

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
Thursday, March 14, 2002

1. Chairman Stephen C. Osman called the meeting to order at 6:10PM. In attendance were:

Commission

Stephen C. Osman, Chairman
Eric M. Wormser, Vice Chairman
Joel P. Mellis, Secretary/Treasurer
James I. Nixon
Neal M. Jewell

Staff

Laszlo Papp, Executive Director
Bruce A. Goldberg, General Counsel
Sheila R. Kilcoyne, Fiscal Officer
Durelle Alexander

2. Approval of Minutes

(a) **February 6, 2002 Special Meeting** - Commissioner Mellis made a motion to approve the minutes. The motion was seconded by Commissioner Nixon and carried. Commissioner Wormser abstained.

(b) **February 14, 2002 Regular Meeting** - Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Wormser abstained.

(c) **March 6, 2002 Special Meeting** - Commissioner Jewell made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

3. Announcements

None.

4. Correspondence

None.

5. Mill River Corridor

(a) **Re-Use Parcel 21/Archstone** - Director Papp reported that he met with the architects several times, reviewed the list of the four items that were identified to be revised, and found that those and the construction documents submitted by Archstone on March 14, 2002 were satisfactory and in conformance with §6.3 of the LDA (Land Disposition Agreement). He submitted a letter received from URC Design Advisor Alan Plattus saying he had also reviewed the updated design issues with Perkins Eastman Architects and found they had responded satisfactorily to all issues raised at the last URC meeting.

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Attorney Goldberg also noted that the Commission had previously approved the design development documents. Upon request of the Chairman, the architects briefly reviewed the four issues in question:

- (i) *the top of the building* - developed with further articulation giving it a stronger relationship to the canopy at the pedestrian entrance above so there is now much more of a continuity of expression.
- (ii) *the level of exposure of the elevator core at the north end of the building* - have now included some bedrooms at the elevator tower in order to reduce the massiveness of the tower, thereby decreasing visually the presence of the elevator core on Whittaker Place.
- (iii) *the corners of the building* - previously the EIFS material had been wrapped around to the corners. Now brick and masonry materials will wrap around the corners, providing a more integrated look.
- (iv) *the balcony elements* - drawings with the new design intent for the balcony and grill integration were shown. The louver color will now be the same light color as the surface that surrounds it to visually blend in the configuration. See attached drawing #A-306 (included as part of these official minutes).

It was the sense of the Board that the modifications "greatly improved the project." Archstone Communities Vice President Scott Shaull submitted the executed *Construction Documents Certificate* (attached as part of these official minutes) and noted that they hope to break ground by November of this year, if not earlier.

6. Southeast Quadrant

(a) **Status, Park Square West** - Director Papp reported that, per information in a Progress Report received from Corcoran Jennison President Marty Jones on this date, exterior and site work on Phase I are 99% complete. The entry to the garage is being constructed at this time and should also be completed in the next 30 - 60 days. Ms. Jones noted that the affordable units are fully occupied, with a waiting list. Six market rate units were vacant as of February 28th. With regard to Phase II and Phase III, it was noted that Corcoran Jennison is currently evaluating its development, legal and strategic options in view of the recent Curley's decision.

(b) **Final Approval, Lease & Parking Garage Operating Agreement** - Attorney Goldberg reported that the three party agreement between the URC, the City of Stamford and Park Square West I Limited Partnership clarifying the terms of the public parking in Phase I has been negotiated and is currently before the requisite City Boards for formal approval. Upon final approval and execution of said agreement, the City will be authorized to install the meters and open the public parking.

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Following discussion, Commissioner Nixon made a motion to approve the three party "Lease and Parking Garage Operating Agreement." The motion was seconded by Commissioner Wormser and carried by unanimous vote.

(c) **Approval, Construction Coordination & Access Easement Agreement** - Attorney Goldberg reported that he had received the latest revision of said four party agreement between the URC, the City of Stamford, Park Square West, LLC and Target Corporation on this date. Action on this document, yet to be finalized, was postponed until the regular Commission meeting scheduled for April 11th.

(d) **Status, Litigation** - Attorney Goldberg reported that a "Motion for Reconsideration and/or For Reconsideration En Banc" was filed with the State of Connecticut Supreme Court on this date. The plaintiff's attorney has ten days in which to respond. It is estimated that the Court will then take about a month to respond.

Attorney Goldberg left the meeting at 7:00PM to attend the Board of Representatives meeting.

7. Agency Administration

(a) Committee Reports:

(i) Kiwanis Park/Park Square West - Commissioner Jewell reported that the last coordination meeting had been canceled because the project's architect had been hospitalized. Following subsequent meetings with Land Use Chief Robin Stein and URC Director Papp, it was suggested that a smaller group get together to assess the amount of money needed to appropriately renovate the park. This would be followed by a full committee design review meeting. Commissioner Jewell noted that SCA/Palace Theatre Development Director John Hiddlestone liked the idea of first having a smaller group meeting. The Sub-Committee is planning such a meeting some time during the week of March 25th.

