

APPENDIX B

SUMMARIES OF PUBLIC WORKSHOPS AND NEIGHBORHOOD MEETINGS

City of Stamford Master Plan Update

Opening Public Workshop Summary Report

Stamford, Connecticut



Prepared on behalf of:

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June 14, 2013



Stamford Master Plan
Shape Stamford's Future

ACKNOWLEDGEMENTS

CITY OF STAMFORD

Mayor Michael Pavia

Master Plan Steering Committee

Teri Dell, Chair, Planning Board

Laure Aubuchon, Director, Economic Development

Harry Day, Chair, Land Use Committee, Board of Representatives

Tom Mills, Chair, Zoning Board

Roger Quick, Planning Board

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Norman Cole, Bureau Chief

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CONSULTANT TEAM

Frank Fish, BFJ Planning

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Geoff Steadman, Coastal Management

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I. INTRODUCTION

The City of Stamford Master Plan Update

It has been 10 years since the City of Stamford prepared its last Master Plan. Despite the challenges of the economic recession and national housing crisis, over the past decade Stamford has seen notable investments in residential and commercial development, particularly in the South End. And, recent U.S. Census data show that Stamford's population growth has surpassed Hartford to become Connecticut's third-largest city. At the same time that all this change has come to the City's growth areas, neighborhoods such as North Stamford have maintained their strong residential character and the quality of life that residents count on. Convenient access to mass transit and highways, a vibrant downtown, great neighborhoods and proximity to Long Island Sound make Stamford a great place to live and work.

In order to proactively address the changing landscape of Stamford's physical environment, the City is updating its Master Plan. The goal of the Master Plan update is to guide the preservation and development of Stamford's physical environment through 2025. The Plan will be a living document that outlines a vision for the community's future and establish clear strategies for achieving that vision. It will provide guidance for future municipal planning and zoning actions and serve as the basis for municipal government planning and development issues.

Citizen participation is an important element of the master planning process. This opening public workshop is the first in a series of outreach initiatives, which will include additional public workshops as well as focus area seminars focusing on particular planning themes. The insights, information and feedback gathered from the public during the outreach efforts will help shape the vision for Stamford's future.

Summary of the Opening Public Workshop

This report summarizes the results of the opening public workshop, which was held on Tuesday, May 14, 2013, 7:00 p.m. at the Ferguson Public Library in Stamford. The workshop was well attended by approximately 85 residents and business owners who shared their ideas and experiences to inform the planning process.

Mayor Michael Pavia kicked-off the meeting with an overview of the City's planning and development accomplishments over the past decade and discussed Stamford's emergence as the region's premier corporate and cultural center.

Teri Dell, Chair of the Planning Board and Norman Cole, Land Use Bureau Chief, followed with comments on the planning process and the City's achievements and growth

since the Master Plan was last updated in 2002. Specifically, Mr. Cole highlighted the following plan recommendations that have been achieved over the course of the past decade:

1. Support Neighborhood Revitalization Plans
 - Implemented Village Commercial Zoning in Springdale, Glenbrook and Stillwater Ave.
2. Remediate Brownfields for New Housing
 - South End and Waterside
3. Maintain Inventory of Affordable Housing
 - Charter Oak redevelopment of public housing
 - One-to-One Replacement Ordinance
4. Inclusionary Zoning Program
 - Established for all zones permitting multifamily development
 - 324 affordable units created in ten years
 - \$3.6 million in “fee-in-lieu” funds to support additional affordable housing
5. Encourage a Variety of Housing Types
 - Adopted Regulations to Encourage Residential Conversion of Office Buildings
 - Several projects completed producing primarily studio and one-bedroom units
6. Encourage Increased Housing Downtown & on Transit Corridors
 - 9,000 units completed or in construction, most Downtown/South End
7. Promote Public Access to the Waterfront/Greenways/New Parks
 - Mill River Park
 - Harbor Point public waterfront
 - Efforts to extend Mill River Park North to Scalzi Park and South to Harbor Point

BFJ Planning then presented an overview of the Master Plan update, including the purpose of the master plan, Stamford’s previous master planning efforts, the key components of the master plan, the process by which the master plan is created and adopted and the overall project schedule. The presentation also provided an overview of how Stamford has changed since the 2002 Master Plan was produced, including development, demographic, employment and economic trends.

Following the presentation and brief coffee break, participants split into roundtable discussion groups corresponding to the following six planning topics:

- Land Use
- Transportation
- Economy
- Housing and Neighborhood Character
- Environment, Open Space & Sustainability
- Plan Implementation & Enforcement

With handout materials and maps as a starting point, the roundtable participants each discussed their respective topic. At each table was a member of the BFJ consultant team to facilitate the discussion, as well as City Planning staff and members of the Planning Board. A “scribe” was appointed at each table to compile the salient points.

After the discussion period, the attendees reconvened and a representative from each table presented a summary of the issues they discussed. The presentations were beneficial for all the attendees because they provided an opportunity to hear all the points discussed and to see the interconnectedness of key issues facing Stamford. Understanding how these issues are related is a critical step in the development of an overall vision for the City of Stamford.

II. WORKSHOP AGENDA

City of Stamford Master Plan Opening Public Workshop

Tuesday, May 14, 2013, 7:00 p.m.

1. Introduction and Opening Remarks
 - Mayor Michael Pavia
 - Teri Dell, Chair, City of Stamford Planning Board
 - Norman Cole, City of Stamford Land Use Bureau Chief
2. Presentation by BFJ Planning
3. Coffee Break
4. Roundtable Discussion Sessions
 - Land Use
 - Transportation
 - Economy
 - Housing and Neighborhood Character
 - Environment, Open Space and Sustainability
 - Plan Implementation and Enforcement
5. Public Sharing of Items Discussed at the Roundtable Groups
6. Wrap-up

III. BFJ PLANNING PRESENTATION

Project Summary

Frank Fish, Principal of BFJ Planning, provided an overview of the master planning process, including the purpose of a master plan; Stamford's previous master planning efforts; the project team schedule, and an overview of the Master Plan chapters and key planning themes that will be addressed.

Planning Issues

Melissa Kaplan-Macey, Senior Associate and Project Manager with BFJ Planning, described the context in which the update to Stamford's Master Plan is being undertaken. This discussion began with an overview of Stamford's 2002 Master Plan, highlighting that Plan's vision, goals and objectives. Ms. Kaplan-Macey then demonstrated how Stamford has changed over the last 10 years, showing key trends in:

Development: Downtown Stamford has become a vibrant, 24-hour city center, with new eating and drinking establishments, shops and entertainment venues. New residential and commercial development has redefined the South End; Phase 1 of the Mill River Park project is complete; Stamford is now home to NBC Sports and Chelsea Piers; Stamford Hospital is expanding.

Demographics: Stamford's population has increased nearly 6% since 2000, and now stands at 123,868.

The Economy: Stamford's Finance/Insurance, Health Care, Educational Services and Hotel/Restaurant sectors have all grown over the past 12 years, while the City's Manufacturing, Office and Retail sectors have declined.

Households and Housing: The number of single-person households and renter-occupied households have increased since 2000, while the number of family, non-family and owner-occupied households have decreased. The total number of occupied units declined 2% since 2000, but still stands at an impressive 94%.

Ms. Kaplan-Macey concluded the presentation by emphasizing Stamford's emergence as a regional center in southern Connecticut, thus underscoring the importance of several key master planning goals, including improving regional access to Stamford through enhancements to the highway and commuter rail network; reinforcing Stamford as a corporate center; and protecting and enhancing the City's waterfront.

IV. ROUNDTABLE DISCUSSIONS

During the roundtable discussion session, participants gathered to explore and comment on key issues confronting Stamford in 2013. The six roundtable topics were: Land Use; Transportation; Economy; Housing and Neighborhood Character; Environment, Open Space and Sustainability; and Plan Implementation and Enforcement. Discussions were, in part, framed by a common set of visioning questions and a set of questions specific to each roundtable's respective theme.

Following is a summary of the roundtable discussion sessions:

Land Use

Participants at the Land Use table discussed a variety of issues including the relationship between residential and commercial uses along the ridge roads, the emergence of a vibrant nightlife Downtown, the need for better connectivity between the South End and Downtown, bicycle and pedestrian connectivity and uses along the waterfront. Some residents expressed concern that commercial uses in collar areas just outside the Downtown are having a negative impact on neighboring residences. Nightlife Downtown was rated highly as an asset for Stamford and the general feeling was that night uses should take place in Downtown and the South End and should not spill into adjacent neighborhoods. There was also general agreement that commercial growth in Downtown and the South End is complementary and not a zero-sum game (with dissenting opinion from representation from the Downtown Special Services District). Participants generally felt that better connections could be made between these "hot spots" and that these serve unique purposes that complement rather than compete with one another- e.g. Downtown nightlife has one character and waterfront nightlife another. Finally, there was discussion of the need to make the city more bicycle friendly, while also being mindful that bike routes should not result in the elimination of on-street parking, particularly in the South End.

Land Use Table Wrap Up:

- Better balance between businesses and residents – some local commercial uses interfere with residential uses
- Waterfront is one of Stamford's key assets
- Improve connections between South End and Downtown
- Must balance on-street parking needs with bike lanes

Transportation

Participants at the Transportation table were primarily concerned with intra-city mobility.

Most felt that Stamford remains largely an auto-oriented city and alternative modes of transportation are not sufficiently encouraged. Several participants described the pedestrian experience in Stamford as both intimidating and unsafe, particularly when crossing at main intersections or wide roadways. At least one participant suggested that the bicycle network in Stamford is inadequate, emphasizing a lack of designated bicycle lanes and racks. The bus network, it was suggested, needs to be expanded to serve areas of the City lacking service; bus stops need to be enhanced to include shelters and better signage. Access to key destinations such as parks and downtown can be challenging due to parking constraints, although some pointed out that fewer people would drive to these places if other modes of transportation were encouraged. Discussion also centered on inter-neighborhood disconnectivity, particularly in the southern portion of Stamford. Finally, participants expressed concern with how significant growth and development is impacting the City's overall transportation network in terms of increased congestion levels.

The following recommendations were made for improving Stamford's transportation and circulation network:

- Work with ConnDOT to install bike route signs on roads that are already designated as bicycle routes
- Expand intracity bus network and improve overall service (stops)
- Prohibit vehicles from turning right-on-red to allow pedestrians the ability to safely cross the street.
- Provide better access to Merritt Parkway bike trail
- Install bike lanes on the Ridge Roads
- Coordinate land use and transportation
- Support I-95 HOV/BRT lane (4th lane)? Yes: 6 No: 2 Not sure: 1

Transportation Table Wrap Up:

- Getting around Stamford is a challenge, both by auto and non-auto users.
- Development is impacting Stamford's transportation network – it is exacerbating congestion.
- Parking is an issue
- There is a lack of adequate and efficient connectivity between neighborhoods
- The Ridge Roads should accommodate multiple modes of transportation beyond the automobile

Economy

While acknowledging the economic strengths of Stamford, including its ability to attract corporate headquarters and financial firms based in part on its proximity to New York City and its excellent rail transportation access, the discussants at the economy table also identified a need to diversify the City's economic base. Low wage jobs are growing while

high wage jobs are declining. The resident labor force needs better preparation for a knowledge-based economy. The City's current high vacancy rate in office space is symptomatic of the need to devise better incentives for businesses and employees. Pride was expressed in the attraction of NBC Sports television programming to Stamford along with the Chelsea Sports center. The importance of local arts and entertainment programming was also acknowledged; however, more must be done to attract other companies, encourage innovation and assist small businesses. The mismatch between people and jobs is partly an educational issue. Greater focus should be placed on encouraging science, technology, engineering and math – the STEM curriculum essential for today's economic advancement. Participants called for an expansion of UCONN in Downtown Stamford, including the development of dormitories, and the protection of small businesses.

Economy Table Wrap Up:

- Diversify
- 26% office vacancy rate – expand UCONN (dorms) and devise incentives for businesses and employees
- Train station improvements and better pedestrian circulation needed
- Assets: proximity to NYC, Long Island Sound, diversity in people and land uses
- Challenges: communication between residents and city officials
- Fiscal issues
- Encourage innovation/ideas – small businesses
- Bring in more companies and jobs
- Rezone High Ridge and Long Ridge Roads for residential development
- Mismatch between people and jobs
- Education system – focus on science, technology, engineering and mathematics
- Local arts/entertainment programming
- Community gardening
- Declining “mom and pop” economic opportunities (smaller floor plates, e.g. hardware stores).

