

**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**

**GATEWAY DISTRICT PLAN**

URBAN REDEVELOPMENT COMMISSION MEMBERS

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## Preface

Since the 1960's, the City of Stamford through its Urban Redevelopment Commission (the Commission) has undertaken successfully a program to eliminate substandard, deteriorating and blighted conditions in its central business district. By removing these conditions, the City has encouraged significant new development thereby fostering economic growth and new housing opportunities in a totally upgraded physical environment. These actions were undertaken as part of the Urban Renewal Plan for the Southeast Quadrant (Extended), a federally-assisted urban renewal project which was closed out, but not fully completed, in 1979.

One section of the central core of the City, however, was not included within the boundaries of the Southeast Quadrant urban renewal project. This area, commonly referred to as the Gateway District, lies immediately north of the Stamford Transportation Center and is bounded by Atlantic Street, North State Street, Washington Boulevard, the rear southerly border of St. John Towers, Guernsey Avenue, and Federal Street. A map clearly showing the boundaries of the Gateway District is attached to this Plan as Map #1. The District has been the subject of intensive study over the past years because of its blight and deterioration immediately adjacent to the otherwise redeveloped downtown. It gets its name because it is the "gateway" to the central business district, the link between the Stamford Transportation Center located immediately to the south and the commercial core of the City located to the east and the north.

Unfortunately, because of the deteriorated physical conditions of the area, inappropriate land use patterns, and its generally inhospitable present environment, the project area does not serve the function of a "gateway," nor does it allow for true economic growth and expansion in its current condition. With a multitude of property owners, a variety of incompatible small businesses, and a small resident population living in substandard accommodations, a planned unified redevelopment of this important project area meeting the physical, social and economic goals of the community would be impossible without it being designated as an urban renewal area under the appropriate State statutes. In this regard, after extensive and thorough investigation and analysis of the general conditions existing in this area, the Commission has determined that the Gateway District qualifies as a redevelopment and urban renewal area under Chapter 130.

By designating this project area as a redevelopment and urban renewal area, the City, acting through the Commission, will be able to undertake a variety of actions that will enable it to eliminate the blight, deterioration, and functionally obsolete buildings that exist in this section of the central business district, and to create a land resource that can be redeveloped with a balanced and integrated arrangement of new commercial structures, parking facilities, and environmental improvements including, most particularly, a well defined pedestrian walkway system that will link the Transportation center and the core areas of downtown. Achieving these goals is the purpose of this plan. Implementation of this plan, which is totally consistent with the objectives of the City's Master Plan, will revitalize this section of the central business district.

The plan will encourage significant new commercial development which will stand as the physical and visual gateway to downtown, while at the same time expanding economic opportunities for the City and its residents. Through such development, the City's economic development objectives of job growth and tax revenue generation would be substantially enhanced at a site where automobile traffic impacts would be minimized. New commercial development is entirely consistent with the trend of development in and adjacent to the project area. Besides the new office and retail

development in the central business district to the north and east of the project area, Metro Center, an 8-story office building adjoins the project area south of the Connecticut Turnpike and the railroad line, and Pitney Bowes, one of Stamford's largest employers, has its offices a few blocks further to the south.

To assure the economic development of the Gateway District for major company headquarters, financial services, and general office purposes, among others, the Gateway District has been designated a municipal development and a business development project area under the provisions of Chapter 132, Municipal Development Projects, and Chapter 5881, Economic Development and Manufacturing Assistance, respectively, of the General Statutes. The Commission has been designated a development agency for the purpose of implementing the provisions of these two chapters pursuant to Section 8-1888 of chapter 132 and Section 32-224(a) of Chapter 5881.

For purposes of clarity and consistency, the Gateway District plan and the Gateway District area are hereinafter referred to as the "Plan" and the "Project Area," respectively, rather than by the various terms for the same used in the applicable chapters of the General Statutes referred to above.

## CHAPTER 1. PROJECT AREA

### Section 101. Boundary Description

The boundaries of the Project Area, located in the City of Stamford, State of Connecticut, are shown on Map No. 1, Boundary/Property/Acquisition, dated October 1994, attached hereto, and are described as follows:

All that certain tract, piece or parcel of land situated, lying and being in the City of Stamford, County of Fairfield and State of Connecticut, said parcel of land being more particularly bounded and described as follows:

Beginning at a point formed by the intersection of the westerly streetline of Atlantic Street with the southerly streetline of Federal Street, then running along said westerly streetline of Atlantic Street, the following courses:

South 2·54'10" west, a distance of 117.220 feet to a point of curvature;

an arc distance of 155.648 feet along a tangent circular curve to the left, having a radius of 935.00 feet

to the northerly streetline of North State Street; then turning and running along said northerly streetline of North State Street, the following courses:

North 87·47'50" west, a distance of 13.658 feet;

South 64·57'40" west, a distance of 382.130 feet;

South 63·57'15" west, a distance of 94.003 feet;

South 67·21'02" west, a distance of 131.808 feet;

North 0·21'00" west, a distance of 0.975 feet;

South 65·42'44" west, a distance of 97.163 feet;

South 68·39'43" west, a distance of 109.280 feet;

North 0·49'40" west, a distance of 69.796 feet

to a point of curvature; then running along the easterly streetline of Washington Boulevard, formerly known as South Street.

an arc distance of 100.577 feet along a tangent circular curve to the right, having a radius of 65.000 feet, as depicted on a map numbered 8856 in the Stamford Land Records;

then continuing along said easterly streetline of Washington Boulevard, as laid out and depicted on a map numbered 1403 in the Stamford Land Records, the following courses:

