

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, JANUARY 13, 2005**

1. At 6:07PM, Chairman Stephen C. Osman called the regular meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman  
James I. Nixon, Vice Chairman  
Joel P. Mellis, Secretary/Treasurer  
Neal M. Jewell  
Edward J. Fuhrman

Staff:

Laszlo Papp, Executive Director  
Rachel Goldberg, General Counsel  
Durelle Alexander

2. Approval of Minutes/November 10, 2004 Regular Meeting

Commissioner Jewell made a motion to approve the minutes, as corrected. The motion was seconded by Commissioner Nixon and carried. Commissioner Mellis abstained.

3. Announcements

None at this time.

4. Correspondence

None at this time.

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

6. Mill River Corridor

- (a) **Presentation by Stamford Housing Authority of Proposal for Richmond Hill Avenue Apartments** – Land Use Consultant Rick Redniss gave a brief update of what has happened since their last appearance before the Commission in November. He said, “We have met with the Mill River Collaborative, we have sent letters out to all of our neighbors, we have met with Staff, we have revised the site plan and the architectural plans, and I would like Joe Schiffer of Herbert S. Newman & Partners, project architect, to review these changes with you.” Mr. Schiffer gave an overview of the building design, noting that:

- the proposed development site is located at the corner of Clinton Avenue and Richmond Hill Avenue;
- the site is approximately .48 acres comprised of four parcels (17, 21, 23 Richmond Hill Avenue & 108 Clinton Avenue);

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- the 60-unit apartment building varies from one story to four, five and six stories, with the average being five stories;
- the building utilizes a very friendly, traditional architecture that will immediately convey a residential character consistent with the type of architecture that exists along the Clinton Avenue frontage;
- the main entrance, facing west, is open with large windows and lots of glass at the ground floor level;
- the ground floor will have various kinds of public and office spaces which will be part of the services that will be delivered to the residents;
- “active” ground floors have been planned to encourage both a sense of life and a sense of safety in an urban environment;
- the building will include space for community rooms, support services, and a 24-hour video monitoring system;
- the 60-units will all be one-bedroom apartments;
- the parking is concealed, with half under the building and the other half concealed in a sunken area;
- an outdoor amenity space, an “enclosed garden” which opens off of some of the other public spaces, has been created for the residents;
- the base of the building has been emphasized with various types of treatments and the roofscapes have been animated with set-backs and a variety of heights and treatments, both gabled-type and cornice; and
- the building is substantially brick masonry, with smaller elements of white siding.

Mr. Schiffer concluded his presentation showing the Commission conceptual site and building plans and elevations. Speaking on behalf of the Commission, Chairman Osman said, “Congratulations! I want to commend you for designing a wonderful building. You have dealt with the parking so well that I hope this ‘sets the standard’ for future development.”

Mr. Redniss noted that this agenda item was a formal referral from the Zoning Board, needing action. Attorney Goldberg responded that the URC had not received a referral from the Zoning Board as of this date. Pending referral from the Zoning Board, Commissioner Nixon made a motion to approve the Stamford Housing Authority’s Richmond Hill Avenue Apartment Project, consisting of 60 one-bedroom affordable housing units in the Mill River District, specifically located at the corner of Clinton and Richmond Hill Avenues on approximately .48 acres, as presented to the Commission on this date. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

#### 4. Correspondence

Attorney Goldberg reported that Ray Kinol of Stillwater Investment Management Corp., having missed the time period for submissions for the purchase and development of Re-Use Parcel 36, had submitted a letter requesting a 30-day period in which to develop and submit a proposal.



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Following discussion, Attorney Goldberg was instructed to see if Rich would agree to allow a late proposal; if not, to so advise Mr. Kinol that the period to submit has passed.

