

CITY OF STAMFORD, CONNECTICUT
URBAN REDEVELOPMENT COMMISSION

URBAN RENEWAL PLAN

FOR THE

SOUTHEAST QUADRANT (EXTENDED)
URBAN RENEWAL PROJECT
CONN. R-43

URBAN REDEVELOPMENT COMMISSION

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AMENDED BY THE URBAN REDEVELOPMENT COMMISSION:

Through May 10, 2007, November 29, 2005, June 7, 2004, February 13, 2001, June 5, 2000, March 4, 2000, June 11, 1998, February 2, 1998, November 13, 1997, June 26, 1996, July 13, 1995, January 12, 1995, November 10, 1993, October 5, 1992, September 10, 1992, May 14, 1992, June 16, 1988, April 26, 1988, March 7, 1988, January 1, 1988, November 12, 1987, May 18, 1987, October 26, 1983, August 11, 1983, November 17, 1982, April 10, 1980, May 11, 1978, January 13, 1977, May 28, 1975, July 19, 1973, April 21, 1971, September 16, 1968, April 13, 1967, March 8, 1967, May 25, 1965, April 23, 1963.

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SECTION I – DESCRIPTION OF PROJECT

1. Boundaries

The Southeast Quadrant (Extended) Urban Renewal Area is bounded as follows:

Beginning at a point formed by the intersection of the northerly boundary line of Broad Street as proposed to be widened with the northeast abutment of the Broad Street bridge; thence proceeding in an easterly direction along the said northerly boundary line of Broad Street, a distance of approximately 1900 feet more or less, to a point formed by its intersection with the westerly boundary line of property belonging now or formerly to the Estate of Louis Brown; thence proceeding in a northerly direction along said westerly boundary line, a distance of approximately 18 feet more or less, to a point formed by its intersection with the northerly boundary line of said premises; thence proceeding in an easterly direction along said northerly boundary line, a distance of approximately 107.34 feet more or less, to its intersection with the westerly boundary line of Suburban Avenue; thence proceeding in an easterly direction across Suburban Avenue to its easterly boundary line; thence proceeding in an easterly direction along the northerly boundary line of property belonging now or formerly to the Estate of Yetta Epstein, a distance of approximately 110.2 feet more or less, to its intersection with the easterly boundary line of said premises; thence proceeding in a southerly direction along said easterly boundary line to its intersection with the northerly boundary line of property belonging now or formerly to Winter, Inc.; thence proceeding in an easterly direction along said northerly boundary line, a distance of approximately 208.2 feet more or less, to the westerly boundary line of Grove Street; thence proceeding in an easterly direction across Grove Street to a point formed by the intersection of the easterly boundary line of Grove Street as proposed to be widened with the southerly boundary line of Ridge Street; thence proceeding in a southerly direction along the said easterly boundary line of Grove Street to its intersection with the northerly boundary line of property belonging now or formerly to James L. Karl; thence proceeding in an easterly direction along said northerly boundary line to its intersection with the easterly boundary line of said premises; thence proceeding in a southerly direction along said easterly boundary line a distance of approximately 92 feet more or less, to its intersection with the southerly boundary line of said premises; thence proceeding in a westerly direction along said southerly boundary line to its intersection with the easterly boundary line of property formerly of Six-Seventy-Six Main Street Realty Corporation now of the City of Stamford; thence proceeding in a southerly direction along said easterly boundary line, a distance of approximately 150 feet more or less to its intersection with the northerly boundary line of Main Street; thence proceeding in an easterly direction along said northerly boundary line, a distance of approximately 300 feet more or less; thence proceeding in a southerly direction across Main Street to the easterly boundary line of Hawthorne Street; thence proceeding in a southerly direction along said easterly boundary line to its intersection with the northerly boundary line of Elm Street; thence proceeding in an easterly direction along said northerly boundary line to its intersection with the southerly boundary line of North State Street; thence proceeding in a westerly direction along said southerly boundary line to its intersection with the westerly boundary line of Atlantic Street; thence proceeding in a

northerly direction along said westerly boundary line to its intersection with the southerly boundary line of property of YMCA of Stamford; thence proceeding in a westerly direction along said southerly boundary line to its intersection with the easterly boundary line of Guernsey Street; thence proceeding in a westerly direction across Guernsey Street to its westerly boundary line; thence proceeding in a northerly direction along said westerly boundary line to its intersection with the southerly boundary line of property now or formerly of Willow Realty Corp; thence proceeding in a westerly direction along said southerly boundary line to its intersection with the westerly boundary line of said premises; thence proceeding in a northerly direction along said westerly boundary line to its intersection with the southerly boundary line of property now or formerly of Dorothy H. Urwin et al; thence proceeding in a westerly direction along said southerly boundary line to its intersection with the southerly boundary line of property now or formerly of Charles E. Moore; thence proceeding in a westerly direction along said southerly boundary line to its intersection with the easterly boundary line of South Street; thence proceeding in a westerly direction across South Street to its westerly boundary line; thence proceeding in a northerly direction along said westerly boundary line as proposed to be widened to its intersection with the southerly boundary line of Rippowam Place; thence proceeding in a westerly direction along said southerly boundary line to its intersection with the easterly boundary line of Relay Place; thence proceeding in a northerly direction across Main Street to the northerly boundary line of Main Street; thence proceeding in an easterly direction along said northerly boundary line to its intersection with the westerly boundary line of River Street; thence proceeding in a northerly direction along said westerly boundary line to its intersection as proposed to be widened with the southerly boundary line of property now or formerly of Margaret Webb et al; thence proceeding in a westerly direction along said southerly boundary line, a distance of approximately 77 feet more or less, to its intersection with the westerly boundary line of said premises; thence proceeding in a northerly direction along said westerly boundary line to its intersection with the westerly boundary line of property now or formerly of Summer, Inc.; thence proceeding in a northerly direction along said westerly boundary line to its intersection with the northerly boundary line of said premises; thence proceeding in an easterly direction along said northerly boundary line, a distance of approximately 100 feet more or less, to its intersection with the easterly boundary line of River Street as proposed to be widened; thence proceeding in a northerly direction along said easterly boundary line to its intersection with the southerly boundary line of Broad Street; thence proceeding in a northerly direction across Broad Street to the point or place of beginning.

A map entitled "Amended Acquisition Map," dated March 7, 1988, is herewith incorporated in this document as Amended Exhibit "A."

This map generally identifies, among other things:

- (1) The boundaries of the Urban Renewal Project area;
- (2) Those areas proposed for conservation and those proposed for clearance and redevelopment;

- (3) Those properties which are proposed to be acquired, except under certain conditions as set forth in subsequent sections of this document; and
- (4) Those properties which are proposed not to be acquired in whole or in part, except under certain conditions as set forth in subsequent sections of this document and which, therefore, are subject to conservation standards.

However, in no instance is this map to be construed as defining precisely the square footage of land area either to be acquired or not to be acquired.

2. Description of Condition, Type and Use of Structures in the Project Area

There are approximately 550 structures in the project area (424 to be acquired and cleared) of which 308 were predominantly residential (56% - 276 to be acquired) and 245 nonresidential in character. The impression of the area is thus one of predominantly residential character but with substantial commercial, but in some cases industrial occupancy, particularly of ground-floor space.

A detailed survey of 80% of the structures in the project area (clearance and conservation areas) indicated that 91% of the buildings surveyed were of non-fireproof type. The typical wood frame dwelling type was 39% of the buildings surveyed. The multi-family house tended to dominate as a form of residential structure, although there were 53 one- and two-family structures comprising 19% of the residential structures.

Of the buildings surveyed, 39.4% were found to be in a serious physical condition; that is, either deteriorated or structurally dilapidated. An additional 47.7% were found subject to serious deferred maintenance. Widespread functional obsolescence was also found with 68 of the structures, or 15.6% deficient in both sanitary facilities and central heating. Of those surveyed, 69 buildings, or 15.8%, were deficient in central heating alone, while another 48 buildings were deficient in sanitary facilities alone.

An overwhelmingly high proportion of the residential structures, 97.8%, were rated substandard. Some 60.9% of the nonresidential structures were similarly classified. Summary totals indicated that there were 405 substandard residential and commercial structures comprising 73% of all of the buildings in the Southeast Quadrant Area, including the area designated for conservation.

3. Renewal Actions

A. Statement of Local Objectives

It is the purpose of this Urban Renewal Project to implement the recommendations of the Stamford Planning Board that the blight and deterioration existing in the central area of the city be eliminated and that this area of the city be restored as the vital heart of the City of Stamford.

This purpose will be achieved by:

- (1) Firstly, correcting such deteriorating and blighting influences as substandard housing, incompatible land uses, inadequate parking and traffic circulation periodic flooding, and ineffective utilization of land which are damaging the vitality and economic and social welfare of the central core of the City of Stamford, by attacking the causes of these conditions, and
- (2) Secondly, designing and constructing the public improvements and facilities necessary to provide the physical environment that will make it possible for the full economic and social potential of this central core of the city to be realized by intense development and multi-use.

