

Mayor
MICHAEL A. PAVIA



STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06904-2152

Phone: (203) 977-4150
FAX: (203) 977-5845
Email: mpavia@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF THE MAYOR

June 3, 2010

To: Board of Representatives
Board of Finance
Planning Board

From: Michael Pavia, Mayor

Re: Mayor's Report on Proposed Discontinuance of a Portion of Henry Street (West End)

Pursuant to Section C8-60-1 of the City Charter, and City Code section 214-40 et seq., after reviewing the reports of the Directors of Administration and Operations in connection with the above-referenced proposal, as well as the supporting documents submitted by HP Gateway Land I LLC and HP Gateway Land II LLC (collectively "Gateway"), I recommend that you approve this partial discontinuance.

Summary of Proposed Action

The discontinuance involves the western most end of Henry Street from Washington Blvd to the river. The proposed discontinuance will allow two parcels of land to be joined to form the complete project known as Gateway, a mixed use development which will be a significant part of the ongoing and important revitalization of the South End. Without the discontinuance the development will not proceed as planned.

The discontinued Henry Street parcel is 22,006± sq ft. As part of the overall project plan the developer is providing 28,452± sq ft of property for road improvements along Washington Boulevard and Pulaski Street through a combination of conveyances and easements as shown on the map entitled, "Right of Way Survey Depicting Discontinuance of a Portion of Henry Street and the Acquisition of Parcels along Washington Boulevard and Pulaski Street, by the City of Stamford," prepared by Redniss & Mead and dated 6/3/09, revised 6/3/10. (Attachment 1) The developer has agreed to perform the road improvement work along Washington Boulevard and Pulaski Street at its expense, as shown on the affected plan entitled, "Zoning Location Survey Depicting Gateway, Washington Boulevard, Stamford, CT, prepared for HP Gateway Land I, LLC and HP Gateway Land II, LLC" prepared by Redniss & Mead and dated 2/17/10, revised

6/3/10. (Attachment 2) These road improvements are valuable to the developer allowing for more efficient access to the property by commercial and residential tenants, useful to the City for initial road improvements, and even more important to both parties should the frontage from the two remaining outparcels (one on Washington Boulevard and one on Pulaski Street) become available. The project will facilitate affordable housing units equal to 12% of the total number of residential units constructed plus 30,000± sq ft of publicly accessible open space along the Mill River in accordance with Coastal Area Management (CAM) and City policy and made a part of the Zoning Board approval.

The developer has also agreed to partner with the City to apply for a grant under the Federal Stimulus Act (USDOT TIGER Grant). Together, the Gateway and Harbor Point projects meet or exceed the eligibility criteria for the grant and, through this partnership; the City's prospects to receive Federal funding is greatly enhanced. The grants are expected to be awarded in September and could be a further funding source for the Stamford Urban Transitway and road improvements in the South End. The parties agree that, subject to the terms of the grant, any funding awarded toward road improvements in the South End, will be used first to improve the Atlantic and Henry Street intersection.

As part of the discontinuance process the City arranged for a third party appraisal of the property by Cushman & Wakefield which was completed in 2009. The appraised value of the property was \$900,000. Taking all pertinent factors into consideration it is my recommendation that the developer:

1. Pay the City a sum of \$500,000 to be applied to the Henry and Atlantic Street intersection or to other public infrastructure improvements related to this proposed development project if these funds are not needed for this intersection. This sum shall be paid prior to any closing that effectuates the property swap and the funds shall be directed to the City's Capital Non-Recurring Fund to be applied to public improvements related to the proposed development, specifically the Atlantic and Henry Street intersection.
2. Dedicate land and easements along Washington Boulevard and Pulaski Street for its present and future widening. Dedicate a pedestrian easement through the site to an overlook at the river. The City recognizes this land and easements as an offset to the appraised value of the discontinued Henry Street parcel (Attachment 1).

File Available for Public Inspection

Pursuant to Section C-60-3 of the Charter of the City of Stamford, I am designating the Office of the Town and City Clerk, 1st Floor, Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut as the location where this Mayor's Report, which I am required to issue in connection with the proposed partial discontinuance, will be filed for public inspection.

The following numbered attachments are to be incorporated into and made a part of this Mayor's Report:

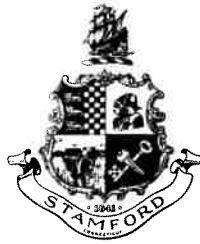
1. Right of Way Survey Depicting Discontinuation of a Portion of Henry Street and the Acquisition of Parcels along Washington Boulevard and Pulaski Street, by the City of Stamford, prepared by Redniss & Mead and dated 6/3/09, revised 6/3/10.
2. Zoning Location Survey Depicting Gateway, Washington Boulevard, Stamford, CT, prepared for HP Gateway Land I, LLC and HP Gateway Land II, LLC prepared by Redniss & Mead and dated 2/1/10, revised 6/3/10.
3. Stamford Board of Representatives' Resolution No. 3310, "Notice of Intent to Discontinue a Portion of Henry Street, Stamford, Connecticut" approved by that board on August 3, 2009;
4. The Director of Operations' report dated May 25, 2010 which states that the City will incur no costs in connection with the discontinuance;
5. The Director of Administration's report dated May 26, 2010, incorporating the Tax Assessor's opinion that the partial discontinuance will have no adverse impact on the City's grand list.
6. Assistant City Engineer's report dated November 23, 2009 stating the City's Engineering Bureau has no objection to the discontinuance as described.