5. Southeast Quadrant

- (a) **Park Square West Presentation, Phase II** – Attorney Michael Cacace, representing Cor-Jen, noted that Phase I on the east side of lower Summer Street is complete and a “terrific addition to the community”. He said, “This project filled in a surface parking lot, gave us not only a terrific amount of housing and street-level retail and activity on the street, but created a Palace Way and integrated into the neighborhood in an exciting and dynamic way. We are here this evening to present the concept plans for the balance of the Park Square West project located on the west side of Summer Street.” Attorney Cacace continued, “This will include three phases of development, produce lots of downtown quality housing mixed in with street-level retail that is inviting to the street, pedestrian friendly, and not only integrates well for street activity but creates new access into the interior of the block-to-block, which has been an important part of developing Blocks 8 & 9. Our whole game plan is to time this project so that the moment the garage is done within the interior of the block, Cor-Jen can commence construction on the next phase of development which will produce 10,000 square feet of retail and 175 units of housing as soon thereafter as possible.” Attorney Cacace said that, to accomplish this, two things need to be done: (i) obtain concept approval from the Commission, and (ii) obtain approval to amend the Land Disposition Agreement (LDA) from the Board of Finance, the Planning Board and the Board of Representatives.

Steve Heiken of ICON Architecture noted that he and Greg Thompson have been working with Herb Newman and Joe Schiffer of Herbert S. Newman & Partners on the design of Phase II. Mr. Heiken said, “This is a very complicated site, but we’ve been working with the URC in trying to meld our development with the URC garage. A lot of effort has gone into mating our parking and our buildings with the URC garage and I think we’ve come to a concept which just meets the URC garage as it stands. We are simply building our own independent parking structure and just dropping a ramp with its own structure onto the south edge of the URC garage in two places.” Mr. Heiken showed an overview of the site (copies attached as part of these official minutes). He continued, “We are now looking at three separate structures, each tied into in one fashion or another, the parking complex into which all the vertical circulation is within the URC garage. The garage is attached by bridges to the URC parking deck. You see a 30-foot green space, just south of the URC garage that actually will remain open to the sky to provide a maximum amount of light. The overall concept of our buildings is unlike Phase I, in which we had a very long street frontage/street presence. Each of our additional phases has a narrower end facing the street and extending into the blocks. Our design concept here, especially in Phase II, is really one that addresses the street but also gives the building some presence above the street level as it can be seen from other places in the downtown.”



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Mr. Heiken continued, "In this next phase, we'll be building a pedestrian connection from West Park Place, along side "restaurant row" that is open to the sky all the way through until you see the tower of the URC garage. What we're showing, in full build-out, is three buildings, each of which has 10,000 square feet of ground-level retail space. In the initial phase, we intend to provide surface parking of our own in addition to our garage that will provide 1½ spaces per unit for all of the residences in Phase II. That totals up to 263 parking spaces to service our 175-unit, 16-story building. Phase I is nine stories. The buildings in the next phase will be 11 stories and 22 stories. We're looking at buildings of several different heights to try and create a dialogue among one another. This building is primarily one and two bedroom units – 45% ones, 45% twos, nine studios and nine three bedrooms – all rentals." Mr. Heiken concluded, "The parking space count includes the spaces in our garage, the spaces on the surface, and 17 spaces in the URC garage. Our garage will be four levels, with half a level below the URC garage level three. One of the nice things about the current proposed scheme is that, at each phase of development, it really works very well on its own as a completed independent project." Mr. Heiken answered questions and then turned the meeting over to Architect Herbert S. Newman.

Mr. Newman showed a model and explained how he and Architect Joe Schiffer had dealt with two issues – one, the issue of intimacy, and two, to make the place a very lively pedestrian neighborhood. He pointed out the little pedestrian streetscapes on the model and said, "The notion is that there will be a lot of activity...the vertical circulation from the buildings comes down to the street...pedestrians will be walking through here...cars will be dropping off people. From a cityscape point of view, Stamford is made up of kind of a collage of various buildings, sizes, heights, types, and materials. Our thought is to try and make a 3-D sculptural arrangement out of the forms and the colors and the shadows of the buildings so that there will be a sense of unity and a sense of engagement." Mr. Newman continued, "While we are not building this project around a great big plaza or park, the park is already here and what we're trying to do is create these little tributaries of circulation and paths off of Columbus Park. We see an opportunity to make a great feature out of the park and the way the buildings will face it." Mr. Newman noted that the Phase IV building is the most important building from a sculptural point of view. He said, "This building actually anchors the project and creates a major building facing the river and Washington Boulevard." He also noted that he anticipates the ground floors of the new buildings having very high ceilings with lots of glass, creating a "great sense of transparency and a great sense of intimacy by using street furniture and artifacts of benches and lamps, tables and chairs, plantings ... all of which will make it a very urbane, very intimate kind of experience." Mr. Newman concluded, "I know at one point there was a plan by Corcoran Jennison to include a green grocer. The idea of having that kind of a variety of retail is something that we would work toward achieving so there is a great sense/variety of amenities for those people who may be attracted to living in downtown Stamford."