Housing and Neighborhood Character

Participants at the Housing and Neighborhood Character table expressed a variety of opinions revolving mainly around two broad topics: neighborhood stabilization and civic engagement.

Regarding neighborhood stabilization, participants expressed concern about the changing residential and commercial landscapes in their neighborhoods. Many felt that the City could be making a stronger effort to recognize, retain and support existing local business and help new locally-owned businesses begin. Housing affordability and population

retention was also expressed as a concern, and several people questioned whether the existing definition of “affordability” should not be re-evaluated so as to help retain the existing elderly and future down-sizing populations. Participants called for stronger inclusionary housing regulations on new development to encourage greater affordable housing production, more low-income homeowner assistance programs, and potential tax breaks for the elderly. Youth programs, including spaces providing activities for teenagers that would stay open late, were viewed as an area of real need.

Participants expressed that the City’s focus on the Downtown and South End, while positive for the city as whole, had produced some negative impacts. For example, there was strong agreement that the new entertainment offerings available downtown were catering to a younger 24-hour crowd. Participants would like to see more programs oriented toward families and the interests of existing residents. Also, several participants said that they did not feel as safe downtown for these events, and therefore wanted to see more programs being held in the neighborhoods, oriented to local populations’ interests.

There seemed to be broad agreement for improved inter- and intra-neighborhood connectivity through better sidewalks, bike lanes, transit and access to the waterfront walkway. Lax enforcement of existing waterfront access easements by the city was identified as a problem in some locations. Historic preservation was identified as an issue of importance for the city as whole, especially in the Springdale and Glenbrook neighborhoods. There was a request that this topic be a separate chapter in the comprehensive plan.

In the area of civic engagement, a majority of the participants at the table said that they feel excluded from the planning process in their neighborhoods and that the City is not doing enough to encourage greater resident involvement and participation in the planning process. Many expressed therefore the need for broader inclusionary planning process involving residents of all ages and backgrounds. Participants expressed a desire to participate more fully and work more closely with the City in the planning of their neighborhoods.

Housing and Neighborhood Character Wrap Up:

- Preserve: parks and open space; industrial areas; historic resources
- Affordable housing – strengthen regulations
- Improve neighborhood connectivity
- Improve walkability to schools
- Incomplete projects
- Age diversity is an asset
- Aging population feeling unsafe on the streets
- Lack of youth services for children under 18 in the neighborhoods

- Need for homeownership incentives in some of the neighborhoods
- Complete boardwalks in Waterside
- Bike lanes
- Tax breaks for seniors
- Improve signage aesthetics (Route 1)
- Redefine what is affordable
- Fix and improve bus stops

Environment, Open Space and Sustainability

The discussion began with transportation related issues. Key concerns included pedestrian prioritization at key intersections and for pedestrian routes to parks and open spaces; bike lane locations and safety; walkability and pedestrian connections between key commercial centers; and incentives for less vehicle use. Discussed were the Stamford's public open space resources, including the Arboretum, Mill River Park, its waterfront parks on Long Island Sound and shopping centers. The lack of pedestrian connectivity to and between these amenities was highlighted.

Downtown residents expressed the greater need for optimizing public transit use and understanding the needs of Stamford's growing population. North Stamford residents tend to focus on passenger car mobility and improvements needed to improve vehicle access to local destinations. Understanding Stamford's diversity in terms of development density, income levels, property values, and reliance on and acceptance of public transit is critical to devising an open space connectivity, environmental enhancement and sustainability plan for the City.

Citing the importance of neighborhood accessible open spaces, parks and playgrounds, the subject of pedestrian connection re-emerged. Specific examples included access to Cummings Park in Stamford's Shippan area and prioritizing east/west pedestrian and/or streetscape corridors to the expanding Mill River Park.

The following recommendations were made toward improving Stamford's environment, open space and sustainability strategy:

- On the waterfront, balance environmental impacts with development value;
- Continue the beautification of Downtown and South End with parks and open space; and
- Enhance priority to pedestrians in key roadway corridors; Bulls Head, and east/west connectivity in through Downtown were cited as critical needs;

Environment, Open Space and Sustainability Wrap Up:

- Pedestrian prioritization – connectivity east/west

- Connecting commercial centers
- Dead zones vs. high-traffic areas
- Green space connectivity
- Understanding the City's diverse density areas and needs
- Growing population
- Waterfront: balance between environmental concerns and development value
- Reliable power source
- Open space to assist in flood mitigation
- Identifying emission sources and foster reduction
- City needs to own its multiple identities
- Transportation/connectivity issues have to be addressed to achieve sustainability

Plan Implementation and Enforcement

The purpose of the Plan Implementation and Enforcement table was to discuss key issues and concerns that Stamford has been facing since its last Master Plan update in 2002. Participants at this table had the opportunity to share thoughts on the extent to which development initiatives and overall policymaking has reflected the vision and goals of the 2002 Plan.

Plan Implementation and Enforcement Wrap Up

- Infrastructure: road network is insufficient to accommodate new development projects
- Public schools need attention in terms of maintenance and upkeep
- Commuting from North Stamford to Downtown can be challenging given congestion along major roadways and a lack of adequate parking in the Downtown
- There exists among some residents a perceived lack of leadership and accountability within the local political structure.

V. CONCLUSION

The Master Plan Opening Public Workshop was successful in attracting an engaged group of residents and stakeholders who were eager to discuss a range of issues confronting Stamford. While participants were asked to choose one general topic area for roundtable discussion, the table presentations at the end of the workshop demonstrated that the five main discussion areas (land use, transportation, economy, housing and neighborhood character, environment, open space and sustainability, and housing and neighborhood character) are interconnected and can significantly affect one another.

Within the wide array of issues discussed at the workshop, several key themes emerged as areas of focus for the Master Plan:

- A Regional Center
 - Improve regional access
 - Make it easier to get to get to Stamford by rail and road
 - Reinforce Stamford as a corporate and cultural center
- Making Connections
 - Make it easier to get around Stamford
 - Need a good public transit circulator system (bus/trolley)
 - Make Stamford more bike and pedestrian friendly
 - Connect Downtown & the South End to the train station and to each other
 - Connect people to open space and the waterfront
 - Build on success of Mill River Park Phase 1
 - Enhance the waterfront and provide public access
 - Connect people to jobs
- Economic Development/Job Growth
 - Maintain and grow identity as a corporate/financial center
 - A vibrant, 24-hour city
 - Encourage innovation and ideas (finance, healthcare, digital media, etc.)
 - Provide job training and education
 - Build on assets
 - Proximity to NYC
 - Long Island Sound
 - Diversity in land and people
- Neighborhoods
 - Preserve neighborhood character and historic structures
 - Promote neighborhood retail in appropriate locations
 - Make neighborhoods more walkable
 - Maintain and enhance neighborhood parks

- Sustainability
 - Storm resiliency
 - Balance between development and environmental concerns on the waterfront
 - Connect green spaces
 - Connect commercial centers
 - Make Stamford more pedestrian friendly
 - Enhance energy efficiency

APPENDIX

List of Attendees

Catherine Codocto
Gloria Kelley
Althea Brown
Wes Haynes
Carola Camerann
D. Troy Shipp
Betsy Mocarski
Jim Lohr
Karen DeFalco
Debora Young
Claire Fishman
Dudley Williams
Art Layton
Jackie Dixon
Pinkey Courtney
Mike Norris
Mike Totilo
Marian Sullivan
Charlie Adcave
Don A. Smith
Ed Scofield
Stu Feldstein
Alice Knapp
Anne Layton
Ed Fuhrman
Martin Levine
Vicky Pason
Lyda Ruijter
Janice Burke
Richard Freeman
James Lynn

Carolyn Goldenberg
S. McCaughlin
Jay Pryor
Peggy Meehan
Susan Morelli
John Lander
Physam Walters
Lisa Feinberg
Nick Kyriakol
David Bedell
Evan Graf
Erik Larson
Melissa Bontemps
Michelle Lesser
Norma Aponte
David Kooris
John Ruotolo
Charles Hair
Terry Alang
Eva Weller
Cynthia Reeder
Jerry Silber
Robin Stein
Cora Santaguida
Mike Cottle
Rachel Goldberg
Donna Vitti
Polly Rauh
John Freeman
Patrick Philbin
Amanda Kennedy

Barry Michelson
Jackie Kaufman
MariKay Willson
Doris Ganues
Caden Russel
George Cawar
Faith Gauntlette
Ligia Marroquin
Nia Jackson
Deborah Miller
Sheila Barney
Gretchen Orr
Alan Shaw
Josh Lacar
John DaRosa
David Mannis
Cynthia B.
Althen Brown

City of Stamford Master Plan

Neighborhood Meeting Summary: North Stamford

DATE	Thursday, September 12, 2013
TIME	7:00pm
LOCATION	Long Ridge Fire Station, 366 Old Long Ridge Road

Introduction

This meeting was the first of a series of six neighborhood meetings throughout Stamford to solicit neighborhood level input into the Master Plan. The meeting started with introductory remarks from Planning Board Chairperson, Theresa Dell. BFJ Planning then gave a PowerPoint presentation that provided an overview of the Master Plan planning process and discussed existing conditions and planning policies for North Stamford. Following the presentation, participants broke out into small groups for roundtable discussions addressing the following questions:

1. What are the key issues facing North Stamford?
 - What do you think are North Stamford's greatest assets?
 - What do you think are North Stamford's greatest challenges?
2. The 2002 Master Plan included the following policies for North Stamford:
 - Preserve open space
 - Protect wetlands and wooded lots
 - Link open spaces with greenbelts
 - Maintain the scenic quality of roadways

Are there any changes that should be made to these policies? Are there additional policies that should be included in the Plan?

3. What are the top three issues in North Stamford that you think should be focused on in the Master Plan?

Following the small group discussions, each table reported their findings back to the group at large. Below is a summary of their comments:

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Roundtable Discussions

Table 1

Assets

- Open space, natural environment, Bartlett Arboretum, Stamford Nature Center
- There is almost a greenway from Magnet through Bartlett to the Nature Center
- Single family homes

Challenges

- Undergrounding of power lines
- Maintaining water quality/well water contamination
- Spot zoning
- Traffic congestion
- It is challenging to walk and bike in the neighborhood

Table 2

Challenges

- Traffic (need organized carpooling)
- Increase buses and bus shelters
- Pesticide use/leaching- need to educate people about impacts of pesticides
- Herbicide spraying along state roadways
- Need to expand well testing program
- Trash along Schofield Town Road needs to be cleaned up
- There is a general lack of City services
- Need safe bicycling and walking routes
- What will happen at Schofield Town Recycling Center
- Power outages- need underground utility lines
- Protect large open space parcels- need an organized way to approach property owners and get them to donate their land for open space
- Need a drainage manual incorporating green infrastructure standards

Table 3

Assets

- Open space
- Nature center
- Great schools
- Clean air
- Wildlife
- Tranquility & privacy
- Neighborhood organizations

Challenges

- Natural environment being affected by storm damage
- Traffic
- Road maintenance
- Preservation of open space

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- Trees are being cut down by CL&P without notification of property owners

Suggestions/ideas

- Link nature center, Bartlett and Scofield Town Park
- Create more recreational space for biking and walking
- Calm traffic
- Create beautiful town park at Scofield

Table 4

Challenges

- Traffic problem on connecting streets between High Ridge and Long Ridge
- Water quality issues

Suggestions/ideas

- Plan should be mindful of historic preservation
- Maintain zoning- do not allow spot rezonings

