



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

October 2, 2009

**MEMO TO:** Robin Stein, Land Use Bureau Chief  
and Stamford Planning Board

**FROM:** David M. Emerson, Executive Director

**SUBJECT:** Master Plan Amendment Application - MP-406  
HP Gateway Land I and II, LLC.

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The current owners and presumed developers of the so-called "Gateway" parcels located along the west side of Washington Boulevard and extending from the Metro North property to the north and south to Pulaski Street are back with another "flavor of the month" development plan for the property. A consequence of the current speculative plan, is yet another request to amend Stamford's Master Plan. A request affecting the designation of the northerly half of the site was considered by the Planning Board and approved during July 2008. (Reference Master Plan Amendment Application MP-397.)

In comments dated May 21, 2008, EPB staff was supportive of proposed "mixed-use" development of the site because of the design flexibility and creativity that could be the consequence of such development if the potential created by the Land Use Category 9 designation is realized rather than squandered. Staff was decidedly not supportive of proposed changes to Land Use Category 16 (Open Space - Public Parks).

At the time of review of Application MP-397 on referral from the Planning Board, EPB staff characterized the proposed change as ill-timed and ill-conceived. Further, it was noted that the riparian areas of the lower reaches of the Rippowam River had been wisely and correctly designated and reserved for open space and park purposes.

It was noted at the time of review that this tidally influenced reach of the river, and its adjoining riverbanks and uplands, comprise an important resource subject to ongoing and planned restoration efforts. It was the view of staff at the time that any diminishment of the area of Category 16 lands at this location sends a decidedly wrong message about the intent and commitment of the City to the conservation and protection of these resources. These views have not changed.

Thank you for the opportunity to provides these comments.