

## MINUTES OF THE JOINT PUBLIC HEARING

### URBAN REDEVELOPMENT COMMISSION

and

### LAND USE-URBAN REDEVELOPMENT COMMITTEE

WEDNESDAY, JUNE 27, 2012 at 7:30pm

Board of Representatives Land Use-Urban Redevelopment Committee Chairman Day called the joint public hearing to order at 7:38pm. Chairman Day explained the procedure, noting that following the public hearing, each of the Committees would vote in order. He said, "If the Urban Redevelopment Commission votes to approve the proposed resolution, then the Land Use-Urban Redevelopment Committee of the Board of Representatives would be in a position to also vote. In each case, the votes will be contingent on receiving a letter from the Planning Board stating that the proposed changes are consistent with the City of Stamford's Master Plan." There being no questions and/or comments, Chairman Day opened the public hearing re: Agenda Item #1 – Resolution for public hearing and final adoption.

At 7:41pm, on behalf of the City of Stamford Urban Redevelopment Commission, Chairman Heftman opened the public hearing for the purpose of approving revisions to the Southeast Quadrant Plan. She noted that Commissioner Meek would be participating via telephone.

The following were in attendance:

#### Urban Redevelopment Commission

Jackie Heftman, Chairman

Joel P. Mellis, Secretary/Treasurer

Taylor Molgano

Christopher Meek/*via telephone*

Rachel Goldberg, Interim Director & General Counsel

Durelle Alexander

#### Land Use-Urban Redevelopment Committee

Harry Day, Chairman

Jay Fountain

Mitchell Kaufman

Michael Lombardo

#### Also Attending:

Patrick Lee, Principal, Trinity Financial

Marzuq Muhammad, Assistant Project Manager, Trinity Financial

Frank Edwards, VP Design & Construction, Trinity Financial

Dave Breidenback, VP, A.P. Construction Company

Attorney William Hennessey, Sandak, Hennessey & Greco

Attorney Lisa Feinberg, Sandak, Hennessey & Greco

Rick Redniss, Redniss & Mead

Attorney Jane Freeman, Cacace, Tusch & Santagata

Attorney Thomas Cassone

Laure Aubuchon, Economic Development Director, City of Stamford

Attorney Joseph Capalbo, City of Stamford Corporation Counsel

Chris Kelly, F.D. Rich Company

Jack Condlin, President & CEO, Stamford Chamber of Commerce

Greg Caggainello, Sr. VP, Reckson

Jon A. Smith

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Attorney Goldberg explained the proposed amendments, noting that the SEQ Plan is the largest of the three urban redevelopment plans managed by the URC. She said, "The plan, which originated sometime in the sixties, has been amended several dozen times over the years as the City's plans have changed and in order to accommodate new thoughts on how the downtown area gets developed. The categories that we're talking about tonight date back about 15 to 20 years since that language became part of the plan. A number of things have happened since then, one of which is the zoning provision that permits the conversion of unused commercial FAR into residential units. Most recently, there was a reduction in the parking ratios. Zoning now permits much greater heights than are permitted in the Urban Renewal Plan. These are the kind of things we are specifically talking about amending." Attorney Goldberg also noted that since it was determined that the number of changes being contemplated were "major" rather than "minor", they would have to go before the full Board of Representatives for final approval.

Attorney Goldberg reviewed the proposed changes as follows:

(i) Changes the maximum number of units. The existing language in the SEQ Plan says that the maximum number of units, 600, applies to not just 19 and 19B but also to 16A and 16B, which is where the Phase I building of Park Square West on the east side of lower Summer Street is already constructed. That's 143 units. The project currently being entertained hopefully will have 417 units between Phases II & IV, and we're hoping that the Phase III building will be at least 80 units, so that's more than 600 units. Part of the way we get to being able to have more units is the zoning regulation I talked about earlier that allows the conversion of unused commercial FAR into additional residential dwelling units. Recognizing that, we're proposing to change the language in the current plan by simply dropping the reference to 16A and 16B which have already been built and saying on 19 and 19B, which are the Phases II, III and IV properties, the maximum is 600 units. Attorney Goldberg noted that this is a change worth having irrespective of whether it's this project that goes forward or for a different project.

(ii) This change deals with height. A number of years ago, the height of buildings permitted in this area under the zoning regulations was increased to 400 feet. The redevelopment plan has an existing limit of 14 stories. We always wanted a taller building at the corner of Washington Boulevard and West Park Place. The Phase II building wants to be taller than 14 stories. This change will modify the permissible building height for residential structures on 19A & B from 14 to 19 stories to permit taller buildings on Summer Street and at the corner of Washington Boulevard and West Park Place. Attorney Goldberg noted that this is well below the height requirements in the current zoning regulations.

