

Waterside Traffic Improvements

Marlene & Paul Adelberg <mpadelberg@optonline.net>

Sun 4/5/2020 11:35 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: Virgil de la cruz <virgildlc@optonline.net>;

Valerie Rosenson
Legislative Officer

Dear Valerie,

I am requesting that you forward this message to all members of The Board Of Reps.

My name is Paul Adelberg, a Stamford resident for the past 35 years and reside at 19, Dolphin Cove Quay, Stamford. I am writing to you in support of the Waterside Traffic Improvement Project, and to call to your attention why this project is so very important to those living in the Waterside area. To keep things in perspective, I live 1.3 miles from the Stamford Train Station and it typically takes 6 minutes to get there including missing 2 traffic lights. Weekdays between 4:30 pm and 6:30 pm the same drive takes as long as 45 minutes. But what is more important for you to know is the safety concerns that presently exist because of this congestion. Greenwich Ave, is a narrow two way street with cars parked on both sides of the street and the only street going south to the

Waterside area. The street is very narrow and does not allow a bus, truck or Emergency Vehicle to pass which causes traffic to come to a standstill while cars navigate to allow these larger vehicles to pass. This problems creates a major obstacle for Emergency Vehicles to get to their destination as quickly as is required. We have been very fortunate to date that Emergency Vehicles have not arrived too late at least not to my knowledge.

I have lived at my present address for the past 16 years and road improvements have been almost non- existent in The Waterside Area except for the intersection at Selleck St. and Southfield Ave. That traffic project was designed in concert with the proposed Roundabout at Pulaski St. and Greenwich Ave proposing that Greenwich Ave would become a one way street going South and traffic going North would travel on Davenport Rd. If the planned Roundabout does not materialize than the Selleck Street project would be a waste of taxpayers' money. In the past ten years new housing projects have added an additional 700 apartments to this area, Point 72 in the Soundview office park put up a new building adding another 500 to 1,000 people working there including the thriving Gartner Co. that has grown significantly in recent years. Not a single traffic improvement project has taken place in this area to facilitate the traffic congestion that I have outlined.

I have attended numerous Public Hearings conducted by City Engineers and various Traffic Consultants hired by the City soliciting suggestions from those living in the Waterside Area to facilitate the traffic congestion. The result of these hearings resulted in the proposed Roundabout at the intersection of Greenwich Ave. and Pulaski St. We have been invited to a number of Public Hearings by the Traffic Commissioner and other City engineers sharing renderings of the proposed Roundabout and the approximate timing as to when the project will commence. Coincidentally I am a Commissioner serving on The Stamford Harbor Management Commission and we reviewed the application for this project and we applauded the project as it contained a number of provisions that would control and filter runoff that typically enters our harbor.

By considering abandoning the plans to build this much needed Roundabout at this stage of the project would be irresponsible. The City and State Engineers have already spent countless hours and Thousands of dollars of tax payers money for this project in addition to the costs of outside Traffic Consultants developing this project which I understand is almost "shovel ready " to proceed. It has included negotiations with adjacent property owners which included purchasing and swapping of land to facilitate the project going forward. In addition, the State has already committed to fund a significant amount of money to construct this Roundabout.

I understand that for the entire traffic congestion project to be successful and work as intended, widening the intersection of Pulaski St and Washington Blvd. in addition to widening Pulaski St. is necessary . I also understand that the developer of The Gateway Project has committed 2 million dollars toward the widening of this intersection provided it takes place prior to those buildings being occupied. I, and my fellow neighbors implore you to pass the resolution being debated that will allow negotiations to take place in good faith with the property owners standing in the way of this Traffic Congestion Project. In addition to the millions of dollars at risk, and monies already spent, much needed road safety improvements and continued inconvenience to thousands of people that travel the area on a daily basis can all be avoided if you, our elected Board Of Reps pass this resolution..

Paul Adelberg
19 Dolphin Cove Quay
Stamford Ct, 06902

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Vote for approval of use of eminent domain for traffic reasons

Barbro <barbro1004@gmail.com>

Sun 4/5/2020 2:40 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Dear Valerie Rosenberg,

As a twenty year resident in Dolphin Cove and a train commuter to NYC I have witnessed the steady increase in traffic from new construction on Fairfield Ave and increased employment at Gartner and Point 72. The bottle neck created by this increased traffic has made our ability to get to the train station and out of our Waterside community in stop and go traffic impossible at times.

I strongly support the use of eminent domain, since it appears that all reasonable offers to buy the property have failed and the owner(s) is holding out for a better deal. It is clearly to the benefit of thousands of property owners and commuters to have this issue resolved at the up coming Monday meeting.

