

From: [Brad Phillips](#)
To: [de la Cruz, Virgil](#); [Summerville, Annie](#); [Lee, Benjamin](#); [Michelson, Bradley](#); [Lion, Bob](#); [Sherwood, Nina](#); [Cottrell, Megan](#)
Cc: [Blessing, Ralph](#); [Rosenson, Valerie](#)
Subject: FW: 7 Market Street, Stamford - Kayak building. Note regarding the Formation of the Local Historic District
Date: Wednesday, October 30, 2019 4:14:30 PM

To the members of the Land Use Committee, I have attached my email from September below.

I recently head and was surprised and then quite angry as a person with \$ Millions invested in the area – and the seeming lack of due process that the Land Use Committee is continuing to hear matters related to the formation of a Local Historic District study committee in the South End.

As a Property owner, we already have not only our own Association rules - but we are additionally regulated by the City's Zoning Board, Planning Board, Historic Preservation Advisory Board, and other City and Federal regs.

As a landlord in multiple areas and with various types of investments I am not sure I understand the benefit of creating this additional historic district. It seems to me, that this will work to block further development and investment by many into the areas which still need updating. Not sure how anyone on this committee doesn't get that. Clearly nobody lives or works in this area. Further these areas promote loitering and then don't allow for environmental issues to be cleaned up while investors still want to take on these challenges!!!!!!

Lastly – back to the process. How are these potential changes even being discussed when no additional information about the proposed scope of the study area, the extent of the statutory obligations, and how the study committee and the LHD will be funded.

Seems to me that any further movement by your group should you choose may need to be met with a challenge via the courts. Not sure how anyone with a sense of positive movement forward of an area would desire to halt such positive progress by so many.

I do not support creation of the Local Historic District or its study committee.

Brad

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From: Brad Phillips <bphillips@ewkazis.com>

Sent: Tuesday, September 24, 2019 3:06 PM

To: CPia@StamfordCT.gov; VdelaCruz@StamfordCT.gov; asumerville@stamfordct.gov; blee@stamfordct.gov; bmichelson1@stamfordct.gov; blion@stamfordct.gov

Cc: rbleasing@stamfordct.gov

Subject: 7 Market Street, Stamford - Kayak building. Note regarding the Formation of the Local Historic District

To the members of the Land Use Committee,

I am the owner of the 7 Market Street building in Stamford – which is the headquarters for the Kayak Corporation.

I am writing to voice my strong opposition to the formation of the Local Historic District study committee. We as property owners in this South End of Stamford already are subject to multiple levels of regulation. This includes the City's Planning and Zoning Boards and its Historic Preservation Advisory Committee.

My feeling is that this area between the multiple apartment buildings; multiple office buildings and the attraction of Charter; and the multiple commercial/shop locations are huge success for the area, which was DEAD years ago. Dead. An additional historic district in the neighborhood will make it more costly to accomplish repairs, deter property sales, reduce property values, disincentivize sensible redevelopment of blighted properties, reduce the City's grand list, and impede individual property rights.

This area, The South End needs more revitalization! We certainly don't need regulations that will prevent the much-needed revitalization and cleanup of the neighborhood. Further this may be an impediment to buildings trading/selling in the area or attracting future trades. I do not support creation of the Local Historic District or its study committee.

Thanks.

Brad

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