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April 14, 2022

(Updated June 7, 2022)

To: Theresa Dell, Chair
Planning Board

From: Sandra L. Dennies
Director of Administration

RE: TRIENNIAL LIST OF PROPERTIES - PROPERTIES TO CONSIDER FOR THE CITY TO SELL

I, as the Director of Administration am acting in compliance with Sec. 9-4 of the Stamford Code of Ordinances, which states:

- A. The Director of Administration shall maintain a listing of all real property owned or leased by the City. Based on such listing, at least once in every three (3) years the Director of Administration shall submit to the Planning Board a list of all City-owned and c-leased real properties, identifying:
1. Those owned or leased properties then being used for schools, public buildings, public parks or other specific city purposes; and
 2. Those owned or leased properties not then being used for a specific City purpose (hereafter "unused properties").
- B. The Planning Board shall review the list of properties with the objective of recommending future use or disposal of unused properties. In conducting its review, the Planning Board shall invite comments from heads of appropriate departments and agencies. On completion of its review, the Planning Board shall transmit its recommendations for future use or disposal of unused properties to the Board of Finance.

Therefore, at your meeting April 12, 2022, I drew your attention to the spreadsheet known as the Triennial List of Properties, which has in it a tabbed section called "Potential Sale." There are several parcels on that tabbed section that could be redeveloped as single- or two-family dwellings, based on the current zoning. Other parcels are too small or not conforming with minimum zoning requirements and should be sold to abutting property owners.

These are the Administration's recommendations:

1. **Properties to be sold at auction to be redeveloped as single- or two-family dwellings:**
 - **52 COLD SPRING ROAD** (vacant land 0.12 acres). Would support one (1) Dwelling Unit.
 - **60 COLD SPRING ROAD** (vacant land 0.12 acres). Would support one (1) Dwelling Unit.
 - **0 HARVARD AVENUE** (vacant Land 0.14 acres - between 26 & 34 Harvard Avenue). Would support two (2) Dwelling Units

- **0 LONG RIDGE ROAD** (vacant land at southwest corner of Long Ridge Road and Northwood Lane, 1.39 acres). Would support one (1) Dwelling Unit.
- **0 ROCK RIMMON ROAD** (vacant land, access east of 401 & 405 Rock Rimmon Road, 2.27 acres). Would support two (2) Dwelling Units after subdivision.
- **0 ROCK RIMMON ROAD** (vacant land access west of 401 & 405 Rock Rimmon Road, 2.43 acres). Would support two (2) Dwelling Units after subdivision.
- **0 WEST BROAD STREET** (vacant land between 277 & 269 West Broad Street - 0.23 acres). Site is currently zoned P-Park but could be rezoned to R-7½ and support one (1) Dwelling Unit. Alternatively, site could be added to municipal golf course

2. Properties to be sold to abutters by Special Sale:

- **0 HENRY STREET** (sliver parcel behind 67 & 71 Henry Street - 0.04 acres).
- **0 HUNTING RIDGE ROAD** (vacant non-conforming lot between 619 & 667 Hunting Ridge Road - 0.74 acres).
- **0 PERRY STREET** (vacant non-conforming lot along the east side of the driveway of Friendship House - 0.10 acres).

3. Properties to be sold by RFP:

- **0 HAIG AVENUE** (former City of Stamford Police HQ on the northeast corner of Haig & Crestview Avenues - 1.63 acres). Sell with requirement to maintain/restore historic building. Could yield five (5) or more Dwelling Units

Also of interest are parcels in the tab “Urban Transit Way.” The parcels in this tab were acquired using 80% federal funds when the Stamford Urban Transitway was being constructed. Eighty percent (80%) of the sale proceeds will have to be given back to the federal government.

The Administration’s recommendations are as follows:

1. Sites to be sold through RFP:

- ~~**384 ELM STREET** (former site of the DeYulio sausage factory, 0.29 acres) redevelopment as a commercial property under current zoning.~~ **(ALREADY CONSIDERED AT THE MAY 10, 2022 MEETING)**

2. Sites to be sold to abutters as a Special Sale:

- ~~**402 ELM STREET** (former Subway, 0.10 acres). Property has many constraints based upon small size lack of curb cuts and the impact of the bus shelter and cut out; sell property to abutting property owner(s) or maintain as open space.~~ **(ALREADY CONSIDERED AT THE MAY 10, 2022 MEETING)**
- **560 ATLANTIC STREET** (vacant sliver parcel - 0.08 acres)
- **12 GARDEN STREET** (vacant sliver parcel - 0.08 acres)
- **13 MANHATTAN STREET** (vacant small parcel - 0.10 acres)
- **467 PACIFIC STREET** (vacant sliver parcel - 0.18). Most is part of the transit way.
- **460 PACIFIC STREET** (vacant sliver parcel - 0.16 acres). Most is part of the transit way.