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ATTENDEES	Norman Cole, Land Use Bureau Chief, City of Stamford
	David Killeen, Associate Planner, City of Stamford
	Theresa Dell, Planning Board Chair, Steering Committee
	Harry Day, Board of Representatives, Steering Committee
	Melissa Kaplan-Macey, BFJ Planning
	Michael Keane, BFJ Planning
	Participants:
	Michael Bernstein
	William Bretschger
	Jackie Cameron
	John Carrozelli
	Sharon D'Arinzo
	Karen DeFalco
	Maureen DePonte
	Mark Diamond
	Charles Glaser
	Peter Greenleaf
	Paul Gubitosa
	Earl Jackson
	Celeste Johnson
	Jackie Lightfield
	Tom Lombardo
	Peter Lyons
	Soraya Martino
	Joe Martino
	Susan Nobel
	Gail Okun
	Tom Rice
	Hans Schuurmans
	Valerie Scott
	Neil Scott
	Robert Shelckday
	Laurence Simon
	Vinod Sinha
	Terry Sinha
	Pete Sofman
	Jeffrey Sonshine
	Alan Sosnowitz
	Paul Steed
	Jack Stoecker
	Annie Taylor
	Meg Tocantins
	Tom Van Gessel

City of Stamford Master Plan

Neighborhood Meeting Summary: Westover/Turn-of-River/Newfield

DATE	Thursday, September 19, 2013
TIME	7:00pm
LOCATION	Belltown Fire Station – 8 Dorlen Road

Introduction

The Westover/Turn-of-River/Newfield neighborhood meeting was the second of a series of six neighborhood meetings throughout Stamford to solicit neighborhood level input into the Master Plan. The meeting started with introductory remarks from Planning Board Chairperson, Theresa Dell. BFJ Planning then gave a PowerPoint presentation that provided an overview of the Master Plan planning process and discussed existing conditions and planning policies for the Westover/Turn-of-River/Newfield neighborhoods. Following the presentation, attendees participated in a group dialogue to discuss the following questions:

1. What are the key issues facing Westover/Turn-of-River/Newfield?
 - What do you think are the neighborhoods' greatest assets?
 - What do you think are neighborhoods' greatest challenges?
2. The 2002 Master Plan included the following policies for Westover/Turn-of-River/Newfield:
 - Preserve open space
 - Protect wetlands and wooded lots
 - Link open spaces with greenbelts
 - Maintain the scenic quality of roadways

Are there any changes that should be made to these policies? Are there additional policies that should be included in the Plan?

3. What are the top three issues in Westover/Turn-of-River/Newfield that you think should be focused on in the Master Plan?

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Below is a summary of the group dialogue:

Neighborhood Assets

- Sterling Farms
- Mianus River Park
- Treetops State Park
- Low-density neighborhood character
- Open space
- Suburban neighborhood with proximity to downtown Stamford
- Balance of residential, commercial and institutional uses

Key Issues

- Neighborhood preservation
- Traffic congestion on Long Ridge and High Ridge Roads – traffic light signalization timing.
- Intersection of Cedar Heights Road/Vine Road with High Ridge Road
- Newfield Avenue and Westover Road are collector roads, not main arterials; they should be maintained as such (one lane in each direction). High and Long Ridge Roads must function well to prevent drivers from using Newfield and Westover as alternative thoroughfares.
- Vacant office space on Long Ridge Road
- Maintaining residential character of neighborhoods and preventing additional commercial/office development
- Maintaining parks and open space
- Signage – needs to be standardized and reduced
- Long Ridge Road – look at potential to rezone from commercial to residential in certain areas
- Incidences of possible “spot zoning”
- Incentive zoning – should be closely evaluated and monitored
- Examine possibility for a Park-and-Ride lot in the Bulls Head shopping district

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ATTENDEES

City of Stamford and Master Plan Consultants

David Killeen, Associate Planner, City of Stamford
Theresa Dell, Planning Board Chair, Steering Committee
Harry Day, Board of Representatives, Steering Committee
Tom Mills, Zoning Board Chair, Steering Committee
Frank Fish, BFJ Planning

Participants:

First Name	Last Name	Affiliation
Ralph	Logisci	Board of Reps
Jay	Tepper	Planning Board
Claire	Fischman	Planning Board
Joseph	Andreana	Parks & Rec Commissioner
David	Roberts	Friends of Mianus Park
Kathi	Tova(?)	
Jack	Stoecker	Mianus River Watershed Council
Peggy	Meehan	
Patty	Araone	
Shelley	Michelson	
Barry	Michelson	Zoning Board
Thomas	Mills	Zoning Board
Peter	Hosinsky	
Cristina	Andreana	
Lisa	Feinberg	
Jackie	Lightfield	Stamford Partnership
Tina	Bartels	
Joseph	Bartels	
Jeanna	Hosinsky	
Berneda	Lydecker	
Todd	Lebu	
Harry	Day	
Jim	Caterbone	

City of Stamford Master Plan Neighborhood Meeting Summary: Belltown/Glenbrook/Springdale

DATE	Thursday, September 26, 2013
TIME	7:00pm
LOCATION	Belltown Fire Station – 8 Dorlen Road

Introduction

This meeting was the third of a series of six neighborhood meetings throughout Stamford to solicit neighborhood level input into the Master Plan. The meeting started with introductory remarks from Planning Board Chairperson, Theresa Dell. BFJ Planning then gave a PowerPoint presentation that provided an overview of the Master Plan planning process and discussed existing conditions and planning policies for the neighborhoods of Belltown, Glenbrook and Springdale. Following the presentation, participants broke out into small groups for roundtable discussions addressing the following questions:

1. What are the key issues facing Belltown, Glenbrook and Springdale?
 - What do you think are the neighborhoods' greatest assets?
 - What do you think are the neighborhoods' greatest challenges?
2. The 2002 Master Plan included the following policies for Belltown, Glenbrook and Springdale:
 - Protect neighborhood stability
 - Create village centers at the Glenbrook and Springdale train stations and the Belltown business district
 - Create transportation hubs around the Glenbrook and Springdale train stations
 - Protect diversity of land uses
 - Implement regulations that make industry a good neighbor to residential areas
 - Ease traffic congestion
 - Enhance parks and promote a greenway along Noroton River

Are there any changes that should be made to these policies? Are there additional policies that should be included in the Plan?

3. What are the top three issues in Belltown, Glenbrook and Springdale that you think should be focused on in the Master Plan?

BFJ Planning

Following the small group discussions, each table reported their findings back to the group at large. Below is a summary of their comments:

Roundtable Discussions

Belltown

Assets

- Convenient location (close to train stations and downtown)
- Barrett Park
- Historic resources
- Small neighborhood feel

Issues

- Need streetscape improvements (Belltown Road)
- Sidewalks in disrepair
- Need improved bicycle and pedestrian experience, including connections to downtown
- Need to balance commercial and residential development – prohibit out-of-context commercial development
- Need a neighborhood association
- Parking near Barrett Park an issue.

Glenbrook

Assets

- Train station
- Diversity
- Local businesses
- Elementary school
- Access/location
- Walkability

Issues

- Need more open space
- Traffic signal timing along Hope Street, especially near Glenbrook Shopping Center
- Proximity of residential and industrial uses
- Use of local streets for through-traffic
- Need more bus shelters
- Post speed limits/speed bumps near public school
- Illegal dumping
- Need to establish design guidelines/review board for new development

BFJ Planning

Springdale

Assets

- Walkable urban center – close to movie theatre, restaurants
- Train station
- Library
- Small town feel in a large city
- Safe

Issues

- Sleepy Hollow Park – illegal dumping
- Need more parking at train station
- Improve/expand sidewalks throughout neighborhood
- Traffic congestion
- Train whistles – too loud and too long
- Moving multi-family zoning beyond Hope Street
- Improve pedestrian and bicycle network
- Promote design consistency along Hope Street commercial corridor

BFJ Planning

ATTENDEES	David Killeen, Associate Planner, City of Stamford Theresa Dell, Planning Board Chair, Steering Committee Melissa Kaplan-Macey, BFJ Planning Michael Keane, BFJ Planning Participants: See attached Attendance Sheet
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ATTENDEES

Springdale/Glenbrook/Belltown Neighborhood Workshop – 9/26/2013

Ann & Charles	Melillo, Jr.
Christopher	Kozichi
Cindy	Moor
Thomas	Rich
Al	Sgritta
Beverly	Sgritta
Christie	Fountain
Jill	Sobotor
Katherine	Lampros
Lilly	Lampros
Mary	Fedeli
Dorothy	Jatzen
Bobby	Johansen
Phyllis & John	Pugliesi
Jon	Gallup
Jennifer	McKeun
Julie	Choi
Robin	Stein
William	Withington
Matt & Christie	Belfiore
Cynthia	Reeder
Jackie	Lightfield
Kathy	Kligler
Wes	Haynes
Dan	Fox
Fred	Doneit
David	Hoskins
David	Queenie
Marilyn	Trefry
Monica	DiCostanzo
Frank	Cerasoli
Andrew	Carney
Erin	McKenna
Cheryl	Vukelic
Jay	Fountain
Kristine	Delisa
Melissa	Gluck

City of Stamford Master Plan Neighborhood Meeting Summary: Cove/East Side/Shippan

DATE	Wednesday, October 9, 2013
TIME	7:00pm
LOCATION	Domus Foundation, 83 Lockwood Avenue

Introduction

The Cove/East Side/Shippan neighborhood meeting was the fourth of a series of six neighborhood meetings throughout Stamford to solicit neighborhood level input into the Master Plan. The meeting started with introductory remarks from Planning Board Chairperson, Theresa Dell. BFJ Planning then gave a PowerPoint presentation that provided an overview of the Master Plan planning process and discussed existing conditions and planning policies for the Cove/East Side and Shippan neighborhoods. Following the presentation, attendees participated in a group dialogue to discuss the following questions:

1. What are the key issues facing Cove, East Side and Shippan?
 - What do you think are the neighborhoods' greatest assets?
 - What do you think are neighborhoods' greatest challenges?
2. The 2002 Master Plan included the following policies for Cove, East Side and Shippan:
 - Maintain character of low density residential neighborhoods
 - Address traffic congestion
 - Promote transit friendly development near Shippan Avenue & Cove Road business district
 - Create bike route network throughout neighborhood
 - Reinforce Elm Street as connector between neighborhood & Downtown
 - Upgrade industrial district in western portion of Cove-East Side, including water dependent industry
 - Promote redevelopment along Myrtle Avenue
 - Enhance neighborhood parks
 - Protect and promote water dependent uses
 - Promote public access to the waterfront
 - Protect and enhance beaches, wetlands and coastal habitats
 - Protect coastal areas from flooding

Are there any changes that should be made to these policies? Are there additional policies that should be included in the Plan?

BEJ Planning

3. What are the top three issues in Cove, East Side and Shippan that you think should be focused on in the Master Plan?

Following the small group discussions, each table reported their findings back to the group at large. Below is a summary of their comments:

Roundtable Discussions

Cove and East Side

Assets

- Low density character
- Parks and open space
- Waterfront
- Convenience – neighborhood shopping centers and transportation options
- Sense of community pride

Challenges

- Overpopulation
- Illegal residential conversions
- Lack of adequate zoning/building code enforcement
- Disconnected from Downtown
- Traffic congestion, esp. along East Main Street, Elm Street, Lockwood Ave. and in connection with public schools
- Inadequate upkeep of public parks
- Lack of sufficient youth programs and community centers
- Water Pollution Control Plant – odors; water quality
- Air quality in connection with industrial areas
- HOV lanes are ineffective and not appropriate

Priorities

- Zoning/building code enforcement in order to preserve low-density character
- Traffic congestion
- Improve connectivity to Downtown (Elm Street)
- Off-street parking requirements for new multifamily developments
- Control and improve Water Pollution Control Authority; dredging Holly Pond; water quality; restoration of pond near Cummings Park
- Improve neighborhood retail areas
- Maintain and enhance parks and open space – balance between passive and active areas
- Encourage/expand youth-oriented programs and resources
- Streetscape improvements along Magee Ave industrial corridor
- Coastal flooding – evaluate potential to expand hurricane barrier.
- Install bike routes

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Shippan

Assets

- Low-density residential neighborhood
- Sense of community
- Waterfront
- Parks and open space

Challenges

- Density control – need more restrictive zoning
- Traffic congestion
- Speeding (Harbor Drive)
- Air and water quality in connection with industrial uses along canal
- Cove Island Bridge – needs to be reconstructed
- WPCA facility (see above)
- Need a deep water working shipyard
- Need upgrades to Cummings Park
- How industrial uses co-exist with residential areas
- Magee Avenue industrial corridor
- Roads, sidewalks and curbs in disrepair

