



Antares Investment Partners & Lubert-Adler Real Estate Funds

A Joint Venture



THE SITE

Situated in the South End Neighborhood of Downtown Stamford, the 80 acre site is directly accessible from Downtown Stamford and the I-95 Interstate Freeway. It is a 10 minute walk from the Stamford Transportation Center which provides regional Amtrak and Metro North Service to New York City. With one mile of waterfront and the nearby 16 acre Kosciusko Park, the property offers a magnificent opportunity for a residential community with urban living, open spaces, access to the water, and transportation conveniences.



OVERALL PLAN

There are three main goals of this development plan: 1) the integration with Stamford's South End Neighborhood, 2) the commitment to the amount and quality of public open spaces, 3) the creation of a varied and distinctive neighborhoods.

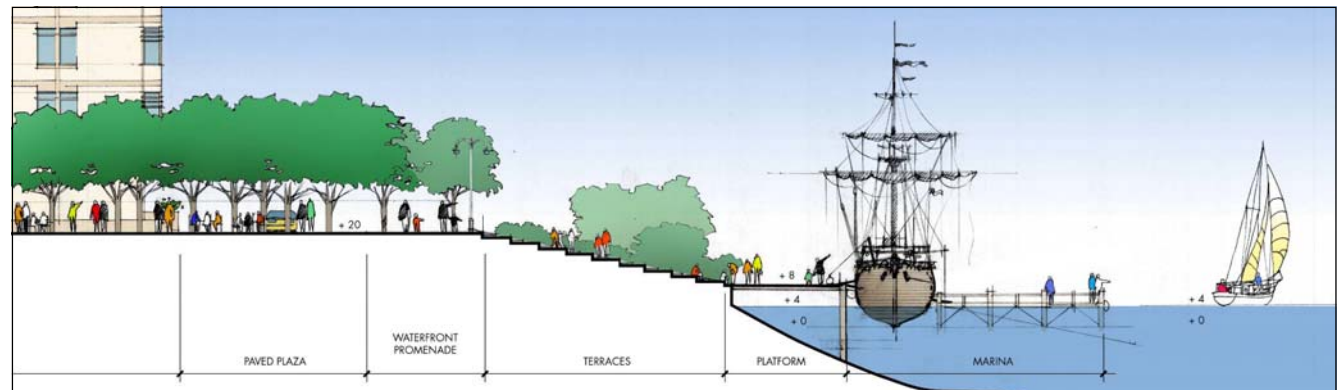
Integration with the existing neighborhood is made by making street and open space connections. The extension of Washington Boulevard, Atlantic and Pacific Streets provided a natural framework for the South End and come together at the waterfront. Local street connections provided another layer of knitting together the new and the existing. Furthermore, the block sizes in this plan are similar and familiar to Stamford, as shown in the Illustrative Site Plan to the immediate right. Fundamentally, the extension and connections of the existing streets and the block sizes set the tone for an authentic development that is an integral part of the Downtown.

The Open Space Framework Plan (shown in the far right), along with the streets and blocks, provide the basic structure of the master plan. Taking cues from the surrounding waters and the existing city park system; it supports, expands, and improves upon the existing public spaces in the South End. A four acre tear drop-shaped "central park" engages the central neighborhood in South End with West Branch Channel. A series of more intimate open spaces, including a lower esplanade at the water's level are located at the waterfront on the channel. A gracious triangular park opens up the southern neighborhood to the Sound and makes a much needed connection into the Kosciusko Park. A total of 16.52 acres of open space is spread over the site for a variety of park and waterfront experiences.



1. HARBOR POINT SQUARE

Harbor Point Square is a vibrant mixed-use hub of activity for the peninsula and the city. Lively ground floor uses will create a backdrop for open spaces that connect to the waterfront and other proposed green spaces to the east and south. A variety of heights are proposed with the lower buildings toward the water and higher buildings close to Washington Boulevard to maximize views.



HARBOR POINT SQUARE (Continued)



HARBOR POINT SQUARE (Continued)



HARBOR POINT SQUARE (Continued)



HARBOR POINT COMMONS – 337 Unit Residential Building



COMMUNITY BENEFITS

- Neighborhood retail services
- Improved streets / pedestrian character
- Character and Quality of Design
- Affordable housing
- Community school site
- Historic preservation
- Improved parks and civic space
- Public access along water's edge / waterfront activities
- Destination Retail
- Mill River extension
- Water dependent uses
- Sustainable Design Elements
- Brownfield reclamation

PROJECT STATISTICS

- 80 acres
- 6 million square feet of mixed-use development only a 10 minute walk from the Stamford Transportation Center
- 4,000 dwelling units
- 400 workforce housing units
- 85% residential
- 15% commercial (Office, Marina, Boutique Hotel, Retail)
- Full service marina
- 16.52 acres new open space
- 1.5 acre school site

ECONOMIC IMPACT

- \$22.6 million/year in property taxes at full build out
- \$18 million/year in sales/use/occupancy/income taxes
- \$38 million in fees to the City of Stamford
- Creation of 41,000 temporary jobs, 2,390 permanent jobs



CONTACT INFORMATION

Harbor Point Development Office
 333 Ludlow Street, 8th Floor
 Stamford, CT 06902
 t: 203.653.6000

