

MAYOR
DANNEL P. MALLOY



LU27.038

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

Tel: (203) 977-4150

Fax: (203) 977-5845

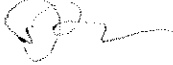
Email: dmalloy@ci.stamford.ct.us

CITY OF STAMFORD
OFFICE OF THE MAYOR

September 18, 2007

To: Board of Representatives
Board of Finance
Planning Board

09-25-07 12:23

From: Dannel P. Malloy, Mayor 

Re: Mayor's Report on the Discontinuance and Relocation of Portions of Washington Boulevard

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-captioned proposal, as well as the supporting documents submitted by Antares Walter Wheeler Drive SPE LLC and The Strand/BRC Group, LLC (collectively "Antares"), I recommend that you approve this partial discontinuance and relocation.

Summary of Proposed Action

The proposed discontinuance and relocation dovetails nicely with the City's longstanding interest in eliminating the "dog leg" intersection at Dyke Lane. It also includes relocating approximately 350 feet of Washington Boulevard for the distance between Atlantic and Pacific Streets. At no cost to the City, this project will improve the flow of traffic on Washington Boulevard while also addressing transportation needs associated with plans to create a mixed-use waterfront development as a part of plans to revitalize Stamford's south end.

In 1986, the Board of Representatives approved a similar project, which was never consummated. A copy of a letter from Corporation Counsel Thomas Cassone to me, dated May 10, 2007 (attached hereto in a letter dated May 9, 2007 from me to David Martin, President of the Board of Representatives), reviews the history of the earlier plan, and its similarity to the one before you.

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 and relocation, 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 a portion of Washington Boulevard to be Abandoned and Discontinued and NEW RIGHT OF WAY to be acquired by THE CITY OF STAMFORD prepared by Redniss & Mead;
2. Narrative descriptions of the parcels to be conveyed to and acquired by the City of Stamford (also prepared by Redniss & Mead);
3. My transmittal letter (with backup) dated May 9, 2007 requesting that the Board of Representatives consider this partial relocation and discontinuance;
4. Stamford Board of Representatives' Resolution No.3167, "Notice of Intent to Relocate and Discontinue Portions of Washington Boulevard, Stamford, Connecticut" approved by that board on June 4, 2007;
5. The Director of Operations' report which states that based on Antares' commitment to carry out and pay for the construction and utility costs related to this project, as determined by the City Engineer, the City will incur no costs in connection with thereto;
6. The Director of Administration's Report, incorporating the Tax Assessor's opinion that the partial discontinuance and relocation will have no adverse impact on the City's grand list.

Conclusion

I encourage the Planning Board and the Boards of Finance and Representatives, as well as the general public, to support this discontinuance and relocation of portions of Washington Boulevard, as well as the larger project of which it is a critical 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.

**RESOLUTION NO. 3167
NOTICE OF INTENT TO RELOCATE AND DISCONTINUE PORTIONS
OF WASHINGTON BOULEVARD
STAMFORD, CONNECTICUT**

WHEREAS, the Board of Representatives of the City of Stamford is contemplating the relocation of a portion of Washington Boulevard, Stamford, Connecticut and, in conjunction with said relocation, the discontinuance of two portions of Washington Boulevard, Stamford, Connecticut, owned by the City of Stamford. Said portions of Washington Boulevard are more specifically described as parcels D-1 and D-2 on the "Right of Way Survey Depicting a Portion of Washington Boulevard to be Abandoned and Discontinued and New Right of Way to be Acquired by The City of Stamford", and in two legal descriptions attached hereto as Exhibits A, B and C respectively; and

WHEREAS, parcel D-1, is a sliver of land located at the southeasterly side of Atlantic Street at its intersection with the easterly side of Washington Boulevard, and

WHEREAS, parcel D-1 is more particularly described in Exhibits A and B attached hereto, and

WHEREAS, parcel D-2 begins on the westerly side of Washington Boulevard at its intersection with the northerly side of former Pacific Street and ends at the intersection of the westerly side of Washington Boulevard with the westerly side of the proposed relocated Washington Boulevard, and

WHEREAS, parcel D-2 is more particularly described in Exhibits A and C attached hereto:

NOW THEREFORE, BE IT RESOLVED BY THE 27TH BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD THAT:

The public health, safety, welfare, convenience and necessity may require the discontinuance of those portions of Washington Boulevard known as parcels D-1 and D-2 as more particularly described in Exhibit A, Exhibit B and Exhibit C attached hereto and made a part hereof; 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 the above-referenced portions of Washington Boulevard.

