

29TH BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
RANDALL M. SKIGEN

Clerk of the Board
ANNIE M. SUMMERVILLE

Majority Leader
ELAINE MITCHELL

Minority Leader
MARY L. FEDELI

RESOLUTION NO. 3658 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: (1) make certain technical changes to the development requirements for Re-Use Parcel 38; and (2) amend the effective period of the Plan and complete the decennial review now required by Chapter 130, provided that, the Board of Representatives reserves the right to an additional review; therefore the Commission has prepared a proposed amendment (the "Proposed Amendment") to the Plan as set forth in Exhibit A, attached hereto and made a part hereof ; 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, the Proposed Amendment was developed in cooperation with officials and agencies of the City of Stamford, Connecticut and the proposed Successor Redeveloper; 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, no additional families, individuals or businesses will be relocated as a result of the Proposed Amendment; and

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

WHEREAS, on May 23, 2014, 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 May 27, 2014, following notice published in the Stamford Advocate (on May 14, 2014, May 15, 2014, and May 20, 2014), the Land Use-Urban Redevelopment Committee of the Board of Representatives and the Commission held a joint Public Hearing at which time all persons wishing to be heard with respect to the Proposed Amendment had an opportunity to do so; and

WHEREAS, at the joint Public Hearing staff presented, discussed and explained the Proposed Amendment and responded to all questions, comments and suggestions posed by members of this Board; and

WHEREAS, on May 27, 2014 following the joint Public Hearing, the Commission approved the Proposed Amendment, subject to the approval by the Board of Representatives; and

WHEREAS, on June 2, 2014, 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 Southeast Quadrant Urban Renewal Project Area and particularly the portion of the project area 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 Urban Redevelopment Commission of the City of Stamford Amending the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project Conn. R-43" as adopted by the Commission on May 29, 2014, 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, including eligibility conclusions that the Project Area qualifies as a Redevelopment and Urban Renewal area pursuant to the provisions of Chapter 130, remain correct and appropriate and are all 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.
3. It is hereby found and determined that, as of the date hereof:
 - (a) The Plan, as modified by the Proposed Amendments, continues to meet all of the requirements of Part I (Redevelopment) and Part II (Urban Renewal) 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 Part I (Redevelopment) and Part II (Urban Renewal) of 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 is satisfactory as to site planning and relation to the comprehensive or general plan (Master Plan) of the City of Stamford.

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- (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 Parcel 38) 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.

4. 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 Amendment; (b) requests the various officials, departments, boards and agencies of the City of Stamford likewise to 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.

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IT IS FURTHER RESOLVED, that the Proposed Amendment of the Urban Redevelopment Plan for Southeast Quadrant (Extended) Urban Renewal Project Conn. R-43 is hereby approved and the Plan is hereby amended and restated as set forth in Exhibit A attached hereto, and the Commission is hereby instructed to substitute the revised Plan provisions and Maps implementing this action.

IT IS FURTHER RESOLVED, that the Urban Renewal Plan for the Southeast (Extended) Urban Renewal Project, Conn. R-43, as amended and restated hereinabove, (having been incorporated in this resolution by reference), be and hereby is in all respects approved as a redevelopment and urban renewal plan and the City of Stamford, Connecticut, Urban Redevelopment Commission, is authorized and directed to take all steps necessary to carry out the said 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 Part I (Redevelopment) and Part II (Urban Renewal) of Chapter 130 of the General Statutes of Connecticut.

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.

IT IS FURTHER RESOLVED, that the effective date of this resolution shall be _____, 2014.

This resolution was approved on the Consent Agenda at the Regular Meeting of the 29th Board of Representatives held on Monday, June 2, 2014.



Randall M. Skigen, President



Annie M. Summerville, Clerk

cc: Mayor David Martin
Michael Handler, Director of Administration
Ernie Orgera, Chair, WPCA & Director of Operations
Ted Jankowski, Director of Public Safety
Kathryn Emmett, Esq., Director of Legal Affairs
Donna Loglisci, Town and City Clerk

Exhibit A

Proposed Text and Map Changes to the SEQ Project Plan

1. Amend Section II.2.A(8) of the Plan to eliminate the maximum heights for walls and fences on side and rear lot lines, as follows:

(8) Any lot or part thereof may be bounded on one or more sides by a substantial steel link-mesh fence, or equivalent, provided such fence is to be erected primarily for the prevention of trespassing or where a safety hazard exists. No fence or wall shall exceed eight feet in height above the ground level ~~along a side or rear lot line nor~~ four feet along the front or street line, except with the approval of the Urban Redevelopment Commission.