Conclusion

I recognize the potential economic stimulus of the project with the expected creation of a sizable number of new jobs to Stamford and significant additional property tax revenues. I encourage the Planning Board and the Boards of Finance and Representatives, as well as the general public to support this proposed discontinuance of a portion of Henry Street, as well as the larger project, of which it is an important part.

Any persons interested in any property which will be affected by the proposed action may appear before the Director of Administration at a time specified in a forthcoming public notice, if they choose.

Mayor
MICHAEL A. PAVIA



DIRECTOR OF ADMINISTRATION
FREDERICK C. FLYNN, JR.

Phone: (203) 977-4182
FAX: (203) 977-5657
Email: fflynn@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF ADMINISTRATION
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

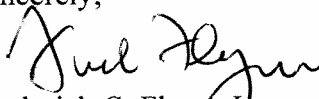
June 4, 2010

Dear Property Owner:

Please accept this notice that the Board of Representatives of the City of Stamford has adopted Resolution No. 3310, "Notice of Intent to Discontinue a portion of Henry Street, Stamford, Connecticut," concerning that portion of Henry Street located west of Washington Boulevard, Stamford, Connecticut and that the Mayor has filed his report on the matter with the Town Clerk. This notice is provided pursuant to Stamford City Code Section 214-42. Copies of the Board of Representatives' Resolution and the Public Notice related to this matter are included herein.

As required by City Charter and Ordinance, I will hold a public hearing at which you or any other interested persons may be heard with respect to the proposed discontinuance or the damages and benefits set forth in my report to the Mayor, enclosed. That public hearing will be held on Monday, June 14, at 12:00 noon in the Administration Conference Room on the 10th floor of the Stamford Government Center, 888 Washington Boulevard, Stamford, CT 06904.

Sincerely,


Frederick C. Flynn, Jr.
Director of Administration

Enclosures

1. Resolution 3310
2. Public Notice
3. Director of Administration's Report

**STAMFORD ADVOCATE
PUBLISH THREE TIMES**

June 5

June 6 and

June 7

**Legal Notice
City of Stamford**

Notice of intent to discontinue a Portion of Henry Street

Stamford, Connecticut

Affecting property owned by HP Gateway Land I LLC and HP Gateway Land II LLC

Pursuant to the Charter of the City of Stamford notice is hereby given that in connection with the above-referenced discontinuance of that portion of Henry Street located west of Washington Boulevard, Stamford, Connecticut, copies of the Board of Representatives' Resolution No. 3310 and the Mayor's Report have been filed for public inspection in the office of the Town Clerk of the City of Stamford. Said office is located on the 1st floor of the Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut.

Further, the Director of Administration of the City of Stamford will hold a public hearing on this matter on Monday, June 14, 2010 at 12:00 noon in the Administration Conference Room on the 10th floor of said Stamford Government Center, 888 Washington Boulevard, Stamford, Connecticut. At that time all persons interested in the discontinuance of this portion of Henry Street may appear and be heard with respect to the proposed action including Resolution No. 3310, the Mayor's Report and the benefits and damages which shall be assessed against or in favor of any piece of property affected by said discontinuance.

For further information contact:

Frederick C. Flynn, Jr.
Director of Administration
City of Stamford
(203) 977-4182

ATTEST:
Frederick C. Flynn, Jr.
Director of Administration
City of Stamford
Dated this 4th Day of June 2010

27TH BOARD OF
REPRESENTATIVES
CITY OF STAMFORD

President
DAVID R. MARTIN
Clerk of the Board
ANNIE M. SUMMERVILLE

Majority Leader
JOHN J. BOCCUZZI
Minority Leader
ROBERT "GABE" DELUCA

RESOLUTION NO. 3310
NOTICE OF INTENT TO DISCONTINUE
A PORTION OF HENRY STREET
STAMFORD, CONNECTICUT

WHEREAS, the Board of Representatives of the City of Stamford is contemplating the discontinuance of a portion of Henry Street west of Washington Boulevard, Stamford, Connecticut, more specifically depicted in the attached plan entitled "Right of Way Survey, Depicting Discontinuance of a portion of Henry Street and the Acquisition of Parcels along Washington Boulevard & Pulaski Street by the City of Stamford" prepared by Redniss and Mead, Inc. and dated June 3, 2009 ("Exhibit A") which is owned by the City of Stamford; and,

