

**MINUTES OF THE SPECIAL MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, NOVEMBER 16, 2006**

1. At 8:38AM, Chairman Stephen C. Osman called the special meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman  
Joel P. Mellis, Secy/Treasurer  
Edward J. Fuhrman  
Robert S. Robins

Staff:

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

Absent:

James I. Nixon, Vice Chairman

2. Southeast Quadrant

- (a) **Park Square West Phase II** - Chairman Osman reported that correspondence was received from Corcoran Jennison late yesterday; further, that since Staff did not have sufficient time to review its content and report back to the Park Square West Sub-Committee, action on this agenda item is tabled.
- (b) **Re-Use Parcel 36 Final Schematic Design Documents** – John Lindell, Director of Design & Construction for the F.D. Rich Company, brought in a model and distributed Schematic Design Plans for the proposed project at the corner of Greyrock & Main renamed “The LUXE.” Mr. Lindell said, “After doing financial and architectural studies of the proposed building, we realized that to make this project work financially, we needed to increase the mass of the building. We did that by putting loft floors in. The loft floors are basically small pieces of the building around the central core that we added to create extra two-bedroom units. What you have in these lofts, which increase the building height by 30 feet, is living space on the ground floor with a separate master bedroom on the upper loft floor.”

Mr. Lindell continued, “Basically the building will look exactly the same from the outside. We haven’t changed the materials, we haven’t changed glass, and we haven’t changed anything except that the building is 30 feet taller. There will be 35 units. The average size of a two-bedroom unit is 1,400 square feet and there are also some duplexes that are very large, approximately 3,000 square feet. Commissioner Fuhrman asked, “What’s the mix of the units?” Mr. Lindell responded, “There are six one bedrooms. Levels eight and nine are flats, with three one-bedrooms on each of those floors and two two-bedrooms on these floors. The other two-bedrooms are in the duplex or loft arrangement throughout the rest of the building. The 16 duplexes are large three-bedroom units and there is the 5,000 square foot penthouse with its own pool.” An early spring construction start date is anticipated, with a timeline of 18 months to completion.

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Mr. Lindell noted that the other change that was made, as they were reviewing the project with their zoning consultants, was to pull back the building from the property lines 15-feet. This will enable the architects to utilize a maximum amount of glass/clear space on the façade. Commissioner Robins asked about the commercial space on the ground floor. Mr. Lindell responded, "We have a limited amount of commercial space on this small 11,000 sq. ft. parcel, but we have planned for 1,945 sq. ft. of retail space that will occupy the prime corner position. Our intent is to try to get a use that will provide a service to the building, something that the neighborhood could use." Executive Director Post asked, "How do you think you will do with the office space?" Mr. Lindell responded, "We are looking at a couple of things...possibly doing a condo office where the tenant would come in and buy the space. With the office market coming back in Stamford, we expect it to sell very well ... attracting a hedge fund or a law firm. The other thing we are marketing is that one of the elevators takes you to the amenity floor, which has a two-lane full-size lap pool, gym and screening room, and that will be offered to the tenants as well."

Commissioner Mellis said, "I notice you added a basement. Do you have an issue with the flood plain given your location?" Mr. Lindell responded, "We were at 21 feet in our geo-tech report before we saw any type of water, and we plan on being somewhere between nine and ten feet." Chairman Osman requested a copy of the section of the geo-tech report dealing with water issues. Mr. Lindell noted, "We added a basement since we had to excavate all the rock out for the foundation and utilities ... so it made sense to expand the facility and use this space for storage, which we will offer to sell to our tenants."

Chairman Osman asked, "What is your average cost per square foot?" Mr. Lindell responded, "The blended rate for all of the space is approximately \$225 per foot. That is our budgeted construction cost." It was noted that the building would be "LEEDS Certified," resulting from its participation in a program for Leadership in Energy & Environmental Design.

Attorney Goldberg asked, "Are there any other items that have changed from the submission we originally approved?" Mr. Lindell responded, "Except for the additional height and the set-backs, no." Chairman Osman said, "I think it's a great building. You have done a phenomenal job with a postage stamp piece of property and the Commission wishes you success with it."

Commissioner Mellis made a motion to formally approve the Schematic Design Documents (two sets) submitted by the F.D. Rich Company for Re-Use Parcel 36, dated November 16, 2006. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.



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At 9:10AM, Commissioner Mellis made a motion to go into Executive Session to further discuss contract negotiations with Corcoran Jennison re: Park Square West Phase II. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote. Attorney Goldberg and Executive Director Post participated in the discussion. No motions were made and no votes were taken. At 9:50AM, Commissioner Robins made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

3. Mill River Corridor

- (a) **Archstone/Re-Use Parcel 21** – Chairman Osman gave a brief project update, noting that Archstone's original plans for a 6-story mid-rise building had been scaled back to a 4 ½ story low-rise. He also noted that a decision had been made to include other Boards/Agencies such as Planning, Mill River and the Mill River Conservancy in on the on-going design meetings. The next design meeting is scheduled for Tuesday, November 21<sup>st</sup>.

4. Agency Administration

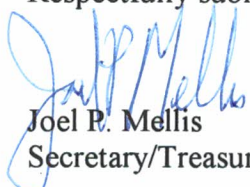
- (a) **Personnel** – At 10:00AM, Commissioner Mellis made a motion to go back into Executive Session to discuss personnel matters. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote. Staff was excused from the discussion. No motions were made and no votes were taken. At 10:40AM, Commissioner Robins made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote.
- (b) **URC Sub-Committees** – Committee assignments were discussed. An updated list is attached as part of these official minutes.

5. Adjournment

The regular meeting scheduled for Thursday, December 14, 2006 at 6:00PM has been changed to a special meeting at 8:30AM on the same date.

There being no further business before the Board, Commissioner Robins made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 11:14AM.

Respectfully submitted,

  
Joel P. Mellis  
Secretary/Treasurer

## **URC SUB-COMMITTEES:**

*(updated November 16, 2006)*

<b>Budget</b>	MELLIS & FUHRMAN
<b>Mill River &amp; Expansion</b>	NIXON, MELLIS & ROBINS
<b>Park Square West</b>	OSMAN, NIXON & MELLIS
<b>Parking Garage/ Konover Construction</b>	FUHRMAN & NIXON <i>(almost ended)</i>
<b>OVERSEE Stamford Urban Transitway Project</b>	MELLIS & NIXON
<b>OVERSEE Stamford Housing Authority Project</b>	FUHRMAN, NIXON & ROBINS
<b>PARCEL 36</b>	MELLIS & FUHRMAN
<b>RBS Project</b>	OSMAN, NIXON & ROBINS
<b>UBS</b>	FUHRMAN & NIXON
<b>STRATEGIC PLANNING</b>	Committee of the Whole
<b>ONE COAST/ONE FUTURE (CED)</b>	ROBINS & FUHRMAN
<b>Alan Plattus &amp; Stamford Partnership</b>	OSMAN
<b>WIFI</b>	MELLIS & OSMAN