North 0°49'41" east, a distance of 306.544 feet to a point of curvature;

an arc distance of 251.346 feet along a tangent circular curve to the right, having a radius of 427.850 feet, to a point of reverse curvature;

an arc distance of 260.554 feet along a tangent circular curve to the left, having a radius of 511.240 feet to a point of tangency;

North 5°17'11" east, a distance of 98.190 feet;

then turning and running along the easterly streetline of Washington Boulevard, and land of Saint John Urban Development Corporation, now or formerly, each in part,

South 85°46'34" east, a distance of 228,120 feet;

then turning and continuing along land of said Saint John Urban Development Corporation, now or formerly, the following courses:

South 1°15'16" west, a distance of 20.890 feet;

South 85°43'09" east, a distance of 88.224 feet;

South 6°52'29" west, a distance of 79.291 feet;

South 87°16'17" east, a distance of 19.873 feet

to land of RCB Trust Company, now or formerly; then turning and running along land of said RCB Trust Company, now or formerly, the following courses:

South 4°05'10" west, a distance of 45.07 feet;

South 0°18'10" west, a distance of 95.070 feet;

South 86°26'50" east, a distance of 20.024 feet

to the westerly terminus of Federal Street; then turning and running along said westerly terminus of Federal Street

South 0°18'10" west, a distance of 60.097 feet

to the southerly streetline of said Federal Street; then turning and running along said southerly streetline of Federal Street

South 86°26'50" east, a distance of 364.010 feet

to the point or place of beginning, containing 522,567 square feet, more or less.

The above-described parcel is shown more particularly on a map dated November 17, 1994, entitled "Map No. 3 Showing Final Configuration of the 'Gateway District' Stamford, Connecticut Prepared for the City of Stamford Urban Redevelopment Commission," which is on file at the office of the Commission.

### **Section 102. Description of Project Area**

The Project Area comprises three city blocks which contain a total of 32 parcels of land and the beds of two streets. The Project Area is predominantly unimproved with more than 75 percent of total land area devoted to various auto storage uses, including four car rental facilities, one retail car dealership, four parking lots, and an auto repair shop.

The remaining 25 percent of the land area consists of occupied and vacant single and multi-story buildings in good to poor condition devoted to office, institutional, and combinations of ground floor retail and residential use. The residential use consists of 30 small apartments and 19 rooming house units.

Several surveys conducted for the Commission over the past five years describe in detail the substandard and deteriorating condition of selected buildings in the Project Area. The old Municipal Office Building (MOB) on Atlantic Street, a vacant six-story building, is in very poor condition; its four-story Annex is unsafe for occupancy. The remaining structures south of the MOB on Atlantic Street, Guernsey Avenue, and Beehler Street, are 40 to 70 years old, generally substandard, and exhibit numerous building code deficiencies.

### **Section 103. Sources of Data**

A sanitary field review of properties located within the Project Area was conducted jointly by the Environmental Health and Housing Code Enforcement Units of the Department of Health and the findings conveyed to Mayor Thom Serrani in a memorandum dated May 6, 1991. A report on the general condition of selected buildings on Lower Atlantic, Beehler, and Guernsey Streets was submitted to the Commission of July 26, 1991 by Carl Mezoff, Architect, in association with Don Peterson, PE Collective Design Associates. The Mezoff and Peterson survey was updated by Mezoff in a report dated November 25, 1994.

## **CHAPTER 2. PROPERTY TO BE ACQUIRED**

### **Section 201. Land Acquisition**

a. Properties Designated for Acquisition:

All properties to be acquired are shown on Map No. 1, Boundary/Property/Acquisition, dated October, 1994, attached hereto. The listed properties will be acquired on or before December 31, 1999, unless this date is extended by the Board of Representatives upon request of the Commission pursuant to Section 8-128 of the General Statutes, as amended. All buildings and other structures on land to be acquired will be demolished and removed to permit the proper redevelopment for the proposed land uses set forth in this Urban Renewal Plan. No property is proposed to be acquired for rehabilitation, conservation or historical preservation.

b. Streets to be Closed or Vacated

Streets to be closed, vacated or eliminated in order to achieve urban renewal project objectives are shown on Map No. 1. As shown on that Map, Beehler Street and Guernsey Avenue will be eliminated.

c. Renewal Actions

To comply with local requirements as set forth in Chapter 4, below, and to accomplish the objectives of this Plan, the Commission will utilize the full range of renewal activities as set forth in Chapter 130 of the General Statutes, as amended, including:

- (1) acquisition of property;
- (2) interim management of acquired properties;
- (3) relocation of individuals, families and businesses;
- (4) demolition of structures and improvements;
- (5) interim use of properties acquired;
- (6) disposition at fair market value by sale, lease or transfer of property for private development in accordance with the regulations set forth in this Plan; and
- (7) site improvements, including the environmental remediation of properties currently owned by the City.

### **Section 202. Appraisals and Title Searches**

Title searches for properties to be acquired by the Commission pursuant to the Plan are available at the Commission's offices. Appraisals for properties to be acquired by the Commission have been obtained but are exempt from public disclosure under Section 1-19 (b) (7) of the General Statutes, as amended, until such time as all of the properties have been acquired.