WHEREAS, Henry Street which the Board of Representatives is contemplating discontinuing, begins at land owned by the City of Stamford at the intersection of Henry Street and Washington Boulevard and continues West for approximately 410 lineal feet to the Rippowam River. The road width of Henry Street is 50 feet as depicted on Exhibit A. The total area of the portion of Henry Street that is proposed to be discontinued is 22,006 square feet as depicted on Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD THAT:

The public health, safety and welfare, convenience and necessity may require the Discontinuance of Henry Street as shown on Exhibit A; and

Pursuant to the provisions of Section C8-60-3 of the Charter of said City of Stamford, the Mayor is hereby requested to cause a report to be made on the contemplated discontinuance of Henry Street as is more particularly described herein above and shown on Exhibit A.

This resolution was approved by a machine vote of 33-3-0 at the regular monthly meeting of the 27th Board of Representatives held on Monday, August 3, 2009.



David R. Martin, President



Annie M. Summerville, Clerk

Resolution No. 3310

August 3, 2009

Page 2

cc: Mayor Dannel P. Malloy
Benjamin Barnes, Director of Operations
Thomas M. Cassone, Director of Legal Affairs
William Callion, Director of Public Safety, Health & Welfare
Sandy Dennies, Director of Administration
Michael Freimuth, Director of Economic Development

attachment 4

MAYOR
MICHAEL A. PAVIA




DIRECTOR OF OPERATIONS
ERNIE ORGERA

Tel: (203) 977-4141
Fax: (203) 977-4723
Email: eorgera@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF OPERATIONS
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06904 - 2152

May 25, 2010

TO: Fred C. Flynn, Director of Administration
FROM: Ernie Orgera, Director of Operations 
CC: John Freeman, BLT
RE: **Director of Operations Report on Proposed
Discontinuance of a Portion of Henry St. (West End)**

Please accept this memorandum, along with its attachments, as my report pursuant to Stamford's City Charter Section 8-60-3 and Stamford City Code Section 214-40 et. seq.

Based on my review and that of the Engineering and Land Use Bureaus, I believe that there will be no cost to the City as a result of the proposed discontinuance.

Attachments

MAYOR
DANNEL P. MALLOY



CITY OF STAMFORD
OFFICE OF THE MAYOR

STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06904-2152

Tel: (203) 977-4150
Fax: (203) 977-5845
Email: dmalloy@ci.stamford.ct.us

MEMORANDUM

TO: Benjamin Barnes, Director of Operations

FROM: Mayor Dannel P. Malloy *[Signature]*

DATE: November 10, 2009

RE: Discontinuance of Portions of Henry Street pursuant to the requirements of Stamford's Charter and its Code of Ordinances

OFFICE OF
NOV 13 2009
OPERATIONS

Pursuant to the a resolution passed by the Board of Representatives at its August 3, 2009 meeting (LU 27.064 copy attached), this is to request that your office review the attached right of way survey and engineering report which were prepared by Redniss & Mead and HP Gateway Land I LLC and HP Gateway Land II LLC in connection with the Gateway Development located in Stamford's South End.

If, after you have reviewed these documents, you decide that additional engineering work, surveys, plans, profiles, specification, etc., are required, Gateway has committed to having said additional work performed at its expense, by the above-referenced companies. Alternatively, if you find the attached documents to be in order, please prepare your report and forward same to the Director of Administration so that he will be able to estimate the financial impact, if any, of the discontinuance and relocation. Both reports will be included in the Mayor's Report.

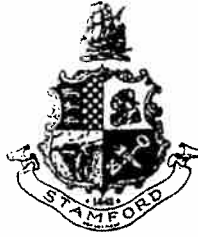
Upon filing of the Mayor's Report and after completion and public notice of the mandated reports, the Director of Administration will hold a public hearing after which he may, after considering any new and relevant information brought forth at said hearing, revise his cost projections, if any.

Finally, he will forward both of your reports to me for incorporation into the mandated Mayor's Report that I will submit to the Planning Board and the Boards of Finance and Representatives, along with a final resolution, for approval.

In order to comply with the Boards' submission deadlines, I need you to submit your reports to me as soon as possible.

cc: Peter Privitera, Acting Director of Administration
Ellen Bromley, Social Services Comm. Coordinator

MAYOR
DANNEL P. MALLOY



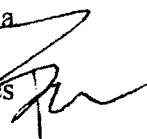
DIRECTOR OF OPERATIONS
BENJAMIN BARNES

TEL- (203) 977-4141
FAX- (203)977 -4723
Email:bbarnes@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF OPERATIONS
888 WASHINGTON BOULEVARD
P.O. Box 10152
Stamford, CT 06901-2152

November 13, 2009

To: Ed Gentile
Mani Poola

From: Ben Barnes 

Re: Henry Street Discontinuance

I have been asked by the Mayor to review the proposed right-of-way swap and engineering reports related to the discontinuance of Henry Street. Please accept this memo as a formal request for you to prepare a report on the proposal.

