

MAYOR
Caroline Simmons



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

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

July 21, 2025

JUL 21 2025

Ms. Jennifer Godzeno, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 225-28- 120 Long Ridge, LLC,120 Long Ridge Road Stamford, CT – Site & Architectural Plans and/or Requested uses and Special Permit—Applicant is proposing to convert existing office building into 196 apartments with 808 parking spaces and associated amenities.

Dear Ms. Godzeno:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Site & Architectural Plans and/or Requested Uses and Special Permit is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by *August 25, 2025*.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Vineeta Mathur

Vineeta Mathur
Principal Planner

July 15, 2025

VIA HAND & ELECTRONIC DELIVERY

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
VMathur@StamfordCT.gov

**Re: Site Plan and Special Permit Application
120 Long Ridge Road, Stamford, CT (Parcel ID 003-8214)
120 Long Ridge LLC**

Dear Ms. Mathur:

Our firm represents 120 Long Ridge LLC (the “Applicant”), the owner of the property located at 120 Long Ridge Road (the “Property”). As proposed, the Property is 24.9934± acres and located in Master Plan Category 8 (Mixed-Use Campus) and the Designed Commercial (C-D) zone. It is generally bounded by commercial uses to the east, Rippowam River to the west and the approved Mozaic Senior Housing development to the north. A new, townhome community is currently proposed on the property to the south. It is improved with a three-story, 302,000± square foot office building; a three-level, 808-space parking garage; boiler building; and associated site improvements.

The Applicant requests Site Plan and Special Permit approvals to facilitate the conversion of the existing office building to 196 residential apartments on the Property. The existing building height, square footage and building footprint will remain unchanged.

In connection with the attached application, enclosed please find:

- Letter of Authority from 120 Long Ridge LLC;
- Application fees in the amount of \$9,920 (\$8,920 Special Permit/Site Plan application fee and \$1,000 Public Hearing fee);

- Twenty-two (22) copies of the following application forms and associated schedules:
 - Application for Site Plan Approval;
 - Application for Special Permit Approval;
 - Schedule A – List of Plans;
 - Schedule B – Project Narrative;
 - Schedule C – Statement of Findings;
 - Schedule D – Legal Description of Property;
 - Schedule E – Zoning Data Chart; and
 - Schedule F – Existing Zoning Map and Aerial Photo of Property;

- Nine (9) full-size and thirteen (13) half-size copies of the following plans:
 - Architectural Plans prepared by Weber & Associates, dated May 27, 2025, with the plan titles listed on Schedule A;
 - Civil Plans prepared by Tighe & Bond, dated July 11, 2025, with the plan titles listed on Schedule A; and
 - Surveys prepared by Redniss & Mead, with the plan titles and dates listed on Schedule A.

- Nine (9) copies of the Engineering Memorandum prepared by Tighe & Bond, dated July 2025, titled “120 Long Ridge Road Engineering Memorandum;”

- Nine (9) copies of the Traffic Study prepared by Tighe & Bond, titled “196-Apartment Traffic Impact Study” dated July 14, 2025;”

- Nine (9) copies of the Sustainability Scorecard; and

- Nine (9) copies of the report prepared by Goman + York dated June 16, 2025, and titled “Assessment of Residential Compatibility: Multi-Family Residential Proximate to Single-Family Residential”.

The Parking Management Plan and Transportation Demand Management Plan will follow under separate cover. Please let me know if you have any questions or require additional materials. As always, thank you for your time and attention regarding this matter.

Very truly yours,

Lisa Feinberg

Lisa L. Feinberg

Enclosures.

cc: R. Blessing
Development Team



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 120 Long Ridge LLC

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd. Stamford, CT

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 120 Long Ridge Road

ADDRESS OF SUBJECT PROPERTY: 120 Long Ridge Road, Stamford, CT

PRESENT ZONING DISTRICT: C-D zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED USE: See Schedule B and Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Block 247 - See Schedule D

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
120 Long Ridge LLC	120 Long Ridge Road
100 Washington Blvd, Suite 200	Stamford, CT
Stamford, CT 06902	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability



Scorecard per Section 15.F)

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 15th DAY OF July 2025

SIGNED: [Signature]
Lisa L. Feinberg

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
ss STAMFORD July 15 20 25
COUNTY OF FAIRFIELD

Personally appeared _____, signer of the foregoing application, who made oath to the truth of the contents thereof, before me

[Signature]
Notary Public - Commissioner of the Superior Court
William J. Harrissky

FOR OFFICE USE ONLY

APPL. #: 225-28 Received in the office of the Zoning Board: Date: _____

By: _____

Revised 9/02/20



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 120 Long Ridge LLC

APPLICANT ADDRESS: c/o Agent: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd. Stamford, CT

APPLICANT PHONE #: c/o Agent: 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 120 Long Ridge Road, Stamford, CT

ADDRESS OF SUBJECT PROPERTY: 120 Long Ridge Road, Stamford, CT

PRESENT ZONING DISTRICT: C-D Zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See Schedule B and Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Block 247 - See Schedule D

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
120 Long Ridge LLC	120 Long Ridge Road
100 Washington Blvd, Suite 200 Stamford, CT 06902	Stamford, CT

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability



Scorecard per Section 15.F).

