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Block: 18


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LYDA RUIJTER
CITY & TOWN CLERK STAMFORD CT
BLOCK 18

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No. 619 of the 1953 General Assembly, hereby certify that on March 18, 2019 continued to March 28, 2019 and further continued to April 8, 2019, a Public Hearing was held by the ZONING BOARD on the application of:

APPL. 217-16 (2nd MOD) HP Gateway Unit One Owner LLC, HP Gateway Unit Two Owner LLC, Gateway Harbor Point Planned Community Association, Inc. and Charter Communications Holding Company LLC; General Development Plan, Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Special Exception Approvals

Requesting approval modify the General Development Plan, Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Special Exception Approvals in connection with a proposal to construct a second office tower with up to 292,446± SF of zoning Floor Area and associated parking and site improvements on the northwest corner of the subject property. The Special Exception requests relate to an alternative method of compliance with the Below Market Rate housing requirement, commuter parking fee-in-lieu payment, and modification of a Transportation Center Design (TCD) District development. The property is commonly known as 400-440 Washington Boulevard (Parcel ID #004-5930, #004-5931, and #004-5933). It is located in the M-G, R-MF and TCD districts and consists of approximately 6.42 acres of property located on the northwestern corner of Washington Boulevard and Pulaski Street, Stamford, CT, more particularly described as:

Block #: 18

Area: 6.42± acres

Description: All that area of land owned by HP Gateway Unit One Owner LLC and Gateway Harbor Point Planned Community Association, Inc. located at 400 and 440 Washington Boulevard and generally bounded as follows:

Northerly: 632'±/- by the State of Connecticut D.O.T. (Metro North Railroad);
Easterly: 644'±/- by Washington Boulevard;
Southerly: 124'±/- by land n/f of Cecelia W. Gillian et al;
Easterly: 50'±/- by land n/f of Cecelia W. Gillian et al;
Northerly: 124'±/- by land n/f of Cecelia W. Gillian et al
Easterly: 60'±/- by Washington Boulevard;
Southerly: 225'±/- by Pulaski Street;

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LYDA RUIJTER CITY & TOWN CLERK STAMFORD CT
BLOCK 18

Westerly: 126'+/- by land n/f of Roland Lesperance;
 Southerly: 50'+/- by land n/f of Roland Lesperance;
 Easterly: 123'+/- by land n/f of Roland Lesperance;
 Southerly: 232'+/- by Pulaski Street; and
 Westerly: 586'+/- by the Rippowam River.

And the land affected is owned and located on the following streets:

<u>NAME</u>	<u>ADDRESS</u>
HP Gateway Unit One Owner LLC, and Gateway Harbor Point Planned Community Association, Inc.	400-440 Washington Boulevard, Stamford, CT

And the following is a statement of its findings: APPROVED AS MODIFIED at its meeting held on April 8, 2019, subject to the conditions below:

WHEREAS, the Zoning Board previously approved applications submitted by HP Gateway Land I, LLC for General Development Plan, Special Exception, Coastal Site Plan and Final Site and Architectural Plan approval pursuant to the Transportation Center Design District (TCDD) zoning regulations comprised of one 14-story office tower, public realm improvements and a parking garage with up to 1,722 parking spaces as well as other site improvements for the project generally referred to as "Gateway" (Appl. #216-17 MOD);

WHEREAS, the Zoning Board has reviewed applications submitted by HP Gateway Unit One Owner LLC, HP Gateway Unit Two Owner LLC, Gateway Harbor Point Planned Community Association, Inc. (collectively, the "Property Owner") and Charter Communications Holding Company LLC (all together collectively the "Applicant") to modify Appl. #216-17 MOD pursuant to the Transportation Center Design District (TCDD) zoning regulations, as modified, to construct a second office tower with up to 292,446± square feet of zoning Floor Area and add up to 221 parking spaces to the existing parking garage with related site improvements;

WHEREAS, this Certificate of Approval with conditions supersedes and replaces all earlier approvals for this property;

WHEREAS, the specific Special Exception requests included:

1. Satisfaction of the Below Market Rate (BMR) obligation through an alternative method of compliance by providing a fee-in-lieu payment;
2. Satisfaction of the commuter parking and mobility requirement by providing a fee-in-lieu payment; and
3. Modification of a TCDD development.

