

RESOLUTION NUMBER _____
**RESOLUTION OF THE URBAN REDEVELOPMENT COMMISSION OF THE CITY
OF STAMFORD AMENDING THE REDEVELOPMENT AND URBAN RENEWAL
PROJECT PLAN FOR THE MILL RIVER CORRIDOR PROJECT**

WHEREAS, the City of Stamford, Connecticut, Urban Redevelopment Commission (the “Commission”) has been empowered in accordance with the provisions of Part I (redevelopment and Part II (urban renewal) of Chapter 130 of the General Statutes of the State of Connecticut (hereinafter “Chapter 130”) 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 October 11, 2001, approved the Project Plan (the “Plan”) for the Mill River Corridor Project (the “Project”), subject to the approval of the Board of Representatives of the City of Stamford, Connecticut; and

WHEREAS, on November 7, 2001, the Board of Representatives of the City of Stamford, Connecticut, approved Resolution 2668 thereby approving the Plan and has approved various modifications to the Plan thereafter; and

WHEREAS, in order to (1) modify the size of the minimum permissible Hotel/Residential/Commercial redevelopment site from 60,000 square feet to 40,000 square feet; (2) make certain technical modifications to conform the Plan with the Zoning Regulations of the City and provide flexibility in the application process; (3) remove the small triangular Rippowam Place Park and Rippowam Place from the maps of properties to be acquired and depicting the development site (MRCP-7 & MRCP-8); and (4) eliminate Rippowam Place from the list of streets designated to be discontinued, 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

WHEREAS, the Commission has determined that the Proposed Amendment is not a Substantial Change to the Plan, after consultation pursuant to Section 1001 of the Plan, and as such does not require the approval of the Board of Representatives as the proposed plan change is generally within the essential concepts of the approved plan; is not substantial in scope; does not create a material change affecting a basic element of the approved plan and is, therefore, a minor amendment to the Plan; and

WHEREAS, the Proposed Amendment was posted on the Commission’s website on or about **DATE**; and

WHEREAS, the Proposed Amendment was prepared in cooperation with officials of agencies of the City of Stamford, Connecticut; and

WHEREAS, the Redeveloper affected by the Proposed Amendment (as defined in Section 8-125(5) of the Connecticut General Statutes and described in Section 8-136 of the Connecticut General Statutes and Section 1001 of the Plan) has approved said Proposed Amendment; and

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

WHEREAS, on **DATE** following notice published in the Stamford Advocate (on **DATE** and **DATE**), the Commission held a Public Hearing at which time all persons wishing to be heard with respect to the amendment had an opportunity to do so; and

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

WHEREAS, the Proposed Amendment provides that:

1. The minimum Hotel/Residential/Commercial redevelopment site will be modified by reducing it from 60,000 square feet to 40,000 square feet; and;
2. Certain technical modifications will be implemented to conform the Plan with the current Zoning Regulations of the City and provide flexibility in the application process; and
3. Remove the small triangular Rippowam Place Park and Rippowam Place from the maps of properties to be acquired and depicting the development site (MRCP-7 & MRCP-8);
4. Rippowam Place will be eliminated from the list of streets designated to be discontinued; and

WHEREAS, on **DATE**, the Planning Board issued a written opinion confirming that the Plan as modified by the Proposed Amendment is consistent with the plan of conservation and development of the City (the Master Plan); and

WHEREAS, members of this Commission have personal knowledge of the Mill River Corridor Project Area and particularly the portions affected by the Proposed Amendment; and

WHEREAS, it is in the public interest, consistent with the historical use of the properties in the Mill River Corridor Project Area and consistent with the Plan and with Chapter 130 of the General Statutes of the State of Connecticut to so amend the Plan.

NOW, THEREFORE, be it resolved by the Urban Redevelopment Commission of the City of Stamford, Connecticut, that:

1. All of the findings, declarations and resolutions approving the Urban Redevelopment Plan for the Mill River Corridor Project and approving previous amendments of the Plan, 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.

2. The eligibility conclusions contained in Section 103 of the Plan and in Resolution 2668, that the Project Area qualifies as a Redevelopment and Urban Renewal area under the provisions of Chapter 130, remain correct and appropriate.
3. It is hereby found and determined that:
 - a. The Plan as modified by the Proposed Amendment will continue 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 urban redevelopment and renewal plans and includes sufficient details to give this Commission adequate information.
 - b. The Project Area of the Plan, as modified by the Proposed Amendment, qualifies as a redevelopment area pursuant to Part I (Redevelopment) and an urban renewal area pursuant to Part II (Urban Renewal) of Chapter 130 of the General Statutes of the State of Connecticut.
 - c. The carrying out of the Plan and Proposed Amendment will result in materially improving the conditions of the Project Area.
 - d. The Plan and Proposed Amendment do not displace families and in any event sufficient living accommodations are available within a reasonable distance of the Project Area or provided for in the Plan at prices or rentals within the financial reach of residents in the Project Area.
 - 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 cannot be feasibly integrated into the overall Plan.
 - i. The Proposed Amendment does not require acquisition by eminent domain and any acquisition necessary for the implementation of the Plan is for public park purposes and affordable housing purposes.