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

To: Ben Barnes, Director of Operations

From: Dannel P. Malloy, Mayor 

Date: 9/4/2007

Re: Discontinuance and relocation of portions of Washington Boulevard pursuant to the requirements of Stamford's Charter and its Code of Ordinances

Pursuant to a resolution passed by the Board of Representatives at its June 4, 2007 meeting (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 Milone and MacBroom respectively for Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE LLC and the Strand/BRC Group in connection with the Harbor Point Development located in Stamford's South End.

If, after you have reviewed these documents, you decide that additional engineering work, surveys, plans, profiles, specifications, etc., are required, Antares 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 she will be able to estimate the financial impact, if any, of the discontinuance and relocation.

After completion and public notice of the two mandated reports (yours and hers), the Director of Administration will hold a public hearing after which she may, after considering any new and relevant information brought forth at said hearing, revise her cost projections, if any.

Finally, she 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: Sandy Dennies, Director of Administration
Ellen Bromley

MAYOR
DANNEL P. MALLOY

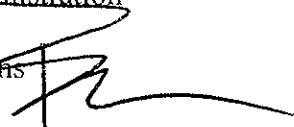


DIRECTOR OF OPERATIONS
BENJAMIN BARNES

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 06904 - 2152

TO: Sandy Dennies, Director of Administration

FROM: Ben Barnes, Director of Operations 

DATE: September 5, 2007

RE: **Director of Operations Report on Proposed Relocation of Portions of Washington Boulevard**

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, and based on Antares's commitment to carry out and pay for construction and utility costs related to the relocation, I believe that there will be no cost to the City as a result of the proposed discontinuance.

I should note for the record that the Engineering Bureau is reviewing specific plans for the construction, and that Antares will be required to comply with the City Engineer's directives with respect to that construction. However, this review is routine and will not create any additional costs to the City.

BB/ma

Attachments

cc: John Freeman, Antares
William Hennessey
Ellen Bromley, Social Services


MAYOR
DANNEL P. MALLOY



SANDRA L. DENNIES
DIRECTOR OF ADMINISTRATION

Tel: (203) 977-4182
Fax: (203) 977-5657
Email: sdennies@ci.stamford.ct.us

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

To: Dannel P. Malloy, Mayor
From: Sandra L. Dennies, Director of Administration 
Date: September 6, 2007
Re: Discontinuance and relocation of portions of Washington Boulevard pursuant to the 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 and relocation of portions of Washington Boulevard. This proposed discontinuance is being undertaken as part of the Harbor Point 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.

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

cc: Francis Kirwin, Tax Assessor
Ellen Bromley, Social Services Coordinator

MAYOR
DANNEL P. MALLOY



ASSESSOR
FRANCIS K. KIRWIN, C.C.M.A.

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

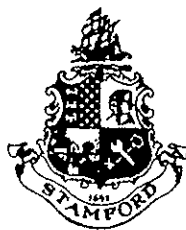
Memo

To: Sandy Dennies *FKK*
From: Francis K. Kirwin
CC: W. Forker
Date: September 6, 2007
Re: Discontinuance and relocation of portions of Washington Boulevard

The discontinuance and relocation of portions of Washington Boulevard will have no adverse effect on the Grand list of 2007.

FKK/seg

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

May 9, 2007

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

**Re: Request for consideration for the relocation of Washington Boulevard,
Stamford, CT**

Dear Representative Martin:

I am writing to request the relocation of Washington Boulevard in the area between Atlantic Street and Pacific Street. As you are likely aware from recent press accounts, Antares has proposed an extensive proposal for redeveloping approximately 80 acres in the South End. Nearly 60 acres of this plan is known as the "Harbor Point" district, which will feature a mixed use development along the Stamford waterfront. As you can see from the attached letter from Corporation Counsel Thomas Cassone, Antares has approached the City with a request to modify, relocate and realign a portion of Washington Boulevard for its distance between Atlantic Street and Pacific Street, ending at the point where Washington Boulevard intersects with Dyke Lane. This realignment is substantially similar to a relocation of Washington Boulevard approved in April 1986 but never implemented.