B. Actions of the Urban Redevelopment Commission

To accomplish these local objectives, the full range of renewal activities contemplated by Chapter 130 of the Connecticut General Statutes, as amended, and Title I of the Housing Act of 1949, as amended, will be used, including:

- (1) The acquisition of property;
- (2) The interim management of acquired properties;
- (3) The relocation of individuals, families and businesses;
- (4) The demolition of structures and improvements;
- (5) The interim use of properties so acquired;
- (6) The establishment of imposition of standards for the conservation of structures and properties;
- (7) The abandonment of unnecessary, inadequate or outmoded public improvements, utilities and facilities;
- (8) The construction, reconstruction and maintenance by the appropriate City department or agency, of public improvements, utilities and facilities as shown on Amended Exhibit "B, and as described in Section II-2-E, "Public Uses";
- (9) In a limited number of instances, not exceeding 100, or 5%, of the total number of dwelling units in the project area, for demonstration purposes, the conservation for dwelling use or related facilities and subsequent disposition of property; and
- (10) The disposition at fair value by sale, lease or transfer of property for public or

private development or for conservation, in accordance with the Urban Renewal Plan as set forth herein.

SECTION II – LAND USE PLAN

1. Land Use Map

An amended map entitled “Proposed Land Use,” dated March 7, 1988, and attached hereto as Amended Exhibit “B,” is herewith incorporated in this document.

This map generally identifies, among other things:

- (1) The proposed location of major thoroughfares, public streets, rights of way;
- (2) The proposed location of institutional and other special purpose public and private uses;
- (3) Other permitted categories of land use and their relationship to each other; and
- (4) Existing properties to remain subject to compliance with conservation standards.

However, in no instance is this map to be construed as defining precisely the location or land area, or the number and size of parcels into which the area will be subdivided for purpose of sale, lease or transfer.

2. Land Use Provisions and Building Requirements Statement of Purpose

The following permitted land uses, public improvements and facilities, controls and regulations are designed to effectuate the renewal of this Urban Renewal Area and make it a major integrated area devoted to residential, commercial, industrial and public uses as a designed component of the Central Business District.

Specifically, one of the major purposes of the Urban Renewal Plan is to provide a physical environment which will attract the investment of private capital to this Central Business District, so that the social and economic potential of the city may be realized.

To this end, it is stated that:

All buildings, structures, arrangement of uses, landscaping, etc., erected, constructed or rehabilitated in the project area shall be of a design consistent with the purpose and character of the area set forth in this plan. In order to carry out this objective, the Urban Redevelopment Commission shall require that all plans for buildings, structures, arrangement of uses, landscaping, signs, paving, etc., must be approved by the Urban Redevelopment Commission before such construction may take place.

The Urban Redevelopment Commission, hereinafter referred to as “the Commission,” shall have the right to review such site and building plans on the basis of:

- (1) Conformity with the specific controls and requirements herein set forth;
- (2) Architectural or aesthetic compatibility of proposed structural or landscaping design with its environs;
- (3) Adequacy of safety of vehicular or pedestrian access; and
- (4) Any other factors which may affect the health and safety of persons or value of property.

The Commission shall notify the applicant in writing of the approval or disapproval of such plans, and the reasons for such disapproval, within a period of 60 days after the date of the next regular scheduled meeting of the Commission, following the submission of the plans. In the absence of such notification, the plans shall be deemed approved.

Whenever permission is given for additional uses, coverage, etc., by the use of the word “may,” such permission is subject to review and final decision by the Urban Redevelopment Commission.

If two or more contiguous parcels designated for the same land uses are sold to the same purchaser at such times that they can be developed as a unit, the Urban Redevelopment Commission will determine whether the parcels shall be treated independently or as one for the purposes of determining conformity with the provisions of this Urban Renewal Plan.

A. Controls of General Applicability

The following controls shall apply to all parcels disposed of by the Urban Redevelopment Commission and to the extent feasible as determined by the Commission, to all properties subject to the property conservation standards set forth in Sections III-2, 3 of this plan.

- (1) All areas which are not used for structures, streets, other necessary right of way or paved parking areas, etc., must be landscaped as approved by the Commission and maintained in a clean condition.
- (2) Outdoor storage, or storage not within a completely enclosed building or structure, is prohibited.
- (3) All buildings shall be serviced for shipment, delivery and repair only from the rear, side or underground when public vehicular access from such rear, side or underground is available, or such other places as are approved by the Commission.

- (4) Off-street loading facilities shall be provided for all commercial and industrial structures, or portions of structure, in accordance with the following schedule of gross areas devoted to such uses:

	<u>Gross Floor Area</u>	<u>Minimum Number of Bays Required</u>
Office or Research Use:	Less than 5,000 sq. ft.	None
	Over 5,000 sq. ft.	1
Other Industrial, Retail Or Commercial Uses:	Less than 5,000 sq. ft.	None
	5,000 to 20,000 sq. ft.	1
	20,000 to 75,000 sq. ft.	2
	75,000 to 150,000 sq. ft.	3
	Over 150,000 sq. ft.	4

A loading bay shall be not less than 12 feet in width, 30 feet in length, nor less than 14 feet in height, if enclosed, except that predominantly residential buildings with accessory commercial uses may be served by loading bays having a height of 13 feet.

Such loading facilities shall be located on the site of the structure they serve or an adjacent easement, but upon approval by the Urban Redevelopment Commission, such facilities may be located upon public accessways where there will be no interference with the movement or safety of vehicles or pedestrians.

- (5) No temporary building or structure, other than for temporary nonresidential relocation purposes, may be permitted. Permission for such temporary structures shall be given only when such form of relocation is essential to expedite the project, and then only for a period not exceeding three years.
- (6) No activity which is noxious or offensive by reason of the emission of noise, dust, smoke fumes, odor, vibration, or excessive light beyond the boundaries of its tract or lot shall be carried on upon any lot or premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance.
- (7) Accessory parking for tenants, customers, employees, etc., shall be a permitted use on all parcels; the design of all on-site parking or loading facilities shall be subject to approval by the Department of Public Works for convenience of providing municipal services.
- (8) Any lot or part thereof may be bounded on one or more sides by a substantial steel link-mesh fence, or equivalent, provided such fence is to be erected primarily for the

prevention of trespassing or where a safety hazard exists. No fence or wall shall exceed eight feet in height above the ground level along a side or rear lot line nor four feet along the front or street line, except with the approval of the Urban Redevelopment Commission.

- (9) The use of any property shall not be restricted on the basis of race, creed, color or national origin
- (10) All structures uses, their location and bulk shall conform to all applicable ordinances, statutes and regulations of the City of Stamford and the State of Connecticut, as well as to the requirements of this Urban Renewal Plan, except that when specific provisions of this Urban Renewal Plan are more restrictive from that of local ordinances or regulations, then the provisions of this Urban Renewal Plan shall govern.
- (11) Paragraphs 5, 6 and 8 shall not apply during construction.
- (12) Pedestrian ways, accessways or malls required herein may be roofed or enclosed, subject to the approval of the Commission.

B. Controls for CBD Retail Area

The following controls shall apply to Re-Use Parcels 19A, 19C, 19D, 20 and 20A:

(1) Uses

Retail, office, personal services and theatre shall be permitted uses, and such recreational, cultural or amusement uses as may be determined by the Urban Redevelopment Commission, after advisory report of the Planning Board, to be compatible with the area. Public use may be a permitted use on Re-Use Parcel 19C.

Easements and air rights above and below Garage Road are permitted. Easements and air rights above Tresser Boulevard and Greyrock Place within the areas designated on Amended Exhibit "B," hereof, for structures for pedestrian passage are permitted. Any such structures shall not exceed 25 feet in width, nor one story in height, nor be less than 15 feet clear above the roadbed.

(2) Building Requirements

Not more than 85% of the parcel may be occupied by structures, except that if adequate loading berths are provided or are available that do not interfere with pedestrian or vehicular movement, this percentage may be increased up to 100%. There are no requirements for the provision of on-site parking areas except that structures exceeding 10 stories in height shall provide at least one stall per 1,000 square feet of gross floor area.

(3) Re-Use Parcels 19A, 20, 19C, 20A

Not less than 40,000 square feet of improvements, without specification of type of use, shall be developed on Re-Use Parcels 19A and/or 20, and the maximum development of these parcels and Re-Use Parcels 19C and 20A will be as permitted by applicable zoning regulations of the City of Stamford plus relocated development rights from property now or formerly owned by TR Hardy, LLC.

C. Controls for CBD Residential Area

The following controls shall apply to Re-Use Parcels 16A, 16B, 19, 19B and 38:

(1) Uses

Because Re-Use Parcel 2 has been developed in satisfaction of the designated redeveloper's requirements and obligations, Re-Use Parcel 38 shall be developed for any use permitted in the CBD Retail regulations, and for housing.