As you know, at a meeting today Gateway agreed to some revisions to the right-of-way proposal, and committed to provide the drawings reflecting those changes within a few days. In general, they have agreed to provide land sufficient to provide a 65' right of way along Pulaski and Washington, to the extent that they control such property. We also agreed that several other significant transportation issues, including the expansion and rehabilitation of the Pulaski Street Bridge, connectivity between the proposed development and the transportation center, and the turning radius on the south side of the Washington/Pulaski intersection, would be left for further discussion by the next administration.

I believe that you are in possession of the original submission, dated June 3, along with Redniss & Mead's June 18 technical memorandum and materials provided at today's meeting. I am including with this memorandum the Mayor's request for your file as well.

Thank you for your efforts.

cc: Mayor Malloy
Lou Casolo
John Freeman
Pete Privitera
Ellen Bromley



June 3, 2009

David Martin, President
City of Stamford
Board of Representatives
888 Washington Boulevard
Stamford, CT 06901

**Re: Request for Consideration
Gateway Land I, LLC and HP Gateway Land II LLC ("Gateway")
Discontinuance of a portion of Henry Street, Stamford, CT**

Dear Representative Martin:

On behalf of "Gateway", I am writing to request the initiation of the formal road discontinuance process with respect to a portion of Henry Street, a City owned road located in Stamford's South End. This request is made in connection with an anticipated proposal by Gateway to redevelop the former Manger Site (now known as the Gateway Site), into a mixed use transit oriented development. Part of the proposal includes working with the City and The Connecticut Department of Transportation (DOT) to improve parking and traffic circulation, in and around the Stamford Transportation Center (STC). The proposal also includes open space for the Mill River Park system, an office building, a residential building and convenience retail for commuters.

Gateway is working with DOT to facilitate the demolition and replacement of the 800 space Station Place parking garage and relocate these spaces to a new garage on the Gateway site with direct access to the train platform. This new location will create improved pedestrian connection to the STC, enhance traffic circulation on Station Place and generate significant benefits for the entire City.

The discontinuance of Henry Street west of Washington Boulevard to the Mill River is a necessary step in the efforts of Gateway to move forward with this redevelopment. Please allow this letter to serve as a formal request to the Board of Representatives to initiate the discontinuance process in accordance with Section C1-50-3 of the Charter and Section 214-40 of the Code of Ordinances.

The West Henry Street right-of-way is approximately 410 feet in length, 50 feet in width and 22,006 square feet in area. This proposal includes an equal area exchange of property to facilitate road improvements to Washington Boulevard and Pulaski Street. A Survey, dated June 3, 2009 depicting the road and property, as well as a Road Swap plan, are attached. It is noted that, while there are both underground and overhead utilities located within the road, all utilities within Henry Street serve only those properties owned by Gateway.



We have prepared and attached a draft resolution and we would appreciate you placing this matter on the agenda for consideration at your next Steering Committee Meeting. In the interim, please do not hesitate to contact me or Richard Redniss (327-0500) should you have any questions or wish to discuss this matter. We look forward to presenting the proposed project to the Land Use Committee and full board levels as necessary to address any questions you or your colleagues may have.

Sincerely,

John D. Freeman
On behalf of
HP Gateway Land I, LLC
and HP Gateway Land II, LLC

Enclosures

cc: Honorable Dannel Malloy
Rep. Terry Adams
Rep. Linda Cannady
Rep. Harry Day
Rep. Patrick White
Sheila Barney, President, NRZ
Kathleen Walsh (Stamford Partnership)
Sandra Dennies, Director of Administration
Ben Barnes, Director of Operations
Robin Stein, AICP, Land Use Bureau Director
Richard W. Redniss

May
MICHAEL A. PAVIA



DIRECTOR OF ADMINISTRATION
FREDERICK C. FLYNN, JR.

Phone: (203) 977-4182
FAX: (203) 977-5657
Email: fflynn@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF ADMINISTRATION
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

MEMORANDUM

To: Michael Pavia, Mayor

From: Frederick C. Flynn, Jr. Director of Administration

Date: June 3, 2010

Re: **Proposed Discontinuance of a Portion of Henry Street (West End) Pursuant to Requirements of Stamford's Charter and its Code of Ordinances**

In accordance with the City Charter (C8-60-3), I have directed the Tax Assessor to analyze the financial impact of the proposed discontinuance of a portion of Henry Street. This proposed discontinuance is being undertaken as part of the Gateway project. After reviewing the proposed discontinuance, the Tax Assessor has determined that it will have no adverse impact on the City's grand list. I have attached the Tax Assessor's statement to this effect.

