


TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA 
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

DATE: September 29, 2021

RE: Reciprocal No-Build Easement with RMS Washington Boulevard, LLC at UConn Stamford

RECOMMENDATION:

That the Board of Trustees approves a permanent “no build” reciprocal easement with RMS Washington Boulevard, LLC at UConn Stamford. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approves a permanent “no-build” reciprocal easement with RMS Washington Boulevard, LLC at UConn Stamford.”

BACKGROUND:

This permanent reciprocal easement is associated with the code remediation project for the UConn Stamford campus main building (Project #201523).

The University acquired the main UConn Stamford building from the State of Connecticut Department of Public Works in 1996. The building was originally constructed on the northern lot line, and a renovation of the building in 1997 did not change that condition. The property to the north is presently owned by The Wolff Company, dba RMS Washington Boulevard, LLC (“RMSWB”). A code review by UConn Public Safety determined that a deficiency exists in the fire rating of the exterior wall construction on the northern property line and in the rating and number of windows on the northern façade.

In order to mitigate the deficiency in the most fiscally responsible manner, the University has negotiated with RMSWB a reciprocal and permanent “no-build” area on the contiguous property. The

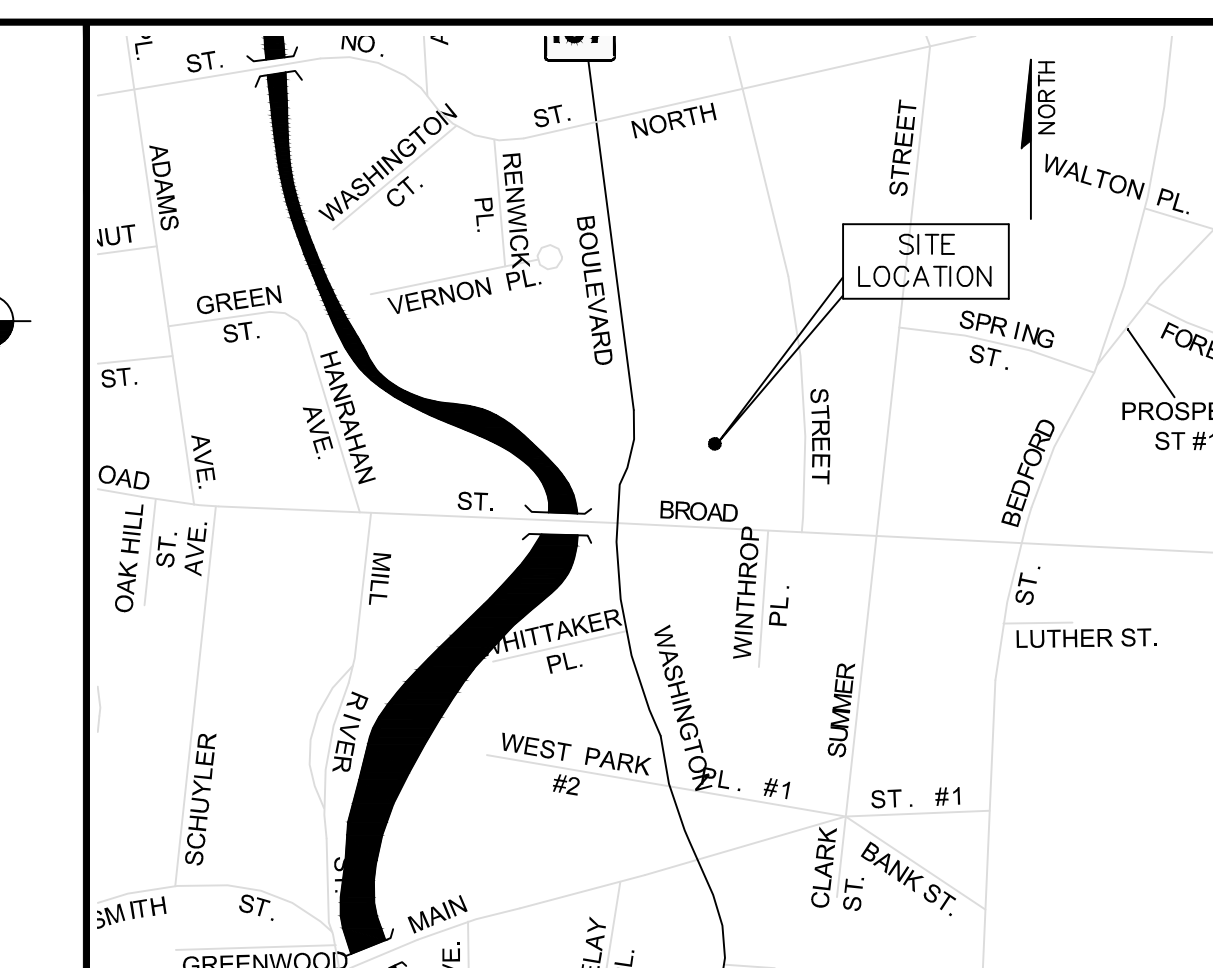
easement will restrict construction on the RMSWB property along a significant portion of the northern boundary and the area ranges in width from approximately ten (10) feet wide to slightly over thirty (30) feet. The agreement also grants to RMSWB a more modest three (3) foot wide no-build easement on the eastern end of the northern boundary on the University's property, to cure a potential RMSWB code deficiency. In each case, existing site features would remain undisturbed.

