

From: Sue Halpern <sunnysue1122@optimum.net>

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To: "Dell, Theresa" <TDell@stamfordct.gov>

Cc: Sheila Barney <s.barney@neopost.com>, Terry Adam <terryadam@optonline.net>, Elizabeth McCauley <mccauleyeliz3@yahoo.com>, Carmine Tomas <regcal@aol.com>, Barry Michelson <bmichelson@optonline.net>, Marlene <rhomeollie@optonline.net>

Subject: ZB application 221-25 proposed amendment to TCD-D

Good day all,

I would just like to comment on tonight's application being presented. In May of 2020, residents of the South End voiced their opinions to oppose Category 16, which allows up to 25 story high rises abutting the historic South End. Included in this district, is a major landmark, the 1895 Blickensderfer Typewriter factory, which is now on the verge of further destruction. This building gave identity and texture to a placeless area of the train station. The Blick could have been adaptively reused and created as a destination site. Two homes that provided affordable housing, and were part of our historic district, were recently demolished on this block of land.

While the 2018 Study outlines favorable narrative for historic preservation of the neighborhood, it is inconsistent with community recommendations for regulations to solve some key issues. Solutions in the Study suggest the wrong approach allowing further density build-out of high rise apartments and office buildings - out of scale and character, adding more people and cars, rather than 'preserving and protecting' the integrity of the 'historic' district.

In this application, we can appreciate the change not to allow large-scale retail or entertainment venues in the district but why not a cultural use, such as a museum.

As proposing Atlantic St. to be one of the Transit Center Access Streets, a partial take of 19 properties, is planned according to Frank Petise, Transportation Dept. It is my understanding that the taking of properties is required for the Atlantic St. development plan. The use of eminent domain has been used way too many times in the South End.

Finally, the introduction of Transfer of Development Rights (TDR) as a new tool for zoning would only benefit the developers. The current text permits TDR's for adjacent properties, and now allowing TDR's for an entire district, would permit even higher buildings to tower over our South End historic homes and neighborhood. I don't see how TDR's can "support historic preservation and create publicly accessible open space."

TDR's will be used to add more density and height to an already crowded and congested neighborhood. As chairperson of the South End Historic District Study Committee, I would like to stress the need to maintain the character of our existing National Registered historic neighborhood and support balanced, sensitive development.

Thank you for listening to my thoughts on this application and hope to continue the conversations about South End concerns. A discussion with Mr. Blessing is planned to review this proposal as well.

Sincerely,
Sue Halpern

Sent from my iPhone