

Reinventing Older Communities

How Does Place Matter?

DANNEL P. MALLOY

MAYOR

CITY OF STAMFORD, CT

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Philadelphia, PA

Federal Reserve Bank

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



Fig. 5.1 Hope Street looking north, existing conditions



Fig. 5.2 Hope Street looking north: photo simulation of the Master Plan community vision.



Fig. 5.3 Crescent Street looking east, existing conditions.



Fig. 5.4 Crescent Street looking east: photo simulation of the Master Plan community vision.

Challenges for Stamford's neighborhood centers: competition 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

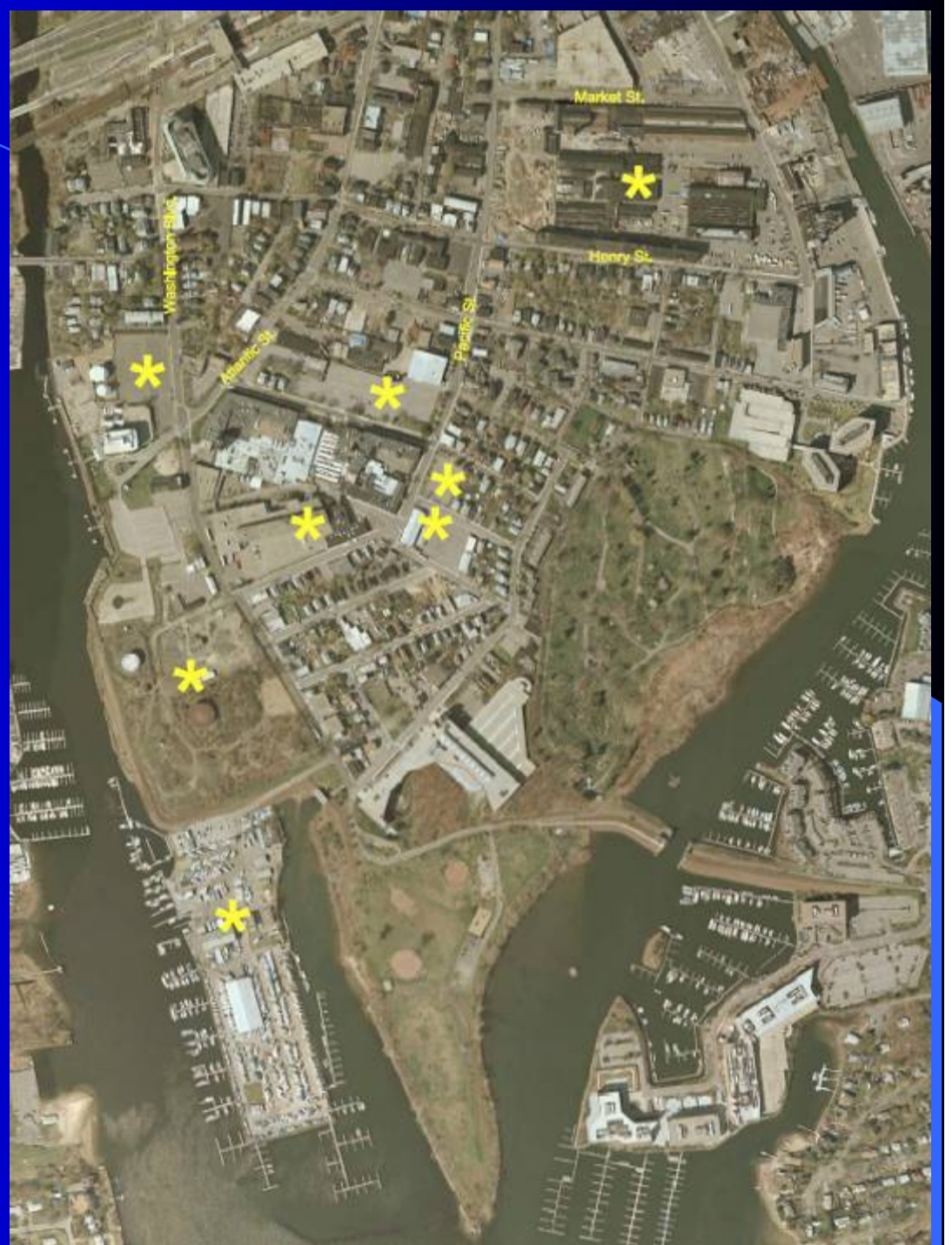
- **Brownfield area**
- **Waterfront**
- **Historically lower income**
- **Enterprise Zone/NRZ**
- **Antares**
- **W & M Metro Green Mixed Use**
- **Manger/Gateway proposal**