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The Commission applauded both the presentation and the concept. Speaking on behalf of the Commission, Chairman Osman said, "I think it's terrific! The difference in the materials shows a great amount of interest in the façade and, more importantly, I think you've recaptured some of the 'walking through' of the project that we were so concerned about losing. I'm really happy to hear that you are going to have retail in every building on the ground floor and I think that's going to add a tremendous amount of life to the area, which your original plan sold us on. I have to say that I really believe we now have a better, less massive project than before." Marty Jones, President of Corcoran Jennison Companies, said "I just want to add, as a reminder, that we still have the 20% affordable in all of the new buildings at 50% of median income, the same as in Phase I."

Attorney Goldberg briefly reported on the current status of the amended Land Disposition Agreement, noting the following issues needing modification: (i) ownership methodology; (ii) technical aspects pertaining to the connection between the two garages; (iii) timing, and (iv) revision of the project's base map. The Chairman asked Commissioner Mellis to work with Attorney Goldberg on the revised document.

Following discussion, it was the sense of the Board that a Special Meeting be convened on Tuesday, February 2<sup>nd</sup>, 2005 at 8:00AM to review and, if appropriate, approve the conceptual designs for Park Square West Phases II, III & IV and the amended Land Disposition Agreement, if completed.

At 7:35PM, the Chairman called for a brief recess. The meeting was resumed at 7:50PM.

- (b) **Parking Garage/Update on Selection of Design-Build Firm** – Chairman Osman reported that the Parking Garage Selection Committee (Commissioners Osman & Fuhrman, Executive Director Papp, Attorney Goldberg, Director of Administration Ben Barnes, Transportation Planner Tom Bruccolieri, Director of Operations Tim Curtin, Director of Economic Development Michael Freimuth, Construction Manager/Engineering Jeff Pardo, Traffic Maintenance Supervisor Ernie Orgera & Purchasing Manager Robert Ruszkowski) has selected two finalists out of the four firms submitting proposals – Konover Construction of Farmington & Viking Construction of Stamford. The "value engineering" process is currently taking place and a follow-up meeting of the Selection Committee is scheduled for 1:00PM tomorrow (Friday, January 14<sup>th</sup>).

Executive Director Papp reported that LZA Associates has submitted a request for payment for additional work performed which they deem beyond the scope of their original contract. Action was tabled until the February 15<sup>th</sup> Commission meeting. Commissioners will receive pertinent parts of the contract for review prior to this time.

7. Old Business

- (a) **Stamford Urban Transitway Project** – Attorney Goldberg reported that hearings with property owners are continuing and negotiations are going well. Chairman Osman requested that the Sub-Committee for Transitway Project oversight (Commissioners

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Mellis and Nixon) schedule regular meetings with Attorney Goldberg to become more involved in the project.

- (b) **Standard Demolition/1031 Washington Boulevard Site** – Commissioners Osman and Fuhrman recused themselves from discussion re: this agenda item. Executive Director Papp reviewed Standard Demolition's request for additional payment for removal of undocumented tanks on the above referenced property. Attorney Goldberg reviewed the Settlement Agreement previously reached with the contractor, explaining that the question for the Commission to consider was whether or not the Settlement Agreement covered the additional charges. Following discussion, Commissioner Jewell made a motion to deny the request for additional funds. The motion was seconded by Commissioner Mellis and carried. Commissioners Osman and Fuhrman abstained.

8. New Business


None at this time.

9. Adjournment

The next regular meeting scheduled for Thursday, February 10, 2005 at 6:00PM is canceled. Special meetings will be held on Wednesday, February 2, 2005 at 8:00AM and on Tuesday, February 15, 2005 at 6:00PM. Commissioner Fuhrman noted he will be unable to attend the February 2<sup>nd</sup> meeting.

