

MINUTES OF THE REGULAR MEETING
CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION
Thursday, August 8, 2002

1. Chairman Stephen C. Osman called the meeting to order at 6:02PM. In attendance were:

Commission

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

Staff

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

Absent

Neal M. Jewell

2. Approval of Minutes

(a) **July 11, 2002 Regular Meeting** - Commissioner Nixon made a motion to approve the minutes. The motion was seconded by Commissioner Mellis and carried. Commissioner Wormser abstained.

3. Announcements

None.

4. Correspondence

None.

5. Southeast Quadrant

(a) **Status, Park Square West** - Director Papp reported that negotiations were continuing between Corcoran Jennison and representatives of Curley's Diner in an effort to reach a negotiated agreement that would permit the inclusion of their property in the Park Square West project site.

(b) **Litigation** - Attorney Goldberg reported that in the matter of 1055 Washington Boulevard vs. 33 Broad Street Associates et al, a hearing has been scheduled for September 9 & 10, 2002 on our motion to dismiss the first four counts of their complaint based on "a lack of standing for those specific counts." Attorney Goldberg is scheduled to be deposed on August 23, 2002.

6. Agency Administration

(a) **Committee Reports:**

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(i) Mill River: In response to a request from the Commission, Director Papp looked at the property located at the corner of Clinton & Richmond Hill Avenue, currently leased by the Louis Dreyfus Property Group until the end of October 2002. Director Papp said, "I investigated the maximum potential of the site, which is designated in the Mill River Plan for Residential-Assisted Housing." Attorney Goldberg noted that "assisted housing does not mean disabled; rather, it means affordable."

Director Papp continued, "I am indicating a maximum of about 15 regular or affordable residential units (with space for 19 cars on site) or 42 units for the elderly/disabled in a multi-story apartment building. In this case, the parking requirement is only 14 cars. Under the Mill River Plan, this approximate 1/3 acre site may house a 7-story building with 80' in height and 125 dwelling units per acre for the elderly/disabled. However, for other types of affordable housing, the maximum residential density would be 75 dwelling units per acre, or 25 apartments on this site." Director Papp said that he had mapped out "potentials for the site" but that he was not prepared to make a recommendation at this time. A copy of the Director's report is attached as part of these official minutes.

(ii) Kiwanis Park: Chairman Osman reported that he had met with the City of Stamford's Director of Operations Tim Curtin; further, that the City wants money spent on the park to assure that it will be developed in coordination with the Park Square West project and the Palace Theatre's expansion.

There were no reports from the remaining Committees.

7. Old Business

At 6:12PM, Commissioner Mellis made a motion to go into Executive Session to discuss contract negotiations and potential settlement agreements. The motion was seconded by Commissioner Nixon and carried unanimously. Attorney Goldberg participated in the discussion. No motions were made and no votes were taken.

Executive Director Papp left the meeting at 6:55PM. Staff was excused from Executive Session at 7:40PM. At 8:10PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Mellis and carried by unanimous vote.

8. New Business

None.

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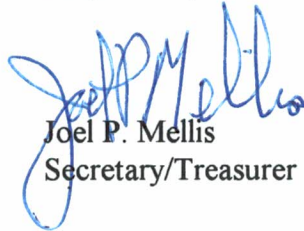
9. Adjournment

The regular meeting scheduled for September 12, 2002 has been rescheduled for Thursday, September 19, 2002 at 6:00PM.

The annual & regular meetings have been scheduled for Thursday, October 10, 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 8:12PM.

Respectfully submitted,



Joel P. Mellis
Secretary/Treasurer

CLINTON / RICHMOND HILL AVENUE SITE

The property

The site has 3 parcels: 17 and 21 Richmond Hill lots are in the C-G Zoning District and have a combined area of **8,937 Square Feet**. They are combined for a paved parking lot.

23 Richmond Hill site is in the C-L Zoning District and has a 2-story brick building, currently occupied by the Connecticut Place offices. The area of this lot is **6,018 Square Feet**.

Proposed Land Use

The approved Mill River Plan designates this site for “**Residential-Assisted Housing**” The Housing Authority informally recommends to build a multistory building with elevator for **disabled residents**. Multistory building would not be suitable for affordable housing residents.

Zoning / Mill River Plan

The 2 current zoning districts should be combined, preferably under the allowable **Floating Zone** designation and to conform to the **Mill River Plan**. The Mill River Corridor Project Plan would allow 125 units/acre for elderly or **disabled persons**. The site being approx. 1/3 acre, would allow a maximum of **42 units**. The Plan would permit a **7 story** building with 80' height. For other type of (**affordable**) housing the maximum residential density would be 75 dwelling units/acre, or **25 apartments** on this site. **Parking** requirements are 1.25 car /each units for regular housing or 1 cars / 3 elderly/disabled persons. There are room for 19 cars on the site, thus it would provide for **15 residential units** or the parking would be adequate for the **42 elderly/disabled** person apartment building.

Area / neighbors

Directly to the North of the parcel on 108 Clinton Avenue there is the **St. Luke's Community Services** building for ADS patients and adjacent to that is the **DOMUS** project for problem boys. In the center of the block there is a **parking lot** owned by C & F Inc. in the Bronx (probably leased).