

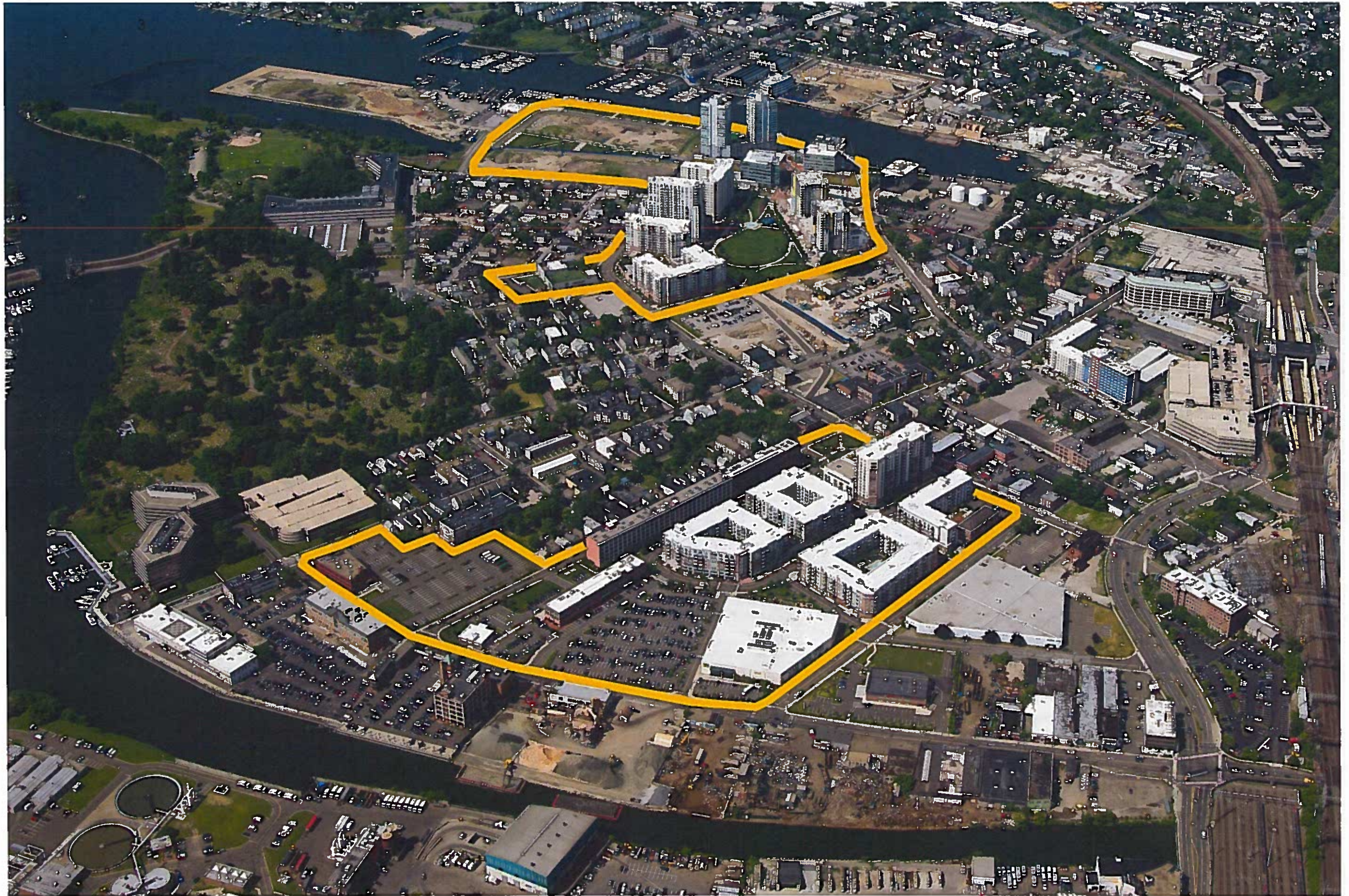
**Master Plan Application of The Strand/BRC Group,  
5-9 Woodland Avenue LLC, Woodland Pacific LLC  
and Walter Wheeler Drive SPE LLC**