(ii) Mill River - Director Papp reported that he has photographed the homes in the area being proposed by the Board of Representatives for the extension of the Mill River District on the west side. Chairman Osman suggested he consult with Attorney Goldberg and Land Use Bureau Chief Robin Stein prior to making a formal recommendation.

Commissioner Wormser noted that he had been advised by Mr. Stein that the Corps of Engineers contract had been completed. He anticipates a coordination meeting between the Corps, Commissioner Wormser, WPCA Superintendent Jeanette Seaman Brown and himself within the next few weeks.

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(iii) Parking Garage - Director Papp, referring to his February 28th memo to the Commission recommending public parking garages that might be worthwhile visiting, asked the Commissioners how they would like to proceed; i.e., visit in small groups or perhaps as a Sub-Committee. It was the sense of the Board that the Director visit and photograph the garages initially and report back to the Commission.

8. Old Business

None.

9. New Business

(a) Chairman Osman reported that he had received a phone call and correspondence from Stamford resident Paul Nadziejko and read the letter into the public record (copy attached as part of these official minutes). The Chairman asked that this material pertaining to architecture and the use of EIFS be copied and distributed to the Commissioners and Staff.

(b) Vice Chairman Wormser reported that on a recent trip to Sanibel Island, Florida, he interviewed the manager of a food store and took photographs of both the market and its amenities. He explained that the 25,000 sq. ft. supermarket is part of a mini-mall with a 10,000 sq. ft. restaurant and nine other retail stores, all of which are elevated seven feet above the ground to meet flood-plane requirements. Commissioner Wormser said, "This results in a garage space at ground level for over 100 cars below the building. The food supermarket is located on level two and transfer of grocery packages is handled in one of two ways. Small purchases are put in attractive plastic bags for customers to carry home and large purchases are assembled into a numbered container and put on a conveyer belt for transfer to the first floor, where customers then drive to a loading area to get their groceries put into the car by an attendant." Commissioner Wormser also noted that there were several amenities in the garage; i.e., a Post Office Sub-Station, newspapers sold either from coin-operated boxes at level one or at the level two food store postal counter, ATM machines, cold drinks sold from coin operated machines, etc. Commissioner Wormser suggested that amenities such as these might be incorporated into the new garage planned for Block 9. He also discussed how the techniques used in the Sanibel project might be applied to the next phase of Park Square West. Following discussion, it was the sense of the Board that Staff discuss this concept with Corcoran Jennison President Marty Jones.

At 7:36PM, Commissioner Nixon made a motion to go into Executive Session to discuss Agenda Item 7(b) - Personnel. The motion was seconded by Commissioner Jewell and carried unanimously. Staff was excused at this time. Attorney Goldberg participated in the discussions from 8:05PM to 8:35PM; 9:15PM to 9:43PM, and 10:00PM to 10:28PM. No motions were made and no votes were taken.

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At 10:28PM, Commissioner Wormser made a motion to return to Open Session. The motion was seconded by Commissioner Nixon and carried unanimously.

