

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
FRIDAY, MARCH 7, 2008

1. At 9:08am, Chairman Stephen C. Osman called the special meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman
James I. Nixon, Vice Chairman
Joel P. Mellis
Robert S. Robins
Jackie Heftman

Staff:

Gerrie Post, Executive Director
Rachel Goldberg, General Counsel
Durelle Alexander

Also Attending:

Attorney Charles T. Lee, McCarter & English
Michael S. Galle, Executive Director, UBS Building Service & Infrastructure
Robert M. Gilchrest, Principal, Solaris Landscape Architecture
Eric A. Brown, Critical Systems Manager, Cushman & Wakefield at UBS

Commissioner Mellis made a motion to address the agenda items out of order. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

2. Gateway District/UBS

Attorney Charles T. Lee, representing UBS, said, "We're here for you to review and hopefully approve the streetscape plan for North State Street in front of the UBS building. We've been meeting with your UBS Sub-Committee and have incorporated many of their suggestions into the proposed design. There are three phases planned for that site. Phase I is the existing tower; Phase II was originally planned to extend out to Atlantic Street; and, Phase III was to come up along Washington Boulevard to the north. When UBS decided to expand the trading floor but not build the Atlantic Street office tower, Phase II was split into Phase II(a) the expansion of the trading floor about halfway to Atlantic Street and Phase II(b) the office tower." Attorney Lee continued, "There is a commitment to do some street-level retail in a future phase. This was originally planned for the southeast corner of the garage/trading floor building on Washington Boulevard; however, UBS needed this space for the electric upgrade. They have put \$40 million into improving the power source with three additional generators to provide an uninterrupted power system (UPS)."

UBS distributed an aerial plan of North State Street and the immediate neighborhood. Attorney Lee noted that in One Stamford Forum, UBS occupies 90% of the space, approximately 300,000 square feet and, at 400 Atlantic Street, another 70% of the space, saying that many UBS employees walk to and from the railroad station providing more foot traffic in the area. Chairman Osman asked if UBS currently had plans to build the next phase. Mr. Galle responded, "There is no discussion on that right now."

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Attorney Goldberg noted that under the terms of the existing Land Disposition Agreement (LDA), if a certain amount of additional development is not commenced by the end of this year (December 31, 2008), the Bank will owe a one million dollar payment. Attorney Lee acknowledged that "there is absolutely a complete understanding that there is a million dollar payment due at the end of the year." He said, "That's in the budget and there is no issue about that."

Commissioner Robins asked, "What will you be doing on Washington Boulevard?" Landscape Architect Robert Gilchrest responded, "UBS has tried to keep the pedestrian experience alive and well both from an aesthetic and safety standpoints. On Washington Boulevard, UBS is doing work in conjunction with the construction of the RBS project. The State DOT asked UBS to incorporate pedestrian control devices/barriers to force people to cross at the crosswalks as opposed to crossing wherever they want." The architect noted that this safety factor will be enhanced by using a "bollard-chain situation." Chairman Osman requested a copy of the plan be sent to the Commission.

Mr. Galle updated the Commission on Morton's. He said, "They are taking an additional 900 square feet from UBS, moving the restrooms to the back of the building by the loading dock area and are planning to open up the space currently occupied by the restrooms and remodel the entire restaurant. We have conveyed the Commission's concerns about how dark and dreary Morton's appears from the street; further, that the Commission wants the restaurant experience to basically flow out into the street." Mr. Galle noted that the drawings he is scheduled to receive from Morton's should reflect the new, more open look. Attorney Goldberg asked the Bank's representatives if they would come back before the Commission to present Morton's plans, as a courtesy to the Board. Mr. Galle agreed and will contact the Commission once the lease is signed.

Mr. Gilchrest gave a brief overview of the North State Street Upgrade Plan. He said, "On Washington Boulevard, addressing some of your concerns, we've upgraded this area both from a safety standpoint with supplemental lighting but also from an aesthetic standpoint. We've removed the down-lights and put in up-lights to highlight the trees. We also have ground delineator lights placed in the hedges to throw light onto the walkways and are including some lighting on the building itself to make it more inter-active." Commissioner Heftman asked, "Are you using 'Rail Trail' specifications when you're doing the lighting? I thought that was a requirement." Mr. Gilchrest responded, "No. Basically all of the lighting we're using is in conjunction with the style of the building." Mr. Gilchrest stated, "This is more of a retrofit lighting. We are adding over one hundred LED lighting fixtures. The existing lighting was here and we're not changing it. This is a direct response to certain conditions on site where we felt there should be more light for safety reasons."