I trust you will record my vote in favor of the use of eminent domain to be able to proceed with this traffic work benefiting the entire Waterside Community.

Best regards,

Barbro de Neree

[12 Flying Cloud Road, Stamford, CT 06902](mailto:barbro1004@gmail.com)

Sent from my iPhone

Fwd: Vote in favor of eminent domain property acquisitions

Victoria Bastis <vmbastis@gmail.com>

Sun 4/5/2020 1:02 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: Victoria Bastis <vmbastis@gmail.com>;

Dear Valerie Rosenson,

As a ten year resident in Dolphin Cove, I have witnessed the steady increase in traffic from new construction/development on Fairfield Ave and increased employment at Gartner and Point 72. The bottle neck created by this increased traffic has made our ability to get to the train station and out of our Waterside community in stop and go traffic impossible at times. This is not an exaggeration.

We have been promised for at least the last 4 years that the solution and plans to resolve this issue with a traffic circle had been approved and funded and still the City of Stamford has not begun work. Further delays are at this point inexcusable.

I strongly support the use of eminent domain, since it appears that all reasonable offers to buy the property have failed and the owner(s) is intent on playing a game of holding out for a "better deal". It is clear that the weight of the vote should be in favor of the thousands of property owners, tax payers and commuters to have this issue resolved at the up coming Monday meeting. No more delays!

I trust you will record my strong vote in favor of the use of eminent domain to be able to proceed with this traffic work benefiting the entire Waterside Community and the City of Stamford. Thank you for your efforts to see that this is finally approved.

Sincerely,

Victoria M. Bastis

[122 Dolphin Cove Quay](#)
[Stamford, CT](#)

203.570.4401

Waterside Traffic Improvement Plan



Catherine Boisvert <cmboisvert@yahoo.com>

Today, 11:37 AM

Rosenson, Valerie

Reply |

Inbox

Following is a copy of the email I sent on 12/1/2019.

Dear Valerie,

We are unable to attend the meeting Monday evening regarding the Waterside Traffic Improvement plan. We have been homeowners in Dolphin Cove for close to 30 years. The traffic situation along Southfield Ave., Greenwich Ave., & Pulaski St. has deteriorated over those years. The apartment building boom has certainly been a factor. The addition of employees at the new Charter Communications office building will also be significant. There are times of the day when there is a long backup of traffic along Southfield heading towards the train station. The existing roundabout with flashing lights is dangerous. Some people go straight through the light without stopping. We ask you to approve this project as soon as possible.

Ronald Bornhuetter & Catherine Boisvert
234 Dolphin Cove Quay, Stamford

 Reply |   Delete  Junk |  



Vote in favor of eminent domain property acquisitions

Emile de Neree <emiledeneree@gmail.com>

Sun 4/5/2020 12:13 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: emiledeneree@gmail.com <emiledeneree@gmail.com>; de la cruz <virgildlc@optonline.net>; Vicki Bastis <vmbastis@gmail.com>;

Dear Valerie Rosenson,

As a twenty year resident in Dolphin Cove , I have witnessed the steady increase in traffic from new construction on Fairfield Ave and increased employment at Gartner and Point 72. The bottle neck created by this increased traffic has made our ability to get to the train station and out of our Waterside community in stop and go traffic impossible at times.

We have been promised for at least the last 4 years that the solution and plans to resolve this issue with a traffic circle had been approved and funded and still the City of Stamford has not begun work.

I strongly support the use of eminent domain, since it appears that all reasonable offers to buy the property have failed and the owner(s) is holding out for a better deal. It is clearly to be benefit of thousands of property owners and commuters to have this issue resolved at the upcoming Monday meeting.

I trust you will record my strong vote in favor of the use of eminent domain to be able to proceed with this traffic work benefiting the entire Waterside Community.

Emile de Neree

[12 Flying Cloud Road, Stamford, CT 06902](https://www.google.com/maps/place/12+Flying+Cloud+Road,+Stamford,+CT+06902)

emiledeneree@gmail.com

cell: 914-572-4526

Waterside Traffic Project - Reinforcing Resident Concerns

Paul Feeny <pfeeny@isimpact.com>

Sun 4/5/2020 11:55 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: Feeny, Christina @ Stamford <Christina.Feeny@cbre.com>;

Importance: High

Ms. Roseman,

We understand that analysis and discussions are picking up for the Waterside Traffic Project. To that end, I'm resending my initial thoughts which all still hold true. This area was never meant to absorb this many condos / commercial projects, so it's just common sense that we "reset" and improve the infrastructure given the new normal.

