

EXHIBIT A

Proposed Text Change to the Stamford Zoning Regulations

Amend Article III, Section 9-I Mill River District (MRD), subsection 7, as follows:

7. Mixed-Use Commercial Development

In order to encourage land zoned C-G General Commercial to be developed for residential purposes, the following special standards shall apply to parcels that are zoned C-G for at least 50% of their site area and where commercial use does not exceed a floor area ratio of 0.30 and is limited to ground floor retail and service uses accessible to the general public:

- a) The total floor area ratio for all uses shall not exceed three (3.0), excluding ground floor retail and service uses and excluding portions of parking structures that do not exceed twenty-five (25) feet above grade (excluding parapet walls) and are suitably screened from pedestrian views.
- b) Building height shall not exceed 125 feet.

c) The total area occupied by principal structures shall not exceed sixty-five percent (65%) of the site. Portions of parking structures and other accessory structures may cover an additional twenty percent (20%) of the site, as described in subsection 3(e) above.

ed) All projects shall satisfy the Below Market Rate (BMR) standards set forth in Subsection 5 Article III Section 7.4 above, except that the required number of BMR units shall be calculated as six nine percent (69%) of the total number of dwelling units at fifty percent (50%) of the Area Median Income pursuant to Article III Section 7.4-C-4(f).

Example: Site Area = 64,861 sq. ft. (C G) + 18,566 sq. ft. (R H)
Total MRD Dwelling Units = 244
Required BMR Units = 6% x 244 = 15 BMR units