Mr. Gilchrest continued, "The intent of our design proposal for North State Street is to provide more pedestrian interest as you walk down from the train station to Tresser Boulevard and Atlantic Street. We've created a series of arches, a modern interpretation of a garden walk, to give you a 'colonnade' effect as you walk through."

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The seven steel-framed arches along North State Street are approximately 15-feet high, designed to compliment the architecture of the building and the arch of the trading floor. The arches are also designed to be 'living arches' planted with seasonal vines such as honeysuckle. Commissioner Mellis asked, "How will the arches hold up to the harsh winter elements?" Mr. Gilchrest responded, "The arch is fine. It is steel, the paint is prepared to withstand weather and there are concrete footings and posts to secure the arches." He continued, "On both sides of the arch we are introducing up-lights, so the arch will be completely lit at night. The center arch will be twelve inches taller to emphasize the cherry tree grove, the honeysuckle plantings and the midway point to the North State Street pedestrian walk. Recessed flush mounted arbor up-lights will be set in decorative precast concrete pavers that will match the paver band along North State and the pavers at the grove."

Discussion of the proposed upgrades ensued. Attorney Goldberg noted that UBS is now going back to the original terms of the Land Disposition Agreement (LDA) which requires retail in the Phase II Office Tower. Chairman Osman expressed concern that the archway, even with the lights, might darken the area. He said, "I think this is the exact opposite of what we need on North State Street. This is the entrance to the City and I am concerned about the area not having the liveliness and activity we would like. We have to decide if this is the best approach to making the area pedestrian-friendly." Attorney Lee asked the Landscape Architect to explain the special features of the arbor lights. Mr. Gilchrest responded, "The up-lights will be controlled by a RGB (red-green-blue) controller that will allow for color lighting. The arches would be able to change color seasonally and/or for special events and the colored light beams could actually move with you as you walked down the colonnade." Commissioner and UBS Sub-Committee member Nixon said, "We were looking for something to give a sense of life and motion through this walkway and this was a way of introducing a little more action that would be both aesthetically pleasing and commercially doable. This works for me and I think the RGB controller that allows for changes is an excellent idea." Commissioner Mellis added that he thought this was "a very attractive and innovative approach."

Following further discussion, Commissioner Robins made a motion to approve the UBS design revisions and modifications as presented. The motion was seconded by Commissioner Nixon and carried by unanimous vote.

4. Mill River Corridor/Re-Use Parcel 21

The Design Sub-Committee has scheduled a meeting with Archstone for Monday, March 31, 2008 at 9:30am. No action on this agenda item will be taken until after said meeting.

2. Southeast Quadrant

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(a) **Park Square West Phase II** – Executive Director Post and Attorney Goldberg met with Project Director Jeremy Wilkening and Vice President of Development Robert Flack in Boston on March 6th to look at parking garages and examples of buildings using techniques they are suggesting to reduce construction costs. Corcoran Jennison will present a modified design at the next URC Design Sub-Committee meeting (date to be determined).

(b) **Re-Use Parcel 36** – The Chairman, Executive Director and General Counsel will meet with Tom Rich and his attorney following this meeting, at their request.

5. Agency Administration/Sub-Committees

Commissioner Mellis will replace former Commissioner Fuhrman on the Strategic Planning Steering Committee.

6. Adjournment

The next regular meeting will be held on Thursday, April 10, 2008 at 6:00pm.

There being no further business before the Board, Commissioner Mellis made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 10:45am.

Respectfully submitted,



Joel P. Mellis
Secretary/Treasurer

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SPECIAL
MEETING NOTICE

A Special Meeting of the City of Stamford, Connecticut, Urban Redevelopment Commission, will be held in the Commission Offices on the 9th Floor of the Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut, on Friday, March 7, 2008 at 9:00am.

AGENDA:

1. Roll Call
2. *Southeast Quadrant
 - (a) Park Square West Phase II
 - (b) Re-Use Parcel 36
3. Gateway District
 - (a) UBS
4. *Mill River
 - (a) Re-Ruse Parcel 21
5. Agency Administration
 - (a) Sub-Committees
6. Adjournment
 - (a) Discussion – Next Meeting Agenda
 - (b) Confirmation – Next Meeting Date (April 10, 2008 @ 6:00pm)

All or portions of this subject may require discussion in Executive Session.