it is determined necessary, they will be installed. Exact details on how they are supplied and how they connect into the system onsite again would continue to be coordinated with you as we continue to move towards a building permit.

Let me know if you have any further questions.

**DAVID GINTER, P.E.**

203.327.0500 x15105

**From:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>  
**Sent:** Tuesday, October 24, 2023 9:12 AM  
**To:** David Ginter <[d.ginter@rednissmead.com](mailto:d.ginter@rednissmead.com)>  
**Cc:** Martino, Robert <[RMartino@StamfordCT.gov](mailto:RMartino@StamfordCT.gov)>  
**Subject:** RE: 900 Long Road - Revised Plans

Good Afternoon David,

After discussing the situation with my other Supervisor, AFM Robert Martino, it would be requested to place 30,000 gal tanks in the original location and one under the parking lot next to building C & d in the back of the complex in case of any issues with water supply arising.. Please follow up with comments

Be Safe,

Chad Armstrong  
Assistant Fire Marshal (FM 102)

Stamford Fire Department  
888 Washington Blvd. 7th fl  
Stamford, CT 06901  
Desk: (203) 977-4843  
Main: (203) 977-4651  
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**From:** David Ginter <[d.ginter@rednissmead.com](mailto:d.ginter@rednissmead.com)>  
**Sent:** Monday, October 23, 2023 3:05 PM  
**To:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>  
**Subject:** RE: 900 Long Road - Revised Plans

Good afternoon Chad,

Sorry for the delay.

Attached is a sketch showing the potential alternate locations for the underground holding tank.

I have also received confirmation that there will be fire pumps installed in each building.

Let me know if you need anything else.

**DAVID GINTER, P.E.**

203.327.0500 x15105

**From:** David Ginter  
**Sent:** Friday, October 20, 2023 5:06 PM  
**To:** Armstrong, Chad <[CArmstrong1@StamfordCT.gov](mailto:CArmstrong1@StamfordCT.gov)>



**Cc:** Ray Mazzeo <[r.mazzeo@rednissmead.com](mailto:r.mazzeo@rednissmead.com)>; David Pinto <[d.pinto@rednissmead.com](mailto:d.pinto@rednissmead.com)>  
**Subject:** 900 Long Road - Revised Plans

Good afternoon Fire Marshal Armstrong,

Earlier today revised plans were submitted to Zoning to address comments previously made. Please use the link to download digital versions of the documents that respond specifically to your comments. Let me know if you have any further questions. Have a good weekend.

<https://we.tl/t-hpJmxbQ1Fy>






City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

September 7, 2023

To: Vineeta Mathur, Principal Planner  
Land Use Bureau, Stamford

From: Robert Clausi, Executive Director 

Subject: ZB 223-34 / 900 Long Ridge Road Property Owner LLC / 900 Long Ridge Road Site and Architectural Plans and/or Requested Uses and a Special Permit  
Redevelop office complex to create 508 apartments, complementary nonresidential space, amenities, landscaping, and a publicly accessible nature walk.

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REFERENCES

- Plans entitled “900 Long Ridge Road, Stamford CT – Prepared for Monday Properties” prepared by Redniss & Mead, Inc. – SE-1, Site Development Plan – SE-2A, Phase 1 Site Plan – SE-2B, Phase 1 Grading Plan – SE-2C, Phase 1 Utility Plan – SE-2D, Phase 1 Pond Plan – SE-3A, Phase 2 Site Plan – SE-3B, Phase 2 Grading Plan – SE-3C, Phase 2 Utility Plan – SE-4A & 4B, Phasing Plan-P1- SE-4C & 4D, Phasing Plan-P2 – SE-5, Notes & Drainage Tables – SE-6 thru SE-10 & SE-12, Details – certified by David R. Ginter, CT PE #27177 – dated June 30, 2023.
- Plans entitled “Property & Topographic Survey” (5/19/23) and “Zoning Location Survey (6/23/23) prepared by Redniss & Mead, Inc. – certified by Jorge P. Pereira, LS #70179.
- Plans entitled “900 Long Ridge Road, Stamford CT” prepared by BKV Group – A001, Cover Sheet – A100, Site Plan – A101-A108, Horizontal Site Sections – A400, Project Elevations – A401, Project Perspectives – A500, Vertical Sections – LS-100, Overall Landscape Plan – LP-100, Overall Planting Plan – LP-101, Native Seed Mix Schedules – LP-501, Planting Details – dated June 23 2023.
- “Site Engineering Report” prepared by Redniss & Mead, Inc. – certified by David R. Ginter, P.E. – dated June 30, 2023.
- Engineering Bureau referral comments prepared by Willetta Capelle, P.E., dated August 23, 2023.
- Email correspondence between EPB Executive Director Robert Clausi and project engineer David Ginter dated August 21 and September 5, 2023.