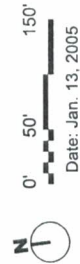
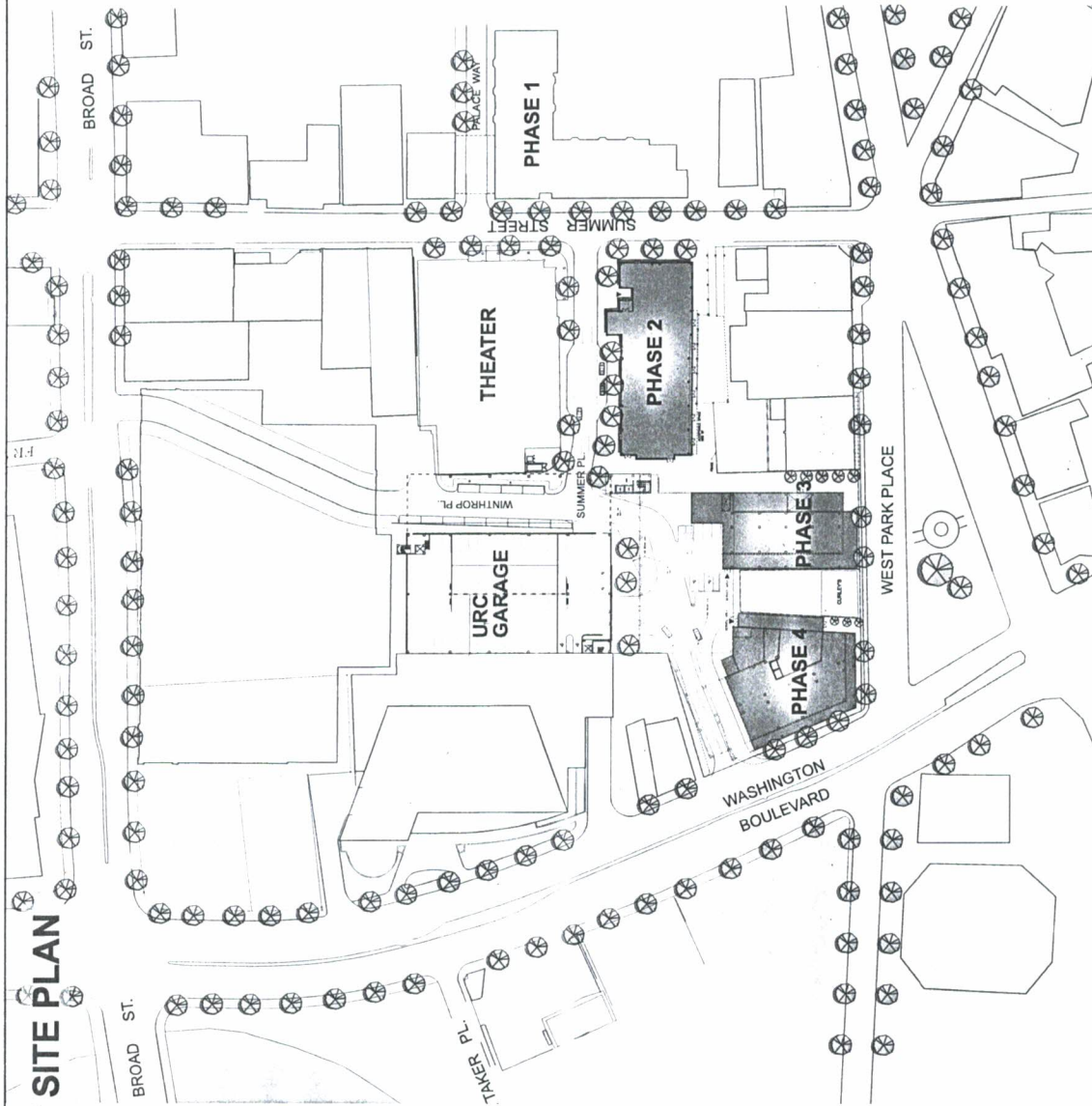
There being no further business before the Board, Commissioner Nixon made a motion to adjourn. The motion was carried and the meeting was adjourned at 9:41PM.

