

**From:** [Hilary Starks](#)  
**To:** [Rosenson, Valerie](#)  
**Subject:** Support for traffic improvements for Waterside  
**Date:** Monday, December 02, 2019 12:15:27 AM

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Ms. Rosenson:

Below please find a letter to the Board of Representatives in support of the proposal to widen Pulaski st and other traffic improvements for Waterside. I ask that this is shared with the full Board.

Please let me know if you have any questions.

Respectfully,

Hilary Starks

December 2, 2019

Board of Representatives  
City of Stamford  
888 Washington Blvd  
Stamford, CT 06904

via email: [vrosenson@stamfordct.gov](mailto:vrosenson@stamfordct.gov)

Ladies and Gentlemen:

I am writing in support of the proposal to widen Pulaski St and the traffic improvements that have been in the works for 10 years. I have lived on Southfield Ave since 2007, traffic during the morning and evening rush hours has always been horrendous and I welcome any chance to improve it.

Trying to funnel 1,000 of cars in and out on narrow, two lane road with what amounts to a stop sign does not work. On any given day it can take over 10 minutes to travel the .8 miles between the traffic light at Washington Boulevard and ~~Pulaski~~ Street and my home at 1 Southfield Ave, I can run faster than that, and on many occasions have considered leaving my car and running home. I have adjusted my work hours to avoid commuting during peak times, and I learned early on in my time living on Southfield that if I needed to be somewhere at 6pm, to not even bother trying to run home and change or let the dog out, the traffic is just not worth it.

In the last decade the Waterside community has seen incredible growth, but the traffic problems have existed long before ~~Baypointe~~ and Harbor Landing. I applaud the most recent traffic improvements with the realignment of and retiming of the lights at the intersection of Southfield and Selleck Avenues. This worked has cut the congestion coming into Southfield Ave.

While I feel for the Lesperance family, I trust they will receive fair compensation. One resident should not hold up a much-needed traffic improvement project that effects 1,000s of other residents. Growth requires sacrifice, let us remember that houses once stood where many of the

roads we take for granted today run.

Respectfully,

Hilary Starks  
1 Southfield Ave #418  
Stamford, CT 06902  
[HilaryStarks@gmail.com](mailto:HilaryStarks@gmail.com)  
203 554 7301

**From:** [Constance Elkinson](#)  
**To:** [Rosenson, Valerie](#)  
**Cc:** [Virgil de La Cruz](#); [FENSTER](#)  
**Subject:** Traffic Improvements - Greenwich/Southfield/Pulaski Avenues  
**Date:** Monday, December 02, 2019 12:21:15 AM

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To Our Local Officials,

I have been a resident of the Dolphin Cove community since 2003 and have never previously expressed dismay with local decision-making regarding issues which affect my quality of life. I feel compelled now to add my voice to those objecting to the possibility that the traffic improvements, which have been all but assured, will not happen.

With the population explosion in Waterside, there is now a disproportionate number of apartments and office park employees causing traffic problems traveling in and out of our neighborhood. This has caused rush hour traffic to the train station to become unreasonable. It has also resulted in dangerous conditions when school buses and commercial vehicles servicing the businesses travel along these roadways for both drivers and pedestrians.

Many of us have invested significant time attending hearings and studying City transportation plans to be able to comment intelligently throughout the long process it has taken to implement this plan.

It is incomprehensible that at this late stage that the City would consider not going ahead with this project. It is a quality of life issue that our representatives should be sensitive to as a result of allowing the over building of Waterside. We deserve better treatment.

Sincerely,  
Constance Elkinson  
7 Gipsy Moth Landing  
Stamford, CT

**From:** [Christina Feeny](#)  
**To:** [Rosenson, Valerie](#); [Paul Feeny](#)  
**Subject:** Waterside Traffic Project  
**Date:** Monday, December 02, 2019 7:44:32 AM

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For distribution to the Board in advance of tonight's meeting.

Ms. Rosenson,

I am writing on behalf of myself and my husband, Paul Feeny, as very concerned Waterside residents.

Since we moved into the area two years ago, we have been awaiting the planned improvements to address the significant traffic and bottleneck that occurs on Southfield Avenue and at the intersection of Greenwich Ave. It is particularly difficult during the morning and from 5 pm on, when it can take an inordinate amount of time to move such a short distance. The planned traffic circle will help alleviate the slowdown at that intersection at all times of day.

Southfield is a congested, narrow street and the planned change to make it one way for part of it should again help with the congestion.

I am very concerned that failure to move forward with these projects will make our community less desirable for residents and that we may lose the businesses who have hundreds of employees here, but may opt to leave Waterside and Stamford altogether.