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 15th DAY OF July 2025

SIGNED: [Signature]
Lisa L. Feinberg

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
ss STAMFORD July 15 2025
COUNTY OF FAIRFIELD

Personally appeared _____, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. # 225-28 Received in the office of the Zoning Board: Date: _____

By: _____

Schedule A
List of Plans & Reports

- Architectural Plans prepared by Weber & Associates, dated July 15, 2025, titled:
 - SK-1.0 First Floor – Apartment Unit Plan
 - SK-2.0 Second Floor – Apartment Unit Plan
 - SK-3.0 Third Floor – Apartment Unit Plan
 - SK-4.0 Proposed Typical Units – Test Fit Plan
 - SK-5.0 Roof Plan
 - SK-6.0 Garage – Intermediate Level
 - SK-7.0 Photo (Taken From Northeast)
 - SK-8.0 Photo (Taken from Northwest)
 - SK-9.0 Photo (Taken from Southeast)
 - SK-10.0 Photo (Taken from Southwest)

- Surveys prepared by Redniss & Mead and titled:
 - Property & Topographic Survey Depicting Parcel ‘B-R’, Map 11551 S.L.R. #120 Long Ridge Road Stamford, CT Prepared For 120 Long Ridge LLC, dated March 12, 2025;
 - Property Survey Depicting Adjustment of Lot Line Parcel ‘C’, Map 10292 S.L.R. & Parcel “B-R” – Map 11551 S.L.R. #120 Long Ridge Road Stamford, CT Prepared For 120-C Long Ridge LLC, dated July 1, 2025; and
 - Zoning Location Survey Depicting Parcel “B-R” – Map 11551 S.L.R. #120 Long Ridge Road Stamford, Connecticut Prepared For 120 Long Ridge LLC.

- Civil Plans prepared by Tighe & Bond, dated July 11, 2025, titled:
 - G-001 Cover Sheet
 - C-001 General Notes, Legend and Abbreviations
 - C-100 Overall Site Plan
 - C-101 Site Improvement Plan
 - C-102 Emergency Access Plan
 - C-103 Open Space Plan
 - C-201 Water Service Connection Plan and Profile
 - C-301 Details – 1
 - C-302 Details – 2

- Engineering Memorandum prepared by Tighe & Bond titled “120 Long Ridge Road Engineering Memorandum” and dated July 11, 2025.

- Traffic Study prepared by Tighe & Bond, titled “196-Apartment Development Traffic Impact Study” and dated July 14, 2025;

- Multifamily Housing Impact Analysis prepared by Goman + York dated June 16, 2025 and titled “Assessment of Residential Compatibility: Multi-Family Residential Proximate to Single-Family Residential.

Schedule B
Project Narrative

120 Long Ridge LLC (the “Applicant”) requests site plan and special permit approval pursuant to Sections 1.B.6, 2.C, 2.D, 5.E.3, 5.E.5 and 10.F.2 of the Stamford Zoning Regulations (the “Regulations”) to facilitate the conversion of the existing office building at 120 Long Ridge Road (the “Property”) into residential dwelling units.

I. The Property & Existing Uses

As proposed, the Property will be 24.9934± acres.¹ It is located in Master Plan Category 8 (Mixed-Use Campus) and the Designed Commercial (C-D) zone and improved with a three-story, 302,000± square foot office building; a three-level, 808-space parking garage; boiler building; stormwater management systems; and associated site improvements. There is one (1) signalized curb cut serving as the primary entrance and exit to the Property, and a secondary, unsignalized entrance and exit that was previously designated for employees. This secondary entrance is now anticipated to be shared with 120-C Long Ridge Road, directly to the Property’s south, to serve as the primary entrance for a separate redevelopment proposal. A paved driveway wraps around the Property and connects to the building, parking garage, surface parking and both entrances. The office building is setback approximately 262 feet from Long Ridge Road and the parking garage, which is partially buried, is setback about 102 feet. Both buildings are nicely shielded from the street by significant landscaping and berms.

The Property has a long, interesting history. It was formerly part of a larger 60-acre tract that served as home to the Stamford Hall, a sanitarium, and later, Olin Mathieson Chemical Corporation (“Olin”). Olin purchased the Property in 1968 and moved approximately 800 of its executive and administrative employees to the campus in 1969.² In 1996, General Electric Capital Corp (“GE”) purchased the Property and conveyed it to the Applicant in 2007. GE then relocated to 800 Long Ridge Road on or about 2009 and GenRe moved into the building thereafter. GenRe vacated the Property in April 2025 and moved to 400 Atlantic Street. Today, the Property is entirely vacant.

Mature trees are located throughout the Property, including near its borders, and a planted berm provides additional screening along Long Ridge Road. The Property is bordered by commercial uses to the east, the Rippowam River to the west and the approved Mozaic Senior Housing development to the north. A new, townhome community is currently proposed on the property to the south.

II. Revision of C-D Regulations

GenRe’s departure from the Property and relocation downtown is not a new phenomenon. The demand for suburban office space has dwindled as companies opt for more urban locations close

¹ A related application has been filed on the property directly to the south known as 120-C Long Ridge Road (aka Parcel C). If both proposals are approved, the two impacted lots will be revised by administrative lot line revision and the Property will be 24.9934± acres. For purposes of zoning compliance, the anticipated lot line revision has been assumed. Today, before the lot line revision, the Property is 26.1109± acres.

² New York Times, August 9, 1966.

to major public transportation hubs and convenient amenities. The COVID-19 pandemic only exacerbated this trend as companies have moved to remote and hybrid work models, thereby decreasing the demand for physical office space and making Class-A office space more affordable. Accordingly, the market for office space outside the central business district is almost nonexistent. The City acknowledges this trend and has expressed a preference for office space to be concentrated Downtown.³

During this same period, the demand for housing has continued to increase in Stamford and throughout the region at a rate that far outpaces supply. The City has recognized that market conditions favor the conversion of suburban office parks to uses for which there is more demand, such as multifamily housing. In 2021, the Regulations for the C-D zone were amended to allow, via special permit approval, multifamily dwellings in large C-D districts. More recently, the Regulations were amended again to encourage the conversion of existing, legally-nonconforming office buildings to residential homes in commercial districts throughout the city. Then in April 2025, the Zoning Board revised the Regulations to specifically allow residential uses on all C-D zoned properties. These text changes served the dual purpose of facilitating the development of much-needed housing while allowing for the redevelopment of office parks that do not have a viable use in their current state.