As part of the proposed discontinuance process the City arranged for a third party appraisal of the property by Cushman & Wakefield which was completed in 2009. The appraised value of the property was \$900,000. Taking all pertinent factors into consideration, including the proposed property swap and the other expected benefits of the project, it is my recommendation that the City approve the proposed discontinuance and that Gateway be assessed benefits in the amount of \$500,000 to be applied to the Henry and Atlantic Street intersection or to other public infrastructure improvements related to this proposed development project if these funds are not needed for this intersection. This sum should be paid prior to any closing that effectuates the property swap and the funds should be directed to the City's Capital Non-Recurring Fund to be applied to public improvements related to the proposed development, specifically the Atlantic and Henry Street intersection.

If you need any additional information, please let me know.

cc: Francis K. Kirwin, Tax Assessor
Laure Aubuchon, Director of Economic Development

MAYOR
MICHAEL A. PAVIA



ASSESSOR
FRANCIS K KIRWIN, CCMA

**CITY OF STAMFORD
OFFICE OF THE ASSESSOR**
888 Washington Boulevard
P.O. Box 10152
Stamford, CT 06904-2152
Telephone: (203) 977-5888

To: Frederick C. Flynn, Jr., Director of Administration

From: Francis K. Kirwin, Tax Assessor

Date: May 26, 2010

Re: **Proposed Discontinuance of Portions of Henry Street**

The discontinuance of portions of Henry Street will have no adverse impact on the Grand List of 2010.

Francis K. Kirwin 5/27/10

27TH BOARD OF
REPRESENTATIVES
CITY OF STAMFORD

President
DAVID R. MARTIN
Clerk of the Board
ANNIE M. SUMMERVILLE

Majority Leader
JOHN J. BOCCUZZI
Minority Leader
ROBERT "GABE" DELUCA

RESOLUTION NO. 3310
NOTICE OF INTENT TO DISCONTINUE
A PORTION OF HENRY STREET
STAMFORD, CONNECTICUT

WHEREAS, the Board of Representatives of the City of Stamford is contemplating the discontinuance of a portion of Henry Street west of Washington Boulevard, Stamford, Connecticut, more specifically depicted in the attached plan entitled "Right of Way Survey, Depicting Discontinuance of a portion of Henry Street and the Acquisition of Parcels along Washington Boulevard & Pulaski Street by the City of Stamford" prepared by Redniss and Mead, Inc. and dated June 3, 2009 ("Exhibit A") which is owned by the City of Stamford; and,

WHEREAS, Henry Street which the Board of Representatives is contemplating discontinuing, begins at land owned by the City of Stamford at the intersection of Henry Street and Washington Boulevard and continues West for approximately 410 lineal feet to the Rippowam River. The road width of Henry Street is 50 feet as depicted on Exhibit A. The total area of the portion of Henry Street that is proposed to be discontinued is 22,006 square feet as depicted on Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD THAT:

The public health, safety and welfare, convenience and necessity may require the Discontinuance of Henry Street as shown on Exhibit A; and

Pursuant to the provisions of Section C8-60-3 of the Charter of said City of Stamford, the Mayor is hereby requested to cause a report to be made on the contemplated discontinuance of Henry Street as is more particularly described herein above and shown on Exhibit A.

This resolution was approved by a machine vote of 33-3-0 at the regular monthly meeting of the 27th Board of Representatives held on Monday, August 3, 2009.



David R. Martin, President

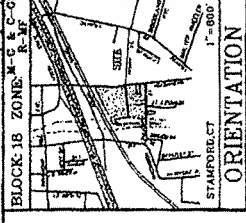


Annie M. Summerville, Clerk

Resolution No. 3310
August 3, 2009
Page 2

cc: Mayor Dannel P. Malloy
Benjamin Barnes, Director of Operations
Thomas M. Cassone, Director of Legal Affairs
William Callion, Director of Public Safety, Health & Welfare
Sandy Dennies, Director of Administration
Michael Freimuth, Director of Economic Development