WHEREAS, the Zoning Board conducted a duly called public hearing on March 18, 2019 continued to March 28, 2019 and further continued to April 8, 2019 and has considered the submitted comments of other interested City agencies, officials and the general public;

WHEREAS, the construction of Building 1 is underway and Charter Communications has entered into a long-term lease of Building 1;

WHEREAS, the approval of Building 2 supports the expansion of Charter Communications' headquarters and the continued growth of the company in the City of Stamford;

WHEREAS, the Zoning Board makes the following special findings:

- The application is consistent with the purposes, standards and goals of the Master Plan and TCDD zoning district, as amended;
- The overall site improvements conform with the Special Exception requirements, standards and conditions of Section 19.3, Site Plan Review requirements of Section 7.2, and all other requirements of the City's Zoning Regulations;
- The application conforms to the Zoning Standards provided in Section 9-BB-5 and Site Design Criteria provided in Section 9-BB-6 of the City's Zoning Regulations;
- Office use is a permitted use in the TCDD and the Zoning Board has determined that the proposed use, structure and related improvements are in accord with the public convenience and welfare;
- The proposed site is an appropriate location for a corporate headquarters and operations will not be injurious to the neighborhood or impair future development;
- The continued commitment to the extension of the Mill River Park system will provide a significant open space benefit to the City and the overall character, location and amount of open space meets the needs of the office tenants and visitors and supports the public pedestrian objectives of the TCDD;
- The development includes on-site and off-site transit-oriented features including the Washington Boulevard pedestrian bridge providing a direct connection to the Stamford Transportation Center and the implementation of a Transportation Management Plan;
- The BMR fee-in-lieu payment is desirable and will be the first time a purely commercial use will contribute to affordable housing opportunities in the City through zoning;

- The fee-in-lieu payment for 500 commuter parking spaces, which will be used for capital transportation and mobility enhancements around the Stamford Transportation Center in conjunction with the Property Owner providing alternative commuter parking spaces, hiring a Parking Management Consultant and developing an Interim Parking Plan, is expected to adequately meet the commuter parking obligation required by previous approvals for this property given that the 500 commuter parking spaces at this location will be in excess of the parking need for this area subsequent to completion of construction of the new State Garage proposed at South State Street;
- The development has environmentally sustainable design and is required to be eligible for LEED Silver certification for the Core and Shell and has received LEED Gold ND certification;
- The proposed activity: (1) is consistent with all applicable goals and policies in Connecticut General Statutes Section 22a-92 and (2) will not cause an adverse impact on coastal resources and future water-dependent development activities; and

WHEREAS, said General Development Plan (GDP), Special Exception Final Site Plans and Coastal Site Plan applications are more particularly described in a set of plans entitled:

Plans prepared by EDI International:

Sheet	Title	Last Revision
A000	Cover Sheet	2/01/2019
A001	Drawing List & Tabulation	2/01/2019
A002	Rendering	2/01/2019
A003	Diagram Level 1 - Plaza	2/01/2019
A004	Landscape Site Plan	4/08/2019
A005	GDP Plan	3/25/2019
A101	Overall Garage - P4	3/25/2019
A102	Overall Garage - P3	3/25/2019
A103	Overall Garage - P2	3/25/2019
A104	Overall Garage - P1 Garage	3/25/2019
A105	Floor Plan Level 1 - Plaza	2/01/2019
A106	Floor Plan 2 nd Floor	2/01/2019
A107	Floor Plan 3 rd Floor	2/01/2019
A108	Floor Plan 4 th Floor	2/01/2019
A109	Floor Plan 5 th – 6 th Floor	2/01/2019
A110	Floor Plan 7 th Floor	2/01/2019
A111	Floor Plan 8 th – 9 th Floor	2/01/2019
A112	Floor Plan Roof	2/01/2019

