

STAMFORD 2035

COMPREHENSIVE PLAN

A CITY THAT WORKS FOR ALL.



Acknowledgments

The Stamford 2035 Comprehensive Plan was commissioned by the City of Stamford’s Planning Board and produced by Sasaki Associates, James Lima Planning + Development, and My Architecture Workshops. We extend our heartfelt thanks to the members of the steering and technical advisory committees, whose dedication and expertise were instrumental in shaping this plan. Special appreciation goes to the residents, business owners and those who generously shared their time and insights, providing invaluable perspectives on the needs and aspirations of the Stamford community.

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Jennifer Godzeno – Planning Board Chair (Current)
Matt Quinones – Director of Operations, City of Stamford
Nina Sherwood – Board of Representatives Majority Leader; Land Use Subcommittee Chair
David Stein – Zoning Board Chair

Technical Advisory Committee

Please see the appendix for the Stamford 2035 Technical Advisory Committee roster.



To Our Stamford Community,

I am proud to share with you the Stamford 2035 Comprehensive Plan – a community-driven roadmap for our city's future.

This planning process was guided by over 25,000 points of input from Stamford residents, workers, and students, helping to identify key areas and priorities for how we invest in our neighborhoods over the next decade.

At the heart of Stamford 2035 are five guiding principles: Stamford as a city of opportunity, health, connection, affordability, and prosperity. This plan provides a clear and actionable framework to help city officials and residents ensure that Stamford's growth is thoughtful, resilient, and responsive to the needs of all.

I'm grateful for the thousands of residents who shared their ideas, attended public meetings, and shaped this plan with their lived experience. Whether you are a long-time resident or new to our community, because of you, Stamford 2035 reflects the priorities of all who call this city home.

From investing in our neighborhoods and expanding economic opportunity to improving connectivity, accessibility, and affordability, Stamford 2035 offers a practical path forward. I am confident that by working together, we can turn this plan into real progress and ensure Stamford continues to be an inclusive, vibrant, and innovative city.

Thank you for your input and commitment to shaping Stamford's future.

Caroline Simmons
City of Stamford

A handwritten signature in black ink, appearing to read 'Caroline Simmons'.





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Introduction



About the Plan

Every ten years, Stamford evaluates its future growth, tackling the land use questions that matter most to the community. The Stamford 2035 Comprehensive Plan is more than a reflection on the city's progress—it's a bold commitment to listening, innovating, and building a brighter tomorrow together. Shaped by the voices of Stamford's residents, this plan is a dynamic roadmap designed to guide the city's growth through 2035 and beyond.

What Is The Comprehensive Plan?

The Comprehensive Plan, formally known as the Plan of Conservation and Development (POCD), serves as Stamford's "North Star," providing a clear vision and actionable goals for land use, housing, economic development, public facilities, and more.

Developed through extensive engagement with residents, businesses, and stakeholders, Stamford 2035 captures the city's shared aspirations and translates them into practical strategies and implementation guidelines. While the plan does not address specific issues like fixing

individual potholes or filling a particular storefront, it sets the stage for the big-picture decisions that shape the quality of life in every neighborhood.

The POCD is required under Connecticut State law, and eligibility for discretionary State funding depends on having an up-to-date plan in place. This ensures that Stamford remains positioned to access critical resources for community improvements and future growth.

How Will The City Implement The Comprehensive Plan?

Once adopted by the Planning Board, the plan informs city policies, capital improvement projects, and land use decisions so that Stamford’s growth aligns with its residents’ long-term visions. Although the Comprehensive Plan itself is not legally binding, it plays a crucial role in guiding the creation and updating of Stamford’s enforceable regulations, such as zoning or ordinances. To keep the plan responsive and effective, the Planning Board will prepare annual progress reports, tracking the city’s achievements and identifying new opportunities.



What does this mean for me?

✓ A comprehensive plan does...

Set community visions

Articulate land use and urban planning goals

Provide detailed action items for city staff

✗ A comprehensive plan does not...

Fix the pothole on your street

Find a tenant for the vacant store in your neighborhood

Require property owners to change existing uses

9

Process

The Stamford 2035 Comprehensive Plan is a result of a year-long planning process, from September 2024 through September 2025. The process took shape over four phases of work, with a continuous cycle of community and stakeholder engagement supporting each phase.

HOW IS THE PLAN CREATED?

❶ PHASE 1: STATE OF THE CITY

September – December 2024

To identify key issues for the Comprehensive Plan, the planning team gathered and analyzed information on topics such as population trends, housing needs, transportation patterns, infrastructure conditions, and economic indicators. Community members responded to Stamford's existing conditions at an open house and through a survey in Fall 2024, sharing their thoughts, asking questions, and engaging in meaningful discussions about the findings and their implications for the city.

❷ PHASE 2: VISIONING AND GOAL SETTING

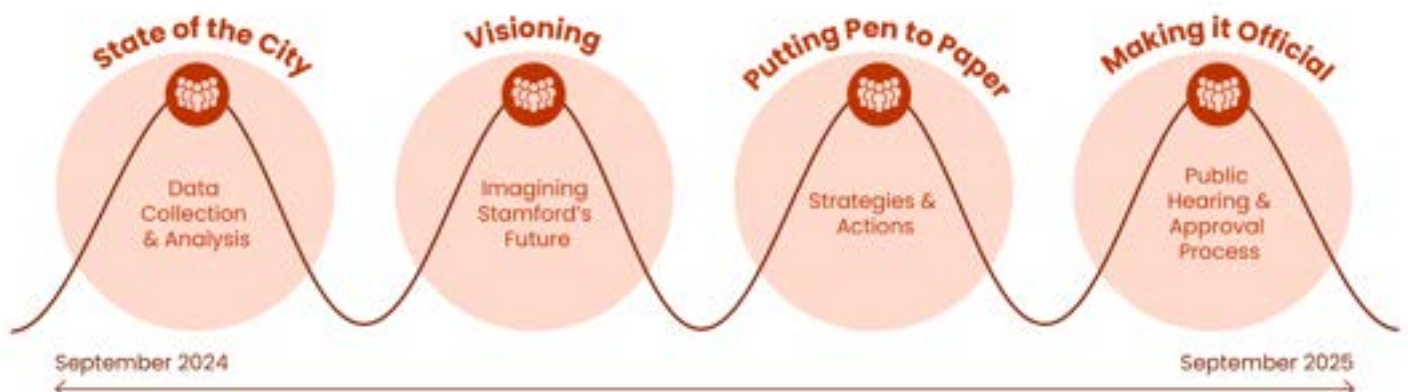
January – March 2025

In collaboration with community members and key stakeholders, the planning team developed an overarching vision for Stamford in 2035. This vision was supported by a series of goals, co-created with the community, designed to make the shared vision a reality. Visions and goals were edited and improved by community members through an open house and survey.

❸ PHASE 3: PUTTING PEN TO PAPER – STRATEGIES AND ACTIONS

March – June 2025

The planning team drafted an action-oriented comprehensive plan, incorporating data analysis, community input, and shared visions and goals into a structure of strategies and actions the City can implement over the next ten years. Drafted strategies and actions were vetted with residents through a series of five small-group, neighborhood-based action workshops.





Open House 1



Open House 2

HOW IS THE PLAN ADOPTED?

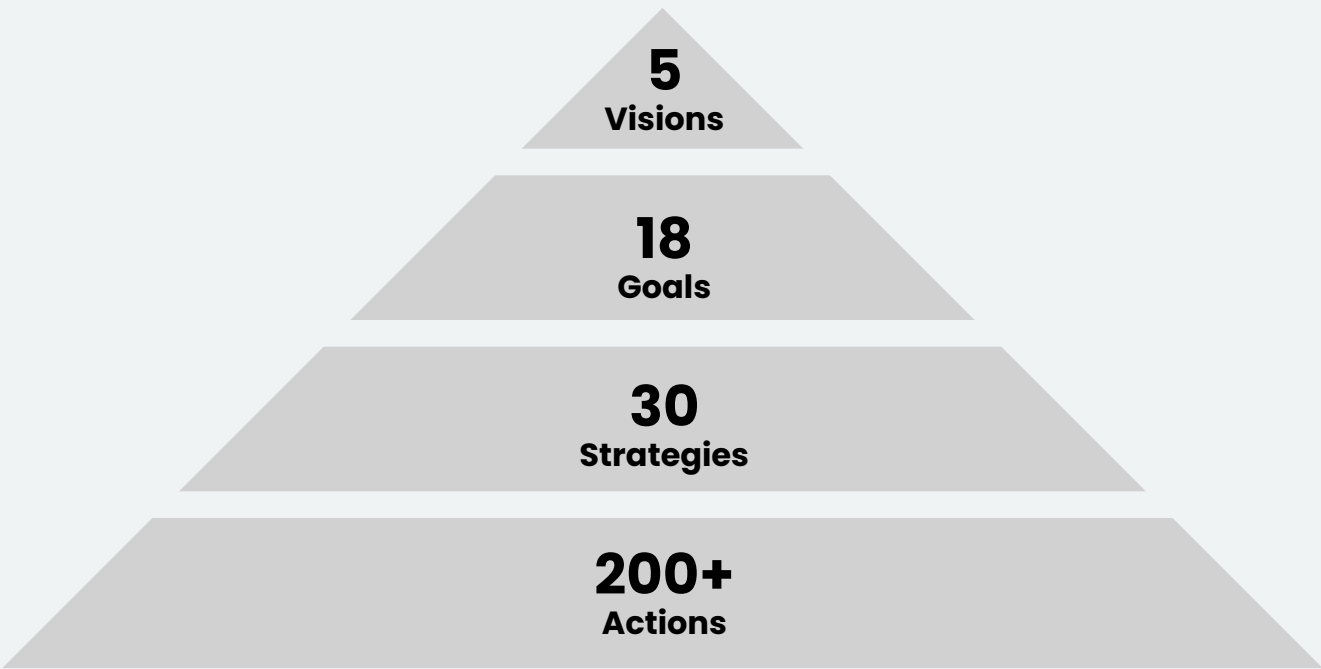
④ PHASE 4: MAKING IT OFFICIAL – PUBLIC HEARING AND APPROVAL PROCESS

July – September 2025

After validating the final draft with the community at an open house in July 2025, the process moved to a public hearing before Stamford's Planning Board and referral to other required city and regional bodies. Following any necessary revisions, the Planning Board voted to adopt the plan, setting Stamford's course for the next decade.

HOW IS THE PLAN ORGANIZED?

The plan is organized around a series of:



Developed Through A Robust Engagement Process

Stamford 2035 has been shaped by an unprecedented level of community engagement.

Over the past year, more than 25,000 individual engagements have informed the plan through a series of open houses, surveys, neighborhood workshops, student activations, pop-up events, and “boots on the ground” outreach across Stamford.

This robust process ensured that voices from every corner of the city were heard and that the plan reflects the diverse needs and ideas of our community.

ENGAGEMENT SPOTLIGHT

STAMFORD PUBLIC SCHOOLS MY CITY DAY

On April 9, 2025, all 16,000 Stamford Public Schools students participated in a half-day urban planning session, sharing their visions for Stamford in 2035. Students brought home surveys to discuss with their families, encouraging active youth and family involvement in shaping the city’s future. Special thanks to The Avon for hosting Rogers International School, which had the highest student engagement, for a fun-filled field trip.



Stamford 2035 Reach

25,000
Impressions

An **impression** measures the reach of our planning process. Each time someone attends an open house, completes a survey, engages with a social media post, or speaks with a team member at a pop-up event, it is counted as an impression.



REACH COMPARED TO 2015 MASTER PLAN

Stamford 2035 engaged **4,000%** more residents, workers, and stakeholders than the 2015 Master Plan, which had about 600 participants.

20,000
In Person
and Survey

5,000
Online and
Social Media

Engagement by the Numbers

STAMFORD 2035 EVENTS



3
Open
Houses



5
Neighborhood
Workshops



4
Surveys



2
Youth
Workshops



4
Steering
Committee
Meetings



4
Technical
Advisory
Committee
Meetings

BOOTS ON THE GROUND

The engagement process took a proactive, boots-on-the-ground approach—meeting Stamford residents where they live, work, and gather. Whether at local businesses, community events, neighborhood centers, or schools, we brought the planning process directly to the community. This approach broadened public awareness and participation by removing barriers and making it easier for residents to get involved, without the need to travel to a separate event.

20
Pop Ups

Veteran’s Day Parade, West Side Park Clean-Up, Stamford Senior Center + more!

1,000
Fliers Distributed

Grocery Stores, Bodegas, Government Center + more!

Guided By Technical Experts And Neighborhood Ambassadors

The Stamford 2035 Comprehensive Plan has been guided by two dedicated committees that ensure the planning process is both strategic and grounded in Stamford:

Steering Committee

The Steering Committee served as the strategic advisory “sounding board” for the planning process. Composed of key members from the City of Stamford’s Boards and leadership, the committee met quarterly to review project content, align on direction, and guide community and stakeholder engagement efforts.

Technical Advisory Committee (TAC)

The Technical Advisory Committee was the project’s “brain trust,” bringing together technical experts and community members as neighborhood ambassadors. Operating bimonthly, the TAC reviewed content, provided both technical and lived experience expertise across the plan’s focus areas, and acted as a vital link between the planning team and the broader community. TAC members were responsible for sharing information and recruiting participation to ensure the planning process remains inclusive and representative.

Together, these committees have played a critical role in shaping Stamford 2035, ensuring that the plan is visionary, actionable, and truly reflective of the community’s needs and ambitions.



The Stamford 2035 Technical Advisory Committee met four times throughout the process to workshop planning components.

Stamford's Planning Past

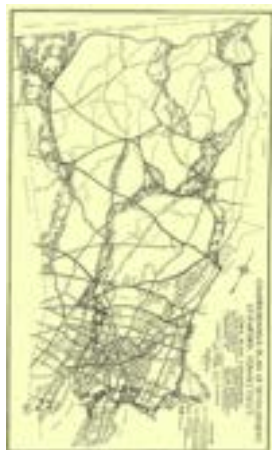
Stamford 2035 is a natural extension of the City's century-long planning tradition, building on the lessons and priorities established in previous decades.

While the 2035 Plan may look different in appearance, its core principles remain consistent with Stamford's historic focus. Since 1929, the City

has emphasized developing a robust transportation network and prioritizing recreation and culture—values that are still central today. The vision for walkable neighborhood centers, first articulated in the 1970s and 1980s and reinforced by the 2002 and 2015 plans, continues to be a major tenet of this plan. Stamford 2035 builds on the City's prior planning legacy, adapting to new challenges and incorporating contemporary best practices in urban planning, while reaffirming the City's enduring commitment to thoughtful, incremental progress.



1929
Swan Plan



1977 & 1984
Master Plan



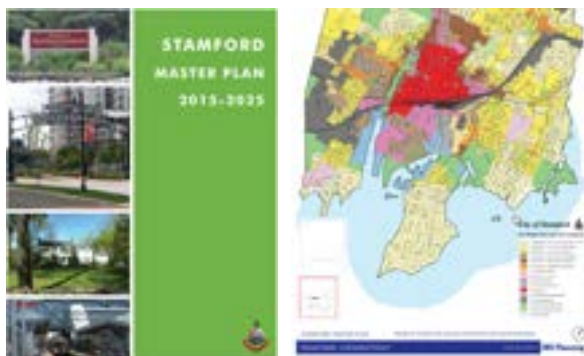


The 2002 Master Plan marked a turning point for Stamford, addressing challenges like affordable housing shortages, traffic congestion, and development pressures on open space and neighborhoods. Developed over two years with broad public engagement, it provided clear direction for land use, zoning, and capital investments, while also addressing economic development, urban design, transportation, and affordable housing. The plan encouraged mixed-use redevelopment downtown, supported the Mill River Greenway, and promoted transit-oriented development near the Stamford Transit Center.

This framework led to a decade of revitalization, including new housing, adaptive reuse of historic buildings, and expanded open space networks.

2002 Master Plan

2015 Master Plan



Building on the momentum of the previous plan, the 2015 Master Plan reaffirmed Stamford's vision to create a livable built, economic, social, and political environment. It emphasized focusing the highest-intensity development and redevelopment in the Downtown - Stamford's economic engine and regional transportation hub - while encouraging moderate growth in adjacent areas and preserving the look & feel of established neighborhoods.

The 2015 Plan also addressed other priorities, such as sustainability, demographic changes, mobility, and housing affordability, setting the stage for the city's next decade of planning.

Stamford Today

A City of Dynamism

Stamford is the second largest city in Connecticut behind Bridgeport and New Haven. It sits within the Western Connecticut Planning Region.

Only 45 minutes from Manhattan, Stamford is a vital part of a dynamic metropolitan economy and is the largest financial district in the region outside New York City. At the same time, Stamford maintains a close relationship with neighboring towns such as Greenwich, Darien, and New Canaan, characterized by shared amenities, commuting patterns, and a blend of urban and suburban lifestyles.

Thanks to its strategic location, strong economy, and attractive quality of life, Stamford has seen significant growth. Between 2015 and 2023, Stamford’s population grew by 8%, faster than the New York City metropolitan area (2%), the state of Connecticut (1%), and the United States (4%).



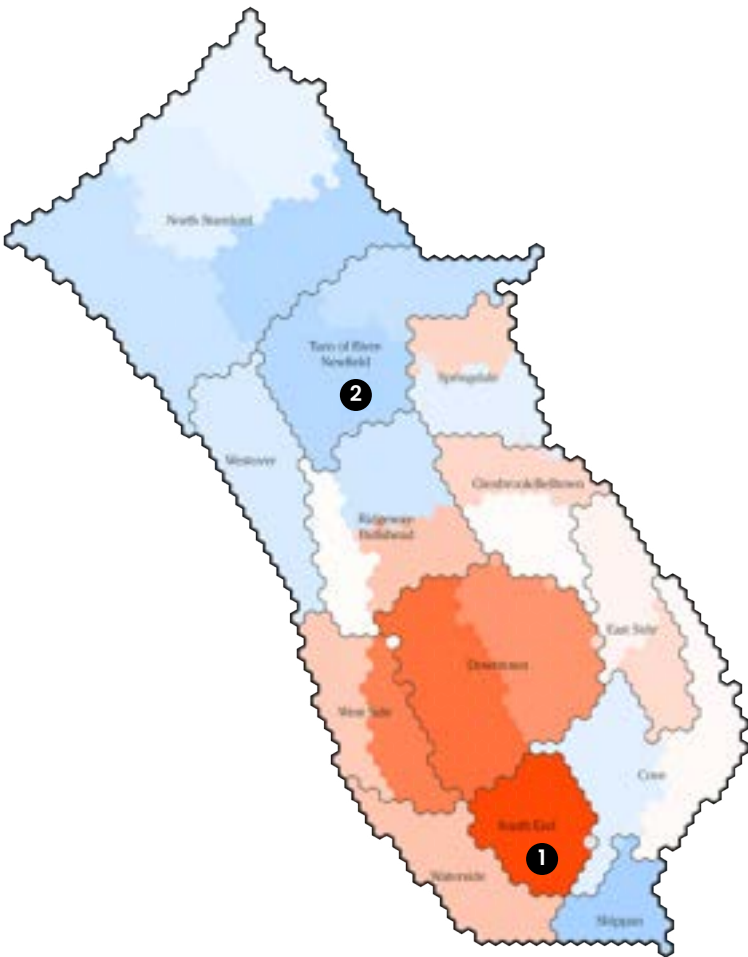
Downtown Stamford

STAMFORD AT A GLANCE

136,000	38	\$99,791	38	53%	2nd
Population in 2023	Area in Square Miles	Median HH Income	Median Age	Renters	Largest City in CT

A City of Contrasts

A diverse range of urban conditions exist within Stamford’s boundaries. In the Downtown and South End, vibrant mixed-use high-rises define the skyline, while in northern portions of city, in neighborhoods like North Stamford and Westover, single family homes on large lots predominate. This contrast of urban vs. suburban characteristics is reflected in the map of population growth and density, and is similarly visible in other social and economic indicators across the city.



CHANGE IN POPULATION, 2018-2022

Source: ACS 2022, Each hex represents 150 residents



Rapid and Concentrated Growth

Stamford’s population growth is experienced differently in different parts of the city. Though the population grew by 5% between 2018-2022, the bulk of that growth occurred in just 4 neighborhoods: South End, Downtown, West Side, and Waterside.

While some population growth can be attributed to new housing availability, growth in moderately-developing neighborhoods like West Side and Waterside is more likely due to low housing costs relative to other neighborhoods. Many other neighborhoods, mostly in the north of the city, actually lost population.

The contrasting population changes across Stamford’s neighborhoods results in challenges and opportunities that are unique to each area.

1 AREAS OF POPULATION GROWTH

Growth is concentrated in Downtown, South End, West Side, and Waterside.

2 AREAS OF POPULATION DECLINE

Neighborhoods like North Stamford and Shippan are losing residents, likely due to smaller household sizes and aging populations.

Sustainability Today

Stamford is actively investing in its built, natural, and social environments to secure a forward-looking future, as seen through recent achievements such as Sustainable CT Bronze certification, the publication of its Climate Action Plan, and ongoing Coastal Resiliency Plan. Building on this momentum, the city can further amplify efforts in key areas to enhance preparedness and resilience.



Cove Island Park

Natural Assets

The city is home to nearly 4,000 acres of parks, land trusts, and open spaces, which together account for 12% of Stamford's total area. This extensive network of green spaces is a major asset, offering recreational opportunities, supporting local biodiversity, and providing natural buffers that help mitigate the impacts of climate change. However, access to and connectivity between these areas remain limited, both for residents seeking recreation and for wildlife that depend on continuous habitats. By improving pathways and linkages between parks and open spaces, Stamford can enhance quality of life, promote public health, and strengthen the city's ecological resilience.

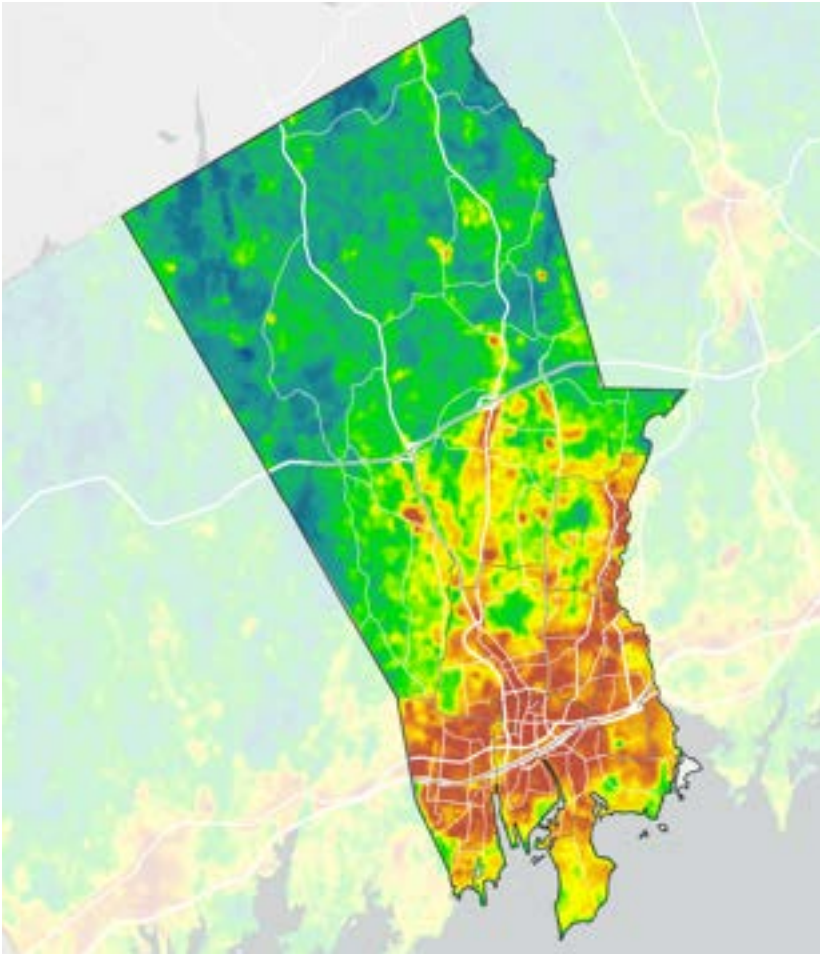
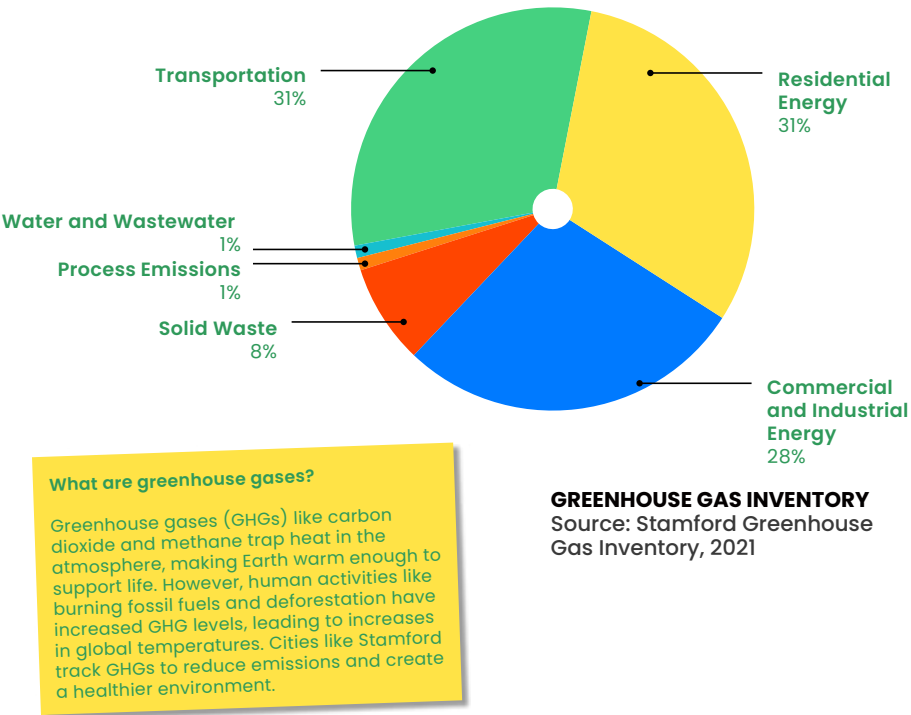


Mianus River State Park

Challenges and Opportunities

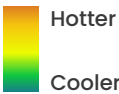
Despite these strengths, Stamford faces several pressing challenges:

The city’s **greenhouse gas emissions** currently stand at 7.81 metric tons of CO² per capita, which is slightly above the regional average for Southwestern Connecticut. Transportation, shaped by car-dependent land use patterns, accounts for 31% of total emissions, while fossil fuel use in residential, commercial, and industrial buildings contributes 59%. Thanks to the City’s Greenhouse Gas Inventory, these figures point to an opportunity for the City to accelerate the adoption of clean energy and expand sustainable transportation options, which would not only reduce emissions but also foster economic growth.



Urban heat remains a significant concern in Stamford, especially in neighborhoods dominated by impervious surfaces. In these areas, summer temperatures can be up to 20°F higher than in other parts of the city, largely due to limited tree canopy and the abundance of hardscapes. This intensifies health and comfort challenges, particularly for communities with higher social vulnerability, and highlights important environmental justice issues. By expanding urban forestry and accelerating continued investments in green infrastructure, Stamford has the opportunity to reduce heat, advance equity, and foster more comfortable, livable neighborhoods for all residents.

HOW DO SUMMER LAND SURFACE TEMPERATURES DIFFER ACROSS THE CITY?

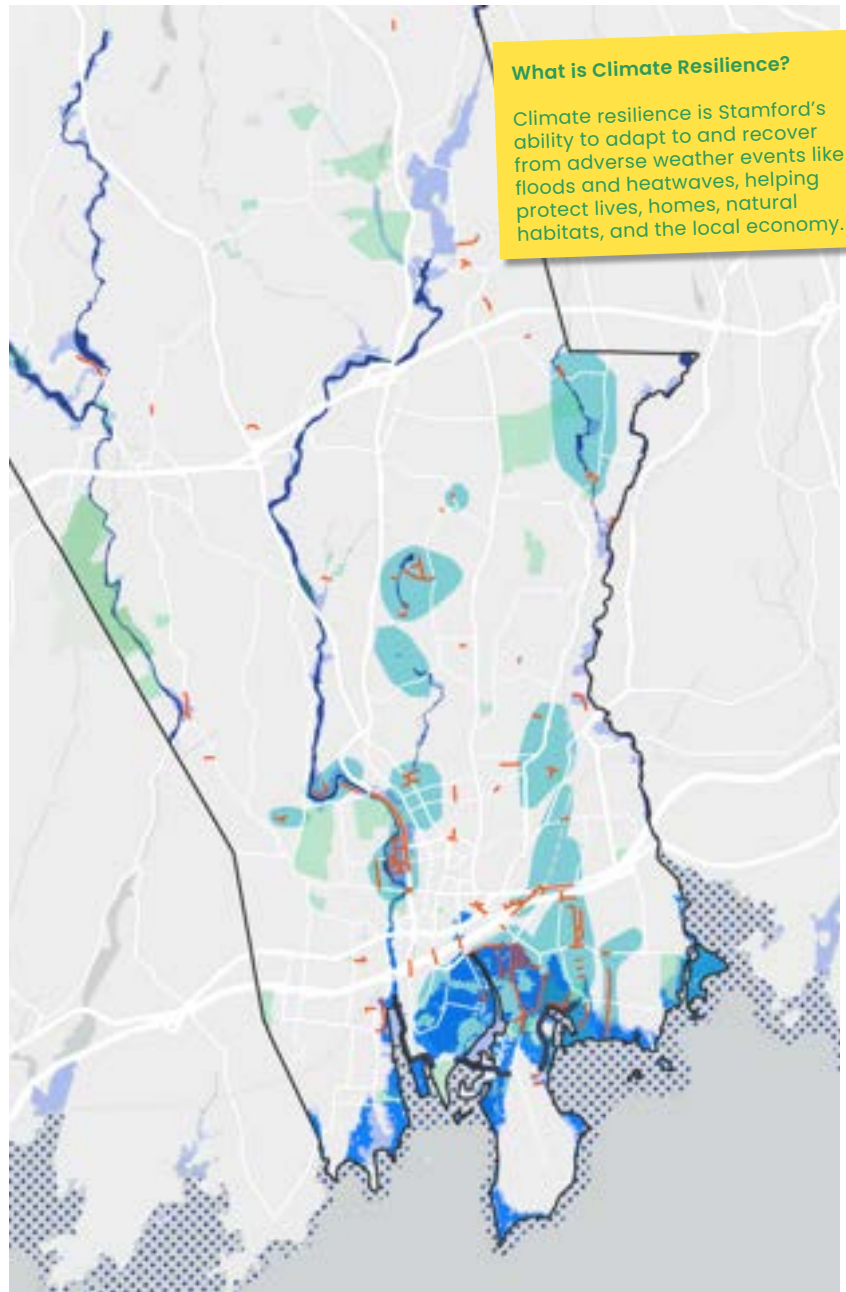


Source: Google Earth Engine
Derived From LANDSAT 8
Satellite Data

Stamford is also increasingly exposed to **extreme weather and sea level rise**. Approximately 75% of city-owned properties are located within one-eighth of a mile of flood-prone areas, placing critical civic assets at risk. The city faces mounting threats from extreme precipitation, sea level rise, and extreme heat. Based on the latest sea level rise projections, the city anticipates 40" of sea level rise by 2100. Proactive adaptation and infrastructure investments, like the City's prioritization of nature-based stormwater management through green infrastructure like bioswales, will be essential to safeguard vital services and protect public health.

WHERE IS FLOODING MOST COMMON IN STAMFORD?

- Road Flooding Spots
- Flood Complaint Spots
- 6ft Sea Level Rise (40" or ~3ft Projected by 2100)
- 1% Chance of Annual Flood
- Floodway
- Coastal Flood Zone
- Hurricane Surge Inundation
- Park
- Hurricane Barrier



What is Climate Resilience?

Climate resilience is Stamford's ability to adapt to and recover from adverse weather events like floods and heatwaves, helping protect lives, homes, natural habitats, and the local economy.

Source: FEMA, NOAA, CT DEEP, City of Stamford



SYNCING PLANS

Coastal Flood Resiliency Plan



Launched in 2023 and scheduled for completion in 2026, the Coastal Flood Resiliency Plan is a city-led initiative designed to protect Stamford's shoreline neighborhoods and critical infrastructure from the increasing threats of sea level rise, storm surge, and extreme rainfall.

Through detailed risk assessments, community engagement, and collaboration with state and federal partners, the plan identifies specific areas most at risk and recommends targeted, cost-effective strategies—such as nature-based solutions and improved stormwater management—to reduce future flood impacts. By prioritizing both immediate and long-term actions, the plan aims to ensure a safer, more resilient waterfront for current and future generations.

Waste management presents another area of recent fluctuation. Since the pandemic, solid waste generation has risen by 10% year-over-year, placing additional strain on the city’s waste management systems. Expanding recycling and composting programs like the growing Stamford Food Waste Program, promoting waste reduction initiatives, and investing in modern infrastructure will be key to managing this growing demand sustainably.

Finally, Stamford must coordinate with regional utilities to mitigate projected increases in **electricity demand**. In Southwestern Connecticut, electricity use is projected to rise by up to 2,000% over the next decade according to ISO New England. This anticipated growth, combined with climate-related stresses, highlights the need to advocate for the modernization and strengthening of the electric grid to enhance its flexibility and resilience and support the transition to renewable energy sources.



Recycling Facility

**173%
Growth in Compost
Collection, 2021–2025**

Municipal solid waste (MSW) costs the City ~ \$93 per ton, amounting to almost \$8 million every year. To offset this cost, the City launched a Food Scrap Recycling and Composting program in 2021. Now in its third year, the program has grown by 173% and helps the City minimize MSW outputs by 125,000 pounds or 63 tons annually.



WHAT YOU TOLD US

Community Priorities

- 1. Control Flooding with Green Infrastructure
- 2. Increase and Maintain Open Space
- 3. Prioritize Trees and Shading
- 4. Improve Air and Water Quality



LOOKING AHEAD

Stamford is planning for a resilient future.

With the Climate Action Plan and Coastal Flood Resiliency Plan underway, the city is taking proactive steps to address climate risks and strengthen its defenses against flooding and extreme heat. These ongoing planning efforts are setting the stage for targeted investments and policies that will help Stamford adapt to changing conditions while safeguarding public health and infrastructure. Looking ahead, expanding green infrastructure, boosting clean energy adoption, and improving park connectivity will be central to lowering emissions and protecting the city’s most vulnerable neighborhoods.

Mobility Today

Stamford is in the midst of a transformative era for mobility, marked by new investments and innovative initiatives that are reshaping how people move throughout the city. With a focus on safety, accessibility, and equity, Stamford is laying the groundwork for a modern, multi-modal transportation system that serves the needs of all residents.



Stamford Transportation Center and I-95

Mobility Assets

Stamford is home to Connecticut's busiest rail station, the Stamford Transportation Center, which served five million riders in 2023 and connects the city to Metro-North, Amtrak, and both local and intercity bus lines. This hub is currently undergoing a state-led redevelopment, further cementing Stamford's role as a critical regional gateway.

Recent years have seen the launch of the Vision Zero Action Plan, a bold commitment to eliminate roadway fatalities by 2032. Adopted by the Planning Board in April 2025, this plan proposes both quick-build and long-term capital projects to make the city's most dangerous streets and intersections safer for everyone. Meanwhile, the StamForward



Pulaski St Roundabout

micromobility initiative is expanding options for short trips, and the Lower Summer Street “Complete Streets” project is reimagining public space for all users. At the regional level, the I-95 Planning and Environmental Linkages (PEL) study is targeting mobility equity, while state-led redevelopment of the Stamford Transportation Center is cementing Stamford’s role as a major transit hub.