**Master Plan Application MP-432**















# Whole Block





# BLT-Owned Properties





# BLT-Owned Properties Involved in Master Plan Change





# Former B&S Carting Site



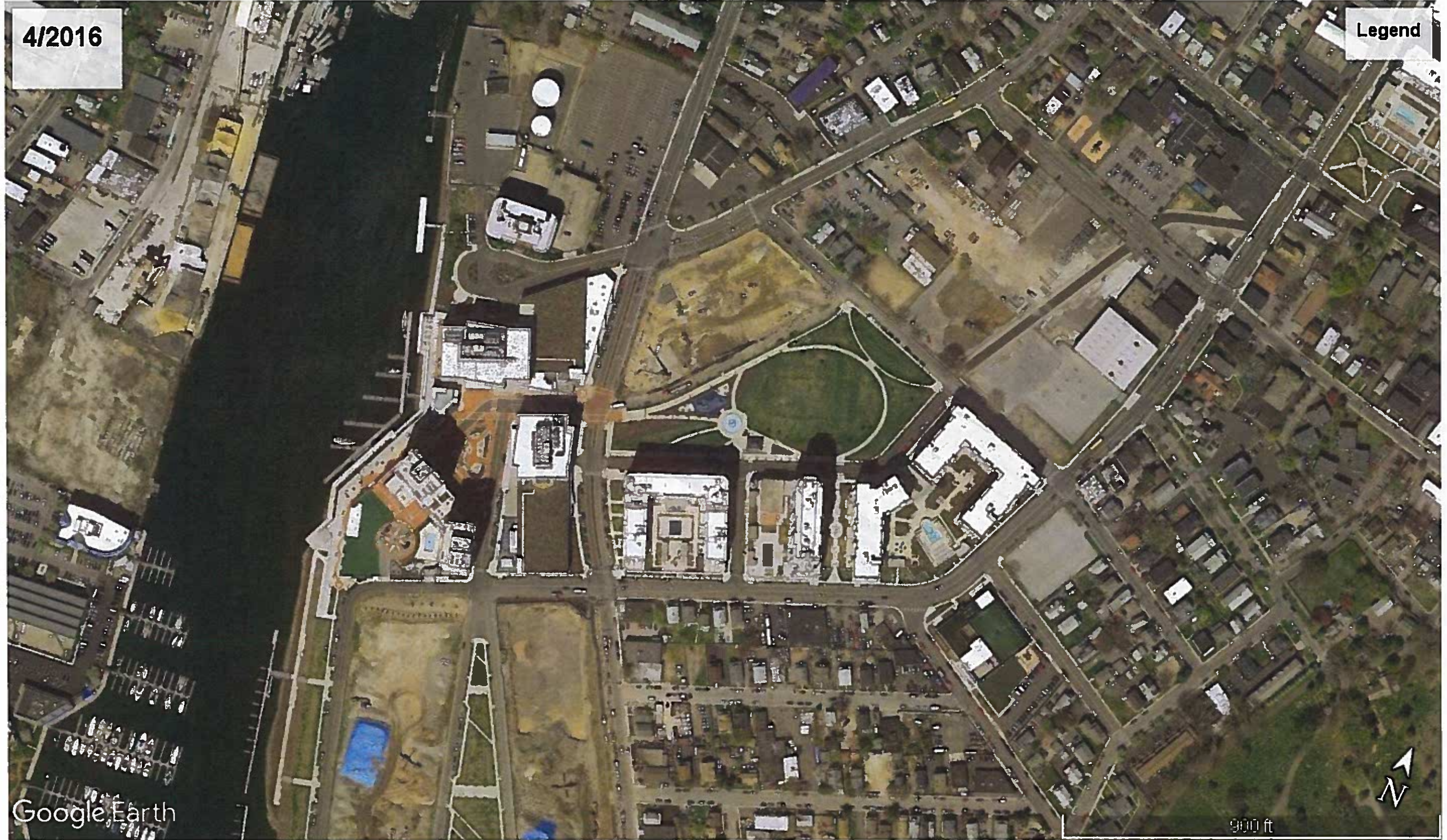




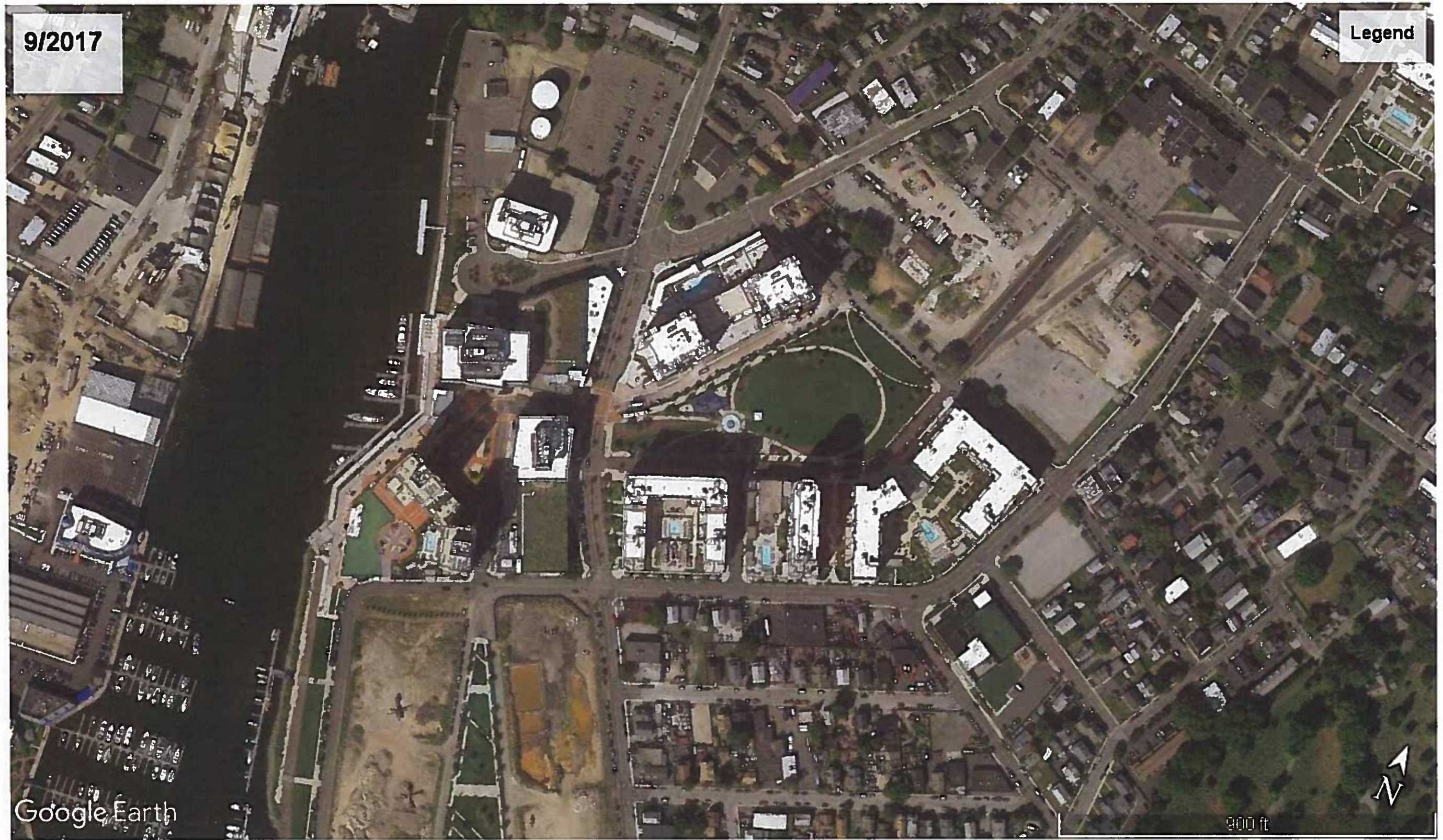




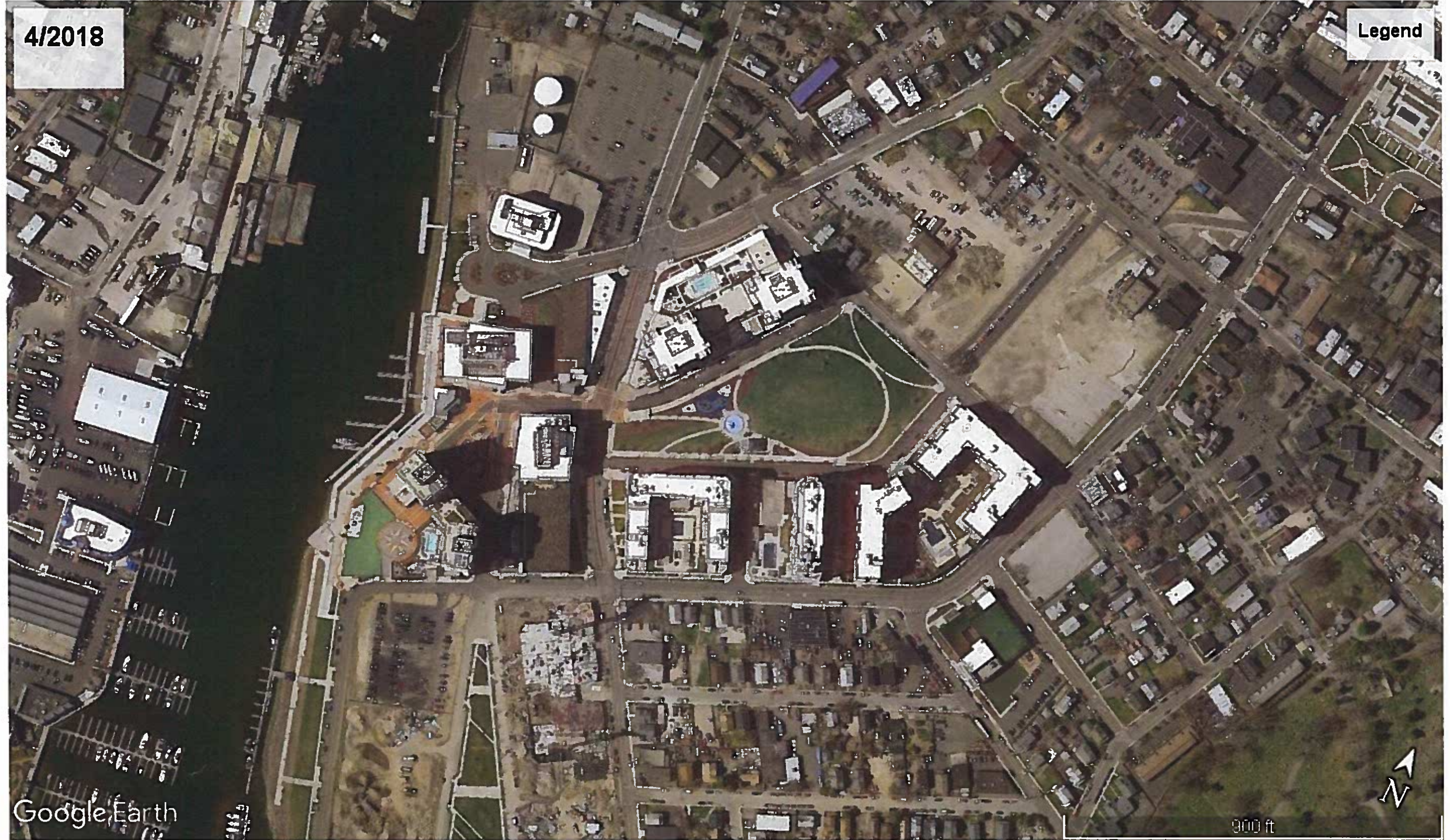












4/2018

Legend

Google Earth

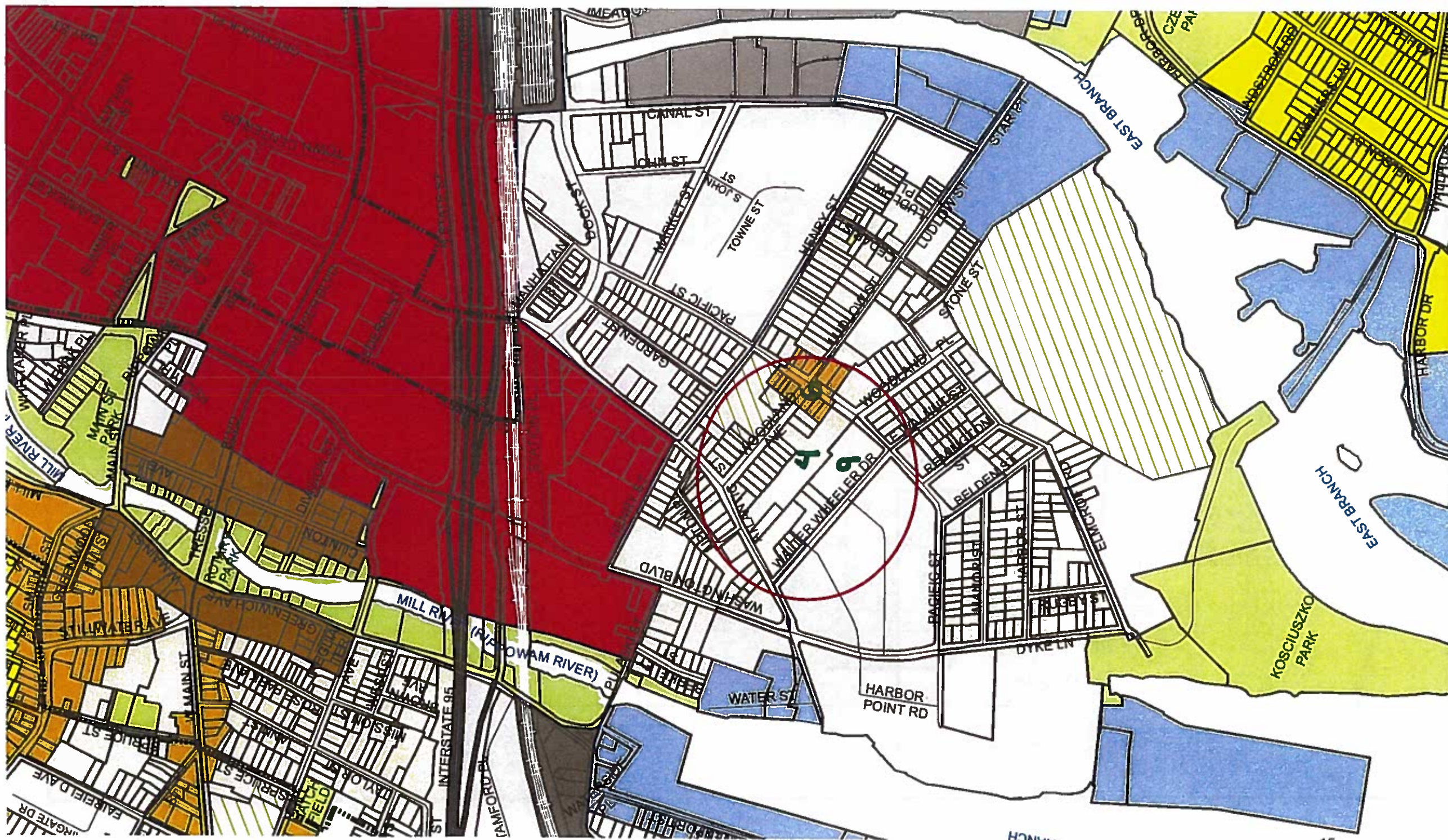