The proposed easement areas are shown in cross-hatching on the attached draft "Easement Map Establishing No-Build Areas, 1201 Washington Boulevard and 20 Broad Street, Stamford, Connecticut," prepared by Freeman Companies and dated June 30, 2021. The final easement language remains subject to final negotiations. Neither the University nor RMSWB will seek consideration for this easement given its reciprocal nature.

LEGEND

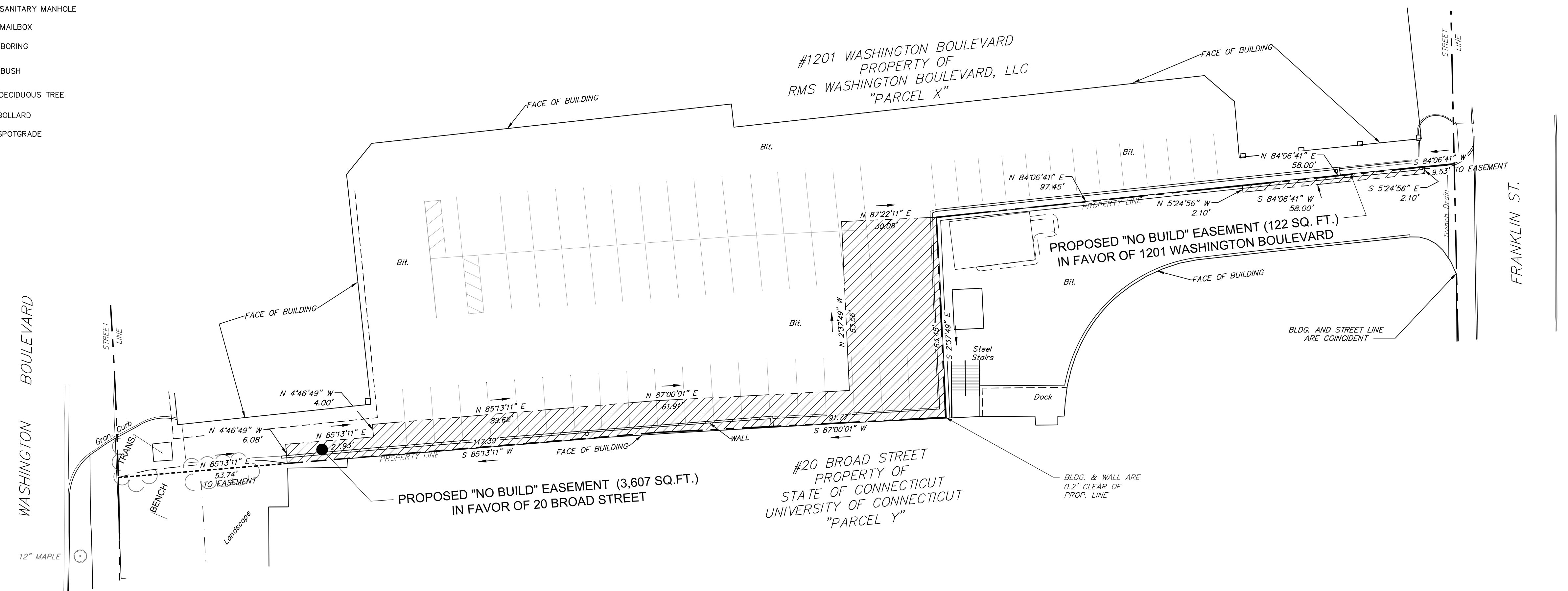
- PROPERTY LINE
- - - EASEMENT LINE
- ○ CHAIN LINK FENCE
- E — ELECTRIC LINE
- TELECOMMUNICATIONS LINE
- WATER LINE
- SANITARY LINE
- GAS LINE
- DRAINAGE PIPE
- OH OH STREET LIGHT/LAMP POST
- UTILITY POLE
- WATER GATE/VALVE
- FIRE HYDRANT
- GAS GATE VALVE
- △ SIGN
- PROPERTY CORNER IRON PIN
- HAND HOLE
- CATCH BASIN
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- MAILBOX
- BORING
- BUSH
- DECIDUOUS TREE
- BOLLARD
- SPOTGRADE

