

MINUTES OF THE SPECIAL MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
TUESDAY, NOVEMBER 29th, 2005

1. At 12:14PM, 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, Secy/Treasurer
Neal M. Jewell

Staff:

Rachel Goldberg, General Counsel/Acting Director
Durelle Alexander

Absent:

Edward J. Fuhrman

2. Southeast Quadrant

(a) **Park Square West**

- (i) Approval of Conceptual/Schematic Plans – Corcoran Jennison President Marty Jones noted that the plans before the Commission today were basically the plans that were reviewed last March. The Chairman asked for clarification of what the Commission should be looking for prior to granting its approval. Attorney Goldberg responded, "These are conceptual/schematic level plans. Their purpose is to show the general size, location, feel, site planning and layout of the project. It does not get into the detail of materials, finishes, etc. which will be developed next in the Design Development phase."

Architect Greg Thompson of ICON Architecture, Inc. gave a general overview of the proposed project, showing the following:

- Overall build-out of site in Phases II, III & IV
- Full retail component at ground-level and at base of Phase III & IV
- Upper level full build-out plan with four levels of parking on top of retail
- Provisions for open space
- Photograph of the model showing full build-out, which will become part of Park Square West's submission. Mr. Thompson noted their goal of having "a lively pedestrian environment along Restaurant Row with activity spilling out onto the plaza area."
- Site circulation patterns, and
- Photograph isolating Phase II, showing the parking garage

Chairman Osman expressed concern at this point in the meeting that the review was going too quickly and asked the architect for a greater level of detail. Commissioner Mellis asked if there were any deviations and/or major changes. Mr. Thompson responded, "No. Nothing has really changed since March of 2005."

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Mr. Thompson reviewed the conceptual plans in greater detail. He said, "Each phase will have retail at the ground floor with very high two-storied ceilings, all windowed for an open look. Some space has been reserved at the ground level for services and, at URC Design Consultant Allan Plattus' suggestion, the space originally designated for trash has been pulled back from the corner." Mr. Thompson also noted that in response to Mr. Plattus' concern about the residential lobby projecting out too far, the architects had pulled it back by one-third. Chairman Osman said, for the record, "I think this is one aspect of the plan that deserves more study." Mr. Thompson continued with his review of the Phase II building, noting that the second floor would be "one high-level up." Chairman Osman asked for assurance from the developer that there would be the same amount of headroom in the Phase III & IV buildings. Attorney Goldberg added, "In the plans for Phases III & IV, we all want to see solutions that get retail as close to the sidewalk as possible."

Mr. Thompson then spoke about the parking garage. He said, "There are four levels to the Phase III parking garage over retail space, with fenestration to suggest architectural openings." He answered questions and showed the connections between the URC's garage and the PSW Phase III garage on the model and on the proposed plans. It was the sense of the Board that "the Phase II garage exterior must look good ... completely finished with high quality materials ... in case Phase II stands on its own for several years prior to the inception of Phases III & IV." Discussion of the garage façade continued. It was the sense of the Board that there be some type of fenestration on the western wall, that the materials be of high quality, and that the architects give special attention to details of that facade since a portion will always be visible. Following further discussion between Chairman Osman and Corcoran Jennison President Marty Jones, it was agreed that the fenestration on the Phase II garage would be comprised of the same or very similar materials/design as on the other garages facing West Park Place.

Project Manager Gabrielle Jones noted that the parking ratio for Phase II with the surface parking is 1.5. However, the developer is seeking zoning relief to reduce this ratio to 1.25 in the parking garage. Commissioner Nixon asked, "What is your experience with parking utilization in Phase I?" Ms. Jones replied, "We are not full. When last checked, it was at approximately 1.1."

Mr. Thompson continued, "You may be aware that we are not able to meet the design/space requirement re: open space for tots at grade. We have enough open space in Phases II, III and IV together if we add up all the plaza area, but what we don't have is 30% that is appropriate for kids at grade level." The developer is seeking zoning relief in the form of a text change to allow the 30% open space requirement for a child-level play area to be located on the roof level of the Phase II parking garage. Attorney Michael Cacace, representing Corcoran Jennison, reported that the Planning Board has already acted favorably on their application; further, that their application was before Zoning Board last night. Attorney Cacace said, "We are not looking for a reduction in space/play area. We are just looking to raise it above the street level and I think our

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testimony before the Zoning Board was compelling – that it is in the children's best interest not to have a tot play area at street level in an urban setting."

Chairman Osman asked about timing – what happens next? Attorney Goldberg responded, "Ninety days after the contract is approved, we'll be seeing the Design Development Drawings. I am anticipating final contract approval in the beginning of February – Board of Finance in January, Board of Representatives in February, which would mean that in May, we would be seeing the Design Development Drawings, with an eye toward the start of construction in the fall of 2006."