900 ft



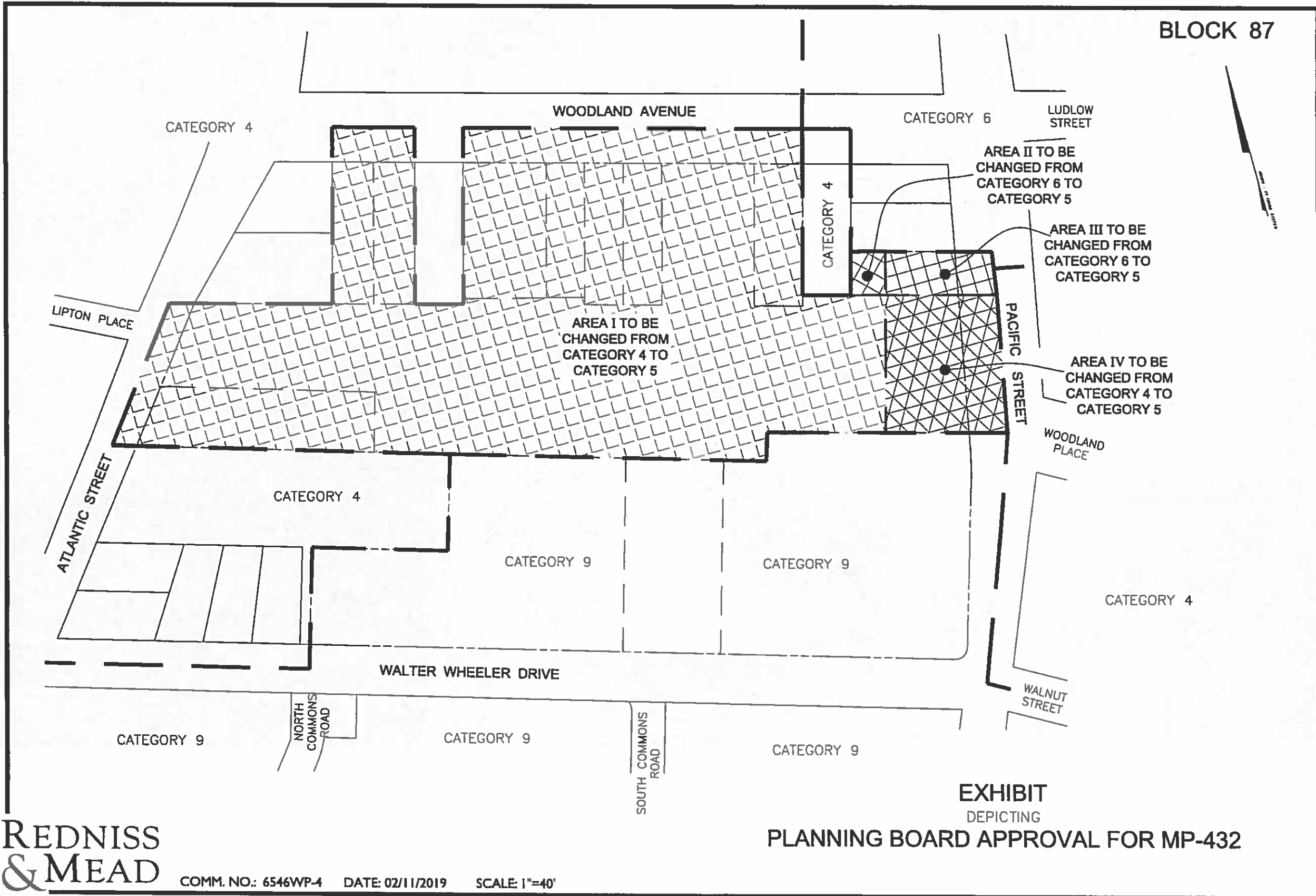








BLOCK 87



REDNISS & MEAD

COMM. NO.: 6546WP-4 DATE: 02/11/2019 SCALE: 1"=40'

EXHIBIT DEPICTING PLANNING BOARD APPROVAL FOR MP-432

