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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



*Also Admitted in New York

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

April 12, 2010

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

Re: Text & Map Change Application

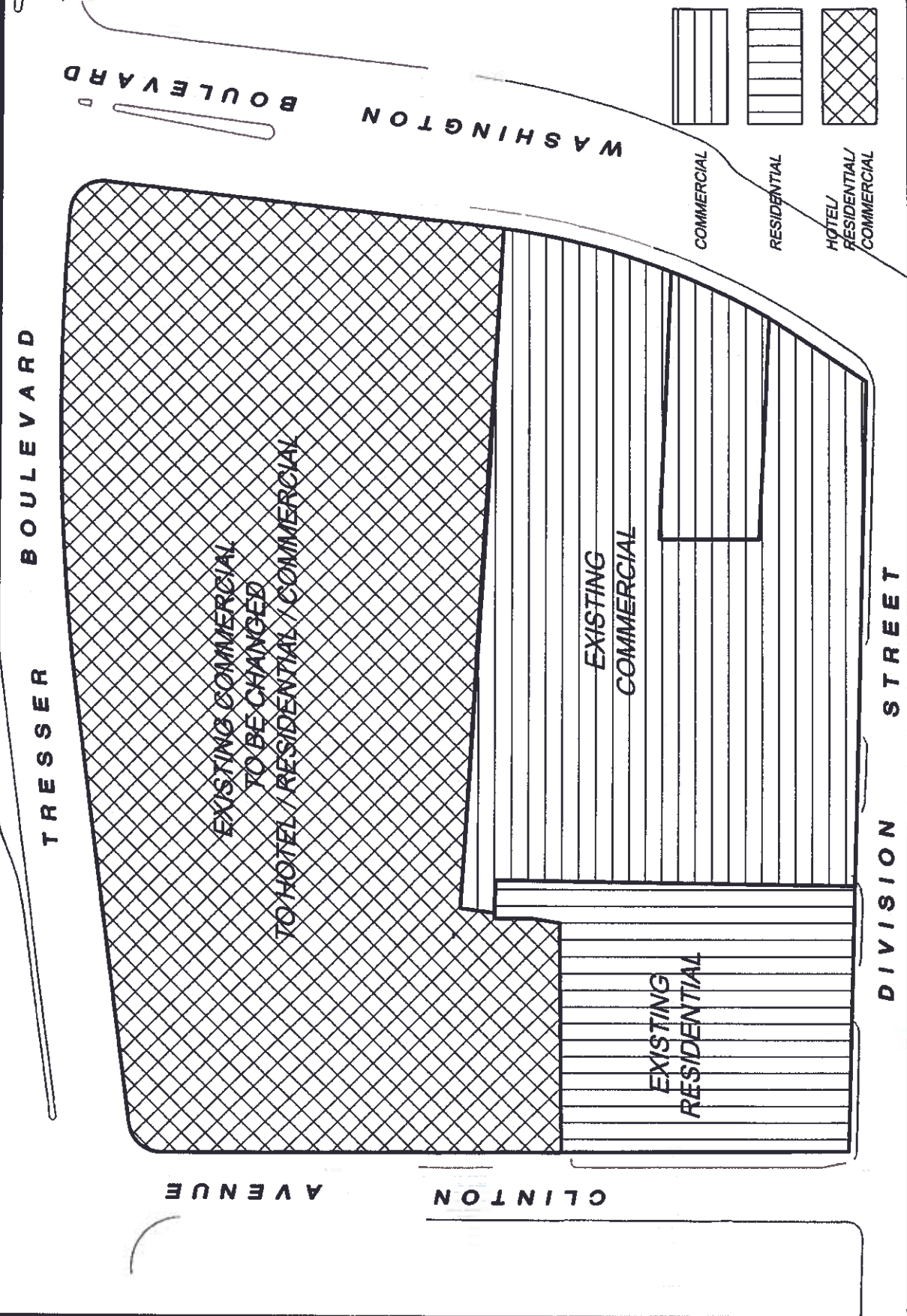
Dear Ms. Goldberg:

SG Stamford LLC hereby authorizes Attorney William J. Hennessey, Jr. and Attorney Jacqueline Olschan Kaufman of Sandak Hennessey & Greco LLP, with offices located at 707 Summer Street, Stamford, CT to act as our agents in connection with the enclosed Text and Map Change application. Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in black ink, appearing to read "Barry P. Marcus", with a long horizontal line extending to the right.

Barry P. Marcus
Authorized Signatory



**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
22 FIRST STREET · STAMFORD, CONNECTICUT 06905 · 203-327-4500



DIVISION STREET

TRESSER BOULEVARD

WASHINGTON BOULEVARD

CLINTON AVENUE

	COMMERCIAL
	RESIDENTIAL
	HOTEL / RESIDENTIAL / COMMERCIAL

EXISTING COMMERCIAL
TO BE CHANGED
TO HOTEL / RESIDENTIAL / COMMERCIAL

EXISTING
COMMERCIAL

EXISTING
RESIDENTIAL

EXISTING COMMERCIAL

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 9-1 (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.