Priorities

- More restrictive zoning to prohibit density increases and loss of community character
- Maintain and enhance parks and open space
- Preserve overall quality of life
- Repair roads, sidewalks and curbs
- Improve Magee Avenue industrial corridor
- Control blight
- Maintain City-owned properties
- Improve waterfront with a mixed use park

BFJ Planning

ATTENDEES	<p>City of Stamford and Master Plan Consultants David Killeen, Associate Planner, City of Stamford Theresa Dell, Planning Board Chair, Steering Committee Melissa Kaplan-Macey, BFJ Planning Michael Keane, BFJ Planning</p> <p>Participants: See attached.</p>
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ATTENDEES

Cove-East Side/Shippan Neighborhood Workshop – October 9, 2013

Glen	Allen
David	Jachimczyk
Dan	Fox
Mark	Glinkenbeard
Kieran	Ryan
Lyda	Ruijter
Eva	Weller
Eden	Huang
Jay	Fountain
Roberto	Figueroa
Dudley	Williams
Vin	Tufo
Pam	Koprowski
Loretta	Gerus
Jon	Hoch
Neil	Atkinson
Maria	Wallman
Elizabeth	Mocarski
Jackie	Connolly
Gina	Smith
Dave	Winston
John	Zito
Elaine	Marriero
Barbara	Pasqua
Mike	Norris
Maggi	Murray
Bruce	Buccieri
Mike	Peyton
Patti	Rockhill
Penny	Burnett
Brenda	Lewis
Al	Sgritta
Janice	Burke
Tony	Truglia
Jim	Bailey
Ed	DeVylder
John	Temple
Mary	Uva
Michael & Regina	Kirshbaum

Barry	Michelson
Terry	Adams
Agnes	Peterson
Patrick J.	White
Carol	Sherman

City of Stamford Master Plan

Neighborhood Meeting Summary: Waterside/West Side

DATE	Wednesday, October 16, 2013
TIME	7:00pm
LOCATION	Fairgate Community Room, 9 Fairgate Drive

Introduction

The West Side/Waterside neighborhood meeting was the fifth of a series of six neighborhood meetings throughout Stamford to solicit neighborhood level input into the Master Plan. The meeting started with introductory remarks from Planning Board Chairperson, Theresa Dell. BFJ Planning then gave a PowerPoint presentation that provided an overview of the Master Plan planning process and discussed existing conditions and planning policies for the Waterside and West Side neighborhoods. Following the presentation, attendees participated in a group dialogue to discuss the following questions:

1. What are the key issues facing Waterside and West Side?
 - What do you think are the neighborhoods' greatest assets?
 - What do you think are neighborhoods' greatest challenges?
2. The 2002 Master Plan included the following policies for Waterside and West Side:
 - Promote neighborhood revitalization
 - Promote affordable homeowner housing
 - Continue the 1-for-1 replacement policy for all publicly supported housing
 - Encourage rehab and management of small multifamily buildings
 - Promote housing redevelopment along the major corridors
 - Apply inclusionary housing regulations
 - Upgrade industrial districts adjoining residential areas
 - Protect and promote water-dependent uses and waterfront access
 - Promote contextual housing
 - Promote "Main Street" and transit-friendly development along Selleck Street and Stillwater Ave.
 - Implement traffic calming measures on West Side roads
 - Promote a shuttle bus network

Are there any changes that should be made to these policies? Are there additional policies that should be included in the Plan?

BFJ Planning

3. What are the top three issues in Waterside and West Side that you think should be focused on in the Master Plan?

Following the small group discussions, each table reported their findings back to the group at large. Below is a summary of their comments:

Roundtable Discussions

Waterside

Assets

- Cultural/Ethnic diversity
- Waterfront/boardwalk
- Waterside Neighborhood Coalition
- Parks and open spaces

Challenges

- Traffic congestion, especially on Pulaski Street Bridge
- Illegal dumping/blighting conditions
- Insufficient parking for residents
- Incompatible land uses (residential near industrial)
- Increasing number of rental properties with absentee landlords
- Isolated land use changes/development approvals without consideration of surrounding uses or potential adverse impacts. 2002 Master Plan is not being taken into consideration.

Priorities

- Maintain integrity of neighborhoods
- Construct a new public elementary school
- Mitigate traffic congestion
- Provide parking for neighborhood residents
- Complete public boardwalk
- Upgrade and maintain John Boccuzzi Park (walking path)
- Implement traffic calming measures where needed (utilize City's traffic calming study)
- More neighborhood amenities (retail/restaurant/personal services)

West Side

Assets

- Access – proximity to regional roadways, Downtown, Stamford Transportation Center
- Sense of community/neighborhood pride
- Community organizations/advocates
- Diverse housing stock
- Affordable cost of living
- Stamford Hospital

BEJ Planning

- Parks and open spaces
- Neighborhood amenities (retail/food establishments/personal services)
- Many walkable areas in the neighborhood

Challenges

- Access constraints to and from Downtown; lack of public transit options (buses)
- Sidewalks/streets in state of disrepair; not pedestrian—friendly
- Traffic congestion along West Main Street (Route 1)
- Poorly lit public areas (sidewalks/parks)
- Illegal dumping of trash
- Incompatible land uses (residential near industrial)
- Speeding along some roadways
- Leone Park needs to be upgraded and better maintained
- Unwanted business establishments (strip clubs, adult entertainment uses)
- Absentee landlords
- Overcrowding
- Overall quality of life challenges, including crime
- Overall feeling of neglect by City.
- Insufficient programs/activities for teenagers and young adults

Priorities

- Mitigate traffic congestion on West Main Street
- Streetscape improvements: repair and maintain roads and sidewalks; street trees; street lighting; façade upgrades
- Expand and improve intra-/inter-neighborhood transit options (shuttle/trolley) and connectivity
- Overall quality of life improvements

BFJ Planning

ATTENDEES	<p>City of Stamford and Master Plan Consultants David Woods, Principal Planner, City of Stamford David Killeen, Associate Planner, City of Stamford Theresa Dell, Planning Board Chair, Steering Committee Tom Mills, Zoning Board Chair, Steering Committee Melissa Kaplan-Macey, BFJ Planning Michael Keane, BFJ Planning</p> <p>Participants:</p> <p>See attached.</p>
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**Attendance, West Side/Waterside Neighborhood Workshop
October 16, 2013**

Marilyn Lawton
Crystal Lutsell
Marilyn Mayes
Frederick J. Laist
Greg Dunn
Ray Mazzeo
John Ciuffo
Vin Tufo
Bob Cum
Anthony Pellicci
Nia Rhodes Jackson
Milton Puryear
John Leydon
Nicole Smith
Jack Bryant
Mike de Milt
Lisa Feinberg
Pam Koprowski
John DaRosa
Gloria DePina
Sheila Merritt
Valerie McNeil
Gloria Robinson
John Lyons
Bill Mullin
Sheila Williams Brown
Carlos Rivera
Ray Now
Nancy Harrison
Agnes Peterson
Shelly Nichani
Jackie Lightfield
Rebecca Shannonhouse
Tom & Kathy Mills

City of Stamford Master Plan

Neighborhood Meeting Summary: Downtown/South End

DATE	Wednesday, October 24, 2013
TIME	7:00pm
LOCATION	Ferguson Library, One Public Library Plaza

Introduction

The Downtown/South End neighborhood meeting was the sixth and final neighborhood meeting to solicit neighborhood level input into the Master Plan. The meeting started with introductory remarks from Planning Board Chairperson, Theresa Dell. BFJ Planning then gave a PowerPoint presentation that provided an overview of the Master Plan planning process, discussed existing conditions and outlined the following proposed plan policies for City Center, which includes Downtown, South End and the Transportation Center area:

- Reinforce Downtown Stamford as a regional center
- Growth management: Concentrate regional commercial development (office/retail) Downtown
- Enhance connections between Downtown and South End (roads, transit, pedestrian, bicycle)
- Promote transit-oriented development (TOD) around the transit center
- Enhance parks & promote greenway along Mill River & waterfront
- Maintain existing neighborhood housing

Following the presentation, attendees broke out into roundtable groups to discuss one of the following themes in connection with Downtown, South End and Transportation Center:

- Land Use
- Transportation
- Economic Development
- Open Space and Waterfront

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Following the group discussions, each table reported their findings back to the group at large. Below is the list of questions discussed and a summary of the participants' responses:

Roundtable Discussions

Land Use

What should be done to maintain and reinforce the concentration of regional commercial (office and retail) and mixed use development in Downtown?

- Encourage transit-oriented development around the Stamford Transportation Center that allows for higher densities and taller buildings close to the train station. Building heights and densities should "step down" in areas further north into Downtown and further south into the South End.
- Support planned UCONN expansion that will include student dormitories.
- Provide developer incentives, e.g. through zoning provisions in order to strengthen Stamford as a regional center.
- Encourage waterfront access and waterfront-dependent uses along the Long Island Sound and canal shorelines in the South End.
- Ensure an equitable distribution of land uses throughout the Downtown and South End.
- Eliminate the "Core", "Collar" and "Corridor" areas defined in the DSSD Downtown Stamford Report.
- Reconsider the concept of a "City Center."
- Maintain and enhance existing residential neighborhoods in the South End.

What uses are most appropriate in the vicinity of the transportation center?

- Transit-oriented development (TOD); higher density and taller buildings.
- Mixed use development
- Pedestrian-friendly development
- Consider maximum parking requirements

What uses are most appropriate in the South End?

BEJ Planning

- Mixed use development
- Residential with neighborhood retail and personal services
- Water-dependent uses with public access to the waterfront
- Public open space

Transportation

What improvements should be made to enhance circulation in the City Center and improve connectivity between Downtown and the South End? Please discuss specific changes that should be made with regard to roadway improvements, transit and pedestrian and bicycle circulation.

- Improve east-west connections between Downtown and adjoining neighborhoods.
- Expand pedestrian and bicycle network to encourage non-automotive travel (sharrows; bike lanes, bike racks, improved pedestrian crossings).
- Maintain roadways and sidewalks.
- Transportation Center should be the focal point and transportation network should “radiate out” from there.
- Expand public bus system to provide for a more comprehensive, reliable service.
- Better lighting and sidewalks under highway/rail underpasses.
- Traffic light synchronization
- Implement better bus system signage at the Transportation Center to provide for more efficient transfers.
- Implement signage directing drivers to parking facilities in the Downtown.
- Upgrade pedestrian crosswalks at key intersections in the Downtown – bulb-outs; longer signal times; pedestrian refuge islands; signal prioritization.
- Enhance connections between Downtown and South End with better pedestrian and bicycle networks.
- Support jitney service between Downtown and South End.

BEJ Planning

- Ensure that any new bike lanes do not conflict with on-street parking. “Sharrows” should be implemented where bike lanes are not appropriate.
- Reconsider the HOV lane along the transitway. This right-of-way could be repurposed.

Please discuss prioritization of your recommended improvements. What changes are the most important and should be made immediately? What changes are medium term and/or long-term improvements?

- Expand and improve the pedestrian and bicycle network in the Downtown and South End.
- Expand public bus service to cover areas not currently served.

Economic Development

How can the City encourage economic growth and reinforce Downtown as a regional corporate and cultural center?

- Encourage commercial, office and retail development in the Downtown.
- Encourage residential and neighborhood retail/personal services in the South End.

What should be done to support and balance appropriate development in Downtown and the South End?

- Develop in a complimentary, not competing, manner.
- Concentrate higher-density development and taller buildings around Transportation Center; “step-down” north into Downtown and south into South End.

Open Space and Waterfront

What improvements should be made in the Downtown and South End to enhance open spaces and waterfront resources and improve connections between them?