A200	North Elevation	2/01/2019
A201	South Elevation	2/01/2019
A202	East Elevation	2/01/2019
A203	West Elevation	2/01/2019
A300	Building Sections	2/01/2019
A301	Building Sections	2/01/2019
A400	Typical Details	2/01/2019

¼ Mile Radius Exhibit prepared by Redniss & Mead, dated 4/8/2019

Zoning Location Survey prepared by Redniss & Mead, revised 4/05/2019

Sediment & Erosion Control Plan (SE.1) prepared by Redniss & Mead, dated 2/25/2019

Traffic Impact Study prepared by Fuss & O'Neill, dated February 2019

Proposal Estimate, dated April 8, 2019 and Concept Plan (CON-01), dated December 2018, both prepared by Fuss & O'Neill, for road widening of Washington Blvd. and Pulaski St. (NW corner of Washington Blvd. and Pulaski St.).

Feasibility Study for Mill River Greenway RBS Building to Harbor Point Stamford, CT, prepared by Stantec dated March 22, 2019 including the following two plans:

- Trail Route Segment - 02A
- Trail Route Segment - 02B

and such related materials, reports and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearing on March 18, 2019, March 28, 2019 and April 8, 2019 and conditions contained herein. Together all of these documents are referred to hereinafter as the "Building and Site Plans". In the event of any conflict between plans, the most recent plan governs.

NOW THEREFORE BE IT RESOLVED that the Zoning Board approves as modified Application 217-16 (2nd MOD) subject to the following conditions:

GENERAL DEVELOPMENT PLAN

1. General Development Plan Approval is granted for 777,153+/- square feet of zoning floor area of office use in two buildings (including a connector) (hereinafter "Building 1" and "Building 2," each a "Building" and collectively the "Buildings") and up to 1,943 parking spaces, open space and related site improvements as generally depicted on a plan titled "A005 - GDP Plan" prepared by EDI International, PC, dated March 25,

2019 (the "GDP"). The general scale, height, mass, organization and setback of all Buildings shall be substantially consistent with the information constituting the record of the application.

2. Total on-site parking of vehicles for all Buildings shall not exceed 1,943 spaces, including any tandem, car stacker or valet spaces, or other managed parking spaces, subject to Zoning Board approval of a Parking Management Plan prior to issuance of a Certificate of Occupancy for Building 1.
3. Prior to the issuance of a Certificate of Occupancy for each Building, the Property Owner's architect shall certify to the Zoning Board that the Core and Shell of the Building satisfies all the requirements of the LEED Silver certification by submitting the appropriate points accrued, categories satisfied and such other documentation as may be reasonably required by Zoning Board staff. Formal LEED certification is not required. The site has attained the LEED ND Gold standard and evidence of same was provided to Zoning Board staff.
4. Zoning Board staff shall review the GDP and add such further information as it deems necessary to fully describe the approval granted herein. Following approval by Zoning Board staff, the GDP shall be signed by the Chairman of the Planning Board and recorded on the Stamford Land Records.
5. No Building Permit for Building 2 shall be issued until the approved GDP, as modified, has been recorded on the City of Stamford Land Records.
6. The GDP shall remain in effect for a period of time commensurate with the provisions of Section 9.BB.7 of the Zoning Regulations.

FINAL SITE PLAN

Site Specific Conditions

7. Final Plan Approval is granted for Building 1 and Building 2 containing a total of 777,153+/- square feet of zoning floor area for office use with up to 1,943 parking spaces, open space and related site improvements as generally depicted on the Building and Site Plans, subject to submission of final site and architectural plans, landscaping and streetscape plans, including specifications for exterior architectural designs, materials, samples and colors, to ensure consistency with the approved plans, architectural elevations, materials samples and illustrative renderings approved by the Zoning Board, subject to final approval by Land Use Bureau staff prior to the issuance of a Building Permit.