10. Adjournment

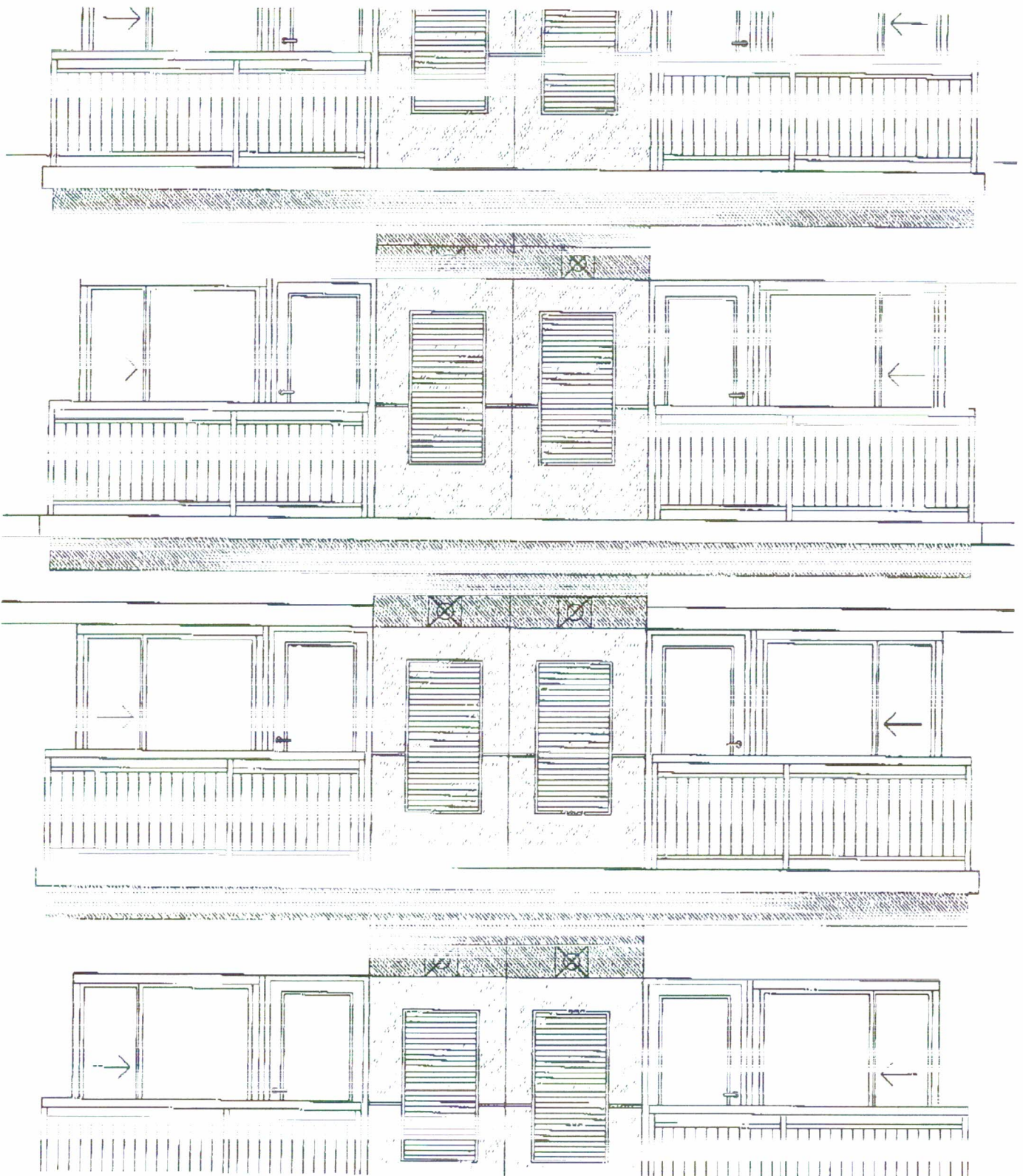
The next regular meeting is scheduled for Thursday, April 11, 2002 at 6:00PM.

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 10:30PM.

Respectfully submitted,


Joel P. Mellis
Secretary/Treasurer

Attachments: Drawing #A-306 dated 3/18/02
Archstone Certificate dated 3/14/02
Nadziejko Letter dated 2/28/02



EASTMAN

ARCHITECTS PC

TOUO WASHINGTON BOULEVARD

DWG. TITLE: BALCONY ELEVATION

DATE:

MARCH 18, 2002

PROJECT NO.: 11370

SCALE: 1/4" = 1'-0"

DWG. NO.: A-306

Archstone Communities

March 14, 2002

Stamford Urban Redevelopment Commission
888 Washington Boulevard
Stamford, Connecticut 06901

Re: Construction Documents Certificate

Archstone Communities Trust is the Redeveloper under that certain Contract for Exchange of Land for Private Redevelopment Reuse Parcel 21 ("Contract") dated July 3, 2001. Pursuant to Section 6.3A of the Contract, the undersigned hereby certifies that the construction documents delivered simultaneously herewith conform to the Conceptual Plans and Schematic Design Documents and Design Development Documents (as such terms are defined in the Contract).

ARCHSTONE COMMUNITIES

By: 
Scott Shaul

PAUL J. NADZIEJKO
32 AULDWOOD ROAD
STAMFORD, CT 06902

203.984.9574
NADZIEJKO@AOL.COM

February 28, 2002

Mr. Stephen C. Osman
57 West Hill Road
Stamford, CT 06902

Dear Mr. Osman:

It was a pleasure speaking with you on the phone last night regarding viewpoints and concerns on construction designs and urban planning in Stamford.

In follow-up to our conversation, I am enclosing some information on the Hyatt Regency in Greenwich to back-up my statement that precast concrete was used on its façade rather than "EIFS" as some developers have told your commission. You can also verify this with Sheldon Fox, the architect in charge of the project and member of Stamford's Zoning Board. Regarding Metro Center, you can contact W&M Properties (Developer) or Skidmore, Owings & Merrill LLP (Architects) in New York to confirm that precast concrete and not "EIFS" was used on that project. I have enclosed an article from The Advocate written in 1985 that mentions the use of granite (?). Both of the buildings cited above are exceptional architectural designs that used quality materials for their facades. Precast concrete looks and feels considerable more like stone than "EIFS" ever could, with brick, granite and certain metals ideal. "EIFS" might be fine for suburban strip malls and motels along highways, but not for a sophisticated urban setting like Downtown Stamford should be.

I am also enclosing a letter that I sent to the Advocate on January 25, 2002, but was never published (written prior to Stamford's Zoning Board approving the TARGET project), and another letter that was published earlier in January. I hope you can appreciate my viewpoints.

Stamford has seen the good, bad and ugly of architecture over the years, and hopefully with the proper guidance will see more good in the future.

Once again, thank you for your time and considering the opinions of concerned citizens.

Please feel free to contact me at anytime to discuss further.

Very truly yours,



Paul J. Nadziejko