

28TH BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
RANDALL M. SKIGEN
Clerk of the Board
ANNIE M. SUMMERVILLE

Majority Leader
ELAINE MITCHELL
Minority Leader
ROBERT "GABE" DELUCA

RESOLUTION NO. 3530 OF THE CITY OF STAMFORD, CONNECTICUT, BOARD OF REPRESENTATIVES AMENDING THE URBAN RENEWAL PLAN FOR THE SOUTHEAST QUADRANT (EXTENDED) URBAN RENEWAL PROJECT CONNECTICUT, R-43

WHEREAS, the City of Stamford, Connecticut, Urban Redevelopment Commission (the "Commission") has been empowered in accordance with the provisions of Chapter 130 of the General Statutes of the State of Connecticut and the Code of Ordinances of the City of Stamford, Connecticut to prepare, approve and carry out redevelopment and renewal plans within 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 minor modifications of said Plan; and

WHEREAS, on March 4, 1963 the Board of Representatives of the City of Stamford, Connecticut, approved the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43 and at various times thereafter, has approved amendments thereto, which as so amended and modified, is hereinafter referred to as the "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, together with a Redeveloper and a proposed Successor Redeveloper in the Southeast Quadrant Project Area, the Urban Redevelopment Commission has proposed an amendment to the Plan which will: (i) modify the maximum number of dwelling units on Re-Use parcels 19 and 19B; (ii) modify the permissible height for residential structures on Re-Use Parcels 19 and 19B; (iii) eliminate the requirement that all at grade parking spaces on Re-Use Parcels 16A, 16B, 19 and 19B shall be public parking; (iv) change the parking requirement on Re-Use Parcels 16A, 16B, 19 and 19B to 1 parking space for each dwelling unit and require that parking for elderly and disabled persons comply with the Zoning Regulations of the City of Stamford; and (v) extend the term of the Plan to coincide with the completion of construction of the proposed Improvements on Re-Use Parcels 19 and 19B and the term of the proposed purchase money mortgages, collectively hereinafter referred to as the "Proposed Amendment;" and

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WHEREAS, the Commission has determined that the Proposed Amendment is substantial in scope constituting a material change to the Plan, and therefore is a "major" Plan amendment pursuant to Section V of the Plan; and as such requires the approval of the Board of Representatives; and

WHEREAS, on June 27, 2012, following notice published in the Stamford Advocate (on June 22, 2012), the Land Use-Urban Redevelopment Committee of the Board of Representatives and the Commission held a joint Public Hearing at which time detailed information was provided through evidence and testimony submitted by the Commission and its representatives and all persons wishing to be heard with respect to the Proposed Amendment had an opportunity to do so; and

WHEREAS, the Proposed Amendment which was developed in cooperation with the City, the Redeveloper and the proposed Successor Redeveloper, is comprised of six items, as follows:

1. Paragraph II.2.C(1)(A) shall be deleted and the following substituted in lieu thereof: "A maximum of 600 dwelling units are permitted on the combination of Re-Use Parcels 19 and 19B."
2. Paragraph II.2.C(3)(A) shall be deleted and the following substituted in lieu thereof: "On Re-Use Parcels 19 and 19B, residential building height shall not exceed 19 stories, plus basement and roof-top mechanical penthouse."
3. Paragraph II.2.C(4)(A) shall be deleted.
4. Paragraph II.2.C(4)(B) shall be deleted and the following substituted in lieu thereof: "There shall be no on-site parking requirements for retail and theater uses located on the combination of Re-Use Parcels 16A and 16B. Retail and institutional uses located on Re-Use Parcels 19 or 19B are exempt from on-site parking requirements."
5. Paragraph II.2.C(4)(D) shall be deleted and the following substituted in lieu thereof: "Residential development on Re-Use Parcels 16A, 16B, 19 or 19B shall be governed by the Standards and Ratios provided in the Stamford Zoning Regulations."

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6. The second sentence of Paragraph II.2.H shall be deleted and the following substituted in lieu thereof: "The period of effectiveness shall be until July 31, 2035, subject to the provisions of Connecticut General Statutes §8-127(c)(1)."

WHEREAS, no additional families, individuals or businesses will be relocated as a result of the Proposed Amendment; and

WHEREAS, there are no Redevelopers (as defined in Section 8-136 of the Connecticut General Statutes and Section V of the Plan) affected by the Proposed Amendment; and

WHEREAS, the Commission has submitted the Proposed Amendment to this Board for its approval; and

WHEREAS, on July 6, 2012, the Planning Board has issued a written opinion confirming that the Plan and the Proposed Amendment are consistent with the plan of conservation and development of the City (Master Plan); and

WHEREAS, on June 27, 2012, the Commission approved the Proposed Amendment, subject to the approval by the Board of Representatives; and

WHEREAS, on June 27, 2012, the Land Use Committee has reported favorably to this Board on the Proposed Amendment; and

WHEREAS, members of this Board have personal knowledge of the Urban Renewal Project Area and particularly the portion affected by the Proposed Amendment.

NOW, THEREFORE, be it resolved by the Board of Representatives of the City of Stamford, Connecticut, that:

1. The findings included in the "Resolution of the City of Stamford, Connecticut, Urban Redevelopment Commission Approving a Modification to the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project Conn. R-43" as adopted by the Commission on June 27, 2012, are incorporated herein by reference and hereby found and adopted by this Board as if fully set forth herein.
2. All the findings, declarations and resolutions set forth in previous resolutions of the Board of Representatives approving the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, and amendments thereto, are hereby ratified, confirmed and made applicable to the Plan and are incorporated herein by reference as if fully set forth herein, except in so far as they are inconsistent with the terms of the Proposed Amendment.