(iii) Eliminates the requirement that a minimum of 350 public parking spaces be built, thereby recognizing that the requirement was met by the construction of the 450 space Summer Street parking garage that was built by the URC. This proposal also eliminates the requirement that all at-grade spaces on 16, 16A, 19 & 19B shall be public parking, since this need is satisfied by the new Summer Street garage.

(iv) Eliminates the requirement that the exemption for retail and institutional be subject to the construction of the 350 public parking spaces, again recognizing the fact that these spaces have been provided in the Summer Street parking garage.



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(v) Changes the existing parking requirement on 16A, 16B, 19 & 19B from a ratio of 1.2 spaces per unit to one parking space per dwelling unit to conform to the newly enacted zoning regulations.

(vi) This change addresses the proposed end date of the SEQ Plan, which is currently July 31, 2012. It extends the term of the Plan to July 31, 2035, a date which will coincide with the completion of construction of the proposed improvements on 19 & 19B and also with the term of the proposed purchase money mortgages. Attorney Goldberg noted that this provision is subject to the statutory requirement for decennial reviews of all urban renewal and development plans.

Rep. Fountain asked for clarification of notes on the property and whether or not cash would be changing hands. Attorney Goldberg said that terms of the proposed deal have not been finalized.

Attorney Hennessey, who along with Attorney Feinberg and Land Use Consultant Rick Redniss were at the hearing representing Trinity Financial, spoke in favor of the proposed resolution. He said, "The proposed changes update the SEQ to modern times, catching the URC Plan up to current City standards."

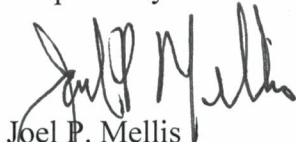
Mr. Lee and Mr. Edwards briefly reviewed the plans proposed by Trinity Financial for the three parcels, as discussed at last month's Land Use-Urban Redevelopment Committee meeting and tonight's Urban Redevelopment Commission meeting.

Chairman Day asked for public comment at this time. Mr. Condlin spoke in favor of the proposed amendments, saying he was very excited to see the completion of this block and offering the Chamber's assistance. Ms. Aubuchon spoke in favor of the proposed amendments, saying that the developer has addressed all of the City's concerns; further, that this is an exciting project that will add to the City's density. Ms. Aubuchon also noted that she had visited Boston to see Trinity's development there and thought it was very high quality and exceptional.

There being no further speakers, Chairman Day closed the Land Use-Urban Redevelopment Committee public hearing at 8:34pm. Chairman Heftman closed the Urban Redevelopment Commission public hearing at 8:35pm.

The meeting was recessed at 8:35pm to enable the URC to reconvene and vote on the proposed amendments.

Respectfully submitted,



Joel P. Mellis  
Secretary/Treasurer

## **JOINT PUBLIC HEARING**

### **URBAN REDEVELOPMENT COMMISSION and LAND USE-URBAN REDEVELOPMENT COMMITTEE**

The City of Stamford, Urban Redevelopment Commission, and the Board of Representatives Land Use-Urban Redevelopment Committee, will hold a joint public hearing on Wednesday, June 27, 2012 at 7:30pm in the Republican Caucus Room on the 4<sup>th</sup> Floor of the Stamford Government Center.

#### **AGENDA:**

1. Roll Call
2. Joint Public Hearing regarding revisions to the Southeast Quadrant Plan as set forth in the attached Legal Notice
3. Adjournment

**NOTICE**  
**LAND USE-URBAN REDEVELOPMENT COMMITTEE, BOARD OF**  
**REPRESENTATIVES**  
**URBAN REDEVELOPMENT COMMISSION OF THE CITY OF STAMFORD**  
**WILL HOLD A JOINT PUBLIC HEARING**

Notice is hereby given that the **LAND USE-URBAN REDEVELOPMENT COMMITTEE OF THE BOARD OF REPRESENTATIVES** and the **URBAN REDEVELOPMENT COMMISSION OF THE CITY OF STAMFORD** will hold a joint public hearing on Wednesday, June, 27, 2012, at 7:30 p.m. in the Republican Caucus Room, on the 4<sup>th</sup> Floor of the Government Center Building, 888 Washington Boulevard, Stamford, CT to consider an amendment to the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 (the "Plan") which will: (i) modify the permissible height for residential structures on Re-Use Parcel 19 and 19B; (ii) eliminate the requirement that all at grade parking spaces on Re-Use Parcels 16, 16A, 19 and 19B shall be public parking; (iii) change the residential parking requirement on Re-Use Parcels 16A, 16B, 19 and 19B to one (1) parking space for each dwelling unit and require that parking for elderly and disabled persons comply with the Zoning Regulations of the City of Stamford, as amended; and (iv) extend the term of the Plan to coincide with the completion of construction of the proposed Improvements on Re-Use Parcels 19 and 19B and the term of proposed purchase money mortgages. All persons interested will be given an opportunity to be heard.