

29-5000-012
October 31, 2025

Mr. Luke Buttenweiser
Transportation Planner
Office of Operations
Transportation, Traffic & Parking
City of Stamford – Government Center
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

Re: **Application #225-28**
120 Long Ridge Road
120Long Ridge, LLC

Dear Mr. Buttenwieser:

Thank you for the opportunity to address your comments for the above-referenced project in the City of Stamford. The following summarizes the comments from 9-11-2025 memorandum in *italic* and our responses in **bold** text:

Traffic Impact Study:

1. *The applicant shall contribute \$150,000 for safety and operational updates to the traffic signal on Long Ridge Road. This check shall be made out to the City of Stamford and delivered prior to the Department's sign off on the building permit.*

Response: So Noted.

2. *The application details an increase in pedestrian activity to the Bulls Head retail area. There are limited facilities in the Bulls Head area to accommodate increased pedestrian traffic. The applicant shall contribute \$50,000 to the Department for upgrades to the Bulls Head area prior to the Department's sign off on the building permit.*

Response: So Noted.

3. *The application requires 287 parking spaces; however, the existing parking garage has 808 parking spaces which will remain. What will the extra parking spaces be used for?*

Response: No use of the extra spaces is contemplated other than as additional parking to support the residential use if demand warrants. The applicant acknowledges that any other use of the extra spaces may require further approval from the Zoning Board.

4. *Include the proposed developments at 800 and 900 Long Ridge Road in the background traffic volumes.*

Response: The background growth rate incorporates the potential traffic in the vicinity of the 120 Long Ridge Road study area from the 800 and 900 Long Ridge Road developments.



Civil Site Plan:

1. *There shall be a permanent access easement over the property to 120-B to allow all guests and residents of 120-C to access the signalized intersection with Long Ridge Road. The access easement shall extend to those driving to park in the Publicly Accessible Amenity Space parking area.*

Response: So noted.

2. *Will there be any changes to the current site layout in terms of flow and direction of vehicles?*

Response: There are no changes anticipated or proposed to the existing traffic flow and circulation.

3. *There shall be a lit sidewalk from the building to the sidewalk on Long Ridge Road to allow pedestrian access to and from the site.*

Response: A new sidewalk has been added to the plans that provides the requested connection from the building entry to the new Long Ridge Road sidewalk. The sidewalk has been shown adjacent to existing site lights for illumination.

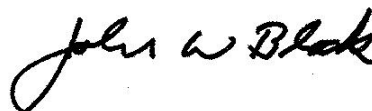
If you have any questions, please feel free to contact us at 860-852-5219.

Very truly yours,

TIGHE & BOND, INC.



Erik W. Lindquist, P.E., LEED AP
Senior Project Manager



John W. Block, P.E., L.S.
Senior Vice President