CT Transit operates Stamford’s bus service.



Micromobility service StamFORWARD has seen high demand since its launch in early 2025.

Challenges and Opportunities

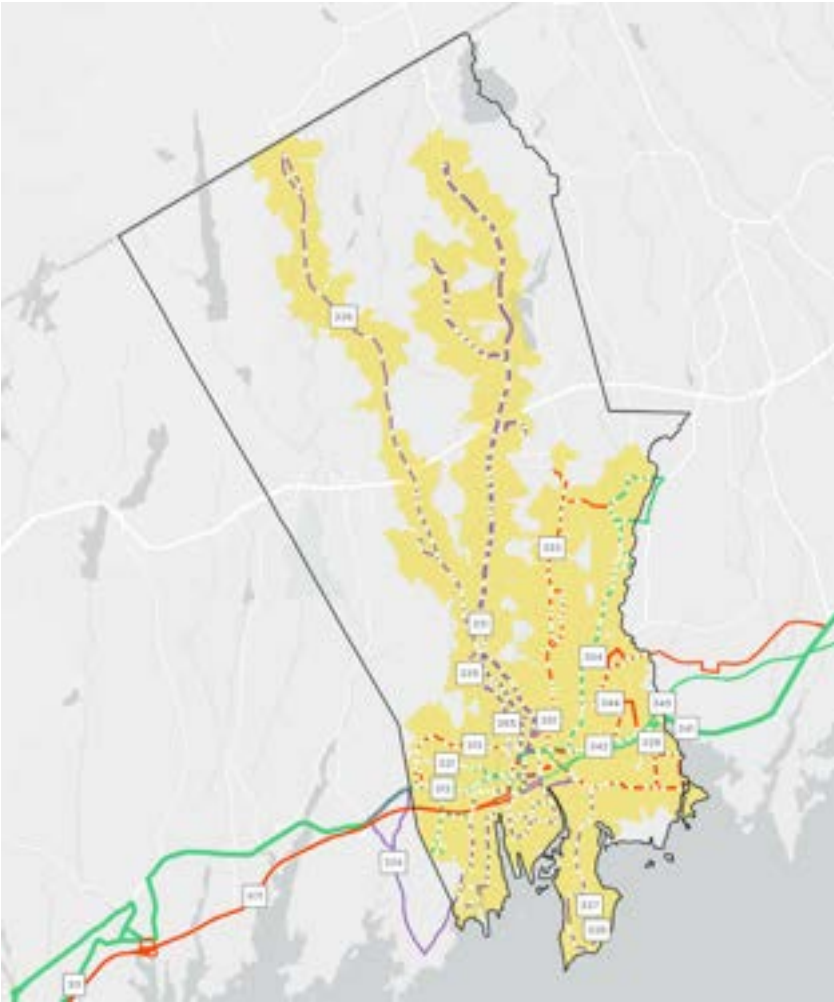
While Stamford’s mobility assets provide a strong foundation, several challenges remain that present clear opportunities for action.

Nearly three-quarters of Stamford residents live within a ten-minute walk of a bus route, yet the city’s **bus system**, run by the state, is underutilized. Many residents cite unreliable service, infrequent buses, and confusing navigation as barriers to regular use. Bridging the gap between the right routes, better access, and usability will require improved coordination with the Connecticut Department of Transportation and more robust outreach and marketing for alternatives like StamForward.

BUS ROUTE SERVICE LEVEL

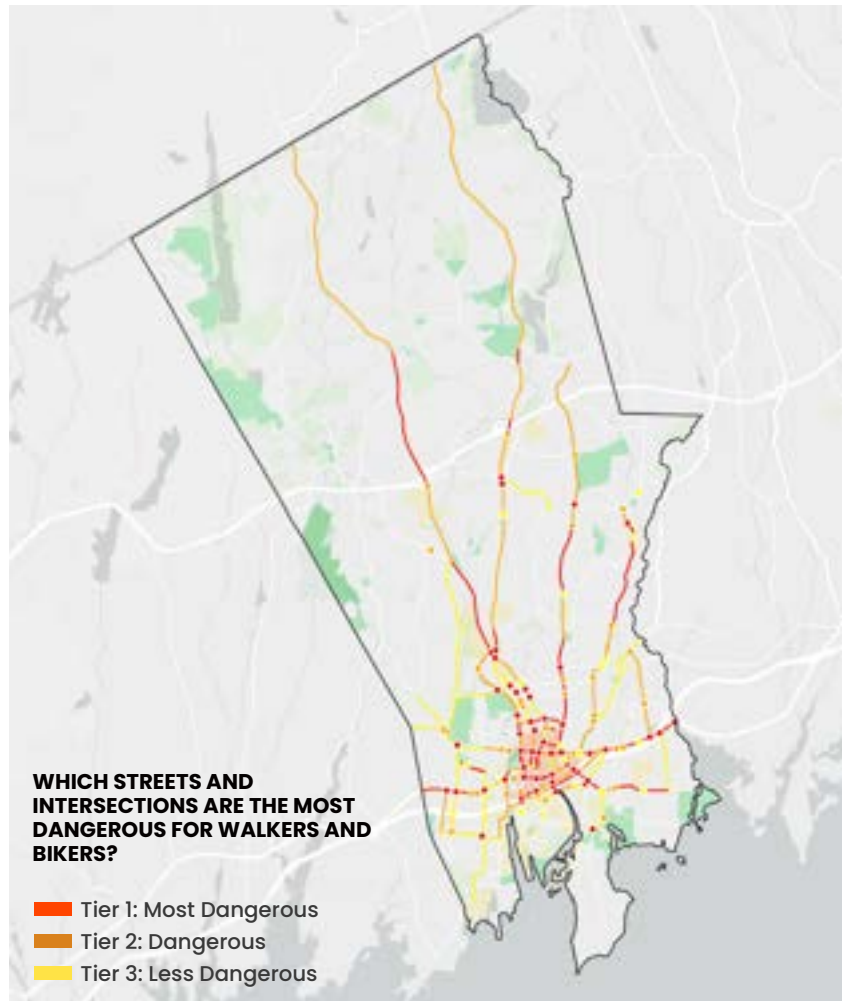
Service frequency does not always match ridership, with some routes over or underserved by CTTransit based on current ridership and service, measured in average number of buses per hour.

- 10-minute walkshed from bus stop
- Good Service
- Over-Served
- Under-Served



Mobility equity and safety are persistent concerns. Pedestrians (10x) and cyclists (4x) face a significantly higher risk of serious or fatal crashes compared to other road users. Residents often point to crosswalks, intersections, and poor sidewalk conditions as major barriers to safe and convenient travel, particularly in neighborhoods with higher social vulnerability and along key corridors. For example, 41% of severe and fatal crashes on just 3% of intersections and 4% of roadway miles. The city's ongoing citywide sidewalk audit offers a timely opportunity to address these issues systematically and enhance walkability across Stamford.

Urban design and land use patterns further complicate mobility in Stamford. Disconnected neighborhoods, fragmented bike and pedestrian infrastructure, and a lack of East-West travel corridors make it difficult for many residents—particularly those outside downtown—to access jobs, shops, and essential services. Stamford 2035 offers a chance to tackle these barriers head-on by setting ambitious goals to improve neighborhood connectivity and foster a more integrated transportation network. The city's Transportation, Traffic, and



50% Sidewalk Coverage

Although only 50% of roadsides are outfitted with sidewalks, Stamford is actively expanding sidewalk infrastructure through multiple initiatives. Mayor Caroline Simmons' "Pave Stamford" program focuses on sidewalk restoration, prioritizing areas around public schools. Recent projects include new concrete walkways in the Standish neighborhood and a \$1 million Long Ridge Road sidewalk construction project to enhance pedestrian safety. The Department of Transportation, Traffic, and Parking currently undertaking a sidewalk inventory and conditions assessment to determine where future build-outs and repairs will be most beneficial.



High Ridge Center

● SUBURBAN LAND USE PATTERNS INHIBIT WALKABILITY

The High Ridge Center is an emerging neighborhood center, but suburban-style development challenges the pedestrian experience.

16% Decrease in Annual Average Daily Traffic Citywide, 2018–2023

Although the Stamford urban area is often congested, average ADT traffic volumes have decreased by 16% over the period of 2018–2023 based on Connecticut Department of Transportation's traffic monitoring data.

Parking Department is leading a comprehensive effort to **rebalance Stamford's streets**, prioritizing bicycle and pedestrian mobility, transit use, accessibility, and overall neighborhood vitality. The overarching goal is to reduce congestion and improve quality of life for all residents by creating streets that serve everyone, not just drivers. While this vision is broad and inclusive, implementation challenges remain, including persistent connectivity gaps—especially for East-West travel—cultural resistance to non-car modes of transportation, and funding constraints.



Vision Zero Engagement Process

● BE A VISION ZERO HERO

The City of Stamford and Planning Board adopted the Vision Zero Master Plan in April 2025 after months of community engagement.

**7%
Roads with
Bike Lanes**

Despite recent improvements, Stamford's bike network lacks necessary connections to improve ridership.



WHAT YOU TOLD US

**Community
Priorities**

1. Improve Pedestrian Safety and Walkability
2. Prioritize Calming Traffic and Congestion
3. Design for Accessibility
4. Extend Bike and Shared Mobility Networks
5. Improve the Transit System



LOOKING AHEAD

**Despite these challenges,
Stamford is well-positioned
to make significant progress
over the next ten years.**

The city's three Metro-North stations offer prime opportunities for transit-oriented development, with state grant programs available to support new housing, retail, and services within a 15-minute walk of these access points. Stamford's wide streets present untapped potential for expanding a protected bike network, and the ongoing Transit Center renovation could serve as a catalyst for broader public realm redesign—making streets safer, more accessible, and more inviting for all. By strengthening governance, improving communications with state partners, and investing in both infrastructure and public engagement, Stamford can create a truly multi-modal city where mobility is safe, equitable, and convenient for everyone.

Infrastructure Today

Stamford's city-owned infrastructure forms the backbone of daily life, encompassing a broad range of publicly maintained systems and facilities—from roads and bridges to schools, police and fire stations, and beyond.

While the city manages much of this critical infrastructure, the State of Connecticut retains ownership of several key corridors, including major roads like Long Ridge Road and High Ridge Road, as well as the Stamford Transportation Center, a vital regional transit hub.



Stamford Transportation Center and I-95



Metro North Rail Corridor



Government Center

Infrastructure Supply and Demand

Stamford's infrastructure includes a robust system of public buildings, transportation corridors, and utilities that support residents and businesses alike. Stamford's infrastructure includes a robust system of roads, bridges, public buildings, and utilities that support residents and businesses alike. By systematically tracking the condition of these assets – like Mayor Simmons running list of roads to pave – and monitoring supply and demand, the city can ensure that its infrastructure remains capable of accommodating future population growth and evolving community needs.



State of Water

The city's water system, managed by Aquarion, is projected to maintain a 15% surplus for the next 50 to 60 years, even as efficiency improvements have led to an 18% reduction in water demand over the past five years.



State of Wastewater

Stamford's wastewater treatment plant processes between 15 and 16 million gallons daily, well below its 24-million-gallon capacity, and can serve both Stamford and neighboring Darien.



State of Stormwater Management

Stamford is actively updating its infrastructure governance to keep pace with population growth, evolving consumption patterns, and the realities of a changing climate. The city is taking a proactive approach to stormwater management, blending regulatory action, green infrastructure, and long-term planning to address flooding risks and build climate resilience through the Stormwater Management Plan. This work is particularly urgent given the vulnerability of nearly \$1 billion in city-owned properties to inland and coastal flooding, hurricane surges, and sea-level rise.



State of Open Space

Stamford also boasts over 1,000 square feet of open space per resident, surpassing national recommendations and supporting community well-being.



State of School and Public Safety Facilities Planning

Long-term facilities planning is also informed by demographic trends, such as the projected decline in school enrollment by about 500 students by 2031-32 due to demographic shifts. This shift will influence future investments in educational infrastructure and help ensure that resources are allocated efficiently.



State of Waste Management

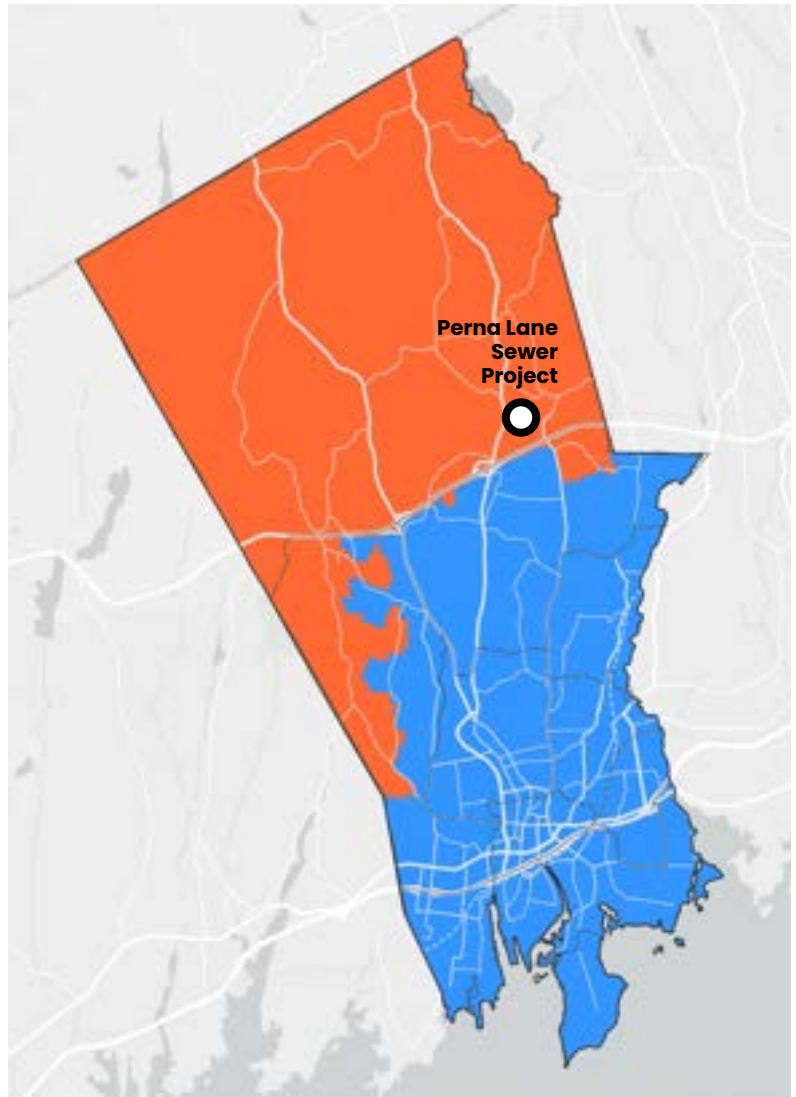
Since the pandemic, the city's trash output has grown by 10% annually—a rate ten times higher than before—placing additional strain on collection and processing operations. Projections indicate that municipal solid waste could increase by more than 100,000 tons by 2035, underscoring the need for expanded capacity, fleet upgrades, and staffing increases.

Challenges and Opportunities

Stamford's infrastructure faces challenges that also present opportunities for meaningful action.

Years of **underfunding** have left many city-owned buildings, schools, and public facilities in need of repair and modernization. Deferred maintenance is now a central concern as Stamford works to ensure its infrastructure continues to meet the needs of a growing and evolving population. The city is responding by prioritizing energy efficiency, electrification, and the integration of smart systems across public facilities, including the installation of electric vehicle charging stations and heat pumps.

Equitable access to infrastructure remains a priority. While Stamford's overall open space provision is high, neighborhoods such as Springdale, West Side, Downtown, East Side, and Glenbrook-Belltown fall below national benchmarks for access to parks and green spaces. In North Stamford, where open space is plentiful, residents have limited access to public utilities like sewer, water, and trash collection, despite contributing to the city's tax base. Addressing these disparities is essential to ensuring that all residents benefit from Stamford's investments in infrastructure.



SEWER SERVICE

Source: City of Stamford

■ Access to Public Sewer
■ No Access to Public Sewer

4:33 Average Emergency Response Time in Minutes

Stamford's emergency response times for Law (2:53), Fire (4:33), and EMS (5:54) are considerably faster than benchmarks for urban areas, but response times vary widely across neighborhoods. In North Stamford, the average response time for EMS is 9:50, almost 4 minutes slower than the standard for similar cities.

70% Sewer Coverage

While the majority of Stamford is connected via a connected sewer system, Westover and North Stamford are not serviced by the city.

Stamford is actively expanding its sewer infrastructure, with plans underway to provide city sewers to the Perna Lane neighborhood to address failing septic systems and public health concerns. The Water Pollution Control Authority (WPCA) is moving forward with Phase 1 of the Perna Lane area sanitary sewer project, estimated at \$8.1 million, which will service properties with failing tanks and small lot sizes, demonstrating the city's commitment to improving wastewater management.

Stamford can also address its **government coordination** to improve infrastructure services. Historic underfunding, a complex approvals process, and barriers to internal coordination have slowed progress on key projects. City staff often rely on external consultants, which can complicate efforts to adapt to changing consumption patterns, climate trends, and emergency planning needs. For example, emergency response times in North Stamford regularly exceed recommended thresholds, raising concerns about access to public safety in areas further from the city center.

\$61,652,500
Capital Budget,
2025–26

Every year, Stamford undergoes a capital budgeting process ahead of the fiscal year start on July 1st. This year, the budget was 48% lower than departmental requests (\$118, 015, 144) as dictated by the city’s safe debt limit.

This year, 69% of the city’s capital budget is sourced from bonds, with the rest from a mix of state grants (10%), reserve funds (3%), capital non-recurring sources (18%), and private contributions (.03%).



Stamford residents want to see more nature-based infrastructure like bioswales.



WHAT YOU TOLD US

**Community
Priorities**

1. Prioritize Maintenance
2. Plan for Growth
3. Integrate Nature-Based Infrastructure



LOOKING AHEAD

**Stamford’s infrastructure
stands at a crossroads.**

While the city is making strides in sustainability, clean energy, and climate resilience, persistent challenges in funding, coordination, and equitable access must be addressed to ensure a robust, future-ready infrastructure system. The path forward will require ongoing investment, innovative planning, and a renewed focus on closing the gaps that undermine efficiency, resilience, and quality of life for all residents.

Community Wellbeing Today

Stamford's community wellbeing is shaped by a rapidly evolving social landscape, marked by shifting demographics, growing diversity, and a commitment to equity and inclusion. As the city looks to the future, understanding and addressing these changes is essential to building a resilient, connected, and thriving community.



STEM SQUAD

Community Assets

Stamford stands out as one of Connecticut's most diverse cities, with no single racial or ethnic group comprising a majority of the population. As of 2025, the city's residents are 49% White, 20% Black or African American, 7% Asian, 11% other races, and 12% multiracial. Nearly one-third of Stamford's population is foreign-born, with vibrant communities from Guatemala, India, and Haiti contributing to the city's cultural and economic vitality. Hispanic or Latino residents now make up 28% of the population.

The city is also experiencing a significant demographic shift as its population ages; since 2018, the number of residents aged 65 and older has increased by 43%, and seniors now account for one in four residents. The city supports active senior communities and a network of civic organizations, helping to foster engagement and social connection across age groups.

Stamford Community: Fast Facts



1 in 2
Adults (25+) with Bachelor's Degree



99%
Broadband Access

45%
Speak Language Other Than English at Home

Spanish is the most prevalent language spoken other than English, followed by Haitian Creole and Ukrainian.

37.6
Median Age

Stamford's age distribution shows that 19% of the population is under 18 years, 66% was between 18 and 64 years (working-age population), and 15% is 65 years and older.



15%
Seniors (65+)



1 in 10
Below Poverty Level



1 in 5
Adults with Self-Identified Disability



1 in 10
Adults with Food Insecurity

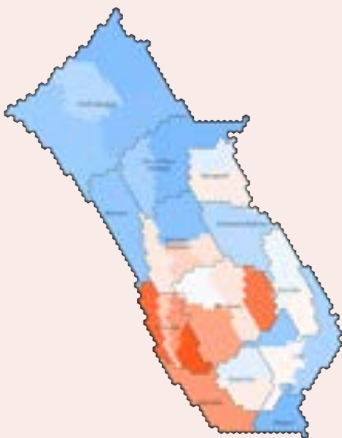


Downtown Stamford

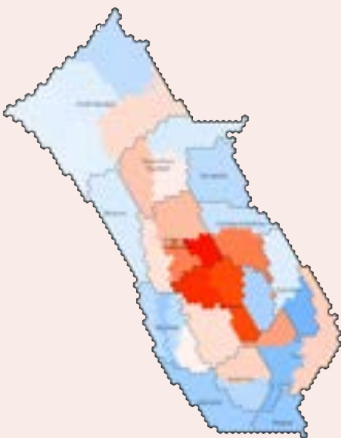
DISTRIBUTION OF POPULATION BY RACE OR ETHNICITY



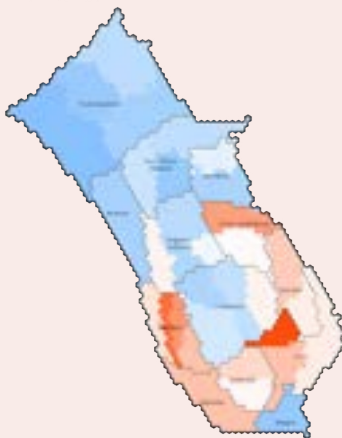
WHITE



BLACK

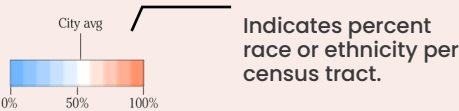


ASIAN



HISPANIC

Source: ACS 5-Year Estimates, 2022



Challenges and Opportunities

While Stamford's diversity is a defining strength, it also brings challenges that present clear opportunities for action.

Many neighborhoods remain separated along lines of race, ethnicity, and income, with physical infrastructure such as highways, rail lines, and industrial corridors—particularly I-95—creating barriers that limit mobility and community cohesion. These divisions can expose residents, especially in minority and lower-income neighborhoods, to environmental stressors like air and noise pollution.

Socioeconomic disparities are also evident. White and Asian households in Stamford have average incomes of \$125,000, nearly double that of Black and Hispanic households, which average \$65,000. Educational attainment follows a similar pattern, with 61% of White and 76% of Asian residents holding a bachelor's degree, compared to 27% of Hispanic and 34% of Black residents. Nearly one in five residents reports limited English proficiency, and one in five identifies as having a physical or mental disability. Many in these groups face barriers to accessing resources, services, and opportunities for full participation in community life.

The city's rapidly **growing senior population** faces mounting pressures as well. Rising housing costs and social isolation are common concerns, highlighting the need for expanded support and accessible services to help older adults remain active and engaged in the community.

Stamford is taking proactive steps to address these challenges and **foster a more inclusive community**. The city's appointment of a Director of Diversity, Equity, and Inclusion in 2022 signals a strong commitment to embedding equity into municipal decision-making and operations. The Stamford ADA Advisory Council, comprising citizens and government representatives, is working to improve accessibility and ensure that public and private amenities are usable for people of all abilities. Expanding services for seniors, investing in language access, and supporting neighborhood-level initiatives to bridge divides are all areas where targeted action can promote greater community wellbeing.



Advisory Council on Aging



ADA Advisory Council

COMMUNITY-INFORMED ADVISORY

Advisory councils like the Advisory Council on Aging and the ADA Advisory Council help the city craft policy that amplify lifestyle-specific needs.

Housing Today

High quality of life and economic opportunities have attracted more residents to Stamford, requiring continued and innovative housing solutions. Stamford’s population has grown since 2019, particularly among young adults and older residents, signaling that the city has become both a destination for a younger workforce and a place where longtime residents choose to age in place.



Glenbrook

6,500

Net Population Growth,
2019–2023

**Stamford Residents
By Age, 2023**

19 and Under	28,000
20 to 34	33,700
35 to 54	35,200
55 to 74	29,700
75 and Over	9,100



Harbor Point

Housing Assets

What kinds of housing are in Stamford?

Stamford offers a diverse mix of housing types across its neighborhoods, ranging from low-density single-family homes to high-density multifamily developments. This variety supports a broad spectrum of household needs and lifestyles.

Since 2019, the city has seen a shift from a homeowner-majority to a renter-majority population, with renters now making up 53% of households. Multifamily housing is predominantly renter-occupied, while single-family homes remain largely owner-occupied. This transition reflects both the city’s growing population and the evolving preferences of residents, and it creates opportunities to expand rental housing options and diversify the city’s housing stock.

Low Density Single-Family



North Stamford
Westover
Shippan
Turn of River-Newfield

Moderate Density Single-Family



Glenbrook-Belltown
Ridgeway-Bullshead
Springdale

Moderate Density Multifamily



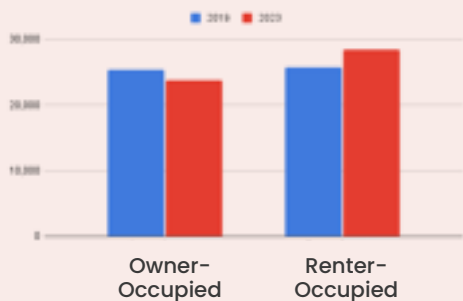
Cove
East Side
Waterside
West Side

High Density Multifamily



Downtown
South End

CHANGE IN HOUSEHOLD OCCUPANCY TYPE (2019-2023)



53%
Renter-Occupied Housing

WESTERN CONNECTICUT PERCENT CHANGE IN POPULATION AND HOUSING UNITS BY TOWN (2019-2023)



Challenges and Opportunities

Since the 2022 Housing Affordability Plan, **home values in Stamford have risen significantly**, increasing equity and wealth for many homeowners. Compared to 2019, there are now 2,200 less homes priced at \$300k to \$500k and 3,000 more homes priced above \$500k. While that wealth building is a great outcome and signals strong market interest in Stamford, it has also made homeownership in the city less attainable.

The amount of affordable homeownership units for households making up to 80% of AMI has decreased from 15% to about 13.5%. Citywide incomes have not caught up with the rise in home values, and the national increase for interest rates has created difficulties for aspirational homebuyers.

For renters, affordability remains a pressing concern. The number of rent-burdened households—those spending more than 30% of their income on rent—has grown by 16% since the adoption of the City's 2022 Affordable Housing Plan. More than 15,000 rental households now face significant cost burdens, with the greatest challenges experienced by those earning under \$75,000. These affordability pressures are particularly acute for Black and Hispanic households, who, on average, have less income and spending power, creating inequitable access to living in Stamford.

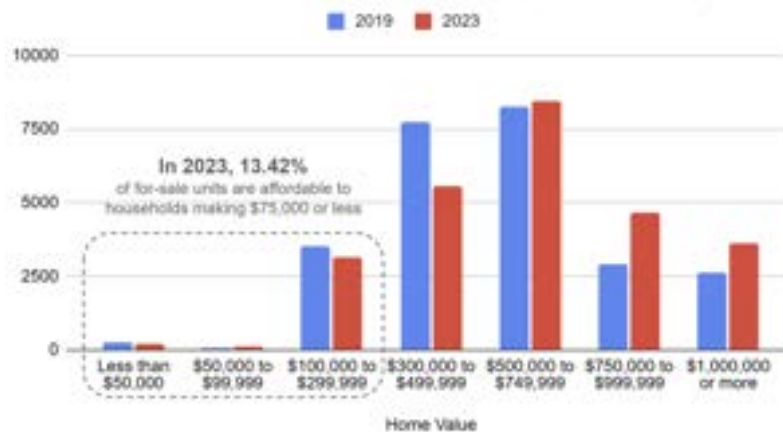
DISTRIBUTION OF HOME VALUES IN STAMFORD (2019 VS 2023)

36%

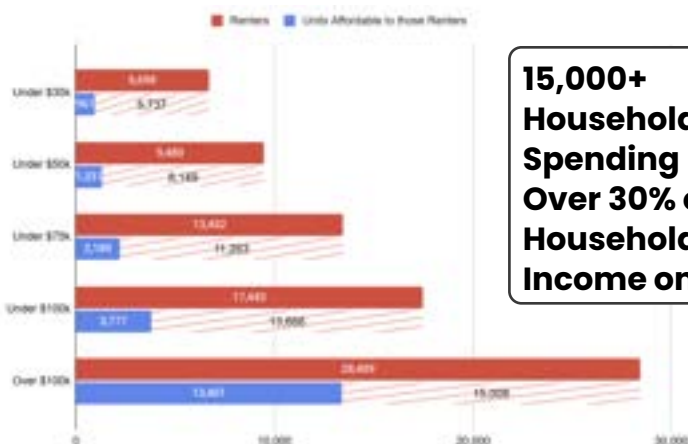
Increase In Median Home Value, 2019–2023

70%

Increase In 30-Year Fixed Mortgage Rates, 2019–2023



CUMULATIVE RENTAL HOUSING GAP BY INCOME GROUP (2023)



15,000+ Households Spending Over 30% of Household Income on Rent



WHAT YOU TOLD US

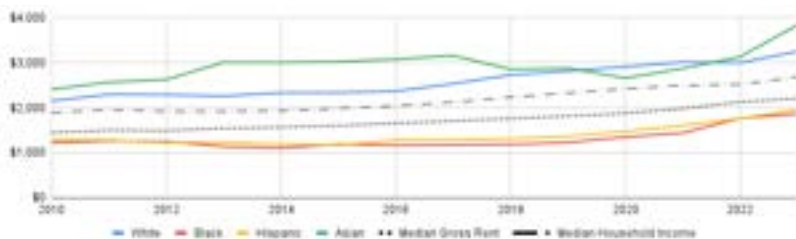
Community Priorities

1. Diversify Housing Options
2. Make Affordability a Citywide Policy
3. Make It Easier to Age In Place

Despite these challenges, Stamford has demonstrated **leadership in housing policy** through its Below Market Rate (BMR) Program. Since its inception, the BMR Program has delivered over 1,300 permanently affordable units, targeting households earning up to \$75,000. As one of the nation's largest inclusionary zoning programs, it requires at least 10% of units in new developments with 10 or more residences to be affordable at 50% of area median income, with recent enhancements expanding its impact. Fee-in-lieu payments and capital funds have further supported the creation of supportive housing, senior housing, and larger family units. A recent addition to the program also requires that each market-rate affordable unit (otherwise known as Naturally Occurring Affordable Housing, or NOAH) be replaced with 1.5 units at 65% AMI. The addition of new market-rate housing has also helped increase overall supply while making the BMR program possible, tempering rental price increases and helping to limit displacement.

Stamford's ongoing efforts to address housing affordability and diversity are creating a foundation for continued progress. Expanding the supply of "middle housing" typologies—such as duplexes, triplexes, and townhomes—can help bridge the gap for middle-income households. The city's recent success in converting underused commercial buildings into residential units demonstrates the potential of adaptive reuse to meet changing housing needs. By broadening eligibility for affordability programs and preserving existing affordable units, Stamford can better support cost-burdened renters and buyers. Continued policy innovation, including enhanced inclusionary zoning, adaptive reuse incentives, and streamlined permitting, will be essential to meeting demand while promoting balance, equity, and housing diversity.

MEDIAN GROSS RENT IN STAMFORD VS RENTS AFFORDABLE TO MEDIAN-INCOME HOUSEHOLDS



\$9 million

recently allocated to affordable housing through the Affordable Housing Trust Fund and Capital Budget allocated between 2022 to 2026.



LOOKING AHEAD

Stamford has the tools and the will to create a more affordable and livable city.

Building on its current successes in high-density, transit-oriented development, Stamford should expand overall housing supply with middle housing typologies—like duplexes, triplexes, and townhomes—and build on recent successes converting underused commercial buildings into residential units, bridging the affordability gap for middle-income households. By deepening affordability support through broadening eligibility and preserving existing affordable units, the City can better support cost-burdened renters and buyers. Paired with continued policy innovation—such as enhanced inclusionary zoning, adaptive reuse incentives, and streamlined permitting—these strategies will help Stamford meet demand while fostering balance, equity, and housing diversity.

Economy Today

Stamford stands as a leading economic center in Connecticut, distinguished by its concentration of high-value, knowledge-based industries and a dynamic business environment.

The city's robust job market and economic diversity have long made it a magnet for talent and investment, positioning Stamford as a competitive hub for finance, professional services, healthcare, and innovation-driven sectors. As Stamford looks to the future, the focus is on fostering more inclusive growth—ensuring that economic opportunities reach all residents and that the city's prosperity is broadly shared.

\$99,791

Median Household Income

vs. \$107,000 in the MSA and \$70,000 in Connecticut

The MSA is an affluent region compared to the rest of the state. However, Stamford also faces high costs of living.

SECTOR SPECIALIZATION VS. NATIONAL

Prof. Services In Stamford, **15%** of jobs are in this sector, **vs 7%** nationally

Finance **9% vs 4%**

Information **5% vs 3%**

Healthcare **16% Regional Hub**

EMPLOYMENT BY INDUSTRY

Healthcare **15,580 jobs** are located in the city

Prof. Services **12,895 jobs**

Finance **8,458 jobs**

LOCAL JOBS VS RESIDENT WORKERS

Healthcare **10,704** residents work in this sector

Prof. Services **8,523**

Finance **6,636**



Downtown Stamford

Economic Assets

The city’s economy is anchored by strong specialization in information, finance, and professional services, as reflected in high location quotients for these sectors compared to national averages. Healthcare, professional services, and finance together account for nearly 35% of Stamford’s workforce, highlighting both the city’s regional importance and its capacity for high-skill, high-wage employment. Healthcare, in particular, is the largest sector for resident employment, and continued growth in this field presents opportunities to expand into related industries such as healthcare technology, diagnostic services, and medical device manufacturing.

Stamford’s business ecosystem is both dense and adaptable. The city leads Connecticut in business concentration, with the highest density of businesses per resident in the state. This agglomeration effect not only strengthens economic resilience but also creates a positive feedback loop for public investment and local tax revenue. Between 2019 and 2021, Stamford registered more new businesses than any other city in the region, demonstrating entrepreneurial vitality and adaptability in the face of pandemic disruptions. However, while Stamford’s business base is large, its rate of new business growth lags behind other Connecticut cities, suggesting opportunities for further business attraction and support.

What kind of businesses are in Stamford?



SMALL BUSINESSES



HEALTHCARE



MANUFACTURING AND INDUSTRIAL



FINANCE AND PROFESSIONAL SERVICES

#1

Business Density in Connecticut

14 per 1,000 residents

5,578

New Business Starts, 2019-2021

vs.

Bridgeport (5,497)
New Haven (3,942)
Danbury (3,561)

Challenges and Opportunities

Despite its strengths, Stamford faces challenges that, if addressed, could unlock even greater economic value.

The city’s high-skill sectors often rely on external talent, signaling a need for enhanced workforce development programs to connect more local residents with premium career pathways. While professional services and finance remain major employers, the number of Stamford residents working in these fields has not grown as rapidly, pointing to untapped potential for local workforce advancement.

Educational attainment and digital access also shape economic opportunity. White and Asian residents have bachelor’s degree attainment rates of 70%, compared to just 30% for Hispanic and Black residents—a gap that limits access to high-wage sectors. Broadband access varies widely by neighborhood, ranging from 52% to 97%, creating barriers to remote work and digital participation for some communities.

Entrepreneurship and business ownership reflect similar disparities. Despite a majority-minority population, only 15% of Stamford’s businesses are minority-owned, the lowest among comparable cities in the region. Women-owned businesses represent just 16% of the total, trailing neighboring cities as well. These gaps highlight the need for targeted support to foster entrepreneurship and economic mobility among underrepresented groups.