On Re-Use Parcels 16A, 16B, 19 and 19B, permitted uses are residential, retail, institutional or professional office, theatres, including movie theatres on Re-Use Parcels 16A and 16B, either as stand-alone facilities or as part of a residential development, and public parking, all of which are subject to the following limitations:

- (A) A maximum of 600 dwelling units are permitted on the combination of Re-Use Parcels 16A, 16B, 19 and 19B.
- (B) Retail use shall only be permitted at grade.
- (C) Institutional use shall be permitted on Re-Use Parcel 16B, provided that such use is not less than 20,000 square feet nor greater than 40,000 square feet. In the event Re-Use Parcel 16B is used for institutional purposes, no professional offices shall be permitted on Re-Use Parcels 16A, 16B, 19 or 19B. No residential use shall be permitted on Re-Use Parcel 16B if it is developed for institutional use.
- (D) If Re-Use Parcel 16B is not developed for institutional use, then professional office space shall be a permitted use on this parcel, provided that such professional office space does not exceed 40,000 square feet.
- (E) If Re-Use Parcel 16B is not developed for institutional use and professional office use on Re-Use Parcel 16B is not more than 4,000 square feet, then professional office use shall be permitted on Re-Use Parcels 16A, 19 and 19B provided such use is located on the level immediately above the retail use and does not exceed 10,000 square feet of GLA on Re-Use Parcel 16A, and 26,000 square feet on a combination of Re-Use Parcels 19 and 19B.

- (F) On Re-Use Parcels 16A and 16B, administrative office space for the Stamford Water Company shall be considered professional office use.

(2) Re-Use Parcel 38 Building Requirements

- (A) Height shall be as permitted by the zoning regulations of the City of Stamford. There shall be a landscaped and otherwise unused setback of not less than 25 feet from the property line of Tresser Boulevard.
- (B) Coverage of land by buildings, if solely residential, excluding garage structures, shall not exceed 30%. At least 25% of the parcel shall be devoted to landscaping and tenant recreational area. The upper deck of parking structures, when so improved, may be included in the computation of area devoted to landscaping and tenant recreation.
- (C) Density shall be as permitted by the zoning regulations of the City of Stamford.
- (D) If solely for residential purposes, the uppermost roof deck of all parking structures shall not be used for vehicular storage, but shall be made available for tenant use and landscaped or developed as recreational area.
- (E) At least 50% of the required parking must be in the parking structures.
- (F) If used for public use the uppermost roof deck, if exposed, shall not be used for parking but shall be suitably landscaped.
- (G) In the event Re-Use Parcel 2, or a portion thereof, is developed for residential use and a portion of Re-Use Parcel 38 is developed for CBD retail use, the building requirements of the CBD retail area shall apply to such portion of Re-Use Parcel 38.

(3) Building Requirements Parcels 16, 16A, 19, 19B

- (A) On Re-Use Parcels 19 and 19B, residential building height shall not exceed 14 stories, plus basement.
- (B) On Re-Use Parcels 16A and 16B, building height shall not exceed 10 stories, plus basement.

(4) Parking Requirements

- (A) On Re-Use Parcels 16A, 16B, 19 and 19B, a minimum of 350 public parking spaces shall be developed. All parking spaces located at grade shall be public parking.

- (B) There shall be no on-site parking requirements for retail and theatre uses located on the combination of Re-Use Parcels 16A and 16B. Retail and institutional uses located on Re-Use Parcels 19 or 19B are exempt from on-site parking requirements provided that the 350 public spaces required above are constructed.
- (C) Professional offices developed on Re-Use Parcels 16A, 16B, 19 and 19B shall require three parking spaces for each 1,000 square feet of floor space used for professional offices.
- (D) Residential development on Re-Use Parcels 16A, 16B, 19 or 19B shall require 1.2 parking spaces for each dwelling unit.
- (E) On Re-Use Parcel 38, on-site parking facilities are required in the ratio of at least one car space per one dwelling unit.

D. Controls for General Commercial Area

The following controls and regulations shall apply to Parcel 21:

(1) Uses

<u>Permitted Uses</u>	<u>Use</u>	<u>Parcel 21 Parking Stalls Use Required</u>
Residential	Yes	1 per D.U.
Retail, Office or Personal Services	Yes	-----
Public or Institutional Nonprofit Clubs	Yes	1 per 1,000 sq. ft.
Funeral Parlor	No	-----

Additional uses of similar character as may be determined by the Urban Redevelopment Commission after advisory report of the Planning Board.

(2) Building Requirements

	<u>Parcel 21</u>
Maximum Height	40 ft.
Maximum Percent of Lot to be Occupied by Structure	

- (a) For Nonresidential 80%
 - (b) For Residential Use 30%
- Land Area Per Dwelling Unit 500 sq. ft.

(3) Off-Street Parking Requirements

Off-street parking on the site, or within 500 feet distant in a direct line from the nearest part of the building, shall be provided in accordance with the schedule in Subsection (1) above.

E. Public Uses

(1) Pedestrian Areas

The following controls shall apply to Parcels 17 and 18:

The use shall be a public right of way for pedestrians, except that any improvements in the area shall be designed with sufficient open space to permit emergency vehicular traffic at all times. Temporary use of an exhibition nature may be allowed from time to time by the Board of Representatives, except that no structures which would obstruct or prevent the public right of way use as outlined above are permitted.

(2) Public Parking Facilities

The following controls shall apply to Parcels 14, 16A, 16B, 19 and 19B:

(A) Use

The use shall be public parking, except as set forth under paragraph (B) below, with the provision that limited space may be leased for such accessory uses as automobile service or drive-in banking facilities.

The following minimum schedule of parking capacity must be provided on the parcels indicated:

Parcels 19, 19B, 16A and 16B 350 cars

The parking requirements contained herein shall apply only if the Urban Redevelopment Commission develops such parking.

All parking facilities must provide or be immediately adjacent to public service roads which permit vehicular access to and from all abutting properties, as well as pedestrian access to and from parking facilities.

Nothing in these paragraphs is to be construed as prohibiting the auxiliary use and preparation, therefore, of any parking structures for such emergency measures as fall-out shelters or flood control, nor for such service facilities for automobiles or drive-in banks, etc., deemed advisable by the Commission.

(B) Alternative Uses

Parcels 16A, 16B, 21 and 38 may be designated for public use. Parcels 16A, 16B, 19 and 19B may also be designated for CBD residential use.

(3) Public Vehicular Right of Way

Parcels S-1 through S-34, as shown on Amended Exhibit “B” attached.

However, nothing in this plan is to be construed as preventing the disposition for other existing adjoining uses in conformity with the requirements and regulations of this plan, of any portions of these tracts not necessary for the provision of adequate vehicular right of way.

(4) Public Park Areas

Parcels 15 and 42 are indicated for public park areas.

A portion of Parcel 42 may be required for vehicular right of way.

F. Special Areas to be Offered to an Existing Nonpublic and Noninstitutional Owner

The following re-use parcels will be offered to a contiguous owner, or owners, subject to the restrictions of the land use category indicated below in column A, except that inasmuch as these parcels are of minimum size and, in some cases, irregularly shaped, the Urban Redevelopment Commission may modify the requirements to alleviate hardship or to effectuate the integration of the entire plot, consisting of existing holdings and those herein described to be offered, with the integrity and concept of this plan.

In the event the offering is not accepted by the abutting property owners for the uses described in Column A below, the re-use parcel shall be subject to the controls of the land use category indicated in Column B below.

	<u>A</u>	<u>B</u>
Re-Use Parcel 36	CBD Retail*	CBD Retail
Re-Use Parcel 44	CBD Residential	Public Park
Re-Use Parcel 46	CBD Residential	Public Park

*No vehicular access

G. Special Areas to be Offered to Existing Public or Institutional Owners

The following re-use parcels will be offered to the City of Stamford or institutional owners listed in Column A below, subject to the requirement that site plans for the use of each re-use parcel be approved by the Urban Redevelopment Commission.

In the event the offering is not accepted for any reason, the re-use parcel shall be designated to be in the land use category indicated in Column B and shall be subject to the controls of that category. If, in this instance, the re-use parcel is sold to a project developer of abutting property, all established controls and regulations shall apply.

<u>Re-Use Parcel No.</u>	<u>A</u>	<u>B</u>
39	City of Stamford (Fire Department)	CBD Retail

H. Effective Date of Land Use Provisions and Building Requirements

The above controls and requirements shall become effective upon approval of the Urban Renewal Plan by the Board of Representatives and shall be incorporated by inclusion of reference, in each instrument of disposal. The period of effectiveness shall be until July 5, 2011.

I. Controls and Requirements Applicable to Property Not to be Acquired

All property within the project area designated not to be acquired shall be subject to compliance with the conservation standards set forth below in Section III, Article 2, 3.

J. Interim Use

Notwithstanding other provisions of this Urban Renewal Plan, the Urban Redevelopment Commission may permit interim use of any portion of the land area acquired under the provisions of this Urban Renewal Plan for surface parking and such other temporary nonresidential uses provided that:

- (1) Such temporary uses do not interfere with the expeditious execution of the Urban Renewal Plan.
- (2) Such temporary uses are compatible with the area as it is, or will shortly become, in executing the plan.
- (3) Does not create any hazard to health, safety and general welfare of residents or transients in the area.

