

DOCKET NO.: LND-HHD-CV24-6180845-S	:	SUPERIOR COURT
	:	
900 LONG RIDGE ROAD PROPERTY OWNER, LLC,	:	J.D. OF HARTFORD
Plaintiff,	:	
	:	AT HARTFORD
	:	(LAND USE DOCKET)
v.	:	
	:	
ZONING BOARD OF THE CITY OF STAMFORD,	:	
Defendant.	:	DECEMBER __, 2024

STIPULATION FOR JUDGMENT

The Plaintiff 900 Long Ridge Road Property Owner, LLC (the “Plaintiff” or “900 Long Ridge”) and the Defendant Zoning Board of the City of Stamford (the “Defendant” or “Zoning Board”), hereby stipulate and agree that the Court may enter a judgment in this matter in accordance with the following terms and conditions:

WHEREAS, the Zoning Board is the agency, with an address located at Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut 06901, with authority to enforce the Zoning Regulations of the City of Stamford (the “Zoning Regulations”) and the duty to hear and decide special permit applications and applications for site and architectural plans and requested uses pursuant to Connecticut General Statutes § 8-2, *et seq.* and the Charter of the City of Stamford as authorized pursuant to special act;

WHEREAS, 900 Long Ridge is a limited liability company organized and existing under the laws of the State of Delaware with offices located at 595 Madison Avenue, Suite 1903, New York, New York, 10022;

WHEREAS, 900 Long Ridge is the owner of property with approximately 36.5 acres of land area on the west side of Long Ridge Road in Stamford just south of and abutting the Merritt Parkway in the C-D (Designed Commercial) Zone located at and known as 900 Long Ridge Road, Stamford, Connecticut (the “Property”);

WHEREAS, the Property is currently improved with approximately 230,000 square feet of office space located in two four-story buildings with surface parking and a standalone multi-level garage all located on the western half of the Property;

WHEREAS, in order to construct a multifamily mixed-use residential community on the Property, as permitted in the C-D Zone in accordance with Section 5.E. of the Zoning Regulations (as amended to June 30, 2023), 900 Long Ridge filed applications for Special Permit and Final Site and Architectural Plan and Requested Use approval with the Zoning Board on July 12, 2023 (ZB #223-34) (the “Applications”)¹;

WHEREAS, the plans filed in conjunction with the Applications proposed four buildings containing 508 total multifamily residential units with 51 units (~ten percent (10%)) designated on site as Below Market Rate (“BMR”) housing deed restricted to residents making not greater than fifty percent (50%) of the Area Median Income (“AMI”) in compliance with the BMR unit requirements under the Zoning Regulations;

WHEREAS, the plans filed in conjunction with the Applications also proposed over 20,000 square feet of complementary non-residential commercial space;

WHEREAS, 900 Long Ridge maintained and maintains that the Applications complied with all relevant Zoning Regulations and special permit and site plan standards including but not limited to the standards set forth in Section 5.E. of the Zoning Regulations;

WHEREAS, the Zoning Board considered the Applications at a public hearing held on October 30, and November 13, 2023, with a publicly noticed site-walk of the Property conducted in the interim on November 2, 2023;

¹Unless otherwise stated, reference to the “Zoning Regulations” shall refer to the Zoning Regulations in effect at the time of the Applications

WHEREAS, the Zoning Board voted to deny the Applications at a meeting held on November 27, 2023, by way of a Resolution for Denial (the “Denial”);

WHEREAS, the Zoning Board maintained and maintains that the Applications failed to comply with the relevant Zoning Regulations and special permit and site plan standards including but not limited to the standards set forth in Section 5.E. of the Zoning Regulations;

WHEREAS, public notice of the Denial was published in the Stamford Advocate newspaper on November 30, 2023;

WHEREAS, on December 12, 2023, 900 Long Ridge timely appealed the Zoning Board’s Denial to the Superior Court in the judicial district of Stamford-Norwalk (Docket No. FST-CV24-6064409-S), which was transferred to the land use litigation docket in the judicial district of Hartford (Docket No. LND-HHD-CV24-6180845-S) (the “Appeal”);

WHEREAS, 900 Long Ridge and the Zoning Board (hereinafter, the “Parties”) desire to avoid the further time, expense and risk associated with litigation of the Appeal;

