Real Estate Purchase
200 Strawberry Hill Avenue

Board Request

- Planning Board
  - Resolution authorizing the purchase of the property and improvements thereon, commonly known as 200 Strawberry Hill Avenue, from the Sisters of St. Joseph
  - Capital Appropriation for the land acquisition [not to exceed $10 million]
  - Capital Appropriation for construction [not to exceed $55 million]
- Board of Finance/Board of Representatives –the above, plus
  - Resolution amending the capital budget for Fiscal Year 2014-15 by Adding an Appropriation of up to [$10 million] for the acquisition
  - Resolution amending the capital budget for Fiscal Year 2014-15 by Adding an Appropriation of up to [$55 million] for the renovations

200 Strawberry Hill Avenue

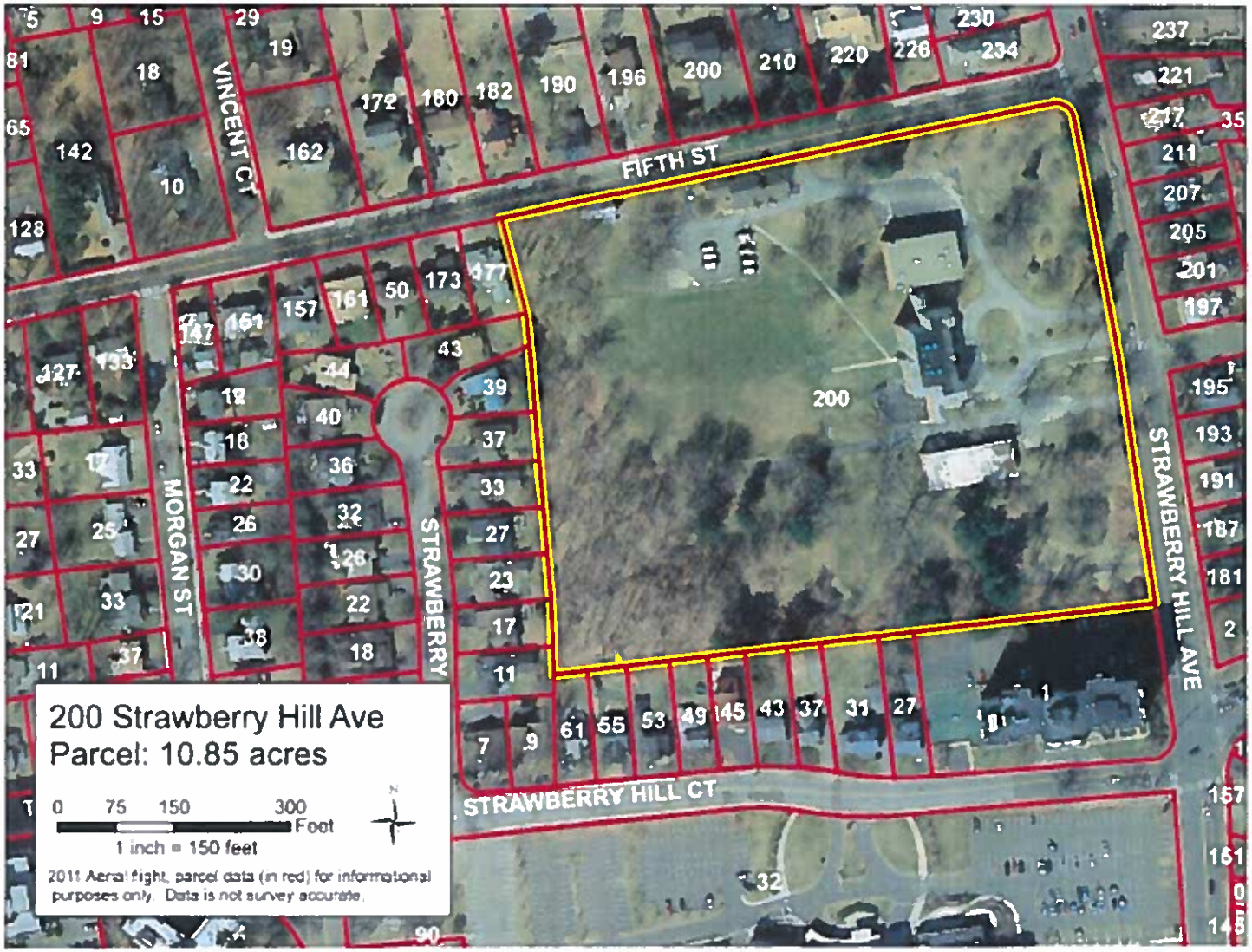
Concurrent with the purchase of the property, we are filing school construction grant applications *in the event the City determines the best use of the property is as a school*

- Applying for both inter- and intra-district school funding
  - Inter – 80% state funding/20% city funding (approximately)
  - Intra – 28% state funding/72% city funding (approximately)
- As part of the grant application, the City is *required* to demonstrate that it has in place the authorization to acquire the funds to build the school
  - This authorization must be in place by June 30, 2014
  - Will require Special Meeting of the BOR