## CHAPTER 3. LAND USE PLAN

### Section 301. Proposed Land Use

#### a. Proposed land use – general

The framework for this Plan is based upon the redevelopment of the Project Area as a planned, urban commercial development totally integrated into the existing central business district, which lies immediately adjacent to it on the north, east and west, and with the high quality office buildings represented by Metro Center and Pitney Bowes, which lie in the area abutting the highway and the railroad line immediately to the south. It also recognizes the pivotal role this site plays as the entrance to the downtown, either from the Stamford Transportation Center located just to the south or from the Connecticut Turnpike, I-95, again to the south and generally forming the southern edge of this Project Area. The Plan further recognizes the need to remove the blight, deterioration, dysfunctional and incompatible land uses as well as certain environmental conditions which now exist in this section of the downtown, and to create a land resource where major redevelopment activities can occur in such a manner as to significantly expand economic opportunities for the City all in the context of a thoroughly and carefully planned project, esthetically and physically related to the surrounding downtown.

#### b. Proposed land use – specific

The proposed land uses for the Project Area are those commercial functions which are consistent with and which will enhance the City's central business district lying immediately to the north and east of the Project Area. The specific proposed land uses are shown on Map No. 2, Proposed Land Use, dated October, 1994, attached hereto, and are set forth below:

- (1) Offices, business and professional, including, but not limited to, such functions as are required to operate or needed to service an international banking operation.
- (2) Retail shops and services of the type and nature normally found within a central business district and which are generally intended to serve the needs of the occupants of proposed and adjacent commercial strictures as well as those of the pedestrian/commuters passing through the development site itself or at the Washington Boulevard, North State Street, and Atlantic Street edges of the project area. All permitted retail uses, including eating and drinking establishments, shall be visible and directly accessible from street, sidewalk or plaza/pedestrian walkway level.
- (3) Off-street parking facilities where such use has been approved by the Commission in accordance with the standards and requirements of this Plan.
- (4) Day care facilities for children.

### Section 302. Redevelopment Standards and Controls

The purpose of this section is to establish standards, controls, guidelines, and procedures for the development of a large integrated commercial project on this particular project area. In the preparation and review of the plans for this project, all elements of the proposed development, including structures, open spaces, pedestrian walkways, curb-cuts, landscaping and any other improvements to be constructed on the site, shall be considered as one unified development undertaking, even if construction of various component(s) is to be staged over a period of time.

a. Master Site Plan

All plans submitted by the developer relating to the construction of all facilities, buildings and improvements shall conform substantially to the Master Site Plan, dated December, 1994, which is attached hereto as Map No. 3, and made a part of this Plan. The Master Site Plan (1) assures that the proposed development is properly related to surrounding development and to existing development in the adjacent central business district and (2) delineates a discrete, clearly identifiable pedestrian walkway system, linking the Stamford Transportation Center with the core area of the City's downtown located to the north and east of this project.

b. Site Planning, Architectural Guidelines, and Design Review

All site plans, architectural plans and drawings and such other documentation prepared in relation to the proposed physical development of this Project Area, including all public spaces whether open or enclosed, shall conform to the Master Site Plan and to the architectural guidelines listed herein. While the proposed developer is given wide latitude in concept, design and layout within the standards and guidelines specified in this Plan and the City's Zoning Regulations, all structures, facilities, other improvement and public areas must reflect distinguished architectural expression and techniques in order to assure attractiveness, quality and permanence.

Prior to applying to the Building Department for any permits required for any construction activity on any portion of the Project site, the developer shall submit plans, drawings, renderings, and such other graphic or written documentation as may be required by the Commission, to the Commission for its review and approval. The nature and type of plans and other drawings and material to be submitted, the time frames for such submission(s), the procedure(s) to be followed in making such submissions and the process to be undertaken by the Commission in its review and approval of said submissions shall be set forth in the Land Disposition Agreement to be executed between the Developer, the City and the Commission.

In its design of structures, facilities, other improvements of public areas, the developer shall adhere to the Design Guidelines attached to this Plan as *Exhibit A*.

c. Land Use Regulations

Besides conforming to the Master Site Plan, all facilities, structures and other improvements to be constructed in this project area shall comply with the following regulations, guidelines and procedures:

- (1) Floor Area Ratio: not to exceed 2.5 (with premium). Applicable to the entire Project Area.
- (2) Building Height: not to exceed 300 feet above mean low water. Applicable only to the three (3) high rise structures shown on the Master Site Plan.
- (3) Off-Street Parking: not less than 2.5 parking spaces for each 1000 square feet of floor area constructed. Applicable to the entire Project Area. This requirement represents an aggregate of all off-street parking to be constructed to serve all development to be completed within the Project Area.

Note: Any other development regulations or requirements for development occurring in a CC-N Zone District or any definitions pertaining to those regulations as set forth above shall conform to and be in accordance with those established in the City of Stamford Zoning Regulations.

- (4) Signage: All signage shall comply with the applicable portions of the Design Guidelines attached hereto as *Exhibit A*. Prior to the installation or application of any signage to the exterior of any building, structure or improvements erected in the project area as well as any signage to be installed in or applied to any open space, plaza or similar improvement constructed as part of this project, the developer or its authorized agent or tenant shall submit such drawings and other documentation as may be required by the Commission for its review. The Commission shall render its decision in a timely manner in accordance with provisions established for this manner in accordance with provisions established for this purpose in the Land Disposition Agreement to be executed between the Developer, the City and the Commission.

In the event of any conflict between the standards set forth herein and those contained in the Stamford Zoning Regulations, the stricter shall control.

### **Section 303. No Rehabilitation Standards and Controls**

No property within the Project Area will be subject to rehabilitation standards or controls.