BUSINESS SECTOR TYPOLOGIES

Sector	Jobs in Stamford	Stamford Residents Employed	Annual Growth Rate
	#	#	%
High Specialization Sectors			
Professional Services	13,895	8,523	-2%
Finance	8,458	6,636	-6%
Information	4,403	2,623	4%
Growing Sectors for Local Workforce			
Manufacturing	4,250	5,506	11%
Transportation	2,570	2,824	10%
Real Estate	4,708	1,783	8%



UCONN Stamford



One Stamford Forum

Stamford’s commercial districts are also adapting to national trends in office and retail decline, driven by the rise of remote work and shifting business geographies. In response, commercial districts are transforming themselves into more vibrant neighborhood centers with active programming and a mix of uses.

In Downtown, local organizations like the Stamford Downtown Special Services District (DSSD) leads ongoing placemaking and activation initiatives, including seasonal outdoor dining, public art installations, and events like Mill River’s Summer in the Park, the Hey! Stamford Food Festival, or the Heights & Lights holiday celebration. Complementing this, DSSD has installed solar-powered wayfinding kiosks and regularly curates cultural programming such as Bedford Street arts and crafts markets—demonstrating strong, feasible activation capacity in the near term.

15%

Office Market
Vacancy Rate

22%

Commercial Core
Vacancy Rate

To sustain economic momentum and broaden access to opportunity, Stamford is well-positioned to invest in workforce development, small business support, and innovation. Expanding training and education programs can help local residents move into high-growth sectors, while targeted initiatives to support minority- and women-owned businesses can foster a more inclusive entrepreneurial ecosystem. Continued placemaking and activation of commercial districts will help Stamford adapt to changing work and retail patterns, ensuring that the city remains vibrant and competitive.



WHAT YOU TOLD US

Community Priorities

1. Strengthen Anchor Institutions
2. Support Local Businesses
3. Invest In Public Realm



LOOKING AHEAD

Stamford can harness its strength in the knowledge economy to unlock greater and sustained growth for more local businesses and residents citywide.

To sustain economic momentum and address lingering challenges, Stamford must adapt and move up the value chain through innovation and continued specialization in high-skill, high-growth sectors, especially as AI’s development and applicability expand across more sectors. Broadening the access to professional and financial services careers is essential to strengthen workforce development and ensure local residents benefit. Supporting a vibrant small business ecosystem will foster entrepreneurship and build resilience. As national trends reshape work and urban spaces, Stamford’s adaptability—through placemaking, inclusive growth, and targeted investment—will determine its long-term competitiveness and vibrancy.

Stamford Tomorrow: A Vision for Land Use in 2035



Stamford Tomorrow

The Stamford 2035 Comprehensive Plan is guided by five core visions that reflect the city's priorities and aspirations. These visions provide a clear framework, ensuring every action supports a brighter future for all who live, work, and visit Stamford.



A City of Opportunity

Stamford will grow in a way that brings people together and ensures that everyone has access to goods, services, and the agency to live a better life.



A Healthy City

Stamford will prioritize resident wellbeing by protecting and maintaining open spaces, expanding waterfront access, enhancing climate resilience, and supporting a low-carbon, sustainable future through thoughtful environmental stewardship and investment.



A Connected City

Stamford will improve mobility and accessibility through safer streets, expanded bike and pedestrian networks, and abundant transit options that connect people to jobs, services, and community spaces.



An Affordable City

Stamford will improve affordability by increasing housing stock, expanding diverse housing options, and addressing severe housing needs.



A Prosperous City

Stamford will cultivate a thriving economy by supporting small businesses, enhancing workforce development, capturing new market opportunities, and fostering a sustainable green economy.



Future Growth Strategy

Stamford 2035 is a future growth framework that focuses housing, amenities and infrastructure around neighborhood centers to strategically accommodate growth over the next 10 years while maintaining a high quality of life for residents.

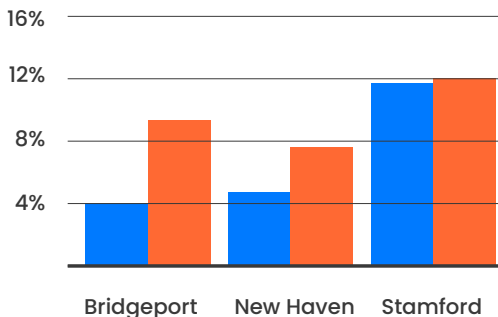
Why?

Stamford has grown faster than peer cities.

The city's natural growth is fueled by its exceptional assets—including diverse housing options, a unique blend of urban and suburban lifestyles, and access to both waterfront and wooded areas.

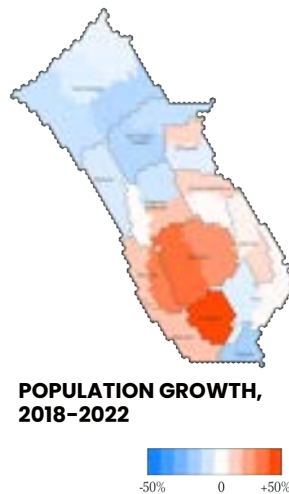
REGIONAL POPULATION TRENDS,

2010–2023 vs. 2023–2025



83% of population growth between 2018–2022 happened in just 4 neighborhoods:

South End, Downtown, West Side, and Waterside.



Source: ACS 2022

GROWTH PROJECTIONS

Population forecasts project that Stamford's population will grow

12%

by 2035.

TODAY'S POPULATION:

136,000

PROJECTED POPULATION IN 2035:

152,000

Source: New York Metropolitan Transportation Council + Historic Growth Patterns to align with WestCOG's population projection methodology

ACCOMMODATING GROWTH

How will the city accommodate this growth?

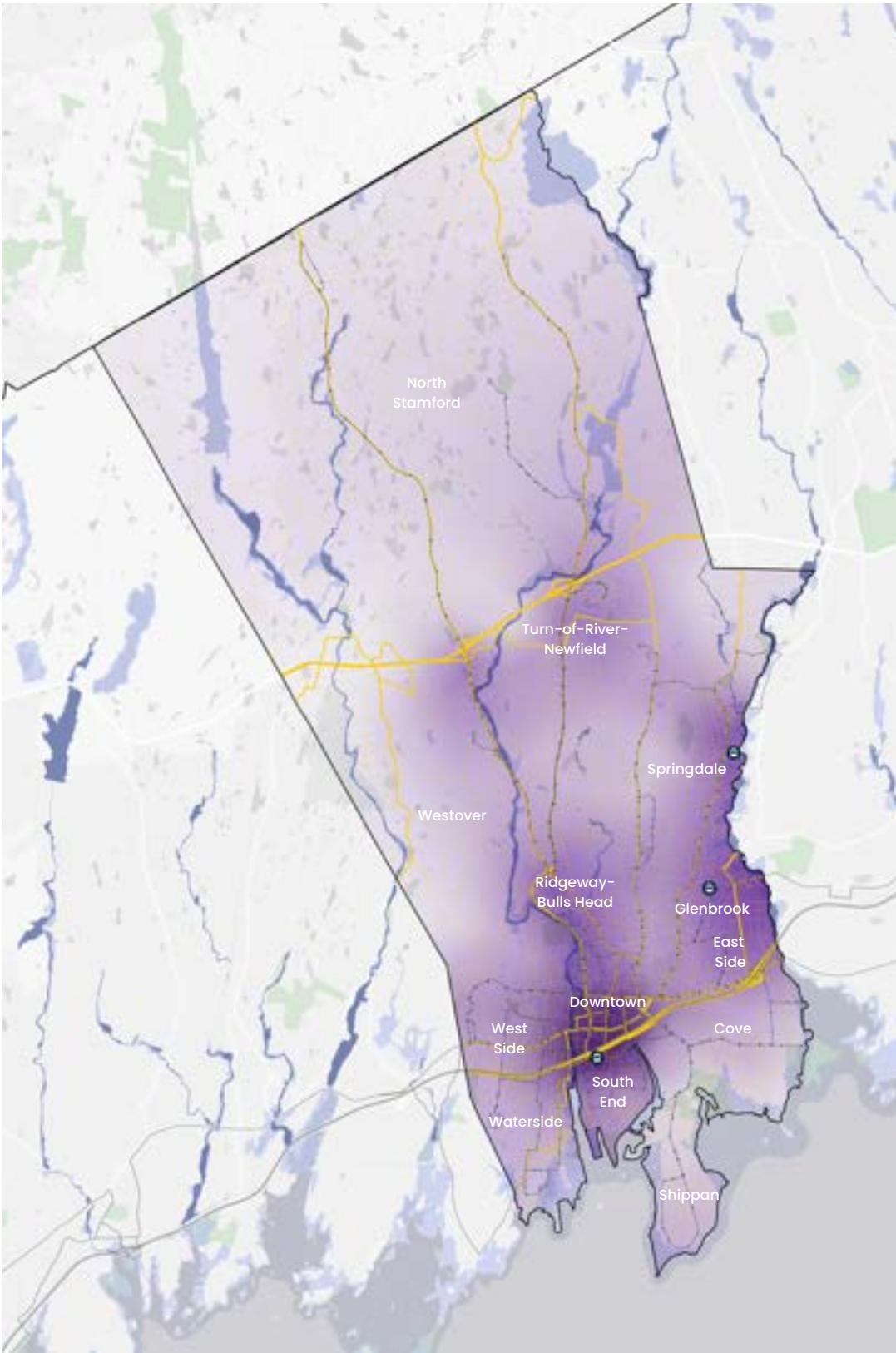
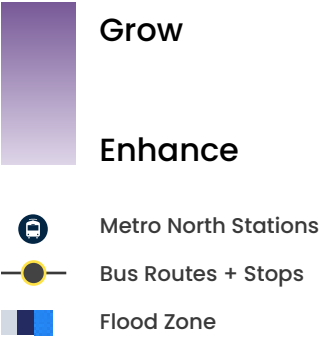
Existing infrastructure, transit service, and flood risk helps determine where land can accommodate development.

Grow

Grow zones accommodate a majority of Stamford's population growth through a variety of housing options that are supported by proximity to transit service, public utilities, and amenities.

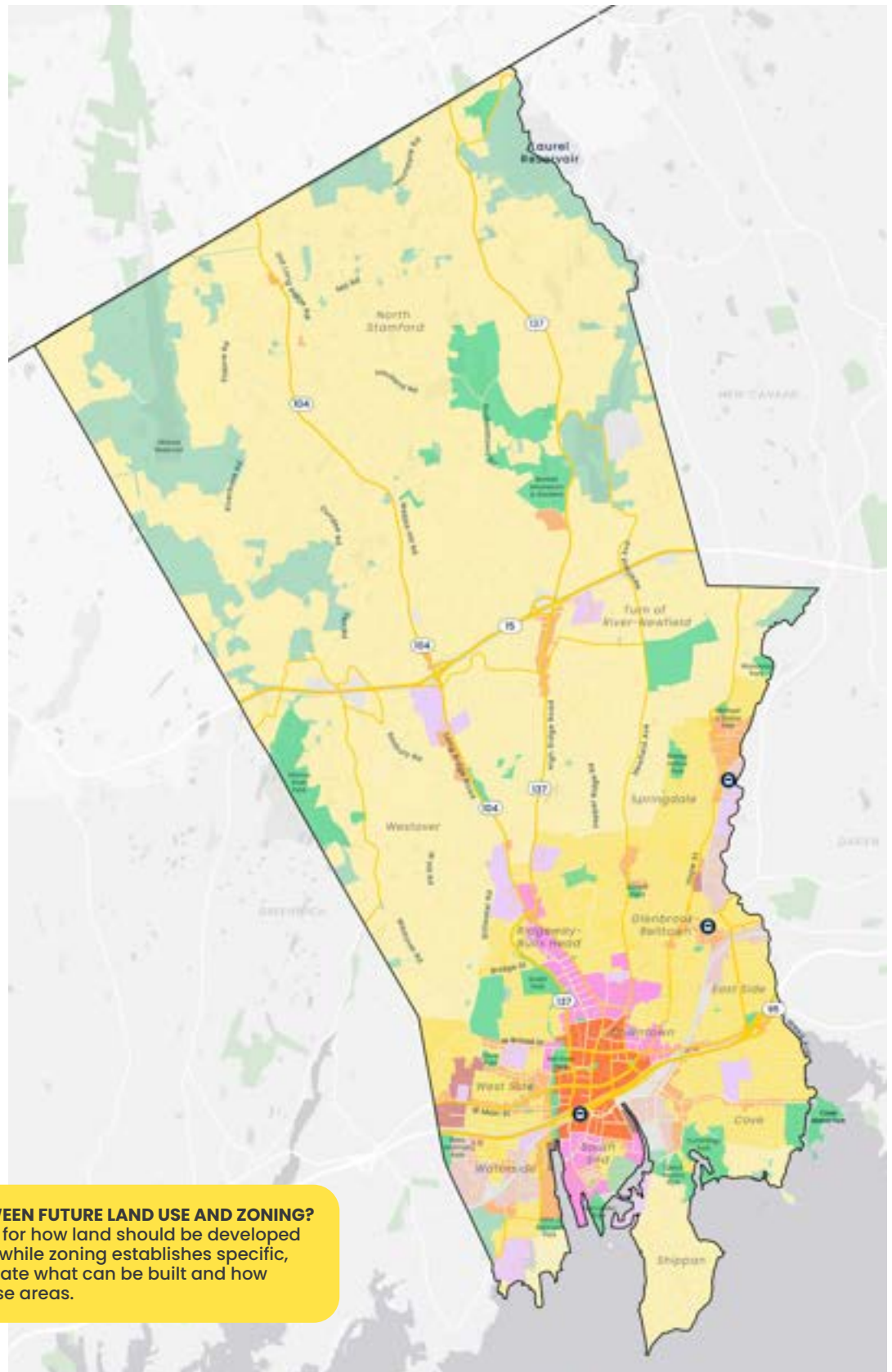
Enhance

Enhance zones uplift quality of life for existing residents and support a smaller amount of population growth through infill housing.



Future Land Use

The Stamford 2035 Future Land Use Map embodies the community's vision for the city in 2035. Designed with flexibility in mind, it can adapt as city priorities evolve over time. The map features 12 streamlined categories, providing a clear and adaptable framework for Stamford's future growth and development.



WHAT IS THE DIFFERENCE BETWEEN FUTURE LAND USE AND ZONING?

Land use sets the broad vision for how land should be developed or conserved in a community, while zoning establishes specific, legally binding rules that regulate what can be built and how properties are used within those areas.

Future Land Use Category		Future Land Use Definition	Area (Acres)	
			Sum	%
R1	Residential Single-Family	Areas dedicated to established single-family detached housing and compatible low-intensity uses such as ADUs and cottage clusters. No significant changes or increases in density are planned.	13,263	60%
R2	Residential Neighborhood	Neighborhoods intended to support a range of single-family and “missing middle” housing types – including ADUs, duplexes, triplexes, and townhomes – to increase housing diversity and affordability. These areas also allow for small-scale, neighborhood-compatible commercial uses (such as cafes or coffee shops) and community amenities, fostering walkability and a sense of community while remaining compatible with the surrounding residential context.	2,489	11%
MU1	Mixed-Use Neighborhood Center	Centralized nodes within neighborhoods, often along commercial corridors or near Metro North stations, that serve as gathering points and support a mix of uses. Development here features a blend of “missing middle” housing at moderately higher densities and requires active ground-floor uses (e.g., retail, services) to promote street-level activity. New development must be compatible with adjacent residential neighborhoods.	500	2%
MU2	Mixed-Use Community Campus	Large, flexible campuses – often existing office parks – are designed to evolve over time to meet changing community needs. These areas may accommodate a mix of institutional, commercial, recreational, and residential uses, with an emphasis on adaptability and integration with the broader community.	468	2%
MU3	Mixed-Use Urban	Dense, walkable neighborhoods located near transit, shopping, and urban amenities. These areas support a vibrant mix of residential, commercial, and recreational uses, emphasizing accessibility, high-density development, and active streetscapes adjacent to downtown.	426	2%
MU4	Mixed-Use Core	The downtown core envisioned as a vibrant, amenity-rich area serving both as a destination and gateway to the city. This zone supports a dynamic mix of uses – including high-density residential, commercial, cultural, and civic spaces – with a focus on urban design, public spaces, and improved connections to the South End.	288	1%
C1	Commercial Large Format Retail	Areas designated for auto-oriented commercial development, including big-box retailers and regional shopping centers. These zones are characterized by large buildings with expansive parking lots with a focus on serving regional shopping needs.	87	0.4%
I1	Industrial Heavy	Zones reserved for heavy industrial uses that require separation from residential and other sensitive land uses. The intent is to minimize land use conflicts and protect public health and safety by maintaining appropriate buffers and infrastructure for industrial operations.	17	0.1%
I2	Industrial Flex	Areas with low- to moderate-intensity industrial uses compatible with residential, where improvements to the public realm and site design are encouraged to better integrate these uses with surrounding neighborhoods. The focus is on compatibility, flexibility, and supporting a range of light industrial, maker, and employment uses.	359	2%
INF1	Infrastructure Utilities & Transportation	Land occupied by existing utilities and transportation infrastructure, such as power lines, substations, water treatment plants, roads, and railways. No changes in use are planned, ensuring the continued provision of essential community services.	577	3%
OS1	Open Space Public Park	Land dedicated to public parks, providing recreational facilities, green space, and community gathering areas. These spaces are intended for active and passive recreation and are protected from development.	1,300	6%
OS2	Open Space Conservation	Areas encompassing forests, wetlands, land trusts, and other open spaces preserved for their ecological, scenic, or resource value. These lands are protected from future development to maintain natural resources, biodiversity, and environmental health.	2,487	11%
Total			22,262 Acres	

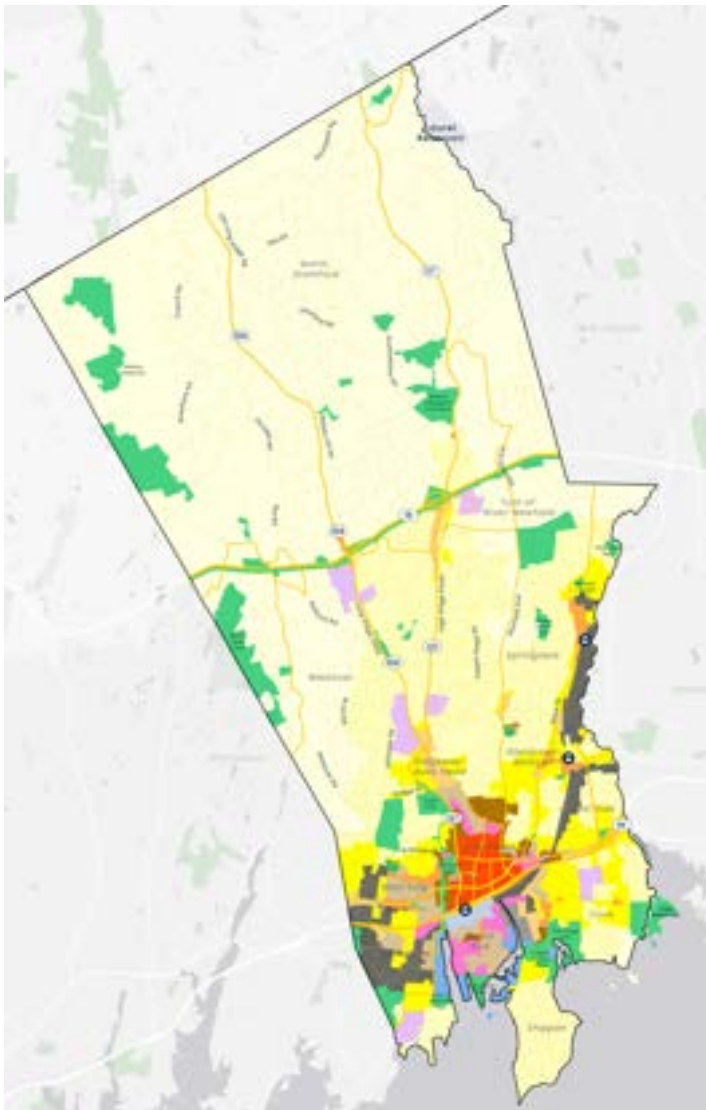
Updating the Land Use Map

The Stamford 2015 Master Plan Future Land Use Map has been updated to better align with the community's vision and to address evolving needs within the city. The updates were informed by extensive community input gathered during the planning process and are designed to streamline land use categories, enhance neighborhood cohesion, and eliminate incompatibilities.

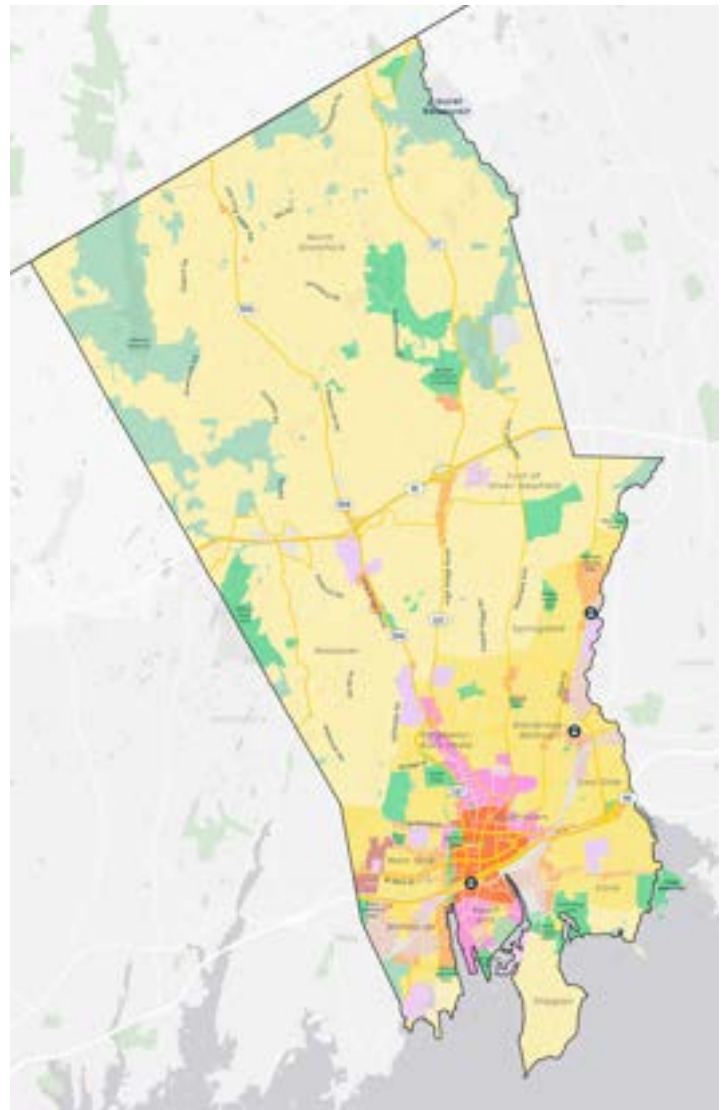
Future land uses have been updated to:

- **Streamline Incompatible Land Uses:** Edits were made to reduce conflicts between adjacent land uses and to promote harmonious development patterns.
- **Create Cohesive Neighborhoods:** Land use boundaries were adjusted to foster more unified and identifiable neighborhoods.
- **Reflect Community Input:** The revised map incorporates feedback from residents and stakeholders to ensure that land use designations align with community priorities.

2015 Master Plan Future Land Use



Stamford 2035 Future Land Use



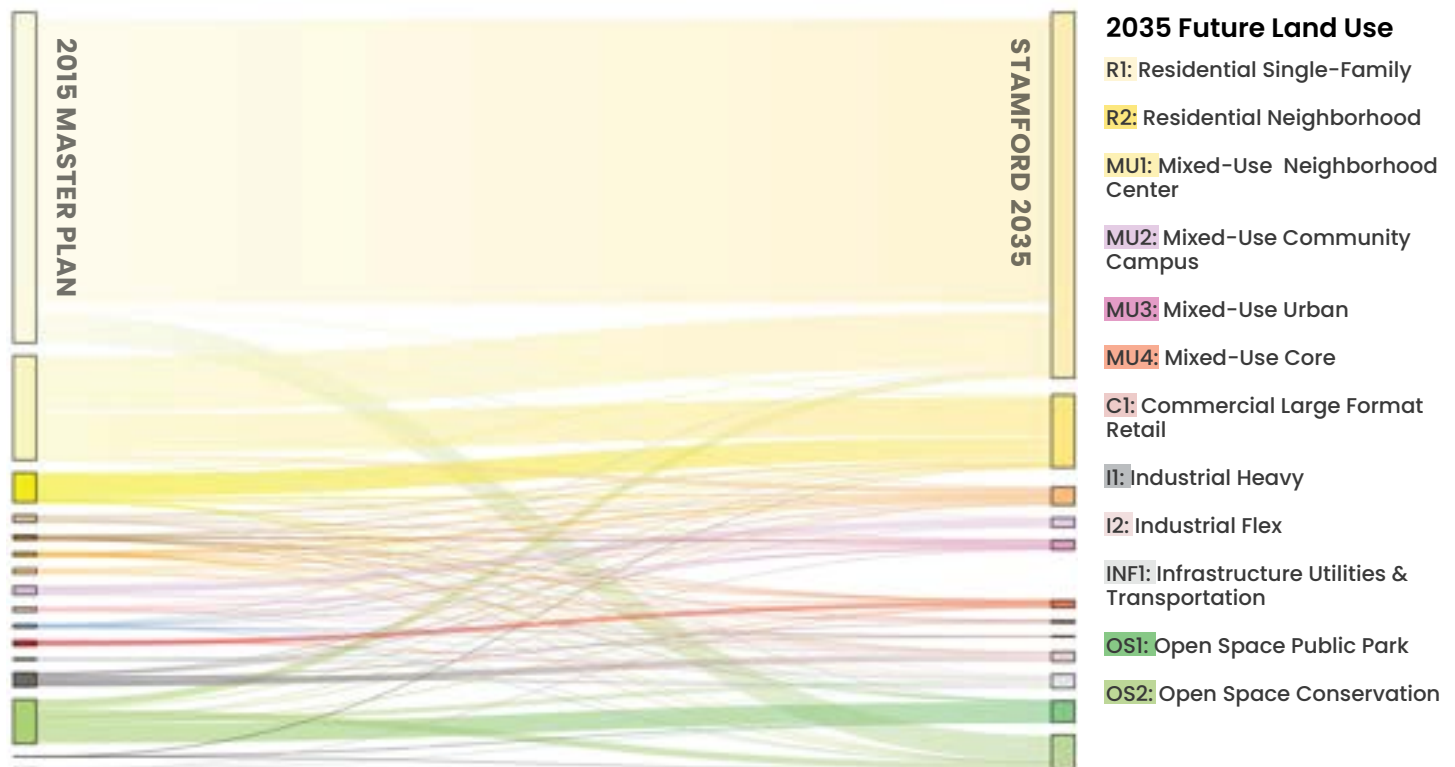
How have future land uses changed?

A visual representation of future land use changes between the 2015 Master Plan and Stamford 2035 Comprehensive Plan is provided below.

Major updates are as follows:

- Introduction of simplified residential land use categories to clarify and consolidate housing types.
- Formalization of conservation land use areas to better protect and manage open spaces and natural resources.
- Creation of an industrial flex zone to accommodate a wider range of employment and light industrial activities.
- Activation of additional mixed-use neighborhood centers to encourage vibrant, walkable communities outside of downtown.
- Consolidation of waterfront-specific land use categories into their respective broader land use types, thereby reducing redundancy.
- Expansion of the core area to include the Transit-Oriented Development (TOD) zone south of the Stamford Transportation Center (STC).

2015 Master Plan vs. Stamford 2035 Future Land Use

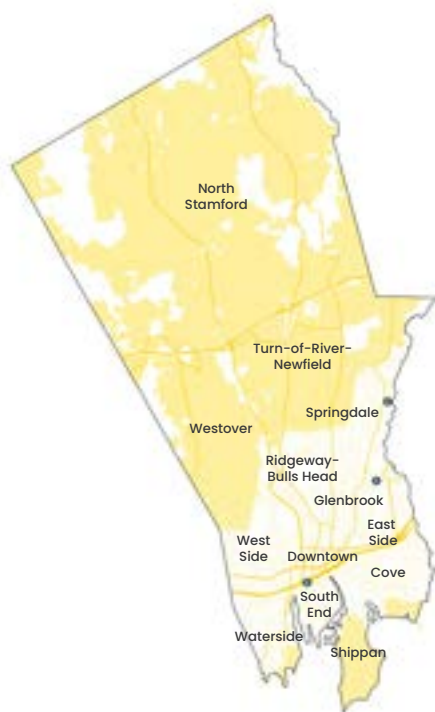


2015 Master Plan Future Land Use

MP1: Residential - Very Low Density Single-Family	MP6: Commercial - Neighborhood Business	MP13: Industrial - General
MP2: Residential - Low Density Single-Family	MP7: Commercial - Arterial	MP14: Open Space - Public Parks
MP3: Residential - Low Density Multifamily	MP8: Mixed Use - Campus	MP15: Transit-Oriented Development District
MP4: Residential - Medium Density Multifamily	MP9: Urban Mixed-Use	N/A: Undefined
MP5: Residential - High Density Multifamily	MP10: Shorefront Mixed-Use	
	MP11: Downtown	
	MP12: Industrial - Water-Dependent	

LAND USE CATEGORIES

Residential



R1

Single-Family

This category includes established single-family detached housing and compatible low-intensity uses such as ADUs and cottage clusters. No significant changes or increases in density are planned.

Has it changed from the 2015 Master Plan?

Single-family residential land use areas have been adjusted to dedicate conservation areas such as forests, rivers, wetlands, and land trusts in their own category; otherwise, these designations remain unchanged.



MAJORITY OF STAMFORD'S LAND DESIGNATED FOR SINGLE-FAMILY HOMES

60% of Stamford's land area is dedicated to single-family residential land use.

WHERE ARE SINGLE-FAMILY RESIDENTIAL USES FOUND?

Single-family residential land use is primarily found in lower-density neighborhoods along the waterfront and north of Bulls Head.

60%

Residential
Single-Family



R2

Neighborhood

This category supports a range of single-family and “missing middle” housing types – including ADUs, duplexes, triplexes, and townhomes – to increase housing diversity and affordability. These areas also allow for small-scale, neighborhood-compatible commercial uses (such as cafes or coffee shops) and community amenities, fostering walkability and a sense of community while remaining compatible with the surrounding residential context.

Has it changed from the 2015 Master Plan?

The neighborhood land use category consolidates medium-density residential designations from the 2025 Master Plan to foster more cohesive neighborhood identities.



11%

Residential Neighborhood

● RESIDENTIAL NEIGHBORHOODS 2ND BIGGEST LAND USE CATEGORY

11% of Stamford’s land area is dedicated to neighborhood residential land use.

● WHERE ARE NEIGHBORHOOD RESIDENTIAL USES FOUND?

Neighborhood residential land use is primarily found in medium-density neighborhoods on the outer ring of Downtown or near the Glenbrook and Springdale Metro North stations.

LAND USE CATEGORIES

Mixed-Use



MU1

Neighborhood Center

This category consists of centralized nodes within neighborhoods, often along commercial corridors or near Metro North stations, that serve as gathering points and support a mix of uses. Development here features a blend of “missing middle” housing at moderately higher densities and requires active ground-floor uses (e.g., retail, services) to promote street-level activity. New development must be compatible with adjacent residential neighborhoods.

Has it changed from the 2015 Master Plan?

Neighborhood centers consolidate the 2025 Master Plan’s Neighborhood Business and Commercial Arterial categories to create more cohesive, mixed-use amenity hubs within each of Stamford’s neighborhoods. This land use category closely aligns with the V-C Village Center zoning designation and can serve as a guide for future expansions of this zoning.



● INVESTING IN NEIGHBORHOOD CENTERS

Since the adoption of the 2002 Master Plan, investing in Stamford’s neighborhood centers has remained a key city priority. By establishing a dedicated land use category for neighborhood centers, the city reinforces its commitment to ensuring accessible and convenient amenities are available in every neighborhood.

2%

Mixed-Use
Neighborhood Center



MU3

Urban

This category includes dense, walkable neighborhoods located near transit, shopping, and urban amenities. These areas support a vibrant mix of residential, commercial, and recreational uses, emphasizing accessibility, high-density development, and active streetscapes adjacent to downtown.

Has it changed from the 2015 Master Plan?

This category modestly expands the 2025 Master Plan’s Urban Mixed Use designation to enhance the connection between Stamford’s core and emerging urban areas such as Bulls Head and Harbor Point.



● INTEGRATING HIGHER-DENSITY LAND USES AROUND DOWNTOWN

Areas surrounding Downtown, like Harbor Point and Bulls Head, are integrated into one land use category to encourage more cohesive neighborhood look & feel.

2%

Mixed-Use
Urban

LAND USE CATEGORIES

Mixed-Use



MU4

Core

This category envisions Stamford's core as a vibrant, amenity-rich area that serves as a gateway to the city. This zone supports a dynamic mix of uses – including high-density residential, commercial, cultural, and civic spaces – with a focus on urban design, public spaces, and improved connections to the South End.

Has it changed from the 2015 Master Plan?

This category combines the 2025 Master Plan's Downtown and Transit-Oriented Development overlay categories to create a more unified environment around the Stamford Transportation Center.



❶ CREATING A COHESIVE CORE

The Core category re-emphasizes Downtown as Stamford's highest-density, mixed-use urban core.

❷ BETTER CONNECTIVITY TO SOUTH END

Aligned to the Stamford Transit Center redevelopment, the Core land use category aims to establish cohesive connections between Downtown and South End.

1%

Mixed-Use
Core



MU2

Community Campus

This category includes large, flexible campuses – often existing office parks – that are designed to evolve over time to meet changing community needs. These areas may accommodate a mix of institutional, commercial, recreational, and residential uses, with an emphasis on adaptability and integration with the broader community. Due to their large footprints, campuses offer the potential to be uses as privately-managed and maintained public open spaces.

Has it changed from the 2015 Master Plan?

This category corresponds with the 2025 Master Plan’s Mixed-Use Campus land use and expands to include additional campus-style areas such as Stamford Hospital and River Bend.



2%

Mixed-Use
Community
Campus

● FLEXIBILITY FOR OFFICE PARKS

High vacancy rates pose challenges for large suburban office parks. This land use category is designed to ensure that these sizable, already developed parcels retain the flexibility to either maintain their current uses or adapt to new ones over time.



● LARGE-FORMAT COMMUNITY SPACES

Non-office campuses, such as Stamford Hospital and Chelsea Piers, are included in this category to promote greater campus porosity—that is, to encourage these sites to be more open and interconnected with their surrounding urban fabric.

LAND USE CATEGORIES

Industrial



I2
Flexible NEW!

This category includes new and existing areas with low- to moderate-intensity industrial uses compatible with residential, where improvements to the public realm and site design better integrate these uses with surrounding neighborhoods. The focus is on compatibility, flexibility, and supporting a range of light industrial, maker, and employment uses.

Has it changed from the 2015 Master Plan?

This new category recognizes that certain industrial areas are compatible with a mix of uses, as they do not contain noxious activities or sources of pollution. Formal designation of these areas enables more targeted public realm improvements and supports the expansion of flexible industrial uses—both of which have been in high demand from the community and employers.



- DEMAND FOR FLEXIBLE INDUSTRIAL SPACE
Businesses need adaptable spaces for evolving operations and changing market demands.
- IMPROVEMENTS TO PUBLIC REALM
Enhancing shared spaces supports community well-being, accessibility, and urban vibrancy.

2%
Flexible Industrial



11

Heavy

This category is reserved for heavy industrial uses that require separation from residential and other sensitive land uses. The intent is to minimize land use conflicts and protect public health and safety by maintaining appropriate buffers and infrastructure for industrial operations.

Has it changed from the 2015 Master Plan?

This category designates areas from the 2025 Master Plan's General Industrial and Water-Dependent Industrial zones that are not suitable for neighborhood-compatible uses.



● PRESERVING WATER-DEPENDENT INDUSTRIAL USES
Maintain essential waterfront industry that is a distinct part of Stamford's heritage.

● PROMOTING BUFFERS
Establish vegetated or engineered zones to protect waterways and surrounding urban areas from pollutants.