It is also a safety concern. With some elderly residents and a neighbor with serious medical issues, we are concerned that emergency personnel will be unable to respond to calls in our neighborhood in a timely manner.

Please ensure the Board is aware of the significant implications to our quality of life in Waterside and the future viability of residential and business commitment to this community if these planned improvements do not move forward.

Christina Feeny

**From:** [Paul Feeny](#)  
**To:** [Christina Feeny](#); [Rosenson, Valerie](#)  
**Subject:** Waterside Traffic Project - Resident Concerns  
**Date:** Monday, December 02, 2019 8:25:33 AM  
**Importance:** High

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Ms. Rosenson,

To reinforce the below, we have 3 significant concerns – all a direct result of the pervasive and worsening traffic issues.

1. Significant **safety** concerns – in addition to the general population, we have many elderly residents, several residents with recent heart failures (several resulting in these folks passing away) and at least one neighbor battling cancer every day that must all have clear pathways should they need medical treatment. If our residents can't gain easy access to hospitals during crunch traffic cycles, we're putting their lives in danger which is not acceptable. In addition, the roads are also extremely narrow and we're seeing more and more pedestrians walking directly on street, cars parking or idling on street, and tempers flaring – again, more safety issues.
2. Significant **financial** concerns – if traffic issues persist, then our neighborhood becomes less attractive and less marketable - resulting in houses going up for sale / lower home prices / lower tax base for the city. If traffic issues persist, businesses will not put their employees or customers at a disadvantage with a location they cannot easily access. This includes Gartner and Point 72 whom we suspect both bring considerable financial benefits to the city and state. You should know that Gartner has recently merged with a company based in VA; I don't think it would surprise anyone if we lose yet another Fortune 1000 employer to another region due to traffic / cost of living issues. Also, I'm a local business owner and there is nothing more than I would like to do than place my offices near Prime; at this point, I can't even consider it because of the traffic issues and the impact it would have on my employees' lives /families.
3. Significant **quality of life** concerns – the traffic from 3:30pm -6pm is simply not going to go away on its own. We're literally having to leave 60-90 minutes early to get our 2 teenage children (whom we purposefully kept in Stamford public schools and related programs) to and back from after school activities; this takes away from time we can be working, doing homework, getting exercise – instead we sit in traffic or leave an hour + early to anything we have in late afternoon or evenings during the week. It also limits access local business / restaurants – as an example, we simply opt not to go to Harbor Point in the evenings because we cannot get there (even though we're 5 minutes away in theory).

It is my understanding that much of this commercial activity (e.g. Charter, new apartment buildings, etc.) was only approved with the expectation that traffic challenges would be addressed and mitigated. Given that, we need these important projects (roundabout, one ways for Pulaski / Davenport, road widening, etc.) to be finalized and executed within the next 12 months – before some of the funding windows close. This includes allowing the city to directly negotiate with the

home on Pulaksi street on a potential sale. This seems like a much more collegial, collaborative approach than the alternatives (1. immediately defaulting to eminent domain – which may be required but no need to start there or 2. doing nothing). We can and should have one of the most vibrant areas to live and work in the city - traffic issues can and will simply grind that to a halt (pun intended).

Thank you for reading, considering, and sharing our concerns with your colleagues. This is incredibly important to us and we hope /expect you'll help do what is best for your tax paying residents and the community at large.

Respectfully,  
Paul Feeny

**From:** Christina Feeny <christinalynfeeny@gmail.com>  
**Sent:** Monday, December 2, 2019 7:44 AM  
**To:** VRosenson@stamfordct.gov; Paul Feeny <pfeeny@isimpact.com>  
**Subject:** Waterside Traffic Project

For distribution to the Board in advance of tonight's meeting.

Ms. Rosenson,

I am writing on behalf of myself and my husband, Paul Feeny, as very concerned Waterside residents.

Since we moved into the area two years ago, we have been awaiting the planned improvements to address the significant traffic and bottleneck that occurs on Southfield Avenue and at the intersection of Greenwich Ave. It is particularly difficult during the morning and from 5 pm on, when it can take an inordinate amount of time to move such a short distance. The planned traffic circle will help alleviate the slowdown at that intersection at all times of day.

Southfield is a congested, narrow street and the planned change to make it one way for part of it should again help with the congestion.

I am very concerned that failure to move forward with these projects will make our community less desirable for residents and that we may lose the businesses who have hundreds of employees here, but may opt to leave Waterside and Stamford altogether.

It is also a safety concern. With some elderly residents and a neighbor with serious medical issues, we are concerned that emergency personnel will be unable to respond to calls in our neighborhood in a timely manner.

