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 Trustee 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.
PROPOSED "NO BUILD" EASEMENT (3,607 SQ.FT.)
IN FAVOR OF 20 BROAD STREET

PROPOSED "NO BUILD" EASEMENT (122 SQ. FT.)
IN FAVOR OF 1201 WASHINGTON BOULEVARD

LOCATION MAP

EMERSON STREET
1201 WASHINGTON BOULEVARD
20 BROAD STREET
STAMFORD, CONNECTICUT

GENERAL NOTES

LEGEND