K. Duration of Controls

This renewal plan, and any modification thereof, and all covenants and restrictions imposed hereunder, shall be in full force and effect for the period set forth in Section “H” above, and shall continue in force and effect during such period unless and until changed or amended as provided elsewhere in this regulation. Provided, however, that this Plan shall only be effective during said period as to parcels identified as “to be acquired” on amended Exhibit “A” as referenced in Section III and elsewhere in this Plan and Re-Use Parcels which are conveyed, or to be conveyed, by the Commission after the date of this amendment. Said parcels shall include, but not be limited to, Re-Use Parcels which are located in Blocks 8 & 9 and specifically Re-Use Parcels 14, 16A, 16B, 19, 19B, 21, 36, 39, 44 and 46. In addition, this Plan shall continue to be effective during said period as to Re-Use Parcel 38.

Acquisition of Parcel 9-12 shall be completed prior to February 1, 2000.

SECTION III – PROJECT PROPOSALS

1. Land Acquisition

A. Identification of Property to be Acquired and Not to be Acquired

Attached hereto as Amended Exhibit “A” is a map entitled Amended Acquisition Map,” dated March 7, 1988, on which is described, among other things, property proposed to be acquired to carry out this Urban Renewal Plan.

Also shown on the map as not to be acquired are the following parcels. Although these parcels are not to be acquired, they will be made subject of the controls of the plan as described elsewhere in the plan.

(1) Properties not to be acquired:

<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>
5	8, 9 10, 11	11	1	17	12, 13 16, 16A
		12	1, 7		17, 18
7	8, 12 13		9, 10 11, 15 16, 19		19, 20 21, 22 23, 24
8	1, 3 15, 16 17, 18 19, 20 21, 22 23, 24		20, 21 22, 23 24, 25 26, 27 34, 35 36, 37	18	26, 27 28, 29 30, 31 7

	25, 26			21	1, 2
	27, 28	13	1, 29		6, 7
	29, 30		30, 31		8, 9
	31, 32		32		10, 11
	34, 35				13, 19
	36	15	1		20, 35
					36
9	1, 2	16	1, 2		
	18, 19		3, 4	27	5, 6
	20		5		10, 11
	29, 35				12, 33
	36, 37				34, 35
	38, 39, 40, 41				
	42, 43, 44, 45				

- (2) The following parcels are to be acquired in part only (severance) for street-widening purposes:

<u>Block</u>	<u>Lot</u>
1	3, 4
3	1
5	1
9	11
37	3, 4, 5, 6, 7, 8
38	1
39	1

- (3) The following parcels, of which only a portion is to be acquired, involve ownership of contiguous but separate tracts. The acquisition will involve one or more of these individual tracts, but not all the contiguous land under the same ownership:

<u>Block</u>	<u>Lot</u>
8	34
9	11 (see Sec. 2)
	18 (see Sec. 4)
12	9, 11
15	9

- (4) The following parcels, of which only a portion is to be acquired, involve the acquisition of these portions of lots that do not contain the major buildings and are intended to create consolidated public parking and/or rear access to the major buildings not to be acquired. To the extent necessary and feasible, the portion not acquired will be granted a right to vehicular and pedestrian

access:

<u>Block</u>	<u>Lot</u>
8	4, 5, 8, 37, 38, 39, 40
9	15, 16, 18, 26, 28, 30
12	3, 4, 5, 6, 8, 9, 11, 17
13	21
17	14, 15
21	12

(5) Portions of the following parcels are to be acquired as explained below:

(A) Block 13, Lot 11 – St. John’s Roman Catholic Church

Acquisition of a sizeable tract and convent building fronting on South Street. Note that under Section II-G of this plan, it is proposed to offer a tract of approximately equal area adjacent to the tract upon which the church and school are located.

(B) Block 12, Lot 30 – City of Stamford
Block 21, Lot 31A – City of Stamford

Both parcels are City-owned and presently utilized for public parking. Since it is intended under the plan to utilize these areas for public parking, these parcels are not to be acquired.

(C) Block 31, Lot 2 – City Firehouse

A portion of parcel not occupied by the firehouse is to be acquired. Note that under Section II-G, a tract of land is to be offered on the side of the firehouse to assure adequate off-street parking and access. The firehouse is not to be acquired.

B. Conditions Under Which Properties Not Identified For Acquisitions May Be Acquired

The Stamford Urban Redevelopment Commission may acquire any property which does not comply with the minimum environmental and structural property standards and procedures as outlined in this plan. A continuous enforcement of the applicable existing codes, zoning ordinance, and other regulations of the City of Stamford will be, in effect, enforced within those sections of the project area where properties are designated not to be acquired. All property will be required to meet at least the minimum standards contained in these City codes to insure the elimination of substandard conditions in the rehabilitation area, and to aid in the substantial improvement of these areas, the City of Stamford reserves the right to acquire any

property which:

- (1) Is not brought to compliance with all the above-mentioned codes, laws, ordinances (other than zoning), and regulations within a reasonable period of time, or in any event, prior to the close-out of the project.

If such property is acquired, the Urban Redevelopment Commission may:

- (A) Demolish buildings and sell the cleared land at its fair value; or
- (B) Sell the land and buildings subject to the purchaser rehabilitating the buildings in conformity with the Urban Renewal Plan as specified by the Commission.

C. Conditions Under Which Properties Identified To Be Acquired May Not Be Acquired

- (1) Such acquisition is found to be unnecessary to the development of the project area and the effectuation of the purpose of the Urban Renewal Plan, on the basis of the information learned or development subsequent to the approval of this Urban Renewal Plan; and
- (2) Such property is in standard condition or will be put into standard condition, as specified by the Stamford Urban Redevelopment Commission in accordance with the conservation standards set forth in Sections III-2, 3.

2. Property Conservation Standards Statement of Purpose

In addition to the clearance and redevelopment described and authorized above, and in order to develop the full economic potential of the core area of the City of Stamford, it is necessary for all properties which do not meet certain minimum standards to be improved to certain minimum standards so that they will contribute to the revitalization of core area and to provide decent living accommodations free from environmental hazards. All property subject to these conservation standards shall also meet, to the extent feasible as determined by the Commission, the requirements set forth in Section II of this plan.

The investment of public funds for the revitalization of this area is predicated on the intention to achieve where necessary or desirable, the dual goal of redevelopment and the conservation of existing properties.

To this end, all properties proposed to be exempted, in part or in whole from acquisition by the Urban Redevelopment Commission, shall be inspected from time to time.

A. Minimum Structural Standards

The minimum structural standards set forth below are deemed necessary to the health

and safety of persons occupying or otherwise using the structures concerned.

(1) Minimum Structural Standards Applicable to All Structures

- (A) Safe egress (as fully set forth in the State of Connecticut Basic Building Code which regulation is incorporated herein by reference [see Exhibit “D”]) shall be provided from every occupiable space.
- (B) Ventilation – Every room or space used for human occupancy shall be ventilated naturally or mechanically in accordance with applicable section of the State of Connecticut Basic Building Code which regulation is incorporated herein by reference (see Exhibit “E”).

(2) Minimum Structural Standards Applicable to Residential Structures and/or Residential Portion of Structures

- (A) Residential uses are permitted in mixed-use structures only if the structure was originally designed for such dual purposes or can be feasibly renovated to provide such amenities.
- (B) Lighting – Adequate electrical facilities must be provided so that a level of illumination in public areas, halls and stairs of a minimum of three-foot candle power will be provided.
- (C) Heating – Where the landlord is obligated to provide heat, safe workable heating facilities shall be provided to enable all interior spaces to be maintained at 70 degrees F., while outside temperatures are zero degrees F.

Where individual heating units have been installed in residential apartments, it shall be the landlord’s responsibility to maintain or require the tenant to maintain them in safe and workable condition.

All boiler rooms must be wholly enclosed by materials having not less than two-hour fire-resistance rating and equipped with self-closing metal or metal-clad doors with similar fire-resistance rating. All boiler rooms must be properly ventilated.

- (D) Wiring – All wiring must be in accordance with provisions of Section 119 of the Stamford Building Code and the National Board of Fire Underwriter Code, which regulations are incorporated herein by reference (see Exhibits “E” and “F”).
- (E) Water flow – Facilities must be provided to maintain water flow for cooking and sanitation as follows:

Sinks	3 gallons per minute
Lavatories	1-1/2 gallons per minute
Showers	2 gallons per minute
Tubs	3 gallons per minute

- (F) Space – Adequate space shall be provided in each room for the normal functions of residence required of that room. The tabulation below provides an indication of such minimum room size deemed acceptable to be considered as serving such function. This tabulation notwithstanding, the size of a room to be considered as acceptable for its function shall not be less than that established by the Federal Housing Administration for Section 220 Housing which regulation is incorporated herein by reference (see Exhibit “G”).

The following minimums are only indicative of F.H.A. minimum room sizes as described in the attachment to F.H.A. Letter No. 1812 – dated August 1960 – Tables I and II, which letter is incorporated herein by reference (see Exhibit “H”).

Living Room	160 square feet
Living Room-Dining Area Combination	200 square feet
Living Room-Bedroom Combination	190 square feet
Living Room-Dining Area-Bedroom	240 square feet
Kitchenette	40 square feet
Bedroom	120 square feet for first bedroom; 80 square feet for others
Kitchen-Dining Area Combination	100 square feet

- (G) Sanitary facilities – there must be a private water closet for every housekeeping unit.

