

South End. Board of Representative meeting May 3. Could you please read at meeting, submit to BOR members and add to our summary file LU30.030. Thank you Valerie.

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Sun 5/3/2020 12:31 PM

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

Cc: Todd levine <Todd.Levine@ct.gov>;

The South End has lacked careful land use planning and balanced development, attention has not been given to preserving the character, size, scale and legacy of such an important area protected by the 1986 National Registry of Historic Neighborhoods. Since our resolution for a study committee for a local historic district submitted 9 months ago, we have seen BLT advance demolition applications for 100 year old well-built homes on Henry and Garden St and the historic Blickensderfer Typewriter factory building, as well as the use of eminent domain on Pulaski and Washington Blvd. to tear down historic homes. Omnibus text changes for RHD, Residential High Density, have been approved for the South End, Downtown and the West Side, allowing up to 25 story apartment buildings.

And now more Master Plan changes are coming before the Planning Board to further build out the South End, a new category 16, Transit Oriented Development district, which could include densities equal to Downtown, shadowing the heart of what's left of our neighborhood.

A historic district study will help investigate why and how we've lost 40% of our neighborhood, an area that was to be protected, and offer a better understanding how this sprawl could impact other neighborhoods. We want to canvas and work alongside owners, residents, developers, SHPO, HPAC, land use boards and the Mayor.

The sad thing with this overdevelopment is that the same thing will be coming to all neighborhoods with exponential increases in taxes and diminish the value of individual property home owners. As you know, everyone's property taxes are scheduled to increase 4 % this year, delayed now only by covid virus. More increases may follow.

Stamford's South end could be a legacy either as a coveted "historic" destination, with churches such as the Holy Name of Jesus and St Luke's, and existing turn of the century homes, or a densely populated, over congested high rise way station for thousands of transient renters.

The 2015 Master plan offers great visions for Stamford.

We look for your guidance in how we can work together to protect our neighborhood and all neighborhoods. Thank you all for your service, especially through these difficult times.

Sue
Halpern.
South End
NRZ VP
Sent from
my iPhone