

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
WEDNESDAY, MARCH 2, 2005

1. At 8:30AM, 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
Neal M. Jewell

Staff:

Laszlo Papp, Executive Director
Rachel Goldberg, General Counsel

Absent

Edward J. Fuhrman

2. Agency Administration

- (a) **Personnel** – At 8:31AM, Commissioner Nixon made a motion to go into Executive Session to discuss personnel issues. The motion was seconded by Commissioner Mellis and carried by unanimous vote. Attorney Goldberg and Executive Director Papp participated in the discussion. No motions were made and no votes were taken.

At 10:10AM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

The Chairman called for a brief recess. The meeting was resumed at 10:29AM.

3. Southeast Quadrant

- (a) **Park Square West Update/Review of Proposed Conceptual Design/Phase II, III, IV** – Representing Corcoran Jennison, Project Manager Gabrielle Jones addressed the concerns raised by URC Design Advisor Alan Plattus, Chairman Osman, Executive Director Papp, Attorney Goldberg and Sub-Committee Member Neal Jewell at the design meeting held in New Haven on January 31st, as summarized in the Director's letter of February 2, 2005:

(i) *Request that the site plan indicate essential vehicular, including delivery, refuse removal, etc., and pedestrian movement paths* – Ms. Jones showed vehicular and pedestrian traffic flow on a model and on a site plan. She noted that the mechanical space had been moved from the corner toward the middle of the space and that trash would not be placed/loaded outside the building in public space. The Executive Director was instructed to write a letter insisting that the dumpsters be in an enclosed space and not kept or located at pedestrian access areas. It was the sense of the Board that an effort should be made to combine all garbage dumpsters of the adjacent buildings as well as the Park Square West building in a concentrated area so that "restaurant alley" at the south side of the Phase II building be kept as presentable and inviting as possible.

(ii) *Request that presentations show, separately, all three phases of the proposed development* – Ms. Jones showed a model that illustrated the facades of all three phases of the proposed

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development, noting that “ Phase III and Phase IV now have their own finished look/integrity, with the appearance of windows as opposed to blank pre-cast.”

(iii) *Request that efforts be made to mitigate the garage-look of the corner of West Park Place and Washington Boulevard* – Ms. Jones noted that Corcoran Jennison had looked at alternative designs for the exterior treatment of this façade. The upper part of the building has been set back and the openings have been made window-like to improve on the garage exterior of the corner.

(iv) *Request that since the NW corner of the commercial space will be the logical approach for customers of a retail tenant, the garbage/utility room be relocated* - Ms. Jones noted that although the tenant mix is unknown at this time, Corcoran Jennison agrees that the relocation of the garbage/utility room to the SW corner will provide “a better retail opportunity.” (see 3[a] i)

(v) *Request that the protruding part of the apartment lobby that will obscure the view of an important element of the URC garage, Stair Tower No. 1, be replaced with bay windows* – Ms. Jones noted that Corcoran Jennison has enhanced the entrance/vestibule area to provide more visibility of the URC’s lobby and also reduced the protrusion in question to ten (10) feet. Chairman Osman responded that he is very concerned about the view and wants this issue left open to discussion.

(vi) *Request that the bridge from the Phase II residential building to the garage be coordinated with the size and layout of the final stair design of Stair Tower No. 1* – Ms. Jones noted that this would not be a problem.


(vii) *Request that the utility trench from Summer Street to the garage be placed at the North side of the Phase II building along Summer Place on the Corcoran Jennison site* – Ms. Jones noted that the utility trench will be accommodated. Engineering information from Konover will be provided.

It was the sense of the Board that the issues raised by Design Consultant Alan Plattus had been adequately addressed and resolved.

4. Adjournment

A meeting to address personnel matters has been scheduled for Tuesday, March 8, 2005 at 8:30AM. The regular meeting scheduled for Thursday, March 10, 2005 at 6:00PM is cancelled. There being no further business before the Board, Commissioner Nixon made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 11:02AM.

Respectfully submitted,


Joel P. Mellis,
Secretary/Treasurer