In rooming houses, there must be at least one complete bathroom for every eight people computed on the basis of maximum capacity of the rooming

house.

(H) Cooking facilities – Every housekeeping unit shall contain:

- (i) A properly connected kitchen sink;
- (ii) Safe and adequate gas or electric connections for a stove and refrigerator.

Where the provision of stove and refrigerator is the responsibility of the landlord, safe workable equipment, properly connected and ventilated, shall be provided.

(3) Minimum Structural Standards for Nonresidential Buildings and Nonresidential Portions of Buildings

(A) All nonresidential buildings, or portions of buildings, must provide toilet and washing facilities as set forth in the State of Connecticut Labor Code, which regulation is incorporated herein by reference (see Exhibit “I”).

(B) Minimum Environmental Standards

The environmental standards described below shall apply only to structures containing combined residential and nonresidential uses. These standards are deemed necessary to protect the health and safety of persons resident in or otherwise using the structure.

(1) Nonresidential uses that create noise, odors or hazards to safety, or because of evening hours of customary activity, are deemed incompatible with residential use in the same building and are prohibited in buildings containing residential uses. The following list indicating prohibited uses specifically deemed incompatible is not to be construed as excluding other uses that may be deemed incompatible with residential use:

- (A) Industrial uses, whether light or heavy
- (B) Repair shops
- (C) Bakeries
- (D) Dry cleaning establishments
- (E) Paint stores
- (F) Music and dancing studios
- (G) Funeral parlors
- (H) Gymnasium or physical culture establishments
- (I) Amusement arcades
- (J) Restaurants providing entertainment
- (K) Hairdressing establishments

(L) Bowling alleys

- (2) The loading and unloading facilities for the nonresidential uses must not interfere with the safe and convenient access to the residential uses.
- (3) Adequate off-street loading facilities for all nonresidential uses should be provided in accordance with Schedules A(3) and A(4) of the Controls of General Applicability. However, such controls could be modified or waived for any parcels upon evidence that due to the location of structure on the land or lack of adequate open space, it is infeasible to comply with such controls.
- (4) Off-street parking shall be provided by all such nonresidential uses on the basis of one parking stall for every 500 square feet of gross floor area devoted to nonresidential use unless the structure is within 300 feet of a public off-street parking facility.
- (5) In recognition of the following factors, there shall be no requirement for off-street parking for residential use for structures on not-to-be-acquired properties.
 - (A) Low ratio of car ownership for families residing in the existing residential and mixed-use structures in this central city area.
 - (B) That all such structures are within 200 feet of a public parking facility to be established by the plan.
 - (C) That the hours of parking demand for residents in this downtown area coincide with the period of least demand upon such public parking facilities.
 - (D) That the structures to remain are situated on small lots and one of the depreciating influences existing within the area that the renewal plan will eliminate is the small, scattered, individually-owned parking area, each with its own accessway causing a most inefficient and unsatisfactory use of land and unsightly conditions.

C. Minimum Functional Standards

Minimum functional standards in certain areas are deemed necessary to the health, safety and general welfare of all occupants, and necessary to the preservation of property value. By virtue of the responsibility of the Urban Redevelopment Commission to carry out this Urban Renewal Plan and by virtue of the public investment made to improve this project area, the Urban

Redevelopment Commission is hereby declared to be a party aggrieved by any failure to comply with minimum functional standards relating to the area as set forth herein.

These minimum functional standards are more fully set forth in existing applicable codes, ordinances and regulations described in Exhibits “C,” “D,” “E” and “I” incorporated herein by reference.

In order to call attention to the responsibilities of owners to provide the facilities necessary for these standards to be maintained and to the tenants’ responsibility for the proper use of the facilities, the Urban Redevelopment Commission may prepare a pamphlet for popular use describing these standards and distribute it to occupants of all structures proposed for conservation.

These areas of concern are:

- Occupancy (density)
- Garbage and waste disposal
- Maintenance
- Traffic congestion

(D) Voluntary Conservation Standards

(1) Statement of Purpose

The minimum functional standards recited in Item “C” are related to the elimination of blight and deterioration which are detrimental to the health, safety and welfare of occupants and to the preservation of existing property values.

In order to realize the maximum potentiality of this Urban Renewal Plan, it is necessary, in addition to the above criteria, to establish voluntary property conservation standards with the idea of improving property to the point that it will make a positive contribution to the revitalization of the central city area.

To this end, the Urban Redevelopment Commission may encourage the formation of a committee representative of property owners and occupants affected by property conservation standards, to seek to obtain voluntary compliance with a level of structural and functional standards designed to make a positive contribution to the revitalization of the project area.

In addition, the Urban Redevelopment Commission may make certain technical advisory services available to property owners to encourage

them to improve their own properties and shall render all assistance possible to property owners in achieving these standards.

(2) Establishment of Property Conservation Standards

- (A) The elimination of residential uses in structures which do not provide amenities for such use in the way of space, natural light, ventilation, access and common use areas, privacy, etc., or the renovation of the structure to provide such amenities.
- (B) A separate stairway or entrance shall be provided for residential uses.
- (C) Where there are any privately-owned, on-site parking areas, consideration should be given to the following:
 - (i) Surfacing: paved, all-weather, hard surface, bituminous macadam, asphalt or concrete properly drained and maintained in good condition.
 - (ii) Marking: car locations permanently marked on pavement or otherwise indicated.
 - (iii) Landscaping and planting area.
 - (iv) Clearly designated and safe pedestrian access.
 - (v) Lighting: in accordance with Police Department standards.
- (D) Any building in which the ground floor is used for retail sales or service, and which is contiguous in the rear to a public parking area, should provide the following:
 - (i) A well-lighted and identified separate rear customer entrance. No shipment or delivery through the customer rear entrance corridor should be permitted for any store over 1,500 gross square feet of ground floor area.
 - (ii) Separate shipment and delivery access for stores over 1,500 gross square feet with a loading platform.
- (E) With regard to commercial use, attention should be given to the following:

- (i) Improved elevator service
- (ii) Adequate lighting
- (iii) Floors and floor covering
- (iv) Air-conditioning and ventilation
- (v) Entrance, lobby and public hall modernization
- (vi) Façade modernization
- (vii) Storefront modernization

(F) With regard to commercial use, attention should b given to the following:

- (i) Kitchen modernization
- (ii) Bathroom modernization
- (iii) Redecorating of public spaces
- (iv) Façade modernization
- (v) Improved refuse disposal

3. Signage Standards

The following regulations pertain to both permanent and temporary signage intended to be viewed from a public right of way or “public plaza” (as defined by Section 7, Subsection S-2 of the Zoning Regulations, City of Stamford, Connecticut), on all Re-Use Parcels conveyed by the Commission.

A. General

Signage and other building-related graphics should be suitably scaled to the facility they serve, and should be coordinated within an overall order for the area. While recognizing the visual impact of a sign is important, the design of the sign must be both compatible with the architecture of the building it is serving and integrate easily into the surrounding architectural environment. Sign graphics of a contemporary nature can work well in historic areas, provided they respect the design orders of the building’s architecture. Generally, simplicity rather than complexity should be strived for. Quality of materials and workmanship is stressed.

All signage shall be maintained in good condition, and shall be repaired upon notice from the Urban Redevelopment Commission.

Temporary signage shall be permitted as defined under Section J-(3) of these regulations.

Special exceptions: All signage marked with an asterisk shall be permitted only by special exception to these signage regulations, subject to the requirements and standards set forth herein as well as any other applicable requirements of the Urban Renewal Plan, as amended. All such signage is

hereby declared to possess characteristics of such unique and special form that each specific sign shall be considered as an individual case.

Signs advertising an activity, product or use conducted, produced or located other than upon the premises shall be prohibited.

(1) Areas of Control

The regulations provided by these standards shall govern signage within the designated special use district known as the Urban Renewal Area, as shown on Amended Exhibit "A," and shall apply to all re-use parcels conveyed by the Commission.

(2) Color

A maximum of four colors, in addition to white, may be used in signage, awnings, banners or marquees. The background color shall be nonreflective. Reflective lettering may be used on directional signs only. Colors shall complement the specific color scheme of the façade of the building, and also be appropriate within the context of the surrounding architectural and design profile of the downtown.

(3) Typeface

The typeface used in sign graphics shall be of a style which is compatible with the architectural order of the building on which the sign graphics will be located. Registered trademarks or logos are exempt from such criteria, except on structures designated as "historic" or "contributing" on the National Register. Use of multiple typefaces in a single sign is discouraged.

(B) Nonconforming Signs

Existing signs of a size and type presently not permitted in the urban renewal area or which do not conform to all the provisions of these regulations are deemed nonconforming signs under this section. A nonconforming sign shall not be altered or changed in any way unless it is redesigned to conform to these regulations.

A new name shall be deemed an alteration or change. Theater marquee or changeable copy signs shall be exceptions to this regulation.

- (1) Repair of nonconforming signs: Exclusive of normal maintenance, if a sign is damaged to the extent of 50% or more of its replacement value, it must be brought into conformance with the above regulations or removed.

(2) No sign described above shall be relocated.