- (iii) Approval of Minor Plan Amendment – Attorney Goldberg briefly reviewed the proposed minor plan amendment (attached as part of these official minutes) noting that it was compliant with the Master Plan of the City of Stamford. Following discussion, Commissioner Nixon made a motion to approve the minor plan amendment as presented. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

At 1:30PM, the Chairman called for a brief recess. The meeting was reconvened at 1:35PM. At this time, Commissioner Mellis made a motion to go into Executive Session for the purpose of discussing the terms of the Land Disposition Agreement (LDA). The motion was seconded by Commissioner Nixon and carried by unanimous vote. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 2:42PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

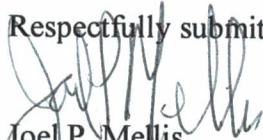
Commissioner Nixon made a motion to approve the Conceptual/Schematic Plans presented by Corcoran Jennison, dated March 2, 2005. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

Commissioner Nixon made a motion to approve the "Contract for Sale of Land for Private Redevelopment for Re-Use Parcels 19 and 19B (the LDA)" between Park Square West LLC, the City of Stamford, Connecticut and the Urban Redevelopment Commission dated November 29, 2005. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

3. Adjournment

The next Regular Meeting is scheduled for Thursday, December 8, 2005 at 6:00PM. 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 2:45PM.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer

RESOLUTION NO. 432

RESOLUTION OF THE URBAN REDEVELOPMENT COMMISSION OF THE CITY OF STAMFORD MAKING A MINOR MODIFICATION OF THE URBAN RENEWAL PLAN

WHEREAS, the City of Stamford, Connecticut, Urban Redevelopment Commission (the "Commission") has been empowered by the City of Stamford, pursuant to the Code of Ordinances of the City of Stamford, and by Chapter 130 of the General Statutes of the State of Connecticut to prepare, propose, approve and carry out redevelopment and renewal plans with the City of Stamford; and

WHEREAS, acting pursuant to such authority the Commission on February 20, 1963 approved the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43, and at various times since said date has approved amendments to and modifications of said Plan; and

WHEREAS, on March 4, 1963, the Board of Representatives approved the Urban Renewal Plan for the Southeast Quadrant Urban Renewal Project Connecticut, R-43 (the "Southeast Quadrant Plan"); and

WHEREAS, simultaneously therewith, the Board of Representatives provided the Urban Redevelopment Commission with certain land regulation authority over the Southeast Quadrant; and

WHEREAS, from time to time thereafter the Southeast Quadrant Plan has been modified by resolution of the Commission and/or the Board of Representatives; and

WHEREAS, the Commission wishes to amend the Southeast Quadrant Plan to confirm that housing is a permitted use on Re-use Parcels 19 and 19B; and

WHEREAS, the Commission has determined that the proposed plan change is generally within the essential concepts of the approved plan; is not substantial in scope; does not create a material change affecting a basic element of the approved plan; and is, therefore, a minor amendment to the Southeast Quadrant Plan; and

WHEREAS, all affected redevelopers of the proposed modification of the Urban Renewal Plan for the Southeast Quadrant, set forth herein, have consented to these modifications as required by §8-136 of the Connecticut General Statutes; and

WHEREAS, members of this Commission have personal knowledge of the Urban Renewal Project Area and particularly the portions thereof affected by the changes included in the Proposed Amendments; and

WHEREAS, the Commission has determined that it is in the best interest of the City of Stamford to so modify the Southeast Quadrant Plan.

NOW, THEREFORE, on the basis of the evidence in its possession and personal knowledge, the City of Stamford, Connecticut, Urban Redevelopment Commission, does hereby find, declare and resolve that:

1. The Southeast Quadrant Plan is hereby modified by designating Re-use Parcels 19 and 19B as CBD Residential (the "Proposed Amendments").
2. This Resolution shall be in full force and effect from its passage.
3. It is hereby found and determined that:
 - a) Consistent with the provisions of Section V of the Southeast Quadrant Plan and Connecticut law, the Proposed Amendments are minor.
 - b) The Southeast Quadrant Plan, as modified by the Proposed Amendments, will continue to meet all of the requirements of Chapter 130 of the General Statutes of the State of Connecticut relative to redevelopment and urban renewal plans and includes sufficient details to give this Board adequate information.
 - c) The area to which the Proposed Amendments refer is located in a redevelopment area as defined in Chapter 130 of the General Statutes of the State of Connecticut. Specifically, Re-Use Parcels 19 and 19B are deteriorated, deteriorating, substandard and detrimental to the safety, health, morals and welfare of the community.
 - d) The carrying out of the Proposed Amendments will result in materially improving conditions in the Southeast Quadrant (Extended) Urban Renewal Area and will facilitate the completion of the Southeast Quadrant Plan in accordance with its original purposes.
 - e) The Proposed Amendments are satisfactory as to site planning and relation to the comprehensive or general plan (Master Plan) of the City of Stamford.
 - f) The Proposed Amendments, to the greatest extent feasible, afford maximum opportunity consistent with the sound needs of the City of Stamford as a whole to redevelop the Southeast Quadrant (Extended) Urban Renewal Project by private enterprise.
 - g) The Proposed Amendments do not change the general purposes or objectives of the Plan as previously adopted by this Board.
 - h) Federal financial aid previously provided pursuant to the Loan and Grant Contract, as amended, and now being provided pursuant to the Close-Out Agreement, both with the United States Department of Housing and Urban Development, is necessary to carry out the project in accordance with the Proposed Amendments.

NOW, THEREFORE, be it resolved by the City of Stamford, Connecticut Urban Redevelopment Commission, that:

1. All findings, declarations and resolutions as set forth in previous resolutions of this Commission adopting and approving the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, including all previous amendments and modifications thereto, are hereby affirmed, ratified and incorporated herein by reference as if set forth herein at length except in so far as they are inconsistent with the provisions of the Proposed Amendments.
2. The Proposed Amendments to the Urban Renewal Plan as set forth herein are hereby approved.
3. The "Urban Renewal Plan for the Southeast Quadrant (Extended Urban Renewal Project Conn. R-43" as modified by the "Proposed Amendments," hereinabove approved, is in all respects approved.



Stephen C. Osman, Chairman
URBAN REDEVELOPMENT COMMISSION

Dated: _____

11/29/05