### **Section 304. Interim Use of Acquired Property**

Although it is anticipated that all properties to be acquired will be demolished upon completion of relocation of building occupants and the sites utilized for construction of project improvements, interim use of acquired buildings or vacant land shall be permitted under the conditions set forth herein.

- a. With the approval of the Commission upon the submission and review of such documentation as it may require, a building or structure which has been acquired by the developer and which is scheduled for demolition may be retained and used by the developer and/or its contractor(s) as a site field office to house such staff as is required to supervise and otherwise oversee construction activities occurring within this Project Area. No portion of any building retained under this paragraph may be

leased or otherwise occupied by any entity other than those specified herein above and approved by the Commission. During the period of the buildings' retention, it and its surrounding area are to be kept in a safe and sanitary condition in accordance with such standards as may be established by the Commission. No rehabilitation of the building may be undertaken except as is required to conform such building to any code requirements of the City of Stamford and to any requirements established by the Commission. No storage of construction materials shall be permitted within the building or immediately adjacent to it. Upon completion of the construction activities for which this building was retained or no later than a date established by the Commission, the building shall be demolished.

- b. With the approval of the Commission upon submission and review of documentation as set forth in the Land Disposition Agreement, property may be used on a temporary basis for off-street parking, provided such parking is only made available to the following categories of users and landscaped in accordance with the general standards set forth herein:
- (1) Categories of permitted parking users: construction workers employed on the site, developer's employees or representatives, employees working in any building(s) completed on the project site and visitors thereto, commuters using the Stamford Transportation Center.
  - (2) General development standards: All areas to be used for interim (temporary) off-street parking facilities shall be landscaped and screened, particularly where they abut public rights-of-way such as sidewalks and streets and where they abut private property outside of this Project Area so as to minimize the visual impact of such facilities. All such areas shall be paved with an impervious surface, lighted, provide proper drainage to prevent water run-off to adjacent properties and rights-of-way, be adequately fenced and secured to prevent unauthorized usage during evening and other non-business hours, and maintained at all times in a clean and safe manner. No permanent structures are to be constructed other than a booth at the entrance/exit to each area to serve as a control point or a place to collect parking fees. Any fencing to be installed shall be concealed by landscaping. No razor wire or similar material shall be permitted.

## **CHAPTER 4. RELATIONSHIP OF PLAN TO LOCAL, REGIONAL, AND STATE OBJECTIVES**

### **Section 401. Local Objectives**

Local objectives are contained in Stamford's plan of development consisting of the 1984 Master Plan Amendment adopted by the Planning Board in 1985, and the Master Plan Addendum adopted by the Planning Board in 1987.

The Master Plan Amendment, as amended, assigns the Project Area to the use category (8D) COMMERCIAL, Central Business District. The description of this category states, in part:

The most intensive development area of the City. Intended is a full array of retail, office, cultural, recreation and residential uses serviced by mass transportation and integrated pedestrian access systems, both at grade and above grade, enhanced by up-to-date lighting, seating, planting, signage, etc., to assure a desirable mixing and interaction of people and activities.

The Master Plan Addendum encourages mixed uses, enhancement of the pedestrian connection from between the Transportation Center and the rest of the Central Business District and ground level retail uses among other matters. It also suggests the integration of the existing auto rental outlets with a remote parking site, an effort currently underway.

The Project Plan has been designed to achieve the goals and objectives of Stamford's plan of development, consisting of the Master Plan, described above, and other studies regarding the development and improvement of the Central Business District. Specifically, these goals and objectives include:

1. the elimination of substandard, deteriorating and functionally obsolete structures that exert a blighting influence on the area;
2. the elimination of environmental deficiencies by providing a land area for a balanced and integrated arrangement of commercial land uses consistent with the downtown character of the area and the goals of the City's Master Plan;
3. the re-establishment and revitalization of the downtown as a viable Central Business District through the development of key parcels for extensive commercial use;
4. the development of an improved pedestrian walkway system in order to properly serve the existing and proposed commercial areas;
5. the enhancement of the Stamford Transportation Center and its integration into the Central Business District through greatly improved pedestrian facilities;
6. the development of new commercial areas that will add to the City's tax base, as well as provide job opportunities and advancement for Stamford residents;

7. the development of public spaces that will enhance and serve the needs of downtown commercial uses;
8. the integration of new development with existing development in the Central Business District; and
9. the creation of an urban design for the area which will reflect the characteristics of location and site configuration in the design of new structures, pedestrian circulation systems and the spatial environment created by the placement of buildings, streets and roadways and other forms of open space and promotion of a high standard of design of buildings, signs, open spaces and other urban amenities.

The land use controls proposed by this Plan are entirely consistent with those of Stamford's plan of development.

#### **Section 402. Regional Objectives**

Regional objectives are contained in The Second Regional Plan 1983 adopted in 1983 by the Southwestern Regional Planning Agency. This is the current regional plan of development for the region from Greenwich on the west to Westport and Weston on the east. The Regional Plan recognizes Stamford as the regional center, describing it as: "The regional and cultural center of the region, characterized by a concentration of headquarters, major department and other retail stores, theaters, and art galleries." It encourages the concentration of economic development and employment growth in the Region's centers, accessible to mass transit and mixed use with ground level retail development.

The development to be achieved by the implementation of this Plan is consistent with the regional plan of development.