(C) Permanent

(1) Items of Information

(A) Each individual business occupying a building is entitled to display street sign graphics containing up to 10 items of information (defined below) on each street, pedestrian way or public plaza frontage.

(i) If the name of an activity contains more than three (3) items of information, it shall be counted as four (4) items of information, no matter how many items of information it contains.

Example: An activity which wishes to employ signage which includes the name of their establishment, “Urban Redevelopment Area Retail Store,” would be assessed four (4) items of information and be able to utilize six (6) items of information for additional signage.

(B) An item of information means any of the following: a syllable of a word, an abbreviation, a numeral, a symbol, a geometric shape. In addition, sign graphics combining several different geometric or nongeometric shapes or shapes of unusual configuration are to be assessed as additional items for each noncontinuous plane.

(i) In instances where the building’s street address is incorporated in the signage, e.g. “201 Atlantic Street”, the building number (“201”) shall constitute a single (1) item of information. However, the items of information in the street name, e.g. “Atlantic Street” shall continue to be assessed as defined in paragraph C-(1)-(B) above. Therefore, under these regulations, “201 Atlantic Street” would constitute five (5) items of information.

(C) The following do not count as items of information:

(i) letters three (3) inches in height or less;

(ii) letters less than nineteen (19) inches in height which are carved into or securely attached to a building in

such a way that they are an architectural feature of the structure if:

- (a) they are not illuminated apart from the building;
- (b) they are not made of reflective material;
- (c) they do not contrast sharply in color from the building; and
- (d) they do not exceed two (2) inches in thickness.

(D) Wall Signs

Provided the items of information allowance permitted by these standards are not exceeded, street sign graphics may be displayed as wall signs or projecting signs within the following limitations and restrictions:

- (1) Wall signs may be attached flat, or pinned parallel to the wall, but may not protrude from the wall by more than six inches, with the exception of internally illuminated wall signs which may have a maximum depth of eight inches.
- (2) Wall signs shall not exceed an area of one square foot for each one foot in width of the building face, the “signable wall area”. In calculating the signable wall area of a building (defined below) which may be used for a wall sign, the following regulations also apply:
 - (A) Signable area is that area enclosed by one continuous line connecting the extreme points or edges of a sign.

If the sign graphic consists of individual letters or symbols using the wall as the background with no added embellishments, the signable area shall be considered to be that of the smallest rectangle which encompasses all of the letters or symbols.
 - (B) The height of the letters/symbols or box sign may not exceed 2/3 of the height of the sign frieze (defined below).
 - (C) Signage may not cover or interrupt major architectural features.
- (3) Wall signs shall be located in the sign frieze of the building or structure. The sign frieze is defined as an area of the building face from grade to the second-floor sill line or to the ground-level cornice, whichever is lower.

- (4) Building identification wall signs: Building identification wall signs shall be permitted on buildings in which the use(s) are primarily accessed from, and oriented to, the interior of the facility, e.g. a corporate office building or regional shopping mall.

Building identification wall signs are subject to the standards set forth in these regulations, with the exception of the following:

- (A) The maximum total area of a building identification wall sign shall not exceed one square foot for each one lineal foot in building frontage on the elevation on which it is to be erected, or 200 square feet, whichever is less.

Building identification wall signs which are located within the sign frieze as defined under Section D-(3) of these standards are subject to signable wall area allowances specified in Section D-(2).

- (B) Building identification wall signs may not protrude from the wall by more than one foot. Signage depth should be minimized to the greatest extent possible.
- (C) Copy on building identification wall signs shall be limited to any three of the following: building name, building complex name, building owner's name, building primary tenant name, building street address, building's acknowledged (accepted) address, building architect's name. Said identification is not subject to the items of information allowance as defined under C-(1) of these regulations.
- (D) The location of building identification wall signs is not restricted to the sign frieze of a building, as defined under D-(3) of these standards. However, no such signage may extend above the main roofline of the building elevation on which it is placed. For purposes of these regulations, roofline shall mean the juncture of the roof and the perimeter wall of a structure. Also, the location of building identification wall signs should not interrupt any major architectural features of the building.
- (E) Flush mounted freestanding letters and/or signage is encouraged.
- (F) Only one building identification wall sign is permitted per street frontage.

- (5) By special exception only (*), painted wall murals which contain no advertising other than the name of the sponsor in letters not more than six inches in height shall be permitted. Painted wall murals shall also meet the following criteria:
 - (A) The wall mural shall respect the integrity of the architecture of the building, particularly in location and color(s), and shall avoid covering the building's architectural features.
 - (B) The property owner shall maintain the mural in good condition so long as it shall remain on the building. The Commission may require a maintenance plan from the property owner at the time of approval.

E. Projecting Signs

- (1) Any commercial activity may display one projecting sign on each street, pedestrian-way or public plaza frontage. A projecting sign is a sign graphic attached perpendicularly, not parallel to the building face, and is intended to be read from the side. Said signage shall neither obscure an architectural feature nor dominate the storefront character. The maximum permitted area of a projecting sign is eight square feet.
 - (A) Projecting signs must be located in the sign frieze as defined under Item D-(3).
- (2) Directional signs are not subject to the guidelines contained in Section "E" herein, but shall be governed by Section "G" of these standards.
- (3) The following additional regulations also apply to projecting signs:
 - (A) Projecting signs must clear sidewalks or grade line by at least eight feet, and may project no more than 40 inches from the building (marquee graphics are excluded from this restriction), or 1/3 the width of the sidewalk, whichever is less.
 - (B) No portion of a projecting sign shall be closer than two feet to the vertical plane of the curb line or edge of the pavement.
 - (C) No projecting sign may be closer than 10 feet to any other projecting sign on the same building or on an adjacent building. To the greatest extent possible, projecting signs shall be located in the center of the building face.
 - (D) Projecting signs may not be located above the sill of the second-floor windows.

F. Freestanding Signs

A freestanding sign is any sign graphic that is used primarily to identify the building and is structurally anchored to finish grade.

A freestanding sign shall only be permitted in lieu of a building identification wall sign.

Directional signs are not considered “freestanding signs” as described herein, but are defined separately under Section “G” of these standards.

Freestanding signs are subject to standards set forth in these regulations, with the exception of the following:

(1) Area of Freestanding Signs

(A) The maximum total area per side of a freestanding sign shall not exceed 60 square feet. Total area of all sign sides of a freestanding sign shall not exceed 240 square feet.

(i) ALL sign sides shall be counted in computing the total sign area. However, the top and bottom surfaces of a sign shall not be counted in calculating the total sign area.

(ii) Structural support systems for freestanding or directional signs shall not be included when calculating total sign area.

(2) Maximum overall height of freestanding signs shall not exceed 20 feet above the established grade, For signage located within 25 feet of a street corner as defined under Section F-(3)-(B) below, maximum overall height shall be three feet.

(3) Location

(A) Freestanding signs are permitted at street level only. Freestanding signs may be located in advance of the building setback line, but shall be at least 10 feet behind the curb line.

(B) No freestanding sign shall be erected and/or maintained at a height of more than three feet above the street grade on that portion of any lot, commencing at the corner point of a street line on the street side of the lot and running in either direction along the street for a distance of 25 feet and within the triangle

thus formed by both street lines and a line connecting the above mentioned termini of both street lines.

- (4) With the exception of directional signs defined under “G” below, only one freestanding sign shall be permitted per street frontage.
- (5) Identification on freestanding signs shall be limited to any three of the following: building name, building complex name, building owner’s name, building primary tenant name, building street address, building’s acknowledged (accepted) address, building architect’s name. In addition, a freestanding sign may contain directional information indicating access to the site for vehicular traffic. The types of directional information appearing on a freestanding sign shall be limited to the following:
 - Visitor (vehicular) drop-off area
 - Parking
 - Service access, including truck dock(s).
- (A) By special exception only (*), supplemental identification shall be permitted on freestanding signs which serve to identify retail tenants without DIRECT frontage on the street. “Retail,” for the purposes of this section, shall include but not be limited to the following uses: service establishments, such as dry cleaners, travel agencies, banks and financial institutions; passenger terminals; and recreational facilities. Such supplemental identification shall be limited to the name of the retail tenant. The design of such supplemental identification shall be secondary to, and compatible with, that of the primary identification of the freestanding sign.
- (6) Illumination of freestanding signs shall conform to Section J-(4)-(A, B) of these standards.

G. Directional Signs

- (1) Directional signs shall be permitted for the express purpose of identifying site access to a building, primarily for vehicular traffic.

Directional signs may be freestanding, attached to a wall or other surface or projecting. The developer is permitted one directional sign for each right of way that abuts the property. Additional directional signs are permitted by special exception based upon a demonstrated need for such additional signs. Directional signs are subject to the standards set forth in these regulations, except that directional signs are not subject to the items of information allowance as defined under

Section C-(1). The types of information on direction signs shall be limited to the following:

- Visitor (vehicular) drop-off area
- Parking
- Service access, including truck dock(s)
- Building identification to be limited to ONE of the following: building name, building complex name, building owner's name, building primary tenant name, building street address, or building's acknowledged (accepted) address
- Traffic control

(2) Area of Directional Signs

(A) Signable area is the total display area of a sign as defined under Section D-(2)-(A) of these regulations.