0.1%
Heavy Industrial

LAND USE CATEGORIES

Commercial



C1

Large-Format Retail

NEW!

This category includes areas designated for auto-oriented commercial development, including big-box retailers and regional shopping centers. These zones are characterized by large buildings with expansive parking lots with a focus on serving regional shopping needs.

Has it changed from the 2015 Master Plan?

This new category identifies big-box retail centers with expansive surface parking lots, reclassifying many of these properties from the former General Industrial land use category to recognize their significance as regional shopping destinations.

0.4%

Large-Format Retail

1 HIGHLIGHTING REGIONAL SHOPPING DESTINATIONS

Big box retailers with large footprints and expansive parking lots are included in this new category to separate shopping and industrial uses.



LAND USE CATEGORIES

Infrastructure



INF1

Utilities & Transit

NEW!

This category includes land occupied by existing utilities and transportation infrastructure, such as power lines, substations, water treatment plants, roads, and railways. No changes in use are planned, ensuring the continued provision of essential community services.

Has it changed from the 2015 Master Plan?

This new category, adapted from Stamford’s existing land use, recognizes critical infrastructure areas such as highways, rail corridors, and utility facilities.



1 HIGHWAYS AND RAIL CORRIDORS

Stamford is bisected by I-95 and the Northeast Regional rail corridor.

2 UTILITY SITES

Major utilities like the Wastewater Treatment Plant, Magee Ave City Yard, and Scofield City Yard serve important operational functions for the city.

3%

Utilities and Infrastructure

LAND USE CATEGORIES

Open Space



OS1

Public Park

This category includes land dedicated to public parks that provide recreational facilities, green space, and community gathering areas. These spaces are intended for active and passive recreation and are protected from development.

Has it changed from the 2015 Master Plan?

No significant change.



6%

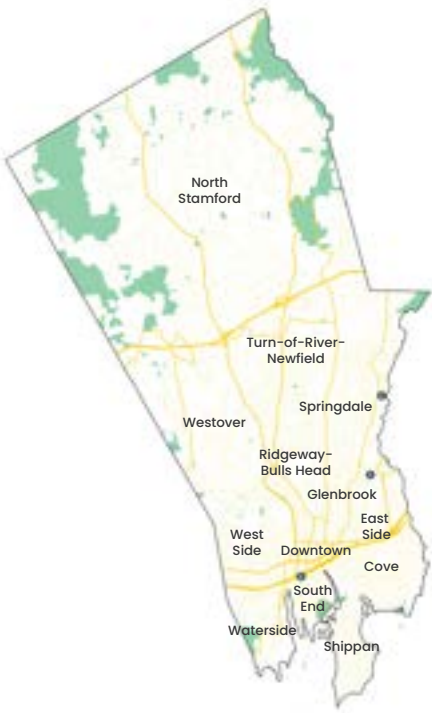
Public Parks

● INLAND AND WATERFRONT PARKS

Stamford is a network of 44 public parks, golf courses, and beach parks.

● PRIORITIZING PARK CONNECTIONS

Public open space connections like the completion of Mill River Park and better links to the Bartlett Arboretum, Stamford Museum, and surrounding open spaces.



OS2

Conservation

NEW!

This category encompasses forests, wetlands, land trusts, and other open spaces preserved for their ecological, scenic, or resource value. These lands are protected from future development to maintain natural resources, biodiversity, and environmental health. These properties also offer the potential to provide privately-managed public recreation benefits such trail access within or adjacent to property lines.

Has it changed from the 2015 Master Plan?

This new category incorporates existing conservation areas directly into the future land use plan, rather than treating them as an overlay. By doing so, it prioritizes land preservation and supports habitat health and recreational opportunities. This designation can be formally codified in the zoning code to prohibit development within these areas, ensuring long-term protection and stewardship.



CONSERVATION IS KEY

Stamford is home to a variety of forests, fields, rivers, streams, wetlands, and shore-front which serve as important habitats and recreational areas.

11%

Conservation

Strategies and Actions



IN 2035, STAMFORD WILL BE ...

A City of Opportunity

Stamford will grow in a way that brings people together and ensures that everyone has access to goods, services, and the agency to live a better life.

Goals



Encourage Thoughtful Development

Help the city grow in a way that brings people together, encouraging neighborhoods to grow fairly while avoiding outsized development pressure on any one area.



Strengthen the Resident-City Partnership in Planning

Effectively communicate zoning and land use plans with the public, strengthening neighborhood relationships with the City and building long-term local stewardship capacity to break down barriers to opportunity.



HOW DOES THE OPPORTUNITY VISION ALIGN WITH STATE AND REGIONAL PRIORITIES?

CONNECTICUT PLAN OF CONSERVATION AND DEVELOPMENT

The state aims to foster and support unique, diverse, and inclusive communities that are well-connected with each other and greater Northeast megaregion.

WESTCOG

WESTCOG’s February 2025 Regional Value Capture Study encourages municipalities to develop housing near existing Metro North stops to enable context-sensitive TOD to facilitate local economic development and sustained ridership growth.



Provide Accessible Amenities That Support A High Quality of Life for All

Ensure that all Stamford residents, regardless of their background or socioeconomic status, have equitable access to reliable and well-maintained physical infrastructure and social services that support their daily needs—both now and in the future. Prioritize the development of walkable neighborhoods where residents can access essential amenities within a 15-minute walk.

IN 2035, STAMFORD WILL BE ...

A City of Opportunity

Stamford will grow in a way that brings people together and ensures that everyone has access to goods, services, and the agency to live a better life.



HOW WE GET THERE

Making It Happen

The strategies outlined below reflect the priorities identified by the Stamford community throughout the planning process. Over the following pages, each strategy is paired with a set of actions that the City can take over the next ten years to help turn this shared vision into reality.





WHAT WE HEARD

Community Priorities



Encourage Vibrant Local Centers

Neighbors expressed enthusiasm for creating lively gathering spots throughout Stamford. People love the idea of bustling neighborhood centers filled with shops, cafes, and community events—places where everyone feels welcome and connected.



Distribute Amenities Equitably

We heard a strong desire to see parks, playgrounds, and community services available in every part of the city. Residents want all neighborhoods to have easy access to the amenities that make daily life better for everyone.



Balance Growth

Many shared the importance of welcoming new development while making sure Stamford remains a great place to live for current and future residents. People want to see thoughtful growth around Metro North stations and neighborhood centers that brings new opportunities without losing the city's friendly and inviting atmosphere.



Consider Design Quality and Identity

Residents appreciate well-designed buildings and public spaces that feel distinctly "Stamford." There's a shared wish for new projects to look great and reflect the city's unique sense of place, helping to create neighborhoods people are proud of.



Preserve What Makes Stamford Unique

People are passionate about protecting the things that set Stamford apart—its diverse communities, historic landmarks, and vibrant local culture. There's a clear call to celebrate what makes Stamford special as the city continues to grow and evolve.

STRATEGY 1

Support thoughtful growth in areas that are served by transit and city services

WHAT?

Strategically locate new development near transit hubs and coordinate infrastructure investments to support Stamford's expected population growth, increase housing supply, and improve housing affordability.

WHY?

Stamford is the fastest-growing city in Connecticut, outpacing Bridgeport and New Haven. Over the past decade, Stamford's population increased by about 12%, making it the state's second-largest city. Moving forward, Stamford should accommodate its population in strategic manner by focusing on areas with robust infrastructure, access to transit, and minimal flood risk.

GOALS

Encourage Thoughtful Development

Provide Accessible Amenities That Support A High Quality of Life for All

Improve Affordability for All Stamford Residents

Provide More Housing Choices

**METRICS**

- Number of permits issued for duplexes, triplexes, and townhomes in grow areas
- Percentage of identified development nodes with TOD-enabled zoning
- Number of projects funded with TOD Investment Fund
- Number of public-private partnerships; square footage of public space improved
- Number of quick-win improvement projects in Glenbrook and Springdale

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-1.1	Permit and allow triplexes, duplexes and townhomes in areas served by city services and transit.	Zoning changes	Near Term (1-3 yrs)	New	Zoning Board, LUB
ST-1.2	Identify development nodes — such as underutilized buildings and vacant land in village centers and near Metro-North stations — and ensure that their zoning allows for context-sensitive, transit-oriented development, including missing middle housing.	Plan or study	Near Term (1-3 yrs)	New	LUB
ST-1.3	Offer targeted incentives — such as tax credits, expedited permit reviews, reduced fees, density bonuses, or flexible use regulations — for mixed-use developments that provide pedestrian-friendly ground floors with retail, dining, or community spaces. Prioritize projects that include strategies to ensure high occupancy of these spaces, such as pre-leasing commitments, active tenant recruitment, or temporary activation programs.	Other regulatory changes	Ongoing	Expanded	LUB, Economic Development

1 GROWTH FRAMEWORK

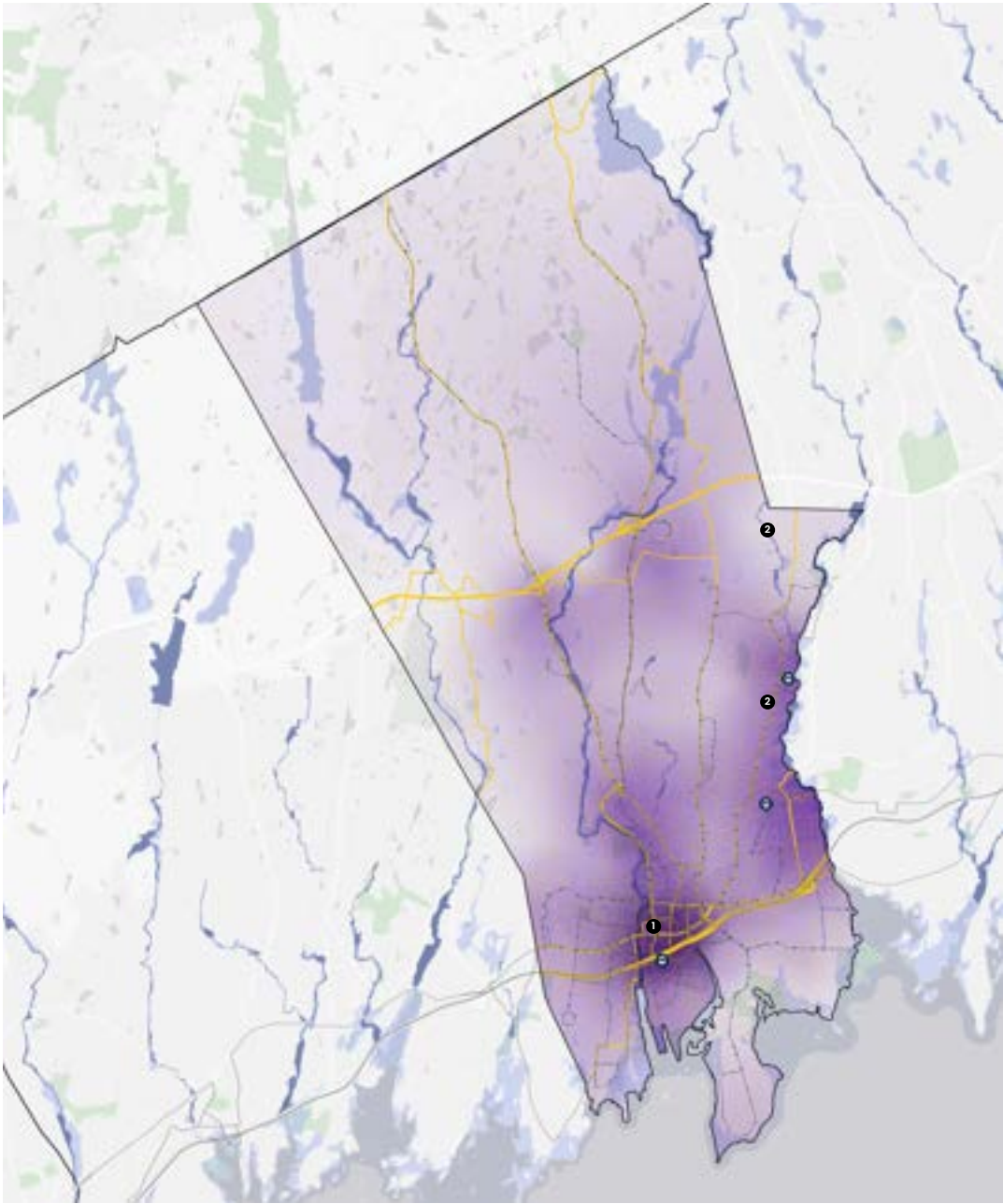
Stamford 2035 develops a future growth framework that strategically develops housing, amenities, and infrastructure in line with population growth over the next 10 years.

More mixed use zoning, walkable areas. South End has a lot of density, but in pockets, and lacks key amenities like grocery stores.

- SOUTH END RESIDENT

Let's focus on making sure CT's 2nd largest city develops well, so that residents in 2035 don't have to fix problems we didn't address. Walkability, housing, and disaster resiliency should be our priorities.

- DOWNTOWN RESIDENT



Grow

Grow zones should accommodate a majority of Stamford's population growth through new housing that's supported by proximity to transit service, public utilities, and amenities.

Enhance

Enhance zones should uplift quality of life for existing residents and support a smaller amount of population growth through infill housing.

1 DOWNTOWN

As a regional transit and workforce hub, Downtown Stamford can accommodate additional population and housing growth over the next decade.

2 NEIGHBORHOOD CENTERS

Neighborhood centers and areas within a 10-minute walk of Glenbrook and Springdale Metro North stations are excellent candidates for moderate, contextual growth.



SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-1.4  	Create a dedicated TOD Investment Fund designed to offer gap financing for catalytic development projects located near transit hubs.	Programs & operations	Medium Term (4-6 yrs)	New	LUB, Local Community Development Financial Institution
ST-1.5	Prioritize the use of public-private partnerships to finance and deliver high-quality public spaces and amenities in new and redevelopments.	Partnerships	Ongoing	Expanded	LUB
ST-1.6	Allow accessory commercial units (ACUs) that allow garage conversions for small business owners. Include a list of pre-approved uses and architectural plans to streamline the approval process.	Zoning changes	Near Term (1-3 yrs)	New	LUB
ST-1.7  	Conduct a TOD Resource Survey to ensure that the city is leveraging all available assets to enable transit-oriented development. For example, the City can opt into the Connecticut Municipal Development Authority (CMDA), a quasi-public agency that assists communities with permitting, funding, and construction of housing and mixed-use projects near transit stations. The survey should also identify other state, regional, and federal programs, technical assistance opportunities, and funding sources that can support TOD.	Plan or study	Near Term (1-3 yrs)	New	LUB
ST-1.8	Conduct an audit of 2015 Glenbrook & Springdale TOD Feasibility Study to identify quick-win projects that enhance the public realm, amenities, and infrastructure necessary to support future growth to prioritize for upcoming capital cycles.	Plan or study	Ongoing	Expanded	LUB, TTP, Economic Development
ST-1.9	Work with the Connecticut Department of Transportation (CTDOT) to integrate more housing on state-owned land around Stamford Transit Center.	Partnerships	Ongoing	Expanded	LUB, CTDOT
ST-1.10	Partner with WestCOG to identify priorities for regional housing and transit strategy development that directly support funding and financing of transit-related infrastructure projects.	Partnerships	Ongoing	Expanded	LUB, WESTCOG



CASE STUDY
ACU

An Accessory Commercial Unit or ACU is a small commercial space, typically located in a residential area, that is accessory to a main residential use.

Think of it as a small business, like a coffee shop or salon, that is situated within a residential area or on the same property as a home.



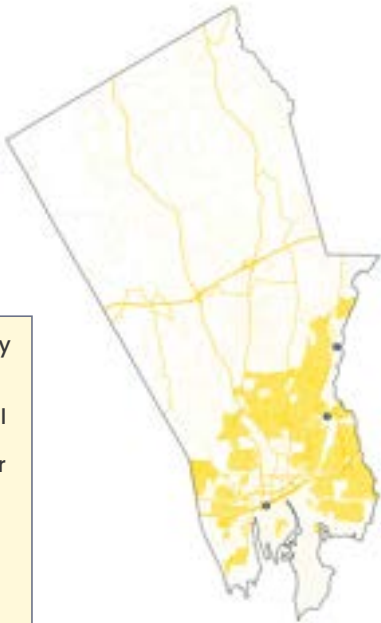
ACU in Buffalo, NY

Consider the pedestrian experience within five blocks from the train station so people have a positive experience of Stamford when they first arrive.

- DOWNTOWN RESIDENT

With Stamford being a fairly small city, I think it has the opportunity to become a transit haven. If some small tweaks are made to the city, it would be possible for so many residents to get rid of their cars, producing an even more pedestrian-friendly city, and creating a positive feedback cycle that would make Stamford a better place to live.

- DOWNTOWN RESIDENT



DID YOU KNOW?

Connecticut is already considering ACUs at the state level. Although House Bill 7148, "An Act Concerning Accessory Commercial Units," was not approved, it was introduced this year to require municipalities to adopt zoning regulations mandating that at least one-third of their residential zones permit ACUs as of right, provided certain conditions are met. The map above highlights future land use Residential Neighborhood zones as potential areas for ACU implementation.



WHAT WOULD A DEDICATED TOD INVESTMENT FUND DO?

This fund would help bridge the financial shortfalls that often prevent transformative projects from moving forward, especially those that deliver community benefits such as affordable housing, mixed-use spaces, and public amenities. The fund could leverage public and private capital, and prioritize projects that demonstrate strong potential for economic revitalization, increased transit ridership, and enhanced walkability. Eligible uses might include pre-development costs, site acquisition, construction, or tenant improvements. The fund should also establish clear criteria for project selection, with an emphasis on equitable economic development, sustainability, and long-term community impact.



CASE STUDY

Denver Regional TOD Fund



The Denver Regional TOD Fund is managed by a Community Development Financial Institution (CDFI), which offers below-market fixed-interest loans up to \$5 million for affordable housing and mixed-use projects within close proximity to transit.

Increased housing density in proximity to transit hubs is the lowest hanging fruit.

- NORTH STAMFORD RESIDENT

KEYSTONE PROJECT

Transit Accessible Development Guidelines

This keystone examines the potential for Transit-Oriented Development (TOD) within a walkable half-mile radius Metro North train station, using Glenbrook as an example.

What is TOD? It is a planning and development approach that promotes the creation of vibrant, walkable neighborhoods with a mix of housing, jobs, and amenities centered around high-quality public transit.

Currently, the Glenbrook station area is dominated by single-family homes (22%) and some mixed-use buildings (17%), but lacks “missing middle” housing such as two- to four-family homes. This gap limits housing diversity and affordability.

The proposed future land use map addresses these challenges by emphasizing Glenbrook’s potential as a mixed-use neighborhood center with a wider range of residential options. Key strategies from the city’s 2015 TOD Feasibility Study are incorporated, such as leveraging vacant parcels and consolidating underused parking areas to support new development and create a more dynamic, walkable community.

This work is especially important because Stamford’s single-use zoning categories often hinder the development of accessible, vibrant mixed-use centers near transit. Transitioning to more flexible mixed-use zoning, along with investments in pedestrian-friendly infrastructure and mobility hubs, is essential. These changes will improve access to amenities, foster walkable and integrated neighborhoods, and ultimately enhance mobility, economic growth, and quality of life for Glenbrook residents.

IMPACT OF V-C ZONING IN GLENBROOK

In 2018, Stamford amended the zoning text for its three “village commercial” districts – Glenbrook, Springdale, and the West Side. This change ushered in new and redevelopments, like examples shown below in Glenbrook.

Before



1 45 Church St

After



3 492 Glenbrook Rd

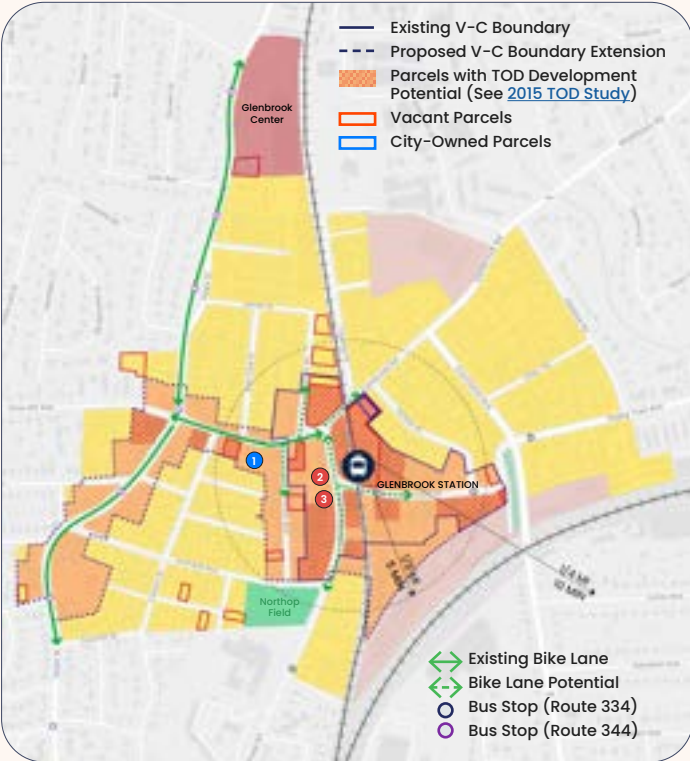
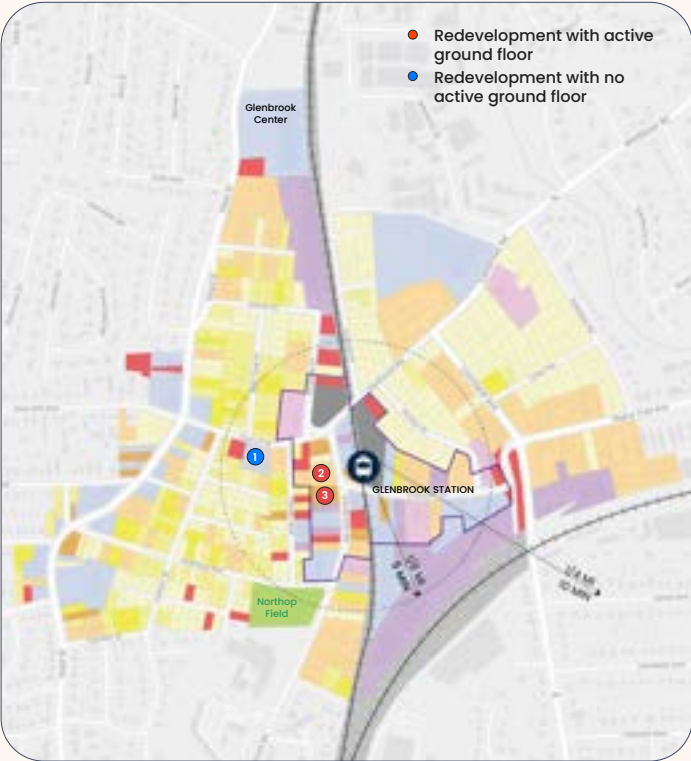


RELATED ACTIONS

Stamford can further improve transit accessible village centers like Glenbrook by:

- Carrying out all actions in **Strategy 1** – Support thoughtful growth in areas that are served by transit and city services
- ST-3.1: Develop and distribute clear design guidelines and development toolkits to developers that reflect Stamford’s unique architectural styles and public realm priorities
- ST -5.1: Establish a centralized Capital Planning Working Group
- ST-19.1: Continue to build and connect Stamford’s network of protected bike lanes
- ST-19.3: Create neighborhood-based mobility hubs
- ST-30.1: Launch a Neighborhood Identity Program with distinctive branding and marketing campaigns.
- Invest in public realm improvements through strategies identified in the Commercial Activation Toolkit

Existing And Future Land Use Within A 10-Minute Walk Of Glenbrook Station



EXISTING LAND USE	% OF AREA
Residential, Single-Family	22%
Residential, 4+ Family	19%
Commercial	17%
Utilities & Transportation	10%
Industrial	9%
Residential, Two-Family	9%

EXISTING LAND USE	% OF AREA
Residential, Three-Family	4%
Vacant Land	3%
Community Facilities	3%
Mixed-Use, Commercial-Residential	2%
Parking	2%
Open Space	1%

FUTURE LAND USE CODE	FUTURE LAND USE	% OF LAND AREA WITHIN BOUNDARY*
R2	Residential Neighborhood	52%
MU1	Mixed-Use Neighborhood Center	20%
I2	Flex Industrial	13%
INF1	Utilities & Transportation	10%
C1	Commercial Large-Format Retail	3%
OS1	Open Space Public Park	1%
OS2	Open Space Conservation	1%

HOW WILL THIS BE IMPLEMENTED?

PARTNERSHIPS & FUNDING

Partnering with WestCOG will identify regional housing and transit priorities, directly supporting funding for transit infrastructure. Establishing a TOD Investment Fund will offer gap financing for key projects, while prioritizing capital for public realm improvements in neighborhood centers. Working with private partners can also further activate and maintain these areas.

MAINTENANCE

A collaborative approach between the city and private partners could involve shared financial responsibility, joint management agreements, or the establishment of special assessment districts to ensure high-quality maintenance is sustained over time.

STRATEGY 2

Preserve established low-density single-family residential zones, while making sensitive changes to improve quality of life

WHAT?

Keep established low-density single-family neighborhoods by maintaining existing densities, while sensitively introducing changes to support a less car-dependent lifestyle.

WHY?

Many Stamford residents value the option to live in single-family homes, which contributes to the city's diverse housing choices.

GOALS

Encourage Thoughtful Development

Provide More Housing Choices

Improve Affordability for All Stamford Residents

**METRICS**

- Number of ADU and/or cluster housing applications and approvals
- Publication status, usage, and user satisfaction of Permitting 101 guide
- Status of changes to minimum-lot sizes in low-density, single-family districts
- Set-up status, usage, and user satisfaction of home mortification and repair assistance program

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-2.1 	Permit and promote Accessory Dwelling Units (ADUs) and cluster housing in very low density neighborhoods to provide flexible, independent living options.	Zoning changes	Ongoing	Expanded	Zoning Board, LUB
ST-2.2 	Create a simple online "Permitting 101" guide to help homeowners easily understand and navigate the process for home modifications like deck extensions or pool installations.	Programs & operations	Near Term (1-3 yrs)	New	All Operations Departments (Building, Engineering, LUB, EPB, TTP, Health, etc.)
ST-2.3	Explore contextual adjustments to minimum lot size regulations in single-family districts.	Zoning changes	Near Term (1-3 yrs)	New	Zoning Board, LUB
ST-2.4	Establish a home modification and repair assistance program to help older homeowners adapt their residences for changing mobility and health needs, which can reduce the risk of injury and support independent living.	Programs & operations	Medium Term (4-6 yrs)	New	LUB, Grants, Social Services

**❶ WHERE ARE STAMFORD'S
LOW-DENSITY, SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOODS?**

As referenced in the map to the right, 60% of the city is zoned for single-family residential.

Preserve Stamford's single-family neighborhoods!

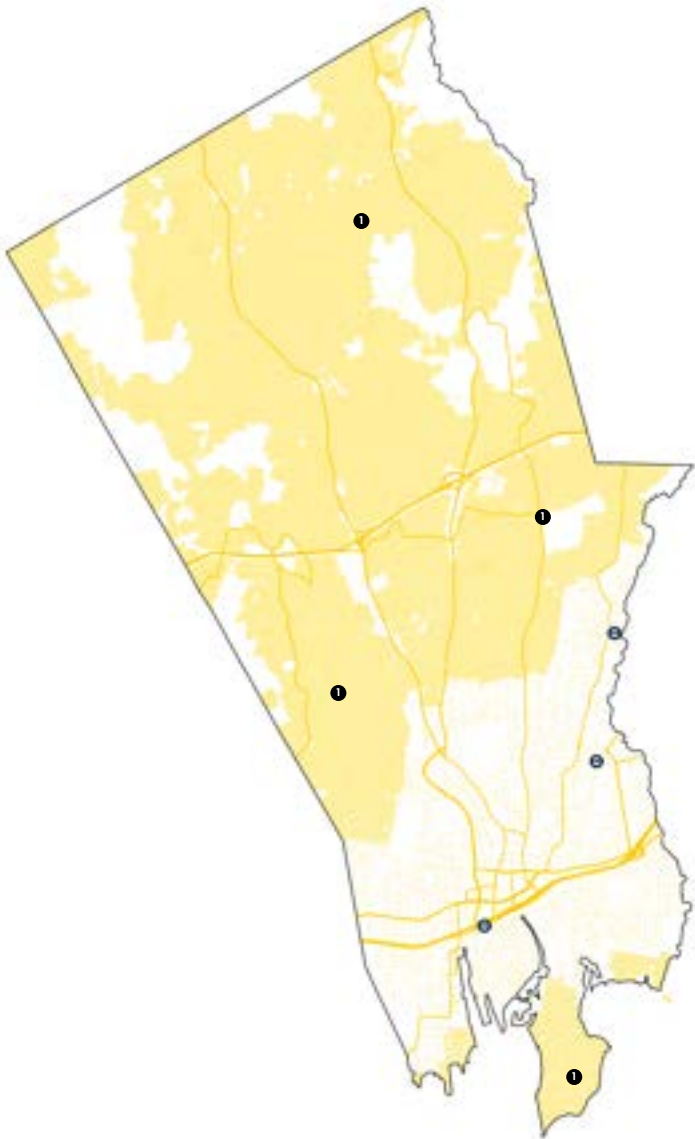
- NORTH STAMFORD
RESIDENT

Preserve zoning for single-family residences.

- GLENBROOK
RESIDENT

Single family lots in my neighborhood are too large and should be able to accommodate many more single family or townhomes.

- WESTOVER RESIDENT



**WHAT ARE ACCESSORY DWELLING
UNITS (ADUS) AND COTTAGE CLUSTER
HOUSING?**

Accessory dwelling units (ADUs) are secondary, independent living spaces on the same lot as a single-family home, such as basement apartments or backyard cottages, while cottage cluster housing (see image above) consists of small homes grouped around shared green space. Both options allow sensitive increases in housing opportunity without disrupting the neighborhood. These approaches make efficient use of existing land and infrastructure, provide flexible living arrangements for families and seniors, and support neighborhood vitality—all while preserving the overall look and feel of low-density residential zones.



CASE STUDY
Miami's Guide to Getting a Permit

Miami has created a straightforward online guide that breaks down the permitting process for homeowners, offering step-by-step instructions and document checklists to help residents understand and manage permits for home modifications.

As a result, Miami saw a significant increase in permit applications and approvals, faster processing times—including same-day approvals for eligible projects—and improved user satisfaction, demonstrating the guide's effectiveness in making the permitting process more accessible and efficient for homeowners.

STRATEGY 3

Encourage high-quality design that respects and reinforces Stamford’s distinct sense of place

WHAT?

Champion thoughtful new buildings and spaces that harmonize with Stamford’s existing fabric and unique identity, while prioritizing preservation initiatives to retain the city’s distinct sense of place.

WHY?

Encouraging high-quality design that respects Stamford’s distinct sense of place strengthens the city’s unique identity, fosters community pride, and ensures new developments harmonize with the existing urban fabric.

GOALS

Encourage Thoughtful Development


METRICS

- Status and usage of design guidelines and other educational materials
- Number of new CRI listings

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-3.1 	Develop and distribute clear design guidelines and development toolkits to developers that reflect Stamford’s unique architectural styles and public realm priorities. Toolkits offer step-by-step guides for developers to deliver high-quality design and materials while preserving their bottom line and community identity. Option to work with neighborhood associations and local stakeholders to ensure materials align with neighborhood-level priorities.	Other regulatory changes	Near Term (1-3 yrs)	New	LUB
ST-3.2   	Create and distribute public-facing educational materials that clearly explain Stamford’s land use, design, and development principles. For example, expand the use of engaging graphics in the zoning code to improve the readability of complex information.	Other regulatory changes	Near Term (1-3 yrs)	New	LUB
ST-3.3	Host community design workshops and competitions to engage residents, local architects, and students in envisioning improvements for key city-owned sites or neighborhood center plans.	Programs & operations	Ongoing	Expanded	LUB
ST-3.4	Expand on incentives in the Cultural Resources Inventory to offer grants or tax incentives to renovate historically significant single-family homes instead of replacing them with new construction.	Other regulatory changes	Near Term (1-3 yrs)	Expanded	LUB



CASE STUDY

Design Principles: Citywide

New York, NY’s **Principles of Good Urban Design** establish a shared framework to enhance daily life through design.

Principles focus on accessible and safe public spaces, honoring neighborhood history and identity, embracing the city’s dynamic evolution, and addressing major societal challenges with resilient, health-focused design, empowering all New Yorkers to advocate for a sustainable, equitable, and vibrant urban environment.

**COMMUNITY DESIGN
WORKSHOPS IN PRACTICE**

West Side's ongoing Jackie Robinson Park of Fame revitalization has involved community design charrettes and a high school student design competition to crowdsource innovative local ideas.



**COMMUNITY VISIONING FOR
HISTORIC ASSETS**

In 2024, Stamford held the "Reimagine Lathon Wider" architectural design competition to envision a transformative civic campus at the Lathon Wider Community Center in South End, inviting architects and designers to create innovative concepts that honor the center's legacy while enhancing community spaces and neighborhood connections.



CASE STUDY

Design Guidelines

Wilton, CT provides design guidelines for commercial and multi-family projects emphasizing compatibility with existing street patterns, rhythm, scale, and pedestrian ease, while reflecting the town's distinctive character, landscape, and historic value, especially in "Village Districts."



It's important to make sure aesthetic and construction quality are considered in design approval.

- NORTH STAMFORD RESIDENT

Buildings downtown have no soul. Let's make Stamford pretty.

- SPRINGDALE RESIDENT



WHAT ARE DESIGN PRINCIPLES?

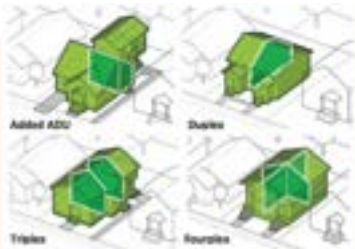
Design principles are fundamental guidelines that inform and guide the creation of buildings, public spaces, or streets, ensuring they are functional, user-friendly, visually appealing, and aligned with community preferences.



CASE STUDY

Design Principles: Infill

Portland, OR developed the Infill Design Toolkit to guide medium-density residential development in established neighborhoods, focusing on integrating new construction with existing neighborhood patterns, architectural diversity, and public realm features to preserve neighborhood look & feel. The Toolkit helps builders and designers navigate city regulations, reducing uncertainty and supporting market-feasible, approvable projects.



STRATEGY 4

Create a more mixed-use, pedestrian-friendly, live-work downtown

WHAT?

Make downtown a more dynamic, welcoming destination for all by promoting a vibrant mix of incomes, housing, and walkable spaces.

WHY?

Downtown Stamford is already a destination, but the city can further enhance downtown's vibrancy to better serve residents and visitors, reinforcing its identity as a forward-thinking regional center.