x 210.0



LOCATION MAP

NOT TO SCALE

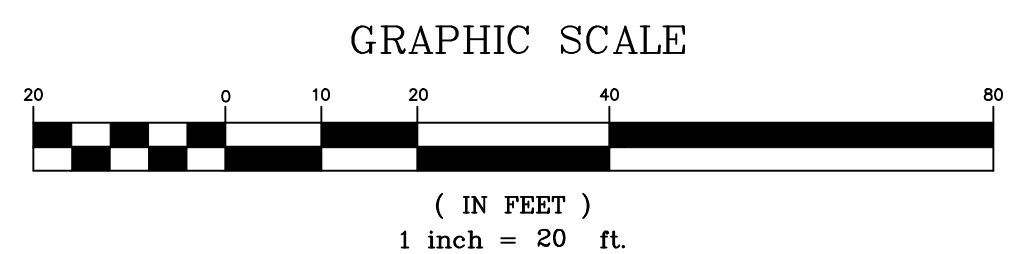


MAP REFERENCE(S)

1. "PROPERTY SURVEY, UNIVERSITY OF CONNECTICUT, NEW DOWNTOWN CAMPUS AT STAMFORD, CONNECTICUT, WASHINGTON BOULEVARD & BROAD STREET, SHEET A-13 CONSTRUCTION DOCUMENTS, JUNE 17, 1996" BY EDWARD J. FRATTAROLI, INC. LAND SURVEYORS.
2. "EXISTING SITE CONDITIONS, BUILDING AND GARAGE, SCALE: 1"=40', DATE: 31 MAY 1996, UNIVERSITY OF CONNECTICUT, NEW DOWNTOWN CAMPUS AT STAMFORD, CONNECTICUT, WASHINGTON BOULEVARD & BROAD STREET, SHEET SP-1.0"
3. "PLAN OF PROPERTY IN STAMFORD, CONNECTICUT, SURVEYED FOR NORMAN H. DORFLINGER, OCT. 20, 1945" BY ALBERT B. TERRY, SURVEYOR.
4. "SUBDIVISION OF PROPERTY LOCATED AT 1231 WASHINGTON BOULEVARD, STAMFORD, CONNECTICUT, PREPARED FOR PARISH OF ST. ANDREWS PROTESTANT CHURCH, 1"=20', MARCH 8, 2010, JUNE 22, 2010 (ADDITIONAL NOTES)" BY ROCCO V. D'ANREA, INC.
5. "SURVEY SHOWING EXISTING CONDITIONS, UNIVERSITY OF CONNECTICUT, 1 UNIVERSITY PLACE, STAMFORD, CONNECTICUT, SCALE: 1"=30', DATE: 06/03/2020, BOUNDARY & TOPOGRAPHIC SURVEY, SHEET: EX-1" BY FREEMAN COMPANIES, LLC.

GENERAL NOTES

1. THIS SURVEY HAS BEEN PREPARED BY FREEMAN COMPANIES, LLC. IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20, AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
2. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 - 2.1. BOUNDARY DETERMINATION IS A RESURVEY.
 - 2.2. THE TYPE OF SURVEY PERFORMED IS AN EASEMENT MAP.
3. NORTH ARROW AND BEARINGS REFER TO NAD83, BASED UPON GPS OBSERVATIONS PERFORMED BY FREEMAN COMPANIES.
4. UNDERGROUND FEATURES ARE NOT DEPICTED FOR THE PURPOSES OF THIS SURVEY. VERIFY UNDERGROUND UTILITY LOCATIONS BEFORE ANY DIGGING OR SITE EXCAVATION. "CALL BEFORE YOU DIG" 1800-922-4455 OR 811.
5. PROJECT AREA IS LOCATED IN FLOOD HAZARD ZONE X, "AREAS OF MINIMAL FLOODING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEPICTED ON FIRM MAP NUMBER 09001C0516G, EFFECTIVE DATE 07/08/2013.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER PARIZO, L.S. #14653

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

FREEMAN COMPANIES
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FREEMAN COMPANIES, LLC

**EASEMENT MAP
 ESTABLISHING NO-BUILD AREAS
 1201 WASHINGTON BOULEVARD AND
 20 BROAD STREET
 STAMFORD, CONNECTICUT**

SURVEYED:	L.K.
DRAFTED:	P.P.
APPROVED:	T.D.
SCALE:	1" = 20'
PROJECT NO.:	2017-1205A:01
DATE:	06/30/2021
CAD FILE:	2017-1205

EASEMENT MAP

SHEET NUMBER:

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