Reinventing Older Communities
How Does Place Matter?

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STAMFORD

- 123,000 population
- Projected Growth: 19% by 2030
- 65,000+ workforce
- Corporate HQ & Financial Service Sector
- 30 minutes from Manhattan
- Coastal Community - Long Is. Sound
- No County Gov’t Structure
Five Development Challenges

1. Housing
   Availability, Location, Affordability
2. Condition & Capacity of infrastructure
   Rail, Highway, Electricity
3. Labor Force
   Aging, with Youth Flight
4. High Cost State
5. Diversification of Economic Base
   International
   New Business – Film, Medical
   Finance – 18% of economic mix
WHAT MAKES STAMFORD A SUCCESS STORY?

- Urban Sense of Place
  Strong Center of Activity
  Multiple uses, clustered
- High Quality and convenient public transportation,
- Mixture of housing types, meeting different income levels
- Integrate natural amenities, scenic qualities and open space with built environment
- Well designed public buildings/ spaces
- Distinctive and varied neighborhoods
STAMFORD POLICIES

- Strengthen downtown & village centers
- Encourage infill & center city development
- Curtail Sprawl
- Close integrations of housing with employment centers
- Coordinate land use with transit modes
  - Main transit center
  - Springdale/Glenbrook
  - East Main St. Station (in planning)
The Four Major goals are...

- **Diversity** – maintain and celebrate the diversity of Stamford’s population and employment

- **City Beautiful** – celebrate and enhance the main corridors, greenways, waterfront, hills, historic buildings, gateways and especially the unique qualities of Stamford’s neighborhoods

- **Neighborhood Quality of Life** – protect and enhance the quality of life in our neighborhoods, addressing land-use traditions, community resources, traffic and environmental conditions

- **Downtown** – create a vibrant, seven-day-a-week, pedestrian-friendly downtown section that is focused both on the Stamford Transportation Center and the historic core area to its immediate north
PLACE MATTERS

Downtown – Focus of Smart Growth
- Density encouraged
- Mixed use
- Resist big box & commercial in other neighborhoods

Transit Center
- Bonuses for density
- Reduces parking construction costs to adjoining T.O. D.
- New “center of gravity”
- Spur South End renewal
New Village Commercial District Zoning

- Create attractive, pedestrian friendly places
- Promote attractive streets
- Encourage context appropriate developments, oriented towards the street

Challenges for Stamford’s neighborhood centers: competition between between pedestrians and traffic; deterioration of public realm of sidewalks; unattractive and inappropriately scaled development.

Objectives for the VCD/ zoning: create an attractive and pedestrian-friendly place where automobile parking and traffic is well managed; promote attractive streets; encourage context appropriate developments that are oriented towards the street.
PLACE MATTERS (con’t)

South End
- Brownfield area
- Waterfront
- Historically lower income
- Enterprise Zone/NRZ
- Antares
- W & M Metro Green Mixed Use
- Manger/Gateway proposal

Mill Riverfront
- Recapture Riverfront
- Link West Side with Downtown
- Environmental Restoration
Antares

- 82+ acres in the South End
- mixed-use development
- walking distance to train
Harbor Point Public Realm: Parks & Waterfront Access

- Entry Plaza: 0.29 acres
- Upper Esplanade: 0.96 acres
- Lower Esplanade: 1.42 acres
- Commons: 3.46 acres

1.25 Acres in the Square
- 0.29 Entry Plaza
- 0.96 Upper Esplanade

7.96 Total Acres of Park
- 3.46 Acres in the Commons
- 3.25 Acres in the Park
- 1.42 Lower Esplanade
- 1.83 Park
Metro Green
Mill River
TOOLS

Inclusionary Zoning
- Density
- Affordable Unit Requirement

Master Plan
- Focus development into CBD & along major transit

TIF
- Mill River
- South End

Historic Preservation bonus

Hope VI – Public Housing Restructuring
Additional Ingredients

Sustained & Continuing Planning effort

Executive Leadership

Follow Through & Implementation

Think “BIG” … but pay attention to detail
Long Term Vision

- Urban Transit way
- Riverfront Recapture
- Light Rail
- Going “green” – LEED standards
- Energy Independence
- Greater Regional Cooperation
  - Fairfield County among Mayors
  - Westchester County – Labor Force Economic Development Cooperation
Leadership in Energy and Environmental Design

Designed to achieve LEED GOLD 48 POINTS

SITE 13 points
Access to mass-transit keeps Stamford more connected and preferred facilities for bicycles and low-emitting and fuel-efficient vehicles reduce impact on other sites. Through soil remediation and new landscaping, a brownfield will become a greenfield.

WATER 4 points
With efficient water fixtures and controls and nearly 35,000 square feet of green roof, Metro Green uses 40% less fresh water and captures stormwater for non-potable uses, reducing run-off to the Stamford sewer system.

ENERGY 5 points
By employing high-tech glazings, efficient HVAC systems, and finely tuned controls, Metro Green will use less energy from fossil fuels. An innovative underfloor air distribution system will ensure additional efficiencies.

MATERIALS 8 points
Metro Green will use materials that are sustainably managed and free from harmful gases. Construction waste will be recycled, while recycling facilities in the building will ensure on-going recycling operations.

INDOOR AIR QUALITY 11 points
Occupants will breathe easier with cleaner and healthier air delivered from the outside, through high-tech filters, and under the floor to user controlled diffusers at each desk.

INNOVATION 4 points
By reuniting the natural landscape, Metro Green will give Stamford a way to live greener and give nature a place to land.

Designed to be the healthiest workplace in Connecticut.
Climate Change

We all want to slow Global Warming, but we must also:

Adapt to Climate Change
Can infrastructure handle change?

In Stamford we had two “100 year” floods last year.
Climate Change Concerns

- Conduct survey of public works as the first step to plan for the change
- Special Concerns about low lying areas
- Create natural buffers
- Better building designs
Concerns (con’t)

• Participate in “cap & trade” debate to attract capital from “polluters” to communities mitigating problems caused by change.