

Capital Project Appropriation Request

4/15/2024

FY 23/24			Oracle Date	2024-03-04
			Commitments	\$16,573.16
Project:	C56174	CITYWIDE SIGNALS	Obligations	\$276,019.73
Agency:	0221	Operations: Traffic Engineering	YTD Balance	\$1,351,382.09
			Amount Available	\$127,068.30
			Unfunded	\$1,224,313.79
Total Request: \$342,500.00				

Part A - Description of Request

\$5,000 - For traffic signal improvements at the intersection of Hope Street and Toms Road associated with Zoning Board Application 221-17 535 Hope Street

\$337,500 - The Developer's required zoning contribution for the installation of the new traffic signal at the corner of Washington Blvd and Tresser Blvd

Part B - Appropriation Request Detail

Fund Source	FY 23/24 Amount	Capital Forecast						Total
		FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	
Private Contributions	5,000.00	0	0	0	0	0	0	5,000.00
Private Contributions	337,500.00	0	0	0	0	0	0	337,500.00
Total	\$342,500.00	\$0	\$0	\$0	\$0	\$0	\$0	\$342,500.00

Part C - Project History

Fiscal Year	Authorizations	Encumbered	Expenditure	Balance
2024	1,362,480.00	292,592.89	1,186,368.99	-116,481.88
2023	552,542.63	0.00	261,738.00	290,804.63
2022	343,000.00	0.00	137,640.05	205,359.95
2021	573,520.00	0.00	213,046.00	360,474.00
2020	40,000.00	0.00	165,133.88	-125,133.88
< 2020	3,968,588.00	0.00	3,232,228.73	736,359.27
Total	\$6,840,130.63	\$292,592.89	\$5,196,155.65	\$1,351,382.09

Part D - Approvals

Preparer <i>OPM Dept</i>	Date 04/15/2024	OPM Director/OPM Asst Director	Date
Department Head	Date	Director of Administration	Date
Director	Date	Mayor	Date

CITY OF STAMFORD, CONN.
REPORT OF COLLECTIONS

DATE 4/10/2024

NO. 201067

RECEIVED		CASH	CHECK	AMOUNT
FROM	FOR			
Tresser Blvd LLC	application 216-28 & 216-32 True North & St Johns Roman Catholic Church		X	\$337,500

REV. 2-08

SUBMITTED BY _____

▼ DO NOT WRITE IN THIS SPACE ▼

OPM
DEPARTMENT

SIGNATURE

RECEIVED BY DEPARTMENT OF FINANCE _____

SIGNATURE

DATE _____ 20____

TITLE

CREDIT TO ACCOUNT NO. _____

Proj
C56174

REVENUE _____

3000-2210-4801a7

ACCOUNTS RECEIVABLE _____

Property	Account	Invoice - Date	Description	Amount
tresse	[REDACTED]	20240403 - 04/03/2024	True North Stamford project	337,500.00
				337,500.00



TRANSPORTATION
TRAFFIC & PARKING



Property	Account	Invoice - Date	Description	Amount
tresse	[REDACTED]	20240403 - 04/03/2024	True North Stamford project	337,500.00
				337,500.00

Tresser Blvd LLC
18 East 50th Street
3rd FL
New York NY 10022

201067

04/03/2024

**** THREE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

\$337,500.00*

PAY TO THE ORDER OF The City of Stamford
888 Washington Blvd-Tax Dept
Stamford, CT 06901

MEMO: True North Stamford project

Security features. Details on back.



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

April 8, 2024

Tresser Blvd LLC
18 East 50TH Street
3rd Floor
New York, NY 10022

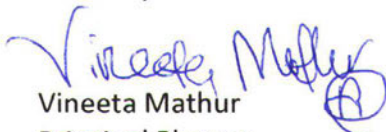
RE: **Application 216-28 (MOD) & 218-32 -True North Stamford LLC & St. John's Roman Catholic Church of Stamford, CT.**

To Whom it May Concern,

This letter confirms that the City of Stamford has received a payment in the amount of \$337,500.00 in partial satisfaction of Condition #12 (ii) of Zoning Board approval towards 50% of the cost of a new traffic signal at the intersection of Washington Boulevard and Tresser Boulevard.