GOALS

Encourage Thoughtful Development

Support Small Businesses and Entrepreneurs

Provide Accessible Amenities That Support A High Quality of Life for All

**METRICS**

- Vacancy rate of downtown storefronts
- Number of public art installations
- Retail retention rate

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-4.1	Partner with DSSD and downtown property owners to incentivize pop ups, first time businesses, seasonal markets. To support this, the City can: • Provide grants, reduced permit fees, or temporary tax abatements to incentivize pop-up shops, first-time businesses, and seasonal markets in vacant storefronts. • Program inactive office lobbies into community hubs with co-working spaces, galleries, or event venues, with City support for tenant improvements or marketing. • Install public art and interactive features (e.g., light installations, murals) by offering matching funds or artist stipends. • Launch a streamlined permitting process and technical assistance program to help entrepreneurs and artists activate ground-floor spaces.	Partnerships	Ongoing	Expanded	Economic Development, LUB, DSSD
ST-4.2	Use findings from the forthcoming Downtown and South End Retail Study to offer targeted financial incentives, such as grants, tax breaks, and public-private partnerships, to attract and retain high-quality retailers.	Other regulatory changes	Near Term (1-3 yrs)	New	Economic Development, LUB, DSSD
ST-4.3	Explore converting underperforming public parking lots and structure sites into development opportunities for housing. Establish guidelines for new parking structures to be built in a way to allow for conversion in the future.	Plan or study	Medium Term (4-6 yrs)	New	Economic Development, LUB, TTP, DSSD
ST-4.4	Work with DSSD to update the downtown master plan (last updated in 2012) aimed at enhancing retail opportunities, improving streetscapes.	Plan or study	Medium Term (4-6 yrs)	New	Economic Development, LUB, DSSD, TTP
ST-4.5	Implement recommendations from ongoing Reimagine Bedford Street visioning project.	Capital Projects	Long Term (7-10 yrs)	New	TTP, DSSD
ST-4.6	Leverage state resources to unlock revitalization opportunities for the Stamford Town Center.	Partnerships	Medium Term (4-6 yrs)	New	Economic Development, LUB, DSSD
ST-4.7	Utilize online permitting portal (see ST-8.1) to expedite approval process for features that enhance pedestrian engagement, such as outdoor seating and public art.	Programs & operations	Ongoing	Expanded	LUB, TTP

**1 DOWNTOWN AND SOUTH
END'S HARBOR POINT OFFER
MANY QUALITY OF LIFE, URBAN
AMENITIES**

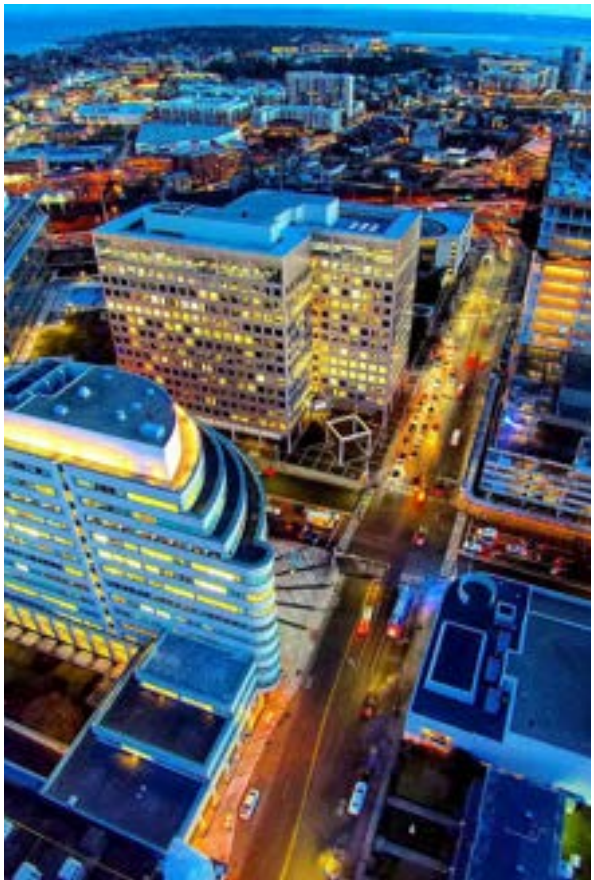
Prioritizing continuous activation, proactive maintenance, and enhanced pedestrian connections will further energize Stamford's core—boosting vibrancy, safety, and accessibility for residents and visitors alike.

Continue developing in downtown with an extension of restaurants and shops on Bedford St.

- OPEN HOUSE 1 ATTENDEE

Stamford needs a vibrant downtown center. Not just huge apartment buildings with no life in the ground floor. This is happening in so many places in Summer Street.

- SHIPPAN RESIDENT



Note: See ST-30 and the Commercial Activation Toolkit for more information on how the City can help further **activate downtown as a commercial center and provide better connections between downtown districts.**

STRATEGY 5

Improve operational coordination to streamline and accelerate infrastructure execution

WHAT?

Enhance coordination in the planning, delivery, and maintenance of city infrastructure, such as roads, sidewalks, stormwater assets, schools, and parks.

WHY?

Stamford's infrastructure planning is managed by multiple departments, which often leads to coordination gaps in addressing both current and future infrastructure needs. Departments also encounter challenges with the capital budgeting and contract review processes, resulting in delays to project execution.

GOALS

Encourage Thoughtful Development

Provide Accessible Amenities That Support A High Quality of Life for All

**METRICS**

- Budget allocated to public safety facility
- Number of projects considered by the Capital Planning Working Group
- Amount of state funding received for infrastructure maintenance

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-5.1 	Establish a centralized Capital Planning Working Group that enhances coordination of existing project delivery departments like Facilities, TTP, Highways, Parks, Engineering, LUB, and WPCA. As its first order of business, the working group should create a public, mapped database of all ongoing and planned infrastructure projects.	Programs & operations	Near Term (1-3 yrs)	New	Administration, Mayor's Office, Operations
ST-5.2 	Develop a detailed, long-term (20-30 year) infrastructure master plan to forecast infrastructure services based on population growth and climate predictions. Update the plan every 5 years to formulate and prioritize projects that reflect changing needs and technological advancements.	Plan or study	Medium Term (4-6 yrs)	New	LUB, TTP, Engineering, Highways
ST-5.3 	Create a comprehensive infrastructure assessment tool with a standardized evaluation system to assess the compatibility of proposed developments with existing and planned infrastructure. Include metrics for transportation, utilities, public services, and environmental impact.	Programs & operations	Medium Term (4-6 yrs)	New	LUB, TTP, Engineering
ST-5.4	Expand upon prioritization metrics in the capital budget review process to help the Planning Board, Board of Finance, and Board of Representatives evaluate and prioritize projects that deliver the most positive benefits for the city. Incorporate clear, weighted criteria — such as alignment with Stamford 2035 strategies, community impact, climate risk mitigation, cost-benefit — to ensure that projects with the greatest potential to advance the city's objectives and quality of life are prioritized for funding and implementation.	Programs & operations	Near Term (1-3 yrs)	New	Administration
ST-5.5	Create a Capital Budget 101 training for project managers, elected and appointed officials.	Programs & operations	Near Term (1-3 yrs)	New	Administration
ST-5.6	Redefine budget thresholds for project and contract approval within the Charter to improve project delivery.	Programs & operations	Medium Term (4-6 yrs)	Expanded	Purchasing, Administration, Engineering, Operations, TTP



CASE STUDY

Capital Planning Working Group

Los Angeles, CA established a centralized Capital Planning Steering Committee in 2024 within the Mayor’s Office to coordinate infrastructure planning and capital budgeting across multiple departments, streamlining project delivery and prioritizing citywide investments.



Stamford has been building a lot of density but the infrastructure should be improving at a similar rate to sustain anticipated population growth without becoming known for I-95 traffic.

- COVE RESIDENT

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-5.7	Allocate funding for the development of a new public safety facility downtown to enhance emergency response, community safety, and service accessibility.	Capital projects	Long Term (7-10 yrs)	New	Public Safety
ST-5.8	Ensure regular communication and data sharing between departments, Eversource, and Aquarion to maintain a comprehensive view of infrastructure needs and capacities of the electric grid and water supply.	Programs & operations	Near Term (1-3 yrs)	Expanded	LUB, TTP, Engineering
ST-5.9	Advocate for increased state funding to support both the development and ongoing maintenance of critical infrastructure in line with Stamford’s anticipated population growth.	Other regulatory changes	Medium Term (4-6 yrs)	New	Mayor’s Office



CASE STUDY

Infrastructure Master Plan

Tracy, CA adopted a 20-year infrastructure master plan in 2024 covering transportation, stormwater, wastewater, and public facilities. The plan forecasts demands based on projected population growth and climate risks (e.g., drought, flooding) and is updated every 5 years to align with the city’s General Plan, supporting sustainable development and reducing the risk of service disruptions.



CASE STUDY

Infrastructure Assessment Tool

Boston, MA developed a digital twin planning tool that integrates data on housing, zoning, parking, and environmental factors like urban heat islands and flood risks to streamline the review of development proposals by providing quantitative and qualitative analysis workflows, such as measuring seasonal shadow impacts and visualizing zoning changes in 3D.



STRATEGY 6

Celebrate Stamford's historic sites and neighborhoods

WHAT?

Enhance Stamford's identity and build community pride by raising awareness and engaging residents in sharing their narratives.

WHY?

By prioritizing the stories of Stamford's land use - its people and places of significance - the city can deepen its sense of place and strengthen civic pride. Sharing these histories connects residents to Stamford's rich cultural heritage, fostering a community that values its past as it grows.

GOALS

Encourage Thoughtful Development

Strengthen the Resident-City Partnership in Planning



METRICS

- Number of Neighborhood Histories Completed
- Number of historic signs installed
- CRI usage and outreach

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-6.1	Undertake in-depth analyses of neighborhood histories to identify and formally designate historic districts worthy of protection, such as the South End and West Side	Plan or study	Near Term (1-3 yrs)	New	LUB
ST-6.2	Partner with the Stamford Historical Society to develop to implement a historic wayfinding signage program to enhance community awareness and highlight significant historical sites. Highlight routes within the Cultural Resources Inventory.	Programs & operations	Long Term (7-10 yrs)	New	LUB
ST-6.3	Update and promote the Stamford Land Use Bureau's Cultural Resources Inventory to empower residents, developers, and city agencies to actively engage in historic preservation.	Plan or study	Ongoing	Expanded	LUB

Hold on to what little historic, unique architecture we still have.

- NORTH STAMFORD RESIDENT

Stamford neighborhoods have lost their integrity and community feel. Naturally occurring affordable housing has been demolished over the years as well as half of the National Registered historic neighborhood in the South End, which was once home to 447 historic properties. Now 217 remain. Historic buildings are not maintained and are allowed to decay and fall apart.

-SOUTH END RESIDENT



CASE STUDY

Cultural Resources Inventory

The City of Stamford's Cultural Resource Inventory (CRI) is a list established and maintained by the City of Stamford Land Use Bureau, in consultation with Historic Preservation Advisory Commission, that includes historically and architecturally significant districts, buildings, structures, artifacts, remains or other physical features affixed to the land within the City of Stamford that are at least 50 years old. Alterations are subject to Historic Site and Architectural Plan Review.



Cottage at 171 Henry St

❶ HOYT-BARNUM HOUSE

The Hoyt-Barnum House is Stamford's oldest home, representing early colonial architecture and the city's rich historical heritage.



❷ AVON THEATRE

The Avon Theatre, a historic 1939 landmark in downtown Stamford, is a cherished cultural institution known for its beautifully preserved architecture and its role as a nonprofit film center showcasing independent, foreign, and classic films, as well as hosting community events and educational programs.



❸ ST. MARY'S CHURCH

St. Mary's Church, founded in 1907, is a historic Catholic parish and cornerstone of Stamford's faith community, renowned for its vibrant worship, cultural heritage, and service to generations of immigrant families.



CASE STUDY

Historic Signage Program



Rochester, NH implemented a Historic Signage Program

through its Historical Society, erecting engraved signs throughout downtown to promote awareness of the town's unique history and engage residents with their heritage. Each sign includes a vintage hand-painted postcard featuring an image of the landmark, a paragraph detailing the site's significance to Rochester's history, and a URL and QR code that lead readers to the City's Virtual Historic Map.

STRATEGY 7

Enhance public participation opportunities across all planning processes

WHAT?

Promote inclusive participation by educating residents, removing barriers, and developing community solutions that reflect local needs and build trust.

WHY?

The Land Use Bureau (LUB) actively engages neighborhood associations, non-profits, and community groups in planning processes like the ongoing Cove/East Side Neighborhood Plan. Expanding on this, the city can create forums for more efficient and effective ways of meaningful engagement.

GOALS

Encourage Thoughtful Development

Strengthen the Resident-City Partnership in Planning

**METRICS**

- Plan Tracker Launch Status
- Number of Accessible Training Resources Posted
- Calendar Launch

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-7.1 	Create an online portal that allows residents to track the progress of the 2035 Comprehensive Plan.	Programs & operations	Near Term (1-3 yrs)	New	LUB
ST-7.2	Source and publicly post training and resources for community leaders and stakeholders on the basics of municipal government and Stamford-specific policies and processes.	Programs & operations	Near Term (1-3 yrs)	New	LUB
ST-7.3	Maintain a calendar of community meetings and utilize these forums to disseminate information about planning efforts to foster trust and sustained engagement with neighborhood organizations. Ensure documents are provided in accessible formats and available for translation, as needed.	Programs & operations	Near Term (1-3 yrs)	Expanded	LUB
ST-7.4	Staff an annual LUB table at Stamford Day to provide real-time updates of ongoing projects.	Programs & operations	Near Term (1-3 yrs)	New	LUB
ST-7.5	Collaborate with community-based organizations to develop a database of organizations that serve underserved or less-connected populations to enhance to the reach of ongoing community engagement.	Partnerships	Ongoing	Expanded	LUB
ST-7.6	Expand Stamford's GIS open data portal to include additional data layers and download ability to enhance data transparency and provide a centralized access point for critical city data.	Programs & operations	Medium Term (4-6 yrs)	New	GIS
ST-7.7	Require consultants to demonstrate a strong understanding of accessibility and experience working with differently-abled communities.	Partnerships	Near Term (1-3 yrs)	Expanded	LUB



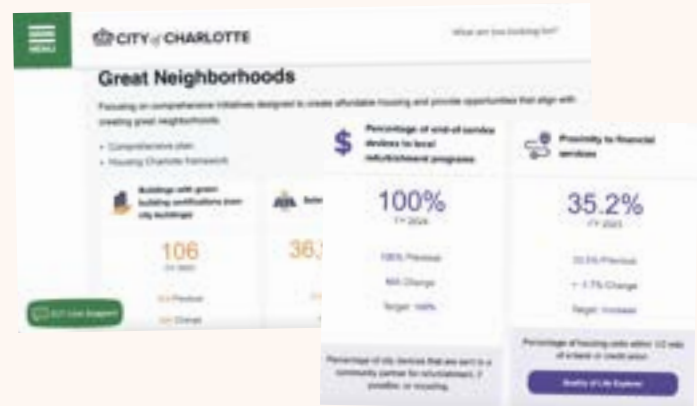
CASE STUDY

Online Plan and Project Tracking Tools

Engage Lancaster, PA serves as a one-stop shop planning platform by centralizing public participation and feedback across city initiatives, offering tools such as surveys, polls, online mapping, and scenario planning to ensure equitable and accessible community engagement for all residents.



Charlotte, NC launched a Strategic Progress Tracker in 2024 that monitors progress on key priorities linked to its comprehensive plan and other strategic initiatives. The tracker is publicly accessible and updated bi-annually to enhance transparency and community engagement.



The Stamford 2035 planning process involved a **collaborative partnership with Stamford Public Schools**, wherein students participated in a half-day introductory planning workshop and completed a take-home family survey. This approach enabled the collection of valuable input from local families about their priorities for the city's next decade.

STRATEGY 8

Streamline and improve the efficiency of the City’s approval and permitting processes

WHAT?

Boost the efficiency of approvals processes by strategically expanding the capacity and efficiency of city agencies to ensure predictable outcomes for residents and property owners.

WHY?

Many Stamford residents identify complex permitting processes as a significant barrier to starting a business or making home improvements, such as building a deck. By streamlining and centralizing the permit system, the city can foster stronger relationships with residents and accelerate project approvals, ultimately supporting local growth and community satisfaction.

GOALS

Encourage Thoughtful Development

Strengthen the Resident-City Partnership in Planning

**METRICS**

- Average Permit Processing Time
- Cost Savings for Applicants
- User Satisfaction with Permitting Platform

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-8.1 	Create a unified online (AI-powered) platform for permit applications, reviews, inspections and payments across all operations departments.	Programs & operations	Long Term (7-10 yrs)	Expanded	Operations
ST-8.2	Adjust zoning regulations to reduce existing non-compliance issues, providing existing property owners more flexibility to fully utilize their property or make simple improvements.	Zoning changes	Near Term (1-3 yrs)	Expanded	Zoning Board, LUB
ST-8.3 	Replace unnecessary special permit requirements with more straightforward zoning regulations for small-scale projects to improve predictability for existing residents and property owners while reducing costs and barriers.	Zoning changes	Near Term (1-3 yrs)	Expanded	Zoning Board, LUB

**CASE STUDY**

Streamlining Special Permit Uses

Richmond, VA removed special use permit requirements for certain small-scale conversions and accessory dwelling units, enabling more straightforward development under clear zoning rules. The elimination of special use permits and minimum off-street parking requirements has reduced administrative barriers, enabling faster and less costly development of small-scale housing.



Cut the red tape holding up various projects and getting them built. We need more housing, period.

- SOUTH END RESIDENT

The City is making my renovation process difficult. I'd like more flexibility and less red tape when it comes to homeowners being able to upgrade their homes.

- TURN-OF-RIVER
NEWFIELD RESIDENT



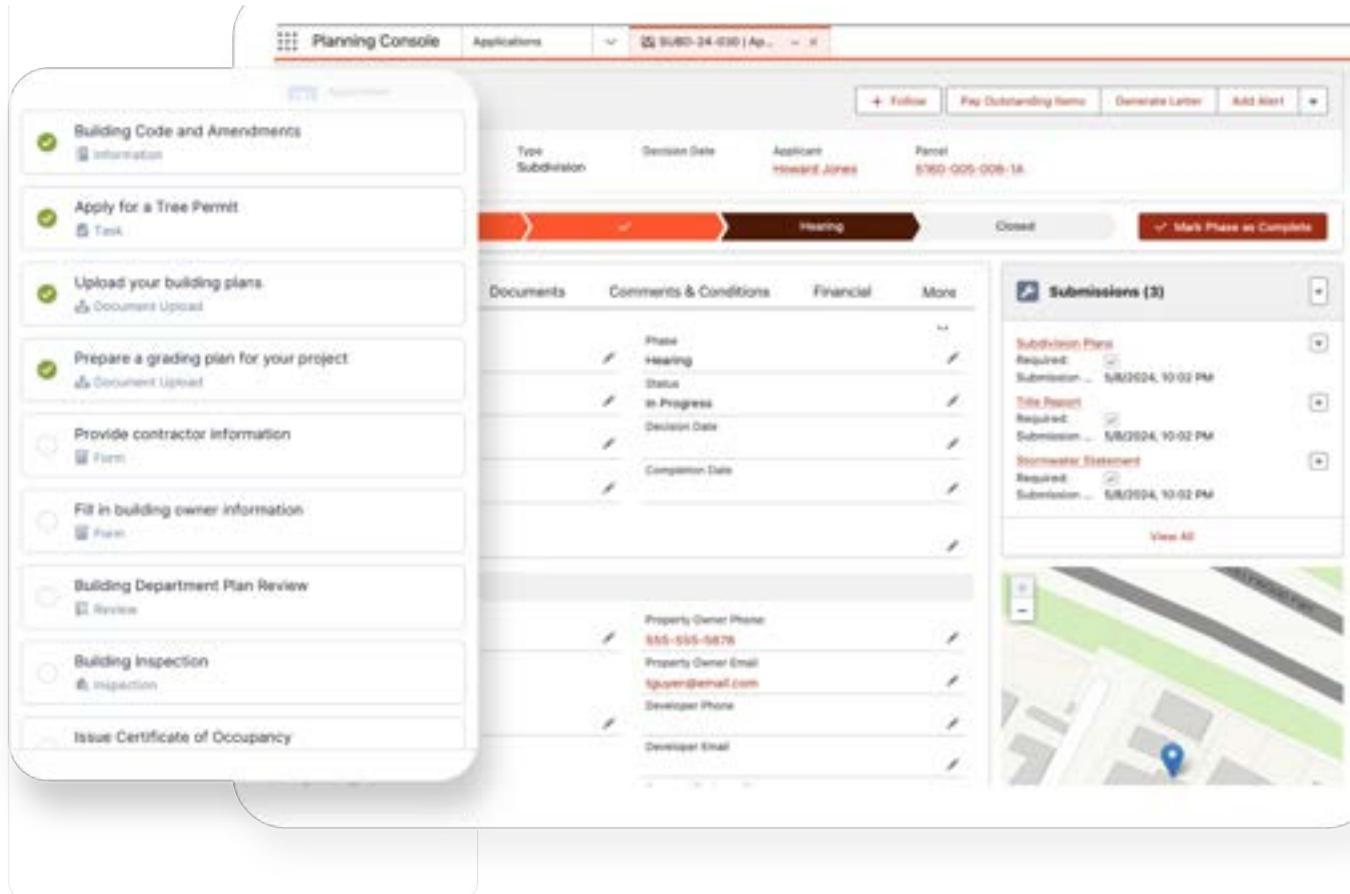
Government Center



CASE STUDY

Unified Online Permitting Platform

Honolulu, HI uses the CLARITI system, combining AI and GIS, to expedite building permit processing, inspections, and enforcement through an integrated customer portal, significantly cutting permit completion times. **New York City** and **Denver** are piloting AI-based permitting systems.



IN 2035, STAMFORD WILL BE ...

A Healthy City

Stamford will prioritize resident wellbeing by protecting and maintaining open spaces, expanding waterfront access, enhancing climate resilience, and supporting a low-carbon, sustainable future through thoughtful environmental stewardship and investment.

Goals



Create and Maintain a Healthy Environment

Protect and enhance Stamford's natural systems to promote clean air and water, with a special focus on remediating negative environmental outcomes in neighborhoods near pollution sources.



Prioritize Community Health and Wellbeing

Create an urban environment that supports the physical and mental well-being of all residents: improving access to healthcare, increasing green spaces and tree coverage, enhancing public spaces, integrating art into the city, and prioritizing thoughtful urban design.



HOW DOES THE OPPORTUNITY VISION ALIGN WITH STATE AND REGIONAL PRIORITIES?

CONNECTICUT PLAN OF CONSERVATION AND DEVELOPMENT

The state aims to offer communities that enable the health and physical, social, and mental wellbeing of residents of all incomes, races, genders, ethnicities, abilities, and ages.

WESTCOG

WESTCOG’s Plan of Conservation and Development prioritizes comprehensive environmental stewardship, highlighting stormwater and floodplain management, protection of riparian corridors, advancement of renewable energy infrastructure, water and air quality improvements, and the conservation of open space.



**Adapt for
Climate
Resilience**

Upgrade physical infrastructure and community networks to create a city that is better adapted to withstand Stamford’s most pressing climate risks: flooding, sea level rise, heat, and drought.



**Mitigate
Environmental
Impact**

Prioritize public investment in nature-based and energy-efficient transportation, housing, land use, infrastructure, and waste reduction systems to better prepare Stamford for extreme weather.

IN 2035, STAMFORD WILL BE ...

A Healthy City

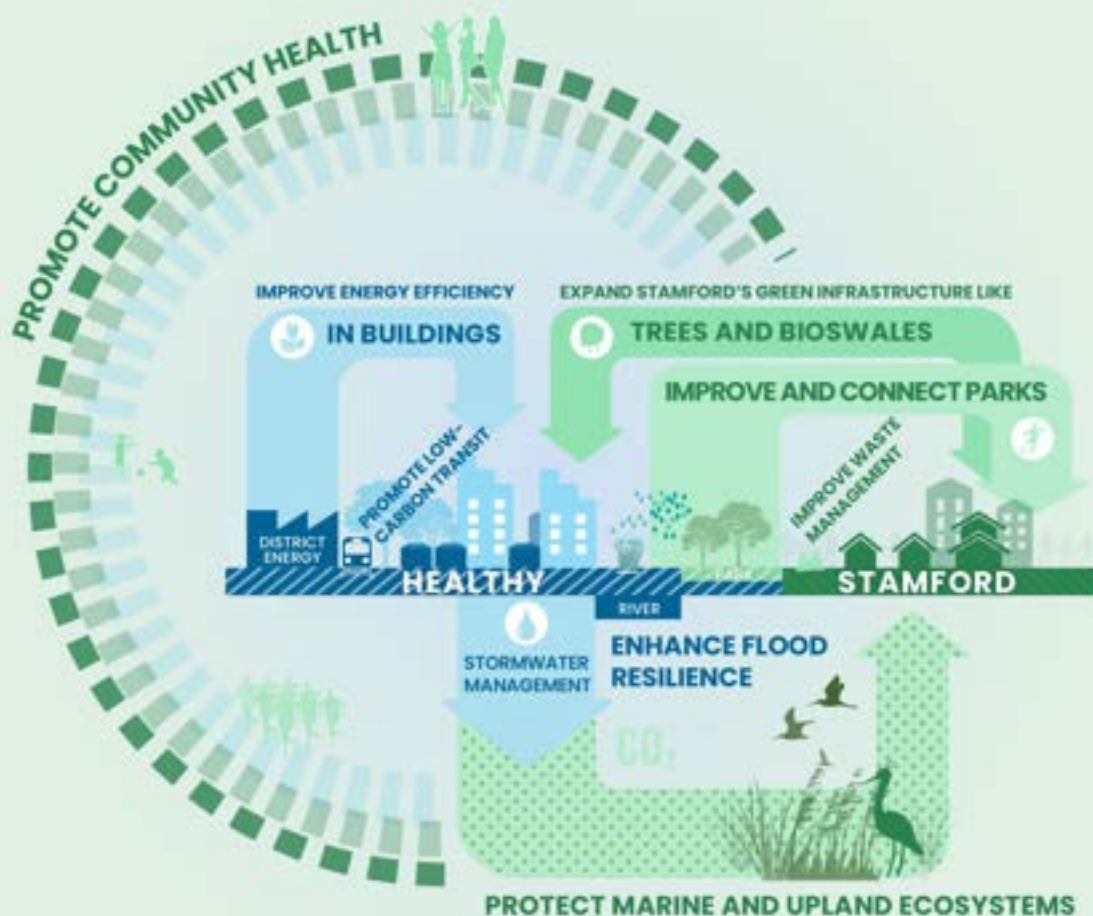
Stamford will prioritize resident wellbeing by protecting and maintaining open spaces, expanding waterfront access, enhancing climate resilience, and supporting a low-carbon, sustainable future through thoughtful environmental stewardship and investment.



HOW WE GET THERE

Making It Happen

The strategies outlined below reflect the priorities identified by the Stamford community throughout the planning process. Over the following pages, each strategy is paired with a set of actions that the City can take over the next ten years to help turn this shared vision into reality.





WHAT WE HEARD

Community Priorities



Control Flooding with Green Infrastructure

Community members expressed strong support for using green infrastructure—like trees, bioswales, and permeable pavements—to help manage stormwater and reduce flooding. Many people shared ideas for blending nature-based solutions into neighborhoods, making the city more resilient and beautiful at the same time.



Increase and Maintain Open Space

Residents told us that open spaces are essential for relaxation, recreation, and community gatherings. There's a clear desire to protect, maintain, and expand parks, trails, and natural areas, ensuring everyone has access to green places to enjoy now and in the future.



Prioritize Trees and Shading

We heard loud and clear that trees matter! Neighbors want to see more tree planting and better care for Stamford's existing canopy. Shaded streets, parks, and playgrounds were highlighted as top priorities for comfort, health, and a more inviting community.



Improve Air and Water Quality

Improving the quality of our air and water is a shared goal. Participants emphasized the importance of clean air to breathe and safe water to drink, suggesting more monitoring and community action to reduce pollution and protect the city's natural resources for future generations.

STRATEGY 9

Enhance Stamford's resilience to flooding and extreme precipitation

WHAT?

Enhance Stamford's flood resilience and climate adaptation by addressing all types of flood risks—including coastal, riverine, and urban flooding—through nature-based solutions and erosion and habitat protection.

WHY?

Stamford is a coastal city intersected by several rivers that flow into Long Island Sound. Low-lying areas near the waterfront and along rivers and creeks frequently experience flooding during storms, resulting in property damage and disrupted travel.

GOALS

Create and Maintain a Healthy Environment

Adapt for Climate Resilience

**METRICS**

- Adoption of Coastal Resilience Overlay in zoning code
- # of flood ambassadors recruited annually
- Change in runoff volume

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-9.1	Implement measures from the Stamford Coastal Flood Resiliency Plan to address areas most vulnerable to flooding and extreme weather, incorporating nature-based solutions like living shorelines and green infrastructure.	Capital projects	Ongoing	Existing	LUB, Stormwater Management, Engineering, EPB, Sustainability, Highways
ST-9.2 	Create a Coastal Resilience Overlay (CRO) Zone within the Coastal Area Boundary to ensure that all new and redevelopment is elevated 3 ft above base flood elevation.	Zoning changes	Near Term (1-3 yrs)	New	Zoning Board, LUB in partnership with local developers and builders
ST-9.3	Create an Upland Resilience Overlay (UPO) Zone to offer incentives for development and that reduces flood impacts, minimizes stormwater runoff, and encourages walking, biking, and open spaces.	Zoning changes	Near Term (1-3 yrs)	New	Zoning Board, LUB, Stormwater Management, HMC
ST-9.4	Explore transitioning the part-time Sustainability Coordinator position to a full-time Director of Sustainability role to expand the city's capacity to proactively plan and implement climate and sustainability initiatives.	Programs & operations	Near Term (1-3 yrs)	Expanded	Sustainability
ST-9.5	Develop a network of paid hourly flood ambassadors, tapping community members with institutional knowledge of flood spots, to distribute resources and flood warnings through neighborhood associations and pre-identified civic networks.	Programs & operations	Medium Term (4-6 yrs)	New	LUB, Stormwater Management, Engineering, EPB, Sustainability, Public Safety

Plan for rising water levels and increase flooding, stronger storms and the fact that many residents in/near flood zones are likely to be dropped by insurance companies.

- OPEN HOUSE 2 ATTENDEE



WHAT IS COASTAL RESILIENCE ZONING OVERLAY?

It is zoning regulation for building in coastal areas that makes sure homes are safer by requiring things like raising electrical and mechanical equipment, not allowing basements, using plants that can handle salt, and using surfaces that let water soak into the ground.

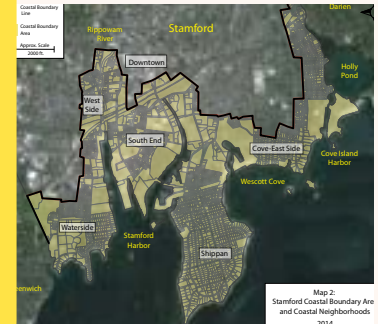


DID YOU KNOW?

Stamford's Coastal Management Area, overseen by the Environmental Protection Board, includes land and water within designated flood-prone and environmentally sensitive zones where special regulations help protect against flooding and preserve natural resources. A coastal resilience zoning overlay in this area would add requirements—such as elevated utilities, salt-tolerant landscaping, and stormwater management—to further reduce risks and adapt to rising sea levels and climate impacts.

This is an opportunity to add flood control measures such as green infrastructure or floodable parks.

– COVE RESIDENT



ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-9.6	Continue to evaluate goals, schedules, and procedures in the Stormwater Management Plan (SMP) on an annual basis to provide flexibility for changing conditions and regulations. Strive to achieve full compliance with the SMP, particularly in the areas of: public education and involvement, stormwater mapping, illicit discharge detection, control measures, infrastructure operations & maintenance, water quality monitoring, and legal & regulatory changes.	Programs & operations	Ongoing	Expanded	Stormwater Management, Engineering
ST-9.7	Prioritize updates to stormwater pipes in capital budget.	Capital projects	Near Term (1-3 yrs)	Expanded	Stormwater Management, Engineering
ST-9.8	Consider implementing some or all of the riparian protection zoning strategies recommended by WestCOG.	Zoning changes	Near Term (1-3 yrs)	Existing	Zoning Board, LUB, EPB, WestCOG
ST-9.9	Develop and implement a comprehensive outreach strategy to educate residents and homeowners about flood risks and the importance and availability of flood insurance, increasing community resilience and insurance uptake.	Programs & operations	Near Term (1-3 yrs)	New	EPB

STRATEGY 10

Protect marine and upland ecosystems to safeguard water quality

WHAT?

Protect and restore Stamford's critical habitats (natural reserves, wetlands, riparian corridors) to naturally improve water quality, manage flooding, support biodiversity, and enhance ecological resilience.

WHY?

Stamford's natural resources – its coastline, rivers, wetlands, forests, and fields – not only support local biodiversity and enhance water quality in drinking reservoirs but also foster a unique sense of pride among residents.

GOALS

Create and Maintain a Healthy Environment

Mitigate Environmental Impact

**METRICS**

- Harbor Management Plan update status
- Tons of debris removed from Stamford Harbor annually
- Change in annual water quality

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-10.1	Update the Harbor Management Plan to align with the updated Coastal Vision, ensuring critical maintenance and safety services are up-to-date and aligned with future climate conditions.	Plan or study	Near Term (1-3 yrs)	Expanded	Partner with HMC
ST-10.2	Integrate the Conservation Future Land Use category (OS2) into the zoning code as a dedicated district, ensuring that only conservation and compatible uses are permitted within these zones.	Zoning changes	Near Term (1-3 yrs)	New	Zoning Board, LUB
ST-10.3	Partner in clean-up initiatives for Stamford Harbor and other coastal areas to remove debris and improve habitats.	Partnerships	Ongoing	Existing	Partner with local organizations like Soundwaters
ST-10.4 	Expand oyster fishery initiatives to support aquaculture and improve water quality.	Partnerships	Ongoing	Expanded	Work with the Harbor Management Commission (HMC) and Collective Oyster Recycling & Restoration
ST-10.5	Run public education campaigns in partnership with local partners like Soundwaters and Mill River Collaborative to develop multi-generational land and water stewards citywide.	Other regulatory changes	Near Term (1-3 yrs)	Expanded	Partner with Soundwaters and Mill River Collaborative

Health through less pollution and more greenery is vital.

– OPEN HOUSE 2 ATTENDEE

Protect wildlife along Mill River.

– RIDGEWAY-BULLSHEAD RESIDENT

Stamford boasts 19 miles of shoreline along Long Island Sound, along with over 20 miles of rivers—including the Rippowam and Mianus Rivers—three major drinking water reservoirs, and numerous smaller streams and wetlands.



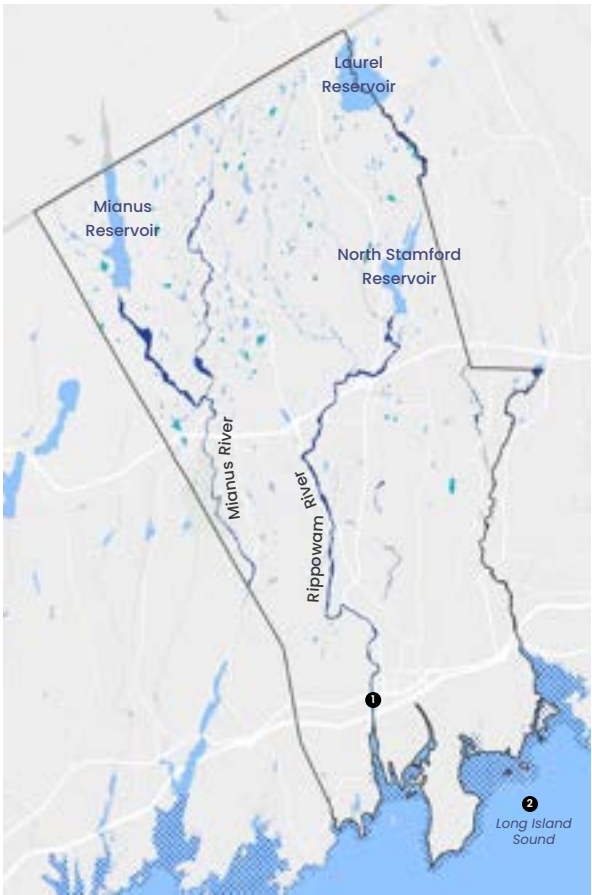
1 MILL RIVER RESTORATION

Mill River restoration removed dams, restored native habitats, improved fish passage, reduced flooding, and revitalized Stamford's urban ecosystem.