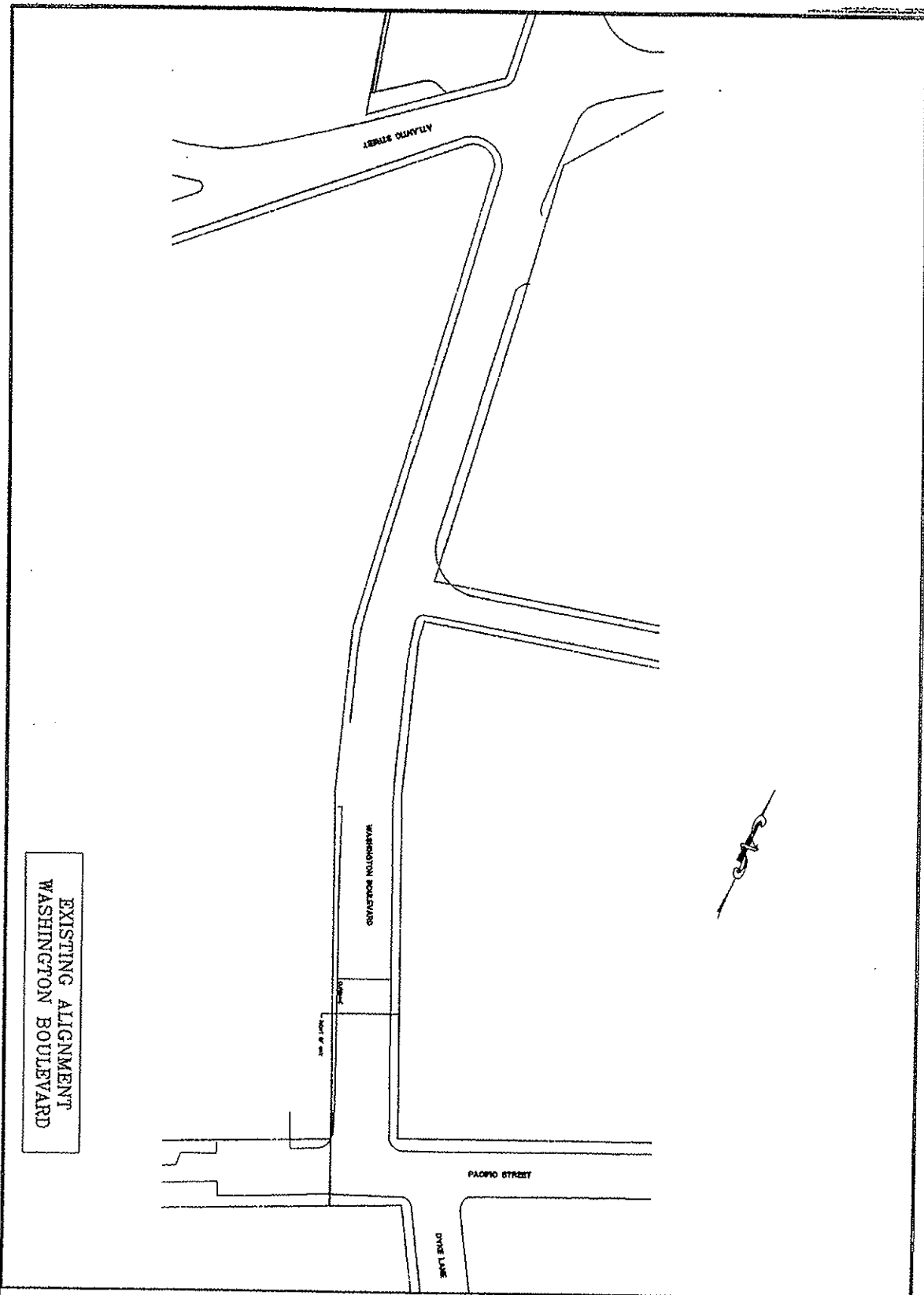
The purpose of this letter is to initiate the discontinuance process pursuant to Section C1-50-3 of the Charter and Section 214-40 et seq. of the Code of Ordinances. As you are aware, the relocation process is rather lengthy and complicated but begins with the Board of Representatives adopting a non-binding resolution that is then sent to my office for a report on the issues related to the relocation. I hereby respectfully request that you initiate that process.