#### **Section 403. State Objectives**

State objectives are contained in Conservation and Development, Policies Plan for Connecticut 1992-1997 prepared by the State's Office of Policy and Management. This Plan contains several relevant goals and objectives:

To promote the economy, the State Plan states: "Provide incentives and support for the location of large-scale regionally significant employment concentrations in Urban Centers ..." and "Promote economic development activities which are consistent with the transportation system and which offer alternatives such as reverse commutation and mass transit."

To encourage energy conservation, the State Plan says: "Encourage energy efficient revitalized urban centers, higher densities in public transportation centers and along corridors..."

To promote transportation through supportive land use policies, the State Plan emphasizes directing new development to transit accessible locations and states: "Encourage regional and local plans and State projects to foster intensive land use at stations..."

The objectives of this Plan are consistent with, and in furtherance of, State planning objectives, as highlighted above, in that the Plan promotes economic development and job growth in a concentrated area adjoining the Stamford Transportation Center, and links this rail transit center through a well-defined pedestrian walkway system to the downtown business district. In addition, the Plan is not inimical to any state-wide planning program objectives of the State or state agencies.

## **CHAPTER 5. OBLIGATION OF DEVELOPERS**

### **Section 501. Plan Controls**

The following controls on redevelopment are hereby imposed and shall be implemented for the duration of the Plan by appropriate disposition instruments:

- a. The Redeveloper and its successors in interest shall devote such real property to the uses specified in this Plan for such area and shall not devote such real property to any other uses.
- b. The Redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable time, to be specified in the disposition instrument.

### **Section 502. Obligation to Build**

The Redeveloper shall be obliged, under the terms of the disposition instrument, to carry out certain specified improvements in accordance with this Plan.

### **Section 503. Disposition of Property by Redeveloper**

Until the improvements required under the Land Disposition Agreement are completed, the Redeveloper will not be permitted to dispose of the real property or of its interest in the real property except upon such terms as the Commission may impose in such Land Disposition Agreement. The Redeveloper may dispose of all or any part of its interest in the Project Area upon the completion by the Redeveloper of all the required improvements, rebuilding and redevelopment work, and the disposition instrument may contain a provision to this effect.

### **Section 504. Non-discrimination Policy**

The Redeveloper represents and covenants that it is the Redeveloper's policy not to discriminate against any employee or applicant for employment because of race, creed, color, religion, sex or national origin, and the Redeveloper further covenants that, in the construction of the improvements provided for in this Plan, the redeveloper will not discriminate against any employee or applicant for employment or contractor because of race, creed, color, religion, sex, or national origin.

## CHAPTER 6. ZONING

### **Section 601. Existing Zoning**

As shown in Map No. 4, Existing Zoning, the Project Area is located in a C-G General Commercial Zoning District as defined in the Zoning Regulations of the City of Stamford. The regulations applicable to a C-G zone permit a variety of office, retail, other commercial, restaurant and entertainment uses, among others. The allowed floor area ration is 1.8 and the maximum permitted building height is 100 feet, except that if the proposed development meets certain criteria of the regulations, an FAR of 2.2 and height of 125 feet may be permitted.

### **Section 602. Proposed Zoning**

This Plan proposes that the Zoning Regulations be amended to redesignate the Project Area as CC-N Central City District North, as shown in Map No. 5, attached hereto. The area abutting the Project Area to the north and the area across Atlantic Street to the east is presently designated CC-N. The area across Washington Boulevard to the west is C-G. The area immediately to the south, directly under the elevated section of the Connecticut Turnpike, is an M-L Light Industrial District, while the area adjacent to the Transportation Center, across the Turnpike, North and South State Streets, and the railroad tracks, is an M-G General Industrial District.

While the permitted uses under the Zoning Regulations are very similar for the C-G and CC-N districts, greater building height and density are permitted in a CC-N District. In a CC-N District, the Regulations allow an FAR of 2.0 and a maximum height of 290 feet above mean low water as established by the U.S. Coastal and Geodetic Survey. A FAR of 2.5 and a height of 300 feet above mean low water are allowed in a CC-N District if the applicable criteria are met. These CC-N controls are entirely consistent with the controls of this Plan.

This amendment to the Zoning Regulations effectively will extend the boundaries of the existing CC-N district lying to the north and east of the Project Area to include the Project Area. This will permit the more intensive use of land permitted by the CC-N regulations in an area with the highest opportunity to take advantage of mass transit because of its adjacency to the Transportation Center. Thus, the City's economic development objectives of job growth and tax revenue generation would be substantially enhanced at a site where automobile traffic impacts would be minimized.

In the event of any difference between the land use controls of this Plan and the Zoning Regulations, the more restrictive shall apply.

### **Section 603. Zoning Variance**

No zoning variance or special exception shall be granted by the Zoning Board of Appeals of the City of Stamford for any property in the Gateway Project Area unless the applicant for such variance or special exception or the Board itself has obtained the written opinion of the Commission concerning its effect on the achievement of the objectives of the Plan, and no such variance or special exception would violate a specific standard, control or limitation of this Plan. Any zoning variance or special exception granted in violation of this section shall be invalid and of no force and effect.

**Section 604. Issuance of Building Permits**

Except as may be otherwise provided in a land disposition agreement, no permit or certificate of occupancy for the construction, alternation, repair or modification of any building or structure in the Project Area shall be issued by the Building Official of the City of Stamford unless the plans for such construction, alteration, repair or modification have been submitted to the Commission and the Commission has delivered to the Building Inspector its written opinion that, insofar as the work to be performed pursuant to such plans may be covered by the provisions of this Plan, such work meets the requirements of and is in accordance with the provisions of this Plan and is approved. A permit or certificate of occupancy issued without such written opinion shall be invalid and of no force and effect.