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3. It is hereby found and determined that, as of the date hereof:

- (a) The 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.
- (b) The area to which the Proposed Amendment refers is located in a redevelopment area as defined in Chapter 130 of the General Statutes of the State of Connecticut.
- (c) The carrying out of the Proposed Amendments will result in materially improving conditions in the Southeast Quadrant (Extended) Urban Renewal Area.
- (d) There are no families, individuals or businesses that will be relocated as a result of the Proposed Amendment and the Improvements to be developed in the areas affected by the Proposed Amendments.
- (e) The Plan and Proposed Amendment are satisfactory as to site planning and relation to the plan of conservation and development of the City (the Master Plan).
- (f) The Planning Board has issued a written opinion confirming that the Plan and the Proposed Amendment are consistent with the plan of conservation and development of the City (the Master Plan).
- (g) The public benefits resulting from the Plan and Proposed Amendment outweigh any private benefits.
- (h) The existing use of certain real property (Re-Use Parcels 19 and 19B) cannot be feasibly integrated into the overall Plan.
- (i) The Proposed Amendments do not require acquisition of real property by eminent domain.
- (j) The Plan and Proposed Amendment are not for the primary purpose of increasing local tax revenues.

- (k) 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 Area by private enterprise.
- (l) The Proposed Amendments do not change the general purposes or objectives of the Plan as previously adopted by this Board.
- (m) Federal financial aid was previously provided pursuant to the Loan and Grant Contract, as amended, and the Close-Out Agreement, both with the United States Department of Housing and Urban Development.

NOW, THEREFORE, be it further resolved by the Board of Representatives that:

1. Paragraph II.2.C(1)(A) shall be deleted and the following substituted in lieu thereof: "A maximum of 600 dwelling units are permitted on the combination of Re-Use Parcels 19 and 19B."
2. Paragraph II.2.C(3)(A) shall be deleted and the following substituted in lieu thereof: "On Re-Use Parcels 19 and 19B, residential building height shall not exceed 19 stories, plus basement and roof-top mechanical penthouse."
3. Paragraph II.2.C(4)(A) shall be deleted.
4. Paragraph II.2.C(4)(B) shall be deleted and the following substituted in lieu thereof: "There shall be no on-site parking requirements for retail and theater uses located on the combination of Re-Use Parcels 16A and 16B. Retail and institutional uses located on Re-Use Parcels 19 or 19B are exempt from on-site parking requirements."
5. Paragraph II.2.C(4)(D) shall be deleted and the following substituted in lieu thereof: "Residential development on Re-Use Parcels 16A, 16B, 19 or 19B shall be governed by the Standards and Ratios provided in the Stamford Zoning Regulations."
6. The second sentence of Paragraph II.2.H shall be deleted and the following substituted in lieu thereof: "The period of effectiveness shall be until July 31, 2035, subject to the provisions of Connecticut General Statutes §8-127(c)(1)."

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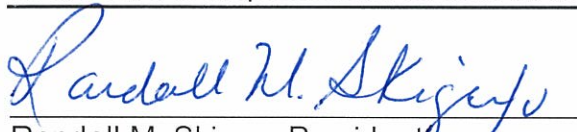
7. In order to implement and facilitate the carrying out of the Proposed Amendment, certain official actions must be taken by this Board as herein below provided and accordingly this Board hereby: (a) pledges its cooperation in helping to carry out the Proposed Amendments; (b) requests the various officials, departments, boards and agencies of the City of Stamford likewise cooperate to such end and to exercise their respective function and powers in a manner consistent with the Proposed Amendment; and (c) stands ready to consider and take appropriate action upon the proposals and measures designed to effectuate the Proposed Amendment.
8. This Resolution shall be in full force and effect as of passage.

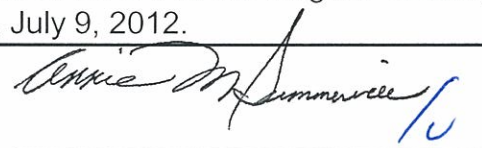
IT IS FURTHER RESOLVED that the Proposed Amendment of the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project is hereby approved and the Commission is hereby instructed to implement this action

IT IS FURTHER RESOLVED, that the Urban Renewal Plan for the Southeast (Extended) Urban Renewal Project, Conn. R-43, as modified hereinabove, (having been incorporated in this resolution by reference), be and hereby is in all respects approved and the City of Stamford, Connecticut, Urban Redevelopment Commission, is authorized and directed to take all steps necessary to carry out the Urban Renewal Plan, as so amended, and to utilize all powers granted by any pertinent legislative enactment, including all powers vested in redevelopment agencies by Chapter 130 of the General Statutes of Connecticut, as amended.

IT IS FURTHER RESOLVED that the Commission be and hereby is authorized and directed to furnish such documents and/or other information that may be required pursuant to the approval of the Proposed Amendment.

This resolution was approved by a machine vote of 26-5-5 at the Regular Meeting of the 28th Board of Representatives held on Monday, July 9, 2012.


Randall M. Skigen, President


Annie M. Summerville, Clerk

- c: Mayor Michael Pavia
T. Jankowski, Director of Public Safety, Health & Welfare
Donna Loglisci, Town & City Clerk
Ernie Orgera, Director of Operations
Michael Handler, Director of Administration
Joseph Capalbo, Esq., Director of Legal Affairs