- Create better pedestrian/bicycle connections between the Downtown and South End
- Create a greenway connecting Mill River Park to the South End shoreline
- Create a continuous public greenway around the South End shoreline
- Support festivals and other events in the City’s parks and open spaces

BFJ Planning

- Connect Scalzi Park to South End
- Waterfront must be publicly accessible; must not become an exclusive environment
- Improve Veteran's Park
- Boatyard should be re-integrated into community

BFJ Planning

ATTENDEES	<p>City of Stamford and Master Plan Consultants Norman Cole, Land Use Bureau Chief, City of Stamford David Woods, Principal Planner, City of Stamford David Killeen, Associate Planner, City of Stamford Theresa Dell, Planning Board Chair, Steering Committee Roger Quick, Planning Board, Steering Committee Tom Mills, Zoning Board Chair, Steering Committee Laure Aubuchon, Economic Development Director, Steering Committee Melissa Kaplan-Macey, BFJ Planning Jonathan Martin, BFJ Planning Michael Keane, BFJ Planning Alex Knopoff, Perkins Eastman Monica Valente Harriss, Perkins Eastman Gary Sorge, Stantec</p> <p>Participants: See attached.</p>
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ATTENDEES

Downtown/South End/Train Station Neighborhood Workshop – October 23, 2013

Doris	Carlton
D. Troy	Shipp
Patrick	Philbin
RJ	Mercede
Sheila	Barney
Elise	Coleman
Ellen	Gordon
Maryann	Rockwell
Alice	Knapp
Laura	Crickshank
Lacey	Baker
Joffe	Liquid-Pastera
Anthony	Camgron
Lisa	Cuscuna
Ross	Burchardt
Nancy	Bott
Timothy	Bott
Jackie	Dixon
George	Boyce
Fernando L.	Alvarez
Rolf	Maurer
Ravi	Ahuja
Shailesh	Naik
Shelly	Nichani
Norman	Lotstein
Kevin	Dailey
Rachel	Goldberg
Michaelle	Jean-Pierre
Steven	Higashide
Leonore	Calderaro
Jim	Lohr
Gregory	Lodato
Cheryl	Vukelic
Russ	Hollander
Hank	Ashforth
Bob	Kahn
Bob	Karp
Sue	Halpern

David	Kooris
Vicky	Papson
Claire	Fishman
Bam	Hersh
Jay	Tepper
Ron	Czebiniak
Wes	Haynes
Barry	Michelson
Jay	Pryor
Carl	Bildner
Tommie	Jackson
Marion	McGarry
Russell	Davis

City of Stamford Master Plan Update

Final Public Workshop Summary Report

Stamford, Connecticut



Prepared on behalf of:

The City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003
(212) 353-7474
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April 30, 2014



ACKNOWLEDGEMENTS

CITY OF STAMFORD

Mayor David R. Martin

Master Plan Steering Committee

Theresa Dell, Chair, Planning Board

Harry Day, Chair, Land Use Committee, Board of Representatives

Tom Mills, Chair, Zoning Board

Roger Quick, Planning Board

Robin Stein, Director of Economic Development

Planning Board

Theresa Dell, Chair

Michael Totilo

Claire Fishman

Roger Quick

Zbigniew Naumowicz

Jay Tepper

Land Use Bureau

Norman Cole, Bureau Chief

David Woods, Principal Planner

David Killeen, Associate Planner

Erin McKenna, Associate Planner

Master Plan Consultant Team

Frank Fish, BFJ Planning

Melissa Kaplan-Macey, BFJ Planning

Michael Keane, BFJ Planning

Jonathan Martin, BFJ Planning

Regina Armstrong, Urbanomics

Alejandro Knopoff, Perkins Eastman

Gary Sorge, Stantec

Marc Wouters, Stantec

Geoff Steadman, Coastal Management

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I. INTRODUCTION

The City of Stamford Master Plan Update

It has been 10 years since the City of Stamford prepared its last Master Plan. Despite the challenges of the economic recession and national housing crisis, over the past decade Stamford has seen notable investments in residential and commercial development, particularly in the South End. And, recent U.S. Census data show that Stamford's population growth has surpassed Hartford to become Connecticut's third-largest city. At the same time that all this change has come to the City's growth areas, neighborhoods such as North Stamford have maintained their strong residential character and the quality of life that residents count on. Convenient access to mass transit and highways, a vibrant downtown, great neighborhoods and proximity to Long Island Sound make Stamford a great place to live and work.

In order to proactively address the changing landscape of Stamford's physical environment, the City is updating its Master Plan. The goal of the Master Plan update is to guide the preservation and development of Stamford's physical environment through 2025. The Plan will be a living document that outlines a vision for the community's future and establish clear strategies for achieving that vision. It will provide guidance for future municipal planning and zoning actions and serve as the basis for municipal government planning and development issues.

Summary

This report summarizes the results of the final public workshop, which was held on Tuesday, April 22, 2014, 7:00 p.m. at Government Center. The workshop was well attended by approximately 100 residents and business owners who shared their ideas and experiences to inform the planning process.

Theresa Dell, Chair of the Planning Board provided opening comments on the master planning process that has taken place over the past year. BFJ Planning then presented an overview of the Master Plan update, including the purpose of the master plan, the key components of the master plan, the process by which the master plan is created and adopted and the overall project schedule (see attached presentation).

Following the presentation, participants were provided with the opportunity to visit the six open house stations:

- People and Land
- Regional Center
- Downtown & South End
- Housing and Neighborhoods
- A Sustainable Future
- Future Land Use Plan

At each station was a member of the BFJ consultant team, as well as City Planning staff and members of the Planning Board. The proposed policies and strategies addressing each of the master plan themes were displayed on large boards for review. Participants were able to provide written and verbal comments on the draft policies; these comments will inform the Public Hearing Draft of the Master Plan.

II. WORKSHOP AGENDA

City of Stamford Master Plan Final Public Workshop

Tuesday, April 22, 2014, 7:00 p.m.

1. Introduction and Opening Remarks
2. Presentation by BFJ Planning
3. Break
4. Open House Session
 - People and Land
 - Regional Center
 - Downtown and South End
 - Housing and Neighborhoods
 - A Sustainable Future
 - Future Land Use Plan
5. Public Comment Session
6. Wrap-up

III. BFJ PLANNING PRESENTATION

Project Summary

Frank Fish, Principal of BFJ Planning, provided an overview of the master planning process, including the purpose of the Master Plan; the project schedule; and the vision and structure of the Master Plan. Melissa Kaplan-Macey, Senior Associate and Project Manager with BFJ Planning, described major planning themes that the Master Plan addresses, including population and employment trends; existing land use characteristics; economic development; transportation and mobility; community character; open space and the waterfront; context-sensitive development; and environmental protection, resiliency and infrastructure. Frank Fish closed the presentation by describing the proposed changes to the Future Land Use Map and next steps in the master planning process. A copy of the presentation is located in the Appendix.

IV. OPEN HOUSE AND PUBLIC COMMENT SESSION

Summary of Verbal Comments

The following summarizes the verbal comments provided during the public comment session.

- Revised the Downtown Core boundaries on the Future Land Use Plan:
 - Northern boundary: move south from Hoyt to North Street to follow the Downtown Center City land use category in the DSSD/RPA Downtown Plan
 - Southern boundary: revise to reflect Center City land use category. Move west from Pacific to Atlantic. Downtown Core should not go east of Atlantic (south of the railway).
- Parks: Hours of operation—the lights on the fields stay on too late.
- Sustainability: Identify the benefits to public health
- FEMA and Insurance Underwriters; raise the breakwater
- Add language to preserve historic resources and structures
- Urban mixed use and downtown zones—clarity in what would be permitted in each
- Zoning to permit local and small industrial lots to exist. This may include service industries (landscape contractors, etc.) that support Stamford and neighboring towns.

Summary of Open House Comments

The following summarizes the written feedback provided by participants during the open house session.

A Regional Center

Economic Development

- Improve education and job training through public-private partnerships (with UCONN perhaps?)

- Encourage modernization in a sustainable manner – addressing indoor air quality, energy use, water use.

Transportation and Mobility

- Traffic calming measures
- Implement wayfinding at the STC
- Provide more parking at the STC to increase rail ridership.
- Complete streets along I-95/railway underpasses (ped/bike/ADA)
- Better east-west connections
- Crosstown bus from Bulls Head to Glenbrook Train station
- Protected bike lanes
- Bulb-outs and refuge islands on Tresser, Broad, State and Washington
- Increase walk signal time
- Enforce no turn on red
- Increase crosswalks with traffic signals
- Develop an existing and future citywide bicycle map

Sustainable Future

Open Spaces and Waterfront

- Greenway connecting Mill River to Columbus to Vets, or a “green trail” on the sidewalk
- CT Deep was a definition and a program for designating and officially recognizing “greenways”. There is an official Mianus River Greenway in place. Additional land is needed to complete it.

Environmental Protection, Resiliency and Infrastructure

- Identify and address areas of excessive or unnecessary lighting. Reduce light pollution in residential areas.

- Address water problems with the Rippowam River on Washington Blvd near the Firehouse (flooding).
- A watershed management plan for the Mianus River already exists. It must now be implemented.
- Encourage trees and greening of parking lots.
- Provide education and core studies on environmental, economic and social benefits of green roofs.

Downtown and South End

- Retain niche antiques market in the South End, and make sure they don't become isolated or alienated from surrounding community
- Mandate police enforce Cummings Park rules without exception
- TOD should relax parking requirements
- Restrictions on supportive facilities in one community; these should be spread out not concentrated in one community
- Approve a complete streets ordinance
- Off-street parking is essential for South End community
- Increase home ownership over rentals
- City must have input/control of any development at STC
- Increase pedestrian connections between Mill River, Columbus Park, Vets Park and East Side
- The Mall area needs to become pedestrian friendly
- Promote mixed use for neighborhood purposes that is scaled to the existing character
- Encourage revitalization and renewal of historic buildings, bringing them back to their original grandeur.
- Increase parking

- Enhance pedestrian/bicycle circulations between neighborhoods and Downtown
- Establish and investigate educational opportunities on harbor
- Discourage intense mixed use development outside of Downtown
- Mixed-uses in the South End should serve residents of that neighborhood only.
- Suburban Mixed Use should not permit substantial amounts of retail (e.g. big-box, shopping centers)
- Revise, “in the vicinity” of the STC
- Return Old Towne Hall to private use

Community Character

- Ban overnight parking on residential streets
- Two parking spaces per multi-family units in Cove and East Side
- Encourage new residential development to promote and enhance connectivity with surrounding neighborhoods and streets. Create cohesive neighborhoods.
- The R-5 zone (medium density) mapped in the Cove neighborhood is too high.
- Do not apply the BMR program to the Cove neighborhood. Multifamily homes are not appropriate in this neighborhood.
- Enhance walkability in residential neighborhoods

V. CONCLUSION

The third and final Public Workshop was successful in attracting an engaged group of residents and stakeholders who were interested in providing feedback on the Draft Master Plan. The input received at this final workshop will help to further refine the draft Plan in preparation for the Public Hearing Draft.

APPENDIX



City of Stamford Master Plan Update

Draft Master Plan Workshop and Open House

April 22, 2014



Introductions

City of Stamford

Steering Committee

Teri Dell, Chair, Planning Board
Robin Stein, Economic Development
Harry Day, Board of Representatives
Tom Mills, Zoning Board
Roger Quick, Planning Board

Planning Board

Teri Dell, Chair
Michael Totilo
Claire Fishman
Roger Quick
Zbigniew Naumowicz
Jay Tepper

