



INSTR # 2018008629
 VOL 11952 PG 153
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 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT
 BLOCK 18

Block: 18

ZONING BOARD CERTIFICATE

I, Thomas R. Mills, 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 October 30, 2017, a Public Hearing was held by the ZONING BOARD on the application of:

APPL. 217-16-(MOD) HP GATEWAY LAND I, LLC, General Development Plan, Final Site Plan and Architectural Plans and Requested Uses, Special Exception, and Coastal Site Plan Approvals

Requesting approval to modify General Development Plan, Special Exception, Coastal Site Plan and Final Site and Architectural Plans for Phase I Approvals granted pursuant to the Transportation Center Design District (TCDD) zoning regulations for a mixed use transit-oriented development comprised of one 14-story office tower, public realm improvements and a parking garage with up to 1,722 parking spaces for a 6.4 +/- acre site located in the TCDD, bordered by Washington Boulevard, Pulaski Street, the Rippowam River and the Metro North Railroad (State of Connecticut D.O.T.), and further described as follows:

All that area of land owned by HP Gateway Land I, LLC 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 44'+/- by Washington Boulevard;
- Southerly 214'+/- by Pulaski Street;
- Westerly 95'+/- by land n/f of Roland Lesperance;
- Southerly 50'+/- by land n/f of Roland Lesperance;
- Easterly 92'+/- by land n/f of Roland Lesperance;
- Southerly 225'+/- by Pulaski Street; and
- Westerly 556'+/- by the Rippowam River.

Assessor's Block #18

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

<u>NAME</u>	<u>STREET</u>
HP Gateway Land I LLC c/o BLT, 1 Elmcroft Road, Suite 500 Stamford, CT 06902	400-440 Washington Boulevard Stamford, CT

And that the following is a statement of its findings: **APPROVED AS MODIFIED** at its meeting held on May 21, 2018, subject to the following conditions:

WHEREAS, the Zoning Board has reviewed an application to modify General Development Plan, Special Exception, Coastal Site Plan and Final Site and Architectural Plans for Phase I Approvals granted pursuant to the Transportation Center Design District (TCDD) zoning regulations for a transit-oriented development 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”

WHEREAS, the Zoning Board conducted a duly called public hearing on October 30, 2017 and has considered the submitted comments of other interested City agencies, officials and the general public; and

WHEREAS, the Applicant has secured Charter Communications as a tenant for Gateway; and

WHEREAS, the City of Stamford welcomes Charter Communications maintaining their corporate headquarters and intending to expand their operations in this City; and

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;
- 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 Site Design Criteria provided in Section 9-BB-6 of the City’s Zoning Regulations;
- The Mill River Design Criteria apply, and the application meets these requirements;
- The 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 proposed extension of the Mill River Park system will provide a significant benefit to the City;
- The revised public access easement proposal improves overall access to the Mill River Park riverwalks through the addition of an ADA accessible walkway ramp along the north end of

the site and improves access for commuters to the train station via the proposed East Side Access defined below.

- The development includes on-site and off-site transit-oriented features including the Washington Boulevard pedestrian bridge providing direct access to the train station and commuter parking;
- The development has environmentally sustainable design and will be eligible for LEED Silver certification 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 Plan and Coastal Site Plan applications are more particularly described in a set of plans entitled:

EDI International, PC plans all dated October 9, 2017 unless otherwise noted:

A-1	General Development Plan
A-2	Zoning Chart
A-3	GDP Plan
A-4	Site Plan
A-5	Illustrative Site Plan
A-6R	Landscape Plan
A-7	Exterior Perspective
A-8	Exterior Perspective
A-9	Exterior Perspective
A-10	Pl Level Floor Plan
A-11	Plaza Level Floor Plan
A-12	2 nd to 13 th Floor Typical Floor Plan
A-13	14 th Floor Plan
A-14	North Elevation
A-15	South Elevation
A-16	West Elevation
A-17	East Elevation
A-18	Building Section
A-19	Building Section
A-20	Site Section
A-21	Site Section
A-22	Typical Façade Details
A-23	Public Access Easements (dated November 16, 2017)

"Zoning Location Survey Depicting Gateway GDP", prepared by Redniss & Mead, dated

06/17/10, with revisions to 07/21/14;

"Gateway Harbor Point Garage Plan", prepared by EDI International, dated 06/14/14, consisting of Sheets AIOI, A102, A103, A104, and A105;