4/1/2019 1:28 PM K:\Users\pmead\Documents\Projects\2019\MP-432\Map\Map-432-11-04 - 24218.dwg







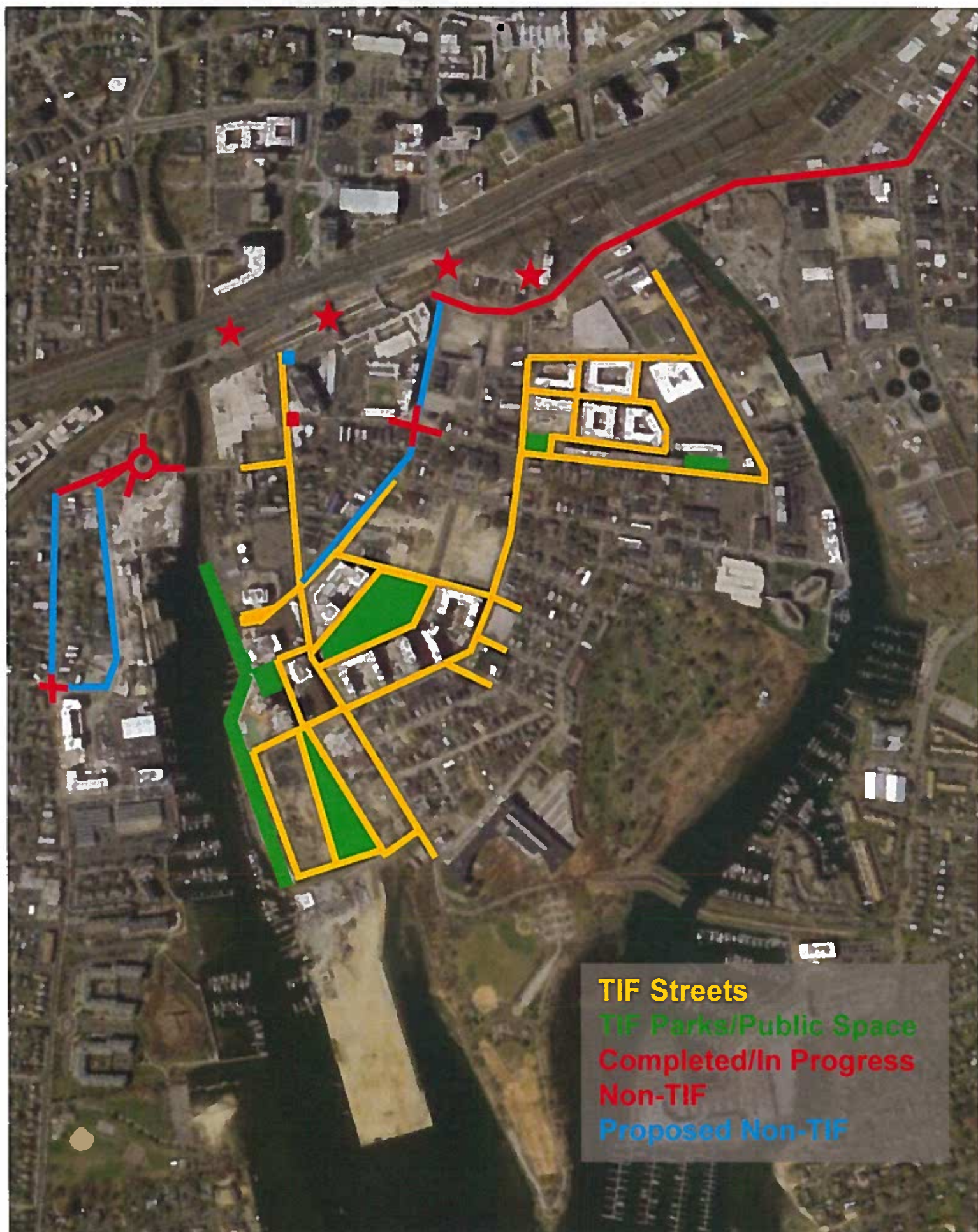
### Area Surrounding Stamford Transportation Center