## PROPOSAL

Convert an office complex to a mixed use residential development that includes 508 apartments in four buildings.

## SITE CHARACTERISTICS

The subject property is located on the west side of Long Ridge Road and is 36.5 acres in area. There is about a 145' elevation difference between the property's high points along the western boundary and the wooded wetland/watercourse corridor that flows to the south near Long Ridge Road. The existing buildings and parking facilities are situated in the western half of the property on some of the least steeply sloped portions of the site. All of the on-site inland wetlands and watercourses are located in the eastern half of the property, except for the far southwestern 120' long segment of the swale that runs along the southern property line, which the applicant's soil scientist determined meets the criteria to be classified as an intermittent watercourse. This watercourse is labeled on the Site Development Plan but needs to be added to the Topographic Survey and other plans. The property is not located in the coastal management zone and does not contain any conservation easements or special flood hazard areas (Zone X, FIRM Panel 09001C0502F).

## DISCUSSION

The applicant does not propose any activities within the 25' wide upland review area around the on-site wetlands or watercourses, and a separate permit from the Environmental Protection Board is therefore not required. As detailed in the Site Engineering Report, the stone lined intermittent watercourse and detention pond in the northeast portion of the property were examined by the project engineer and were found to be structurally intact. The applicant does not currently propose removing the sediment that has accumulated in the detention pond, but this work ought to be included in the subsequent stage of the project. As described to EPB staff by the applicant, this second stage work will involve landscaping in and adjacent to the eastern watercourse corridor to match the walking paths and public parking spaces that will be installed as part of the current proposal. The second stage of the project will require a permit from the Environmental Protection Board.

The environmental issues of concern associated with the applicant's current proposal relate to site controls during construction, site drainage, and upland landscaping.

1. Sheets SE-2A through SE-2D of the site plans indicate the project will be constructed in two phases of six steps each. Phase 1 will include demolition of the northwesterly of the two existing office buildings and some of the adjacent parking and driveways, installation of a sediment trap and the drainage associated with this portion of the development, and construction of the two northerly buildings (i.e., Buildings C and D) and the southwestern parking lot. Phase 2 will consist of demolition of the southeasterly of the two existing office buildings and some of the adjacent parking and driveways, installation of the drainage associated with this portion of the development, and construction of the two southerly buildings (i.e., Buildings A and B), a parking lot, and a detention pond. The proposed sequential limiting of site disturbance is a prudent means of controlling the project to avoid impacts on wetlands and other resources.

The silt fencing, tracking pads, catch basin and tree protection, and other erosion and sedimentation control measures depicted for each step of the project are generally appropriate. The proposed sediment trap is a particularly important feature of this E&S control plan. Additional measures, such as a diversion of the clean runoff into the property from the west around the work zone and secondary sediment barriers internal to the perimeter controls, have been discussed with the project engineer and will be included on the final construction plans. A preconstruction site meeting between the developer, contractor, engineer, and EPB and Engineering Bureau staff to review the plans and logistical details should be required by the Zoning Board. A qualified individual should also be appointed by the developer to monitor the condition of the site control measures and ensure they are properly maintained.

2. The Site Engineering Report states the applicant's proposal will yield an increase in site impervious coverage of 0.94 acres beyond the current ±9.0-acres. Stormwater management measures that will supplement the stone-lined swale/detention pond and oil-grit separator installed as part of an office expansion in the 1980s consist of a micropool extended detention basin north of proposed Building B, a pocket pond just to the west of the watercourse corridor, and three hydrodynamic separators. Notably, one of the hydrodynamic separators will provide water quality treatment to the flow directed to the stone-lined swale/detention pond, which currently receive untreated stormwater. According to the Site Engineering Report, this system will reduce peak runoff rates to all points of concern and will treat the required water quality volume.

The project engineer concludes this project will not result in adverse stormwater impacts to adjacent or downstream properties, or City-owned drainage facilities. The Engineering Bureau has reviewed the stormwater management plan and their August 23<sup>rd</sup> comments should be addressed by the applicant before building permit submission.