## CHAPTER 7. RELOCATION OF PROJECT OCCUPANTS

### Section 701. General

The relocation program of the Commission is more fully set forth in the document, "Relocation Plan for the Gateway District Project." This Relocation Plan is available for public inspection at the offices of the Commission. The following information is set forth to comply with the Connecticut statutory requirements concerning the relocation of project occupants and to provide the Board of Representatives with sufficient information to find that the proposed relocation is feasible.

### Section 702. Families and Individuals to be displaced by the Proposed Improvements

A survey of the project area in November 1994 identified 49 households that could possibly be displaced as a result of acquisitions scheduled to occur under the project timetable. All 49 households reside on the block bounded by Atlantic, No. State, Guernsey, and Federal Streets. The unit type, size, and number of households disclosed by the survey are as follows:

Table 2. Households to be Displaced

<u>Unit Type</u>	<u>Size (sq. ft.)</u>	<u># of Households</u>
1 bedroom	536	12
1 bedroom	488	6
Efficiency	280	12
<u>Single room occupancy</u>		<u>19</u>
Total		49

### Section 703. Businesses and Nonprofit Agencies to be displaced by the Proposed Improvements

The project will require the relocation of 49 businesses and nonprofit agencies. The location and number of these nonresidential occupants are as follows:

Table 3. Nonresidential Displacement

<u>Block</u>	<u>Occupants</u>
Atlantic/No. State/Guernsey/Federal	13
Guernsey/No. State/Washington/Beehler	28
<u>Guernsey/Beehler/Washington/Parcel 31</u>	<u>8</u>
Total	49

### Section 704. Availability of Relocation Housing

According to the Comprehensive Housing Affordability Strategy (CHAS) for the City of Stamford for the period October 1, 1991 to September 30, 1996 and Annual Housing Strategy for 1994, the City contains a total of 6,928 efficiency and one bedroom rental units, of which 1,600 (23%) are public or government-assisted housing units. The number of vacant efficiency and one bedroom rental units, as reported in the CHAS, is 627 units or 9% of the total.

The initial relocation survey conducted by the Commission disclosed that the 49 households in question are paying rents at or slightly below current fair market rentals for comparable dwelling units.

In view of the financial and other assistance that will be available to qualifying households displaced by project actions, as explained in the project's Relocation Plan, it is reasonable to conclude that there are sufficient suitable living accommodations within the City of Stamford for the 49 households at rentals within their financial reach.

**Section 705. Availability of Facilities for Displaced Businesses and Nonprofit Agencies**

The Commission intends to collect and maintain on continuous basis current information on the availability, costs and floor size of comparable relocation sites for displaced businesses and nonprofit agencies. An explanation of the relocation services and financial payments that will be available to qualifying nonresidential occupants displaced by project actions may be found in the Project's Relocation Plan.

## **CHAPTER 8. FINANCE AND ADMINISTRATION**

### **Section 801. Financial Responsibility of Redeveloper**

The Redeveloper shall provide to the Commission and City the funds reasonably necessary to enable the City and the Commission to perform their obligations under the Plan as more particularly set forth in the Land Disposition Agreement. The scope of the Redeveloper's financial responsibility, as set forth in the Land Disposition Agreement, includes without limitation all costs of consultants, studies and reports, tests, appraisals, and architectural, engineering and legal services, and for the acquisition of real property whether by deed or exercise of the power of eminent domain, the relocation of the occupants of acquired property and their personal property, the costs (less rental income) of maintaining and operating property acquired pursuant hereto, and the construction of public works, but excluding all costs of the City and Commission for the services and normal expenses of their officers and employees.

### **Section 802. Administrative Plan**

The Commission shall be responsible for administering the Gateway Plan and Project Area, subject to the terms and conditions of the Land Disposition Agreement.

## **CHAPTER 9. ECONOMIC BENEFIT AND OTHER FINDINGS**

### **Section 901. Projected Tax Yield**

Table 4, presented below, prepared by the Office of Economic Development, City of Stamford, projects the annual real estate taxes that will be generated by the Project over a 10-year period running from fiscal year 1995-96 through 2004-5. This shows total cumulative taxes for the 10-year period attributable to the project slightly in excess of \$25 million.

Table 4. Projected Real Estate Taxes (000s): Phases 1-3

	<u>Required</u>	<u>Additional Improvements</u>		
	<u>Improvements</u>			
	<u>Phase 1*</u>	<u>Phase 2*</u>	<u>Phase 3*</u>	<u>TOTALS</u>
1994-95 base	289	71	71	435
1995-1996	364	155	81	600
1996-1997	358	152	87	597
1997-1998	760	157	90	1,007
1998-1999	1,683	173	99	1,955
1999-2000	1,734	178	102	2,014
2000-2001	1,790	577	105	2,472
2001-2002	1,976	1,274	116	3,366
2002-2003	2,032	1,310	120	3,462
2003-2004	2,094	1,350	763	4,207
<u>2004-2005</u>	<u>2,314</u>	<u>1,492</u>	<u>1,686</u>	<u>5,492</u>
Total	15,105	6,818	3,249	25,172
Cumulative (1995-2005)				

\*Under the terms of the Land Disposition Agreement, the Redeveloper is obliged to construct the improvements for which taxes are projected in column 1, referred to as Phase 1. The Redeveloper intends, but is not obliged, to construct the improvements for which taxes are projected in columns 2 and 3, referred to as Phases 2 and 3.