# South End Infrastructure Projects

Satellite image as of April 2018



Over \$100MM of TIF infrastructure improvements have been completed since 2008. Select projects include:

- Dyke Lane
- Washington Boulevard
- Atlantic Street
- Walter Wheeler Drive
- Pacific Street
- East Walnut Street
- Remington Street
- Belden Street
- Pulaski Street
- Y&T Internal Streets
- Market Street
- Canal Street
- Henry Street
- Riverwalk Park
- Harbor Point Square
- Commons Park
- Coastal Gardens
- Yale & Towne Parks
- Hurricane Barrier
- Gas Line Relocation

Over \$450MM of non-TIF infrastructure work has been completed or is in process/pending that greatly impacts the South End. Select projects include:

- Northeast Utilities** – upgrade of Stamford electrical system to improve reliability of electrical service throughout the city, including refurbishing South End substation
- DOT Garage**
- Atlantic Street MNRR Bridge Replacement**
- Stamford Train Station Improvements**
- Stamford Urban Transitway**
- Selleck St. at Southfield St. Intersection Design**
- Washington Blvd. at Henry St. Traffic Signal**
- Atlantic St. at Henry St. Intersection**
- Pulaski St. – Greenwich Ave Roundabout**
- Route 1 Bridge Over I-95**
- I-95 Exit 8 NB Off-Ramp Realignment**
- West Ave. at West Main St. Intersection**



# South End Infrastructure Projects

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Project	Cost Estimate
<b>Complete - non-TIF</b>	
Northeast Utilities	\$125,000,000
Stamford Urban Transitway (Phase I)	\$65,000,000
Stamford Urban Transitway (Phase II)	\$52,000,000
Selleck St. at Southfield St. Intersection Design	\$1,100,000
Washington Blvd. at Henry St. Traffic Signal	\$550,000
I-95 Exit 8 NB Off-Ramp Realignment	[ ]
Subtotal - Complete & Pending	\$243,650,000
<b>TIF - Complete</b>	
Washington Blvd. Roadway/Streetscape Improvements Through HP	-
Pacific St. Reconstruction / Streetscape	-
Canal St. Reconstruction / Streetscape	-
Henry Street	-
Market Street	-
Atlantic Street (Cul-de-sac to Woodland Ave)	-
Walter Wheeler Drive	-
Dyke Lane	-
Commons Park	-
Riverwalk Park	-
Coastal Gardens Park	-
Harbor Point Square	-
Yale & Towne Internal Streets and Parks	-
Remington, Belden, and E Walnut Streets	-
Hurricane Barrier	-
Subtotal - TIF	\$103,000,000
<b>In Process / Pending</b>	
DOT Garage	\$100,000,000
Atlantic Street MNRR Bridge Replacement	\$75,000,000
Stamford Train Station Improvements	\$22,900,000
Rt. 1 Bridge Over I-95 at Exit 9	\$15,000,000
Atlantic St. at Henry St. Intersection Improvements	\$3,500,000
West Avenue and West Main Street Intersection Improvements	\$2,000,000
Pulaski Street - Greenwich Avenue Roundabout	[ ]
Subtotal - In Process / Pending	\$218,400,000
<b>Total - Complete / In Process / Pending</b>	<b>\$565,050,000</b>
<b>Proposed</b>	
Atlantic St Corridor Widening (Station Place to Washington Blvd)	\$20,000,000
Washington Blvd. at Station Place Traffic Signal Revision	\$100,000
Washington Blvd at South State St. Traffic Signal & Ped. Facility Improvements	\$100,000
Canal St. at North State St. Signage and Pavement Marking Improvements	\$5,000
Canal St. at South State St./I-95 Ramp Signage and Pavement Marking Improvements	\$5,000
Elm St. at North State St./I-95 SB Exit 7 Ramp Signage and Pavement Marking Improvements	\$5,000
Stamford Railroad Station Improvements Pedestrian Overpass Extension	[ ]
City-Wide Traffic Signal Optimization	[ ]
Stamford Urban Transitway (Phase III)	[ ]
Greenwich Avenue - Davenport Street One-Way Circulator	[ ]
Route 1 (E Main St.) Safety Improvements	[ ]