Land Use Bureau

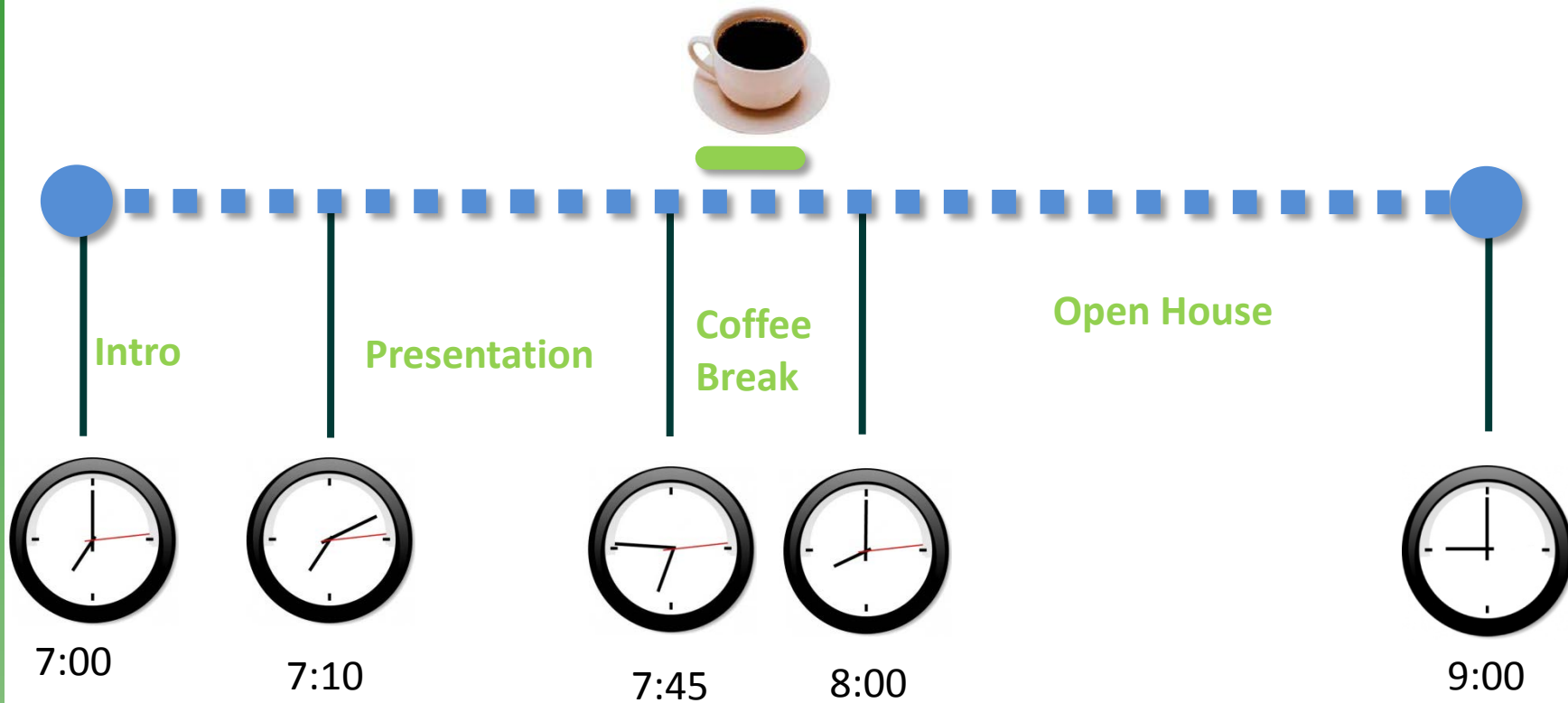
Norman Cole, Bureau Chief
David Woods, Principal Planner
David Killeen, Associate Planner
Erin McKenna, Associate Planner

Consultants

Frank Fish, **BFJ Planning**
Melissa Kaplan-Macey, **BFJ Planning**
Michael Keane, **BFJ Planning**
Jonathan Martin, **BFJ Planning**

Alejandro Knopoff, **Perkins Eastman**
Gary Sorge, **Stantec**
Marc Wouters, **Stantec**
Regina Armstrong, **Urbanomics**
Geoff Steadman, **Coastal Management**

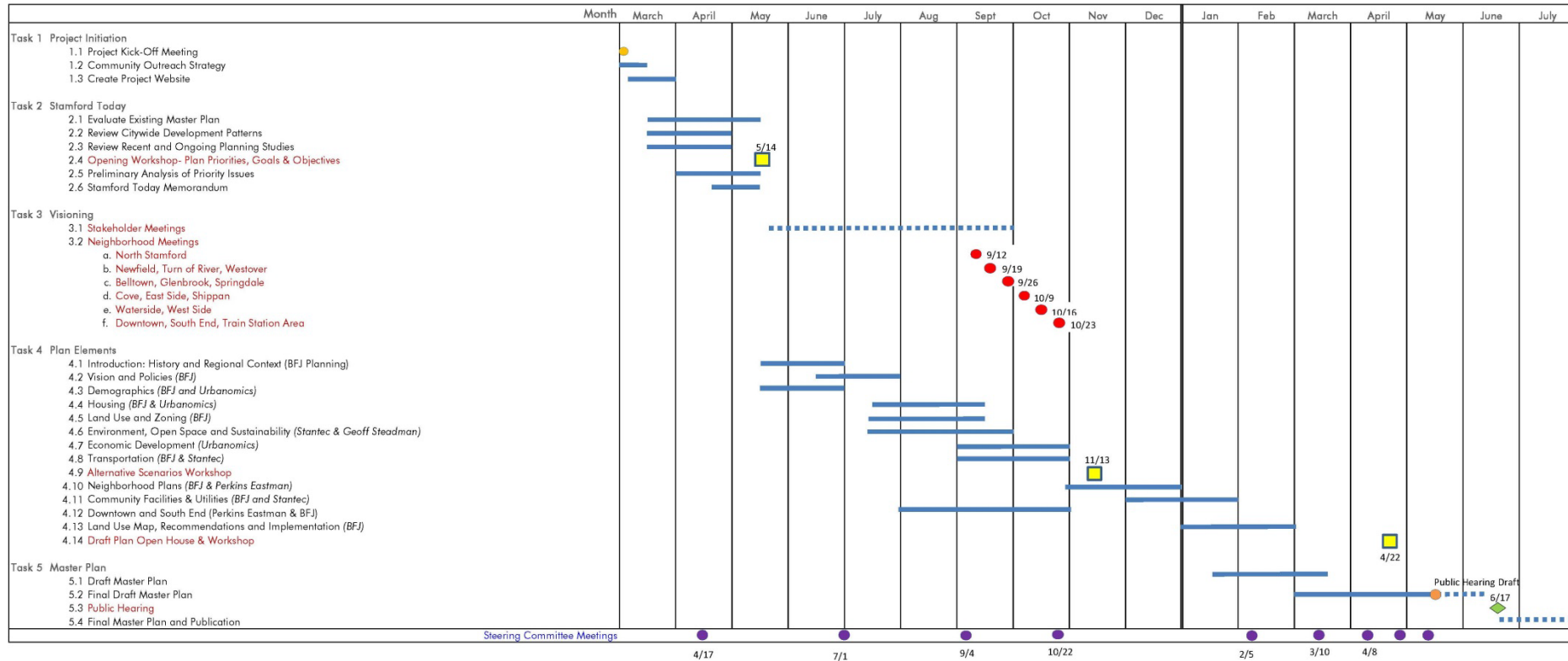
Agenda



How does the City use the Master Plan?

- ❖ Used as a tool for evaluating development applications and subdivisions
- ❖ Provides basis for Zoning Code amendments
- ❖ Used as a tool for assessing the Planning Board's capital budget recommendations
- ❖ Provides basis for changes to the Zoning Regulations and the Zoning Map
 - Proposed zoning changes must be consistent with Master Plan policies and the Future Land Use Plan

Project Schedule



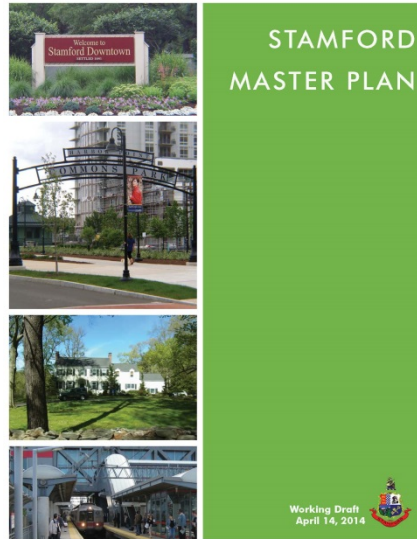
Public Participation

- Opening Workshop: May 14, 2013
- Stakeholder Meetings: September - October
- Neighborhood Meetings: September – October
- Citywide Workshop: November 13, 2013

A Vision for the Future

- A Regional Center
 - Economic Development & Growth Management
 - Transportation and Mobility
- Downtown and South End
- Preserving & Enhancing Neighborhoods
- A Sustainable Future

Master Plan Chapters



1. Introduction and Vision

- Master Plan Vision
- History & Regional Context

2. Stamford Today

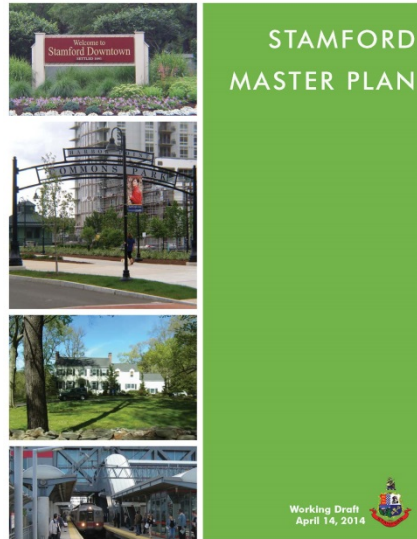
- Demographics & Socioeconomics
- Land Use and Zoning
- Community Facilities and Services

3. A Regional Center

- Economic Development
- Transportation and Mobility

4. Downtown and South End

Master Plan Chapters



5. Community Character

- Housing
- Neighborhoods

6. A Sustainable Future

- Open Spaces and Waterfront
- Context Sensitive Development
- Environmental Protection, Resiliency & Infrastructure

7. Future Land Use Plan

8. Implementation Matrix

Existing & Projected Population

Area	2000	2010	2012	2020	2025	Change 2010-2025
Connecticut	3,405,565	3,574,097	3,590,347	3,702,469	3,746,181	+172,084
Fairfield County	882,567	916,829	933,835	944,692	954,479	+37,650
Stamford	117,083	122,643	125,102	130,830	133,821	+11,178

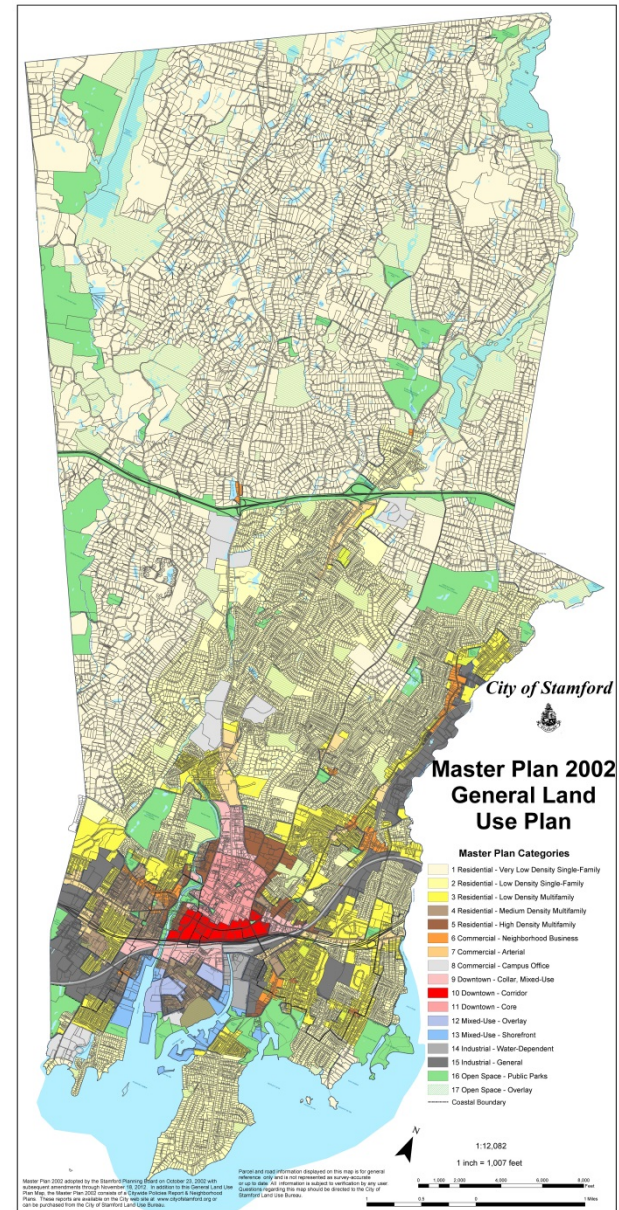
Existing & Projected Employment

2000	2005	2011	2025
87,400	80,100	74,600	79,855

Stamford Today

Generalized Future Land Use Plan (2002)