8. Prior to issuance of a Building Permit for Building 2, Property Owner shall make a fee-in-lieu payment of \$6,627,374.03 for the release of Condition No. 4 in Application No. 217-16 (Mod). That condition required the Property Owner to provide a minimum of 500 commuter parking spaces in Property Owner's parking garage (the "Gateway Garage") as part of the original approval. The fee-in-lieu payment will be made to a City of Stamford account determined by the Director of Administration pursuant to Section 12.K.4 of the Stamford Zoning Regulations. Said fee-in-lieu shall be used for capital transportation and mobility improvements near the Stamford Transportation Center ("train station").

Payment of the fee-in-lieu funds does not relieve the Property Owner from the requirement to provide at least 500 commuter parking spaces in the vicinity of the train station and such obligation shall remain in effect until the new State Garage with at least 650 spaces proposed on South State Street is completed, operational and open to the public. Except for Metro Center, such commuter parking will be provided at a cost not to exceed that charged on the date of this approval by Property Owner at the Gateway Garage. Such Parking shall be provided by either one or a combination of the following strategies, subject to Zoning Board approval, and as further described in in the "Initial Parking Management Consultant Scope of Work" dated April 8, 2019, and attached hereto as Schedule A:

- a. Continue to provide parking on-site at the Gateway Garage;
- b. Identify and make available existing off-site parking and assure their availability for the commuting public. Should the entrance to the lot or facility for any of these parking spaces be located more than $\frac{1}{4}$ mile from the closest escalator of the Stamford train station, Property Owner shall provide a free shuttle service from said parking to the train station at the Property Owner's cost and during such hours and at such frequency as approved by the Zoning Board and the Transportation Traffic and Parking Bureau;
- c. Construct and provide interim commuter parking spaces at nearby convenient location(s). Should the entrance to the lot or facility for any of these parking spaces be located more than $\frac{1}{4}$ mile from the closest escalator of the Stamford train station, Property Owner shall provide a free shuttle service from said parking to the train station at the Property Owner's cost and during such hours and at such frequency as approved by the Zoning Board and Transportation Traffic and Parking Bureau; and/or
- d. Other strategies, to be approved by the City of Stamford Transportation Bureau Chief and the Zoning Board, that do not incur cost to the City.

The Property Owner shall continue to provide a minimum of 500 parking spaces in the Gateway Garage until 60 days after the Final Interim Parking Plan prepared by the Parking

Management Consultant is approved by the Zoning Board.

For the avoidance of doubt, Property Owner shall assure that at least 500 commuter spaces in the Gateway Garage shall be available to commuters, less any alternative spaces provided pursuant to this condition, until the new State Garage is operational.

- 8(A) No later than 90 days after approval of this application by the Zoning Board, Property Owner shall retain at their cost a Parking Management Consultant (PMC). The PMC shall actively manage the process of seeking alternative parking to the Gateway Garage and, if available, transitioning the parking operations out of the Gateway Garage to such alternative locations for the entire time period during which parking at the Gateway Garage is no longer available for commuters and the new State Garage is not yet fully open and operating with 650 spaces available.

In addition to the responsibilities set forth below, the PMC's task shall be generally defined by the document named "Draft Parking Management Consultant Scope of Work", dated April 8, 2019 on file in the office of the Land Use Bureau.

The PMC shall submit quarterly reports starting on September 1, 2019 to the Zoning Board and the Transportation Bureau reporting on parking utilization in the Gateway Garage; including the number of spaces used by commuters there, the number of available parking spaces and their utilization in other other parking resources (including on-street parking) in the vicinity of the nearest train station escalator, operational issues and parking fees. The PMC's report shall also provide updates on the Property Owner's acquisition, provision and use of off-site parking spaces for commuters pursuant to the Interim Parking Management Plan should the available commuter parking in the Gateway Garage be less than 500 spaces.

The PMC shall also develop and implement a Commuter Parking Management System that allows commuters to identify up to date information of the available parking options in the train station area. The Property Owner shall retain and pay for the PMC's services until at least three months after the opening of the 650 parking spaces in the State Garage to the public, subject to determination of the Zoning Board. The PMC shall assure that all systems and procedures are properly documented and can be transitioned to the City or a third party determined by the City for the continued management of commuter parking around the STC, if so desired.