III. Description of Proposed Development

The Applicant proposes to convert the existing office building into approximately 196 apartment homes. A mixture of studio (23), one-bedroom (64) and two-bedroom (109) units is currently proposed. The Applicant currently contemplates making a fee-in-lieu payment to satisfy the 13.72 Below Market Rate requirement but reserves the right to place these units onsite in the future.⁴ The proposed conversion will require interior renovations but no changes are proposed to the exterior of the building. The lush, suburban landscape will be maintained with minimal improvements simply to accommodate usable open space requirements. Indoor amenity space is proposed on the first floor of the building and exterior amenity space will be provide in the internal courtyard, including a 1,000 square foot child play area. No publicly accessible amenity space is required for a change of use.⁵

The existing three-level parking garage containing approximately 808 parking spaces will remain. An existing underground tunnel conveniently connects the parking garage to the principal building on the Property so that residents will not have to walk outside. It is anticipated that the garage level with the direct tunnel connection will be used by the residents. This level includes 285 parking spaces, twenty-nine (29) of which are currently contemplated to be designated as electric vehicle charging stations.⁶ Class A and Class B bicycle parking is proposed within the parking garage in compliance with Section 12.J of the Regulations. New sidewalks and other pedestrian improvements are currently under construction along the Property frontage on Long Ridge Road.⁷

³See Master Plan page 69, Policy 3B.2.

⁴ Pursuant to Section 7 of the Regulations, seven percent (7%) of conversion units must be provided as Below Market Rate units.

⁵ Pursuant to Section 6.A.2 of the Regulations, no publicly accessible amenity space is required for a change in use.

⁶ Pursuant to Section 12.L.1 of the Regulations, electric vehicle charging spaces are not required.

⁷ Pursuant to Section 12.K.4.a(5) of the Regulations, the Applicant is not required to provide sidewalks when “there is an existing sidewalk of at least five (5) feet in width in a state of good repair meeting all ADA requirements.”

These improvements will safely connect the residents of the Property with the numerous new retail options across the street at Bulls Head.

Vehicular access to the Property will continue to be provided through the existing signalized curb cut along Long Ridge Road and the site driveway, which provides ample circulation throughout the site. The surface parking lots will be reserved for visitors of the leasing office and guests.

IV. Conformance of Site Plan with Stamford Master Plan

The proposed development is in line with the goals of Stamford’s Master Plan and the City’s vision when it amended the C-D regulations. Master Plan Category 8 provides in relevant part: “This category is intended to provide for and protect low-density office parks . . . by allowing limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses Such development may be permitted to locate on sites ‘suburban’ in nature, subject to approval of the Zoning Board, based on (1) compatibility with adjacent uses and residential areas, (2) superior design including landscape design to buffer this use from adjacent residential uses, (3) superior traffic management, (4) compliance with the goal of directing most commercial development to Downtown, and (5) compliance with design guidelines....”

The proposed development is consistent with Master Plan Category 8, as it will remove excess office space in a suburban neighborhood and replace it with much needed housing. Because the proposal contemplates the adaptive reuse of an existing commercial asset, it will have no visual impact on adjacent uses which are accustomed to the building. However, the conversion of a commercial use to a residential use is more compatible with the single-family homes to the south and west, across the river. The expansive site is enhanced by existing robust, mature landscaping along the edges and the Rippowam River flows along the perimeter to the west. These features further ensure privacy for the residents of the Property and the surrounding homes.

The Property is located on Long Ridge Road, a main arterial north-south connection in Stamford and already includes a signalized intersection. Moreover, the surrounding roadways will easily accommodate the vehicle trips generated by the proposed development, as it will generate fewer cars during peak traffic hours than the existing office use of the Property. As a point of comparison, the Applicant was told by GenRe that approximately 1,100 GenRe employees occupied the building during its peak.

The Master Plan’s first enumerated goal for growth management states: “Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use.”⁸ As discussed above, the City implemented this policy when it amended the C-D regulations to make the development of housing in office parks more attainable. The proposed development is consistent with this goal, and the following Master Plan strategies and policies are also forwarded:

- 3A.3: Encourage modernization of office space and allow for adaptive reuse.
- 3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.

⁸Master Plan Policy 1.3B.1, page 4.

- 3.B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.
- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.
- 6C.4: Continue encouraging conversion of vacant office buildings to residential use.
- NTW1.2: Direct and enhance commercial/office development in existing commercial zones.
- NTW1.4: Explore the feasibility of rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.

V. Requested Approvals

To facilitate this proposal, the Applicant requests the following approvals:

- (1) Final Site Plan Approval (“FSP”) pursuant to §§ 1.B.6, 2.D, 5.E.5 and 10.F.2 of the Zoning Regulations to convert the existing office building to apartment homes and construct associated site improvements on the Property.
- (2) Special Permit Approval pursuant to §§ 2.C and 5.E.3. of the Zoning Regulations to permit the multifamily residential use of the Property.

VI. Conclusion

The Applicant seeks to convert the existing, vacant office building on the Property into 196 new homes. The proposal is consistent with the City’s goal of replacing underperforming office buildings with uses that are in much higher demand, which in turn will increase the City’s commercial tax base and place less stress on the City’s homeowners. Furthermore, the proposed development will provide greatly needed housing supply, including a contribution to affordable housing, without any visual impact to the surrounding area.