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

Sincerely


Vineeta Mathur
Principal Planner

cc: Luke Bittenwieser, Junior Transportation Planner, TT &P Bureau

**CITY OF STAMFORD, CONN.
REPORT OF COLLECTIONS**

DATE 2/6/20 24

NO. _____

RECEIVED		CASH	CHECK	AMOUNT
FROM	FOR			
Loerich Construction	535 Hope St		X	\$5,000

REV-208

SUBMITTED BY

OPM
DEPARTMENT
[Signature]
SIGNATURE

RECEIVED BY DEPARTMENT OF FINANCE

[Signature]
SIGNATURE

TITLE

DATE _____ 20 _____

▼ DO NOT WRITE IN THIS SPACE ▼

CREDIT TO ACCOUNT NO.

3000-2210-480127

REVENUE

Fig # C56174

ACCOUNTS RECEIVABLE

LORICH CONSTRUCTION MGMT, LLC

2070 DEER PARK AVENUE
DEER PARK, NY 11729
631-254-3680



1/29/2024

PAY TO THE ORDER OF City of Stamford

\$ **5,000.00

Five Thousand and 00/100*****

DOLLARS

City of Stamford
888 Washington Blvd, 7th Floor
Stamford, CT 06901

MEMO Safeguard Stamford-535 Hope Street

LORICH CONSTRUCTION MGMT, LLC

City of Stamford
01-070 Permits

Permits

1/29/2024

5,000.00

RECEIVED
JAN 31 2024

**TRANSPORTATION
TRAFFIC & PARKING**

5,000.00

Security features. Details on back.

Lorich Construction Management, LLC.
2070 Deer Park Avenue
Deer Park, NY 11729

Office: 631-254-3680
Fax: 631-254-3688

TO: _____
City of Stamford- Transportation, Traffic & Parking
888 Washington Blvd.
7th Floor
Stamford, CT 06901

LETTER OF TRANSMITTAL

DATE: 1/30/2024 JOB NO: _____

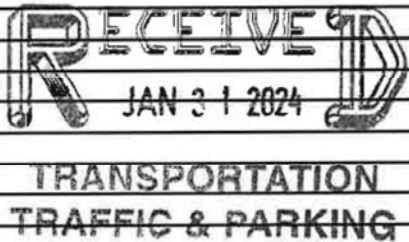
ATTN: **Luke Buttenwieser**
Transportation Planner

Re: Safeguard
535 Hope Street
Stamford, CT

WE ARE SENDING YOU THE FOLLOWING VIA

_____ Shop drawings _____ Site Drawings
_____ Specifications _____ Samples
_____ _____ _____ Test Reports

COPIES	DATE	NO.	DESCRIPTION
			Check made payable to the City of Stamford



_____ FOR APPROVAL _____ APPROVED AS SUBMITTED
 _____ FOR YOUR USE _____ APPROVED AS NOTED
 _____ AS REQUESTED _____ RETURNED FOR CORRECTIONS
 _____ **FOR BIDS DUE** _____

REMARKS

Please see enclosed check made payable to the City of Stamford in the amount of \$5,000.00 for the project located at 535 Hope Street, Stamford CT

COPY TO: _____

SIGNED: _____
Paul Tagliaferri- Sr. Project Manager

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

February 1, 2024

Paul Tagliaferri – Sr. Project Manager
Lorich Construction Management, LLC.
2070 Deer Park Avenue
Deer Park, NY 11729

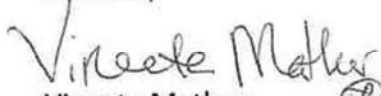

RE: Application 221-17 – Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT


Dear Mr. Tagliaferri,

This letter confirms that the City of Stamford has received a check in the amount of \$5,000 in satisfaction of *Site-Specific Condition #3* of the Zoning Board Certificate of Decision 221-17 pertaining to the comments by the City of Stamford's Transportation Traffic and Parking Bureau.