9. Property Owner shall be responsible for improvements to the intersection of Washington Boulevard and Pulaski Street including approaches. These improvements may include, but are not limited to, widening of roads and intersections, traffic signals and other traffic-related improvements at the intersection and its approaches, and include design, project management and oversight.

Prior to issuance of a Certificate of Occupancy for Building 2, Property Owner shall have completed at its cost the widening of Washington Boulevard between the entrance of the Gateway Garage and Pulaski Street, including a bike lane, and the widening of Pulaski Street east of the property line of 21 Pulaski Street to Washington Boulevard, according to the City's specifications and as outlined in the Proposal Estimate, dated April 8, 2019 and Concept Plan (CON-01), dated December 2018, both prepared by Fuss & O'Neill, for road widening of Washington Blvd. and Pulaski St. (NW corner of Washington Blvd. and Pulaski St.).

Property Owner shall make additional improvements at the intersection of Pulaski Street and Washington Boulevard and approaches, the exact scope of work and specifications of which shall be developed by the City of Stamford Transportation Bureau in consultation with the Property Owner. Property Owner shall meet this obligation by utilizing either one or a combination of the following options:

- a. make a payment of \$1,100,000 to the City of Stamford (to an account as provided by the Director of Administration) to cover the cost of such improvements no later than the issuance of a Certificate of Occupancy for Building 2. Should this amount exceed the cost of the improvements, said surplus shall be retained by the City and be deposited in a City account dedicated to transportation and mobility capital improvements in the Downtown or South End; or
 - b. construct the improvements, including design and oversight, and any other appropriate services, at the Property Owner's expense, provided such improvements are completed prior to the issuance of a Certificate of Occupancy for Building 2. Provided, however, nothing shall prevent such work from being constructed in phases and, if the Property Owner is unable to complete such portions of the work when a Certificate of Occupancy for Building 2 is sought, then the value of the work not completed shall be bonded by the Property Owner on such terms and conditions as determined by the Zoning Board staff (including but not limited to the identity of the bond issuer and the terms of release of the bond); or
 - c. any other option acceptable to the Transportation Bureau and subject to approval by the Zoning Board.
10. Prior to issuance of a Building Permit for Building 2, the Property Owner shall make a payment in the amount of \$250,000 to the City for a comprehensive long-term transportation study and plan for the Downtown and South End with a particular focus on the Stamford Transportation Center area including the proposed State Garage at State Street. Should these funds exceed the cost of the study and plan, said surplus shall be deposited in a City account

dedicated to transportation and mobility capital improvements in the Downtown or South End.

11. Property Owner shall cause Tenant (Charter Communications Holding Company LLC) to operate substantially in accordance with the Transportation Management Plan prepared by Nelson Nygaard dated March 21, 2019. Property Owner shall cause the building manager or Tenant to report annually by January 15 in writing to the Zoning Board on parking usage and mode split of commuters. Should fewer than 20% of commuters use means of transportation other than a single occupied car, Property Owner shall cause the building manager or Tenant, by March 31st of such year, to propose measures to increase that share for review by the Transportation, Traffic and Parking Bureau and Land Use Bureau for comments.
12. As part of this approval, the Property Owner shall not be required to construct any residential or retail uses. Pursuant to Sections 9-BB-5-i and 7.4-C-4-d of the Stamford Zoning Regulations, the Property Owner shall provide a fee-in-lieu payment in the amount of \$2,952,012.76 for 15.3 BMR units to be deposited in the City of Stamford Inclusionary Zoning account. Said payment shall be provided at the time of filing for an application for Building Permit for Building 2. Deposit of these funds in the City's account shall be conclusive evidence that the Property Owner's BMR obligation has been satisfied.
13. Property Owner shall coordinate the final design of the Upper and Lower River Walks and the section of Mill River Park fronting on the Gateway Site, including hardscaping, landscaping and planting with the Mill River Park Collaborative (MRPC), the Land Use Bureau, and Stantec or any other consultant retained by the City or the Collaborative for the design of this section of Mill River Park to complement the Mill River Park Master Plan and provide for pedestrian connections along the river to the north and south ends of the site.