Schedule C
Statement of Findings

The Applicant submits the proposal is consistent with the Site Plan standards (§ 2.D.4.) and Special Permit standards (§ 2.C.2.) of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations, and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and handicapped access conform to the standards of the C-D Zone and applicable provisions of Section 12 of the Zoning Regulations. The proposed development makes use of the existing signalized curb cut and access drive and maintains the general configuration of existing circulation on the Property. No changes are proposed to the parking garage or surface parking lots on the Property, but the Applicant will incorporate electric vehicle charging stations and comply with the bicycle parking requirements in Section 12 of the Zoning Regulations.

(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

Vehicles will enter and exit the property through the existing signalized access drive on Long Ridge Road. No changes are proposed to this intersection.

- (c) *Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

As previously noted, the Property has served as the home to several large corporations for decades. The transition from an office use to a residential use will reduce peak hour traffic volumes associated with the site during the weekdays. Long Ridge Road is a main arterial roadway in Stamford and is equipped to accommodate the traffic associated with the proposed use. For a more complete discussion of the traffic impact, please see the enclosed Traffic Impact Study prepared by Tighe & Bond.

- (2) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

- (a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The existing, dense foliage throughout the Property will remain, including the mature trees along the perimeter of the site. Along Long Ridge Road, the buildings are particularly well screened by a diverse mixture of trees and berms. The goal is to maintain the existing character of the Property so that other properties in the vicinity see little to no change.

- (b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board.... In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Applicant proposes maintaining appropriate onsite landscaping and the existing open space on the Property, as detailed on the enclosed Open Space Plan prepared by Tighe & Bond. More than three (3) acres of usable open space will be provided and more than sixty-three percent (63%) of the site will continue to green space.

- (c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section [9-C].*

Enclosed is a comprehensive Erosion Control Plan, prepared by Tighe & Bond, which ensures the standards and procedures of § 9.C. of the Zoning Regulations are satisfied.

- (d) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition*

and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.

The proposed adaptive reuse of the existing commercial office building will not require any exterior demolition and no specimen trees are anticipated to be removed.

- (e) Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

The location of existing buildings and related lighting will not change with this proposal. Additionally, the combination of berms and mature trees along Long Ride Road provide significant screening of the site in much the same way that these conditions currently shield the office building and parking garage.

- (f) Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

The Property is currently served by all required utilities.

- (g) Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency and first responders will be able to continue to access the Property safely and conveniently.

- (h) The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

As stated previously, no changes are proposed to the existing improvements on the Property. From the perspective of the neighborhood, nothing will change beyond the inhabitants of the building.

- (i) Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The Property will feature more than three (3) acres of usable open space, including more than an acre in the interior building courtyard. However, more than sixty-three

percent (63%) will remain as existing green space. All required building setbacks will be maintained.

- (j) *No use shall be permitted that will cause or result in:*
- dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or*
 - unusual hazard of fire or explosion or other physical hazard to any adjacent buildings, or*
 - harmful discharge of liquid materials, or*
 - unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.*

No nuisance or hazardous conditions are anticipated. Construction activity will be mainly limited to the interior of the building.

- (k) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicant is amenable to a condition of approval requiring the Property to be maintained in good repair.

b. Special Permit Standards

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) *the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of Structures, drives and Parking Areas and the proximity of existing dwellings and other Structures.*

No changes are proposed to the size, scale or arrangement of the existing structures, drives or parking areas on the site. As proposed, the Property will be 24.9934± acres. This is more than fifty-four (54) times the minimum lot size of the residential properties across the Rippowam River to the west in the R-20 zone. The existing office building is setback more than 400 feet from the western property boundary and more than 260 feet from Long Ridge Road. The proposed adaptive reuse will have no visual impact on any of the adjacent properties.

- (2) *the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these*

Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

The proposed use of the property will not be injurious to the surrounding neighborhood. Master Plan Category 8 encourages the conversion of suburban office parks to residential use. Multifamily housing is more compatible with single-family housing than the existing office use. By adaptively reusing the existing office building and parking garage on the Property, the Applicant has proposed a development that virtually eliminates any impact on the site and surrounding neighborhood. Moreover, with townhomes proposed to the south and senior housing under construction to the north, the proposed apartments are a natural fit. Accordingly, the Applicant submits that the proposed development is compatible with the neighborhood and in harmony with the intent of the Regulations.

- (3) *the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

As detailed in the Traffic Impact Study prepared by Tighe & Bond, the proposed development will result in a reduction in peak hour weekday site generated traffic when compared to a fully occupied office use and will not have a significant impact on traffic operations. Additionally, the existing parking garage exceeds the parking requirements for the residential use and the surface parking lots will provide easy access to the building for visitors and guests. The existing curb cuts will continue to be utilized for this development.

- (4) *the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.*

The proposed adaptive reuse will not impair the present or future development of the surrounding area, which includes an array of uses. The new apartments are a natural fit with the proposed townhomes to the south and approved senior housing to the north. Moreover, the retail complex to the east will benefit from the patronage of these new residents.

- (5) *the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The proposed development satisfies the goals of Master Plan Category 8, which provides for the “limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses[.]” It also complies with the following Master Plan Policy goals, policies and strategies:

- 3A.3: Encourage modernization of office space and allow for adaptive reuse.
- 3B.1: Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.

- 3.B.2: Discourage expansion of office development outside of Downtown in areas that do not have direct access to transit.
- 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- 6A.1 Balance new development with preservation of existing residential communities.
- 6B: Preserve existing and create new affordable housing.
- 6C.2: Promote development of a variety of housing types.
- 6C.4: Continue encouraging conversion of vacant office buildings to residential use.
- NTW1.2: Direct and enhance commercial/office development in existing commercial zones.
- NTW1.4: Explore the feasibility of rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.