Sincerely,

Dannel P. Malloy
Dannel P. Malloy
Mayor

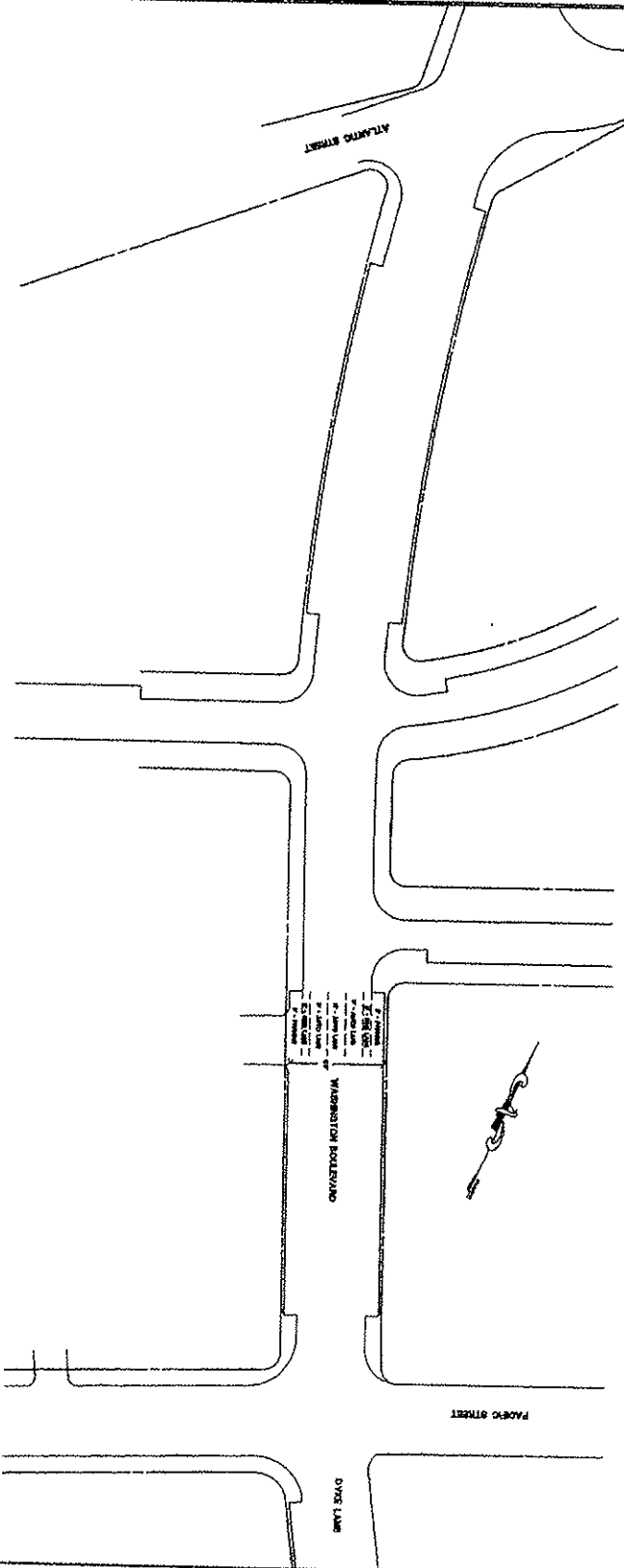
Enclosure

cc: Thomas Cassone, Esq. ✓
William J. Hennessey, Jr., Esq.



EXISTING ALIGNMENT
WASHINGTON BOULEVARD

<p>2 OF 4</p>	<p>EXISTING WASHINGTON BOULEVARD ALIGNMENT HARBOR POINT WASHINGTON BOULEVARD STAMFORD, CONNECTICUT</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>													<p style="text-align: center;">MILONE & MACBROOM</p> <p style="font-size: small;">Professional Engineers and Environmental Scientists</p> <p style="font-size: x-small;">48 Sandy Drive Danbury, Connecticut 06810 203-775-1175 Fax 203-775-0710 www.miloneandmacbroom.com</p>	