2 LONG ISLAND SOUND

The Long Island Sound borders Stamford, providing tidal estuary habitats, recreation, and vital economic and ecological benefits to the city.



CASE STUDY

Improving Water Quality Via Aquaculture



The West Falmouth Harbor Oyster Reef project in Falmouth, MA removes 50 kg of nitrogen annually through 300,000 oysters

to improve water quality and support marine life. Through city investment, grant funding, and research collaboration, the municipality has become a model for using shellfish aquaculture as a nature-based solution to coastal pollution and habitat restoration.

STRATEGY 11

Significantly expand Stamford’s green infrastructure, such as street trees and bioswales

WHAT?
Expand Stamford’s green infrastructure to improve air quality, reduce carbon emissions, mitigate heat island effects, and manage stormwater runoff.

WHY?
Vegetation coverage in Stamford varies widely, ranging from just 13% in South End to 65% in North Stamford. This significant disparity in green infrastructure – including tree canopy, riparian corridors, bioswales, and other nature-based infrastructure – illustrates the uneven distribution of natural resources throughout the city.

GOALS

Create and Maintain a Healthy Environment

Adapt for Climate Resilience


METRICS
– Number of resiliency plan actions completed each year
– Urban Forester position filled
– Annual tree planting target set and achieved

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-11.1	Implement recommendations developed through resiliency planning projects including the Coastal Flood Resiliency Plan, Downtown Heat Study, Cummings Pond, and Toilsome Brook.	Capital projects	Ongoing	New	Engineering, Stormwater Management, LUB, EPB
ST-11.2	Hire an urban forester to lead the Urban Forestry Working Group, set specific targets (such as canopy coverage, number of trees to plant annually), and implement effective enforcement mechanisms to ensure the success of canopy expansion initiatives.	Programs & operations	Near Term (1-3 yrs)	New	Parks
ST-11.3 	Expand the Branching Out Initiative to create and implement a citywide planting and green infrastructure strategy, identifying priority areas for planting with air quality concerns or heat island effects.	Plan or study	Medium Term (4-6 yrs)	Expanded	Sustainability, Stormwater Management, Engineering, Parks, EPB, LUB
ST-11.4	Develop a network of volunteer community foresters, under the guidance of the Urban Forester, to help care for and track the health of trees and green infrastructure	Programs & operations	Medium Term (4-6 yrs)	New	Urban Forester
ST-11.5	Consider adopting an Upland Tree Ordinance and amending the Stormwater Drainage Manual to require mitigation measures—such as tree preservation or planting—when development increases stormwater runoff above a specified threshold.	Other regulatory changes	Near Term (1-3 yrs)	New	Urban Forester, Engineering

I'd like to see nature-based infrastructure that is smarter, more efficient, and less of a long-term financial burden such as micro-forests throughout the city.

– EAST SIDE RESIDENT

I would love to see more tree coverage to provide shade over walkways and buildings.

– OPEN HOUSE 2 ATTENDEE



WHAT IS GREEN INFRASTRUCTURE AND WHY IS IT IMPORTANT?

Green infrastructure integrates natural and engineered landscapes—such as trees, wetlands, open spaces, and permeable pavements—to enhance water management, air and water quality, and community wellbeing.



DID YOU KNOW?

Stamford's **Branching Out Initiative** will plant 400 trees in some of the city's hottest neighborhoods like Downtown, South End, West Side, Cove, East Side, South End and Waterside. through a \$1M grant from the Department of Agriculture's Urban and Community Forestry program and with City capital funds.

Other cities in Connecticut like Hartford, Norwalk, and New Haven have City Foresters on staff to help manage long-term tree planting and maintenance strategies.

Plant more trees near high pollution corridors.

- OPEN HOUSE 2
ATTENDEE



ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-11.6	Explore the use of innovative planting techniques such as soil vaults, soil cells, and enhanced tree pits for street trees to help them thrive in urban environments by providing access to high-quality, uncompacted soil.	Programs & operations	Near Term (1-3 yrs)	New	EPB with Urban Forestry Working Group in advisory capacity
ST-11.7	Implement zoning changes to limit impervious coverage for both residential and nonresidential developments, and continuously update Low Impact Development (LID) requirements in the Stormwater Drainage Manual to reduce the environmental impacts of stormwater runoff, flooding, and the heat island effect.	Zoning changes	Near Term (1-3 yrs)	New	Zoning Board, LUB, Stormwater Management, EPB, Engineering
ST-11.8	Conduct a pilot cool pavement project in Downtown, West Side, or South End and monitor impact on feels-like temperatures in the summer.	Capital projects	Near Term (1-3 yrs)	New	TTP, DSSD
ST-11.9	Prioritize the implementation of cool or green roofs with rooftop gardens or urban agriculture on all city new and redevelopment projects.	Capital projects	Ongoing	Expanded	Sustainability, LUB
ST-11.10	Develop outreach and education programs to inform property owners about best practices for protecting existing trees and planting new ones, encouraging private participation in canopy expansion efforts.	Programs & operations	Near Term (1-3 yrs)	Expanded	Urban Forestry Working Group
ST-11.11	Launch an annual "Greenest Block" contest encouraging neighborhoods to beautify and cool their streets by planting and maintaining trees.	Programs & operations	Near Term (1-3 yrs)	New	Mayor's Office, Urban Forestry Working Group

STRATEGY 12

Improve and connect Stamford's parks, open spaces, plazas, and waterfront

WHAT?

Enhance and expand Stamford's green spaces by creating a more interconnected network of parks, open areas, public plazas, and waterfront access to provide more opportunities for outdoor activities, improve public health, and support environmental sustainability.

WHY?

Stamford offers a robust network of parks and open spaces, but the city spends less than half per capita on parks annually (\$30) than peer cities like New Haven (\$77) leading to resident concerns about open space quality. Residents deserve high-quality, interconnected open spaces that can be easily accessed within a 10-minute walk.

GOALS

Create and Maintain a Healthy Environment

Prioritize Community Health and Wellbeing

Provide Accessible Amenities That Support A High Quality of Life for All

**METRICS**

- Percentage of residents living within a 10-minute walk of a quality park
- Number of Park Strategic Plan actions completed annually
- Number of acres of land acquired or easements secured for parks and open space

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-12.1	Execute Stamford's Parks Strategic Plan to maintain, celebrate, connect, and grow the City's green space network so that all residents have access to a quality park within a ten-minute walk.	Programs & operations	Ongoing	Expanded	Parks, Community Parks Partnership
ST-12.2	Prioritize the completion of Mill River Park from Scalzi Park to the Long Island Sound over the next decade.	Programs & operations	Ongoing	Expanded	Partner with Mill River Collaborative
ST-12.3	Conduct a public waterfront feasibility Beach Way study to connect Kosciuszko Park, Cummings Park and Cove Island Park.	Plan or study	Near Term (1-3 yrs)	New	LUB, EPB, HMC
ST-12.4	Explore opportunities to connect parks in Stamford and Greenwich, New Canaan, and Norwalk via cycling and walking paths	Plan or study	Medium Term (4-6 yrs)	Expanded	Explore a partnership with East Coast Greenway Alliance
ST-12.5	Identify and pursue opportunities for acquiring land or securing easements within parcels that would expand, connect, or enhance open spaces throughout the city and along the waterfront.	Other regulatory changes	Long Term (7-10 yrs)	New	Parks, Administration, Mayor's Office, LUB
ST-12.6	Explore adding public walking trails around reservoirs in North Stamford.	Capital projects	Medium Term (4-6 yrs)	New	Parks

Stamford boasts 44 public parks and 19 miles of shoreline along the Long Island Sound.

My family enjoys the parks, green spaces, and sidewalks in our neighborhood. And we want more!

- OPEN HOUSE 2 ATTENDEE



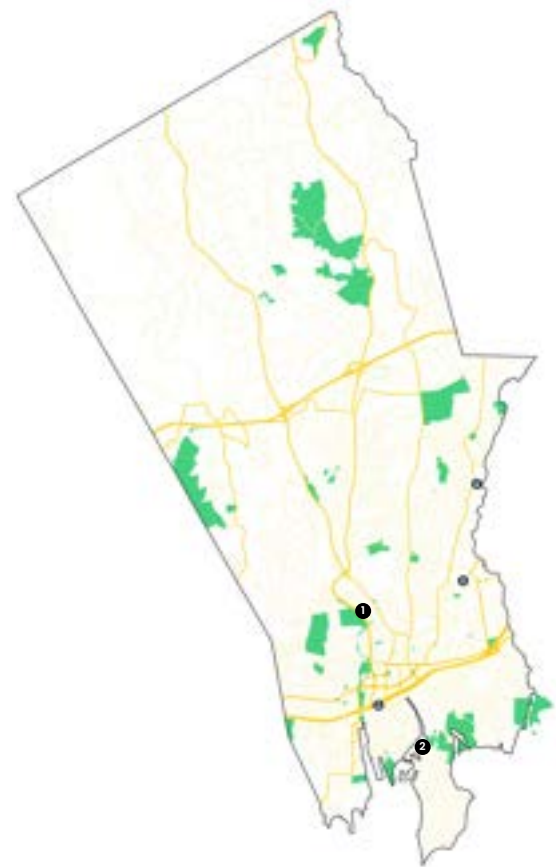
1 SCALZI PARK

Scalzi Park is one of Stamford's largest urban park, featuring trails and recreation facilities.



2 CZESCIK MARINA PARK

Czescik Marina Park is a public marina featuring boating, waterfront views, grassy picnic areas, and a small boardwalk.



ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-12.7	Explore matching funds for Stamford Parks Community Partnership Microgrants recipients.	Programs & operations	Ongoing	New	Parks
ST-12.8	Launch pop-up programming (art installations, markets, etc.) that creates temporary open space activations and fosters community benefits through arts engagement and social connection.	Partnerships	Near Term (1-3 yrs)	New	Partner with local arts organizations like Stamford Art Association
ST-12.9	Identify and adopt a hierarchy of waterfront uses and access to guide future development by prioritizing public access, recreation, environmental protection, maritime industry, and boating along Stamford's shoreline.	Other regulatory changes	Near Term (1-3 yrs)	New	LUB, Parks, EPB, HMC
ST-12.10	Document and map all Publicly Accessible Active Spaces (PAAS), conservation easements, triennial properties, cemeteries, schools, and all publicly accessible waterfront access points to increase awareness and identify opportunities for connectivity.	Plan or study	Near Term (1-3 yrs)	New	LUB, Parks
ST-12.11	Utilize PAAS Fee-In-Lieu (FIL) funds to improve infrastructure and expand accessible open space in North Stamford, focusing on large acreage sites outside the flood zone.	Capital projects	Long Term (7-10 yrs)	New	Parks

KEYSTONE PROJECT

Blue-Green Link

The Stamford Blue-Green Link System identifies priority routes for streetscape enhancements, designed to strengthen connections between Stamford's parks, waterfront, and neighborhoods. These roadway improvements will prioritize multi-modal transportation, making it safer and more convenient for residents and visitors to walk and cycle throughout the city.

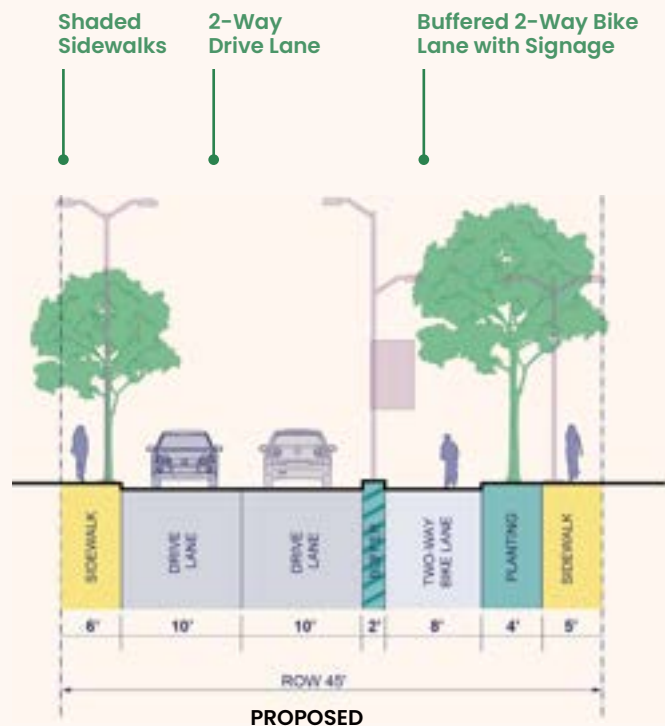
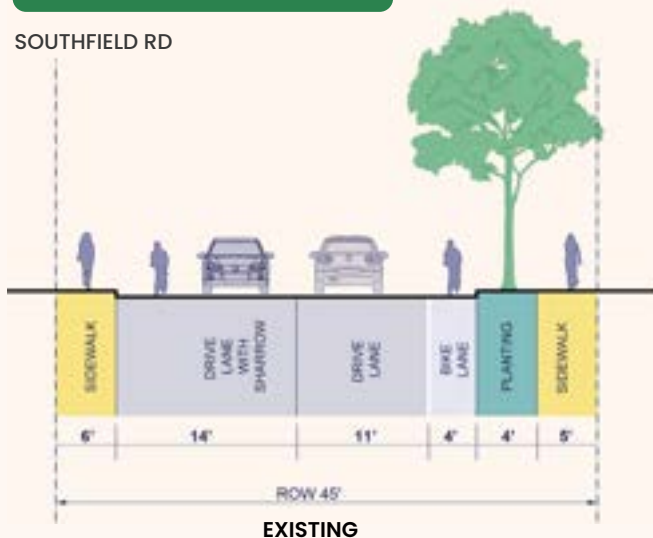
As part of these upgrades, green infrastructure will be integrated to help mitigate street flooding in vulnerable areas. Expanding the city's tree canopy along these routes will offer much-needed shade during periods of extreme heat, improving comfort and resilience for all.

Additionally, the Blue-Green Link System will connect and extend existing off-street waterfront promenades, building upon Stamford's current assets to create a more cohesive and accessible network. Planned improvements to underpasses along these routes will further enhance the overall user experience, ensuring that Stamford's public spaces are welcoming, safe, and enjoyable for everyone.



STREET DESIGN CONCEPT

SOUTHFIELD RD



PROGRAMMING TOOLKIT

EASE OF MOVEMENT

Clear wayfinding, unified signage, and improved lighting along key routes will help create a strong identity for the link and ensure safe, secure pathways between neighborhoods.



Wayfinding & Signage



Safety & Lighting

SHADE & SEATING

Consistent tree canopies will provide vital shade for walkers and cyclists, while benches along on-street links will offer convenient places to rest.



Shade



Seating

EXPERIENCES ON OFF-STREET LINKS

Off-street links that wind through parks and highlight waterfront areas offer significant benefits. Free from traffic, these routes can connect seamlessly with plazas and park amenities, providing access to restrooms, flexible pop-up spaces, drinking water, and public art.



Public Restrooms



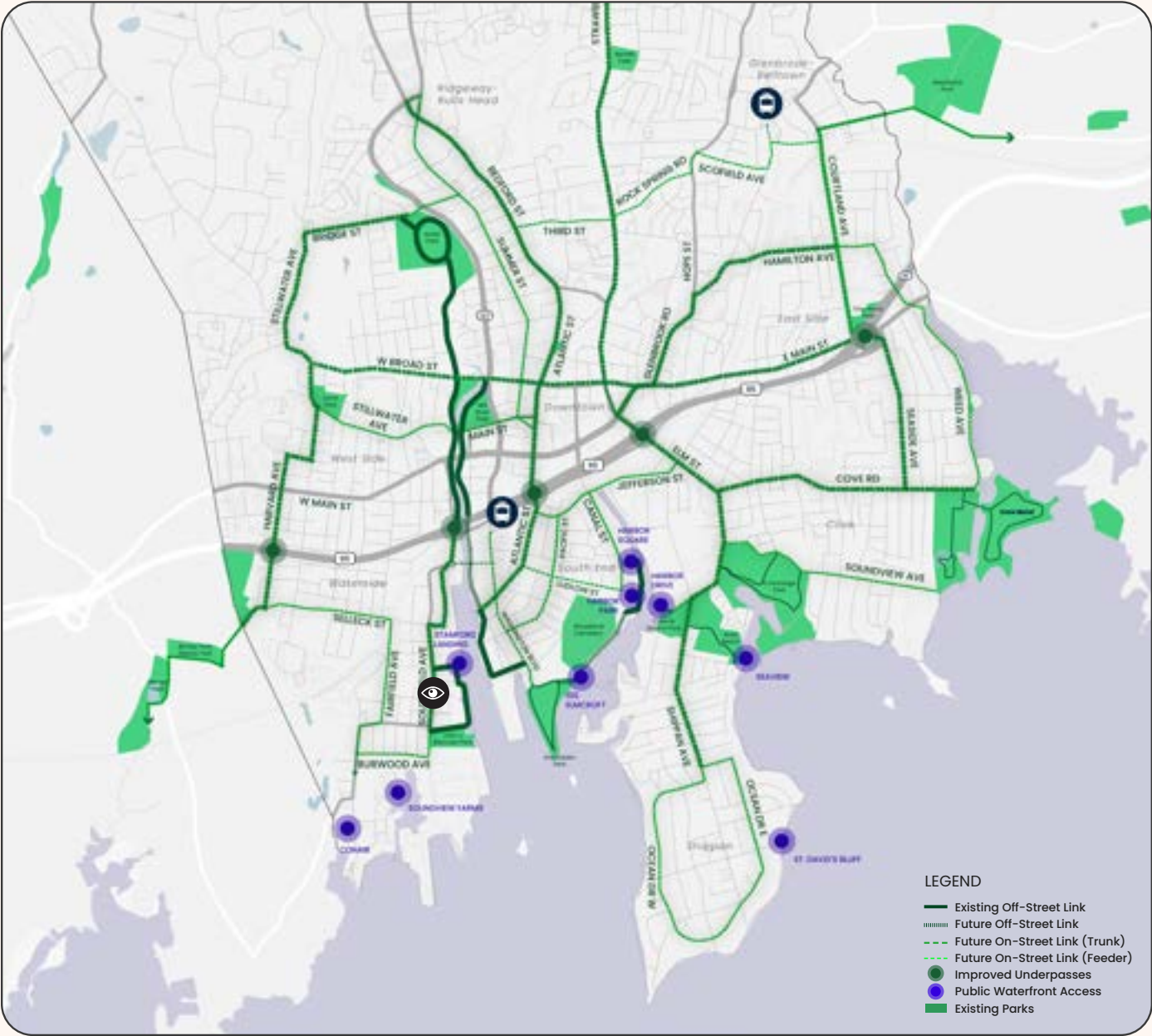
Pop-Up Spaces



Drinking Water



Public Art



Map of Proposed Stamford South Blue-Green Link System

HOW WILL THIS BE IMPLEMENTED?

PARTNERSHIPS & FUNDING

Continue to partner with the Mill River Collaborative to secure land and capital funding for completing Mill River Park. Explore collaboration with the East Coast Greenway Alliance to build sections of the Link network. Engage local BIDs or arts organizations, such as the Stamford Art Association and The Palace Theatre, to help program arts and events.

MAINTENANCE

The City will lead maintenance efforts, exploring opportunities for shared responsibilities and resource allocation across Traffic, Transportation, and Parking, Parks & Recreation, and BIDs.

CONNECTIONS TO NORTH STAMFORD

This keystone project zooms into the southern part of Stamford to illustrate waterfront connections, but the City can also explore the same framework of transit and streetscape improvements to create linkages to North Stamford parks like the Nature Center, Bartlett Arboretum, Scofield Park, and North Stamford Reservoir along High Ridge Road and surrounding areas.

STRATEGY 13

Improve energy efficiency in Stamford's buildings

WHAT?

Reduce greenhouse gas emissions and Stamford's carbon footprint, lower energy costs, and improve quality of life by focusing on energy-efficient buildings and infrastructure systems that decrease air pollution and support better health.

WHY?

Residential, commercial, and industrial energy use accounts for nearly two-thirds (59%) of the city's greenhouse gas emissions. These emissions are closely linked to building design, the types of energy used, and how energy is managed within buildings.

GOALS

Mitigate Environmental Impact

Foster a Green Economy

**METRICS**

- Total renewable energy generated by city facilities each year
- Annual reduction in municipal energy use compared to baseline

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-13.1	Expand the use of renewable energy by integrating it into all municipal facilities and encouraging citywide adoption through public-private partnerships. For example, increase renewable energy generation on public buildings by identifying additional sites for solar panel installations. Ongoing school construction projects like Westhill High School already take advantage of this opportunity.	Plan or study	Medium Term (4-6 yrs)	Expanded	Sustainability, Buildings, Engineering
ST-13.2	Using utility bill and consumption data, conduct a comprehensive energy consumption audit of all municipal facilities to establish a baseline and identify priority areas for improvement. This benchmark can then be tracked on a consistent basis to track progress.	Plan or study	Near Term (1-3 yrs)	New	Sustainability, Buildings, Engineering
ST-13.3	Develop an energy procurement strategy that prioritizes agreements with renewable energy sources, such as wind and solar, to power municipal operations.	Programs & operations	Medium Term (4-6 yrs)	Expanded	Sustainability
ST-13.4	Implement a smart, LED streetlight system citywide to enhance energy efficiency. This system will dynamically adjust brightness, collect real-time data, self-report outages, and reduce maintenance costs.	Capital projects	Medium Term (4-6 yrs)	Existing	Sustainability, LUB, Engineering, TTP
ST-13.5	Evaluate and streamline the permitting and inspection process for clean energy projects with CT DEEP and other partners to remove barriers and expedite residential and commercial renewable energy installations.	Other regulatory changes	Near Term (1-3 yrs)	Expanded	Sustainability, LUB, Engineering

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-13.6	Expand and promote the Stamford Sustainability Scorecard as the standard for defining design guidelines, performance metrics (KPIs), and long-term sustainability plans at the outset of all projects—public, private, and industrial. Apply the Scorecard to public construction, infrastructure, and private industrial buildings, and explore mandating a minimum Scorecard grade for private developments in additional zoning districts, with requirements tailored to neighborhood density and characteristics to ensure consistent quality and sustainable delivery citywide.	Other regulatory changes	Near Term (1–3 yrs)	Expanded	Sustainability, LUB
ST-13.7	Adopt a city-wide building energy efficiency standard via ordinance for all large (100,000 square feet or more) and mid-sized (25,000–99,999 square feet) non-residential buildings, requiring building owners to report annual energy and water use data through a standardized platform like ENERGY STAR Portfolio Manager. Failure to comply with a pre-determined energy standard could result in alternative compliance payments, to be used for sustainable infrastructure improvements.	Other regulatory changes	Near Term (1–3 yrs)	Expanded	Sustainability, LUB
ST-13.8	Facilitate sustainable development by identifying and removing barriers, such as permitting solar awnings or canopies over parking facilities and rooftop agriculture. Zoning regulations will be evaluated to ensure they support innovative solutions for energy efficiency.	Other regulatory changes	Near Term (1–3 yrs)	Expanded	Sustainability, LUB
ST-13.9	Promote green roofs and solar installations by exploring requirements for new private developments to incorporate green roofs and/or rooftop solar systems, enhancing energy efficiency and reducing urban heat island effects.	Other regulatory changes	Near Term (1–3 yrs)	Expanded	Sustainability, LUB
ST-13.10	Engage the community in decarbonization by providing outreach to commercial businesses and homeowners about federal and state incentives, rebates, and loans, such as CT Green Bank programs, to support building decarbonization efforts.	Programs & operations	Near Term (1–3 yrs)	Expanded	Sustainability, LUB, Economic Development
ST-13.11	Revise building codes for flexibility by updating them to encourage "Reversible Building Design," allowing easier conversion between commercial and residential uses to adapt to changing population needs.	Other regulatory changes	Medium Term (4–6 yrs)	New	LUB

STRATEGY 14

Promote low-carbon transportation

WHAT?

Implement sustainable transportation options, such as electric vehicles and transit-oriented development, to reduce greenhouse gas emissions, lower energy costs, and improve overall quality of life.

WHY?

Transportation accounts for almost a third (31%) of overall emissions, and is significantly related to car use and car-dependent land use sprawl.

GOALS

Mitigate Environmental Impact

Create Safe, Active, and People-Friendly Transportation

Foster a Green Economy

**METRICS**

– Percentage of new developments with approved TDM plans
– Annual reduction in fleet greenhouse gas emissions

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-14.1	Implement a formalized and improved Transportation Demand Management (TDM) policy by establishing standard strategies for new development to reduce reliance on single-occupancy vehicles. Increase sustainable transportation options such as transit passes, rideshare opportunities, and bicycle parking while standardizing reporting requirements for TDM implementation.	Programs & operations	Near Term (1-3 yrs)	Expanded	TTP, Sustainability
ST-14.2	Expand EV infrastructure by identifying potential sites and continuing to build out Stamford's electric vehicle (EV) charging network citywide. Develop a technical guide to outline EV charging station standards and specifications.	Plan or study	Medium Term (4-6 yrs)	Expanded	Sustainability, Engineering
ST-14.3	Electrify the municipal fleet by transitioning vehicles, including police and fire department vehicles, school buses, refuse trucks, and small-engine municipal equipment, to electric models.	Capital projects	Long Term (7-10 yrs)	Expanded	Sustainability, Fleet Maintenance
ST-14.4	Develop a City Fleet Idling Mitigation Plan to lower greenhouse gas emissions and improve air quality while enforcing Connecticut Department of Energy and Environmental Protection (CT DEEP) idling laws across Stamford.	Plan or study	Medium Term (4-6 yrs)	New	Sustainability, Fleet Maintenance
ST-14.5	Promote active transit and micro mobility options by piloting a bicycle-sharing program with geofencing Downtown and establishing citywide standards for the use and storage of e-bikes and e-scooters to encourage safe adoption of micro mobility solutions.	Capital projects	Medium Term (4-6 yrs)	New	TTP, DSSD, Fire Marshal

**UPGRADING AND
MAINTAINING STAMFORD'S
FLEET**

Stamford's Fleet Maintenance Department manages over 1,000 city vehicles, ensuring safe, cost-effective operation, maintenance, and environmental stewardship.

I'd like to see more EV charging destinations in 2035.

— GLENBROOK-BELLTOWN RESIDENT



CASE STUDY

Electric Vehicle (EV) Municipal Fleets



Columbus, OH has committed to converting 100% of its light-duty fleet to electric vehicles by 2030

as part of its Climate Action Plan, aiming to reduce greenhouse gas emissions and lead by example in public sector sustainability. Fleet administrators use data-driven approaches to select the right EVs for specific job needs and provide specialized training for mechanics to ensure a smooth transition. Each vehicle transitioned can save as much as net 4.9 tons of CO² annually, contributing to significant emissions reductions.

STRATEGY 15

Improve waste management practices

WHAT?
Modernize Stamford’s waste management systems to reduce landfill waste, increase recycling and composting, and improve efficiency.

WHY?
Solid waste outputs have increased by 10% year-over-year since the onset of COVID-19, increasing community emissions and the burden on waste management systems.

GOALS

Adapt for Climate Resilience

Foster a Green Economy

Create and Maintain a Healthy Environment



METRICS

- Annual landfill waste reduction (%) compared to baseline
- Tons of food scraps diverted from landfill and composted each year

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-15.1	Develop a Zero Waste Action Plan with specific targets for reducing landfill waste and increasing recycling and composting rates by 2035.	Plan or study	Medium Term (4-6 yrs)	New	Sustainability, Recycling & Sanitation
ST-15.2	 Implement a Smart Waste Collection system using smart sensors to optimize collection routes, reduce operational costs, and lower emissions.	Programs & operations	Medium Term (4-6 yrs)	New	Sustainability, Recycling & Sanitation
ST-15.3	Expand Stamford's Food-Scrap Recycling program to include restaurants, schools, commercial users, and municipal facilities.	Programs & operations	Ongoing	Expanded	Sustainability, Recycling & Sanitation
ST-15.4	Enforce the city’s Mandatory Recycling Ordinance for renovation and construction projects citywide.	Programs & operations	Ongoing	Expanded	Sustainability, Recycling & Sanitation
ST-15.5	Reuse and repurpose goods and materials from city engineering and capital projects where applicable.	Programs & operations	Ongoing	Expanded	Sustainability, Recycling & Sanitation, Engineering, TTP

● GETTING SCRAPPY

Stamford's Food Scrap Recycling Program started in 2021 and lets residents drop off all food waste—including meat and dairy—for composting, reducing landfill waste and methane emissions. Free and low-cost starter kits are available, and finished compost is used locally.

The city has four composting stations – but needs to let people know.

– OPEN HOUSE 2 ATTENDEE

We could have compost pickup like in other cities.

– OPEN HOUSE 2 ATTENDEE

I'd like trash pickup and city water in more places that don't have it.

– SPRINGDALE RESIDENT



CASE STUDY

Smart Waste Management



San Francisco, CA uses thousands of smart waste bins

equipped with sensors that monitor fill levels and temperature, enabling data-driven route optimization; a 2018 pilot showed an 80% reduction in overflowing bins and significant decreases in illegal dumping and street cleaning requests.

STRATEGY 16

Promote community health by addressing pollution and supporting personal wellbeing, especially in areas facing environmental injustices

WHAT?

Integrate holistic health initiatives into Stamford’s planning practices to foster a more sustainable and supportive environment, while addressing the city’s history of environmental injustice by investing in the remediation of light, air, water, and noise pollution in neighborhoods disproportionately impacted by highways and industrial activities.

WHY?

Stamford’s major infrastructure systems and polluters – such as highways, rail beds, and industrial sites – have create physical barriers that reduce connectivity, increase pollution, and negatively impact the quality of life for nearby residents.

Neighborhoods exposed to more pollution like West Side, Waterside, and South End have a 11-year lower life expectancy.

GOALS

- Prioritize Community Health and Wellbeing
- Encourage Thoughtful Development
- Create and Maintain a Healthy Environment
- Provide Accessible Amenities That Support A High Quality of Life for All



METRICS

- Pounds of locally grown produce supplied to schools annually
- Number of Neighborhood Wellness Centers identified or established with number of free health screenings provided
- Completion of a comprehensive assessment of the Stamford Senior Center (Yes/No) with clear action items
- Percentage of farmer’s markets accepting and matching SNAP and WIC benefits
- Number of highway landscape buffer projects funded and implemented
- Number of pop-up programs and art installations in public spaces
- Reduction in rates of chronic conditions (e.g., diabetes, heart disease, obesity), as tracked by health assessments

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-16.1	Continue to prioritize the success of the Vita Health & Wellness District model. The Vita Health & Wellness District combines physical revitalization with improved programming and services to help neighborhoods thrive. Stamford can double down on the success of this model and improve the quality of land use by working with Vita to: • Add a program for public space to enhance sidewalks, plazas, and public art • Partner with Stamford Public Schools to offer nutritious school lunches using produce grown at Fairgate Farm • Partner with Stamford Public Schools to create afterschool programs at organizations like Fairgate Farms, Mill River Collaborative, or Soundwaters	Partnerships	Ongoing	Expanded	Health & Human Services, Community Development

❶ VITA HEALTH DISTRICT

Stamford's Vita Health District revitalized the West Side with mixed-income housing, urban farming, and expanded health services for residents.

❷ STAMFORD SENIOR CENTER

Stamford Senior Center offers diverse programs, fitness classes, social events, and support, fostering connection and active living for older adults.



ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-16.2 	Explore a partnership with Stamford Health to create Neighborhood Wellness Centers at public libraries, offering free blood pressure, cholesterol, diabetes, cancer, and mental health screenings as well as information on linkages to other services such as health care insurance enrollment, connection to community resources, education on healthy diets & lifestyles, and management of chronic conditions.	Partnerships	Medium Term (4-6 yrs)	New	Health & Human Services, Community Development, LUB, Stamford Health, AmeriCare
ST-16.3	Explore the potential development of community resiliency hubs at libraries, schools, or other city-owned buildings in times of extreme weather which would not only provide shelter, but also directly connect impacted individuals and communities with service agencies and other organizations to provide essential emergency resources.	Programs & operations	Medium Term (4-6 yrs)	New	LUB, Community Development, Health & Human Services
ST-16.4	Conduct a comprehensive assessment and modernization of the Stamford Senior Center to ensure it is accessible and responsive to the needs of Stamford's growing senior population. This includes expanding physical space, updating amenities, and integrating programs that support physical, mental, and social well-being for older adults.	Capital projects	Medium Term (4-6 yrs)	New	Mayor's Office, Operations, Stamford Senior Center
ST-16.5	Expand number and duration of farmer's markets across Stamford, ensuring that all markets accept and match SNAP and WIC benefits.	Partnerships	Near Term (1-3 yrs)	Expanded	Health & Human Services, Community Development
ST-16.6	Conduct a study to identify potential sites for the creation of landscape buffers to improve air and noise pollution in neighborhoods adjacent to highways and sources of pollution. Following identification, prioritize capital funding for implementation.	Plan or study	Near Term (1-3 yrs)	New	LUB, TTP, CT DOT

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-16.7	Utilizing data from air quality monitoring, develop a plan, prioritize actions, and implement strategies to improve air quality especially for the most impacted neighborhoods such as South End and West Side. Secure funding for maintenance after the 3-year grant lifecycle.	Plan or study	Near Term (1-3 yrs)	Expanded	LUB, EPB, TTP, Health & Human Services
ST-16.8	Develop a service that matches property owners with local artists to facilitate the creation of murals on exposed building walls.	Partnerships	Medium Term (4-6 yrs)	New	LUB, Economic Development
ST-16.9	Inventory noise complaints to identify areas for service responses and enforcement.	Programs & operations	Near Term (1-3 yrs)	Expanded	Health & Human Services
ST-16.10	Continue to designate and award recipients via the Community Micro-Grant Program to distribute funding for community projects across Stamford.	Programs & operations	Ongoing	Existing	Sustainability



CASE STUDY

Neighborhood Wellness Centers



Detroit, Mi set up seven Neighborhood Wellness Centers at trusted community sites like churches and colleges

to provide free preventive health screenings and connect residents to healthcare, insurance, and social services. The centers have seen high utilization and positive impact, such as improved management of chronic conditions and increased access to care—especially for residents who previously faced barriers due to transportation or cost.

1 HEALTHY FOOD ACCESS

Farmer’s markets and urban farms like Fairgate Farm increase access to healthy, affordable food in Stamford.

2 PARK PROGRAMMING AND ACTIVATION

Educational programming and community events like Bark in the Park bring residents together to enjoy time outside.



IN 2035, STAMFORD WILL BE ...

A Connected City

Stamford will improve mobility and accessibility through safer streets, expanded bike and pedestrian networks, and abundant transit options that connect people to jobs, services, and community spaces.

Goals



Improve Mobility Corridors

Enhance Stamford's major transportation arteries to reduce traffic congestion, improve traffic flow, and prioritize road safety for all users.



Create Safe, Active, and People-Friendly Transportation

Make streets safer and more inclusive for pedestrians and cyclists of all ages and abilities by prioritizing sidewalk and bike network expansion, connection, and maintenance.



HOW DOES THE OPPORTUNITY VISION ALIGN WITH STATE AND REGIONAL PRIORITIES?

CONNECTICUT PLAN OF CONSERVATION AND DEVELOPMENT

The state aims to foster and support unique, diverse, and inclusive communities that are well-connected with each other and greater Northeast megaregion.

WESTCOG

WESTCOG's Plan of Conservation and Development advocates for bike and pedestrian friendly development and ongoing maintenance of road and transportation infrastructure.



Connect People and Places with Abundant Transit Options

Improve daily commutes and travel in Stamford by building a user-friendly transportation network that connects residents, workers, and visitors to centers of activity such as jobs, shops, and community services.

IN 2035, STAMFORD WILL BE ...