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

Sincerely


Vineeta Mathur 
Principal Planner

cc: Frank Petise – Bureau Chief, Transportation, Traffic & Parking
 Luke Battenwieser, Transportation Planner



ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No 619 of the 1953 General Assembly hereby certify that on July 12, 2021 a Public Hearings were held by the ZONING BOARD on:

Application 221-17 –Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT – Site and Architectural Plans and/or Requested uses and a Special Permit:

To develop a new three-story self-storage facility. Property is located within the M-G zoning district.

Parcel 1:

ALL THAT CERTAIN piece or parcel of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, in quantity 0.438 acres, and described and delineated on a certain map entitled "Map Showing Property Surveyed for The California Oil Co., Stamford, Conn.", certified as substantially correct June 13, 1963, by Robert L. Redniss for Parsons, Bromfield and Redniss, Engineers and Surveyors, and filed for record June 24, 1963, as Map No. 7625 in the Stamford Town Clerk's Office and bounded:

BEGINNING at a point on the easterly side of Hope Street, distance 1,116 feet, more or less, from the intersection of said easterly side of Hope Street with Douglas Avenue when measured along said easterly side of Hope Street;

THENCE RUNNING along said easterly side of Hope Street on a curve to the right having a radius of 570.00 feet for a distance of 124.94 feet;

THENCE STILL RUNNING along said easterly side of Hope Street North 44° 32'00" East for a distance of 19.47 feet to land now or formerly of Dixon-Sintaloy, Inc.

THENCE RUNNING along land now or formerly of said Dixon-Sintaloy, Inc. South 54°30'30" East for a distance of 81.95 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 6° 10'40" East for a distance of 67.64 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 28° 06'10" West for a distance of 98.63 feet;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. North 52° 45' 00" West for a distance of 148.73 feet to said easterly side of Hope Street, point or place of beginning being bounded,

Northeasterly, Easterly, Southeasterly and Southwesterly by land now or formerly of Dixon-Sintaloy, Inc.;

Northwesterly by Hope Street.

Property is known as 523 Hope Street, Stamford Connecticut

Parcel 2:

ALL THAT CERTAIN piece of parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being bounded and described as follows:

BEGINNING at a point on the easterly line of Hope Street, where the same is intersected by the division line between property now or formerly of Dominic Bracchi and property now or formerly of the Grantor's; thence northeasterly along said easterly line of Hope Street N. 25° 15' 30"E. 77.02 feet; thence on a curve to the right having a R=570.00 feet and L=91.44 feet to land now or formerly of John C. Jagodzinski, et al; thence southeasterly, northeasterly and northwesterly along land now or formerly of John C. Jagodzinski, et al, the following courses and distances; S.50° 16' 30"E. 148.73 feet, N. 30° 34' 40"E. 98.63 feet, N.3°42' 10" w. 67.64 feet and N. 52° 02' w. 81.95 feet to the easterly line of Hope Street, N. 47° 00' 30" 30.53 feet; thence on a curve to the left having a R=630.00 feet and a L=23.55 feet to land now or formerly of Elizabeth A. Caterbone; thence southeasterly along land now or formerly of Elizabeth A. Caterbone, the following courses and distances:

S. 45° 04' 20"E. 2.30 feet, S. 80° 36' 50" E. 125.97 feet S. 74° 40' 50"E. 53.75 feet and S. 67° 21' 50"E. 69.49 feet to land now or formerly of Penn Central Company; thence southwesterly along said land now or formerly of Penn Central Company on a curve to the left having R=2892.93 feet and a L=313.03 feet to land now or formerly of Dominic Bracchi; thence northwesterly along land now or formerly of Dominic Bracchi, N. 79° 18' 40" W. 371.28 feet to the point or place of beginning.

Property is known as 535 Hope Street, Stamford Connecticut

And the land affected is owned by and located on the following street:

<u>NAME</u>	<u>STREET</u>
Lodato Properties LLC	523 Hope Street
Lodato Properties LLC	535 Hope Street

And that the following is a statement of its findings: APPROVED AS MODIFIED at a special meeting held on September 9, 2021, subject to the following conditions:

WHEREAS, the Zoning Board has reviewed applications for Special Permit and Site and Architectural Plans and/or Requested Uses to develop a new three-story self-storage facility. Property is located within the M-G zoning district.