200 Strawberry Hill Avenue

- Centrally located, easily accessible
- 10.8 acres of land
- Tax exempt parcel
- Existing school (21 classrooms + gym and cafeteria buildings, historical barn)
- Constructed in 1928/1975
- 2007-2013 leased by Stanwich School - vacating July, 2014
- Barn and Cottage are a National Historic Site (former Stamford Theater Works)
- Zoned R 7.5 (7,500 sq ft single family lot)
- Potential for 46 single family lots under current zoning
- Master plan allowance for up to ~180 units

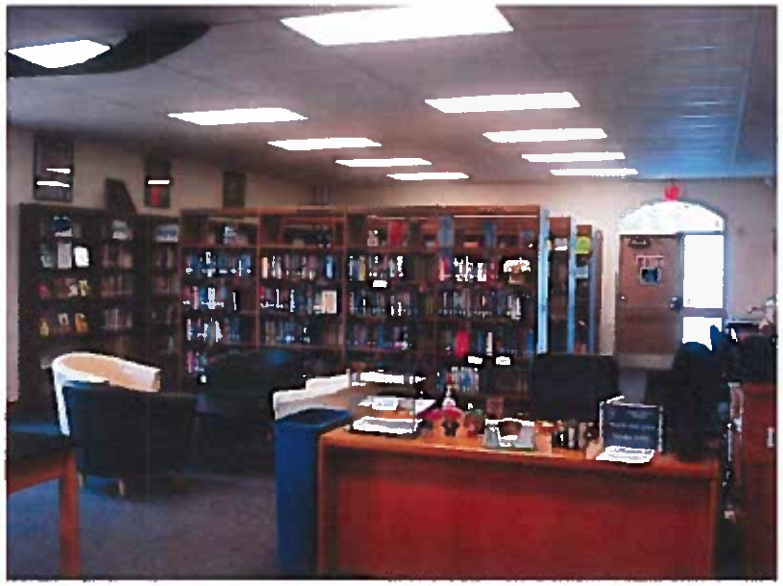
GIS Map of 200 Strawberry Ave.