Respectfully submitted,

  
Joel P. Mellis  
Secretary/Treasurer



# FULL BUILDOUT SITE PLAN



Date: Jan. 13, 2005

DEVELOPER

**CORCORAN  
JENNISON**  
Company, Inc.

## PARK SQUARE WEST STAMFORD, CONNECTICUT

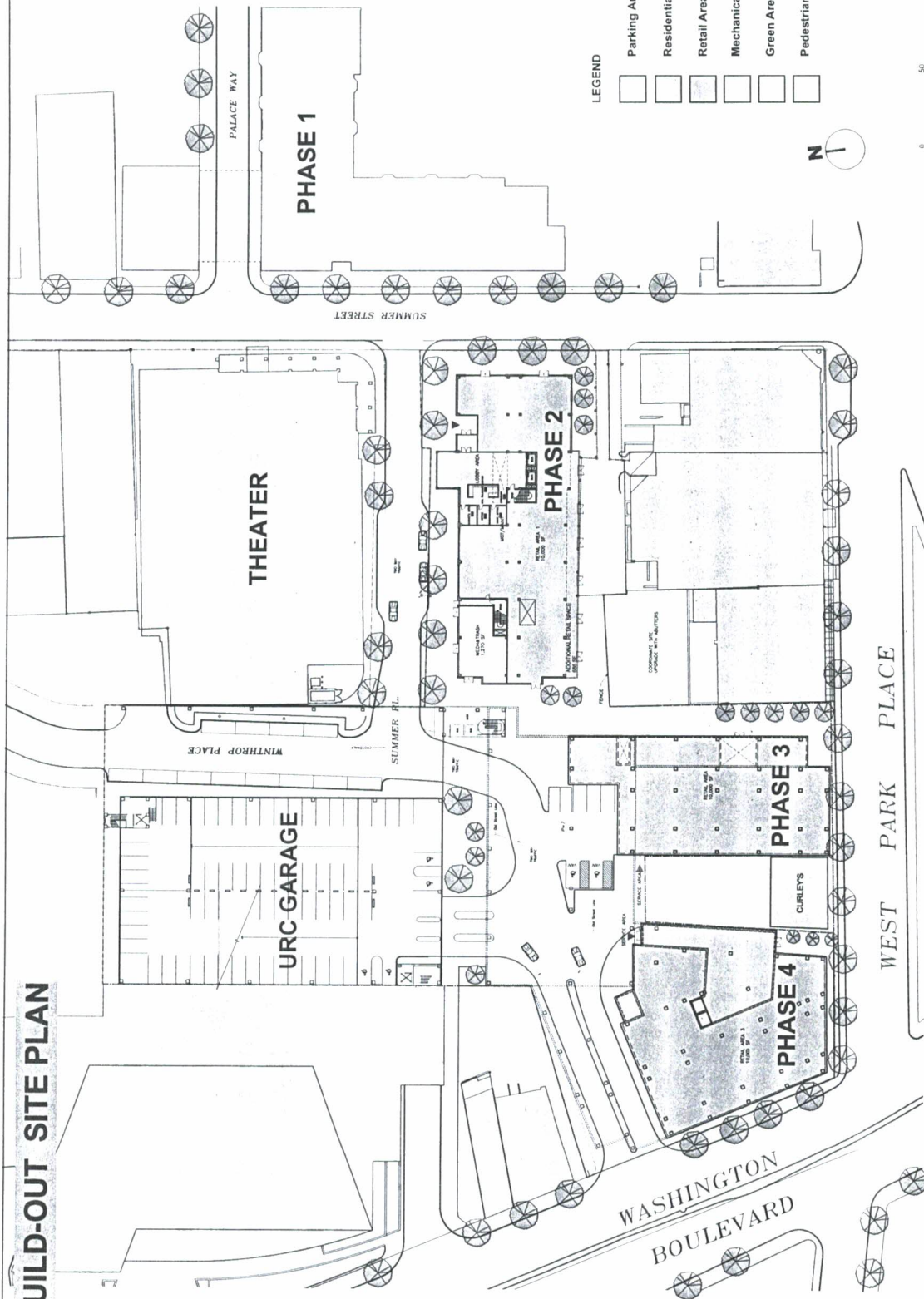
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# FULL BUILD-OUT SITE PLAN



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## PARK SQUARE WEST STAMFORD, CONNECTICUT

Date: Jan. 13, 2005