WHEREAS, the Parties desire to allow 900 Long Ridge to proceed with a multifamily mixed-use residential development of the Property in accordance with the terms of this Stipulation for Judgment;

WHEREAS, to facilitate a resolution of this Appeal 900 Long Ridge has prepared and circulated for review the following revised plans and materials, attached hereto and incorporated herein by reference as **Exhibit A**, consisting of: (1) Revised Site Plan sheet A100 with building footprints; (2) Revised elevations sheet A400 with material callouts; (3) Screenshot elevations from SketchUp depicting the three revised exterior building designs and highlighted Site Plan with the location of the three revised facades designs; and (4) BMR Unit Equivalency calculations (collectively, the “Revised Plans”);

WHEREAS, the Revised Plans represent the following particular revisions to the Applications: (1) 463 total units in lieu of 508 units; (2) 23 BMR units in the form of 22 on-site three bedroom BMR units at forty-five percent (45%) AMI and one (1) on-site two bedroom BMR unit at fifty percent (50%) AMI in compliance with the BMR unit requirements under the Zoning Regulations as detailed in the BMR Unit Equivalency calculations pursuant to Section 7.C.3. of the Zoning Regulations²; (3) 5,000 square feet of complementary non-residential commercial space in lieu of 20,000 square feet; (4) smaller building footprints for Buildings A and C; (5) suburban “New England” style architecture with more composite wood, composite shingles, and stone (especially on the lower levels); and (6) vertical architectural differentiation with muted earth tones and colors;

WHEREAS, 900 Long Ridge and the Zoning Board, through counsel, have engaged in negotiations for resolution of this Appeal and have agreed by way of this Stipulation for Judgment for a settlement of this Appeal upon the terms set forth herein;

WHEREAS, the Zoning Board, in accordance with Practice Book § 14-7B, properly identified this proposed Stipulation for Judgment on the agenda prior to its public meeting on December 16, 2024, which agenda was posted in accordance with the applicable requirements of Connecticut General Statutes §§ 1-210, *et seq.*; and

WHEREAS, the Zoning Board, in accordance with Practice Book § 14-7B, at this public meeting, voted to resolve this Appeal, and to have Judgment on this Stipulation entered by the

²A unit with more bedrooms and/or a lower AMI equates generally to a greater BMR equivalency under the Zoning Regulations than a unit with less bedrooms and/or a higher AMI. The Revised Plans meet the BMR requirements by providing a far greater proportion of desperately needed three bedroom BMR units to the affordable housing stock than the standard allocation typically provides.

Court in accordance with Connecticut General Statutes § 8-8 (n), and thereby bind the parties to the terms and conditions contained herein.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein and other good and valuable consideration, the Parties hereby agree and request that this Court, after a hearing under Connecticut General Statutes § 8-8 (n), approve and enter as a Judgment, the following terms and conditions resolving this Appeal:

1. The Zoning Board hereby grants the Applications (ZB #223-34) as modified by this Stipulation for Judgment consistent with the Revised Plans and in accordance with the following further terms and conditions. In accordance with Paragraph 4 hereof the Revised Plans shall be updated, augmented and converted to Final Plans, Final Specifications (as defined in Condition #3 in Paragraph 4) and other required documents as defined in the Conditions in Paragraph 4.

2. The Zoning Board understands and agrees in order to accommodate the practicalities for the construction and development of a 463 unit multifamily mixed-use residential community, the Final Plans, may be modified by minor variance of the architectural design, subject to review and approval of Zoning Board staff for such minor changes and the Zoning Board for any other changes. Any such minor changes shall be consistent with this Stipulation for Judgment and shall not (1) change the total unit count, (2) change the BMR unit count, mix and/or allocation, (3) increase the commercial square footage, (4) change the footprint of the buildings, or (5) change the suburban “New England” style architecture as depicted in the “Revised Plans”.