Mill Riverfront

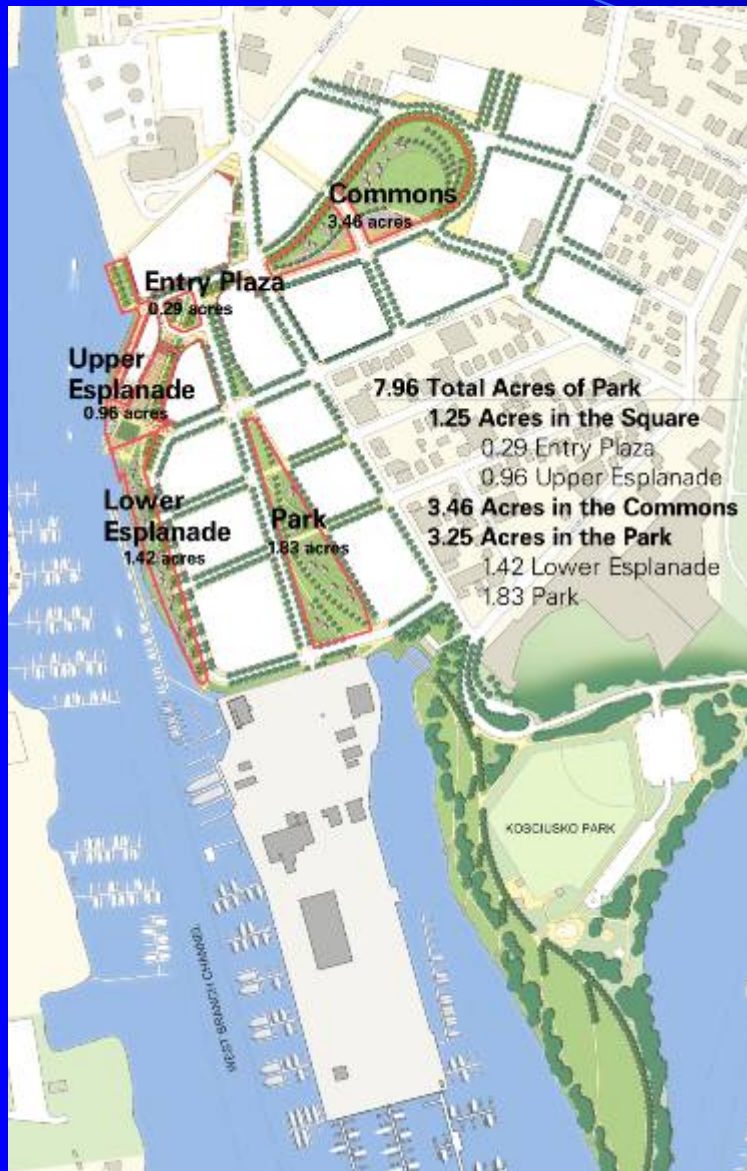
- **Recapture Riverfront**
- **Link West Side with Downtown**
- **Environmental Restoration**

Antares

- 82+ acres in the South End
- mixed-use development
- walking distance to train



Harbor Point Public Realm: Parks & Waterfront Access



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

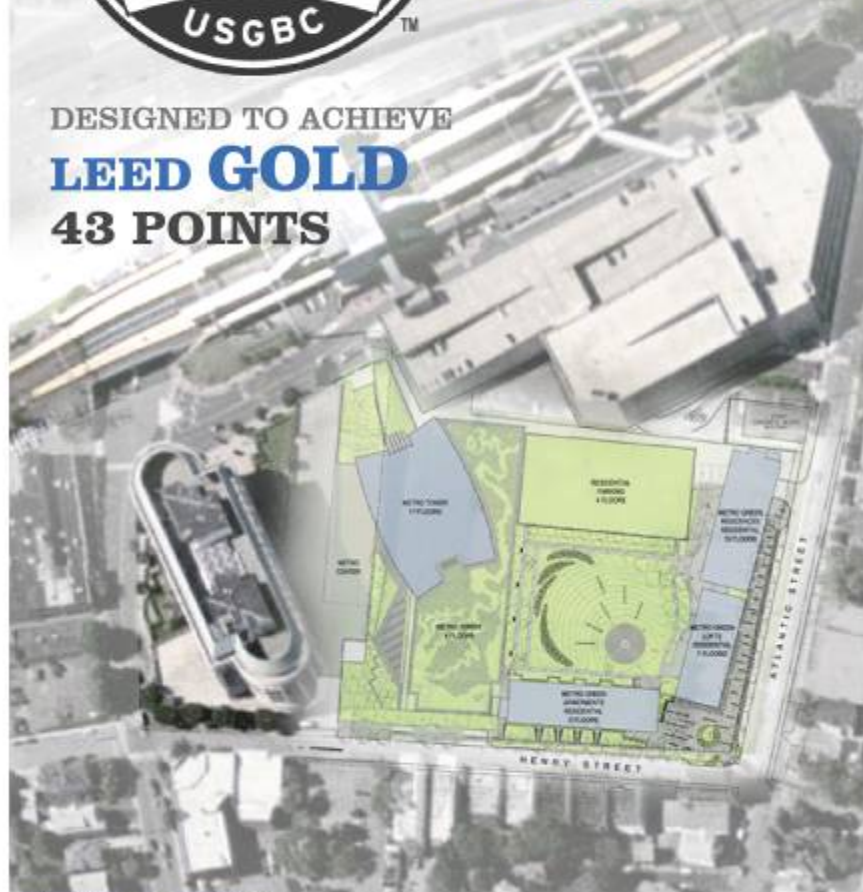
Long Term Vision

- **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
43 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

6 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 reknitting 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.

METRO GREEN
Stamford, Connecticut

METRO TOWER - LEED OVERVIEW

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.**