Additionally, the proposed development complies with the intent of the C-D regulations, which were recently amended to permit multifamily residential use via special permit on a greater number of parcels in the C-D Zone. This amendment was made in accordance with the Master Plan's first enumerated goal for growth management, which states: "Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use."⁹

⁹Master Plan Policy 1.3B.1, page 4.

Schedule D
Property Description

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the city of Stamford in the county of Fairfield and state of Connecticut, known as Parcel "B-R" as shown on a map titled Property Survey Depicting Adjustment of Lot Line Parcel 'C', Map 10292 S.L.R. & Parcel "B-R" – Map 11551 S.L.R. #120 Long Ridge Road Stamford, CT Prepared For 120-C Long Ridge LLC, dated July 1, 2025*

*This description relates to the proposed 24.9934 acre parcel.

Schedule E
Zoning Data Charts

C-D Zone			
Standard*	Residential Buildings Permitted/ Required	Existing/Proposed	Notes
Lot Area	15 acres	24.9934 acres ¹⁰ (1,088,715± SF)	Complies
Building Coverage	25%	19.6± %	Complies
Lot Coverage	40%	36.6± %	Complies
Density Section 5.E.4	12 units/14 units per acre if all required <i>BMR Units</i> are provided on-site	196 units (7.8 units / acre)	Complies
Section 10.F.2	1 unit per 1,500 SF of converted Floor Area (302,000 SF/1,500 = 201)		
BMR	7%	Fee-in-Lieu Payment for 13.72 units ¹¹	Complies
Building Height	Lesser of 3 stories or 35'	3 stories ¹²	Complies
Street Line Setback	50'	Garage – 102'± Building – 262'±	Complies
All Other Setbacks	Same as the <i>Rear Yard</i> requirement for each adjacent district but not less than 50'	R-20 – 68'± (Boiler House) Southern boundary – 50.9' Other Boundaries – >50'	Complies
Usable Open Space	14,700± SF	139,990± SF	Complies

OVERALL UNIT BREAKDOWN		
Bedrooms	Count	%
Studio	23	11.7
1BR	64	32.7
2BR	109	55.6
TOTAL	196	

¹⁰ Pursuant to proposed lot line revision.

¹¹ The Applicant reserves the right to construct the BMR units onsite.

¹² The existing building height is not known. To the extent it exceeds 35', it is legally nonconforming.

PARKING BREAKDOWN

Vehicle Parking

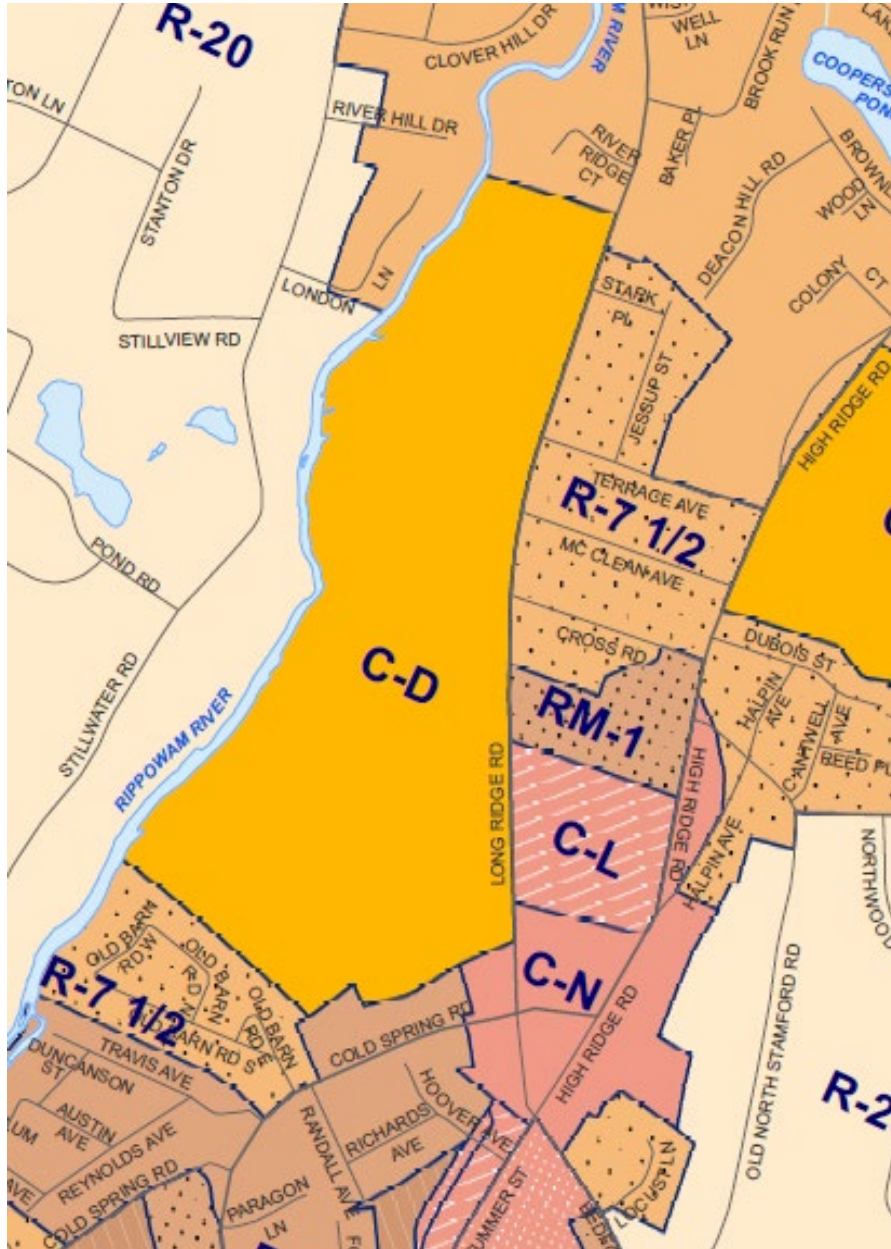
Residential	Number	Rate	Required	Provided
Studio	23	1.0	23	-
1BR	64	1.25	80	-
2BR	109	1.50	164	-
Total:	196	-	267	287
EV Spaces*	Number	Rate	Required	Provided
	287*	N/A*	N/A*	29