"Overall Streetscape Plan", Sheet LP.1, prepared by Environmental Land Solutions, LLC and dated 2/03/14, except as modified by this approval;

Images labeled "View # 1" and "View # 2", dated January 31, 2014;

"Right of Way Survey Depicting Discontinuance of a portion of Henry Street and The Acquisition of Parcels Along Washington Boulevard & Pulaski Street", prepared by Redniss & Mead, dated 06/03/08, revised to 06/03/10;

"Site Plan Changes Depicting Gateway Harbor Point", prepared by Redniss & Mead, dated 1/20/14;

"Gateway Residential Harbor Point", Sheets AI 01, A 102, A201, prepared by EDI Architecture and dated 6/24/2014";

"Plaza Plan" prepared by EDI Architecture dated April 27, 2018;

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 October 30, 2017 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 (MOD) subject to the following conditions:

1. GENERAL DEVELOPMENT PLAN

All conditions of approval of APPL. 210-15 MOD issued by the Zoning Board on August 1, 2014, APPL. 210-16 MOD issued by the Zoning Board on August 13, 2014 and APPL. 217-16 issued by the Zoning Board on July 11, 2017 shall remain in full force and effect, except as modified below, and by the Building and Site Plans:

1. General Development Plan Approval is granted for 484,707+/- square feet of zoning floor area of office use in one building (hereinafter, "Building 1"), and associated parking, open space and related site improvements as generally depicted on a plan entitled "GDP Plan" prepared by EDI International, PC, dated October 09, 2017. It is noted that the proposed office building, located at the northeast corner of the site with a gross floor area of 532,258+/- square feet and a height of 208 feet (14 stories) is only minimally changed from the previous approval (217-16). Building 2, subject to separate approval, having potential development of up to the remaining 255,051+/- sq. ft., is to be located in the area on the above referenced GDP plan labeled

“Possible Future Development”. 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. General Development Plan approval of Building 2 with up to 255,051+/- square feet is approved in concept and location only. Final approval of this building shall be subject to Final Site Plan approval by the Zoning Board and may include approvals authorizing use and design. Development of Building 2, including elimination of residential use, may require a change in the Zoning Map or the Zoning Regulations.
3. As part of this approval the Applicant shall not be required to construct any residential or retail uses as part of the development of Building 1, as per Section BB. 6 c.(4) of the Zoning Regulations, as amended by concurrent application 217-48. The Zoning Board acknowledges that Applicant has informed the Zoning Board that Charter Communications, the proposed tenant of Building 1, intends to develop a multi-building campus and that development of the remainder of the site will be proposed for use as office space for expansion of corporate operations. The Zoning Board encourages Charter Communications to expand their corporate operations. Upon receipt of an application for any additional buildings (including Building 2) and uses on this site, the Zoning Board shall consider the proposal subject to a full review and analysis of impacts.
4. Total on-site parking of vehicles for Building 1 and the commuter parking shall not exceed 1,722 spaces, including not less than 500 commuter parking spaces, and 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. Unless otherwise approved by the Zoning Board, the 500 parking spaces identified as "commuter spaces" shall be used exclusively by commuters Monday through Friday. The Zoning Board may adopt, by administrative action, enforceable restrictions for the commuter spaces. During weekends, the spaces may be used at the discretion of the Applicant. Any relocation of the commuter parking spaces to onsite or offsite locations or alternative parking solutions related to same, necessitated by the construction of Building 2, shall require prior Zoning Board approval. During the construction of Building 1, and thereafter, until the Zoning Board approves their relocation, the Applicant shall maintain the 500 commuter parking spaces.
5. Building 1 shall attain LEED Silver standard certification, and the site shall attain the LEED ND Gold standard. Prior to the issuance of a Certificate of Occupancy for Building 1, the Applicant's architect shall certify to the Zoning Board that the project satisfies all the requirements of the LEED Silver and LEED ND Gold standards above and thereafter, the Applicant shall promptly submit Building 1 and the site for certification to the United States Green Building Council.
6. The plan entitled "GDP Plan" prepared by EDI International PC, dated October 09, 2017 shall be revised to reflect the conditions stated in the certificate and shall be deemed the General Development Plan (GDP) and shall be signed by the Chairman of the Zoning Board and recorded on the Stamford Land Records. Prior to submission for recording, Land Use Bureau staff shall review the plan and add such further information as it deems necessary to fully describe the approval granted herein.