3. The applicant's engineer states that a total of 273 trees will be cleared in order to develop the residential complex (i.e., 111 in Phase 1 and 162 in Phase 2). Another 20 trees will be removed to install the sediment trap/micropool to the west of the wetland/watercourse corridor. While many of these are smaller diameter ornamental trees near the building entrances and in the parking lots, a number are large, specimen oaks and other hardwoods. The applicant's landscaping plan shows approximately the same number of new trees will be planted around the new buildings and pocket pond as will be removed. Several thousand shrubs, perennials, and grasses are also proposed. The plan consists of a mixture of native species, and the specified size of the planting stock should provide acceptable restoration of the areas to be disturbed.

EPB staff has also asked the applicant to explore the possibility of installing solar panels on awnings in the parking lots since the design of the proposed buildings will not be suitable for rooftop solar.

## RECOMMENDATIONS

In light of the above, the EPB has no objection to this matter moving forward through the Zoning Board's review process, subject to the following conditions:

- 1) Work shall conform to the following plans and documents:
  - Plans entitled "900 Long Ridge Road, Stamford CT – Prepared for Monday Properties" prepared by Redniss & Mead, Inc. – SE-1, Site Development Plan – SE-2A, Phase 1 Site Plan – SE-2B, Phase 1 Grading Plan – SE-2C, Phase 1 Utility Plan – SE-2D, Phase 1 Pond Plan – SE-3A, Phase 2 Site Plan – SE-3B, Phase 2 Grading Plan – SE-3C, Phase 2 Utility Plan – SE-4A & 4B, Phasing Plan-P1- SE-4C & 4D, Phasing Plan-P2 – SE-5, Notes & Drainage Tables – SE-6 thru SE-10 & SE-12, Details – certified by David R. Ginter, CT PE #27177 – dated June 30, 2023.
  - Plans entitled "Property & Topographic Survey" (5/19/23) and "Zoning Location Survey (6/23/23) prepared by Redniss & Mead, Inc. – certified by Jorge P. Pereira, LS #70179.
  - Plans entitled "900 Long Ridge Road, Stamford CT" prepared by BKV Group – A001, Cover Sheet – A100, Site Plan – A101-A108, Horizontal Site Sections – A400, Project Elevations – A401, Project Perspectives – A500, Vertical Sections – LS-100, Overall Landscape Plan – LP-100, Overall Planting Plan – LP-101, Native Seed Mix Schedules – LP-501, Planting Details – dated June 23 2023.
  - "Site Engineering Report" prepared by Redniss & Mead, Inc. – certified by David R. Ginter, P.E. – dated June 30, 2023.
  - Engineering Bureau referral comments prepared by Willetta Capelle, P.E., dated August 23, 2023.
  - Email correspondence between EPB Executive Director Robert Clausi and project engineer David Ginter dated August 21 and September 5, 2023.
- 2) Final civil and landscaping plans shall be subject to the review and approval of EPB staff prior to issuance of a building permit and the start of any site activity. The phased sedimentation and erosion control plan shall be revised per 8/21/23 EPB comments to project engineer.
- 3) Engineering Department approval of the stormwater management plan shall be obtained prior to issuance of a building permit and the start of any site activity.
- 4) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, tree protection, drainage, landscaping, and professional supervision and certifications. A detailed estimate of these costs, plus a 15% contingency, shall be supplied to EPB and Engineering Bureau staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any site activity and issuance of a building permit.
- 5) A qualified individual shall be appointed by the developer to monitor the condition of the site control measures and ensure they are properly maintained.

- 6) The developer shall arrange a pre-construction site meeting to review the final development plans and the project logistics. This meeting shall include the project contractor, project engineer, appointed site monitor, and staff from the Stamford Environmental Protection Board and Engineering Bureau.
- 7) Sediment and erosion controls shall be installed and approved in writing by EPB staff prior to the start of any other site activity.
- 8) Upon the completion of all construction activities and prior to the receipt of EPB authorization for a final certificate of occupancy/completion, all disturbed earth surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives. The stabilization requirement applies not only to lawn and landscape space, but to all gutter outfalls, driplines, walkways, drives, land areas under exterior stairs and decks, etc.
- 9) All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to endorsement of a certificate of occupancy and return of surety.
- 10) All drainage, grading, final stabilization measures, and other engineering elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to endorsement of a certificate of occupancy and release of surety.
- 11) Submit a standard City of Stamford landscape maintenance agreement prior to endorsement of a certificate of occupancy and return of surety.
- 12) Submit a standard City of Stamford drainage maintenance agreement to ensure the full and proper function of all drainage structures prior to EPB endorsement of a certificate of occupancy and release of surety.

Thank you for the opportunity to provide these comments.