Table 5, also prepared by the Office of Economic Development, compares the current tax yield, inflated over the next ten years, with the projected taxes attributable to the entire project, including Phases 2 and 3. This table shows a total increment to the City of nearly \$19.7 million over the ten year period.

Table 5. Real Estate Taxes (000s): Total Projected Increment

	<u>As Is</u>	<u>Proposed Uses</u>	<u>Increment</u>
1994-1995 (Base)	435	435	-0-
1995-1996	435	600	67
1996-1997	433	597	72
1997-1998	446	1,007	561
1998-1999	493	1,955	1,462
1999-2000	508	2,014	1,506
2000-2001	523	2,472	1,949
2001-2002	578	3,366	2,788
2002-2003	595	3,462	2,867
2003-2004	613	4,207	3,594
2004-2005	677	5,492	4,815
Total Increment (1995 – 2005)	5,301	25,172	19,681
Tax Increment <u>Multiplier</u>			4.75

In addition to real estate taxes, Swiss Bank is expected to generate nearly \$5 million annually in personal property taxes on furniture, fixtures and equipment.

**Section 902. Projected Employment**

Phase 1 of the Project is expected to generate no less than 2,000 new, permanent jobs. This projection was made for purposes of space planning and applies to employees that occupy work stations in a typical office environment. Swiss Bank, the developer, anticipates that these jobs will fall within the job categories listed in the following page:

<b>Job Categories</b>	<b>Employees</b>
Trading	627
Trading Support	148
<b>SBC</b>	
Senior Management	18
Financial Institutions & Trade Finance Group (FITFIN)	69
Credit Risk Management	18
Controlling Group	82
Operating Group	535
Corporate Finance	215
Equity Banking	5
Corporate Audit	15
Human Resources	56
Legal	9
Trading Systems/MIS	24
Finance	21
Emerging Markets	44
<b>SBC Capital Markets Inc.</b>	
Senior Management	10
Corporate Finance	79
Controlling	18
Compliance	9
Legal	12
Trade Processing	105
O'Connor & Assoc./KK & Co.	81
<b>TOTAL</b>	<b>2,200</b>

The average salary of the employee listed above is approximately \$80,000. The average salary of employees in non-exempt categories is estimated at approximately \$50,000. The numbers of such employees are not yet available.

### **Section 903. Housing Availability**

Table 6, below, is drawn from the 1990 Census of Population of Housing: Summary Social, Economic, and Housing Characteristics. Connecticut (1990 CPH-5-8). It provides a summary view of the number, costs, and vacancy rates for owner-occupied and rental housing units in Stamford and the three contiguous Connecticut towns of Darien, Greenwich and New Canaan.

According to U.S Census data for 1990, there were 1,252 vacant sales units in the 4-town contiguous area with a median value ranging from \$295,700 in Stamford to \$334,200 in Greenwich. In addition, there were 1,473 vacant rental units, nearly 80 percent located in Stamford, with median rents, exclusive of utilities, ranging from \$794 in Stamford to \$1,000 in Darien and New Canaan.

Table 6. Housing Availability: Number, Cost, Vacancies

	Stamford	Contiguous Towns			Totals
		Darien	Greenwich	New Canaan	
Total # Housing Units	44,279	6,653	23,515	6,856	81,303
Total # Owner/Occup.Units	24,275	5,491	15,049	5,141	49,956
Vacancy rate (%)	1.9	2.1	3.6	2.6	
Vac # (derived)	461	115	542	134	1,252
Total# Rental Units	17,670	913	7,143	1,356	27,082
Vac rate (%)	6.5	3.4	3.5	3.2	
Vac # (derived)	1,149	31	250	43	1,473
Median rent (excl. of utilities) #	794	1,000	951	1,000	

The numbers displayed in table 6 underline the fact that housing costs are very high in Fairfield County, in general, and in the four subject towns, in particular. It is anticipated that the private real estate market will respond without difficulty to the housing needs of employees in the salary ranges for positions listed in Section 902, above. For non-exempt employees with salaries of approximately \$50,000, it is anticipated that affordable housing, sales and rental, will be available in Stamford and just outside the contiguous area, including Norwalk and the towns in the lower Housatonic Valley, among others. The fact that the Project Area abuts a busy commuter rail line terminal significantly expands the accessibility to employees of moderate and lower priced housing to the east and west of the contiguous area.

**Section 904. Other Required Statutory Findings**

On the basis of information submitted to it in documents presented at the public hearing, and/or reported in this Plan, the Commission finds that: (i) the land and buildings within the boundaries of the Project Area will be used principally for economic base business purposes or business support services as spelled out in more detail in Section 301(b), above; (ii) the project will contribute to the public and economic welfare of the municipality and the state principally through the proposed land use, incremental real estate and personal property taxes, and new jobs generated; (iii) the objectives of this Plan are consistent with State planning objectives, as noted in Section 4.03, above, and not inimical to any state-wide planning program objectives of the state or state agencies; and (iv) to carry out and administer the project, public action under Chapters 130, 132, and 5881, sections 32-220 to 32-234, inclusive of the General Statutes, as amended, is required.

