

**SANDAK HENNESSEY & GRECO** LLP  
C O U N S E L O R S   A T   L A W

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Susan R. Briggs\*  
Brian A. Daley\*  
Patrick J. Hanna\*  
Adam P. Redder  
Lisa R. Louer\*

\*Also Admitted in New York

June 9, 2010

**VIA ELECTRONIC & REGULAR MAIL**  
*hday@ci.stamford.ct.us*

Harry Day, Chairman  
Land Use-Urban Redevelopment Committee  
Stamford Government Center  
888 Washington Boulevard  
Stamford, Connecticut 06901

Re: ***75 Tresser Boulevard, Stamford, CT***  
***SG Stamford LLC***

Dear Representative Day:

I represent SG Stamford LLC, owner of the above property, generally known as the Advocate Building. As I believe you know, we have filed a formal application with the Urban Redevelopment Commission to change the Mill River Corridor Plan. The changes are described in the enclosed letter from me to Rachel Goldberg dated April 16, 2010.

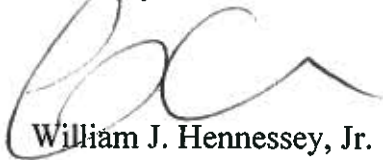
We have met with the URC Staff and are in agreement that the requested changes qualify as a "Substantial Change" under Chapter 10 of the Project Plan. Accordingly, approval from both the Board of Representatives and URC is required in order to accomplish the requested change. In order for that to happen, the URC must hold a formal hearing. Although there may not be a requirement that the Land Use Committee hold a formal hearing, it is my general sense that your committee would nonetheless do so. It was suggested by Attorney Goldberg that the URC hearing be a joint hearing between your committee and the Urban Redevelopment Commission; and, frankly, that idea seems efficient and logical to my client.

The purpose of this letter is to advise you of the above and to request that this matter be placed on the agenda for the next Land Use/URC Committee for discussion. Parenthetically, I would note that if a hearing were to be held, the third week in July would be the earliest time in which to do so as the URC must notice in various means.

Harry Day, Chairman  
Land Use-Urban Redevelopment Committee  
June 9, 2010  
Page 2

As always, thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'WJH', is written over the word 'Sincerely,'.

William J. Hennessey, Jr.

cc. Annie Summerville  
Pauline S. Rauh  
Randall Skigen  
Andrew Montelli  
Alex Ching  
Richard Redniss  
Rachel Goldberg, Esq.

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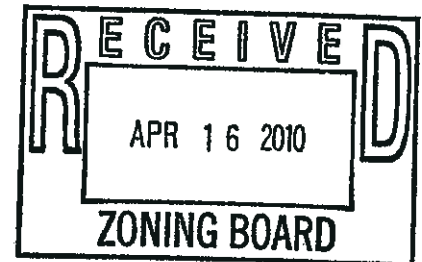
\*Also Admitted in New York

April 16, 2010

Via Hand Delivery

Attorney Rachel Goldberg  
Urban Redevelopment Commission  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

**Re: SG Stamford LLC**  
**75 Tresser Boulevard, Stamford, CT**



Dear Attorney Goldberg:

Further to our meeting last month and our subsequent conversations, I am writing in order to formally confirm my client's request that the Urban Redevelopment Commission amend the Mill River Corridor Project Plan. Specifically, my client seeks to modify MRCP Map Number 8 so that the subject parcel, 75 Tresser Boulevard, is removed from the "Commercial" Use Category and recategorized as "Hotel/Residential/Commercial". Further, my client proposes to modify a portion of the text within Section 402(d), "Below Market Rate Dwelling Unit Standards (Hotel/Residential/Commercial Use Category)" in a manner which makes it consistent with the Below Market Rate Dwelling Unit standards set forth in City of Stamford Zoning Regulations, as amended.