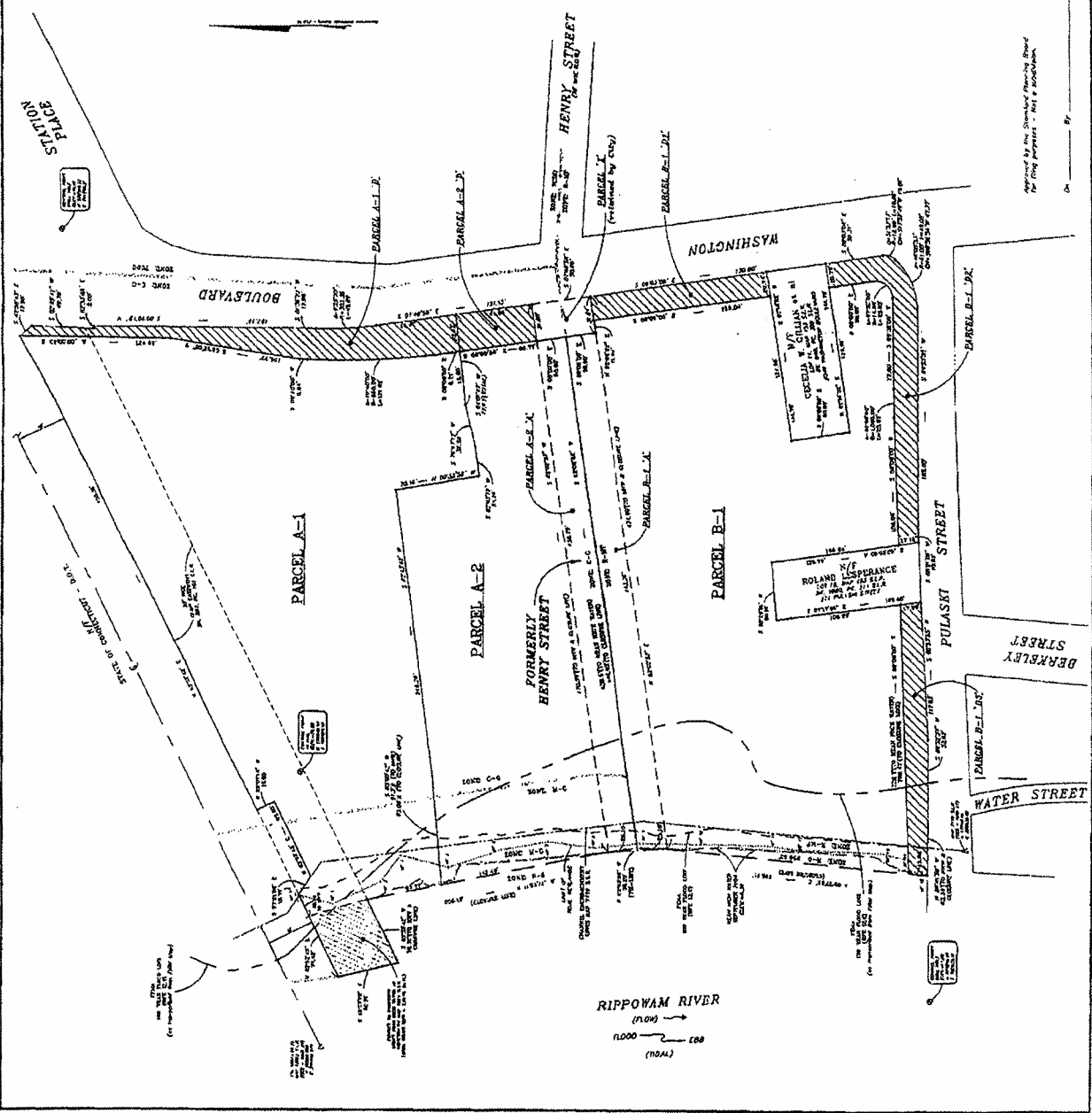
L-27704-1-MG-02



NOTES:

- The survey has been prepared in accordance with Section 24-300-7 of the Regulations of Connecticut in the State of Connecticut, and subject to the jurisdiction of the State Surveyor General, Office of the State Surveyor General, Department of Transportation, State Capitol Building, Hartford, Connecticut.
- Reference is made to most recent maps, plans, surveys, and other documents, including the following:
 - 1. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 2. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 3. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 4. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 5. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 6. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 7. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 8. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 9. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 10. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 11. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.
 - 12. Plat of the Stamford Station, dated July 24, 1914, and approved by the State Surveyor General, dated August 11, 1914.