MAYOR  
**CAROLINE SIMMONS**

DIRECTOR OF OPERATIONS  
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**INTEROFFICE MEMORANDIUM**

**TO:** Zoning Board Office

**FROM:** Frank W. Petise, PE  
Transportation Bureau Chief

**DATE:** November 13, 2023

**RE:** Zoning Board Application 223-34



Application #223-34

900 Long Ridge Road  
900 Long Ridge Road Property Owner

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received July 19, 2023;
- Project narrative;
- Parking and Transportation Demand Management Plan prepared by Redniss and Mead dated July 12, 2023;
- Traffic Assessment prepared by Kimley Horn dated July 11, 2023; Revised dated [September 25, 2023](#)
- Property and Topographic Survey prepared by Redniss and Mead dated May 19, 2023;
- Zoning Location Survey prepared by Redniss and Mead dated June 23, 2023;
- Civil Site Plan prepared by Redniss and Mead dated June 30, 2023; Revised [October 13, 2023](#).
- Overall Landscape Plan prepared by BKV Group DC dated June 23, 2023; and,
- Architectural Plans prepared by BKV Group DC dated June 23, 2023.

The TTP Department provides the following comments based on review of the zoning board application documents. [This memo is in response to comments from the applicant in response to](#)

the Department's letter dated August 18, 2023. The applicant has satisfactorily responded to the Department's comments on the Traffic Assessment and Civil Site Plan. Additionally, in a letter from Redniss & Mead dated October 19, 2023 to the Zoning Board, the applicant has agreed to the Department's offsite improvements request, specifically \$250,000 for traffic signal upgrades and \$250,000 for sidewalk upgrades. The off-site sidewalk improvements are detailed in the attached map titled "900 Long Ridge Sidewalk Map". The applicant shall work with TTP on the final design of the sidewalk during the building permit process. The \$250,000 in funding for the traffic signals shall be conveyed to the Department prior to the issuance of a building permit. The sidewalk shall be designed and constructed by the applicant per the above referenced map prior to the issuance of a Certificate of Occupancy. The Department will review the design and assist in obtaining any required permits.

### **Traffic Assessment for Proposed Residential Development**

The Department has reviewed the revised traffic study in great detail. The applicant has satisfactorily responded to the department's comments. Through the revisions, the traffic assessment is now more conservative; however, it shows that the proposed application would have a net reduction on traffic compared to the approved office use. The assessment also includes the traffic study data from the proposed development at 16 Wire Mill Road and includes an evaluation of the intersection of Wire Mill Road and Long Ridge Road. This intersection, nor the intersection with the site driveway appears to be negatively impacted by the proposed development.

1. The higher value of fitted curve equation or average rate should be used for site-generated traffic estimation, particularly for the multifamily residential uses. [Applicant response accepted.](#)
2. The Traffic Assessment states that the trip distribution at the study intersection was based on existing traffic patterns on Long Ridge Road. A review of the existing traffic volumes indicates heavier traffic from/to the north on Long Ridge Road. Please justify the directional splits (40% north and 60% south) of trip distribution at the site driveway intersection. Please also justify the universal trip distribution pattern that was applied to both the residential and commercial uses proposed on the site. The travel patterns for residential and commercial uses are generally different and should be estimated separately unless the commercial trips are insignificant. [Applicant response accepted.](#)
3. The entering and exiting traffic volumes at the site driveway and Long Ridge Road intersection under Build Traffic Volumes Conditions as shown on Figure 5 do not match the New Mixed-Use Trips estimated as shown on Table 2. The traffic volumes calculation should be revised. [Applicant response accepted.](#)
4. The traffic signal yield point for Long Ridge Road offset starts at yellow time. Please revise the capacity analysis accordingly. [Applicant response accepted.](#)
5. Please include a summary of queue analysis results for the study intersection. [Applicant response accepted.](#)
6. The TTP Department reviewed the Shared Parking Analysis for the mixed-use development. The Department requests additional review on the shared parking demand



based on time-of-day factors for both weekdays and weekends per ULI methodology. The peak parking demand should be estimated to ensure the development provides sufficient parking spaces for all and shared uses proposed on the site. [Applicant response accepted.](#) [This site is primed for the use of shared parking and the operations of which are acceptable to the Department.](#)