Please ensure the Board is aware of the significant implications to our quality of life in Waterside and the future viability of residential and business commitment to this community if these planned improvements do not move forward.

Christina Feeny

**From:** [Susan C. Cockfield](#)  
**To:** [virgildlc@optonline.net](mailto:virgildlc@optonline.net); [Rosenson, Valerie](#)  
**Subject:** improvement of traffic nightmare in Waterside  
**Date:** Monday, December 02, 2019 8:38:35 AM

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Dear Ms. Rosenson:

I am unable to attend tonight's meeting, so I write to express my DEEP CONCERN that there will be an delay in addressing the horrendous traffic problems we have here in the Waterside area where I live. As the amount of development in this area has skyrocketed, driving from my house in the Davenport Association has become an incredible challenge.

Our representatives should come down and see what they have created in approving the massive complexes along Southfield Avenue. Greenwich Ave to Southfield is a ridiculously narrow and dangerous road with cars parked on both sides (due to the lack of parking for any low-income people living on the street). Giant trucks are common and often block traffic. The trucks are no doubt a function of the zoning, which is so confused and misguided here, mixing commercial and residential (both low and high-income) in the most irrational way possible. I imagine this zoning debacle is the result of the fact that many low-income and people of color have historically lived here, and the huge influx of high-income people is relatively recent. That historical inequity should be comprehensively addressed.

In the meantime, our local representatives must stand up for us and the improvement plan must go forward immediately. Our current situation is not just inconvenient - it is dangerous.

Sincerely,

Susan C. Cockfield  
12 Davenport Drive  
Stamford, CT 06902  
203-253-7904



**From:** [Diane Jones](#)  
**To:** [Rosenson, Valerie](#)  
**Cc:** [Virgil Delacruz](#)  
**Subject:** Allow City to negotiate to allow widening of Wash. Blvd./Pulaski intersection  
**Date:** Monday, December 02, 2019 9:15:38 AM

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Dear Ms. Rosenson,

Please distribute these comments to the full Board of Representatives this morning so they will have an opportunity to read them before their Board meeting this evening.

We are residents of the peninsula of Dolphin Cove who must travel into Stamford via Southfield Ave./Greenwich Ave./Pulaski St. bridge/Washington Blvd. to get into or out of the train station and I-95's Exit 7. As you know, a huge number of apartments have been added along Southfield Ave. which has contributed to an unacceptable level of traffic heading into that Greenwich Ave./Pulaski St. intersection. In the morning, one can be delayed 1/2 hour just to get to the intersection! Happily, the City has recognized the need for amelioration and has designed a traffic circle to help with the congestion. But the circle won't work unless the intersection it feeds into at Pulaski and Washington Blvd. is widened.

Employers at the Sound View Farms office park adjacent to Dolphin Cove, and others in this business/industrialized zone in which we live, are growing impatient with the traffic bottle neck and may vacate, as did Pitney Bowes in the South End. Hundreds of jobs, as well as taxes paid by these companies, are at risk.

The Gateway Project developer by that intersection has a \$2 million obligation to do the roadway work. But that obligation expires if the City cannot acquire the required rights of way by the time the Charter Communications building is ready for occupancy in about 1-1/2 years.

Please allow the City to negotiate to allow the necessary rights-of-way to make this plan work.

Sincerely,

Michael and Diane Jones  
200 Dolphin Cove Quay  
Stamford 06902

**From:** [l fenste@optonline.net](mailto:l fenste@optonline.net)  
**To:** [Rosenson, Valerie](mailto:Rosenson, Valerie)  
**Cc:** [virgildlc@optonline.net](mailto:virgildlc@optonline.net); [emile.deneree@coldwellbankermoves.com](mailto:emile.deneree@coldwellbankermoves.com); [jemiolo@mac.com](mailto:jemiolo@mac.com);  
[cgbastis@seagroupct.com](mailto:cgbastis@seagroupct.com); [dchejones@gmail.com](mailto:dchejones@gmail.com); [conek22@yahoo.com](mailto:conek22@yahoo.com)  
**Subject:** Waterside Traffic Improvement Project Meeting - December 2, 2019  
**Date:** Monday, December 02, 2019 9:57:24 AM

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Dear Stamford Board,

As a member of the Board and President of Dolphin Cove Club Corporation ("DCCC"), I ask that you vote against any proposal that would result in the cessation of efforts to implement the traffic management proposal that is currently before the Board of Representatives.

Although the DCCC has not canvassed the 104 homeowners who constitute the Dolphin Cove community, I can assure you that many in our community drive through the increasingly congested roads that lead to the Stamford station and other points north of the Waterside area on a daily basis.