Parcel No.	Area (Acres)	Area (Sq. Ft.)	Permitted Use
Parcel A-1	0.15	6,534	Residential
Parcel A-2	0.25	10,890	Residential
Parcel B-1	0.35	15,246	Residential
Parcel B-2	0.45	19,602	Residential
Parcel B-3	0.55	23,958	Residential
Parcel B-4	0.65	28,314	Residential
Parcel B-5	0.75	32,670	Residential
Parcel B-6	0.85	37,026	Residential
Parcel B-7	0.95	41,382	Residential
Parcel B-8	1.05	45,738	Residential
Parcel B-9	1.15	50,094	Residential
Parcel B-10	1.25	54,450	Residential
Parcel B-11	1.35	58,806	Residential
Parcel B-12	1.45	63,162	Residential
Parcel B-13	1.55	67,518	Residential
Parcel B-14	1.65	71,874	Residential
Parcel B-15	1.75	76,230	Residential
Parcel B-16	1.85	80,586	Residential
Parcel B-17	1.95	84,942	Residential
Parcel B-18	2.05	89,298	Residential
Parcel B-19	2.15	93,654	Residential
Parcel B-20	2.25	98,010	Residential
Parcel B-21	2.35	102,366	Residential
Parcel B-22	2.45	106,722	Residential
Parcel B-23	2.55	111,078	Residential
Parcel B-24	2.65	115,434	Residential
Parcel B-25	2.75	119,790	Residential
Parcel B-26	2.85	124,146	Residential
Parcel B-27	2.95	128,502	Residential
Parcel B-28	3.05	132,858	Residential
Parcel B-29	3.15	137,214	Residential
Parcel B-30	3.25	141,570	Residential
Parcel B-31	3.35	145,926	Residential
Parcel B-32	3.45	150,282	Residential
Parcel B-33	3.55	154,638	Residential
Parcel B-34	3.65	158,994	Residential
Parcel B-35	3.75	163,350	Residential
Parcel B-36	3.85	167,706	Residential
Parcel B-37	3.95	172,062	Residential
Parcel B-38	4.05	176,418	Residential
Parcel B-39	4.15	180,774	Residential
Parcel B-40	4.25	185,130	Residential
Parcel B-41	4.35	189,486	Residential
Parcel B-42	4.45	193,842	Residential
Parcel B-43	4.55	198,198	Residential
Parcel B-44	4.65	202,554	Residential
Parcel B-45	4.75	206,910	Residential
Parcel B-46	4.85	211,266	Residential
Parcel B-47	4.95	215,622	Residential
Parcel B-48	5.05	219,978	Residential
Parcel B-49	5.15	224,334	Residential
Parcel B-50	5.25	228,690	Residential
Parcel B-51	5.35	233,046	Residential
Parcel B-52	5.45	237,402	Residential
Parcel B-53	5.55	241,758	Residential
Parcel B-54	5.65	246,114	Residential
Parcel B-55	5.75	250,470	Residential
Parcel B-56	5.85	254,826	Residential
Parcel B-57	5.95	259,182	Residential
Parcel B-58	6.05	263,538	Residential
Parcel B-59	6.15	267,894	Residential
Parcel B-60	6.25	272,250	Residential
Parcel B-61	6.35	276,606	Residential
Parcel B-62	6.45	280,962	Residential
Parcel B-63	6.55	285,318	Residential
Parcel B-64	6.65	289,674	Residential
Parcel B-65	6.75	294,030	Residential
Parcel B-66	6.85	298,386	Residential
Parcel B-67	6.95	302,742	Residential
Parcel B-68	7.05	307,098	Residential
Parcel B-69	7.15	311,454	Residential
Parcel B-70	7.25	315,810	Residential
Parcel B-71	7.35	320,166	Residential
Parcel B-72	7.45	324,522	Residential
Parcel B-73	7.55	328,878	Residential
Parcel B-74	7.65	333,234	Residential
Parcel B-75	7.75	337,590	Residential
Parcel B-76	7.85	341,946	Residential
Parcel B-77	7.95	346,302	Residential
Parcel B-78	8.05	350,658	Residential
Parcel B-79	8.15	355,014	Residential
Parcel B-80	8.25	359,370	Residential
Parcel B-81	8.35	363,726	Residential
Parcel B-82	8.45	368,082	Residential
Parcel B-83	8.55	372,438	Residential
Parcel B-84	8.65	376,794	Residential
Parcel B-85	8.75	381,150	Residential
Parcel B-86	8.85	385,506	Residential
Parcel B-87	8.95	389,862	Residential
Parcel B-88	9.05	394,218	Residential
Parcel B-89	9.15	398,574	Residential
Parcel B-90	9.25	402,930	Residential
Parcel B-91	9.35	407,286	Residential
Parcel B-92	9.45	411,642	Residential
Parcel B-93	9.55	415,998	Residential
Parcel B-94	9.65	420,354	Residential
Parcel B-95	9.75	424,710	Residential
Parcel B-96	9.85	429,066	Residential
Parcel B-97	9.95	433,422	Residential
Parcel B-98	10.05	437,778	Residential
Parcel B-99	10.15	442,134	Residential
Parcel B-100	10.25	446,490	Residential



RIGHT OF WAY SURVEY
 DEPICTING THE LOCATION OF
 AND THE HENRY STREET
 WASHINGTON BOULEVARD & PULASKI STREET
 BY
 THE CITY OF STAMFORD

Redniss & Mead
 1000 WEST 10TH AVENUE
 DENVER, COLORADO 80202
 PHONE: 303-733-1111
 FAX: 303-733-1112
 E-MAIL: INFO@REDNISS.COM
 WWW.REDNISS.COM

Attachment 5
Mayor
MICHAEL A. PAVIA



DIRECTOR OF ADMINISTRATION
FREDERICK C. FLYNN, JR.