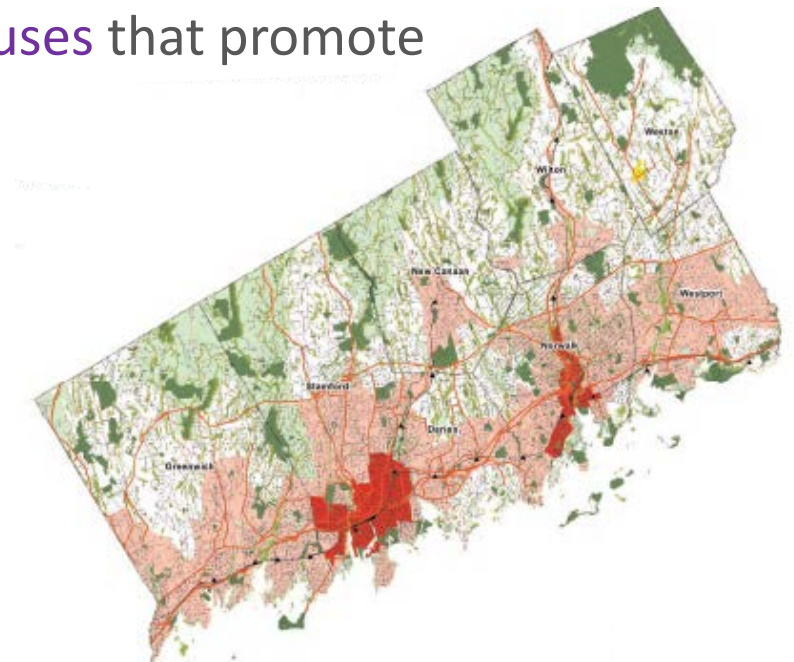
- | | |
|--|--|
|  | 1 Residential – Very Low Density Single Family |
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|  | 3 Residential – Low Density Multifamily |
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|  | 8 Commercial – Campus Office |
|  | 9 Downtown – Collar, Mixed Use |
|  | 10 Downtown – Corridor |
|  | 11 Downtown – Core |
|  | 12 Mixed Use – Overlay |
|  | 13 Mixed Use – Shorefront |
|  | 14 Industrial – Water Dependent |
|  | 15 Industrial – General |
|  | 16 Open Space- Public Parks |
|  | 17 Open Space – Overlay |



RA-3	One Family Residence
RA-2	One Family Residence
RA-1	One Family Residence
R-20	One Family Residence
R-10	One Family Residence
R-7 1/2	One Family Residence
R-D	Designed Residence
R-5	One Family, Two Family Residence
RM-1	Multiple Family Low Density Design
R-5	Multiple Family Medium Density Design
R-MF	Multiple Family Residence Design
R-H	Multiple Family High Density
MR-D	Mill River Design
P-D	Planned Development
C-D	Designed Commercial
IP-D	Designed Industrial Park
MIX-D	Mixed Use Development
B-D	Designed Business
CSC-D	Designed Community Shopping Center
C-N	Neighborhood Business
C-B	Community Business
C-L	Limited Business
C-I	Intermediate Commercial
C-G	General Commercial
CC-S	Central City South
CC-N	Central City North
CW-D	Coastal Water Dependent
DW-D	Designed Waterfront Development
M-D	Designed Industrial
M-L	Light Industrial
HT-D	High Technology District
M-G	General Industrial
V-C	Village Commercial District
TC-DD	Transportation Center Design District
HCDD	Hospital Complex Design District
SRD-N	South End Redevelopment District North
SRD-S	South End Redevelopment District South
P	Park

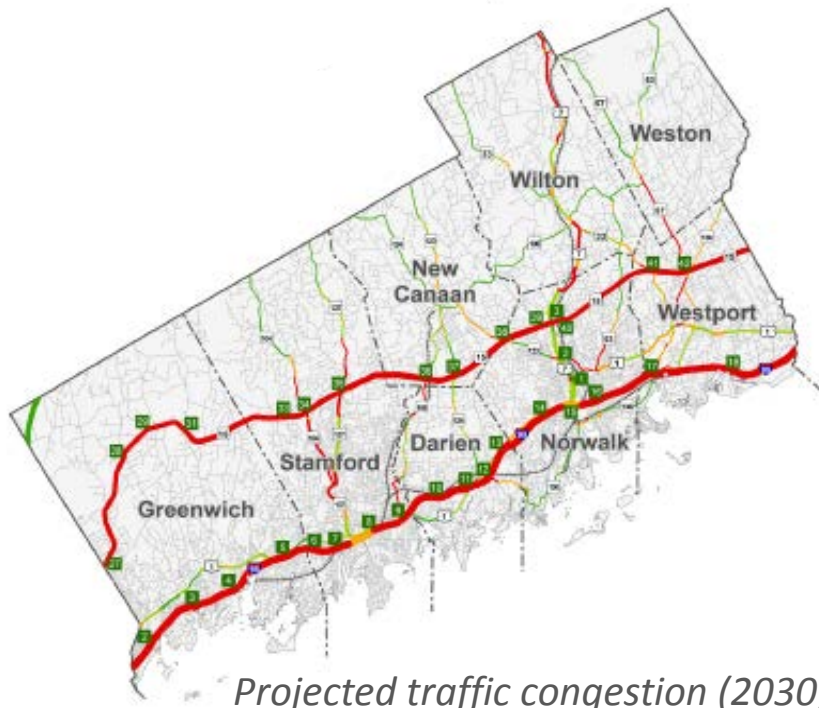
A Regional Center: Economic Development

- ❖ Retain existing corporations
- ❖ Attract new and diverse companies
- ❖ Capture job growth in expanding sectors including technology, education and healthcare
- ❖ Concentrate regional office and retail development in the Downtown and around the Stamford Transportation Center
- ❖ Continue to pursue a balance of uses that promote vibrancy and economic vitality
- ❖ Increase workforce readiness



A Regional Center: Transportation & Mobility

- ❖ Address regional **roadway congestion** and improve **commuter rail**
- ❖ Improve intra-city **mobility for all modes** (vehicles, transit, pedestrians and bicycles)
- ❖ Promote **transit oriented development**



Downtown and South End

- ❖ Capitalize on synergies between Downtown and South End
- ❖ Maintain and enhance Downtown as a regional center
- ❖ Make Downtown more pedestrian friendly
- ❖ Preserve historic buildings and districts
- ❖ Encourage revitalization of existing residential streets in the South End
- ❖ Enhance the Stamford Transportation Center as a gateway to the City of Stamford
- ❖ Improve connectivity between Downtown, the South End, the STC and adjacent neighborhoods
- ❖ Promote quality urban design and enhance streetscapes



Community Character: Housing

- ❖ Preserve and revitalize residential neighborhoods
- ❖ Maintain affordable housing
- ❖ Balance new residential development with preservation of existing residential communities



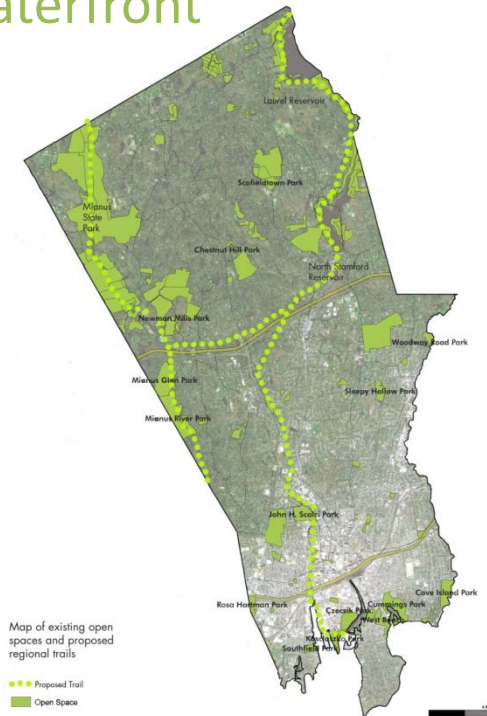
Community Character: **Neighborhoods**



- ❖ Preserve and protect neighborhood character & quality of life
- ❖ Preserve and enhance parks, open space and the natural environment
- ❖ Improve mobility and circulation
- ❖ Create mixed use centers in close proximity to transit
- ❖ Retain existing and create new affordable housing
- ❖ Enhance public access to the waterfront

Sustainable Future: Open Spaces & Waterfront

- ❖ Complete the **Mill River Greenway** from Scalzi Park to Kosciuszko Park
- ❖ Establish an **east-west open space network** connecting Mill River Park, Columbus Park and Veterans Park
- ❖ **Connect** open space and waterfront areas
- ❖ Protect and enhance **public access** to the **waterfront**
- ❖ Protect **coastal resources**



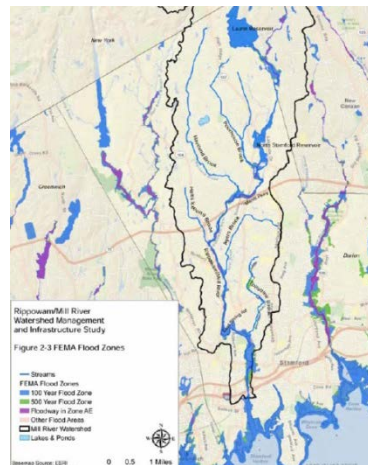
Sustainable Future: Context Sensitive Development

- ❖ Encourage compact and walkable development in close proximity to transit
- ❖ Encourage infill development
- ❖ Encourage sustainable building design

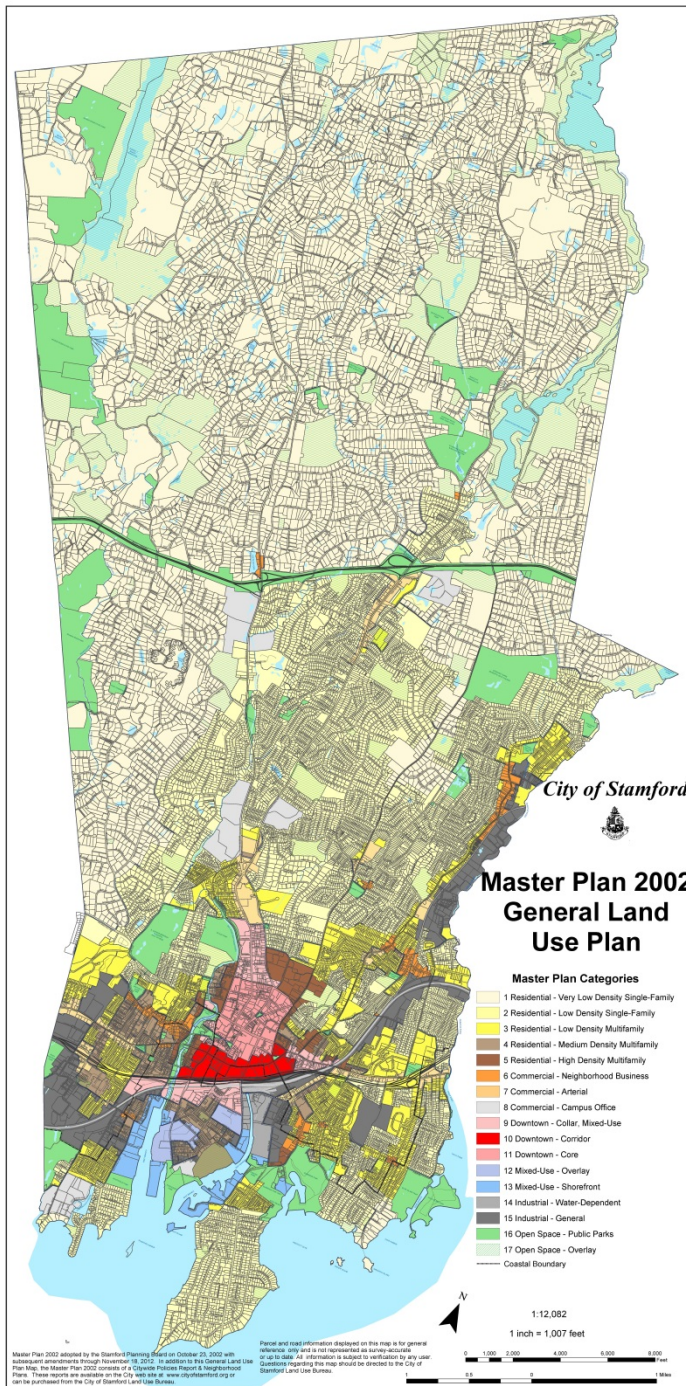


Sustainable Future: Environmental Protection, Resiliency & Infrastructure

- ❖ Protect natural areas
- ❖ Protect water quality
- ❖ Protect coastal resources
- ❖ Improve efficiency and resiliency of municipal infrastructure
- ❖ Reduce greenhouse gas emissions
- ❖ Measure progress towards sustainability goals