# Affordable<sup>21</sup> Apartment Construction

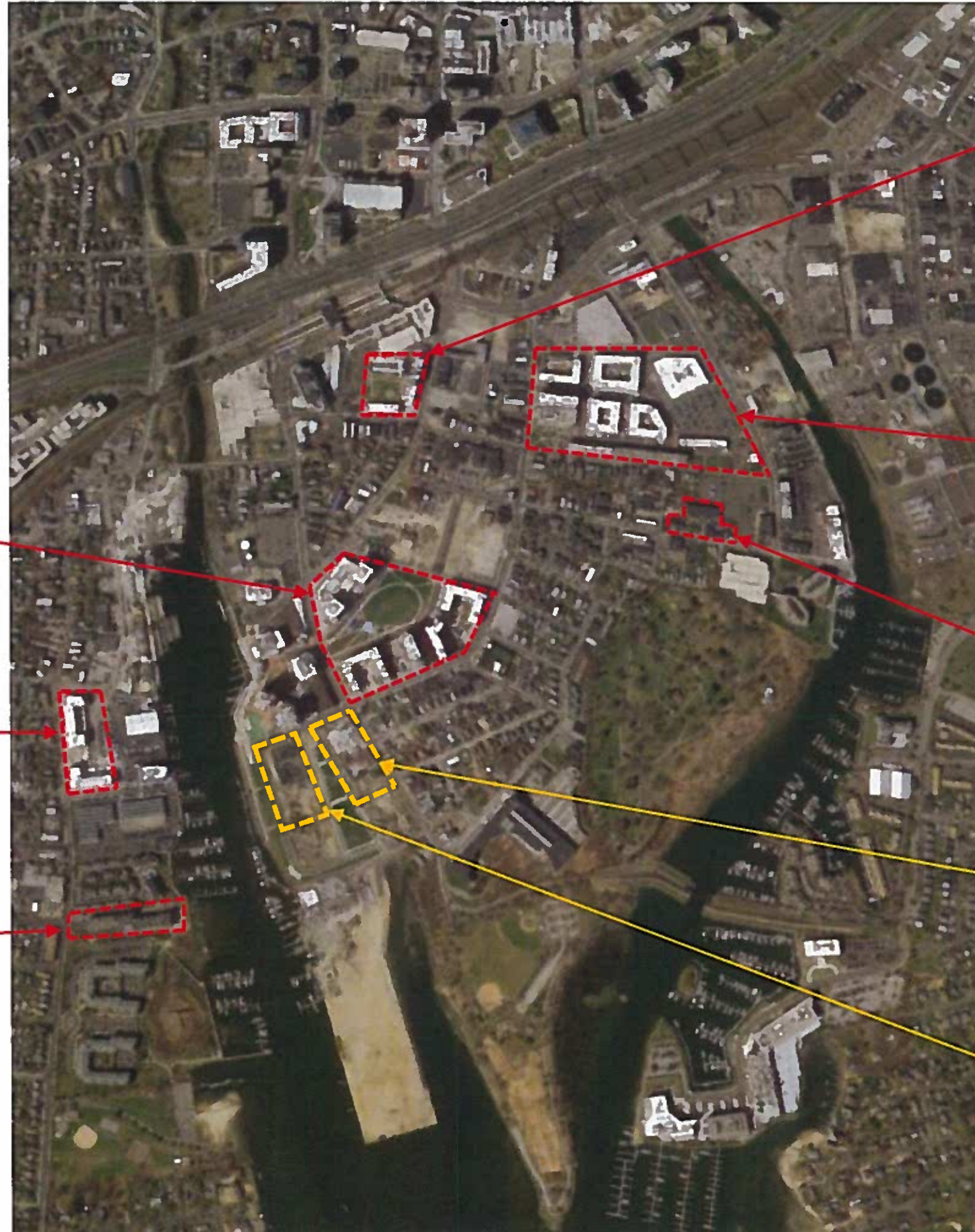
A total of 502 below-market-rate (“BMR”) apartment units have been constructed in the South End since 2007, and 88 additional units will be delivered in the next two years.

The 4 apartment communities surrounding Commons Park, all constructed between 2010-2018, include 161 BMR units.

Harbor Landing, constructed in 2018, includes 22 BMR units.

Baypointe, constructed in 2017, includes 12 BMR units.

Satellite image as of April 2018



The Metro Green community, constructed between 2007-2013, includes 142 BMR units.

In Yale & Towne, there are 115 BMR units across 5 apartment buildings, all constructed between 2010-2014.

Marshall Commons, constructed in 2012, includes 50 BMR apartments.

The P4/P5 apartment project currently under construction will include 44 BMR units.

The P1/P2 apartment project will commence in 2019 and will include 17 BMR units onsite and 27 BMR units offsite.



# Brownfield Remediation

22

Satellite image as of April 2018



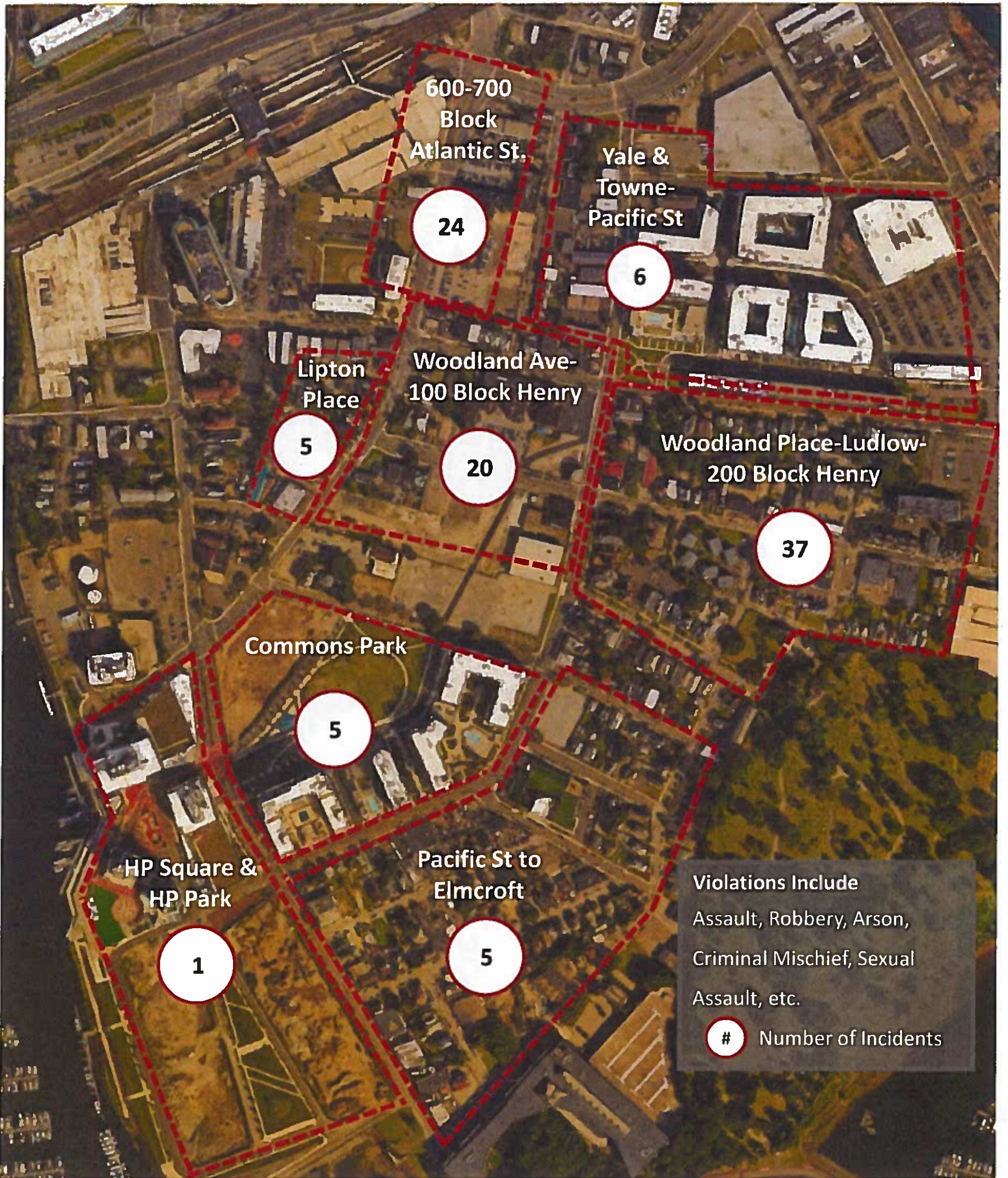
Future remediations.