We have 3 significant concerns:

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 negative 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 in a timely fashion (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 Pulaski 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

Long Planned Traffic Improvements for Waterside

Diane Jones <dhegjones@gmail.com>

Sun 4/5/2020 12:10 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Cc: Virgil Delacruz <virgildlc@optonline.net>;

To: Ms. Valerie T. Rosen

From: Michael B. and Diane C. Jones

Dear Ms. Rosen:

Please forward the following comments to all Board of Representative members so that they will be able to read them for their Board meeting Monday evening, April 6 and incorporate this email into the record.

DCJ

April 5, 2020

To Stamford Board of Representative members

From: Michael B. and Diane C. Jones

[200 Dolphin Cove Quay](#)

[Stamford CT 06902](#)

Re: Long Planned Traffic Improvements for Waterside

We are writing to you, Stamford's Board of Representatives, in reference to the traffic improvements for Waterside which need to be implemented now rather than being again put off. It is our understanding that the approval has been held up because of issues related to affected property owners, particularly around the Pulaski St./Washington Blvd. area. Six months have passed since the Board tabled the motion to acquire the necessary property. It is time for the Board to finally resolve the issue and proceed with the acquisitions.

We live in Dolphin Cove so have, for too long, directly experienced the extreme traffic congestion which takes place with the ingress and egress of cars through the Greenwich Avenue Pulaski Street bottleneck. This unacceptable congestion has only been worsened by the recent construction of multiple apartment buildings along Southfield Avenue. It is well past the moment for this waste of time, gasoline, and worker productivity to stop.

We understand that further delay can jeopardize some State grants and contributions to the project agreed upon in past negotiations with the developer. The Board has a responsibility to arrive at a viable compromise between City interests and those of the affected property owners. Please--no more tabling of the issue. **IT IS TIME FOR THE BOARD TO ACT NOW!** We thank you for your attention to finally implementing this critically important project.

Sincere regards,

Michael B. and Diane C. Jones

April 6th meeting regarding property acquisition

Stuart Katz <skatz@stuartcapital.net>

Sun 4/5/2020 11:06 AM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

Dear Board of Representatives:

I write you both personally and as president of Southfield Point Association, Incorporated, a 41 member homeowners' association.

Traffic tie ups are an ever increasing problem for those living in Southfield Point. Getting from Waterside to points East is frequently a frustrating, unpredictable undertaking. To grow, as it must, Stamford needs to be a desirable place to live and one element of that desirability is having traffic issues reasonably in hand. I could go on whining with more specifics, but I'm sure the Board is well-aware of the traffic issues we face. I can assure you that every member of our association I've spoken to feels likewise.

Having watched most of the December 2019 Board of Representatives meeting I was struck by two aspects of the deliberations.

I was truly pleased to see the presentation of the thoughtful long-term planning by the city's traffic department. It makes no sense, at this point, to disrupt their carefully laid plans by second guessing one fairly small element of a large undertaking.

From my seat way up in the bleachers, it sure seems like the big issue being discussed is just a plain old price negotiation between two parties with different interests. The property in question that the city seeks authority to purchase through negotiation or eminent domain is an investment property. Said simply, the owner bought it to make money. Like many investment property owners, who perceive that a prospective buyer is attempting to assemble a large building lot, they play a game of "chicken". The investment property owner tries to squeeze the developer for a ridiculous price believing their parcel holds the key to the development. Sometimes, the investment property owner over-plays their hand and developer has options to pursue the project without the investor's parcel. Thus the investor is left behind and the value of the property plummets.

I don't know the participants in this negotiation or claim to be aware of the ins and outs of the discussion. However, it sure looks like just old fashion haggling over price and not a case of the big bad city abusing its extraordinary powers to the detriment of the little guy.

I hope this correspondence is of some use to the Board.

Respectfully submitted,

Stuart

Stuart B. Katz

128 Davenport Dr.

Stamford, CT 06902-7713

Good afternoon

Trez <trezevantmoore@gmail.com>

Sun 4/5/2020 1:19 PM

To: Rosenson, Valerie <VRosenson@StamfordCT.gov>;

My name is Sewell Moore and I live in Waterside. I am writing you to register my strong support for the traffic improvements contemplated at your meeting tomorrow. It is essential that we start to alleviate the traffic issues in Waterside as the neighborhood expands. I do not want to see any grants jeopardized or timelines further delayed. It is imperative that we get on to the work as soon as practical.

Kindly forward this message to the entire Board and feel free to incorporate this into the record.

Regards,

Sewell 'Trez' Moore
+1.610.608.3858