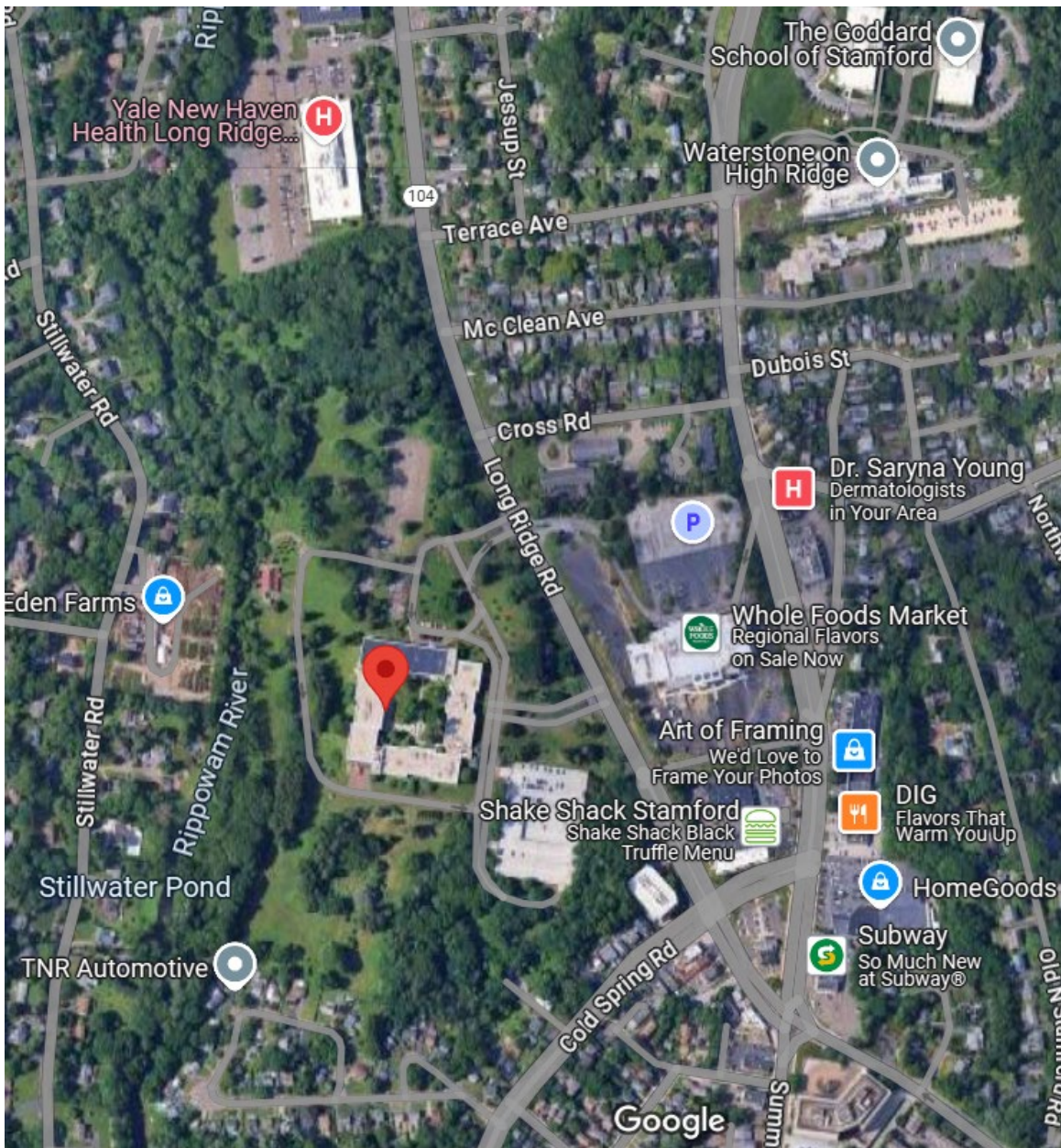
*Pursuant to Section 12.L.1 of the Stamford Zoning Regulations, EV spaces are not required for this conversion unless otherwise determined by the Zoning Board.

Bicycle Parking

	Class A Required	Class A Provided	Class B Required	Class B Provided
Residential (196 Units)	26 <i>(1 per 5 units for first 60 units, 1 per 10 units for remaining)</i>	26	20 <i>(1 per 10 units)</i>	20

Schedule F
Existing Zoning Map and Aerial Photo of Property





June 16, 2025

Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

**Re: 120 Long Ridge LLC
Land Use Applications
120 Long Ridge Road (the "Property")**

Dear Ms. Mathur:

120 Long Ridge LLC is the owner of the above-captioned Property. Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications with the City of Stamford on its behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

120 Long Ridge LLC



By: Carl Kuehner
Duly Authorized

Office use only

Date received	
Application Nr (e.g., ZB, ZBA,	

Location

*Address of Development Number & Street	120 Long Ridge Road
*Stamford, CT ZIP Code	6902

