

From: Jeff Newman [
Sent: Monday, July 26, 2010 1:53 PM
To: Day. Harry;
Cc: Tom Durels; Joe Buffardi
Subject: FW: Gateway, West Henry Street
Importance: High

Dear Harry:

Supplementing my most recent transmittal of July 8th, and per my telephone conversation with Valerie of this morning, please see attached the following, which we would like to be distributed to members of the Board of Reps' Land Use Committee prior to tomorrow evening's scheduled meeting for their consideration when deliberating on the pending application for abandonment of West Henry Street and consideration of the Director of Administration's Report on such application:

- Copy of a letter dated July 15, 2010 from our independent traffic consultant David L. Spear, P.E. of DLS Traffic Engineering LLC to the undersigned (which has already been submitted both to the zoning board and the board of finance as part of the public record) setting forth responsive comments to Mani Poola's memo of July 12, 2010 concerning traffic issues relating to the Gateway project and West Henry Street roadway abandonment as currently proposed by the pending application with the Board of Finance; and
- Copy of an e-mail dated July 19, 2010 from acting executive director of the State of Connecticut Department of Transportation's State Traffic Commission David A. Sawicki to my colleague Tom Durels (which has also already been submitted both to the zoning board and the board of finance as part of the public record) indicating skepticism that the 30% transit credit being sought by the applicant for the Gateway site will be acceptable to the Department.
 - Gateway is seeking to apply a transit credit to its site and to six (6) other already-approved sites (for which the Department had applied 15% credits) which is double the standard applied by the Department, which of course results in an overly optimistic presentation of the traffic volumes and intersection performance, with much worse results from proper application of the 15% transit/trip generation credit. The ramifications on traffic counts and impacts from development of the Gateway project as currently proposed (including from the currently proposed abandonment of West Henry Street) are obvious and should be of great concern to the members of the Board of Reps Land Use Committee.

Thanks for your time and consideration.

Regards,


Jeffrey H. Newman
Executive Vice President
MALKIN PROPERTIES
Metro Center - One Station Place
Stamford, CT 06902
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F 203-353-5210

Tom,

At this time the traffic volumes submitted by Mr. Ford have not been approved. The transit credit and other details associated with the volumes are still being worked out, however I don't believe that the 30% credit will be acceptable to the Department.

*David A. Sawicki
Acting Executive Director
State Traffic Commission*

*Department of Transportation
2800 Berlin Turnpike
Newington, CT 06131*

 860-594-3020

 Think Green. Please don't print this message unless it's absolutely necessary.

From: Tom Durels
Sent: Monday, July 19, 2010 11:43 AM
To: Sawicki, David A
Cc: Jeff Newman; Harley, Thomas A.
Subject: gateway

Dave,

At recent stamford zoning board public hearing the following points were discussed.

- Jim Ford, of BETA, representing BLT, developer for Gateway, has applied a 30% transit credit to gateway and 6 other previously approved projects. Our understanding is that STC mandates a 15% transit credit be applied to gateway and 6 other prior approved development projects.
- I have made the statement to the local zoning board that by applying a 30% transit credit, BETA's traffic reports result in overly optimistic traffic volumes and intersection performance, and that actual intersection performance will be worse, when the correct 15% transit credit is applied.

Can you please confirm that my above statement is correct, either based on what I have told you about BETA's report or based on your own knowledge of Gateway's submitted application and traffic reports.

It would be very helpful to get your response today in advance of zoning hearing tonight.

Thanks very much

Tom

Thomas P. Durels

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