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on June 30, 2021 and July 7, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on June 29, 2021 and a Certificate of Mailing evidencing same was submitted into the record on July 1, 2021.

WHEREAS, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on June 21, 2021 and photos and an affidavit evidencing same were submitted into the record on June 23, 2021.

WHEREAS, the Zoning Board conducted a duly called public hearing on July 12, 2021 and has considered the submitted comments of other interested City agencies, officials and the general public.

WHEREAS, the approved Special Permit and Site & Architectural Plans and/or Requested Uses are more particularly described in the following plans:

- Architectural Plans Prepared by Sullivan, Goulette & Wilson:

Sheet	Title	Dated
G0-00	Title Sheet & Drawing Index	Revised August 26, 2021
G0-01	Zoning Data	Revised August 26, 2021
A0-01	Site Plan	Revised August 26, 2021
A1-01	Ground & Second Floor Plan	Revised August 26, 2021
A1-02	Third Floor Plan & Roof Plan	Revised August 26, 2021
A2-01	West & North Elevations	Revised August 26, 2021
A2-02	East & South Elevations	Revised August 26, 2021
A2-03 thru A2-05	Perspectives	

- Engineering Plans prepared by D'Andrea Surveying & Engineering:

Sheet	Title	Dated
	Cover Sheet	Revised June 11, 2021
1 of 6	Demolition Plan	April 15, 2021
2 of 6	Site Grading & Layout Plan	Revised July 14, 2021
3 of 6	Storm Drainage & Utility Plan	Revised June 11, 2021
4 of 6	Sedimentation & Erosion Control Plan	Revised June 11, 2021
5 of 6	Notes & Details	Revised June 11, 2021
6 of 6	Details	Revised June 11, 2021
1 of 1	Low Impact Development Plan	April 15, 2021

Perspectives prepared by SGW Architecture & Design dated August 26, 2021

- Titled: Looking East on Toms Road –New
- Titled: Looking Northeast on Hope Street -New
- Titled: Looking Southeast on Hope Street - New
- Titled: Looking Northeast on Hope Street – Mature
- Titled: Looking East on Toms Road – Mature
- Titled: Looking Southeast on Hope Street – Mature

- Lighting Plan prepared by Apex Lighting Solutions (no date)
- Topographic Survey, prepared by D'Andrea Surveying & Engineering, dated April 15, 2021.

- Zoning Location Survey Consolidation of Properties, prepared by D'Andrea Surveying & Engineering, dated April 15, 2021.
- Zoning Location Survey, prepared by D'Andrea Surveying & Engineering, dated revised July 14, 2021.
- Landscaping Plan, Prepared by Environmental Land Solutions, LLC, dated revised August 26, 2021.
- Traffic Evaluation Letter prepared by Michael Galante with Hardesty & Hanover, dated April 12, 2021.
- Drainage Summary Report prepared by Derek Daunais with D'Andrea Surveying & Engineering, PC, dated April 15, 2021.

NOW THEREFORE BE IT RESOLVED that the Zoning Board APPROVED AS MODIFIED Application 221-17 subject to the following conditions:

SITE-SPECIFIC CONDITIONS:

- 1) All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff. Prior to the issuance of a Building Permit, the Applicant shall submit the final elevation colors subject to the approval of the Zoning Board staff.
- 2) Prior to the issuance of a Building Permit, the Applicant shall consolidate the properties 523 Hope Street and 535 Hope Street and obtain a final address for the proposed building from the Engineering Bureau.
- 3) Prior to the issuance of a Certificate of Occupancy, the Applicant shall address, to the satisfaction of department staff, the comments from Frank Petise, Acting Bureau Chief, Transportation Traffic and Parking Bureau as set forth in memo dated July 02, 2021 and email dated July 12, 2021.
- 4) Prior to the issuance of a Building Permit, the Applicant shall address, to the satisfaction of department staff, the comments from Susan Kiskan P.E., Coordinator of Site Plan Reviews and Inspection in the memo dated May 3, 2021.
- 5) Prior to the issuance of a Building Permit, Applicant shall address, to the satisfaction of department staff, the comments set forth in the memo from Bharat Gami, Chief Building Official dated April 29, 2021.