Applicant Information

*Applicant full name	120 Long Ridge LLC
Applicant Company	
*Applicant Street Address	PO Box 110295
*Applicant City, State, ZIP	Stamford, CT 06911
*Applicant Email	c/o Agent: Lfeinberg@carmodylaw.com
*Applicant Phone	c/o Agent: 203-425-4200

Property Owner Information

*Is the property owner the same as the applicant?	YES
--	-----

If NO please answer the following

*Owner full name	
Owner Company	
*Owner Street Address	
*Owner City, State, ZIP	
*Owner Email	
*Owner Phone	

Is this ... (check one)

the 1 st Submission (Zoning Board, ZBA or Building Permit application)	<input checked="" type="checkbox"/>
the 2 nd Submission (CO sign-off)	<input type="checkbox"/>

SCORECARD RATING

Category	Max Points	Points achieved
Building Health	8	4
Energy Use	25	5
Landscaping and Open Space	11	3
Land Use	17	3
Mobility	29	8
Resiliency	11	0
Resource Management	9	4
Urban Design	10	3
Water Use	7	0
TOTAL	127	30

95 or more Points	A+	LEED Platinum
80-94 Points	A	LEED Gold
65-79 Points	B	LEED Silver
50-64 Points	C	LEED Certified
0-49 Points	NR	

BUILDING HEALTH

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor air quality	BH1	After construction ends and before occupancy, conduct indoor air quality testing	Promotes a healthier living/work space	1	0
Low emitting materials	BH2	Reduce concentrations of chemical contaminants from building interior paints and coatings, interior adhesives and sealants, flooring and insulation	Limits exposure to volatile organic compounds (VOCs), which are linked to many short- and long-term health problems	1	0
Moisture management	BH3	Provide heating, ventilating and air conditioning systems and controls designed to limit relative humidity to 60% or less during all load conditions, both occupied and not occupied	Limits exposure to mold	1	0
Daylighting	BH4	Provide adequate daylight through windows, skylights, and other means	Promotes a space and saves energy healthier living/working	1	1
Window shading	BH5	Provide protection from excessive light exposure	Promotes a space and saves energy healthier living/working	1	1
Operable windows	BH6	Each regularly occupied space has operable windows	Increases indoor air quality, access to natural light, and user comfort	1	0
Active design	BH7	Integration of pathways and stairs within the built environment in projects with 2 to 4 floors	Promotes exercise and health	1	1
Fitness equipment	BH8	Convenient and free access to fitness	Promotes exercise and health	1	1
TOTALS				8	4

Alternative Path to Compliance

IWBI Well Platinum Rating - 10 Points

IWBI Well Gold Rating - 8 Points

IWBI Well Silver Rating - 6 Points

IWBI Well Bronze Rating - 4 Points

ENERGY USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Building efficiency	EU1	Energy Star rating of 50+ (3 points), 75+ (6 points) or 85+ (9 points)	Buildings committed to high-performance goals use	9	0
Efficient appliances	EU2	All appliances are Energy Star	Reduce energy use	1	1
Submetering	EU3	Residential: submetering by unit Commercial/mixed-use: submetering of space to maximum extent—at least one meter per floor, per 10,000 sf. or per tenant	Submeters encourage conservation by monitoring and allocating costs to end users	2	2
Cool surfaces	EU4	Achieve threshold percentages of reflectance and/or shade (see “Overview” for details), or green roof	Reflective and shaded exterior surfaces reduce contribution to urban heat island warming	2	0
Exterior lighting	EU5	Exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient	Reduces energy use and light pollution	1	1
Interior lighting	EU6	Interior lighting turns off automatically when not in use (for residential buildings: in common or amenity areas only)	Reduces energy use	1	1
Renewable energy production production OR combined heat and power	EU7	Building incorporates solar photovoltaic, solar thermal, micro-wind, or other renewable sources to meet at least 10% of the design energy load (3 points), 25% (5 points), or 40% plus (7 points); OR Project will use that captures waste heat for use power generation system	Off-sets demand for electricity from carbon-producing energy sources (coal, oil, etc.) or reduces energy use	7	0
Passive heating	EU9	Development employs strategies to maximize solar gain in winter and prevent solar gain in summer	Reduces energy use	2	0
TOTALS				25	5

LANDSCAPING & OPEN SPACE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Green roof	LA1	Vegetated roof that covers 50% or more of the roof area (also qualifies for EU4 - cool roof)	Reduces the “heat island” effect and reduces stormwater runoff	2	0
Tree preservation	LA2	Preservation of 80% or more of mature trees	Environmental benefits, reduces energy use, enhances property values	1	1
Tree canopy	LA3	At maturity, tree canopy will cover 50% or more of undeveloped surface (at least 20%	Environmental benefits, reduces the “heat island” effect	1	0
Additional landscaping	LA4	Landscaping that exceeds required Zoning Regulations by 25% or more	Reduces the “heat island” effect, reduces stormwater runoff	1	0
Native plants	LA5	Landscaping that is 80% or more native and drought-resistant by area of plantings	Supports native habitats	2	2
Join Stamford Pollinator Pathway	LA6	Add the parcel to the Stamford Pollinator Pathway	Supports native habitats	1	0
Organic land care	LA7	Signed pledge to manage property according to NOFA Standards for organic land care	Environmental and health benefits	1	0
New publicly accessible open space	LA8	Create publically available open space of 5,000 or more square feet; or exceed PAAS requirement by at least 25%	Increases public open space	2	0
TOTALS				11	3