Main School Building

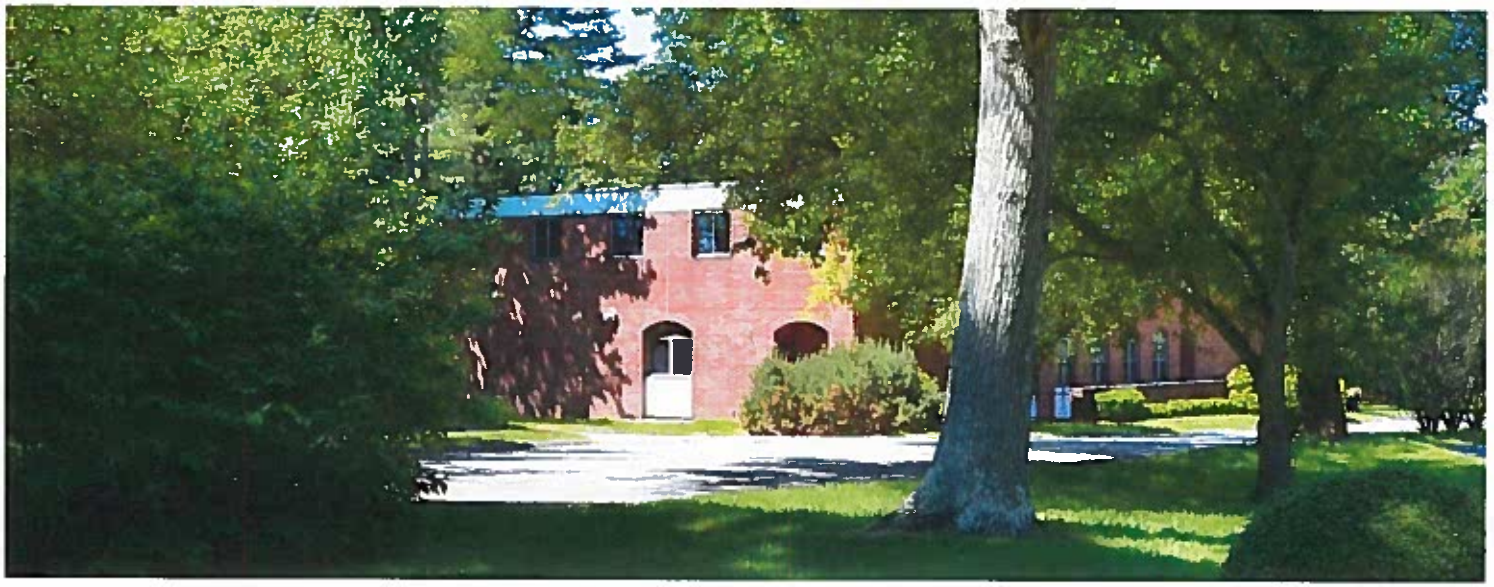
Built 1925, Addition 1965
45,817 sf

Interior View



Annex Building – 2 Story

Built 1964
15,810 sf



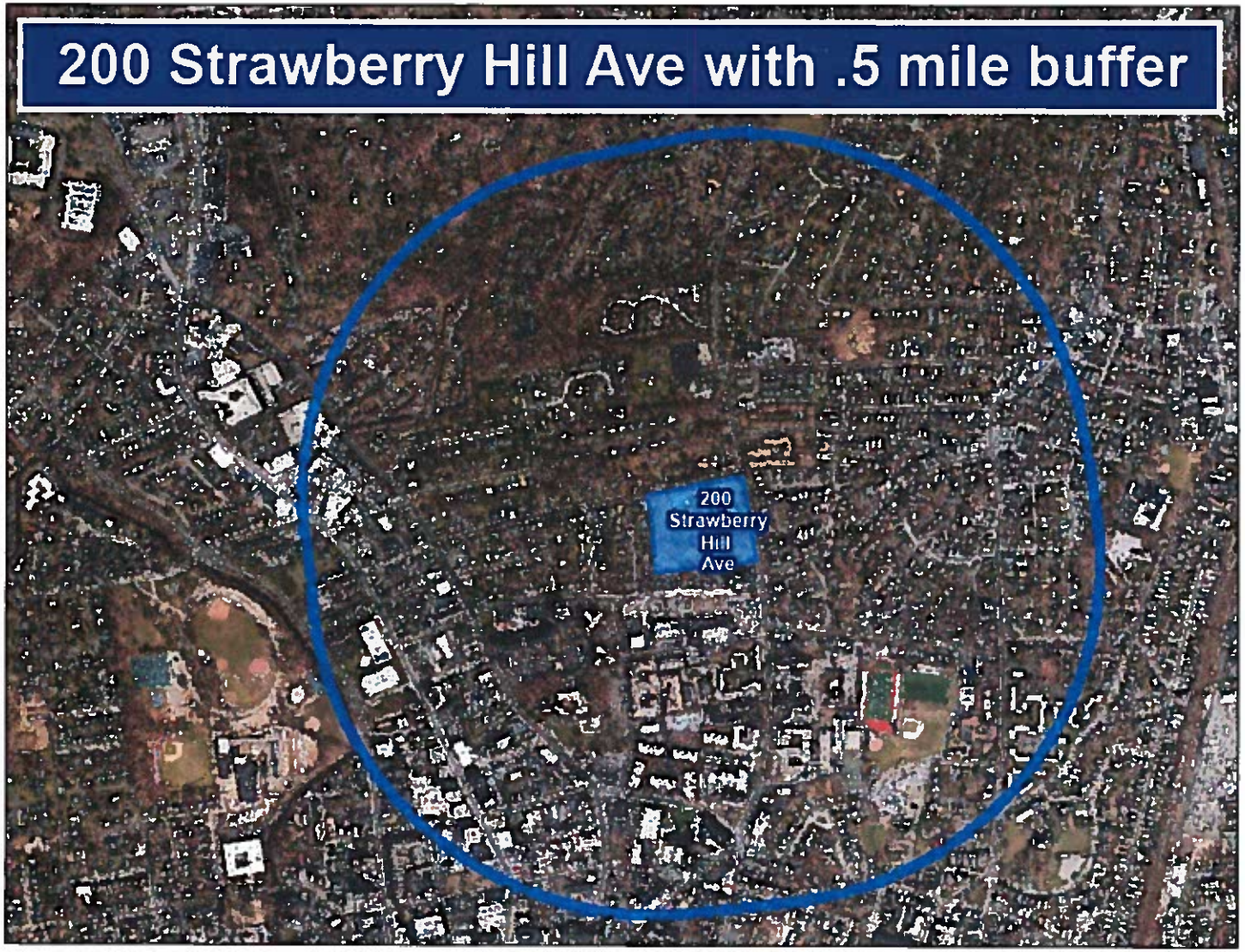
Historic Barn

Built 1900
5,262 sf

Green space

Sports Field

Central Location



Use of Property

- This acquisition is perhaps a ***once-in-a-generation opportunity*** to preserve Stamford character & history and to acquire a large, beautifully-situated, centrally-located piece of land
- Could help address elementary school overcrowding
- From the 2002 Stamford Master Plan (pp. 43-44)
  - "In resident surveys, *lack of recreational activity* was the #2 response to the question, *what do you like least about living in Stamford?* … Another priority should be placed on additional playgrounds and ball fields in the central portion of the city, so as to relieve pressure on Scalzi Park – perhaps the city's most used park. 'Out of the box' ideas will need to be surfaced in order to deal with the simple fact that the most heavily-used recreational facilities will be in the center of Stamford, where there is greater convenience to the greatest number of people."