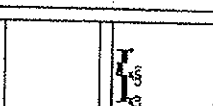
WASHINGTON BOULEVARD
AS CURRENTLY PROPOSED

DATE	DESCRIPTION

DUPONT PROPOSED WASHINGTON BOULEVARD ALIGNMENT
HARBOR POINT
 WASHINGTON BOULEVARD
 STAMFORD, CONNECTICUT

NO.	REVISIONS

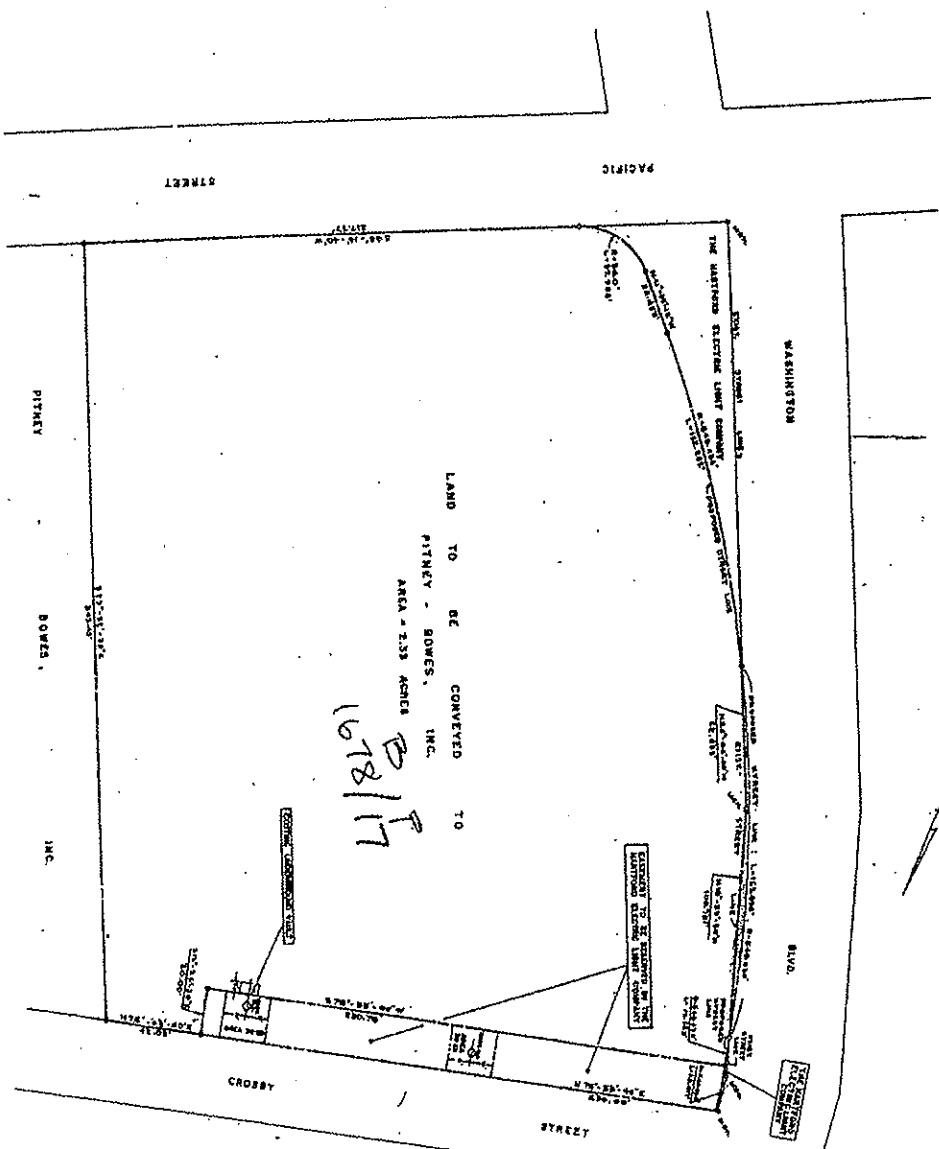
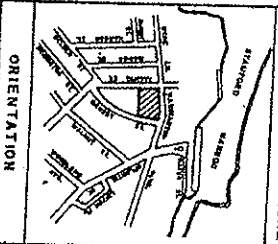
Prepared by:
 Checked by:
 Drawn by:
MELONE & MACBROOM
 100 North Main Street
 Stamford, Connecticut 06908
 (203) 371-4777 Fax (203) 371-7111
 www.meloneandmacbroom.com