LAND USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Brownfields	LU1	Redevelopment of brownfield site	Makes use of existing infrastructure, reduces development pressure on undeveloped lands and removes or safely encapsulates contamination	3	0
Redevelopment	LU2	Redevelopment of previously developed sites	Makes use of existing infrastructure and reduces development pressure on undeveloped	1	1
Adaptive reuse	LU3	Adaptive reuse of existing building	Saves resources	2	2
Historic preservation	LU4	Historic preservation	Saves resources	2	0
Mixed-use	LU5	60% or more of ground floor area on retail streets contain active uses at the street level (2 Points) Primary entrances with 1/4 mile of at least three neighborhood services (2 Points)	Mixes housing, work and services to reduce transportation needs and promotes constant activity at street level Services within walking distance reduce transportation needs	4	0
Transit-supportive density	LU6	Residential: 50 or more dwelling units per acre Commercial/mixed use: FAR of 3.0 or greater Within 1/2 mile of Stamford Transportation Center: 60 or more dwelling units per acre or FAR of 0.8 or greater	Higher density neighborhoods will result in more riders; this enables more frequent transit service	5	0
TOTALS				17	3

MOBILITY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Reduce single occupancy vehicle travel	M1	Submit Parking and Transportation Demand Management plan (PTDM) that reduces vehicle trips 20% from	Reduces carbon emissions and pollutants by reducing travel to and from a	2	2
Transit Score	M2	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces carbon emissions	3	0
Incentivize transit use	M3	Participate in TransitChek or similar program	Reduces car dependency	2	0
Walk Score	M4	Walk Score 50-69 1 Point Walk Score 70-89 2 Points Walk Score 90+ 3 Points	Reduces car dependency	3	1
Bike Score	M5	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces car dependency	3	0
Car share	M6	On-site car-sharing program (such as ZipCar) at rate of at least 2 cars per 100 dwelling units (residential) or 2 car per 100 parking spaces (commercial) (2 points). Exclusive use of low or zero emission vehicles for car share (2 points)	Provides flexibility to transit users and zero-car households, minimizing business fleets	4	0
Shared Parking	M7	At least 10% reduction in total parking needs due	Maximizes use of parking facilities	3	3
Parking availability	M8	Provided parking is no more than 105% of minimum required parking (1 point) OR approved parking reduction per Zoning (2		2	1
Unbundled parking fees	M9	Residential: parking spaces sold or rented separately from dwelling units Commercial: daily or monthly end-user parking	Encourages households to reduce vehicle ownership	2	1
Electric vehicles	M10	Exceed zoning requirement for EV parking and charging by at least 50%	Encourages use of zero-emission electric vehicles	2	0
Contributions to transportation infrastructure	M11	Development provides \$50,000 to City transportation infrastructure improvements 1 point \$100,000 - 2 points \$200,000 - 3 points		3	0
TOTALS				29	8

RESILIENCY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Floodplain	R1	Development is outside of the 100-year floodplain (1 point) Development is outside of the 500-year floodplain (3 points)	Makes buildings more resilient to flooding	3	0
Flood resiliency	R2	Structure(s) is elevated 2 feet above base flood elevation, and mechanical systems are on top floor and/or 2 feet above base	Makes buildings more resilient to flooding	2	0
Building resiliency	R3	Structure(s) is equipped with back-up generators or renewable systems, such as solar panels, for core building functions (light, heat, ventilation/cooling)	Promotes safety and preserves building functions	3	0
Sea level rise	R4	Development is outside of the projected 2085 sea level rise areas	Reduces future flood risk	2	0
Emergency plan	R5	Emergency preparation and continuation of operations plan	Promotes safety and preserves building functions	1	0
TOTALS				11	0

RESOURCE MANAGEMENT

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Construction and demolition debris	RM1	50% of demolition waste by weight was recycled (2 points) 50% of construction waste by weight was recycled	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	3	3
Recycling	RM2	Compliant recycling system that includes collection of electronics and textiles	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	1	1
Organic waste	RM3	Organic waste is collected separately, and composted either on- or off-site On-site food waste dehydrator or on-site aerobic digester	Reduces the waste stream and creates compost	1	0
Reusable materials	RM4	Dishwashing facility and collection station for used utensils sized to accommodate the building's population capacity	Reduces solid waste	1	0
Sustainable Building Materials	RM5			3	0
TOTALS				9	4

URBAN DESIGN

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Block size	UD1	Public street or public pedestrian walkway at no less than 400-foot intervals	Small blocks enable shorter walking distances between destinations and promote walking	1	0
Minimal visual impact of parking	UD2	Garage wrapped by other uses at the pedestrian level for at least 80% of garage frontage Surface spaces are blocked from view by structures along frontage of main entrance	Visible parking lots deaden street life and discourage walking	1	0
Building orientation	UD3	Principle functional entrance opens to sidewalk adjacent to public street	Main entrance at street promotes frequent pedestrian trips to nearby destinations and transit use	1	0
Building façade	UD4	Building entrances are no more than 100 feet apart, and mass of building is broken up vertically and/or horizontally	Creates increased activity at the street and visual interest	3	0
Building materials	UD5	No use of EIFS, vinyl, or aluminum in façade	High quality building materials improve the pedestrian environment	3	3
Building proximity	UD6	Front façade built to minimum allowed setback line	Creates increased activity at the street and visual integrity	1	0
TOTAL				10	3

WATER USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor water management	W1	All fixtures are EPA WaterSense rated (1 point) Development uses greywater for irrigation and/or cooling towers (2 points)	Reduces use of treated potable water	3	0
Outdoor water management	W2	Landscape irrigation systems are EPA WaterSense rated	Reduces use of treated potable water	1	0
Stormwater management	W3	Exceed requirements of Stamford Drainage Manual for stormwater retention by at least 20%	Reduces amount of stormwater and associated pollutants draining into the municipal system	3	0
TOTALS				7	0