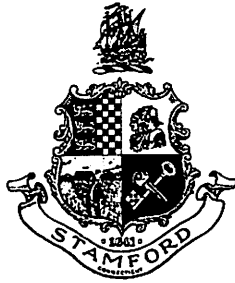


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### INTEROFFICE MEMORANDUM

<b>TO:</b>	Vineeta Mathur, Planning
<b>CC:</b>	T. Mills, Chairman Zoning Board T. Dell, Chairwomen Planning Board, W. Hennessey, Attorney CTS&H
<b>FROM:</b>	Thomas Madden, AICP, Director of Economic Development
<b>DATE:</b>	Friday, August 4, 2017; <u>updated February 20, 2018</u>
<b>RE:</b>	Application 217-01: High Ridge Real Estate Owner LLC. - Application for Text Amendment to the Zoning Regulations for C-D district

**Application #:** ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC ("HRREO")

**Master Plan:** Category No. 8: Urban Mixed Use

**Zone:** C-D

**Address:** 0 TURN OF RIVER ROAD

**Action:** Applicant is seeking to amend Section BBB-C-D Designed Commercial District. The property in question is known as High Ridge Office Park (the "Property") and is comprised of two (2) legal parcels totaling approximately 38.8 acres. HRREO is the current owner of the office park which was originally built in the 1970s.

**Further Action:** If the applicant is successful in their application for the text amendment to the C-D zone, the applicant would look to demolishing an approximately 86,500 sq.ft. vacant office building (former Frontier Communications Headquarters) and build a Life Time Fitness facility (Project) in that location.

#### Senior Executive Discussion of the Property

On November 17, 2014, Mayor David Martin, Michael Pollard, Chief of Staff and myself met with Maggie Wilderotter, CEO (now former CEO) and Dan McCarthy, President & COO (now CEO) at Frontier Communications' corporate headquarters located at 3 High Ridge Park. During this meeting, Ms. Wilderotter and Mr. McCarthy, both expressed concerns with the conditions of the existing building the company was located in. Ms. Wilderotter expressed the difficulties of running a large national corporation in an older building that had not seen significant technological and building maintenance upgrades over the last several decades. In particular, Ms. Wilderotter noted that they were unable to hold

their board meetings at the building by conference call anymore because materials that were used to create the roof caused so much noise when it rained, the participants could not hear the meeting over the phone. Mr. McCarthy noted that the company had looked into renovating the building but the \$30 million renovation costs was prohibitive and would result in the entire company having to move out of the building during the renovation process. The architect had determined the building would require demolished back to the original steel girder skeleton in order to install a modern infrastructure required by the company. Mr. McCarthy also noted that the company had looked at a smaller HVAC project to regulate temperature in the building but this project would require extensive asbestos removal to install the new duct work. In April 2015, Frontier announced that the company would be relocating to Merritt 7 office complex in Norwalk.

As the Economic Development Director for the city, part of my job duties is to show buildings to potential companies that are looking to either relocate or expand in Stamford. I have had the opportunity to show 3 High Ridge Road to several companies as a potential corporate headquarters. After each showing, company representatives expressed no interested in the building as the ceiling heights were not adequate and the extensive renovations required in order to bring the building up to Class A building headquarters.

**Referral:** The Economic Development Commission acknowledges the receipt of the request by the Planning Board in a memo dated February 6, 2018. Under the authority in ARTICLE IX. - ECONOMIC DEVELOPMENT COMMISSION. Sec. 6-47. - Creation; powers and duties; B. To render written opinions on the economic impact and advisability of any decision to be made on any matter pending before any board, commission, agency, department or member of the executive branch, but only after requested by the decisionmaker on that particular matter, the Board of Representatives or the Mayor.

At the February 8th Economic Development Commission meeting, the commission has asked staff to provide an economic analysis of the project for the Zoning Board. The analysis will include but is not limited to; tax generated and impact to the city, impact of employment in the short and long term on the city, permit fees, and potential long term cost associated with the development.

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