(i) All sign sides shall be counted in computing the total sign area. However, the top and bottom surfaces of a sign shall NOT be counted in calculating the total signable area.

(ii) Total signable area for directional signs shall not exceed 32 square feet per side.

(B) Total area of each side of a directional sign, inclusive of the signable area as defined in Section G-(2)-(A) above, shall not exceed 60 square feet.

(3) Directional signs which project from a building face or other structure are subject to standards for projecting signs set forth in Section E-(3)-(A,B,C) of these regulations.

(4) Freestanding directional signs may be located in advance of the building setback line, but shall be at least 10 feet behind the curb line.

(5) Any directional sign which does not have a lineal setback of 20 feet from the "stop line" (a delineation on the pavement, e.g. with striping or a stop sign, which indicates a stopping point for vehicles approaching an intersection) on any street must have a minimal clearance of seven, feet four inches, so that the sign will not interfere with the vision of a driver approaching a street intersection or pedestrian crossing. Said crosswalk shall be above the center line of the intersecting street or pedestrian crosswalk, to the bottom of the sign. Location of a "stop line" is determined by the Department of

Traffic and Parking on a site-specific basis. The applicant should, therefore, consult with the Department of Traffic and Parking in satisfying signage criteria provided in this section.

- (6) Illumination of directional signs shall be as defined under J-(4)-(A,B) of these regulations.

H. Permanent Window Sign Graphics

- (1) Window sign graphics may be permanently attached to or painted on windows. Permanent window sign graphics may not be considered as an addition to wall or projecting sign graphics, but shall be considered to be within the total number of items of information allowed, as defined in Section C-(1). No permanent window sign graphics shall be allowed above the floor line of the third floor.
 - (A) First-floor permanent window sign graphics may not cover more than 15% of the window to which it is affixed. Such signage shall be confined to items of information only. The height of window signs shall not to exceed more than 1/3 of the height of the window to which it is affixed.
 - (B) Second-floor permanent window sign graphics may not cover more than 10% of the window to which it is affixed.
- (2) Window sign graphics advertising the acceptance of credit cards or membership in a professional association shall not exceed two square feet in size, and shall not be debited against the total number of items of information allowed.

I. Special Situations

(1) Buildings in Joint Occupancy or Multiple Use

When a building is occupied by a single occupant who conducts more than one activity within the building, or contains two or more activities carried on by different occupants, the signable area for wall signs must be shared by the occupants and/or the activities within the building. When a building has been divided into more than one storefront, the total allowable signable area for wall graphics for the building as a whole must then be divided among the occupants on the basis of the frontage in lineal feet of the total building façade used by each individual occupant or activity.

Example: A building houses two occupants, Occupant A and Occupant B. Total frontage of the building is 40 feet, for a total

signable area of 40 square feet. Occupant A's façade comprises 60% of the total building façade, and Occupant B's façade comprises 40% of the total building façade. Occupant A is entitled to 24 square feet of signable area, and Occupant B 16 square feet, which is 60% and 40% of the total signable area for the building, respectively.

Each building occupant in such situation shall be entitled to the full items of information allowance as provided in Section C-(1).

The regulations for other forms of signage shall apply to joint occupancies and multiple uses as set forth elsewhere in these standards.

(2) Multiple Frontages

If a building has frontage or access to two or more streets, pedestrian ways or public plazas, each side of the building shall be considered separately for purposes of determining compliance with the provisions of these standards. Area allowances for street sign graphics may be utilized only on the side of the building from which they are calculated.

(3) Single Occupancy With Frontage in Excess of 40 Lineal Feet

(A) If a single tenant is occupying ground floor space in a single building with continuous frontage on a single street, pedestrian way or public plaza in excess of 40 lineal feet, the tenant shall be entitled to 10 items of information as defined under Section C-(1) hereof for the initial 40 lineal feet of frontage, and an additional five items of information for every additional 20 lineal feet of frontage.

Example: A building has a total frontage of 100 lineal feet on a single street. The building houses two occupants, Occupant X and Occupant Y. Occupant X has frontage of 60 lineal feet, and Occupant Y has 40 lineal feet of frontage of the total building façade. Occupant X is entitled to 15 items of information (10 items + 5 items). Occupant X may utilize 10 items of information for the first 40 lineal feet of frontage, and an additional five items of information for the remaining 20 lineal feet of frontage. Occupant Y, with a total of 40 feet of frontage, is entitled to 10 items of information.

J. Auxiliary Design Elements

(1) Awnings, Canopies and Marquees

(A) Awnings and canopies are permitted. Awnings and canopies shall incorporate at least one major façade or signage color and be of a fire-rated, canvas variety. Awnings may display the name of the business, a symbol, a geometric shape, or a singular statement identifying the service provided, e.g. “French Cuisine,” on any portion of the awning. Any letters and/or numbers which are displayed on an awning valance are debited against the items of information allowance established by Section C-(1).

(i) Awnings and canopies shall have a minimum height clearance of seven feet above the sidewalk. However, the bottom edge of an awning valance may extend to six feet, nine inches above the sidewalk. However, the bottom edge of an awning valance may extend to six feet, nine inches above the sidewalk. Awnings and canopies shall have a minimum setback of three feet from the curb line, and shall not restrict the free flow of pedestrian traffic.

(ii) Awnings and canopies shall not obscure significant architectural details on the building.

(iii) Awnings may be back-lit. Back-lit awnings on buildings designated singularly or as “Contributory” on The National Register of Historic Places may be permitted by special exception (*).

(B) Marquees (*)

Marquees shall be permitted only on buildings with one of the following uses, and shall display graphics specific to that use:

- Theatre
- Cinema
- Hotel
- High-rise residential buildings
- Nightclubs

A special exception (*) shall be granted for the placement of a marquee on a building other than that listed above, provided historic precedence can be demonstrated.

(2) Time and temperature devices are permitted and are subject to the regulations applicable to both wall and projecting sign graphics.

- (3) Temporary window sign graphics, including paper signs, are permitted and may not exceed more than 15% of the area of the window in which they are displayed. Temporary window sign graphics are not debited against the items of information allowance established by Section C-(1). Temporary window sign graphics may not be displayed for more than 30 consecutive days at any given time.
- (4) Illumination
- (A) A sign may be illuminated if illumination is confined to, or directed onto, the surface of the sign. All lights employed shall emit light of a constant intensity and shall be designed, located, erected and maintained to confine or direct all illumination to the surface of the subject sign and away from adjoining premises or the street upon which it fronts or faces.
- (B) Signs with a translucent background are prohibited. Interior illumination of a sign shall not be permitted unless such illumination is confined to the items of information.
- (C) All exposed incandescent and/or fluorescent lights located within a store which are visible from the street, pedestrian way or public plaza shall be baffled.
- (D) Neon signs (*), permitted by special exception only, shall be governed by standards set forth in these regulations with the exception of the following:
- (i) Neon signage, inclusive of tubing, may be attached flat, or pinned parallel to the wall, but shall not project from the building face by more than eight inches. Neon on a projecting sign (Section “E”) is prohibited.
- (E) Moving and/or flashing signage is prohibited.
- (5) Construction signs are considered temporary in nature, and are subject only to the following provisions:
- (A) All construction signs must receive approval of the Urban Redevelopment Commission prior to their erection.
- (B) Construction signs are not subject to the controls of Section C-(1). Information contained on such construction signs shall be limited to the following:

- Name of the project
- Principal sponsors (developer, architect/engineer, contractors), financing institution, et al
- Project completion date
- Illustrative graphics

(C) All applications for approval of construction signs shall include a maintenance plan for all necessary repairs at minimum intervals of six months.

(D) All construction signs are to be removed from the premises upon receipt of a Temporary Certificate of Occupancy.

(6) Banners

Banners are considered temporary in nature and shall be permitted and governed by the regulations set forth under Section “E,” Projecting Signs, except as follows:

(A) Banners shall not project more than eight feet from the building on which they are attached.

(B) Banners which extend in part or whole over public property shall be no more than 20 square feet in area. Banners which are located entirely behind the property line shall be no more than 50 square feet in area.

(C) Banners may be mounted on removable supports located on a minimum of 10 feet away from any other banner or projecting sign located on the same building or on an adjacent building.

(D) Banners shall be a supplemental but not primary form of identification signage for a building.

(E) Banners must be properly maintained. The Commission may require a maintenance plan from the applicant at the time of approval.

(F) Banners spanning across a street are governed by the Stamford Board of Representatives and do not fall under this definition.

(7) Flags, for the purpose of these regulations, are (typically rectangular) fabric panels of distinctive design symbolizing nationality, statehood, municipality or organization. Flags are considered temporary in nature and are subject to Section J-(6)-(A,B,C,E) of these regulations.

- (8) Sandwich sign boards are governed by the Stamford Board of Representatives and do not fall under these signage standards. Further, sandwich sign boards are not considered as “freestanding signs” as defined in Section “F” of these regulations.
- (9) Signage for the leasing or sale of the premises is considered temporary in nature, and is not subject to these regulations.