7. This approval shall be effective upon the recording of the approved General Development Plan on the City of Stamford Land Records. No Final Plan application shall be deemed effective until the approved General Development Plan has been recorded on the City of Stamford Land Records.
8. The General Development Plan shall remain in effect for a period of time commensurate with the provisions of Section 9.B.B.7 of the Zoning Regulations.

2. FINAL SITE PLAN

All conditions of approval of APPL. 210-15 MOD issued by the Zoning Board on August 1, 2014, APPL. 210-16 MOD issued by the Zoning Board on August 13, 2014 and APPL. 217-16 issued by the Zoning Board on July 11, 2017 shall remain in full force and effect, except as modified below, and by the Building and Site Plans:

Site Specific Conditions

9. Final Plan Approval is granted for Building 1 containing 484,707+/- square feet of zoning floor area with a gross floor area of 532,258+/- square feet and a height of 208 feet (14 stories) for office use, and associated parking, 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 insure 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. Building height of 14 stories and 208 feet is approved for Building 1 and is based upon a determination that the application meets the criteria of Section 9.B.B.6.b. of the Zoning Regulations.
10. Applicant shall coordinate the final design of the two riverwalks (upper and lower, but with the design of the upper riverwalk already being substantially as shown in the current EDI International approved plans as referenced under General Development Plan above) along the Mill River with Land Use Bureau staff and the Mill River Collaborative to complement plans for the Mill River Park and provide for lower riverwalk pedestrian connections along the river to the north and south ends of the site. Within 60 days of the issuance of the Building Permit for Building 1, the Applicant shall execute public access easements necessary to permit the construction, maintenance and use of such additional future public access improvements for the areas designated as "Riverwalk Public Access Easement", on a certain plan titled "Public Access Easements, A-23" prepared by EDI International, PC, dated November 16, 2017, as modified by the "New Ramped Walkway" parallel to the platform and track, as shown on the Plaza Plan dated April 27, 2018, subject to approval of the Director of Legal Affairs and Zoning Board. The easements shall make provision for the right of the Applicant to establish reasonable rules and regulations over the use and behavior within the easement area. The Applicant shall construct the public access improvements along the Mill River (Rippowam River) as shown generally on the Landscape Plan A-6 prepared by EDI International, dated October 9, 2017 after approval by the Zoning Board.

Applicant shall submit plans for the New Ramped Walkway shown on the Plaza Plan dated April 27, 2018 (a) prior to application for a building permit for Building 1 or (b) within 120 days of this approval, whichever is first, for administrative approval by the Zoning Board. .

Construction of the Upper Riverwalk and the New Ramped Walkway by the Applicant shall be completed upon the earlier of (a) the issuance of a Building Permit for Building 2; (b) November 1, 2022 or (c) the issuance of the Certificate of Occupancy of Building 1. Completion of the public access improvements shall include public access signage for the riverwalks and the New Ramped Walkway approved by Zoning Board Staff. In addition, the Applicant shall construct a second Riverwalk, at a lower elevation, along the entire frontage of the site along the Mill River (Rippowam River), at an approximate elevation of ten (10) MSL and a clear width of approximately twelve (12) feet, with the final elevation and design to be consistent with plans for connecting riverwalks to the north and south as part of Mill River Park, with construction to be completed upon the earlier of (a) prior to the issuance of a Building Permit for the phase of the development after Building 1 or (b) November 1, 2022. If final plans and designs for the lower riverwalk have not been adopted by the City by that date, design of the lower riverwalk shall be subject to approval by Mill River Collaborative along with the Zoning Board... The Applicant shall design and construct the upper riverwalk to be ADA accessible from the New Ramped Walkway and Pulaski Street. In the instance where the riverwalk plans are not complete, permits have been not been granted, or where construction of a connecting boardwalk is not expected to be in place prior to the dates or milestones required by this condition, the Zoning Board in its sole discretion can authorize an extension of time to complete plans, file for the permits or complete the riverwalk work together with a suitable performance bond to assure completion of the work.