2. Amend Section II.2.B(2) of the Plan to remove parking requirements from the Plan so that parking is governed by the zoning regulations, as follows:

~~Not more than 85% of the parcel may be occupied by structures, except that if adequate loading berths are provided or are available that do not interfere with pedestrian or vehicular movement, this percentage may be increased up to 100%. There are no requirements for the provision of on-site parking areas except that structures exceeding 10 stories in height shall provide at least one stall per 1,000 square feet of gross floor area.~~

3. Amend the first paragraph of Section II.2.C(1) of the Plan to permit a hotel use on Parcel 38 in the CBD Residential Area, as follows:

(1) Uses

Because Re-Use Parcel 2 has been developed in satisfaction of the designated redeveloper's requirements and obligations, Re-Use Parcel 38 shall be developed for any use permitted in the CBD Retail regulations, ~~and for housing and/or for hotel use.~~

4. Amend Section II.2.C(2)(A) of the Plan to eliminate the building setback from Tresser Boulevard for Parcel 38, as follows:

(A) Height shall be as permitted by the zoning regulations of the City of Stamford. ~~There shall be a landscaped and otherwise unused setback of not less than 25 feet from the property line of Tresser Boulevard.~~

5. Amend Sections II.2.C(2)(E),(F) and (G) of the Plan to eliminate the requirements for Parcel 38 that at least 50% of the parking be in parking structures and that the uppermost roof deck be landscaped and to re-letter (G), as follows:

~~(E) At least 50% of the required parking must be in parking structures.~~

~~(F) If used for public use the uppermost roof deck, if exposed, shall not be used for parking but shall be suitably landscaped.~~

~~(G)~~(E) In the event Re-Use Parcel 2, or a portion thereof, is developed for residential use and a portion of Re-Use Parcel 38 is developed for CBD retail use, the building requirements of the CBD retail area shall apply to such portion of Re-Use Parcel 38.

6. Amend Section II.2.C(4)(D) of the Plan to eliminate the parking requirement from the Plan so that parking will be regulated by the Stamford zoning regulations, as follows:

~~(D) On Re-Use Parcel 38, on-site parking facilities are required in the ratio of at least one car space per one dwelling unit.~~

7. Amend Section III.3 of the Plan to eliminate the signage standards in the Plan for Parcel 38 so that signage on Parcel 38 will be controlled by the Stamford zoning regulations, as follows:

3. Signage Standards

The following regulations pertain to both permanent and temporary signage intended to be viewed from a public right of way or "public plaza" (as defined by Section 7, Subsection S-2 of the Zoning Regulations, City of Stamford, Connecticut), on all Re-Use Parcels conveyed by the Commission; except that they shall not be applicable to Parcel 38.

8. Amend Section V of the Plan to reflect Commission staffing and delete unnecessary references to HUD, as follows:

(1) Agency's ~~planner~~legal counsel should present written recommendations to Director who, in turn presents them in writing to Commission.

(2) Commission ~~directs staff to confer with HUD area office to determine~~s if proposed change is "major" or "minor".

(3) If "major":

~~Review HUD comments~~

(A) Submit to Planning Board (for review, for conformity with Master Plan)

(B) Public Hearing

(C) Board of Representatives' Approval

~~Documents to HUD for formal approval~~

(letter from Planning Board, URC Resolution, statement of approval from effected redevelopers, resolution of approval of Board of Representatives, HUD forms to revise budget and financing plan, abstract of minutes of public hearing, opinion of counsel).

(4) If "minor":

(A) Review HUD comments

Documents to HUD for formal approval

~~(letter from Planning Board re: conformity with Master Plan, resolution of URC approving plan change, any concurrence that may be required from an effected redeveloper, formal text of plan change with HUD forms, if needed, revised budget and financing plan, opinion of counsel).~~

9. Exhibit "G" entitled "FHA Section 220 Housing" is hereby deleted from the Plan.

10. Exhibit "H" entitled "FHA Letter 1812" is hereby deleted from the Plan.

11. Amend Section II.2.H of the Plan by deleting the second sentence and substituting the following in lieu thereof:

The period of effectiveness shall be ten years after the date of the approval of the Proposed Amendment by the Board of Representatives of the City of Stamford.