7. Due to the additional site-generated traffic exiting the site during the weekday morning peak hour and entering the site during the weekday afternoon peak hour and impacts to the signalized intersection of the site driveway and Long Ridge Road, the applicant shall contribute \$250,000 in cash toward upgrading the traffic signal and improving safety at the intersection including:
  - a. Install crosswalk on the south leg of Long Ridge Road.
  - b. Replace the existing side street green pedestrian signal with ADA compliant pedestrian signals for the proposed crosswalk.
  - c. Replace the traffic signal cabinet; upgrade video detection camera to City standard; rewire the existing traffic signal; and reinstall the LED lamp for the signal indications.
  - d. Optimize the traffic signal timing splits to accommodate the additional site-generated traffic.
  - e. [Applicant response accepted.](#)
8. The applicant shall be responsible for developing the traffic signal plan to reflect the proposed signal revisions. The City will submit the revised traffic signal plan and encroachment permit to CTDOT for review and approval. [Applicant response accepted.](#)

## Parking and Transportation Demand Management Plan

1. Refer to Comment #6 under Traffic Assessment. Additional review on the shared parking demand based on time-of-day factors for both weekdays and weekends per ULI methodology should be conducted. The peak parking demand should be estimated to ensure the development provides sufficient parking spaces for all and shared uses proposed on the site. [Applicant response accepted.](#)

## Civil Site Plan

The revised site plans address the department's comments. Minor revisions may be needed which will be reviewed and addressed during the building permit process.

1. Based on the sidewalk requirements set forth in Zoning Regulations Section 12.K, sidewalks shall be provided along all public and private roadways for all new development and redevelopment:
  - a. The applicant shall contribute \$250,000 in cash toward the construction of sidewalks connecting the site entrance to the bus stops in both directions along the site frontage on Long Ridge Road. [Applicant response accepted. Please note that the sidewalk on the east side of the road shall also be built to connect to the northbound bus stop per the attached map. This is included in the \\$250,000.](#)
  - b. Continuous sidewalks that are ADA compliant shall be installed within the site connecting the buildings, parking garages and parking lots, playground, and the proposed trail. The sidewalk within the project site shall connect to the proposed sidewalk on Long Ridge Road and provide ADA compliant access to the crosswalk, pedestrian signals and push buttons, and the CT Transit bus stops/shelters. [Applicant response accepted.](#)
2. The proposed mid-block crosswalk connecting the playground and the trail should be relocated to the south leg of the All-Way Stop controlled three-leg intersection for better visibility and safer crossing for pedestrians. [Applicant response accepted.](#)
3. Provide vehicle turnaround area within the parking lot near the trail end to avoid vehicles backing out onto the main site driveway. [Applicant response accepted.](#)
4. Install Stop sign at all stop bar locations. [Applicant response accepted.](#)
5. Stop signs and stop bars should be added on the parking aisle exit to the site driveway. [Applicant response accepted.](#)
6. The stop bar and stop sign at the "proposed building C garage entrance" shall be shifted back out of the 5' wide sidewalk. [Applicant response accepted.](#)
7. Pedestrian crossing signs shall be installed at uncontrolled crosswalk locations. [Applicant response accepted. The exact type of crosswalk signage shall be revised to match the City standard neon-green sign.](#)
8. Include handicap parking signage. [Applicant response accepted.](#)
9. Revise the plan to show double center line for the site driveway. [Applicant response accepted.](#)
10. Recommend adding arrows in parking lots and drive aisles to indicate direction of traffic. [Applicant response accepted.](#)

11. All stop bars shall be placed 4' back crosswalk where crosswalk exists. [Applicant response accepted.](#)
12. Crosswalk should be 8' wide. Please revise the crosswalk specifications on the plan details. [Applicant response accepted.](#)
13. ADA compliant sidewalk ramps shall be installed at all locations where a sidewalk intersects a driveway/drive aisle and/or crosswalk. [Applicant response accepted.](#)
14. Handicap parking spaces shall be provided at all of the parking areas that provide access to the front entrance of the buildings. [Applicant response accepted.](#)
15. Recommend including speed humps and other traffic calming measures such as raised crosswalks on site. [Applicant response accepted.](#)
16. Clarify why there is a flush curb condition with tactile warning pads on the north side of Building C. [Applicant response accepted.](#)
17. Lighting should be provided at crosswalk locations. [Applicant response accepted.](#)
18. Clarify if the bump out area in front of the entrance for Buildings A and B into Parking Area A will be flush with the roadway. [Applicant response accepted.](#)

## **Landscaping Plan**

[Minor revisions may be needed which will be reviewed and addressed during the building permit process.](#)

1. Provide a detailed trail plan including location, slope, width, material, and other pertinent design factors of all trails on site. Include trail amenities, public access signage, lighting, and other trail appurtenances.
2. Provide bike parking details.

900 Long Ridge Sidewalk Map