11. A proposal for 4 public access parking spaces shall be submitted to Zoning Board staff in conjunction with the final plans for the first riverwalk. The public access parking may be provided on or off-site. If provided on-site, the spaces shall not be included in the 1,722 approved parking count. If located off-site, they shall be at a location conveniently accessible to the riverwalk as approved by Zoning Board staff. The Applicant shall have the right to relocate those spaces from time to time in its sole discretion, subject to prior approval by Zoning Board staff.
12. Building 1 shall include pedestrian access from Washington Boulevard as shown on the P1 level floor plan prepared by EDI International and dated October 9, 2017. The eastern side of the P1 level facing Washington Blvd shall be predominantly glass facade with a visible lobby.
13. It is noted that a 'Pedestrian Easement' was executed on April 16, 2013 and recorded in Book 10755 Page 75 of the Stamford Land Records allowing pedestrian access through the site (starting at the south side of the garage driveways on Washington Boulevard and extending to the western limit of the garage). This easement included language permitting the owner of the property to modify, relocate or amend the Pedestrian Easement Area, subject to final approval by Land Use Bureau Staff. Accordingly, within 60 days of issuance of a Building Permit for Building 1, Applicant shall execute an "Amended Modified and Relocated Easement Agreement", for 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 riverwalk to the southerly platform

of the train station for pedestrian passage on the Property. The New Ramped Walkway shall include a fence no less than 6 feet tall running along the northern edge of such walkway. Applicant shall also, within 60 days of issuance of a Building Permit for Building 1, execute an easement for the "Commuter Connection Plaza Area" shown on the Plaza Plan, dated April 27, 2018, and the stairs leading to Washington Boulevard, subject to approval by the Director of Legal Affairs and Zoning Board staff for pedestrian passage on the Property. Such easements shall make provision for the right of the Applicant to establish reasonable rules and regulations over the use and behavior within the easement area and permit the installation of security controls to separate public and private areas, and shall replace said east-west easement executed on April 16, 2013, and the easements and amenities required as Conditions 16 and 22 in APPL. 217-16, Condition 28 in APPL. 210-16MOD, Condition 17 in APPL. 210-16, Condition 18 in APPL. 210-15¹ and a proposed easement across the site and referred to as "Pedestrian Easement" on the plan titled "Public Access Easements, A-23", dated November 16, 2017.

14. For ADA accessibility and the convenience of commuters, Applicant shall provide a publically-accessible ADA-compliant elevator or pedestrian ramp on the east side of Washington Boulevard (the "East Side Access") with access to the pedestrian overpass, the Commuter Connection Plaza and the New Ramped Walkway. The location, plans and details of the East Side Access shall be subject to Zoning Board administrative approval.

The Zoning Board recognizes that the land on which the East Side Access would be located is owned by the State of Connecticut. Applicant shall use best commercially reasonable efforts to get State Approval, and report on the progress of their efforts every 6 months, starting at the date of this approval. If Applicant receives written approval from the State for the East Side Access within 24 months of this approval, then Applicant shall complete construction of the East Side Access within 36 months from the date of this approval. Applicant shall not be required to make the \$200,000 payment specified below for accessibility improvements if the East Side Access is completed within 24 months of this approval.

If Applicant does not receive written approval from the State for the East Side Access within 24 months of approval of this application, then Applicant shall make a payment into escrow of \$200,000 (the "Applicant Accessibility Funds") within 25 months of this approval. The terms of the escrow agreement will be subject to approval by the Zoning Board. Such funds shall be used for accessibility improvements to the City's Transportation, Traffic and Parking Bureau or the Mill River Park Collaborative, as determined by the Zoning Board. Zoning Board will make its determination within 6 months of the receipt of the funds, subject to extensions by the Zoning Board.

Should the Zoning Board decide within 24 months from the date of this approval that the East Side Access is redundant or infeasible as a result of future approvals including appropriation of funds and plans or other changes that provide ADA accessibility to the Commuter Connection Plaza and the New Ramped Walkway, then Applicant may request from the Zoning Board to administratively waive this condition, without a requirement for the payment of any Applicant Accessibility Funds.

¹ The referenced conditions are attached for reference in the Appendix.