9915

Map No. 9905

BLOCK 90 N-6 ZONE



LAND TO BE CONVEYED TO
 PITNEY - BOWES, INC.
 AREA - 2.38 ACRES
 1678/17

A TRUE PHOTOGRAPHIC COPY
 OF THE ORIGINAL RECORD
 LONG INSTRUMENT
 TOWN CLERK

Received in File
 in Town Clerk's Office
 September 2nd,
 1905, 21/1905
 Henry B. B. B. B.
 Town Clerk

NOTE:
 SPECIAL CALLING SYSTEMS, AND
 OTHERS, ARE NOT TO BE CONSIDERED
 AS A PART OF THIS INSTRUMENT, UNLESS
 THEY ARE SPECIFICALLY REFERRED TO
 THEREIN.
 REFERENCE MADE TO:
 1. MAP OF HATFIELD ELECTRIC LIGHTS, SHEET
 1, 1905, FILED IN THE OFFICE OF THE
 TOWN CLERK, DATE APRIL 1905.
 2. MAP SHOWING UTILITIES, SHEET
 1, 1905, FILED IN THE OFFICE OF THE
 TOWN CLERK, DATE APRIL 1905.
 3. MAP SHOWING UTILITIES, SHEET
 2, 1905, FILED IN THE OFFICE OF THE
 TOWN CLERK, DATE APRIL 1905.
 4. MAP SHOWING UTILITIES, SHEET
 3, 1905, FILED IN THE OFFICE OF THE
 TOWN CLERK, DATE APRIL 1905.

ORDERED: SEPT. 11, 1905. TO THE CLERK OF
 THE TOWN OF HATFIELD, MASS., TO
 RECORD THIS INSTRUMENT.
 ATTEST: *John C. Wood*
 TOWN CLERK



APPROVED BY THE STANDING PLANNING BOARD
 FOR FILING PURPOSES - NOT A SUBMISSION
 DATE 9/25/05
John C. Wood
 CHAIRMAN



NO.	DATE	DESCRIPTION
1	1905	...
2	1905	...
3	1905	...
4	1905	...
5	1905	...
6	1905	...
7	1905	...
8	1905	...
9	1905	...
10	1905	...

May 10, 2007

The Honorable Dannel P. Malloy
Mayor, City of Stamford
Stamford Government Center
888 Washington Boulevard
Stamford, CT 06901

**Re: Request for consideration for the relocation of Washington Boulevard,
Stamford, CT**

Dear Mayor Malloy:

In connection with the applications by Antares Walter Wheeler Drive SPE LLC and The Strand/BRC Group, LLC (collectively "Antares"), I have reviewed issues and procedures associated with a possible relocation of Washington Boulevard adjacent to Antares' development.

In 1986, the City of Stamford reached an agreement with the Hartford Electric Light Company (predecessor to CL&P) that also addressed the relocation of this section of roadway. That plan, approved by the Board of Representatives in April 1986, but never finalized, would have realigned Washington Boulevard to eliminate the "dog leg" intersection at Dyke Lane. Although the City remained committed to this plan, it has now been approached by Antares to modify the same section of road in a slightly different manner.

In connection with Antares' meetings and discussions with the Stamford Land Use Bureau staff, Antares has made ongoing modifications to its Harbor Point plan to accommodate desired uses, layouts and design changes. One of these revisions proposes to relocate an approximately 350 foot length of Washington Boulevard for its distance between Atlantic Street and Pacific Street, ending at the point where Washington Boulevard intersects with Dyke Lane. This relocation would straighten the current roadbed, eliminating the curve in the road in that location, as well as the elimination of the "dog leg" intersection at Dyke Lane as initially proposed over 20 years ago. The Land Use Bureau has indicated that it prefers this realignment to the existing road configuration and the 1986 modification. Additionally, it appears that this relocation would be an equal exchange of property along Washington Boulevard. Maps showing the current road alignment, the proposed realignment and the 1986 approved change are enclosed for your review.