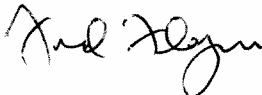
Phone: (203) 977-4182
FAX: (203) 977-5657
Email: fflynn@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF ADMINISTRATION
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CONNECTICUT 06904-2152

MEMORANDUM

To: Michael Pavia, Mayor

From: Frederick C. Flynn, Jr. Director of Administration

Date: June 3, 2010 

Re: **Proposed Discontinuance of a Portion of Henry Street (West End) Pursuant to Requirements of Stamford's Charter and its Code of Ordinances**

In accordance with the City Charter (C8-60-3), I have directed the Tax Assessor to analyze the financial impact of the proposed discontinuance of a portion of Henry Street. This proposed discontinuance is being undertaken as part of the Gateway project. After reviewing the proposed discontinuance, the Tax Assessor has determined that it will have no adverse impact on the City's grand list. I have attached the Tax Assessor's statement to this effect.

As part of the proposed discontinuance process the City arranged for a third party appraisal of the property by Cushman & Wakefield which was completed in 2009. The appraised value of the property was \$900,000. Taking all pertinent factors into consideration, including the proposed property swap and the other expected benefits of the project, it is my recommendation that the City approve the proposed discontinuance and that Gateway be assessed benefits in the amount of \$500,000 to be applied to the Henry and Atlantic Street intersection or to other public infrastructure improvements related to this proposed development project if these funds are not needed for this intersection. This sum should be paid prior to any closing that effectuates the property swap and the funds should be directed to the City's Capital Non-Recurring Fund to be applied to public improvements related to the proposed development, specifically the Atlantic and Henry Street intersection.

If you need any additional information, please let me know.

cc: Francis K. Kirwin, Tax Assessor
Laure Aubuchon, Director of Economic Development

MAYOR
MICHAEL A. PAVIA



ASSESSOR
FRANCIS K KIRWIN, CCMA

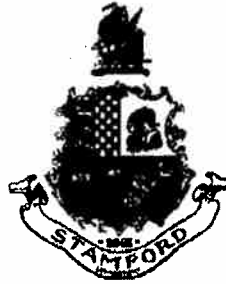
CITY OF STAMFORD
OFFICE OF THE ASSESSOR
888 Washington Boulevard
P.O. Box 10152
Stamford, CT 06904-2152
Telephone: (203) 977-5888

To: Frederick C. Flynn, Jr., Director of Administration
From: Francis K. Kirwin, Tax Assessor
Date: May 26, 2010
Re: **Proposed Discontinuance of Portions of Henry Street**

The discontinuance of portions of Henry Street will have no adverse impact on the Grand List of 2010.

Francis K. Kirwin 5/27/10

CITY OF STAMFORD



MAYOR
DANNEL P. MALLOY

DIRECTOR OF OPERATIONS
BENJAMIN BARNES
Email: bbarnes@ci.stamford.ct.us

CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@ci.stamford.ct.us

DEPUTY CITY ENGINEER/
TRANSPORTATION DIRECTOR
EDWARD GENTILE, JR., P.E.
Email: egentile@ci.stamford.ct.us

**OFFICE OF OPERATIONS
ENGINEERING BUREAU**

INTEROFFICE MEMORANDUM

OFFICE OF
NOV 30 2009
OPERATIONS

To: Benjamin Barnes, Director of Operations

FROM: Edward L. Gentile Jr., P.E., Assistant City Engineer *ELG*
Engineering Bureau - City of Stamford

DATE: November 23, 2009

SUBJECT: Discontinuance of a portion of Henry Street (West End)
Engineering Department Review

The Engineering Bureau of the City of Stamford has reviewed the Property & Topographic Survey prepared for HP Gateway Land I & II, LLC., presented by Redniss & Mead, dated 6/03/09, and a Right of Way Survey, dated 11/17/09, as part of the request for the discontinuance of a portion of Henry Street.

At this time, the west end of Henry Street appears to have existing utilities located within the right of way that the engineer has proposed to decommission in a Utility Impact Statement, dated 6/03/09. The proposal appears to be adequate and shall be required to be completed as proposed. The project engineer shall revise the Utility Impact Statement and resubmit for the record. After the review by this department, it appears that the City of Stamford will not incur any costs in the discontinuance of this portion Henry Street.

Also, prior the issuance of a building permit for any development which includes the right of way for this portion of Henry Street, a complete site plan shall be submitted for review and approval by the Engineering Bureau. The plan shall ensure that there will be no adverse impacts to the streets, street drainage and adjoining properties.

Therefore, with the approved plan listed above and an agreement between the City and the property owner to allow for further discussion on the listed transportation issues in your letter, which included but is not limited to expansion/rehabilitation of Pulaski Street Bridge and turning radius at the southwest corner of Washington Boulevard and Pulaski Street, the Engineering Bureau has no objection to the discontinuance of the portion of Henry Street (west end) as described.

If you have any questions or comments please contact me at 203-977-5061.

Henry-St-Discont-Barnes.doc

Reg. No. 774