Construction of the Upper River Walk and the New Ramped Walkway (as defined in condition 15 below) by the Property Owner shall be completed prior to the issuance of a Certificate of Occupancy for Building 2. Completion of the public access improvements shall include public access signage for the River Walks and the New Ramped Walkway approved by Zoning Board staff. The Property Owner shall design and construct the Upper River Walk to be ADA accessible from the New Ramped Walkway to Pulaski Street as generally shown on the Landscape Plan A-6 prepared by EDI International, dated October 9, 2017 and to the extent incorporated in the Conceptual Plans (02A and 02B) included in the Feasibility Study for Mill River Greenway RBS Building to Harbor Point Stamford, CT, prepared by Stantec and dated March 22, 2019.

In addition, the Property Owner shall construct at its expense a Lower River Walk along the entire frontage of the site along the Mill River (Rippowam River), with a clear width of approximately 12 feet, with the final elevation, design, landscaping and materials to be consistent with plans for connecting river walks to the north and south as part of Mill River

Park. It is understood and acknowledged that plans for the Lower River Walk are not complete but the Property Owner shall work with the MRPC, Land Use Bureau and Consultants to further develop plans for the Lower River Walk which generally follow the Conceptual Plans (02A and 02B) included in the Feasibility Study for Mill River Greenway RBS Building to Harbor Point Stamford, CT, prepared by Stantec and dated March 22, 2019, subject to feasibility and granting of necessary permits. Should neither of the two options for the Lower River Walk outlined in the Stantec Conceptual Plans be feasible, Property Owner, City and Mill River Collaborative will develop a feasible alternative acceptable to all parties. For purposes of the above paragraph, the term “feasible” shall mean achievable in a reasonable time frame taking into account legal and permitting constraints, structural and geological constraints and at cost that is commercially reasonable. The benchmark of the above description shall be measured against the quality and design of the Upper River Walk and the connecting river walks to the north and south. Construction of the River Walks shall be completed prior to the issuance of a Certificate of Occupancy for Building 2, provided, however, that with respect to the Lower River Walk only where plans are not complete, permits have not been granted, or where construction has not been completed including any connecting boardwalk by Issuance of a Certificate of Occupancy for Building 2, the Zoning Board may authorize an extension of time to complete plans and/or file for the permits and provided the Property Owner posts a suitable performance bond or other acceptable surety in an amount equal to 100% of the cost to construct, or complete the remaining construction of, the Lower River Walk, subject to approval by Zoning Board staff (including but not limited to the identity of the bond issuer and the terms of the bond).

Provided, however, that notwithstanding anything to the contrary in this Section 13, if the Upper River Walk is substantially but not fully completed prior to the issuance of a Certificate of Occupancy for Building 2, then the Zoning Board may authorize an extension of time to complete such work and provided the Property Owner posts a suitable performance bond or other acceptable surety in an amount equal to 100% of the cost to complete the remaining construction of the Upper River Walk, subject to approval by Zoning Board staff (including but not limited to the identity of the bond issuer and the terms of the bond).

14. A proposal for four public access parking spaces shall be submitted to Zoning Board staff in conjunction with the final plans for the Upper River Walk. The public access parking may be provided on or off-site. If provided on-site, the spaces shall not be included in the 1,943 approved parking count. If located off-site, they shall be at a location conveniently accessible to the River Walks as approved by Zoning Board staff. The Property Owner shall have the right to relocate those spaces from time to time, subject to prior written approval by Zoning Board staff.
15. It is noted that an “Amended, Modified, and Relocated Pedestrian Easement Agreement” dated July 3, 2018 was recorded on July 11, 2018 in Book 11981 at Page 259 of the Stamford Land Records allowing pedestrian access on the northern boundary of the Property in the area

shown as "Relocated Pedestrian Easement" on a plan titled "Easement Map Depicting Relocated Pedestrian Easement," prepared by Redniss & Mead, and recorded on July 3, 2018 as Map #14965, prepared in conformity with the area shown as "New Ramped Walkway Parallel to Platform and Track" on the plan entitled "Plaza Plan," along the northern edge of the Property and north of the plaza wall connecting the Upper River Walk to the southerly platform of the train station for pedestrian passage on the Property (the "New Ramped Walkway"). The New Ramped Walkway shall include a fence no less than 6 feet tall running along the northern edge of such walkway, and shall be completed and open to the public prior to issuance of a Certificate of Occupancy for Building 2.