Plainly, the increased traffic congestion over the past few years not only affects residents of Waterside who seek to reach their places of employment, but also impedes the economic development of the area as employers analyze the situation and decide to locate elsewhere and presents increasingly precarious safety and security issues as fire trucks, ambulances and police are impeded from timely responding to emergencies.

Our community understands that the Town of Stamford is aware that traffic congestion into and out of the Waterside area has gotten much worse in recent years and that the arrival of Charter Communications employees will aggravate the problem. Jim Travers presented the traffic management program to the DCCC last year, which many residents of Dolphin Cove attended. At the meeting, the feedback from the Dolphin Cove community showed widespread support for the program and a keen interest in having the program move forward expeditiously

Whether the ultimate resolution of the widening of Pulaski Avenue is accomplished through a negotiated sale or eminent domain, jeopardizing the traffic plan at this time by postponing or preventing such a resolution, which I understand is the issue to be voted on in Monday night's meeting of the Board, would be a serious reversal of what many in our community reasonably believed would be a solution to the traffic problem. I urge the Board to vote against any proposal that prevents the traffic management proposal from going forward.

Larry Fenster

165 Dolphin Cove Quay

Stamford, CT 06902

**From:** [Christopher Bastis](#)  
**To:** [Rosenson, Valerie](#)  
**Cc:** [deNeree, Emile](#); [Larry Fenster](#); [de la cruz](#); [Christopher Bastis](#)  
**Subject:** RE: Washington and Pulaski Street widening  
**Date:** Monday, December 02, 2019 10:23:57 AM  
**Attachments:** [image001.emz](#)  
[image002.png](#)  
[oledata.mso](#)

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December 2, 2019

**Ms. Valerie Rosenson**  
**Legislative Officer**  
**City of Stamford**  
**Stamford Government Center**  
**888 Washington Boulevard**  
**Stamford, CT 06901**

Dear Ms. Rosenson

**Re: Washington Boulevard & Pulaski Street Widening; 10 Year Traffic Plan**

I am a resident of Stamford and have lived here since 1999; I have had my office in Stamford over the same period of time and commute on a daily basis between Dolphin Cove and Harbor Point. I am deeply concerned with a prospective failure to complete the long awaited traffic plan involving the construction of the roundabout at the intersection of Greenwich Avenue, Davenport Drive and Pulaski Street; widening parts of Washington Boulevard and Pulaski Street; and the conversion of the two existing two-way streets (Greenwich Avenue & Davenport Street) into one way streets in opposing directions, which I believe would be the appropriate and required solution to bring the present traffic conditions under control. If I am not mistaken, the basis for the City of Stamford approving the significant increase in commercial and residential buildings in the Waterside Area over the past decade was the sequential implementation of this long awaited traffic plan. Aside from the intolerable traffic conditions and delays driving in this area (a commute dropping someone off or picking them up from the Stamford Metro North Station used to be 5-7 minutes a few years ago; it now can be a frustrating 20-30 minutes at rush hours), this poses a significant safety risk, both to emergency vehicles and pedestrians, in its current condition. One can only imagine after the Charter Communications Building is occupied what further negative effect this will have on the entire area. It is incredible that one property can hold up this process and effectively hold the city and its resident commuters hostage ... it truly borders on extortion, assuming that the property owner has been offered a fair market value for the property in question, which I understand to be the case for an extensive period of time. If the City of Stamford has no other choice, the pursuit of acquisition through eminent domain seems to be the most logical solution. My question is: if all else fails, can the other components of the redesign be salvaged, so that the plan moves forward with the exception of the road widening at or near 21 Pulaski Street? If not, it is difficult to imagine how the city arrived at this point with a singular issue creating an apparently insurmountable bottleneck. It is beyond selfish, and seemingly motivated by sheer monetary and profit-oriented behavior, that one property could effectively kill this entire project. How much planning and expenditures has gone into this project at this point in time? To have a fully funded project shelved in this manner would be almost criminal in nature. I do not believe that the convenience or preferences of one property owner should override an entire community and its commuter residents, numbering hundreds or thousands. I would, in the strongest possible terms, encourage the Board to vote against any proposal that would prevent the project from moving forward and to pursue any means available to enable the completion of this long awaited plan. As a two-time past President of the Dolphin Cove Club Corporation, a long time Resident of the Waterside area in Stamford, and as a Business Owner/Operator, I would urge that the damages to residents and commercial interests, which would undoubtedly result in the failure to move forward with this plan, be very carefully considered by the Board and the City of Stamford before the plan is allowed to fail.

Respectfully submitted,

**Christopher G. Bastis**

**SeaGroup, Inc.**

**Chief Executive Officer**

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