Enclosed please find ten (10) copies of the following materials for the Commission's review:

- A plan entitled, "Mill River Corridor Project Proposed Land Use Map Change", prepared by Redniss & Mead and dated April 7, 2010;
- A document entitled, "Proposed Changes to the Mill River Corridor Project Plan Text" proposing amendments to Section 402(d) of same; and
- A copy of the proposed MRD Text Change to the Zoning Regulations

We look forward to reviewing these materials with you and the Commission at your next scheduled meeting. In the meantime, should you have any questions, please do not hesitate to contact me.

Page 2 of 2  
Ms. Rachel Goldberg  
April 16, 2010

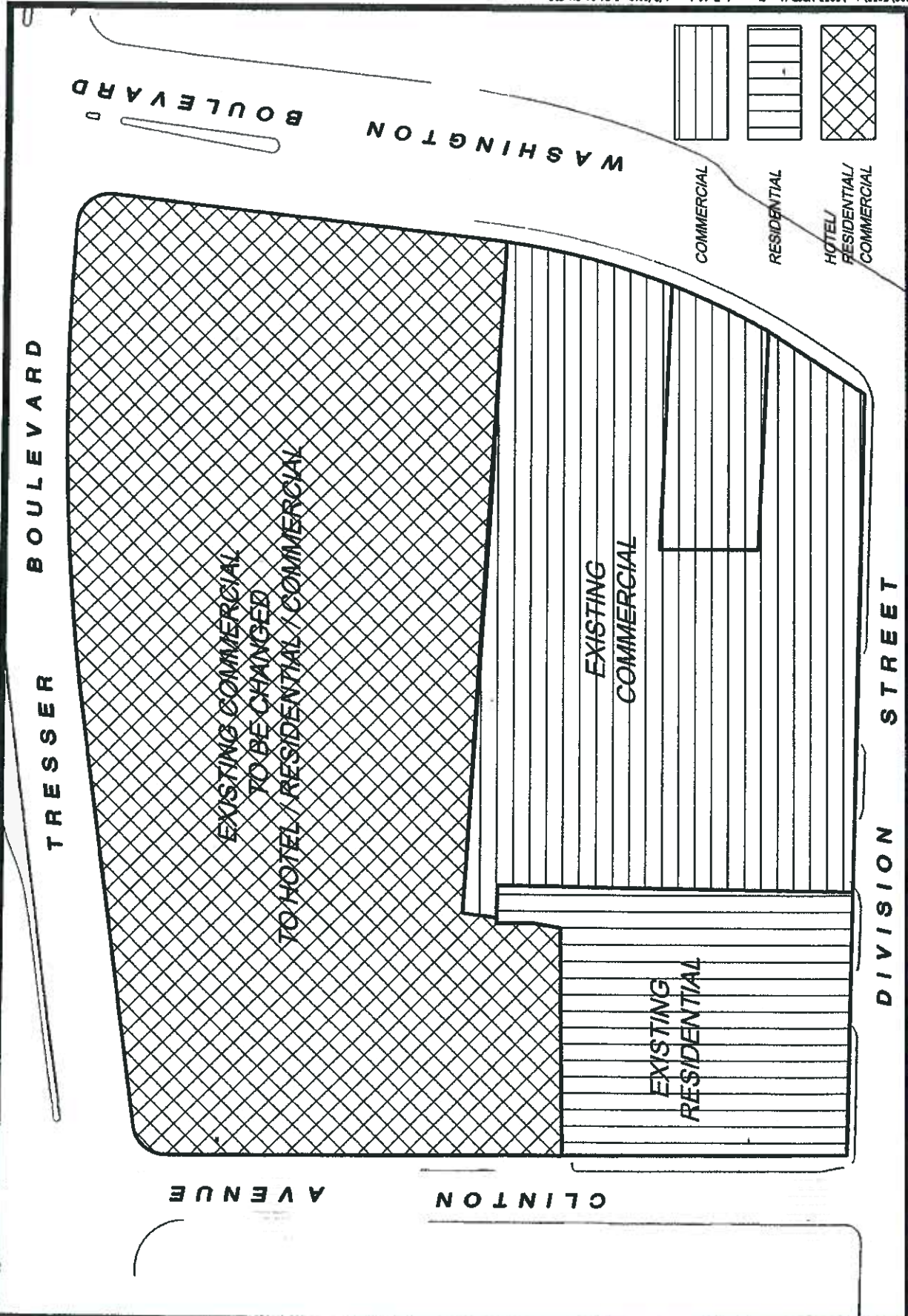
Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'W' followed by a horizontal line that extends to the right and then curves back up to meet the 'W'.