16. Prior to the earlier of issuance of a Certificate of Occupancy for Building 2 or May 21, 2020 (two years from the approval of Appl. #217-16 MOD), the Property Owner shall submit a payment in the amount of \$200,000 to Land Use Bureau staff for deposit in an appropriate City account. Such funds shall be provided to the City's Transportation, Traffic and Parking Bureau or the Mill River Park Collaborative for ADA accessibility improvements determined by the Zoning Board. The Zoning Board will make its determination regarding the recipient of the contribution upon request by Property Owner.
17. No parking shall be permitted on the Plaza level (other than the parking associated with the construction of Building 1 and Building 2) until a Certificate of Occupancy has been issued for Building 1.
18. Final signage plans including public access signage shall be subject to administrative approval by the Zoning Board. Public access signage shall include two signs directing the public to the two River Walks, including one at the entrance to the New Ramped Walkway on Washington Boulevard and one at the entrance to the River Walks on Pulaski Street and such other signs as determined by Zoning Board staff. Three additional public access signs shall be posted along the length of the River Walks. The Property Owner shall also post signs along the two River Walks and the New Ramped Walkway directing the public to the train station, and at the train station directing the public to such public access easements. The Property Owner shall be allowed to reallocate the permitted signage to any wall of Building 1 or Building 2, subject to approval by Zoning Board staff.
19. Within 30 days of this approval, Property Owner shall submit an updated Easement Plan A-23 showing all public access and road widening easements to be granted by the Property Owner to the City and/or the Mill River Park Collaborative by this or any previous application as modified by this application. Said updated Easement Plan shall become part of this approval, after review and approval by Zoning Board staff.

STANDARD CONDITIONS

20. All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff.
21. Prior to the issuance of a Building Permit, the Property Owner shall submit final site and architectural and landscape plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans and architectural elevations constituting the record of the application. Any modification to product representations or material samples provided in connection with the applications or during the public hearing must be approved by the Zoning Board administratively.
22. The Property Owner shall submit final specifications for landscaping, lighting, fencing, furnishings, and streetscapes to ensure consistency with the submitted application materials subject to Zoning Board staff approval prior to the issuance of a Building Permit for Building 2.
23. No significant mechanical equipment, in addition to that depicted on the Building and Site Plans, shall be installed within view of any public street without prior approval of the Zoning Board staff.
24. Prior to the issuance of a Building Permit for each Building, the Property Owner shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Staging and Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.
25. Prior to the start of any site activity and issuance of a Building Permit for Building 1 and the proposed parking garage extension, Property Owner shall submit to the EPB a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, landscaping, streetscape, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB and Engineering Bureau Staff for approval prior to the submission of the performance surety.
26. Prior to issuance of a Building Permit for the interior fit out of Building 1, Property Owner shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).

27. Prior to the release of surety, transfer of title and issuance of a signature authorizing the granting of a Certificate of Occupancy for Building 2, the Property Owner shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features.
28. Prior to the release of surety and issuance of a signature authorizing the issuance of a Certificate of Occupancy for Building 2, the Property Owner shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
29. All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy for each Building.
30. Prior to the issuance of a Building Permit for Building 1 and the proposed parking garage extension, sedimentation and erosion control plans shall be submitted and subject to approval by the Environmental Protection Board staff.
31. Prior to the issuance of a Building Permit for each Building, sewer and storm drainage plans shall be submitted and subject to final review of design specification and construction by the Engineering Bureau.
32. Prior to issuance of a Certificate of Occupancy for Building 2, Property Owner shall implement traffic and parking improvements as outlined in a certain letter from Transportation Bureau Chief, James Travers, and Traffic Engineer, Garrett Bolella, dated March 26, 2019.
33. A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way. The Property Owner shall ensure that the street is repaved from curb to curb.
34. The Property Owner shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
35. The Final Plan approval shall remain in effect for a period of five (5) year from the effective date of this decision, subject to Zoning Board approval of not more than two (2) one-year extensions, upon timely application and good cause shown.