Existing Future Land Use Plan


















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Future Land Use Plan Categories

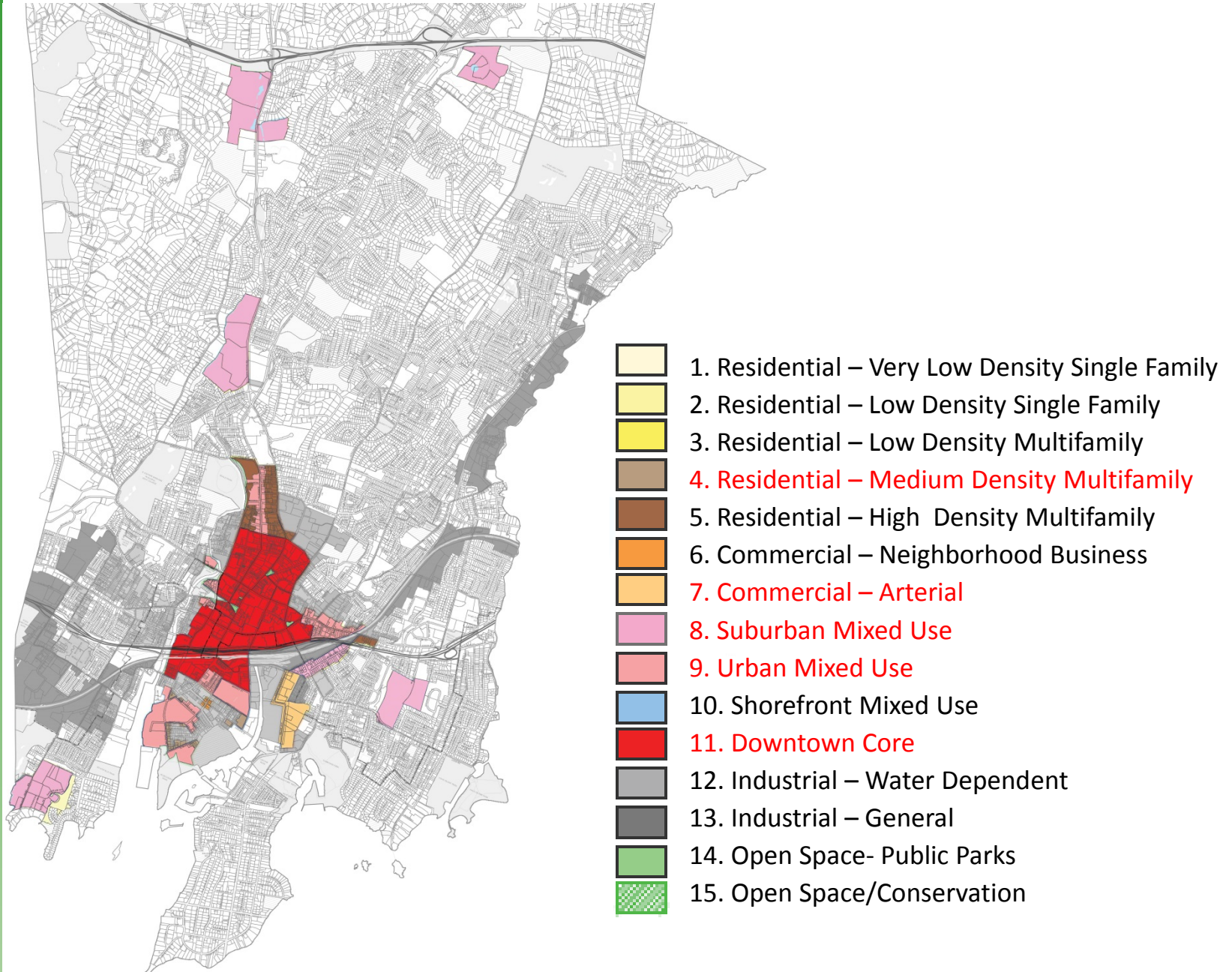
Existing

-  1. Residential – Very Low Density Single Family
-  2. Residential – Low Density Single Family
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-  4. Residential – Medium Density Multifamily
-  5. Residential – High Density Multifamily
-  6. Commercial – Neighborhood Business
-  7. Commercial – Arterial
-  ~~8. Commercial – Campus Office~~
-  ~~9. Downtown – Collar, Mixed Use~~
-  ~~10. Downtown – Corridor~~
-  ~~11. Downtown – Core~~
-  ~~12. Mixed Use – Overlay~~
-  13. Mixed Use – Shorefront
-  14. Industrial – Water Dependent
-  15. Industrial – General
-  16. Open Space- Public Parks
-  ~~17. Open Space – Overlay~~

Proposed

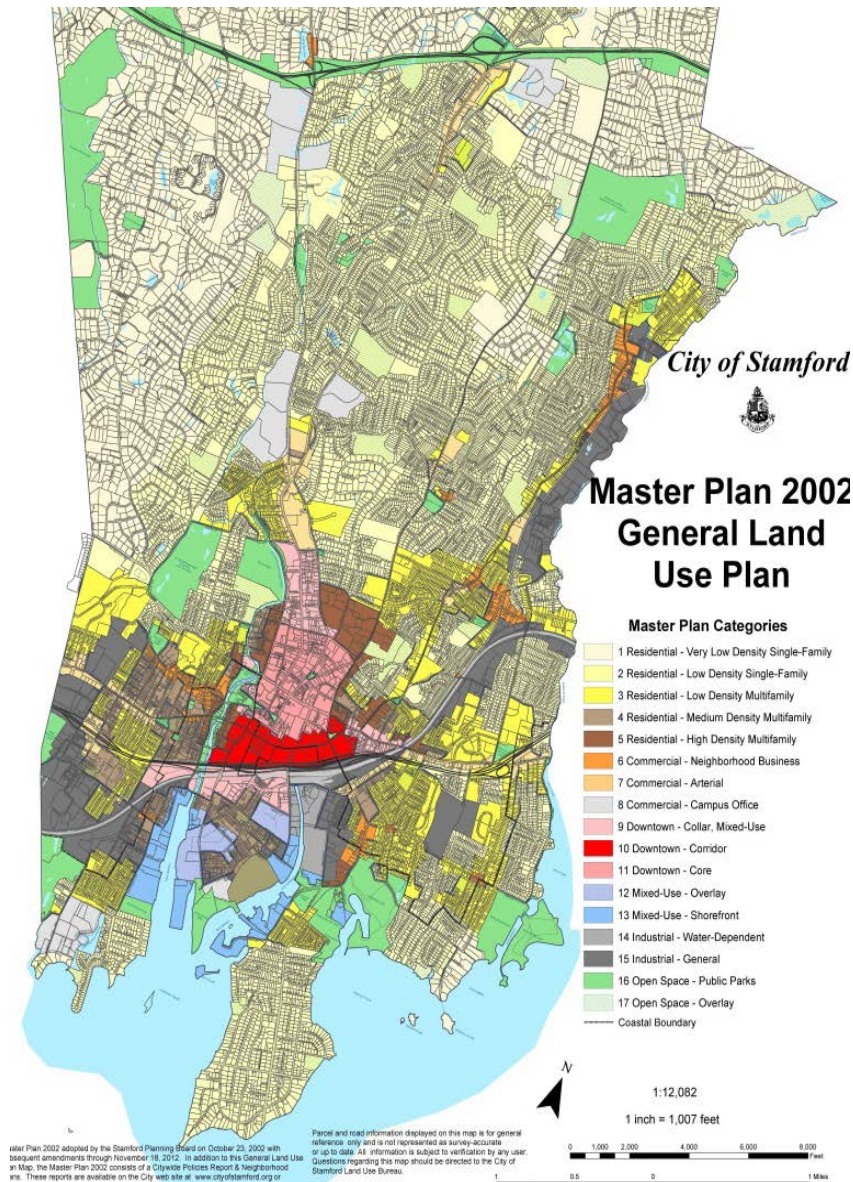
-  1. Residential – Very Low Density Single Family
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-  4. Residential – Medium Density Multifamily
-  5. Residential – High Density Multifamily
-  6. Commercial – Neighborhood Business
-  7. Commercial – Arterial
-  8. Suburban Mixed Use
-  9. Urban Mixed Use
-  10. Shorefront Mixed Use
-  11. Downtown Core
-  12. Industrial – Water Dependent
-  13. Industrial – General
-  14. Open Space- Public Parks
-  15. Open Space/Conservation

Proposed Future Land Use Plan Changes

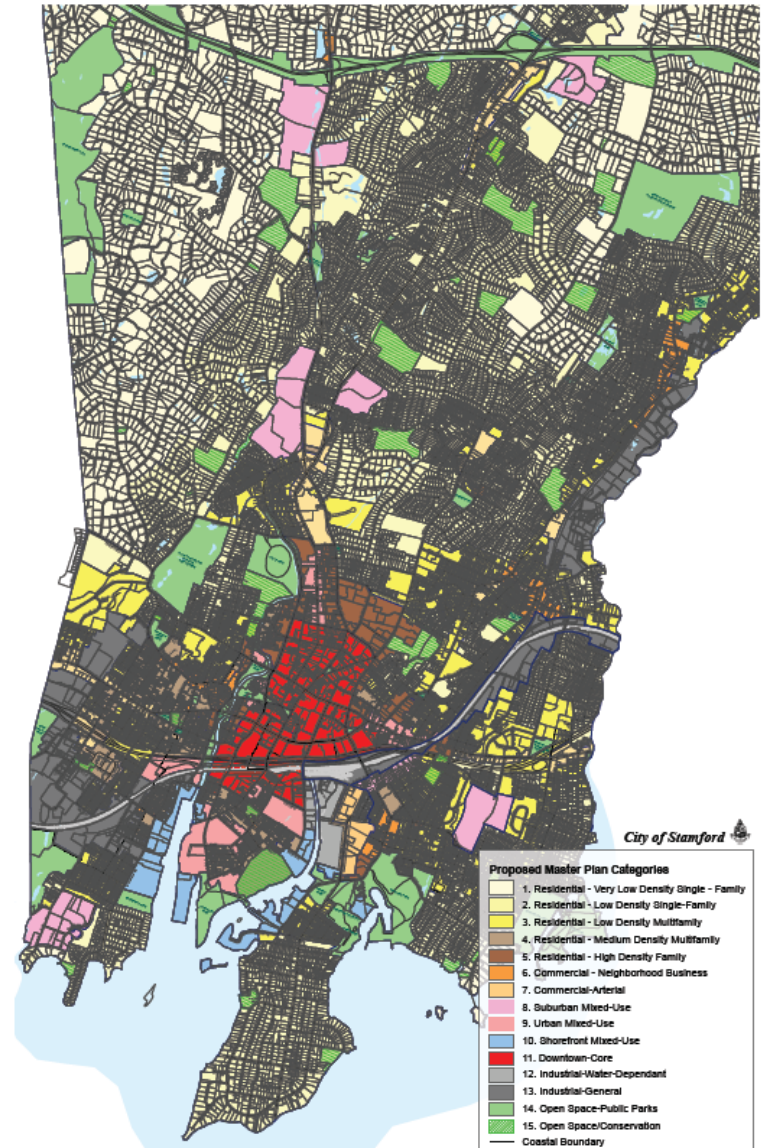


Proposed Future Land Use Plan Changes

Existing



Proposed



Next Steps

Revise plan following public workshop



Submit revised plan to Steering Committee &
Planning Board for review



Final Master Plan revisions



Publish Final Draft Master Plan for public hearing
May 16th



Public hearing on Master Plan
June 17th

Open House

People & Land

Regina

Regional Center

Economy &
Mobility

Melissa

Downtown &
South End

Alex & Jonathan

Housing &
Neighborhoods

Michael

A Sustainable
Future

Gary & Marc

Future Land
Use Plan

Frank

www.stamfordmasterplan.org

SIGN-IN SHEET
MASTER PLAN WORKSHOP
 April 22, 2014

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April 22, 2014

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April 22, 2014

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SIGN-IN SHEET

MASTER PLAN WORKSHOP

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