STANDARD CONDITIONS:

- 6) Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans and photometric plan including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
- 7) No mechanical equipment shall be installed within view of any public street unless it is screened, such screening subject to prior approval of the Zoning Board staff.

- 8) Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.
- 9) 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, 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. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a Building Permit.
- 10) Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review and approval of design specification and construction by the Engineering Bureau.
- 11) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 12) Prior to the release of surety, and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features. All street trees shall be subject to the requirements of the Stamford Street Tree Manual.
- 13) Prior to the release of surety, and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
- 14) All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy.
- 15) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted by Applicant and subject to approval by the Environmental Protection Board staff.
- 16) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.

- 17) Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
- 18) Prior to the issuance of a Building Permit, 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. 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 the 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.
- 19) The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.

Effective date of this decision: September 24, 2021

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 15th day of October, 2021

CITY OF
STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
Mark McGrath
Email:
mmcgrath@stamfordct.gov



innovating since 1641

ACTING BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING

Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Acting Bureau Chief

DATE: July 2, 2021

RE: Zoning Board

A handwritten signature in black ink, appearing to read 'FW Petise', written over the 'FROM' field.

Application #221-17

523 & 535 Hope Street
Ladato Properties, LLC

The Transportation, Traffic & Parking Department (TTP/The Department) has reviewed the following documents:

- Zoning Board application received April 20, 2021;
- Project Description prepared by Cacace, Tusch & Santagata;
- Supporting Application Material;
- Site Civil Plan prepared by D'Andrea surveying & Engineering, dated April 15 2021;
- Zoning Location Survey prepared by D'Andrea surveying & Engineering, dated April 15 2021;
- Site Landscape Plan prepared by Environmental Land Solutions, LLC dated April 16, 2021;
- Architectural Plans prepared by Sullivan, Goulette & Wilson dated April 15, 2021; and,
- Traffic Evaluation Letter prepared by Michael A. Galante dated April 12, 2021

The Transportation, Traffic & Parking Department has reviewed this project and found it to be within the standards of the department. Traffic generation is similar to the existing site use and the on-site parking is adequate for the predicted use. The following comments are meant to improve safety and aesthetics for the traveling public.

Traffic Evaluation Letter

1. Based off of the applicant's Traffic Evaluation Letter, there appears to be an increase in site generated traffic during the week day. Hope Street is a major arterial roadway in Stamford that sees significant volumes of pedestrian, bicycle, and mobility traffic. Furthermore, on the Northwest corner of this intersection is the Dolan Middle School and Toquam School. The Department is committed to ensuring Safe Routes to School and has made considerable investments in the area to improve safety for the numerous school children who walk to school. To mitigate the increases in traffic congestion and improve safety for all roadway users including the high volumes of children who walk to school, the applicant shall fund the following traffic signal improvements:
 - All new Pedestrian Signal Poles, AGPS Push buttons, and Pedestrian signals. With two schools located on this corner, there is a high volume of children walking to and from school. The department is committed to improving safety for children walking to school and these enhancements to the pedestrian signals will allow for ADA accessible crossings and safer crossings for all.
 - Replace all traffic light LEDs at this signal to the 15-year State Specification. When reviewing the crash data for this intersection, there has been five (5) rear-end crashes in the last three (3) years which is indicative of vehicles following too closely and not seeing the traffic light. This improvement will increase the visibility of the traffic light which can reduce these types of crashes and upgrades the City's infrastructure.
 - To improve contrast with the traffic light and extend the life time of the traffic signal, the applicant shall paint or replace all signal heads to State Standard Flat Black 37038.

All work shall be done prior to an issuance of a certificate of occupancy. In lieu of the applicant doing the work, they may contribute in-kind a check to the City for these improvements to be undertaken by the City's on-call contractor.