A Connected City

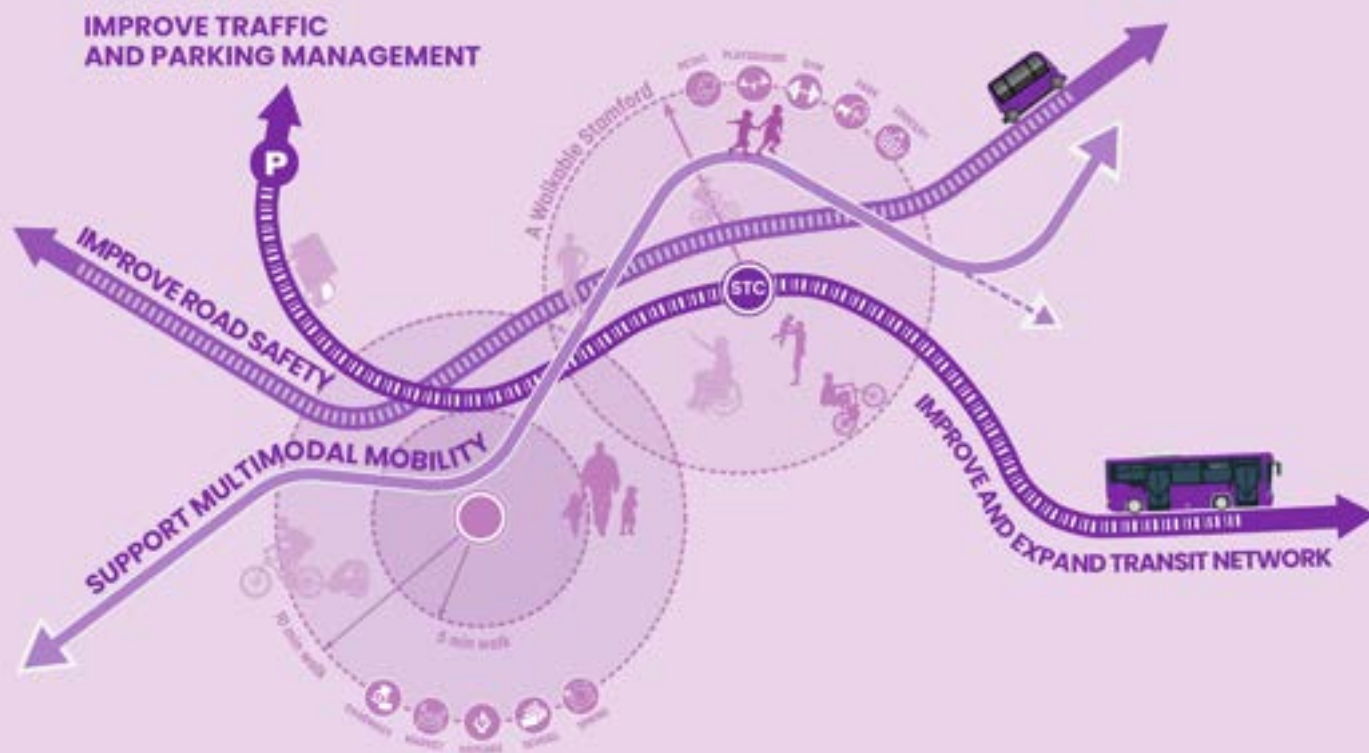
Stamford will improve mobility and accessibility through safer streets, expanded bike and pedestrian networks, and abundant transit options that connect people to jobs, services, and community spaces.



HOW WE GET THERE

Making It Happen

The strategies outlined below reflect the priorities identified by the Stamford community throughout the planning process. Over the following pages, each strategy is paired with a set of actions that the City can take over the next ten years to help turn this shared vision into reality.





WHAT WE HEARD

Community Priorities



Improve Pedestrian Safety and Walkability

Community members told us they want safer, more inviting streets for everyone on foot. People are eager for better crosswalks, improved lighting, and better connected sidewalks to make walking around town a pleasant, everyday choice.



Prioritize Calming Traffic and Congestion

We heard loud and clear that reducing speeding and easing traffic jams are top concerns. Residents are looking for smart solutions like lower speed limits, roundabouts, and better traffic flow to make our streets safer and less stressful.



Design for Accessibility

Accessibility matters to everyone, and you told us it's time to raise the bar. From curb ramps to clearer signage, the Stamford community wants spaces and services that work for people of all ages and abilities.



Extend Bike and Shared Mobility Networks

There's real excitement about expanding options for getting around to ease congestion. People want safer bike lanes that connect key destinations, making it simple and fun to choose greener ways to travel.



Improve the Transit System

A better transit system is high on the wish list. You asked for more reliable buses, shorter wait times, and improved connections between neighborhoods and the STC — making public transit a go-to, convenient choice for everyone.

Pedestrian safety is THE biggest issue in Stamford.

- HUBBARD HEIGHTS RESIDENT

STRATEGY 17

Improve road safety for all users

WHAT?

Improve road safety for all users by integrating Vision Zero principles and prioritizing infrastructure improvements that create safe, active, and people-friendly streets.

WHY?

Pedestrians and cyclists are 10x and 4x more likely, respectively, to be involved in fatal or near-fatal crashes with motor vehicles than other occupants, highlighting that Stamford’s public realm is unsafe—especially at crosswalks and intersections, where residents report frequent speeding and failure to stop at lights or stop signs.

GOALS

- Create Safe, Active, and People-Friendly Transportation
- Improve Mobility Corridors
- Connect People and Places with Abundant Transit Options
- Prioritize Community Health and Wellbeing



METRICS

- Annual number of traffic fatalities and severe injuries citywide, with a goal of reducing these to zero by 2032
- Miles of new or improved sidewalks and crossings added annually

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-17.1 	Carry out recommendations in Vision Zero Action Plan – which builds on decades of road safety studies – to improve pedestrian and cyclist safety citywide. For example, Vision Zero recommends to prioritize traffic enforcement by public safety officers at high-injury intersections.	Programs & operations	Ongoing	Expanded	TTP
ST-17.2	Implement upcoming ADA Transition Plan and sidewalk assessment to maintain and expand a complete, safe, and accessible community-wide sidewalk and crossing network that connects residents to the resources needed to fulfill daily needs. Ensure this sidewalk network serves everyone in Stamford, prioritizing residents who do not have access to a car, areas with high pedestrian injuries and fatalities, and neighborhoods where residents have few transportation options.	Capital projects	Ongoing	Expanded	TTP, Highways
ST-17.3	Ensure all signalized intersections have safe and accessible pedestrian crosswalks. In areas with high pedestrian activity, crosswalk lights should turn on automatically.	Programs & operations	Near Term (1-3 yrs)	Expanded	TTP
ST-17.4	Monitor and expand ongoing Safe Routes to School project to ensure sidewalks and crossings in school walksheds are safe for family routes.	Programs & operations, Capital projects	Near Term (1-3 yrs)	Expanded	TTP
ST-17.5 	Continue coordination with I-95 Stamford Planning and Environmental Linkages team and CTDOT to influence an integrated transition from vision to implementation in 2026 and beyond. The vision should focus on safe, multi-modal local roads and highway improvements that mitigate harm to local neighborhoods while supporting mobility.	Partnerships	Ongoing	Existing	TTP

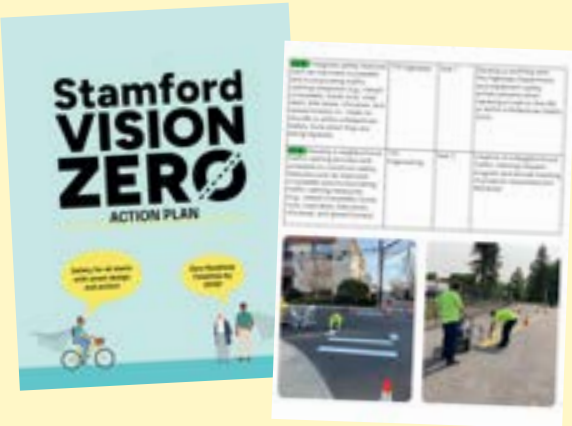


SYNCING PLANS

The City of Stamford has adopted a Vision Zero Action Plan to eliminate roadway fatalities by 2032.

The plan includes 57 policy and practice recommendations for improving road safety, including:

1. Fund Vision Zero improvements
2. Prioritize work along the High Injury Network
3. Prioritize FixIt Stamford requests for unsafe roads
4. Reduce speed limits
5. Create Pedestrian Safety Zones



WHAT IS VISION ZERO?

Vision Zero is a proactive strategy to eliminate all traffic fatalities and severe injuries while promoting safe, healthy, and equitable mobility for everyone. Originally launched in Sweden in the 1990s, Vision Zero has proven highly successful across Europe and is now being adopted by major U.S. cities. It focuses on the idea that traffic deaths are not inevitable but preventable through smart planning, design, and enforcement.



IMPROVING MOBILITY

The Transportation, Traffic, and Parking Department (TTP) focuses on re-balancing Stamford's streets to support bicycle/pedestrian mobility, transit use, accessibility, and neighborhood vitality to reduce congestion and improve quality of life.



SPOTLIGHT ON ROAD SAFETY

Car dominated mobility patterns and the presence of high capacity highways (I-95) pose challenges to safety and walkability.



SYNCING PLANS

CTDOT is conducting a Planning and Environment Linkages (PEL) Study to identify ways to improve safety and mobility on I-95 between Interchanges 7 and 9, and to develop concepts for replacing the I-95 bridge over the Metro-North Railroad and Myrtle Avenue. The study is scheduled for completion in 2026.

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-17.6	Promote ongoing licensing ordinance for food delivery cyclists and moped operators to enhance pedestrian safety downtown. The ordinance should require delivery platforms and operators to obtain city permits, provide insurance coverage, and ensure all vehicles meet safety standards. Additionally, require delivery workers to complete a city-administered safety training program and hold both platforms and restaurants accountable for compliance. Collect and use data on delivery routes and incidents to inform enforcement and future safety improvements.	Programs & operations	Near Term (1-3 yrs)	Expanded	TTP

STRATEGY 18

Improve traffic and parking management practices

WHAT?

Optimize traffic flow in Stamford to reduce congestion, minimize excessive delays, and improve mobility, while implementing parking management strategies that foster more mixed-use, walkable communities.

WHY?

Although traffic volumes in Stamford have decreased by 16% over the past five years, the city remains highly congested, ranking as one of the most congested cities in the country. In the Stamford 2035 planning process, 47% of community members identified traffic as their biggest mobility challenge.

GOALS

Create Safe, Active, and People-Friendly Transportation

Improve Mobility Corridors

Connect People and Places with Abundant Transit Options



METRICS

- Annual change in average travel times and congestion levels on key corridors
- Percentage of city traffic signals evaluated and retimed on a regular schedule

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-18.1	Identify and analyze gaps in the city's road network to improve connectivity and minimize congestion.	Plan or study	Near Term (1-3 yrs)	New	TTP
ST-18.2	Synchronize and retime the City traffic signal network. As previously done in 2019, develop and implement a standard cadence for the evaluation and retiming of the City's signal system to meet growth patterns while integrating roadway safety techniques.	Programs & operations	Near Term (1-3 yrs)	Expanded	TTP
ST-18.3	Develop and implement a long range plan to upgrade the City's traffic signal infrastructure, building upon upgrades Phases G, H, and I and Gridsmart 1 and 2.	Plan or study	Medium Term (4-6 yrs)	New	TTP
ST-18.4	Implement advanced traffic management systems such as variable message boards, traffic monitoring software, and adaptive traffic signals.	Programs & operations	Medium Term (4-6 yrs)	New	TTP
ST-18.5	Carry out recommendations in Stamford Parking Study (2024) to ensure on- and off-street public parking fees are priced to match the value of the public space they occupy.	Programs & operations	Ongoing	Expanded	TTP
ST-18.6	Consider eliminating minimum parking requirements for new developments in certain neighborhoods	Other regulatory changes	Near Term (1-3 yrs)	New	TTP, LUB

1 PARKING MANAGEMENT

Stamford’s recent Parking Study includes recommendations for improved parking management. Other cities, like New Haven, CT form partnerships with major employers to reduce the need for new parking construction.

2 CONGESTION CONCERNS

Stamford is ranked as one of the most congested urban areas in the U.S., yet average daily traffic (ADT) volumes have dropped by 16% according to CTDOT data. Despite this decrease, many residents still cite excessive traffic as their primary mobility concern.

3 CONNECTING DESTINATIONS

Potential connections for active transit center around transit-oriented development within a 15-minute walk of Metro North stops and within a 10-minute walk of existing commercial and mixed-use zones.



ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-18.7	Facilitate shared parking agreements between different land uses, such as offices, retail and residential, especially in high-density downtown areas.	Partnerships	Near Term (1-3 yrs)	New	TTP
ST-18.8	Create a mobility fund allowing new developments to pool into a City-run fund to support active transportation projects and operations.	Programs & operations	Near Term (1-3 yrs)	New	TTP, LUB
ST-18.9	Carry out recommendations from forthcoming Downtown Curb Space Management Plan in collaboration with DSSD. Explore expansion of recommendations in downtown-adjacent neighborhoods.	Programs & operations	Near Term (1-3 yrs)	New	TTP, DSSD

Too much traffic and the lights don't seem to turn green fast enough in some areas.

- OPEN HOUSE 1 ATTENDEE

When I was growing up, I could cross the street or walk around the block without waiting minutes for traffic. Parking downtown Stamford was easy—now I have to circle lots waiting for a spot. Today, I'm stuck in traffic on I-95 for over 25 minutes, and even the back roads are jammed with cars.

- COVE RESIDENT

STRATEGY 19

Support multimodal mobility and reduce car dependence

WHAT?

Prioritize human-centered and accessible design in multimodal transportation strategies to provide Stamford residents with flexible travel options and reduce auto-dependence.

WHY?

Stamford's bike lanes and pedestrian networks do not form a cohesive network, challenging the usability of the systems.

GOALS

Create Safe, Active, and People-Friendly Transportation

Improve Mobility Corridors

Connect People and Places with Abundant Transit Options

**METRICS**

- Miles of protected bike lanes built and connected each year
- Number of Neighborhood Slow Streets designated and implemented

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-19.1	Expanding upon the Blue-Green Link framework as a prioritization and design tool, continue to build and connect Stamford's network of protected bike lanes.	Capital projects	Ongoing	Expanded	TTP
ST-19.2	Designate the following multi-modal mobility corridors to encourage the safe and effective use of multiple transportation modes within Stamford neighborhoods: - Multimodal Corridors: Classify key arteries as Multimodal Corridors with moderate-speed transit, protected bike lanes, and pedestrian zones. - Neighborhood Slow Streets: Identify Neighborhood Slow Streets in Pedestrian Safety Zones to streamline regional connectivity while supporting local walkability.	Plan or study	Medium Term (4-6 yrs)	New	TTP, LUB
ST-19.3 	Create neighborhood-based mobility hubs to improve first/last mile connections, aligning to village centers, Metro North stations, or major centers of activity. - Metro North Hubs: Locate adjacent to Metro North stations, following recommendations from the CTDOT Stamford Transit Center Master Plan and considering commuter parking. - Neighborhood Hubs: Locate near job centers, village centers, or high-traffic bus stops. All hubs should include ADA-compliant bus stops with shelters, pedestrian-friendly design, bike parking and lane connections, rideshare drop-off points, and real-time transit information.	Capital projects	Medium Term (4-6 yrs)	New	TTP, LUB, CTDOT

1 SIDEWALK ENHANCEMENTS

Expanding and enhancing connections between Stamford's sidewalks and key destinations emerged as a major priority throughout the planning process.

2 EXPANDING BIKE NETWORK

TTP is expanding Stamford's bike and pedestrian network, but faces challenges connecting bike lanes and sidewalks in a network.

3 ACTIVE TRANSIT POTENTIAL

Approximately 25% of Stamford's land area is within a 10-minute walk of a Metro-North station or a commercial district, highlighting the city's significant potential for transit-friendly, walkable, and bikeable neighborhoods.



CASE STUDY
Mobility Hubs



I'd like to see safer options for using a bike in Stamford.

- WEST SIDE RESIDENT



WHAT ARE MOBILITY HUBS?

Mobility hubs are central locations where multiple transportation modes—such as public transit, bike share, car share, and micro-mobility options—are seamlessly integrated to facilitate easy transfers and support multimodal travel. Designed to enhance convenience, accessibility, and sustainability, these hubs often include amenities like real-time information, charging stations, and community services, making it simpler for people to travel without relying on cars.

In Atlanta, MARTA is developing multiple suburban mobility hubs

that integrate walking, biking, bus, paratransit, and ridesharing to improve connectivity and transit access in suburban communities. Hubs in other urban areas contribute to 18% higher visitor volumes and 30% increases in commercial leases, benefiting nearby jobs and retail.

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-19.4	Using the options outlined in the Bedford and Summer Street Vision, reconfigure the Bulls Head intersection to reflect the area's commercial character by improving pedestrian access, reducing paved area, and fostering multimodal connectivity to population centers.	Capital projects	Medium Term (4-6 yrs)	Expanded	TTP
ST-19.5	In coordination with ST-19.4, conduct a Bedford and Summer Street traffic study to explore multi-modal road diets to foster urban vitality and pedestrian activity, reduce vehicular speeds and improve visibility of retail frontage.	Plan or study	Medium Term (4-6 yrs)	New	TTP
ST-19.6	 Improve user experience and calm traffic under I-95 and railroad overpasses with lighting, noise attenuation, landscape, and stormwater management	Capital projects	Medium Term (4-6 yrs)	New	TTP
ST-19.7	Explore the City taking over responsibility of key streets currently maintained by CTDOT to more easily retrofit them in ways that further local priorities. Align funding mechanisms and consider financial impacts in this process.	Partnerships	Long Term (7-10 yrs)	Expanded	TTP, CTDOT
ST-19.8	Work with CTDOT to implement recommendations of the Stamford Transportation Center (STC) Master Plan with regard to improving circulation, access and safety around and within the STC.	Programs & operations	Ongoing	Expanded	TTP, CTDOT
ST-19.9	Create off-road paths between dead-end streets or cul-de-sacs within and between neighborhoods to increase bicycle and pedestrian connectivity.	Capital projects	Medium Term (4-6 yrs)	New	TTP
ST-19.10	Incentivize Stamford's workforce to walk, bike, carpool, or take public transit to work by enacting a Commuter Benefit Ordinance, ensuring that employers with 50+ employees offer pre-tax payroll deductions or direct transit benefits like transit passes or subsidies for biking and walking.	Programs & operations	Near Term (1-3 yrs)	New	TTP, Mayor's Office
ST-19.11	Continue to implement the Bicycle and Pedestrian Plan and undertake an audit and update the plan.	Programs & operations	Ongoing	Expanded	TTP

As the City grows, we may need to take bold steps to restrain the amount of vehicular traffic flowing into the city center in order to make it more people-centered.

- NORTH STAMFORD RESIDENT

● **COMPLETE STREETS**

Stamford's Complete Streets initiative, guided by its 2015 ordinance, emphasizes safe, accessible roadways for all users and has spurred projects like the Lower Summer Street redesign, which has enhanced pedestrian and bicycle infrastructure. This transformation has contributed to increased economic development by creating a more vibrant, attractive, and accessible downtown environment.

Create more bike lanes to connect Downtown and Harbor Point. Make high pedestrian trafficked zones safer by forcing cars to slow down with speed bumps, like Bedford and Summer.

- RIDGEWAY-BULLSHEAD
RESIDENT



CASE STUDY

Reconfiguring Highway Underpasses



Toronto's The Bentway and Underpass Park have turned highway underpasses into dynamic public spaces

with art, recreation, and community events. Surveys show 71% of visitors feel physically healthier and 53% report reduced loneliness after visiting, highlighting their positive impact on health and social connection.

As a pedestrian/ cyclist, it does not feel safe to cross streets especially near I-95.

- OPEN HOUSE 2 ATTENDEE

KEYSTONE PROJECT

Ridgeway-Bullshead Mobility Vision

This keystone project investigates the evolving Bedford and Summer Street area, north of downtown, to enhance multi-modal connections, prioritizing pedestrian, bike and bus, to the city center and support its planned transition to a mid-density, walkable mixed-use urban zone.

A key component involves developing circulation concepts to resolve congestion and pedestrian safety issues at the complex Bulls Head intersection.

Why Is This Important?

A framework for multi-modal connectors along the catalytic corridors of Bedford and Summer Streets could serve as a replicable model for other areas of the city, particularly those designated for mixed-use urban development.

RELATED ACTIONS

ST-19.4: Using the options outlined in the Bedford and Summer Street Vision, reconfigure the Bulls Head intersection to reflect the area's commercial character by improving pedestrian access, reducing paved area, and fostering multimodal connectivity to population centers.

ST-18.1: Identify and analyze gaps in the city's road network to improve connectivity and minimize congestion.

ST-3.1: Develop and distribute clear design guidelines and development toolkits to developers that reflect Stamford's unique architectural styles and public realm priorities.

Ridgeway-Bullshead Intersection

How Can We Plan for a Multi-Modal Intersection?

- 1 Bike lanes, buffered if possible and with adequate lane width exclusive of gutter pans.
- 2 Actuated bike signals, with phases protecting thru bikes from right-turning vehicles.
- 3 Basic traffic operations design principles must be observed: minimize exposure to conflicts, reduce speeds at conflict points, communicate right-of-way priority, provide adequate sight distance.

How Could the Intersection Be Reconfigured?

In 2015, the [Long Ridge-High Ridge Corridors Study](#) recommended a series of improvements to the Bulls Head intersection, many of which have been implemented today. The options below test scenarios for further improvements to the intersection,

One-Way Triangle



PROS

- Narrower pedestrian crossings
- Less paved roadway
- Eliminates left-turn conflicts
- Frees up land for other uses
- Intersection can be unsignalized

CONS

- Some traffic diverted around triangle
- Capacity and signal progression must be tested
- Summer & Bedford currently 1-way

Roundabouts

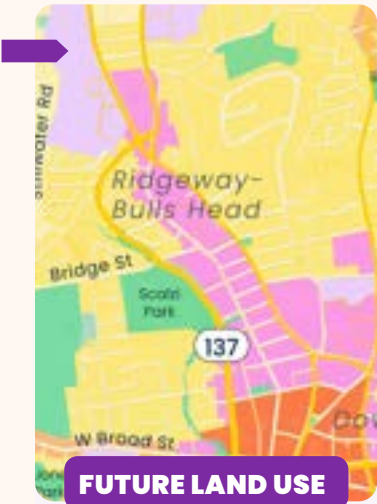


PROS

- Continuous traffic flow
- Permits closure of Cold Spring leg
- Improves driveway access on Long Ridge Rd. between Cold Spring Rd. and Bedford/Summer/High Ridge
- Creates a strong gateway to downtown

CONS

- Diverts Cold Spring Rd. traffic through intersection
- Capacity must be tested
- No pedestrian signal protection

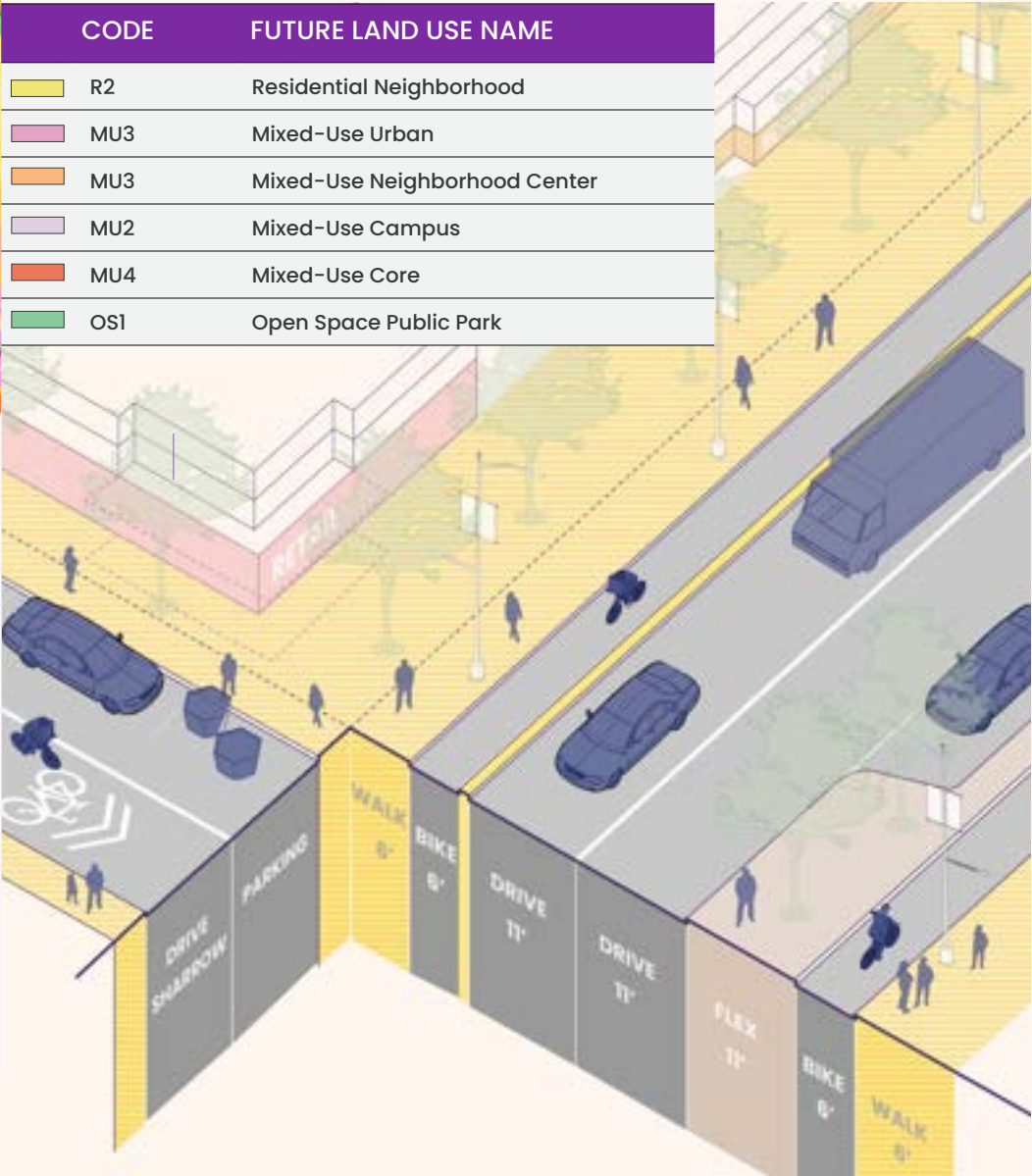


Bedford and Summer Street Vision

CODE	FUTURE LAND USE NAME	
R2	Residential Neighborhood	
MU3	Mixed-Use Urban	
MU3	Mixed-Use Neighborhood Center	
MU2	Mixed-Use Campus	
MU4	Mixed-Use Core	
OS1	Open Space Public Park	

The future land use plan imagines the Bedford and Summer Street corridor as **Mixed-Use Urban**, a dense, walkable neighborhood located near transit, shopping, and urban amenities. This area is designed to support a vibrant mix of residential, commercial, and recreational uses, emphasizing accessibility, high-density development, and active streetscapes adjacent to downtown.

The **streetscape** shown to the right indicates how Bedford or Summer Street could be re-imagined to support this future land use vision. In this streetscape, retail would not be mandated but is optional and can extend out on the sidewalk.



HOW WILL THIS BE IMPLEMENTED?

Proposed Section for Bedford or Summer Street

Partnerships & Funding

The City of Stamford can leverage partnerships with organizations such as CTDOT, local businesses, and community groups to strengthen grant applications and pool resources. Pursuing federal and state grants – such as the RAISE program and the Active Transportation Infrastructure Investment Program – can provide significant funding for pedestrian, bike, and transit improvements. Additionally, public-private partnerships (PPPs) with property developers and transit operators or creating a new Tax Increment Finance District (TIF) can help finance infrastructure upgrades while aligning with the area’s mixed-use, mid-density vision.

Maintenance

To ensure long-term project sustainability, Stamford can establish maintenance agreements through public-private partnerships where private partners share responsibility for upkeep. The city could also explore dedicated funding streams, like special assessment districts or business improvement districts, to support ongoing maintenance of streetscapes, bike lanes, and transit amenities. Regular collaboration with local stakeholders will help identify issues early and maintain high standards for safety and accessibility, particularly at complex intersections like Ridgeway-Bullshead.

STRATEGY 20

Improve and expand transit service

WHAT?

Improve and expand transit services in Stamford to enhance reliability, connect residents to jobs, education, and essential services, and alleviate congestion.

WHY?

Stamford's Transportation Center is the city's main transit hub, with state-run bus routes reaching most neighborhoods. However, many people don't use the system because service is unreliable, infrequent, and hard to navigate.

GOALS

Create Safe, Active, and People-Friendly Transportation

Improve Mobility Corridors

Connect People and Places with Abundant Transit Options



METRICS

- Launch of a centralized trip planning and fare payment platform
- Completion of bus route and frequency audit
- Service area coverage of StamFORWARD

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-20.1	Establish an integrated public transit system that unifies CTTTransit, StamFORWARD, private shuttles, and local mobility services. Create a centralized platform for trip planning, fare payment, and real-time information to enhance connectivity and rider experience. Regularly coordinate providers to align schedules, optimize routes, and eliminate redundancies, ensuring seamless, efficient, and accessible transit for all.	Programs & operations	Long Term (7-10 yrs)	New	TTP, CTDOT
ST-20.2	Work with CTDOT to conduct a bus route design and frequency and schedule audit to ensure all routes are connecting users with their destinations and future neighborhood mobility hubs in an efficient manner.	Programs & operations	Near Term (1-3 yrs)	Expanded	TTP, CTDOT
ST-20.3	Study demand for two BRT routes to improve North-South and East-West connections along major thoroughfares such as Bulls Head-Merritt or Stamford Health to Cove.	Plan or study	Near Term (1-3 yrs)	New	TTP
ST-20.4	Lobby the state for funding to expand the StamFORWARD microtransit service area following the completion of the pilot ensuring it meets the mobility needs of Stamford.	Programs & operations	Ongoing	Expanded	TTP, Via



CASE STUDY

Integrated Public Transit Framework

Kansas City, MO played a leading role in a year-long effort to unify transit operations under the RideKC brand by partnering directly with the Kansas City Area Transportation Authority and private providers to launch integrated services like IRIS, an app-based, on-demand microtransit platform. The city's leadership helped consolidate schedules, fare systems, and rider information across multiple agencies, creating a seamless and rider-friendly experience.



1 REGIONAL TRANSIT HUB

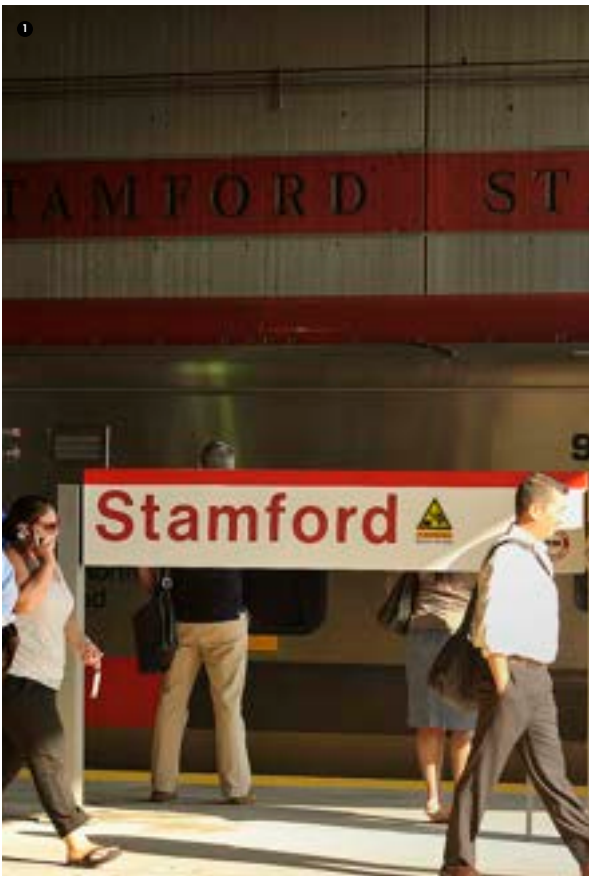
Stamford serves as a major regional transit hub, with its Transportation Center being the busiest rail station in Connecticut, serving 5 million riders in 2023. The station connects Metro-North, Amtrak, local and intercity buses, and various other transportation services, facilitating economic activity throughout the region.

2 STC REDEVELOPMENT

Guided by a state-level master plan, the Stamford Transit Center (STC) is actively being redeveloped to improve station design and provide better linkages between Downtown and the South End.

3 COORDINATION WITH STATE

City-state coordination of Stamford’s bus system, operated by CT Transit, can improve route design, frequency, and reliability.



ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-20.5	Work with BLT to re-align trolley to connect South End to Bulls Head via the STC along Atlantic St.	Partnerships	Near Term (1-3 yrs)	New	TTP, BLT
ST-20.6	Coordinate with CTDOT, WESTCOG, and regional partners to design column spacing in the I-95 bridge replacement over Metro-North Railroad and Myrtle Avenue to structurally accommodate future East Side Train Station platforms.	Plan or study	Near Term (1-3 yrs)	Expanded	TTP, CTDOT, WESTCOG
ST-20.7	Implement transit supportive street infrastructure such as dedicated bus lanes, enhanced bus stops, transit signal priority, and other treatments to improve bus service.	Capital projects	Near Term (1-3 yrs)	Expanded	TTP, CTDOT
ST-20.8	Upgrade bus stops and shelters to enhance user experience and comfort, improve accessibility, and support transit ridership. Better organize and fund management and oversight of bus stops and shelters.	Capital projects	Medium Term (4-6 yrs)	Expanded	TTP

Please make transit easier to use and reach out especially to disabled people.

- OPEN HOUSE 2 ATTENDEE

The bus from Shippan should go straight to train station. This will stop parking at train station.

- OPEN HOUSE 2 ATTENDEE

I commute from Bulls Head to Metro North and I wish I could rely on the buses more but their frequency isn't reliable enough.

- OPEN HOUSE 2 ATTENDEE

IN 2035, STAMFORD WILL BE ...

An Affordable City

Stamford will improve affordability by increasing housing stock, expanding diverse housing options, and addressing severe housing needs.

Goals



Improve Affordability for All Stamford Residents

Ensure there are housing options affordable to meet the needs of residents at all income levels.



Support Residents With Severe Housing Needs

Alleviate housing affordability crisis by tackling challenges faced by vulnerable populations including the unhoused, those at risk of homelessness, and other vulnerable groups.



HOW DOES THE OPPORTUNITY VISION ALIGN WITH STATE AND REGIONAL PRIORITIES?

CONNECTICUT PLAN OF CONSERVATION AND DEVELOPMENT

The State supports housing strategies that advance sustainability, equity, vibrancy, and resilience by ensuring access to diverse housing types that are affordable to all income types and all stages of life.

WESTCOG PLAN OF CONSERVATION AND DEVELOPMENT

- **Middle Housing Development:** The WestCOG plan recommends providing greater zoning flexibility for developing middle housing typologies, including townhomes and duplexes.
- **Stability for Seniors:** The WestCOG plan recommends providing flexible housing typologies including ADUs to enable seniors to remain in their homes through more flexible approaches to the letting of rooms, more flexible definitions of family, and less burdensome permitting procedures.



Provide More Housing Choices

Create a more diverse housing market by permitting desirable housing types



Expand Stamford's Housing Development and Support Mechanisms

Strengthen and diversify Stamford's tools for supporting housing production and affordability to ensure they are responsive to differing market conditions and take advantage of new opportunities.

IN 2035, STAMFORD WILL BE ...

An Affordable City

Stamford will improve affordability by increasing housing stock, expanding diverse housing options, and addressing severe housing needs.