The Honorable Dannel P. Malloy
May 10, 2007
Page 2

Although much of this request for relocation is contained within the 1986 approval, it is my opinion that the provisions of Section C1-50-3 of the Charter and Section 214-40 et seq. of the Code of Ordinances should be followed. If you are in agreement, you should request that the Board of Representatives adopt a non-binding resolution on the subject, an action that would trigger the start of the necessary review procedures to allow relocation.

I am assured that representatives of Antares are available to you and Board of Representatives members to answer any specific questions that may arise in connection with this request.

Sincerely,

Thomas Cassone

cc: Robin Stein
William J. Hennessey, Jr.

EXHIBIT B

PARCEL D1:

All that certain piece or parcel of land, situated in the City of Stamford, County of Fairfield, and State of Connecticut, shown and delineated on a certain map entitled, "RIGHT OF WAY SURVEY DEPICTING A PORTION OF WASHINGTON BOULEVARD TO BE ABANDONED AND DISCONTINUED AND NEW RIGHT OF WAY TO BE ACQUIRED BY THE CITY OF STAMFORD, Job No: 6546A-5 Date: 06/19/07 Drawn By: JAB Scale: 1"= 30'", and prepared by Redniss & Mead, Engineers – Planners – Surveyors – Environmental Consultants, which map is on file or to be filed on the Land Records of the City of Stamford, and further described as follows:

Beginning at a point on the southeasterly side of Atlantic Street at its intersection with the easterly side of Washington Boulevard; said point being depicted on a Map recorded in the Stamford Land Records as number 13638; thence southerly along said easterly side of present Washington Boulevard South $06^{\circ} 47' 24''$ East a distance of 102.89 feet to a point, said point being the intersection of the easterly side of present Washington Boulevard with the easterly side of Washington Boulevard as proposed, said point also being the beginning of a non-tangent curve concave easterly and having a radius of 1468.50 feet; thence northerly along the easterly side of proposed Washington Boulevard and said curve through a central angle of $03^{\circ} 41' 09''$ and arc length of 94.47 feet to a tangent curve concave southeasterly and having a radius of 10.00 feet, thence northeasterly along said curve through a central angle of $45^{\circ} 25' 21''$ and arc length of 7.93 feet to said southerly side of Atlantic Street and the Point of Beginning.

EXHIBIT C

PARCEL D2:

All that certain piece or parcel of land, situated in the City of Stamford, County of Fairfield, and State of Connecticut, shown and delineated on a certain map entitled, "RIGHT OF WAY SURVEY DEPICTING A PORTION OF WASHINGTON BOULEVARD TO BE ABANDONED AND DISCONTINUED AND NEW RIGHT OF WAY TO BE ACQUIRED BY THE CITY OF STAMFORD, Job No: 6546A-5 Date: 06/19/07 Drawn By: JAB Scale: 1"= 30'", and prepared by Redniss & Mead, Engineers – Planners – Surveyors – Environmental Consultants, which map is on file or to be filed on the Land Records of the City of Stamford, and further described as follows:

Beginning at a point on the westerly side of present Washington Boulevard at its intersection with the northerly side of former Pacific Street; said point being North 23° 31' 47" West a distance of 50.01 feet from the intersection of the southerly side of Pacific Street with the westerly side of Washington Boulevard; thence northerly along said westerly side of present Washington Boulevard North 23° 31' 47" West a distance of 263.29 feet, North 17° 56' 47" West a distance of 125.05 feet and North 06° 59' 47" West a distance of 152.37 feet to the intersection of the westerly side of present Washington Boulevard with the westerly side of Washington Boulevard as proposed, said point being the beginning of a non-tangent curve concave easterly and having a radius of 1531.50 feet; thence southerly along said westerly side of proposed Washington Boulevard and curve through a central angle of 07° 35' 43" and arc length of 203.02 feet; thence South 23° 24' 13" East a distance of 295.94 feet to the beginning of a tangent curve concave easterly and having a radius of 1031.50 feet; thence southerly along said curve through a central angle of 01° 22' 09" and arc length of 24.65 feet to the beginning of a tangent curve concave northwesterly and having a radius of 10.00 feet; thence westerly along said curve through a central angle of 90° 06' 35" and arc length of 15.73 feet to a point on the aforesaid northerly side of former Pacific Street; thence westerly along said northerly side of former Pacific Street South 65° 20' 13" West a distance of 31.44 feet to the Point of Beginning.