Effective date of this decision: April 24, 2019

DAVID STEIN, CHAIRMAN



ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this April 24, 2019

SCHEDULE A**PARKING MANAGEMENT CONSULTANT SCOPE OF WORK**

The following outlines the scope of work for the Parking Management Consultant ("PMC") as required in Condition of Approval No. 8(A) for Application No. 217-16 (2nd MOD).

I. Scope

Engagement of Parking Management Consultant. Property Owner will Identify and engage a recognized parking management consultant(s) (PMC) and cover cost for PMC and implementation and management of Parking Management Plan

b. Comprehensive Parking Inventory. PMC shall:

- i. Provide details of all available parking resources within a half mile of the Stamford Transportation Center ("Comprehensive Parking Inventory")
- ii. Provide location (including distance to STC), hours of operation, access points, rates and payment options for each existing parking resource
- iii. Identification of vacant or underdeveloped properties that could potentially provide interim parking

b. Preliminary Interim Parking Plan. PMC will:

- i. Provide details and illustration of available parking resources
- ii. Prepare and implement communication plan
- iii. Develop and implement a Commuter Parking management system (an application for identifying available parking resources)
- iv. Develop plan details as determined in the PMC's expertise after assessment of the Comprehensive Parking Inventory and consultation with TTP Bureau
- v. Determine annual cost for implementation and management
- vi. Develop timing for implementation
- vii. Designation of Property Owner-supplied parking contingency plan

c. Final Interim Parking Plan – PMC, Property Owner and TTP Bureau will utilize and enhance the Preliminary Interim Parking Plan to formulate a Final Interim Parking Plan that is then implemented by the Property Owner and PMC

d. Reporting – Quarterly reports to the Zoning Board and TTP starting September 1, 2019 evidencing parking supply and demand prepared by PMC

e. Contingency Plan – implementation at the discretion of the Zoning Board in consultation with TTP Bureau upon a finding that the 500 Gateway commuter spaces cannot be provided in existing parking resources within ¼ of a mile of the nearest escalator at the Stamford Transportation Center.

II. Deliverables

Deliverable	Timing	Responsible Party
Engage Parking Management Consultant (PMC)	Within 90 days of approval of Application No. 217-16 (2 nd MOD)	Property Owner
Comprehensive Parking Inventory	Later of 3 months post engagement of PMC or issuance of BP for B2	PMC
Preliminary Interim Parking Plan	Four months after engagement of PMC	PMC, in consultation with Property Owner and TTP Bureau
Final Interim Parking Plan	Within 1 month of submission of Preliminary Interim Parking Plan	PMC in consultation with Property Owner & subject to approval by Zoning Board and TTP Bureau
Implementation of Interim Parking Plan	Within 3 months of approval of Final Interim Parking Plan	PMC / Property Owner with oversight from TTP Bureau
Supply/Demand Reporting	Quarterly starting September 1, 2019	PMC / Property Owner subject to review by TTP Bureau
Implementation of Interim Parking Contingency Plan	Within 30 days of a determination of necessity	Property Owner following determination by Zoning Board and TTP Bureau
Website / Stamford Station Parking App	60 days prior to closing of Gateway Garage for commuters	PMC
Hand over documentation, data, access to systems or databases or other pertinent documents or files to TTP	No later than 3 months after opening of the State Parking Garage	PMC

III. Relationship between PMC, Property Owner and City

Property Owner shall be responsible for retaining PMC and implementation of Interim Parking Plan. TTP shall be responsible for oversight, review and approval of Interim Parking Plan