K. Submission Requirements

A formal application to the Urban Redevelopment Commission shall be made by submitting two sets of plans, including specifications which are in conformance with regulations set forth in the Urban Renewal Plan. The submission shall include the following:

- (1) Elevation plan, full height and to scale, of building face to receive signage.
 - (A) Drawings shall note major architectural features, windows, doors, cornices, and other breaks in the building plane for the sign frieze of the building as defined under Item D-(3).
 - (B) The elevation drawing shall indicate, to scale, the location and bulk of the proposed signage.
- (2) Detail drawings of the signage with the following indicated:
 - (A) Dimensions, including depth of signs, and height of base of sign from sidewalk or grade, as applicable;
 - (B) Material: Type and Colors
 - (i) Actual color samples should be provided or provide a colored plan to illustrate color scheme of signage and building;
 - (C) Proposed lighting of signage, if any;
 - (D) Method by which signage will be affixed to the building.

L. Appeals

All applications to vary these signage regulations shall be heard by the Urban Redevelopment Commission at the first regular meeting following the receipt of such application. If the Commission fails to render a decision within 30 days of said hearing, the application shall be considered denied.

In order to grant a variance, the Commission must find that a literal enforcement of these regulations would result in exceptional difficulty or unusual hardship in satisfying the general purpose and intent of these regulations, or preserving or enhancing the historic characteristics of the building.

In granting any variance, the Agency may prescribe such conditions applying thereto that it may deem to be necessary or desirable to ensure the public health, safety or welfare in accordance with the purpose and intent of the Urban Renewal Plan.

4. Redeveloper's Obligations

Disposition of all land to parties other than the City of Stamford will be made via a contract for sale or lease which shall specify, among other things, that the purchaser or lessor shall:

- (1) Agree to construct improvements in accordance with the provisions of this Urban Renewal Plan.
- (2) Agree to submit site or construction plans and models to the Urban Redevelopment Commission for review as to conformity with the provisions and purposes of this Urban Renewal Plan.
- (3) Agree to begin and complete the construction of such improvements, in accordance with plans approved by the Commission, within specified reasonable periods of time.
- (4) Agree to provide a bond, or other surety acceptable to the Commission, to insure performance under the contract of sale.
- (5) Agree that the property shall not be sold or transferred prior to the completion of improvements without the prior written approval of the Urban Redevelopment Commission.
- (6) Agree to minimum quantities of construction specified by the Commission.
- (7) Agree to give preferential consideration to businesses in the project area for lease or purchase of appropriate facilities.
- (8) Agree on behalf of himself, and heirs and assigns, not to permit in the sale, lease or use of the property, or facilities thereon, discrimination because of race, color, creed or national origin.
- (9) In the event any owners of "not-to-be-acquired" property or owners of property abutting the project area seek to acquire additional property in the project area, said present owners shall subject their property to the controls of the "Plan."

5. Relocation

A. Relocation Payments

Relocation payments to the maximum extent possible for residential relocation will be made with funds provided by the Federal government in accordance with policies and procedures established by the Federal government regarding such payments as they may be amended from time to time.

B. Eligibility for Relocation Payments

All companies in the project area, except those within properties designated as not-to-be-acquired properties, who move after acquisition because of project activities, are eligible for relocation benefits in accordance with Federal law and regulations applicable thereto, except that those site occupants displaced by the private acquisition of properties in Blocks 16, 17 and 18 shall be eligible for relocation benefits.

C. Relocation Assistance to Commercial Concerns

The Urban Redevelopment Commission will make every effort to assist businesses to relocate. Financial assistance to the maximum extent possible under funds provided by applicable statutes and regulations shall be made available to assist businesses in relocating.

SECTION IV – OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL OBJECTIVES

Chapter 130 of the Connecticut General Statutes describes certain requirements for an Urban Renewal Plan. Many, if not all, of the requirements are described in detail elsewhere in this Urban Renewal Plan. The following comments are intended to summarize or supplement such descriptions.

1. Indication of Land Acquisition

See Section III-1 of this Plan.

2. Demolition and Removal of Structures

All structures on property identified to be acquired in Section III-I-A are to be demolished. Any additional structures acquired under Section III-I-B will be demolished unless proposed for rehabilitation.

3. Redevelopment

All property acquired by the Commission shall be disposed of for redevelopment if not required for public improvements or conservation or rehabilitation in accordance with the provisions of this Urban Renewal Plan.

4. Improvements

Generally identified on “Proposed Land Use,” revised through March 7, 1988. (Amended Exhibit “B” of this Plan)

5. Rehabilitation

All property identified in Section III-1-A as “not-to-be-acquired” is to be subject to conservation standards as set forth in Sections III-2, 3 in this Plan.

6. Zoning and Planning Changes

(1) Prior to the sale or lease of land for private redevelopment, it is proposed to have the zoning regulations amended by the creation of a new zoning district, “Central City District,” applicable to the project area in general. This new zone would permit mixed residential and nonresidential uses, a high degree of intensity or density, and require a review of site and construction plans.

(2) The Planning Board, on January 29, 1963, revised the Master Plan. (Corrected March 12, 1963)

7. Land Use, Maximum Densities, Building Requirements

See Section II.

8. Local Objectives Achieved by the Urban Renewal Plan

- (1) Land Uses – elimination of substandard and blighted areas and providing an environment attractive to private enterprise for the construction of residential, commercial and industrial structures of a character appropriate to the center of the city.
- (2) Improved traffic – provision of a street system adequate to handle existing traffic, as well as future traffic, to be generated by the new uses.
- (3) Public utilities – replacement of inadequate public facilities by those adequate for the new growth in the area.
- (4) Recreational and community facilities and other public improvements:
 - (A) Provision of adequate facilities related to the various land uses, both in quality and quantity.
 - (B) Elimination of hazardous intermittent tidal and storm flooding by construction of flood-control measures.

SECTION V – PROCEDURES FOR CHANGES IN APPROVED URBAN RENEWAL PLAN

Introduction:

This Urban Renewal Plan may be amended by the Urban Redevelopment Commission provided that, if amended after properties are sold or leased by the Commission, the consent of purchasers and of major lessees (lessees renting 100,000 or more square feet) must be secured prior to plan amendment affecting said owners or lessees. The Urban Redevelopment Commission may make changes in the plan provided the general schematic plan and land uses carry out the general intent of this Urban Renewal Plan. Where the proposed amendment will substantially change the plan as previously approved by the Board of Representatives, the amendment must similarly be approved by the Board of Representatives.

Any proposed change to an Urban Renewal Plan must first be evaluated to determine if it is “major” or “minor.” This evaluation becomes important because there are specific legal requirements under State law that must be met and specific procedural requirements under Federal regulations that must be met.

Under Federal regulations, a plan change is considered “major” if it is a “material change” and such a change is described as affecting a “basic element” of an approved Urban Renewal Plan. Under State law, a “major” change is one that is considered “substantial” in scope. The Federal practice is to review each proposed change against the essential concepts of the approved renewal plan, and if the change is generally within those concepts, there is a tendency to characterize the change as “minor.”

Recommended Step-by-Step Procedure for Making Changes to Urban Renewal Plan

- (1) Agency’s planner should present written recommendations to Director who, in turn, presents them in writing to Commission.
- (2) Commission directs staff to confer with HUD area office to determine if proposed change is “major” or “minor.”
- (3) If “major”:
 - (A) Review HUD comments
 - (B) Submit to Planning Board (for review, for conformity with Master Plan)
 - (C) Public hearing
 - (D) Board of Representatives’ approval
 - (E) Documents to HUD for formal approval

(letter from Planning Board, URC resolution, statement of approval from effected

redevelopers, resolution of approval of Board of Representatives, HUD forms to revise budget and financing plan, abstract of minutes of public hearing, opinion of counsel.)

(4) If “minor”:

(A) Review HUD comments

(B) Documents to HUD for formal approval

(letter from Planning Board re: conformity with Master Plan, resolution of URC approving plan change, any concurrence that may be required from an effected redeveloper, formal text of plan change with HUD forms, if needed, revised budget and financing plan, opinion of counsel.)

SECTION VI – VALIDITY

If any section, paragraph, subdivision, clause or provision of this plan is declared by any court of competent jurisdiction to be invalid, such adjudications shall not affect any other portion of this plan, and all other such portions shall remain in full force and effect.

SECTION VII – EXHIBITS

Amended Exhibit “A” – Map defining Southeast Quadrant Urban Renewal Area – Extended, dated March 7, 1988.

Amended Exhibit “B” – Map of proposed land use, Southeast Quadrant Urban Renewal Area – Extended, dated March 7, 1988.

The following exhibits are on file at the City and Town Clerk’s Office, City of Stamford, Connecticut:

Exhibit “C” – Standard zoning regulations as they existed on April 1, 1963.

Exhibit “D” – State of Connecticut Basic Building Code.

Exhibit “E” – Standard Building Code.

Exhibit “F” – National Board of Fire Underwriters.

Exhibit “G” – FHA Section 220 Housing.

Exhibit “H” – FHA Letter 1812.

Exhibit “I” – State of Connecticut Labor Code.

Exhibit “J” – Map entitled “Property Survey Depicting Parcels to be Conveyed to Park Square West LLC. Prepared for City of Stamford Urban Redevelopment Commission” dated May 13, 1998.