15. No parking shall be permitted on the plaza level (other than the parking associated with the construction of Building 1) until a Certificate of Occupancy has been issued for Building 1.
16. The 500 commuter spaces located in the parking garage may be segregated from the balance of the parking spaces; provided however, the commuters parking in the commuter parking spaces shall not be unduly inconvenienced, have reasonable and safe passage within the garage to the new elevator and the Commuter Connection Plaza Area in the northeast corner of Gateway. In the event the Applicant seeks to modify the garage's current entry / exit plan, such change shall be subject to administrative Zoning Board approval.
17. The Applicant shall submit a traffic study (including an assessment of traffic operations at the Washington/Henry Street intersection and the Washington/Pulaski Street intersection) and parking utilization upon issuance of a final Certificate of Occupancy, when Building 1 achieves 50% occupancy, 75% occupancy, full occupancy and annually thereafter. Specifications for performing the traffic operations and parking assessments shall be subject to approval by the City Traffic Engineer.
18. Prior to issuance of the Certificate of Occupancy for Building 1, the Applicant shall submit a comprehensive Traffic Management Plan and Parking Management Plan detailing the amount, design, layout, operation and management of all proposed parking and loading areas, with active trip reduction strategies and transit incentives to reduce single occupancy vehicle trips and encourage transit utilization, subject to final approval by Land Use Bureau staff. The Applicant is encouraged to consider a variety of Transportation Demand Management strategies which reduce single occupancy car travel and promote alternate means of commuting. These strategies may include bike storage, showers and locker for bike commuters, transit passes, telecommuting, flexible work schedules, car sharing and carpooling incentives, incentives for employees to reside locally. The Applicant shall include a summary of the methods used and their impact in the Parking Management Plan outlined in this condition.
19. Final signage plans including public access signage shall be subject to administrative approval by Zoning Board. Public access signage shall include two signs directing the public to the Riverwalk, including one at the entrance to the public access easement on Washington Boulevard and one at the entrance to the public access area 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 Riverwalk. The Applicant shall also post signs along the public access easements directing the public to the train station, and at the train station directing the public to the public access easements. The Applicant shall be allowed to reallocate the permitted signage to any wall of Building 1.
20. Within 30 days of this approval, Applicant shall submit an Updated Easement Plan A-23 showing all public access easements to be granted by Applicant 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 by Zoning Board staff.

STANDARD CONDITIONS

21. 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.
22. Prior to the issuance of a Building Permit, the Applicant 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.
23. The Applicant 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.
24. 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.
25. Prior to the issuance of a Building Permit, the Applicant 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 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.
26. Prior to the start of any site activity and issuance of a Building Permit, Applicant 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, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety.
27. Prior to issuance of a Building Permit for the interior fit out of Building 1, or the issuance of a Building Permit for any subsequent building as may be approved, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
28. Prior to the release of surety, transfer of title and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant 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.

29. Prior to the release of surety and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant 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.
30. 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.
31. Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted and subject to approval by the Environmental Protection Board staff.
32. A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way. The Applicant shall ensure that the street is repaved from curb to curb.
33. The Applicant 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.
34. 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: June 5, 2018.

THOMAS R. MILLS, CHAIRMAN



ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this May 30, 2018.

APPENDIX

The following information is listed for reference only.

APPL. 217-16, Condition 16:

Execution of a Public Access Easement across the plaza level connecting the upper riverwalk to the southerly platform of the train station, subject to approval by the Director of Legal Affairs and Zoning Board staff, prior to the issuance of a Certificate of Occupancy for the office building. Such easement shall make provision for the right of the Applicant to establish reasonable rules and regulations over the use and behavior within the easement area.

APPL. 217-16, Condition 22:

Prior to the issuance of a Certificate of occupancy for the office building, the Commuter Cafe shall be completed. The Commuter Cafe amenity and associated outside patio area shall be open to the public, as a waiting area for commuters, although not required to serve food, initially Monday through Friday, 6 a.m. to 9 p.m., subject to modification by the Land Use Bureau staff from time to time.

APPL. 210-16MOD, Condition 28

Execution of a Public Access Easement across the plaza level connecting the upper riverwalk to the southerly platform of the train station, subject to approval by the Director of Legal Affairs and Zoning Board staff, prior to the issuance of a Certificate of Occupancy for the first office building. Such easement shall make provision for the right of the Applicant to establish reasonable rules and regulations over the use and behavior within the easement area.

APPL. 210-16, Condition 17:

The Commuter Café amenity and associated outside patio area shall be open to the general public, as a waiting area for commuters, although not required to serve food, initially Monday through Friday, 6 a.m. to 9 p.m., subject to modification by the Land Use Bureau staff from time to time.

APPL. 210-15, Condition 18:

The Commuter Café amenity and associated outside patio area shall be open to the public, as a waiting area for commuters, although not required to serve food, initially Monday through Friday, 6 a.m. to 9 p.m., subject to modification by the Land Use Bureau staff from time to time.