3. Except for such future approvals required under this Stipulation of Judgment including under Paragraph 4 hereof, the Parties intend and agree that no further approvals are required by 900 Long Ridge, or their successors and assigns, from the Zoning Board (except as set forth in

the conditions on Paragraph 4) for the multifamily mixed-use residential development as modified and approved herein and that 900 Long Ridge may make application to obtain any further approvals or permits from all other agencies, departments or divisions of the City of Stamford or any other jurisdiction having jurisdiction, as required to construct the foregoing development in accordance with the Applications as revised herein;

4. The Parties agree that the following conditions shall apply to this Stipulation for Judgement and Special Permit and Final Site and Architectural Plan and requested uses herein authorized:

A. SITE SPECIFIC CONDITIONS:		
1.		Project Size. The project shall contain no more than 463 dwelling units, 5,000 sf of commercial space in Buildings A and C and shall include at least twenty-two (22) three (3) bedroom Below Market Rate units affordable to families at 45% of Area Median Income and one (1) two bedroom BMR unit affordable to families at 50% AMI.
2.		Approval of Final Plans. The approved building and site plans (the “Plans”) are listed on the attached Exhibit B but it is acknowledged that the plans must be modified to conform to the Revised Plans and other elements of the Stipulation of Judgment. Prior to the issuance of any Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans, and the other plans including specifications for exterior architectural designs, materials, samples and colors, for final approval by either the Zoning Board staff for minor changes, or the Zoning Board for any other changes, to ensure consistency with the Revised Plans and this Stipulation of Judgment. Such updated plans shall be known as “Final Plans”. The Final Plans shall endeavor to provide ground floor units with direct access to and from the outdoors where feasible with surrounding grades. All Final Plans shall substantially conform to the Revised Plans and this Stipulation of Judgment unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff.
3.	BP	Final Specifications. Prior to the issuance of a Building Permit, the Applicant shall submit final specifications for landscaping, lighting, fencing, furnishings, and streetscapes, each of which shall reflect the project as modified to be consistent with the Revised Plans and the Stipulation for Judgment subject to Zoning Board staff review and approval.

<p>4.</p>	<p>BP and CO</p>	<p>Affordability Plan. (a) The Zoning Board has approved the draft Affordability Plan as submitted. Prior to the issuance of any Building Permit, Applicant shall submit to the Zoning Board staff for its review, and approval, the proposed Affordability Plan establishing onsite a total of twenty-two (22) permanently deed restricted three (3) bedroom BMR Units for families earning 45% of the AMI and one (1) two bedroom BMR unit at 50% AMI. Such plan shall be in accordance with Section 7 of the Stamford Zoning Regulations.</p> <p>(b) Prior to the issuance of a Certificate of Occupancy, including a temporary or partial Certificate of Occupancy (the first of these which is issued is the “CO”), the Applicant shall submit the final Affordability Plan, conforming to the draft approved by the Zoning Board staff, subject to Zoning Board staff approval for minor modifications and Zoning Board approval for any other changes. Such plan shall be in accordance with Section 7 of the Stamford Zoning Regulations. Prior to issuance of the CO, Applicant shall record on the Stamford Land Records the approved Affordability Plan and accompanying deed restriction permanently establishing onsite a total of twenty-two (22) three (3) bedroom BMR Units for families earning 45% of the AMI and one (1) two-bedroom unit at 50% AMI.</p>
<p>5.</p>	<p>BP and CO</p>	<p>PAAS On-Site. (a) Prior to the issuance of a Building Permit for the superstructure, the Applicant shall submit final architectural plans and specifications for the Publicly Accessible Amenity Space (PAAS) as shown on a certain exhibit titled “Publicly Accessible Amenity Space Exhibit” dated November 13, 2023 and showing compliance with the General Requirements for all PAAS stated in Section 6.B and the specific requirements of Section 6.C.7 (for trails) of the Stamford Zoning Regulations, subject to review and approval by Zoning Board staff.</p> <p>(b) Prior to the issuance of a CO, the Applicant shall submit for approval and then record on the Stamford Land Records a standard City of Stamford easement agreement and easement map depicting the proposed Publicly Accessible Amenity Space (PAAS) as shown on a certain exhibit titled “Publicly Accessible Amenity Space Exhibit” dated November 13, 2023. Such easement agreement and map shall be subject to review and approval by the Law Department and Zoning Board staff and shall provide that there shall be no interference with the public’s use of the PAAS.</p> <p>(c) Prior to issuance of a CO, the size, material and contents of the PAAS signs shall be subject to approval by Zoning Board staff.</p> <p>(d) Prior to the issuance of a CO, the Applicant shall submit for review and approval by the Law Department and Zoning Board staff and then record on the Stamford Land Records a standard City of Stamford Landscape Maintenance Agreement covering all PAAS areas and amenities.</p>

