

**MINUTES OF THE SPECIAL MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**WEDNESDAY, FEBRUARY 28, 2007**

1. At 6:13PM, 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, Secretary/Treasurer  
Robert S. Robins

Staff:

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

Absent:

Edward J. Fuhrman

Other:

Marty Jones, President, Corcoran Jennison  
Jeremy Wilkening, Project Director, Corcoran Jennison  
Michael J. Cacace, C-J Counsel  
Erin Hastings, Herbert S. Newman & Partners, C-J Architect

2. Southeast Quadrant

- (a) **Park Square West Phase II – Review/Approval of Schematic Design Development Documents** – Chairman Osman noted that the Commission had been working on this project for eight years. He said, “After many meetings with Commissioner Mellis, Marty Jones, Jeremy Wilkening, architects, staff and myself, the project is coming to fruition tonight when we will be presenting the final plans.” The closing date is June 6, 2007 with the start of construction thirty days later. Corcoran Jennison anticipates project completion by spring, 2009.

Architect Erin Hastings distributed a final set of schematic and design development drawings dated February 8, 2007 (labeled A1 – A6) and reviewed the changes that had developed as a result of joint design meetings. He said, “The first change is the location of the above-ground electrical transformers, relocating them to a less conspicuous place at the southwest corner of the garage.” Mr. Hastings then showed the building footprint within the overall plan, noting the additional transparency with the addition of three columns of windows to the western elevation of the apartment building facing the parking garage. It was noted that the fourth column of windows shown on the drawing is an error which will be corrected in a revised submission. Commissioner Nixon asked if the windows came all the way down, as shown. Mr. Hastings responded, “Yes. And if you walk around the building, all four corners are the two-story high retail space open all the way around ... and the building has grown in height a few inches as the garage has been solidified.”

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The Architect showed material samples of the red-toned brick. Commissioner Nixon asked, "Is that the same brick that is on Phase I?" Mr. Hastings replied, "No, it's slightly different. That's one of the things we've talked about in the past. It is similar but the slight variations in texture and color will help differentiate the newer building." Mr. Hastings also showed samples of a medium gray metallic aluminum that will be used on the canopy elements and noted there will be a range of colors for the spandrel glass.

The final design element discussed was the redesign of the pedestrian bridge between the URC's existing parking garage and the apartment building's proposed garage. Mr. Hastings said, "We've used as much glass as possible to increase the transparency. There is a little bit of solid area where the ramping element goes, and then we've reduced the amount of structure holding up the glass. We're using a clear laminated plate-glass so you'll be able to see through the pedestrian bridge." Commissioner Robins asked, "Is there a top on it?" Mr. Hastings replied, "Yes, it's going to be set inside a curtain wall system to minimize the amount of opaque areas."

Following discussion, Commissioner Nixon made a motion to approve the schematic/design development documents for Park Square West Phase II as presented on this date with the following two provisions:

- (i) that the architect submit a revised drawing of the western elevation correcting the error showing the fourth column of windows; and
- (ii) that members of the PSW Phase II Sub-Committee (Commissioners Nixon & Osman) be authorized to approve plans for the final treatment of the enclosure around the transformer.

The motion was seconded by Commissioner Robins. Following further discussion, the question was called. The motion was passed by unanimous vote.

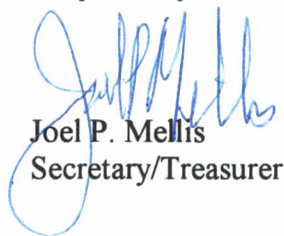
Speaking on behalf of the Commission, Chairman Osman said, "I think this is a deluxe building of the highest standard, a beautiful structure. You've all worked very hard and I'd like to thank everyone, particularly Marty Jones, who has participated in the process. And Marty, I have to compliment you for sticking with the project – a project that will include 20% of the total number of units reserved for renters who earn less than 50% of the area median income. This will make your project more desirable in the community and it will be a great addition to the City of Stamford. We are all very happy to have you here as the developer."

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3. **Adjournment**

Having completed the business for which this special meeting was convened, Commissioner Nixon made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 6:45PM.

Respectfully submitted,

  
Joel P. Mellis  
Secretary/Treasurer

CITY OF STAMFORD, CONNECTICUT, URBAN REDEVELOPMENT COMMISSION

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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 9<sup>th</sup> Floor of the Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut, on Wednesday, February 28, 2007 at 6:00pm.

**AGENDA:**

1. Roll Call
2. \*Southeast Quadrant
  - (a) Park Square West Phase II:  
Review/Approval of Schematic/Design  
Development Documents
3. Adjournment

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