

**DRAFT
RESOLUTION NO. 2020-01**

**RESOLUTION OF THE CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION, MAKING MINOR MODIFICATIONS
TO THE GATEWAY DISTRICT PLAN**

WHEREAS, on January 9, 1995, the City of Stamford Urban Redevelopment Commission (hereinafter referred to as the “Commission”) approved an urban renewal plan, a municipal development plan and an economic development plan for the Gateway Area known as the “Gateway District Plan” (hereinafter referred to as the “Plan”); and,

WHEREAS, on March 1, 1995, the Board of Representatives of the City of Stamford, Connecticut approved the Plan; and,

WHEREAS, the City of Stamford, and the City of Stamford Urban Redevelopment Commission accepted and followed a Memorandum of Understanding (MOU) between the State of Connecticut and Swiss Bank Corporation, New York Branch (“SBC”) entered on September 21, 1994 for the construction of a new facility resulting in the creation of a minimum of 2,000 new jobs with a minimum of 563,000 gross square feet of office and ground floor retail space, known as Phase 1; and,

WHEREAS, pursuant to Article VI The Improvements, in Section 6.2 of the MOU, Additional Improvements, “SBC (the Redeveloper) intends...to construct from time to time Future Phases Improvements up to the maximum amounts permitted on the Project Site by the Plan and the Stamford Zoning Regulations;” and,

WHEREAS, under Article VII Plans and Plan Review, Section 7.3 Additional Improvements Construction Documents, allows “the Redeveloper (SBC)...to construct additional improvements...”; and,

WHEREAS, the City of Stamford, and the City of Stamford Urban Redevelopment Commission entered a Land Disposition Agreement (LDA), on April 11, 1995 with “SBC” for the construction and completion of Phase 1 of a 3 Phase Development in accordance with the Gateway District Plan pursuant to provisions of Chapters 130, 132 and 5881 of the Connecticut General Statutes as approved by the City of Stamford Planning Board on January 9, 1995, City of Stamford Board of Representatives on March 1, 1995 and the Connecticut Commissioner of Economic Development on March 2, 1995 incorporates language in this document within the Closeout Agreement and Land Disposition Agreement entered on April 11, 1995; and ,

WHEREAS, the 12 acre site allows for approximately 1,304,418 sq. ft. of building development; and

WHEREAS, there is still potential for additional development on the site as part of Phase 2 and Phase 3 of the LDA; and,

WHEREAS, development of Phase 2 and Phase 3 is permissible in “The Improvements” and Gateway District Plan as a minor change; and,

WHEREAS, Article VI and Article VII, as referenced aforementioned, allow for Additional Improvements, as well as, for Plans and Plan Review; and,

WHEREAS, the Commission modified Exhibit A (Design Guidelines) of the Plan on June 8, 1995 in Resolution No. 411, and again on March 13, 1997 in Resolution No. 416; and,

WHEREAS, the Commission modified Map #3 (Master Site Plan) and Exhibit A (Design Guidelines) of the Plan by motion on October 11, 2018 in Resolution No. 2018-1, to permit a new vehicular drop-off area on Washington Boulevard; and,

WHEREAS, the Commission now wishes to further modify the Plan to remove ambiguities and conform the Plan to both the Master Plan Category and zoning changes enacted since the Plan’s adoption in 1995; and,

WHEREAS, the proposed amendments include revisions to Chapter 3 (Land Use Plan) Section 301 (Proposed Land Use) and Section 302 (Redevelopment Standards and Controls), Exhibit A (Design Guidelines), and the addition of notes for clarification on Map #2 (Proposed Land Use Map) and Map #3 (Master Site Plan); and

WHEREAS, the amendments to Chapter 3 concern permitting mixed-use development in the District, updating the building height and off-street parking requirements to align with the existing standards in the CC-N zoning district, and incorporating Zoning Board review and approval into future revisions of the Master Site Plan.

WHEREAS, the proposed amendments to Exhibit A concern building use and incorporating Zoning Board review into modifications of building use, building bulk, parking and loading, height and setbacks, and updating same to align with the existing standards in the CC-N zoning district.

WHEREAS, these modifications are consented to by the property owner and redeveloper of the redevelopment project area affected by the proposed modification; and,

WHEREAS, a copy of the modifications to the Plan was posted to the Commission’s website for public inspection on January 9, 2020, and maintained on the website thereafter; and,

WHEREAS, a copy of the modifications to the Plan was referred to the South Western Regional Planning Agency on January 9, 2020; and,

WHEREAS, a copy of the modifications to the Plan was referred to the City of Stamford planning Board on February 2, 2020; and,

WHEREAS, the Commission held a public hearing on the proposed modifications to the Plan on February 13, 2020, legal notice of which was published in the Stamford Advocate on January 27, 2020 and February 6, 2020; and,

WHEREAS, at said public hearing, any persons or organizations desiring to be heard with respect to the Plan were given the opportunity to be heard; and,

WHEREAS, at said public hearing, testimony and evidence was accepted from, or on the part of, all persons or organizations wishing to submit testimony, both oral and documentary, which testimony is herein incorporated by reference; and,

WHEREAS, On January 22, 2020, WestCOG found the proposal is of local interest and with minimal intermunicipal impact; and,

WHEREAS, on February 4, 2020, the City of Stamford Planning Board found the proposed revisions to be consistent with the City of Stamford Master Plan 2015-2025; and,

WHEREAS, the URC held a public hearing on Thursday, February 13, 2020 at 4:30 PM in the URC Office Conference room; and

WHEREAS, it is in the public interest and consistent with the Plan and with chapters 130, 132 and 588L of the Connecticut General Statutes to so amend the Plan.

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

1. The text of the Plan as previously approved by this Commission and the Board of Representatives is modified as follows:
 - a. Chapter 3 (Land Use Plan), Sections 301 (Proposed Land Use) and Section 302 (Redevelopment Standards and Controls), are superseded and replaced with the language appended to this Resolution as Exhibit A;
 - b. Map #2 (Proposed Land Use Map) is superseded and replaced with the Map titled "Map #2, Proposed Land Use Map" revised February 13, 2020, appended to this Resolution as Exhibit B;
 - c. Map #3 (Master Site Plan) is superseded and replaced with the Map titled "Map #3, Master Site Plan" revised February 13, 2020, appended to this Resolution as Exhibit C;

d. Exhibit A to the Plan (Design Guidelines) is superseded and replaced with the Design Guidelines, revised February 13, 2020, appended to this Resolution as Exhibit D.

2. URC Commissions requires that the developer provide a full traffic study, at the time they submit their site plan for review by the Zoning Board and the URC.
3. URC Commission finds that these amendments to the Plan are both minor in nature and do not substantially affect the purposes of the Plan, as originally adopted in 1995.
4. URC Commission finds that these amendments to the Plan remove ambiguities in the Plan and align its standards with the current zoning standards of the CC-N zoning district, enacted since the Plan's adoption in 1995.
5. URC Commission finds that these amendments to the Plan are necessary and appropriate to further the planning goals of the City of Stamford Master Plan 2015-2025, enacted since the Plan's original adoption in 1995.
6. URC Commission finds, with these amendments, the Plan continues to adhere to the statutory plan requirements and findings detailed in Chapter 10 of the Plan, which remain unchanged.
7. The Chairman, or the Executive Director, if so directed, is authorized to perform such actions as may be required to carry out the intent of this resolution.

The above Resolution was (Approved or Denied) by voice vote, during a Meeting of the Urban Redevelopment Commission held on Tuesday, March 17, 2020. The above Resolution shall take effect upon enactment.

By: _____
James Huerta, Secretary and Treasurer