		(e) All PAAS improvements shall be completed prior to issuance of the CO.
6.	CO	<p>Vehicle Parking. Prior to issuance of a CO and any use of the project, the Applicant shall install and provide, and maintain for the life of the four (4) buildings, the following:</p> <p>(a) a minimum of 728 self-parking spaces on the Property.</p> <p>(b) a total of 73 electric vehicle charging spaces compliant with Section 12.L of the Zoning Regulations. The electric vehicle charging spaces and the reserved EV spaces shall be located as close as possible to the entrance of each residential building, and shall be shown as such on the plans for each parking area;</p> <p>(c) Parking capacity. In the event that the Zoning Board determines, in its discretion, that parking is not being accommodated by current operations, it may require that the owner/operator to modify its Parking Management Plan and implement one or more alternate solutions, including but not limited to increasing onsite capacity through vehicle stackers, tandem parking and/or a managed/valet parking system.</p> <p>(d) The residents may be assigned to park in a designated parking garage or surface parking lot, however the individual parking spaces within each garage or surface lot shall remain unassigned. If the Final Plans include parking spaces in excess of the required minimum, those excess parking spaces may be assigned to a particular unit.</p>
7.	CO	<p>Parking Management Plan. Prior to the issuance of a CO, the Applicant shall submit a final Parking Management Plan consistent with Section 2.F. of the Zoning Regulations conforming to the draft Parking & Transportation Demand Management Plan prepared by Redniss & Mead, dated July 12, 2023 hereby approved by the Zoning Board, subject to Zoning Board staff approval for minor modifications and Zoning Board approval for any other changes. The Plan shall include specific reporting of parking demand, including vehicle ownership and onsite and offsite parking usage of the tenants and bike parking usage. Reporting shall commence at 75% occupancy and continue annually for the life of the building. Reports shall include periodic parking counts for a one-week period during each quarter, at specific times of day: Morning (9am), Afternoon (5pm) and Overnight (11pm). Reports shall also include information to be provided by each tenant, including the number of cars owned, cars parked onsite, cars parked offsite, cars utilizing street parking, bicycle usage, and shared vehicle usage. The parking usage report shall be submitted by the Applicant not later than each January 15th, in writing and in a format prescribed by the Land Use and Transportation, Traffic and Parking Bureaus pursuant to Section 2.F.5.</p>

		The Parking Management Plan shall include the contact information for the personnel managing the parking reports.
8.	CO	Transportation Demand Management Plan. Prior to issuance of a CO, the Applicant shall submit a final Transportation Demand Management Plan consistent with Section 2.G. of the Zoning Regulations subject to approval by Zoning Board Staff in consultation with the Transportation, Traffic & Parking Bureau. The Plan shall include specific reporting of the mode split of commuters and be submitted by the Applicant not later than each January 15th, in writing and in a format prescribed by the Land Use and Transportation, Traffic and Parking Bureaus pursuant to Section 2.G.5. Should fewer than 20% of the building occupants use means of transportation other than a single occupied car, the owner, tenant or property manager shall submit proposals for increasing that share to the Land Use and Transportation, Traffic and Parking Bureaus by no later than March 31st of such year.
9.	CO	Bicycle Parking Provision. Prior to the issuance of a CO, the Applicant shall provide not less than 53 Class A and 47 Class B bicycle parking spaces on the Property, all of which shall comply with Subsections 12.J.2.a and b. The Class A spaces shall be located as close as possible to the building entrance. All bicycle parking shall be video monitored 24/7.
10.	BP & CO	Bicycle Parking Performance. Applicant shall perform the following, each of which shall be subject to review and approval by the Transportation, Traffic and Parking Bureau and by Land Use Bureau staff: a) Prior to issuance of a Building Permit the Applicant submit to the Transportation Traffic and Parking Bureau and to Land Use Bureau staff information regarding bicycle racks and systems for the Class A and Class B bicycle parking which complies with Section 12.J.; and b) Prior to issuance of a Building Permit the Applicant add details and notes on the plans to demonstrate compliance with the bicycle parking requirements for Class A and Class B bicycle parking pursuant to Section 12.J. c) Prior to issuance of a CO, the Applicant shall file on the Stamford Land Records a Bicycle Parking Maintenance Agreement covering Buildings A, B, C and D which complies with Section 12.J.;
11.	BP & CO	Off-site Traffic improvements. The Applicant shall contribute to the City of Stamford \$500,000 in cash for improving the pedestrian experience/traffic conditions in the vicinity of the development. This shall include:

		<p>(a) \$250,000 in cash towards signal improvements prior to the issuance of a Building Permit; and</p> <p>(b) \$250,000 in cash towards sidewalk improvement prior to the issuance of a CO.</p>
12.	BP	Transportation, Traffic and Parking Bureau Comments. Prior to the issuance of a Building Permit, the Applicant shall comply with comments from the Transportation, Traffic and Parking Bureau (“TTP”) dated November 13, 2023 to the satisfaction of department staff.
13.	BP	Fire Marshall. Prior to the issuance of a Building Permit, the Applicant shall comply with comments from the Fire Marshall dated October 25, 2023 to the satisfaction of department staff.
14.	BP	Environmental Protection Board Comments. Prior to the issuance of a Building Permit, the Applicant shall comply with comments from Robert Clausi, Executive Director, Environmental Protection Board (“EPB”), dated September 7, 2023 to the satisfaction of department staff.
15.	BP	Engineering Bureau Comments. Prior to the issuance of a Building Permit, the Applicant shall comply with comments from Willetta Capelle, Engineering Bureau dated August 23, 2023 to the satisfaction of department staff.
16.	CO	Street Trees Planted by the Applicant. Prior to the issuance of a CO, the Applicant shall (a) provide and plant not less than 46 street trees, in conformance with Section 12.K.6. of the Zoning Regulations and City of Stamford Street Tree Planting Manual, in consultation with TTP and Zoning Board staff, and (b) submit a bond or cash deposit in the amount of \$2,500 to the City of Stamford for each tree planted in order to warrant the trees for three (3) full growing seasons per Section 12.K.6.b. for a total of not less than \$115,000.
B. STANDARD CONDITIONS		
17.	BP	Performance Bond. Prior to the start of any site activity and prior to issuance of a Building Permit, Applicant shall submit 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, streetscape, 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.
18.	GE	Signage. All proposed signage shall be subject to review and approval by the Zoning Board staff and comply with the Zoning Regulations of the City of Stamford.

19.	CO	Sidewalk Easements. Prior to the issuance of a CO, the Applicant shall submit and then record on the Stamford Land Records an easement map showing all easements on the property, and an easement agreement and easement map depicting that portion of the proposed or existing public sidewalks located on the Applicant’s property. Such easement agreement and map shall be subject to review and approval by the Law Department and Zoning Board staff.
20.	BP	Photometric Plan. Prior to issuance of a Building Permit, Applicant shall submit to the Zoning Board a photometric plan for the project. Such plan shall be subject to Zoning Board staff approval prior to issuance of a Building Permit.
21.	BP	Exterior Mechanical Equipment. No mechanical equipment shall be installed within view of any public street without review and approval of Zoning Board staff.
22.	BP, CO	Sustainability Scorecard. Prior to the issuance of the Building Permit for the superstructure, the Applicant shall submit the second submission of the Sustainability Scorecard. Applicant shall submit the third (and final) Sustainability Scorecard prior to the issuance of a Certificate of Occupancy having a score not less than the Scorecard submitted to the Zoning Board and reviewed at its meeting of November 13, 2023. The Scorecard Plaque as further defined in the “Stamford Sustainability Scorecard and Manual” (2020), as amended, shall be conspicuously posted near the main pedestrian access of each building within four weeks after issuance of the final Certificate of Occupancy. All Sustainability Scorecards, including additional documentation, shall be published on a City of Stamford web page for public view and inspection.
23.	BP	Construction Staging and Management. 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 job site.
24.	BP	WPCA Approval. Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Authority (WPCA).

