

From: [chuck mulligan](#)
To: [Board of Representatives](#)
Date: Wednesday, August 01, 2018 2:25:23 PM

I am in favor of the approved regulation to allow Gymnasium and Physical Culture Establishments to be located in our corporate office parks (C-D Zones), and in particular to enable LifeTime Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. I urge the Board of Representatives to uphold the Zoning Board approval.

We must be proactive and forward thinking in adaptive reuse of obsolete or unnecessary office space. Vacant and decaying buildings do nothing for the residents of this city. The northern portion of the city is woefully underserved.

Thank you

Chuck Mulligan

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From: [Block, David @ Stamford](mailto:Block.David@Stamford)
To: [McMullen, J.R.](mailto:McMullen.J.R.); [McMullen, J.R.](mailto:McMullen.J.R.)
Cc: [Board of Representatives](#)
Subject: LifeTime Fitness & High Ridge Office Park
Date: Wednesday, August 01, 2018 3:25:43 PM

To my District 18 Representatives,

I have worked in the city of Stamford as a local real estate professional for over 20 years and I have been a proud resident of the city since the summer of 2008. The only thing that tempers that pride is witnessing City representatives and fellow Stamford residents stand in the way of progress. My job is to lease office space in Stamford, as well as the surrounding areas. I can assure you, having witnessed multiple real estate cycles over my 25 year career, that old, outdated, office parks, like High Ridge Office Park, are not going to be filled up again with corporate tenants.

Westchester County towns have realized this and have effectively repurposed much of the old office inventory. In fact, I have witnessed firsthand what LifeTime Fitness has done for Harrison/White Plains and Westchester County, in a 1970s era office park, similar to High Ridge, also surrounded by high end residential homes/communities. The positive impact to the community has been tremendous and tax dollars are now being collected on a property that would have sat vacant for years.

Further, as a resident of North Stamford, it concerns me that housing prices have still barely rebounded from the depths of the recession in 2008, as millennials and younger home buyers continue to move closer and closer to urban centers. We need amenities like LifeTime Fitness closer to our homes, so that we don't have to spend 30+ minutes driving our kids to Chelsea Piers! More importantly, we need these amenities so that young families actually choose to buy homes in Stamford.

I am in favor of the approved regulation to allow Gymnasium and Physical Culture Establishments to be located in our corporate office parks (C-D Zones), and in particular to enable LifeTime Fitness to request a Special Exception and Site Plan application at High Ridge Office Park. I urge the Board of Representatives to uphold the Zoning Board approval. Stamford is a world class city... we deserve world class amenities!

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From: [Jim Fagan/USA](#)
To: [Rosenson, Valerie](#)
Subject: Lifetime Fitness - Stamford Board of Representatives
Date: Wednesday, August 01, 2018 4:24:33 PM
Attachments: [image001.png](#)

Ms. Rosenson-

Please submit this email to the Stamford Board of Representatives in my support for a new Lifetime Fitness location in High Ridge Office Park.

It is my understanding that the Zoning Board of Stamford voted unanimously in favor for a text amendment allowing Lifetime Fitness to have a location in High Ridge Office Park and that some residents are asking the Board of Representatives to overturn the Zoning Board decision. This would be a case of the /uninformed/ squeaky wheel getting the grease.

Stamford needs businesses, vitality, and more 'there-there'. At its height, Fairfield County's economy was based on providing: (i) a great family life, (ii) great education, (iii) great culture and (iv) great financial jobs for its residents in a favorable tax environment.

The new reality is there are no more trading floors (the trading business is no longer), the millennial generation have waited to have children and taxes are high. The result is, our population is static, the commercial office market is in serious trouble having the highest vacancy in more than thirty years (over 30%), residential house prices (especially north of the Merritt Parkway) are way down, and Stamford would absolutely be in *really deep trouble* if not for BLT's heroic execution of the creation of Harbor Park. We must reinvent ourselves to compete for the population, employers, retailers and lifestyle that every other city and state are competing for. Twenty years ago or more, the sentiment was 'Not in my back yard!' (with an exclamation point). Today it is more "What do you mean it's 'Not in my back yard?'. I want everything close to me! "

There has probably been a diminution of more than \$200 million in house price values in North Stamford alone since 2006. That destruction of wealth and tax-base will continue unless all of our communities figure out how to put more 'there-there' in order to attract the next wave of families who, we can only hope, will want to live here.

As a side note, we represented Charter Communications on their new tower, and complete probably thirty transactions a month involving businesses leasing, buying or selling buildings in our marketplace. Rents are significantly lower now than they were thirty-five years ago and we have lost so many companies through outward migration and simple attrition. Block by block we have to build ourselves back, I believe that Lifetime Fitness at High Ridge Office Park is one of those blocks. We are not involved financially in the Lifetime Fitness transaction.

I would be happy to discuss this in more detail.

Very truly yours,
JF

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