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July 28, 2010

HAND DELIVERED

Mr. Christopher L. Bergstrom, Executive Director  
Urban Redevelopment Commission  
888 Washington Boulevard, 9<sup>th</sup> Floor  
Stamford, Connecticut 06904

Re: Proposed Amendment to the Mill River Corridor Project Urban Redevelopment  
Plan – Opinion Letter of the Stamford Planning Board

Dear Mr. Bergstrom:

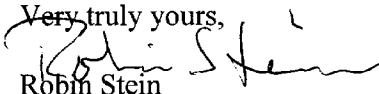
A Proposed Amendment to the Mill River Corridor Project Urban Redevelopment Plan was presented to the Stamford Planning Board at its Regular Meeting held on July 27, 2010. The Proposed Amendment will:

- Permit the development of multi-family residential uses on all properties in the “Commercial” land use category rather than recategorize the property at 75 Tresser Boulevard from Commercial to Hotel/Residential/Commercial as initially proposed by the Redeveloper/Property Owner;
- Require compliance with the Below Market Rate (“BMR”) Dwelling Unit Standards set forth in section 402.d of the Plan; and
- Amend the BMR Dwelling Unit Standards in section 402.d of the Plan to make the Plan consistent with a proposed text change to Article III, Section 9-1, subsection 7(c) (the BMR standards for the Mill River District) of the City of Stamford Zoning Regulations.

The Planning Board reviewed the Proposed Amendment (and the initial proposal by the Redeveloper/Property Owner) and determined that it is consistent with the City of Stamford Master Plan (the City’s plan of conservation and development).

A copy of the Proposed Amendment to the Plan and the proposed text change to the Stamford Zoning Regulations are attached to this opinion letter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robin Stein". The signature is written in a cursive style with a large initial "R".

Robin Stein

Land use Bureau Chief

cc: Representative H. Day  
R. Goldberg, Esq.  
W. Hennessey, Esq.

**Proposed Amendment to the Mill River Corridor Project Urban Redevelopment Plan:**

1. Revise and amend Section 401.b(vi), as follows:

Commercial

Land designated on map MRCP-8 as “Commercial” shall be developed or redeveloped, or shall remain if previously so developed, for commercial and/or multi-family residential uses in accordance with Section 402.b below

2. Revise and amend the first sentence of Section 402(c), as follows:

Below Market Rate Dwelling Unit Standards (Except Hotel/Residential/Commercial and Commercial Use Category Categories)

3. Revise and amend the first sentence of Section 402(d), as follows:

Below Market Rate Dwelling Unit Standards (Hotel/Residential/ Commercial and Commercial Use Category Categories)

4. Revise and amend Section 402(d), as follows:

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. ...

## **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~~