25.	BP	Aquarian Will Serve letter. Prior to issuance of a Building Permit, Applicant shall obtain a “Will Serve Letter” from Aquarion Water Company and submit to Zoning Board staff.
26.	CO	Drainage Maintenance Agreement. Prior to the release of surety, transfer of title and issuance of a signature authorizing the issuance of a CO, 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.
27.	CO	Landscape Maintenance Agreement. Prior to the release of surety, transfer of title and issuance of a signature authorizing the granting of a CO, 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, including but not limited to the PAAS area.
28.	CO	Engineer Certification and Information Location Survey. 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 CO.
29.	CO	Trash Management and Snow Removal. Prior to issuance of a CO, the Applicant shall submit a Trash Management and Snow Removal Plan, subject to the review and approval of the Zoning Board staff.
30.	BP	Sediment and Erosion Control Plans. 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.
31.	BP	Street Opening Permit. A Street Opening Permit shall be required for all work within any City of Stamford street right of way.
32.	GE	Property Maintenance. Applicant shall 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.
33.	GE	Façade Maintenance. The Applicant shall maintain all facades facing and visible from public Right of Way in first class condition.
34.	BP	Term of Approval and Extensions. The Applicant shall have one year from the date this agreement is entered as a Judgement by the Superior Court having jurisdiction over the Appeal which within to secure a Building Permit, subject

		to Zoning Board approval of up to three extensions, each not more than one year, upon timely application and good cause shown.
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5. Zoning Board staff shall promptly provide to the Zoning Board each approval by staff required under this Stipulation of Judgment.

6. It is understood and agreed that this Stipulation for Judgment constitutes the compromise of a disputed claim and that nothing contained herein shall constitute an admission or confession by any Party of any wrongdoing, nor of any material fact.

7. Each Party hereto acknowledges that no other Party or any agent or attorney of any Party, has made any promise, representation, or warranty whatsoever, express or implied, not contained herein concerning the subject matter of this Stipulation for Judgment to induce the execution hereof, and each signatory hereby acknowledges this Stipulation has not been executed in reliance on any promise, representation or warranty not contained herein.

8. This Stipulation for Judgment may not be amended, changed, modified, released or discharged except by a writing signed by a duly authorized representative of each Party hereto, or their successors or assigns, and shall not be varied by any oral communication either before or after its execution.

9. This Stipulation for Judgment shall be governed and construed in accordance with laws of the State of Connecticut. The Superior Court of the State of Connecticut shall retain jurisdiction over the Judgment entered pursuant hereto.

10. This Stipulation for Judgment represents the joint drafting efforts of 900 Long Ridge and the Zoning Board and any ambiguities herein (perceived or otherwise) shall not be construed against any Party hereto.

11. This Stipulation for Judgment, together with its **Exhibits** and associated attachments, constitutes the entire agreement of the Parties and supersedes all prior or contemporaneous agreements, discussions or representations, oral or written, with respect to the subject matter hereof.

12. In the event any Party seeks to enforce any term of this Stipulation for Judgment, it may seek from the Superior Court any and all relief available to it at law or in equity, including, but not limited to, any relief under the Connecticut General Statutes and, as appropriate, injunctive relief to enforce the terms hereof. In any action to enforce the terms of this Stipulation, the prevailing party shall be entitled to recover its costs including its legal fees, court costs and any other expenses incurred in enforcing this Stipulation.

13. This Stipulation for Judgment may be executed in multiple counterparts each of which once executed and delivered shall be an original.

14. This Stipulation for Judgment shall be effective if it has been executed by all Parties hereto, and the obligations of all Parties hereto are subject to the approval of this Stipulation by the appropriate Court at a hearing held in conformance with the terms of Practice Book § 14-7B and Connecticut General Statutes § 8-8 (n), the hearing and approval for which the Parties agree to jointly move to obtain at the earliest possible hearing date.

15. The terms and conditions of this Stipulation for Judgment shall inure to the benefit of, and be binding upon, the respective successors and assigns of the Parties hereto. This Stipulation, once approved by the Court, shall be recorded on the Land Records for the City of Stamford.

16. The Parties agree to enter into and execute such further documents or instruments as may be necessary and appropriate to effectuate this Stipulation for Judgment.