Brownfield remediations currently in process.

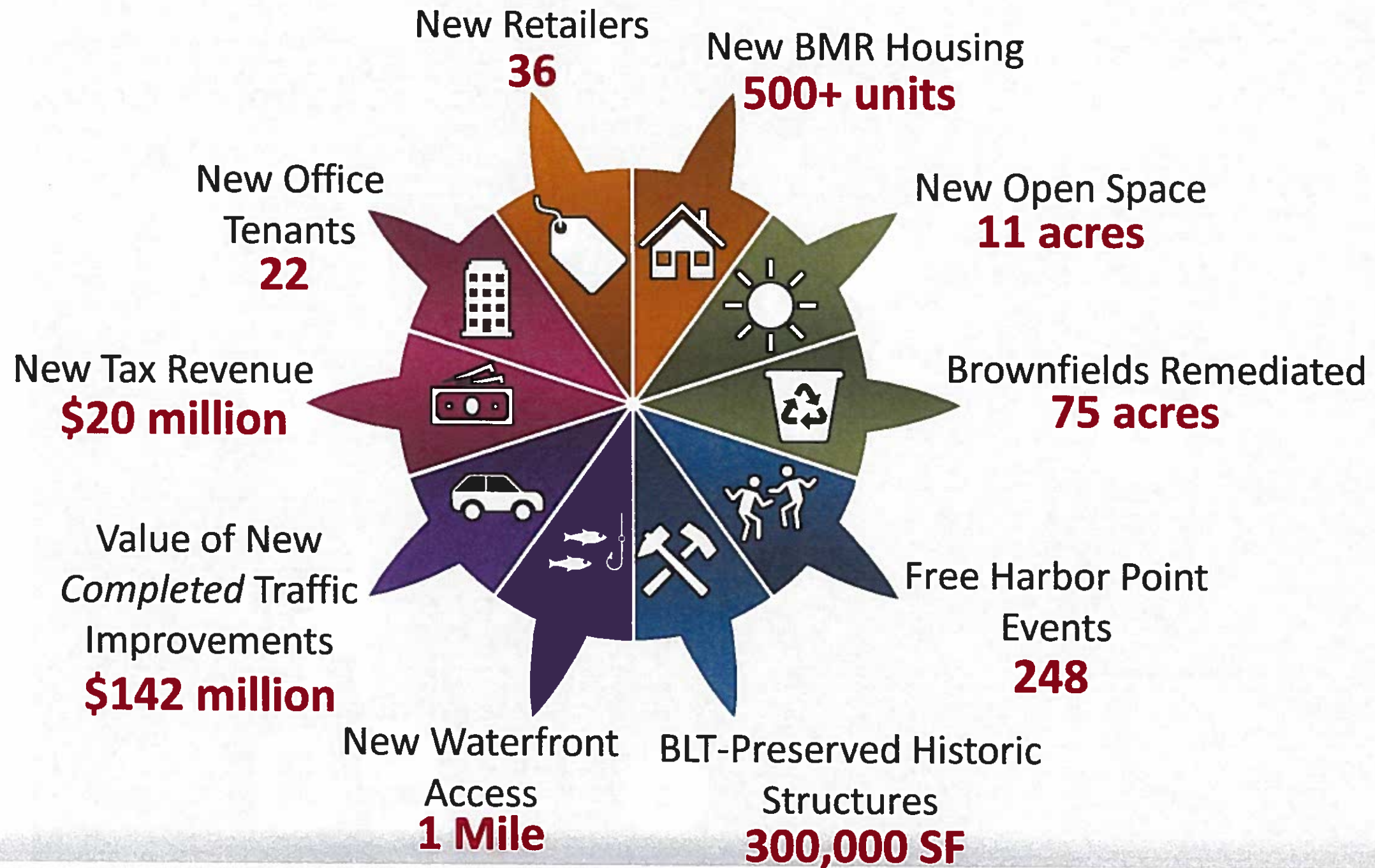
Fully remediated sites.



# South End Violent Crime – YTD December 6, 2018







### South End – Changes in the Last Decade