- j. The Plan and Proposed Amendment are not for the primary purpose of increasing local tax revenues.
- k. The Plan and Proposed Amendment, to the greatest extent feasible, afford maximum opportunity consistent with the sound needs of the City of Stamford as a whole to redevelop the Mill River Corridor Project Area by private enterprise.
- l. The Proposed Amendment does not change the general purposes or objectives of the Plan as previously adopted by this Commission.

IT IS FURTHER RESOLVED, that the Proposed Amendment of the Project Plan for the Mill River Corridor Project is hereby approved and that such Plan is hereby amended and restated as set forth in Exhibit A attached hereto.

IT IS FURTHER RESOLVED, that the Plan for the Mill River Corridor Project, as modified by the Proposed Amendment (the “Amended Plan”) be and hereby is in all respects approved as a redevelopment and urban renewal plan pursuant to Part I and Part II of Chapter 130 of the General Statutes of the State of Connecticut.

IT IS FURTHER RESOLVED, that this resolution shall become effective on **DATE**.

Approved _____

EXHIBIT A
Proposed Text and Map Changes to the MRCP Project Plan

1. Amend Section 402.b.2.(i) to modify the minimum area of a redevelopment site, as follows:
 - (i) The minimum area of a redevelopment site shall be ~~forty~~~~sixty~~ thousand (640,000) square feet. In general, sites should encompass development blocks delineated on Map MRCP-8, Prop. Land Use.
2. Amend Section 402.b.2.(iii) to conform the maximum residential density to the Stamford Zoning Regulations, as follows:
 - (iii) The maximum residential density shall conform to the standards set forth in Article III, Section 9-1 (Mill River District) of the Stamford Zoning Regulations, as may be amended from time to time.~~be one hundred twenty-five (125) dwelling units per acre (minimum 350 square feet of lot area per dwelling unit).~~
3. Amend Section 402.b.2.(v) to modify the open space requirement, as follows:
 - (v) To serve residential development, a minimum of one hundred (100) square feet of usable open space per dwelling unit shall be provided on the lot, which open space may be at grade or as specified in (vi), below. On sites which directly abut public open space ~~in the Mill River corridor~~, this requirement may be waived by the Commission.
4. Amend Section 402.b.2.(vii) to modify the setback requirements, as follows:
 - (vii) Building setbacks shall conform to Article III, Section 9-1 (Mill River District) of the Stamford Zoning Regulations, as may be amended from time to time.~~Buildings shall be set back not less than five (5) feet and not more than twenty-five (25) feet from the right-of-way line of any street.~~
5. Amend Section 402.b.2.(viii) to modify the parking requirements, as follows:
 - (viii) ~~Not less than one and one-quarter (1.25) off-street parking spaces per dwelling unit shall be provided for residential development. Required parking for non-residential uses shall be as stipulated in §402 g., herein below.~~ Parking shall conform to Article III, Section 9-1 (Mill River District) of the Stamford Zoning Regulations, as may be amended from time to time.

6. Delete Section 402.f, as follows:

f. Required Parking

~~Except as provided hereinabove, parking for all uses shall be provided as may be required by zoning regulations as they may be established, amended and applied by the Zoning Board of the City of Stamford, CT., or as stipulated by the Zoning Board.~~

7. Amend Section 402.b.2(vii) to permit high quality renderings in lieu of models, as follows:

- (a) Application shall be made to the Zoning Board for any project involving new development or redevelopment in the Mill River Corridor Project Area. All applications shall be public documents subject to public inspection, and shall include an architectural scale model of the proposed project and its environs at a scale not smaller than 1"=50'; provided however, the Commission may permit the substitution of high quality renderings in lieu of a model when it deems appropriate. In addition to other referrals which the Zoning Board may make, the Zoning Board shall refer such application to the Commission. The Commission shall review the application for consistency with the provisions and objectives of this Project Plan, and shall identify such elements or aspects of the application as may be found insufficiently consistent. The Commission may recommend such modifications as the Commission may find to be more consistent with the provisions and objectives of the Project Plan.

8. Delete Section 601.a(vi), as follows:

~~(vi) — All of Rippowam Place between Main Street and Washington Boulevard.~~

9. Delete that portion of Section 603.a which eliminates the triangular Rippowam Place Park, as follows:

~~In order to establish a strong urban "edge" for the proposed park expansion between Main Street and West Park Place west of Washington Boulevard, the small triangular park bounded by Main Street, Rippowam Place and Washington Boulevard is to be relocated and consolidated into the larger body of parkland.~~

10. Amend the Plan by adding a new map entitled “The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project Tax Land Acquisition Map” dated DATE as Exhibit ”MRCP-7.”
11. Amend the Plan by adding a new map entitled “The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project Tax Proposed Land Use” map dated DATE as “Exhibit ”MRCP-8.”