## **CHAPTER 10. COMPLIANCE WITH STATUTORY PLAN REQUIREMENTS**

### **Section 1001. Statutory Plan Requirements**

Authority to initiate and take actions required to implement this Plan is provided under Chapters 130, 132 and 5881 of the General Statutes, as amended. Each Chapter lists the required contents of a plan adopted pursuant to its provisions. The relevant requirements for each Chapter, including both the redevelopment and urban renewal plan requirements of Chapter 130, are recited below:

### **Section 1002. Chapter 130. Redevelopment**

Section 8-125 of the General Statutes provides that:

A “redevelopment plan” shall include: (1) a description of the redevelopment area and the condition, type and use of the structures therein; (2) the location and extent of the land uses proposed for and within the area, such as housing, recreation, business, industry, schools, civic activities, open spaces or other categories of public and private uses; (3) location and extent of streets and other public utilities, facilities and works within the area; (4) schedules showing the number of families displaced by the proposed improvement, the method of temporary relocation of such families, the availability of suitable living accommodations at prices and rentals within the financial reach of such families and located within a reasonable distance of the area from which they are displaced; (5) present and proposed zoning regulations in the redevelopment area; and (6) any other details including financial aspects of redevelopment which, in the judgment of the Commission authorized herein, are necessary to give it adequate information ...

This Plan includes all the foregoing.

### **Section 1003. Chapter 130. Urban Renewal**

Section 8-142 of the General Statutes provides that:

Any urban renewal project undertaken pursuant to Section 8-141 shall be undertaken in accordance with an urban renewal plan for the area of the project. As used in this part, an urban renewal plan means a plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvement and rehabilitation as may be proposed to be carried out in the area of the urban renewal project, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan’s relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

This Plan conforms with these requirements.

**Section 1004. Chapter 132. Municipal Development Projects**

Section 8-189 of the General Statutes provides that:

The Project Plan shall include: (a) a legal description of the land within the project area; (b) a description of the present condition and uses of such land or building; (c) a description of the types and locations of land uses or building uses proposed for the Project Area; (d) a description of the types and locations of present and proposed streets, sidewalks and sanitary, utility and other facilities and the types and locations of other proposed site improvements; (e) statements of the present and proposed zoning classification and subdivision status of the project area and the areas adjacent to the project area; (f) a plan for relocating project area occupants; (g) a financing plan; (h) an administrative plan; (i) a marketability and proposed land use study or building use study if required by the commissioner; (j) appraisal reports and title searches; (k) a statement of the number of jobs which the development agency anticipates would be created by the project and the number and types of existing housing units in the municipality in which the project would be located, and in contiguous municipalities, which would be available to employees filling such jobs and (l) findings that the land and buildings within the project area will be used principally for industrial or business purposes; that the plan is in accordance with the plan of development for the municipality adopted by its planning commission and the plan of development of the regional planning agency, if any, for the region within which the municipality is located; that the plan is not inimical to any state-wide planning program objectives of the state or state agencies as coordinated by the secretary of the office of policy and management; that the project will contribute to the economic welfare of the municipality and the state; and that to carry out and administer the project, public action under this chapter is required.

This Plan conforms with these requirements.

**Section 1005. Chapter 5881. Economic Development and Manufacturing Assistance**

Section 32-224(b) of the General Statutes provides that:

Such plan shall include: (1) a legal description of the real property within the boundaries of the project area; (2) a description of the present condition and uses of such real property; (3) a description of the types and locations of land uses or building uses proposed for the project area; (4) a description of the types and locations of present and proposed streets sidewalks and sanitary, utility and other facilities and the types and locations of other proposed project improvements; (5) statements of the present and proposed zoning classification and subdivision status of the project area and the areas adjacent to the project area; (6) a plan for relocating project area occupants; (7) a financing plan; (8) an administrative plan; (9) an environmental analysis, marketability and proposed land use study, or building use study if required by the commissioner; (10) appraisal reports and title searches if required by the commissioner; (11) a description of the economic benefit of the project, including the number of jobs which the implementing agency anticipates

would be created or retained by the project, estimated property tax benefits and the number and types of existing housing units in the municipality in which the project would be located, and in contiguous municipalities, which would be available to employees filling such jobs and (12) a finding that (A) the land and buildings within the boundaries of the project area will be used principally for manufacturing or other economic base business purposes or business support services; (B) the plan is in accordance with the plan of development for the municipality, if any, adopted by its planning commission and the plan of development of the regional planning agency, if any, for the region within which the municipality is located; (C) the plan is not inimical to any state-wide planning program objectives of the state or state agencies as coordinated by the secretary of the office of policy and management; and (D) the project will contribute to the economic welfare of the municipality and the state and that to carry out and administer the project, public action under sections 32-220 to 32-234, inclusive, is required.

This Plan conforms with these requirements.

## **CHAPTER 11. PROVISION FOR MODIFICATION AND TERMINATION**

### **Section 1101. Modification**

In accordance with the General Statutes of the State of Connecticut, this Plan may be modified at any time by the Commission, provided, if modified after the lease or sale of real property in the Project Area, the modification must be consented to by the Redeveloper or Redevelopers of such real property or its successor or their successors in interest as are affected by the proposed modification. Where the proposed modification will substantially change this Plan as previously approved by the Board of Representatives, the modification must similarly be approved by the Board of Representatives.

### **Section 1102. Termination**

This Plan and/or any modification hereof shall be in full force and effect for a period of thirty (30) years from the date of first approval of this Plan by the Board of Representatives of the City of Stamford. The termination of this Plan under this provision shall not affect the provisions of Section 504 hereof prohibiting discrimination.

## **CHAPTER 12. SEVERABILITY OF PROVISIONS OF THIS PLAN**

### **Section 1201. Severability**

In the event that any phrase, clause, sentence, paragraph, provision or section of this Plan is held to be illegal, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court, such illegality or unconstitutionality shall not affect the validity of any of the remaining parts of this Plan.