17. Each Party hereto represents and warrants that it has the full power and authority to execute, deliver and perform this Stipulation for Judgment, and that each individual signing on behalf of a Party has been duly authorized by that Party to execute this Stipulation on its behalf.

18. Each Party has had the benefit of the advice of counsel of its own choice with the opportunity to fully review, and each Party has entered into this Stipulation for Judgment freely and voluntarily, and without duress.

IN WITNESS WHEREOF, the Parties hereto have caused this Stipulation for Judgment to be executed in their names by their duly authorized representatives on the dates indicated below.

900 LONG RIDGE ROAD PROPERTY OWNER, LLC

By _____ Date _____
Its:

THE ZONING BOARD OF THE CITY OF STAMFORD

By _____ Date _____
Its:

EXHIBIT A

REVISED PLANS

- Revised Site Plan sheet A100 with building footprints prepared by BKV Group DC dated 12/13/24
- Revised elevations sheet A400 with material callouts prepared by BKV Group DC dated 12/13/24
- Screenshot elevations from SketchUp depicting the three revised exterior building designs and highlighted Site Plan with the location of the three revised facades designs; prepared by BKV Group DC dated 12/11/24
- BMR Unit Equivalency calculations

DRAFT

EXHIBIT B

- Civil Plans Prepared by Redniss & Mead

Sheet	Title	Last Revision
PSTS	Property and Topographic Survey	5/19/2023
ZLS	Zoning Location Survey	6/23/2023
SE-1	Site Development Plan	10/13/2023
SE-2A	Phase 1 Site Plan	10/13/2023
SE-2B	Phase 1 Grading Plan	10/13/2023
SE-2C	Phase 1 Utility Plan	10/13/2023
SE-2D	Phase 1 Pond Plan	10/13/2023
SE-3A	Phase 2 Site Plan	10/13/2023
SE-3B	Phase 2 Grading Plan	10/13/2023
SE-3C	Phase 2 Utility Plan	10/13/2023
SE-4A	Phasing Plan P1	10/13/2023
SE-4B	Phasing Plan P1	10/13/2023
SE-4C	Phasing Plan P2	10/13/2023
SE-4D	Phasing Plan P2	10/13/2023
SE-5	Notes & Drainage Tables	10/13/2023
SE-6	Details	10/13/2023
SE-7	Details	10/13/2023
SE-8	Details	10/13/2023
SE-9	Details	10/13/2023
SE-10	Details	10/13/2023
SE-11	Details	10/13/2023
SE-12	Details	10/13/2023
SE-13	Details	10/13/2023
SE-14	Fire Truck Turning Movements	10/13/2023
SE-TREE-1	Tree Removal "DRAFT"	No Date

- Architectural Plans prepared by BKV Group DC

Sheet	Title	last Revision
A001	Cover	6/23/2023
A100	Site Plan	6/23/2023
A101	Level 145'-0"	10/13/2023
A102	Level 161'-0"	10/13/2023
A103	Level 172'-0"	10/13/2023
A104	Level 183'-0"	10/13/2023
A105	Level 194'-0"	10/13/2023
A106	Level 205'-0"	10/13/2023
A107	Level 216'-0"	10/13/2023
A108	Level 227'-0"	10/13/2023
A400	Project Elevations	6/23/2023

A401	Project Perspectives	6/23/2023
A500	Sections	6/23/2023

- Landscaping Plans prepared by BKV Group DC

Sheet	Title	Last Revision
LS-100	Overall Landscape Plan	10/13/2023
LP-100	Overall Planting	10/13/2023
LP-101	Native Seed Mix Schedules	10/13/2023
LP-501	Planting Details	10/13/2023
LS-501	Landscaping Details	10/13/2023
E011	Site Photometric	6/23/2023
OS-100	Open Space Exhibit	10/13/2023

- Site Engineering Report prepared by Redniss & Mead, dated revised October 13, 2023
- Parking & Transportation Demand Management Plan prepared by Redniss & Mead, dated July 12, 2023
- Traffic Assessment report prepared by Kimley & Horn, dated revised September 25, 2023
- Publicly Accessible Amenity Space exhibit, prepared by Redniss & Mead, dated November 13, 2023.
- Draft Affordability Plan dated October 26, 2023
- Sustainability Scorecard