William J. Hennessey, Jr.

WJH

cc: Development Team  
Kip Bergstrom  
Norman Cole  
Robin Stein  
Todd Dumais



**MILL RIVER CORRIDOR PROJECT  
PROPOSED LAND USE MAP CHANGE**

DATE: 4-7-10  
SCALE: 1"=80'

COMM. NO.: 5633E-1

**Redniss & Mead**  
ENGINEERS · SURVEYORS · PLANNERS · WWW.REDNISSMEAD.COM  
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## Proposed Changes to the Mill River Corridor Project Plan Text

### I. Amendments to MRCP MAP:

Map No. MRCP-8, "Proposed Land Use": Amend Map to reflect change of Land Use designation from "Commercial" to "Hotel/Residential/Commercial", see attached exhibit entitled, "Mill River Corridor Project Proposed Land Use Map Change" prepared by Redniss & Mead and dated April 7, 2010.

### II. Amendments to MRCP Text:

#### Chapter 4, Land Use Plan, Section 402 (d) Standards and Regulations Applicable to Below Market Rate Dwelling Unit Standards (Hotel/Residential/Commercial):

##### d. Below Market Rate Dwelling Unit Standards (Hotel/Residential/ Commercial Use Category)

Every applicant shall submit a complete and detailed plan describing the creation, management and operation of Below-Market-Rate Dwelling Units (the "Affordability Plan") to the Commission and the Zoning Board for approval. The Mayor shall designate an Agency or Department of the City to provide oversight review of Affordability Plan compliance.

Each residential redevelopment, and each residential component of a mixed- or multi-use development, shall provide ~~on the site~~ not less than 9% of its residential units as below-market-rate affordable units according to the following: standards set forth in Article III, Section 9-I (Mill River District), subsection 7 (c) of the City of Stamford Zoning Regulations, as may be amended from time to time.

~~1. 4% of dwelling units to be developed on any site, in the same distribution of unit sizes as pertains to the entire proposed development, shall be affordable to households earning not more than 25% of the Stamford Area Median Income. In addition;~~

~~2. 3% of dwelling units to be developed on any site, in the same distribution of unit sizes as pertains to the entire proposed development, shall be affordable to households earning not more than 50% of the Stamford Area Median Income. In addition;~~

~~3. 2% of dwelling units to be developed on any site, in the same distribution of unit sizes as pertains to the entire proposed development, shall be affordable to households earning not more than 60% of the Stamford Area Median Income.~~

4- Below Market Rate Dwelling Units shall be well distributed among the market-rate units in any development, and shall be maintained as affordable for so long as the building and/or the development exists. In the event of development as, or conversion to, for-sale housing, provision shall be made in deeds to carry out and effectuate this obligation, which provisions shall be subject to the review and approval of the chief legal officer of the City of Stamford.

Reference is directed to the "Survey of Current Population and Housing," which is annexed to this Project Plan as *Exhibit B*. Each redevelopment must demonstrate how it contributes to the fulfillment of the requirements for affordable housing as set forth in *Exhibit B*. Units set aside as Below Market Rate Dwelling Units pursuant to this Section 402.d shall be fully interchangeable with market-rate units of comparable configuration (e.g. 2-bedroom) as to square footage, appliances and amenities provided. Below Market Rate Dwelling Units shall include parking spaces in conformity with the applicable regulations of this Project Plan.