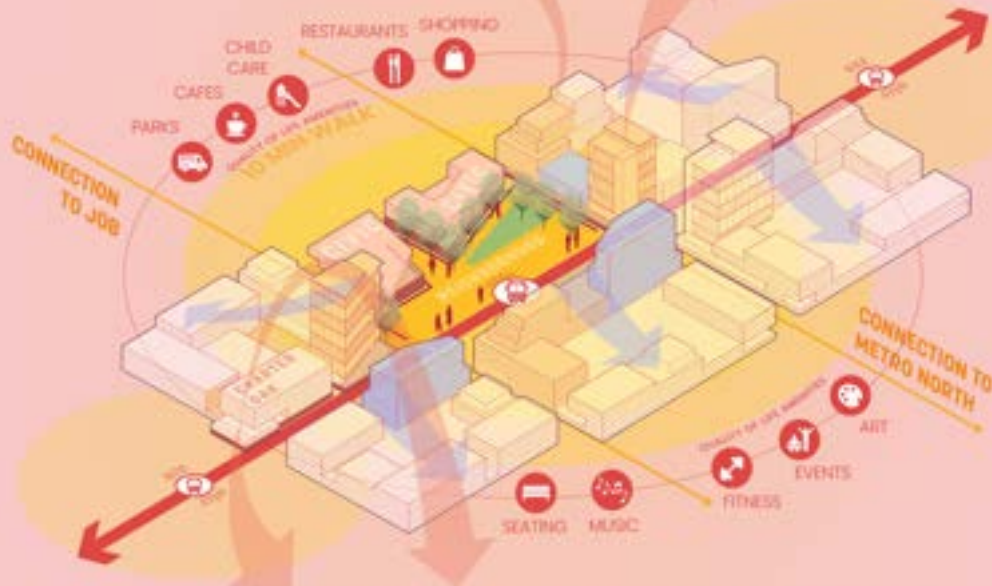
HOW WE GET THERE

Making It Happen

The strategies outlined below reflect the priorities identified by the Stamford community throughout the planning process. Over the following pages, each strategy is paired with a set of actions that the City can take over the next ten years to help turn this shared vision into reality.

GROW THE OVERALL SUPPLY OF HOUSING TO IMPROVE AFFORDABILITY

ENABLE SMALLER HOUSING TYPOLOGIES FOR YOUNG ADULTS AND SENIORS





WHAT WE HEARD

Community Priorities



Diversify Housing Options

Community members shared a strong desire to see more variety in Stamford's housing choices. From duplexes to townhomes and everything in between, people are looking for options that fit different lifestyles and stages of life. There's real excitement about creating neighborhoods where everyone can find a place to call home.



Make Affordability a Citywide Policy

Residents are eager to see affordability made a priority throughout the entire city, not just in certain neighborhoods. Beyond housing, community members want efforts to lower the overall cost of living in Stamford. There's strong support for creative solutions that make daily life—from groceries to transportation—more affordable for everyone.



Make Aging In Place Easier

Many community members emphasized the importance of making it easier for older adults to stay in their homes and neighborhoods as they age. Suggestions ranged from accessible design to supportive services, all aimed at helping people remain connected and independent. As Stamford's population grows older, there's a shared commitment to ensuring the city is welcoming and supportive at every age.

STRATEGY 21

Grow the overall supply of rental and ownership housing to improve affordability

WHAT?

Support the development of more housing stock and typology by tweaking zoning and land use mechanisms to address the growing affordability challenges faced by many renters and homeowners.

WHY?

Stamford has seen remarkable population growth over the last decade, and its pace of development has not kept up with the demand.

Since the Housing Affordability Plan in 2022, housing cost burdens in the city have expanded beyond low-income households and now increasingly impact moderate-income residents. Supporting the growth of housing supply would address housing affordability for residents, improve economic vitality for the workforce, and enable Stamford to grow in accordance with changing population and demographics.

GOALS

Improve Affordability for All Stamford Residents

Provide More Housing Choices

Expand Stamford's Housing Development and Support Mechanisms

Support Residents With the Most Severe Housing Needs

**METRICS**

- Number of middle housing units permitted annually
- Creation and utilization of pre-approved building plans
- Total housing units created via conversion
- Number of new housing units permitted near employment centers

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-21.1	Revise ADU regulations in accordance with standards generally accepted by planning practitioners to encourage development of ADUs: removing minimum lot size requirements, removing parking requirements, and increasing maximum allowable square footage.	Zoning Changes	Medium Term	Expanded	LUB, Zoning Board, Mayor's Office
ST-21.2	Increase flexibility in zoning standards such as building height and permitted stories to further promote middle housing typologies such as multiplexes and townhomes.	Zoning Changes	Medium Term	New	Zoning Board, LUB
ST-21.3	Explore a pilot program that provides pre-approved building plans for multifamily housing and ADUs.	Programs & Operations	Near Term	New	Building Department
ST-21.4	Adjust regulations to further incentivize conversions of vacant or underutilized commercial properties into housing, such as as-of-right conversions.	Other Regulatory Changes	Ongoing	Expanded	Zoning Board, LUB
ST-21.5	Explore transfer of development right strategies to expand housing creation, especially in existing high density zoning districts including TCD and C-C Districts where there may exist built sites with additional development rights in close vicinity or adjacent to underutilized, developable land.	Plan or Study	Medium Term	New	Zoning Board, LUB
ST-21.6	Consider partnering with major employers to amend zoning around critical employment centers.	Programs & Operations	Near Term	New	Zoning Board, LUB, Economic Development

1 OFFICE TO RESIDENTIAL

The historical Davenport in Downtown underwent a successful commercial-to-residential conversion and now provides 27 modern apartments for the community.

2 MIDDLE HOUSING SPOTLIGHT

Townhomes like Palmer Square in West Side infuse middle housing without compromising on build quality and neighborhood aesthetics.



CASE STUDY

Pre-Approved Housing Plans



South Bend, IN began offering pre-approved plans for middle housing in 2022, ranging from cottages to duplexes. This enabled the City to streamline its real estate development process, reducing time and expenses incurred in the permitting and approval process.

Make housing available to teachers, firefighters, city workers so they can live and work in Stamford and avoid traffic on highways

- OPEN HOUSE 2 ATTENDEE

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-21.7	Continue to expand opportunities for developing micro-units or efficiency units through zoning flexibility.	Zoning Changes	Ongoing	Existing	Zoning Board, LUB
ST-21.8	Reduce regulatory barriers that increase the cost of development or otherwise negatively impact housing costs, such as the need for special permits.	Other Regulatory Changes	Long Term	New	LUB, Economic Development, Office of Policy & Management
ST-21.9	Remove barriers to developing independent living facilities or other types of housing that could support the growing senior population, such as making them as-of-right in certain districts.	Other Regulatory Changes	Long Term	New	Zoning Board, LUB, Economic Development
ST-21.10	Explore reducing barriers for other small-scale living options, such as Single Room Occupancy or Co-Living arrangements.	Plan or Study	Near Term	New	Zoning Board, LUB

KEYSTONE PROJECT

Missing Middle Housing Opportunities

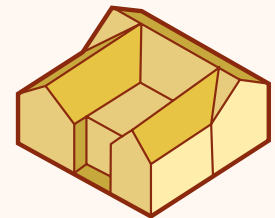
This keystone project expands housing options in Stamford by introducing more duplexes, triplexes, townhomes, and other medium-density housing types that fit the scale of single-family neighborhoods and can be integrated without disrupting their look & feel.

While some scenarios may target specific areas, the approach is designed for citywide application. It addresses the growing gap between rental housing demand and supply by adding modest capacity across diverse neighborhoods, making missing middle housing a scalable solution to Stamford's housing pressures



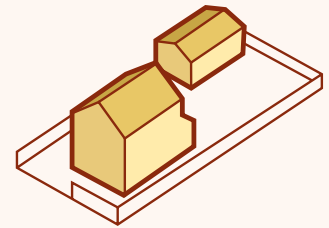
Type 1: Multiplex Apartments
Structures containing two or more separate dwelling units within a single building

Case Study: A two-unit multiplex in West Roxbury, MA



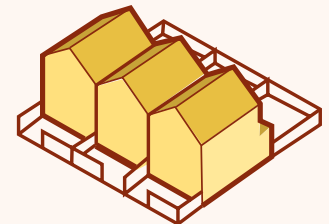
Type 2: Garage ADU
Dwelling units created by converting or building above an existing garage

Case Study: An accessory dwelling unit in Williamstown, MA



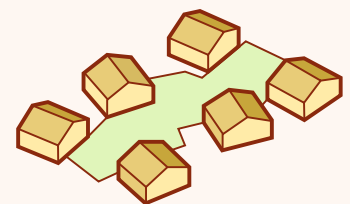
Type 3: Townhomes
Multi-story, attached structure with two or more dwelling units placed side-by-side

Case Study: Three 3-bedroom townhomes built in Portland after zoning reforms legalized middle housing in most neighborhoods.



Type 4: Cluster Housing
Grouped dwelling units on a single parcel with shared open space

Case Study: A small site project offers density and new housing options for Hyannis, MA.



Which type of missing middle housing is appropriate for Stamford's zoning districts?

This table illustrates which type of missing middle housing is appropriate for low, moderate, or high density zoning districts.

Housing Type By Zoning Density	Multi-plexes	ADUs	Town-homes	Cluster Housing
Low Density RA-1 / RA-2 / RA-3		X		X
Moderate Density R-5 / R-MF	X	X	X	X
High Density TBD / CC / R-H / R-HD	X		X	

RELATED STRATEGIES

- 1 Grow the overall supply of rental and ownership housing to improve affordability
- 2 Improve rental affordability for low-income households
- 3 Enable smaller housing typologies for young adults and seniors
- 4 Support thoughtful growth in areas that are served by transit and city services
- 5 Encourage high-quality design that respects and reinforces Stamford's distinct sense of place

HOW WILL THIS BE IMPLEMENTED?

POLICY

Amend zoning regulations to permit ADUs, duplexes, triplexes, fourplexes, cottage courts, and townhomes as-of-right in certain residential districts. Develop design guidelines that support context-sensitive infill and preserve neighborhood character. Ensure that missing middle housing fits into the context of existing neighborhood.

PARTNERSHIPS

Continue partnering with nonprofit and mission-driven developers to pilot small-scale infill housing projects. Consider partnering with major employers to build housing near critical employment centers.

ASSISTANCE

Provide assistance for homeowners converting existing structures into compliant multi-unit homes. The City should add housing planning staff to ensure that it has sufficient capacity.

RELATED ACTIONS

- 1 Revise ADU regulations in accordance with standards generally accepted by planning practitioners to encourage development of ADUs: removing minimum lot size requirements, removing parking requirements, and increasing maximum allowable square footage.
- 2 Reduce regulatory barriers for missing middle housing such as multiplexes, townhomes, and cluster housing to increase housing choice and affordability.
- 3 Reduce regulatory barriers to developing micro-units or efficiency units that may be the only affordable option on the general market for independent seniors or young professionals.
- 4 Improve coordination between city agencies to expedite approvals and create streamlined systems and processes of permitting.

STRATEGY 22

Improve rental affordability for low-income households

WHAT?
Expand rental options for households making up to 60% of Area Median Income to ensure access to safe, quality affordable housing options.

WHY?
The housing affordability gap most severely impacts households earning under \$75,000, where the shortage affects 78-100% of renters in each income band. Improving affordability for low-income households ensures that Stamford remains healthy and accessible to all residents.

GOALS

Improve Affordability for All Stamford Residents

Provide More Housing Choices

Expand Stamford's Housing Development and Support Mechanisms

Support Residents With the Most Severe Housing Needs


METRICS

- Number of BMR units created annually
- Percentage of new residential projects including BMR units
- Average income level (as % of AMI) served by BMR units
- Creation of city employee housing assistance

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-22.1	Continuously assess and adjust the Section 7 - Below Market Rate Program to ensure it is meeting current needs.	Programs & Operations	Ongoing	Existing	LUB, Mayor's Office
ST-22.2	Prioritize lower affordability levels within the on-site BMR framework, targeting 40%-45% of Area Median Income.	Programs & Operations	Ongoing	Existing	LUB
ST-22.3	Streamline approvals and reduce permitting fees for housing projects that exceed basic affordability requirements.	Other Regulatory Changes	Medium Term	New	Building Department, LUB
ST-22.4	Pilot employer-assisted housing benefits program for City employees (teachers, police officers, etc.) to help them buy or rent a home closer to work, encouraging retention and reducing traffic.	Partnerships, Programs & Operations	Near Term	Expanded	Mayor's Office

We really need deeply affordable housing, but instead we get affordable housing based off of the AMI, which is not representative of our needs. I have met people all over town, who moved here 30 years ago or our lifelong. They report to me that they could afford to live here when they moved here, but their children cannot afford to stay in town. It is forcing families to separate, and it's forcing older folks to leave.

- NORTH STAMFORD RESIDENT

1 BMR PROGRAM

The Below Market Rate (BMR) Program has created over 1,300 affordable units since its inception, including 31 BMR units at 75 Tresser Boulevard in Downtown.

2 AFFORDABLE HOUSING

Belltown Manor in Glenbrook provides affordable rental apartments for those who rely on HUD Section 8 vouchers.



CASE STUDY

Expedited Permitting for Affordable Housing



San Diego, CA offers the “Expedite Program”, an expedited permit process for affordable, infill, and sustainable housing development projects. Eligible projects, including developments with at least 10 percent of units set aside for households making below 65% of Area Median Income, benefit from mandatory initial city staff review, reduced project review cycles, and priority scheduling of public hearings.

STRATEGY 23

Increase stability for those at risk of homelessness

WHAT?

Expand support for supportive, emergency, and transitional programming to accommodate extremely low income households making less than 30% of Area Median Income and ensure permanent housing for the unhoused or those at risk.

WHY?

There are existing efforts from the City and its partner organizations to tackle challenges of extremely low-income and unhoused households. Expanding this support will help the City improve health outcomes for Stamford residents, manage public costs needed for emergency services, and foster trust and safety across neighborhoods.

GOALS

Improve Affordability for All Stamford Residents

Provide More Housing Choices

Expand Stamford's Housing Development and Support Mechanisms

Support Residents With the Most Severe Housing Needs

**METRICS**

- Annual city budget and grant funding allocated for homeless services
- Amount of state funding secured for supportive housing/ services
- Number of formal partnerships or MOUs with service networks

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-23.1	Increase resources for unhoused populations and shelter visitors including health and medical resources, drug addiction treatment, and internet access through city budget, grants or community development.	Partnerships	Ongoing	Expanded	Mayor's Office, Department of Health & Human Services
ST-23.2	Increase funding for supportive and deeply affordable housing to a minimum of \$35 per capita through the Capital Budget and Stamford's Affordable Housing Trust Fund.	Programs & Operations	Ongoing	Expanded	Mayor's Office, LUB, Office of Policy & Management
ST-23.3	Collaborate with cities such as New Haven, Norwalk, and Bridgeport to advocate for state funding to expand supportive housing and services to support unhoused populations.	Partnerships	Medium Term	New	Mayor's Office, LUB, Office of Inclusion, Diversity, Equity, and Accessibility Strategies for Stamford (I.D.E.A.S.)
ST-23.4	Enhance connection and partnership with existing networks of partners that aim to provide for the unhoused populations, such as The Housing Collective.	Partnerships	Medium Term	New	Department of Health & Human Services, Office of Inclusion, Diversity, Equity, and Accessibility Strategies for Stamford (I.D.E.A.S.)
ST-23.5	Identify new revenue for Stamford's Affordable Housing Trust Fund.	Programs & Operations	Medium Term	Expanded	LUB, Mayor's Office
ST-23.6	Continuously monitor and adjust the Below Market Rate Program's fee-in-lieu contributions to ensure funding is available for housing types not provided through the City's on-site program.	Programs & Operations	Existing	Expanded	LUB, Zoning Board

HOUSING TRUST FUNDS

Funding from the Affordable Housing Trust Fund and Housing Development Fund helped propel deeply affordable homeownership at the 36 Ann Street in West Side.



WARMING CENTERS

Warming centers like the one offered by Inspirica at 8 Woodland Place provided Stamford residents refuge from frigid winter conditions.

NON-PROFIT PARTNERSHIPS

Nonprofits like Person to Person provide essential services to low-income residents in Stamford.



Stamford’s biggest challenge is access to affordable housing. I work with a very low income community and many are homeless. I myself have trouble affording my rent in a two income household with one child.

- GLENBROOK-BELLTOWN RESIDENT



CASE STUDY

Collaborative Advocacy for Securing Supportive Housing Funding



The **Twin Cities** in Minnesota regularly collaborate with regional planning agency Metropolitan Council to secure state and federal funding for deeply affordable and supportive housing. In turn, the Metropolitan Council are able to fund City-sponsored initiatives, such as the Mino Oski Ain Dah Yung Center, a 42-unit supportive housing project developed in 2019.

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-23.7	Consider the city’s Housing Needs Assessment when prioritizing affordability levels, unit types or available resources for city programs and funding.	Programs & Operations	Near Term	New	LUB

STRATEGY 24

Improve housing-related administration and management

WHAT?

Strengthen the City's internal capacity to deliver housing programs and implement its housing goals by expanding staffing, improving interdepartmental coordination, and increasing planning resources.

WHY?

Stamford is already a regional leader in housing management, but enhancing the city's internal capacity and coordination will enable more effective delivery of housing programs, helping to meet local housing needs and achieve long-term community goals.

GOALS

Provide More Housing Choices

Expand Stamford's Housing Development and Support Mechanisms

**METRICS**

- Number of new full-time staff assigned to each housing program area
- Existence and launch date of a unified BMR waitlist
- Average wait time for BMR unit

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-24.1	Add a minimum of one dedicated housing and planning staff member to each of the program areas: Below Market Rate Program, Affordable Housing Trust Fund, and housing policy and approvals.	Programs & Operations	Near Term	Expanded	Mayor's Office, LUB
ST-24.2	Consolidate management of the Below Market Rate Program, such as instituting a single waitlist.	Programs & Operations	Near Term	Expanded	LUB, Law Department
ST-24.3	Increase staffing and resources under the Director of Housing Services, ensuring a minimum of one additional staff member per program area such as the Fair Rent Commission.	Programs & Operations	Near Term	Expanded	Mayor's Office, Department Health & Human Services
ST-24.4	Improve communication and coordination between different housing-adjacent departments.	Programs & Operations	Near Term	Expanded	Mayor's Office, LUB, Department of Health and Human Services, Building Department, Grants Office
ST-24.5	Increase staff training and education in affordable housing finance and real estate for housing and land use board members.	Programs & Operations	Near Term	Expanded	Mayor's Office, LUB, Board of Representatives
ST-24.6	Monitor and report on housing market metrics.	Plan or study	Near Term	New	LUB
ST-24.7	Produce annual reports for housing programs.	Plan or study	Near Term	Expanded	LUB
ST-24.8	Continue refinement of Stamford Affordable Housing Trust Fund processes.	Programs & Operations	Near Term	Existing	LUB

1 BMR REPORTING

Housing Staff reports on the Below Market Rate Program to ensure it is meeting the current needs of Stamford residents.

2 HOUSING & PLANNING STAFF

Stamford’s housing staff support residents and businesses in land use and housing application processes.

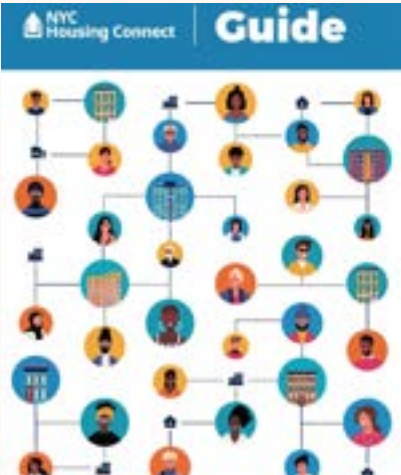
3 AFFORDABLE HOUSING TRUST FUND MANAGEMENT

The Affordable Housing Trust Fund Board regularly meets to support the preservation and creation of affordable housing.



CASE STUDY

Consolidated Affordable Housing Platform



NYC Housing Connect is an online portal that consolidates all affordable rental and ownership housing across the five boroughs of New York City into one platform.

The platform, which was piloted in 2012 and launched in its current form in 2020, provides a simple process for New York residents to find and apply to affordable apartments and homes. This reduced costs, time, and effort for the applicant and simplified management of the tenant application process for the city.

IN 2035, STAMFORD WILL BE ...

A Prosperous City

Stamford will cultivate a thriving economy by leveraging existing strengths, supporting small businesses, enhancing workforce development, and capturing new market opportunities for sustainable growth.

Goals



Strengthen Key Economic Sectors and Capture New Market Opportunities

Cultivate a dynamic and resilient economic landscape in Stamford and further amplify existing strengths in professional services, finance, and management sectors, and explore their synergy and collaboration with other emerging industry trends and sectors.



Enhance Workforce Development and Access to Economic Opportunities

Empower Stamford residents by creating inclusive pathways to sustainable careers across wage levels, providing wraparound and support systems, and connecting local talent with transformative employment opportunities across early, mid, and high-wage career stages.



HOW DOES THE OPPORTUNITY VISION ALIGN WITH STATE AND REGIONAL PRIORITIES?

CONNECTICUT PLAN OF CONSERVATION AND DEVELOPMENT

- **Supports Innovation and Sector Growth:** Advances state priorities to grow finance, healthcare, green technology, and bioscience sectors through targeted industry collaboration and workforce alignment.
- **Promotes Equitable Economic Development:** Mirrors state goals of increasing access to job training, childcare, and broadband to reduce disparities and foster inclusive prosperity.
- **Encourages Sustainable Development:** Aligns with state emphasis on reuse of existing infrastructure, local food systems, and clean energy job creation to build a green economy.

WESTCOG PLAN OF CONSERVATION AND DEVELOPMENT

- **Reinforces Regional Economic Clusters:** Strengthens sectors where the region has competitive advantage—professional services, technology, and healthcare—through placemaking and talent development.
- **Fosters Small Business Growth and Local Identity:** Reflects regional strategies to revitalize commercial corridors and promote local entrepreneurship, particularly through mixed-use redevelopment and branding.
- **Bridges Workforce and Education Gaps:** Aligns with WestCOG's call for stronger education-employer pipelines and equitable access to high-wage, high-growth job opportunities.



Support Small Businesses and Entrepreneurs

Create a thriving, accessible business ecosystem in Stamford by removing operational barriers, providing targeted resources, and establishing support networks to grow key industries, with emphasis on expanding minority-owned businesses in high-value, high-growth industries.



Foster a Green Economy

Grow and support a green economy by encouraging local food production, repurposing existing buildings and construction materials, growing a green workforce through defined initiatives and incentives, and implementing sustainable infrastructure through efficient zoning and planning metrics.

IN 2035, STAMFORD WILL BE ...

A Prosperous City

Stamford will cultivate a thriving economy by leveraging existing strengths, supporting small businesses, enhancing workforce development, and capturing new market opportunities for sustainable growth.



HOW WE GET THERE

Making It Happen

The strategies outlined below reflect the priorities identified by the Stamford community throughout the planning process. Over the following pages, each strategy is paired with a set of actions that the City can take over the next ten years to help turn this shared vision into reality.





WHAT WE HEARD

Community Priorities



Strengthen Anchor Institutions

Community members see schools like UCONN Stamford, hospitals like Stamford Health, and legacy industries as powerful engines for local growth. There is strong interest in partnering with these anchors to create jobs, foster innovation, and expand opportunities for everyone.



Support Local Businesses

Residents voiced overwhelming support for homegrown businesses. People want to see more resources, networking, and promotion to help local shops and entrepreneurs thrive, keeping the economy vibrant and of Stamford.



Invest in Public Realm

There's strong enthusiasm for enhancing public spaces to support local businesses and attract more activity. From streets to plazas, the Stamford residents wants to see improvements prioritized in commercial districts that make shared spaces more inviting for gatherings, events, and outdoor dining—helping to draw more customers and create vibrant business districts.



Activate Vacant Spaces

Many creative ideas were shared for transforming empty lots and buildings into lively places. Whether it's pop-up markets, art installations, or new businesses, people are eager to see these spaces brought back to life for everyone to enjoy.

STRATEGY 25

Increase collaborations among knowledge sectors and private or academic partners

WHAT?

Leverage the city’s convening power and funding mechanisms to broker partnerships between academic institutions, private companies, and research organizations. Facilitate ongoing dialogue among knowledge sector stakeholders and help foster collaborative projects that strengthen Stamford’s innovation economy in biotech, medical research, digital media, green tech, finance, and IT.

WHY?

Stamford possesses unique assets for cross-sector collaboration with UConn Stamford and Fortune 500 companies like Charter Communications and Synchrony Financial headquartered in the city. By leveraging these existing institutions, Stamford can foster relationships between academic research, private industry, and community partners to stimulate innovation in high-growth sectors.

GOALS

Strengthen Key Economic Sectors and Capture New Market Opportunities

Foster a Green Economy



METRICS

- Number of roundtable meetings or stakeholder convenings held annually
- Number of government grants awarded with academic-industry partnership requirements
- Number of industry conferences attended by city representatives (e.g., ULI, International Economic Development Council)
- Media mentions or press releases highlighting Stamford’s innovation ecosystem
- Investment dollars attracted to Stamford’s innovation sectors

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-25.1	Convene academic, business, and government stakeholders and host periodic roundtables to identify development, workforce, and research commercialization strategies for key sectors such as biotech, medical research, digital media, green tech, finance and IT.	Partnerships	Near Term	New	Economic Development Department
ST-25.2	Utilize government funding as a tool to foster greater collaboration; consider requiring academic-industry partnership and/or consortium for government grants and/or support.	Programs & Operations	Medium Term	New	Economic Development Department
ST-25.3	Promote Stamford as a premier innovation hub at regional, national, and global levels, highlighting the city’s collaborative ecosystem, research capabilities, and successful public-private partnerships to attract businesses and investment in key knowledge sectors. Attend industry conferences (such as ULI and International Economic Development Council) and broker conversations with business owners, academic institutions, and property owners.	Program & Operations	Medium Term	New	Economic Development Department

1 ACADEMIC + INDUSTRY HUB

Stamford’s unique position hosting both UConn Stamford and Fortune 500 headquarters like Charter Communications provides an established foundation for academic-industry collaboration.

2 STAMFORD PARTNERSHIP

The Stamford Partnership has launched multiple innovation-focused initiatives, including public-private collaborations that support local startups.

3 INNOVATION WEEK

The Stamford Innovation Week annually convenes academic leaders, entrepreneurs, and tech firms, helping foster cross-sector dialogue.



CASE STUDY

Innovation Hub



Expand UCONN in Downtown

- OPEN HOUSE 2 ATTENDEE

I want to see a robust innovation hub for tech startups

- OPEN HOUSE 1 ATTENDEE

New York’s Economic Development Corporation funds the Gotham Foundry – a sustainable materials innovation hub that advances climate and workforce goals.

The City chose a collaborative consortium—Columbia University, CUNY, FIT, and Genspace—to run the West Harlem facility on City-owned land. Through competitive selection and required academic-industry partnerships, NYC uses public funding to drive innovation in green tech and sustainable manufacturing while training New Yorkers for life sciences careers.

STRATEGY 26

Activate and adapt vacant properties

WHAT?

Streamline regulations and policies for activating and adapting vacant properties in the city in order to attract investments and grow key industries.

WHY?

Stamford has a noticeable inventory of vacant land and underutilized office and industrial properties, particularly following shifts in commercial real estate demand and changing work patterns. These properties currently generate limited tax revenue but some offer activation and economic development potential.

GOALS

Strengthen Key Economic Sectors and Capture New Market Opportunities

Encourage Thoughtful Development



METRICS

- Number and location of underutilized properties identified annually
- Vacancy rate of neighborhood centers
- Total value of public realm projects initiated or completed in targeted areas
- Number of new critical services in target areas

SUPPORTING ACTIONS

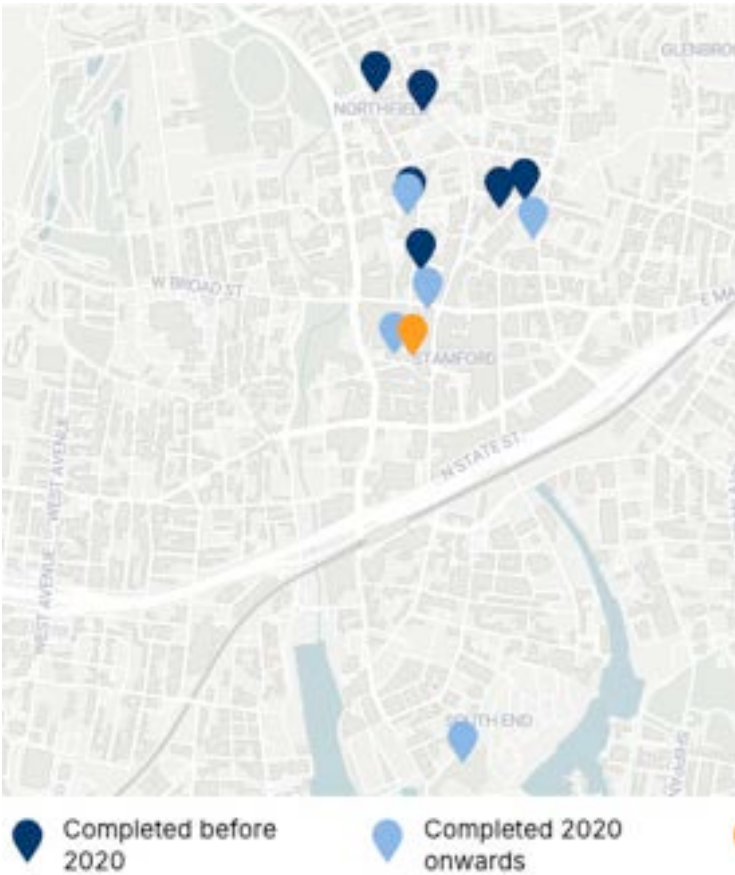
ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-26.1	Identify strategic clusters of high vacancy and/or under-development within neighborhood centers. Prioritize public realm and infrastructure projects in the identified locations to catalyze new market demand.	Plan or Study	Near Term	New	Economic Development Department, Planning Board
ST-26.2	Create specialized mixed-use zoning framework for high-growth, high-demand industry sectors. In such a framework, allow additional uses and incentivize high quality public realm experience.	Zoning Changes	Long Term	New	Planning Board, Zoning Board, LUB
ST-26.3	Evaluate land use policies around underutilized or institutional campuses to better integrate them into the surrounding neighborhood fabric.	Zoning Changes, Plan or Study	Medium Term	New	Planning Board, Zoning Board, LUB in partnership with Stamford Hospital
ST-26.4	Support local employers by advancing affordable workforce housing options near job centers.	Zoning Changes, Plan or Study	Long Term	New	Planning Board, Zoning Board, LUB in partnership with Stamford Hospital and other large employers
ST-26.5	Incentivize critical service and retail needs such as grocery stores. Conduct neighborhood-specific gap analyses, provide zoning incentives, and identify/ help apply for grant opportunities.	Plan or Study	Long Term	New	Economic Development Department, Planning Board

1 SUCCESSFUL CONVERSIONS

Developers have advanced key projects that repurpose underused downtown parcels into mixed-use developments, contributing to walkability and increased tax revenue.

Negotiate with lending banks and commercial property owners to loosen entry cost so that the vacant retail spaces are utilized and vibrant

- OPEN HOUSE 2 ATTENDEE



CASE STUDY

Adapting Vacant Property



Fort Smith, AR's Bakery District is a former warehouse transformed into a mixed-use innovation hub in downtown Fort Smith. Led by a local developer with community partners, it now includes coworking offices, event spaces, a coffee shop, and a University of Arkansas satellite campus. Strategic rezoning and public realm upgrades helped integrate the site into the neighborhood, supporting entrepreneurship and placemaking in a once-disinvested area.

STRATEGY 27

Upskill local workforce to fuel high-growth industries

WHAT?

Develop a talent pipeline that addresses current and future workforce needs in Stamford's high-growth sectors, ensuring residents have access to quality jobs and employers can find skilled workers within the local community.

WHY?

Stamford faces educational and income disparities, but strong institutions offer opportunities to bridge these gaps. By expanding partnerships like Synchrony's Education as an Equalizer and UConn Stamford's growing role, the city can create a coordinated skills pipeline connecting residents to high-demand careers in growth sectors.

GOALS

Strengthen Key Economic Sectors and Capture New Market Opportunities

Enhance Workforce Development and Access to Economic Opportunities

**METRICS**

- Number of industry-specific training modules or programs launched annually
- Placement rate of participants in related internships or jobs
- Total scholarship dollars raised and distributed

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-27.1 	Strengthen the cradle-to-career pipeline with industry-specific orientations and training modules for green jobs, finance, professional services, healthcare, and other knowledge-based sectors, in partner with business and non-profit actors.	Programs & operations, Partnerships	Ongoing	Expanded	Economic Development Department; Stamford Public Schools; Stamford Partnership; Stamford Cradle to Career
ST-27.2	Offer Career Connection Hubs in existing schools and libraries, offering career resources; expanded access to digital device, digital literacy classes, reliable internet; and referrals to counseling services.	Programs & Operations, Partnerships	Long Term	New	Ferguson Library, Stamford Public Schools, City of Stamford Information Technology Department
ST-27.3	Collaborate with UConn Stamford and philanthropic partners to establish a dedicated scholarship fund supporting local high school students' pursuit of career training and/or higher education at the university, with priority given to students from underrepresented communities and those pursuing degrees in high-demand fields.	Partnerships	Medium Term	Existing	Economic Development Department with other collaborating institutions, corporations, non-profits, and philanthropy
ST-27.4	Establish a Stamford Workforce Ecosystem Roundtable that brokers ongoing conversations among diverse stakeholders including the Stamford Partnership, major employers, educational institutions, and community organizations to bridge the gap between growing knowledge economy sectors and resident access to these opportunities.	Partnerships, Programs & Operations	Near Term	New	Economic Development Department; Stamford Partnership

1 DIGITAL LITERACY

The Ferguson Library and Stamford Information Technology Department offer free digital literacy classes and broadband access through community tech hubs, helping bridge the digital divide and connect residents with workforce opportunities.



Take steps to reduce income inequality and ensure all Stamford residents have opportunities to succeed.

- OPEN HOUSE 1 ATTENDEE

2 EDUCATION PIPELINES

Stamford Public Schools and the Stamford Partnership have expanded career and technical education (CTE) programs aligned with high-growth sectors like green jobs, finance, and healthcare, strengthening the cradle-to-career pipeline.



Partner with local educational institutions to offer job training programs that align with the needs of local businesses.

- GLENBROOK-BELLTOWN
RESIDENT

More jobs for Stamford youth and getting the word out to them during school and training.

- SPRINGDALE RESIDENT



CASE STUDY

Workforce Development



Philadelphia, PA's West Philadelphia Skills Initiative is a nationally recognized workforce program that partners with anchor institutions to offer industry-specific training for local residents.

The City of Philadelphia supported the West Philadelphia Skills Initiative through direct workforce grants, program coordination, and alignment with citywide hiring priorities to ensure employer demand matched local training efforts. With guaranteed interviews and high job placement rates, the initiative prepares participants for careers in healthcare, education, and professional services, helping connect underserved communities to stable, upwardly mobile employment.

STRATEGY 28

Break down the barriers for residents to access workforce development opportunities

WHAT?

Ensure residents have access to quality jobs and training resources by addressing digital divides, childcare challenges, and transportation obstacles. Create pathways to economic opportunity for all Stamford residents regardless of neighborhood or socioeconomic background.

WHY?

By removing key barriers to accessing employment and education, the city can help ensure all residents can access quality jobs and training, thereby promoting economic mobility and strengthening the entire community.

GOALS

Strengthen Key Economic Sectors and Capture New Market Opportunities

Enhance Workforce Development and Access to Economic Opportunities

**METRICS**

- Change in broadband adoption rates in targeted neighborhoods
- Creation of service directory and number of providers listed

SUPPORTING ACTIONS

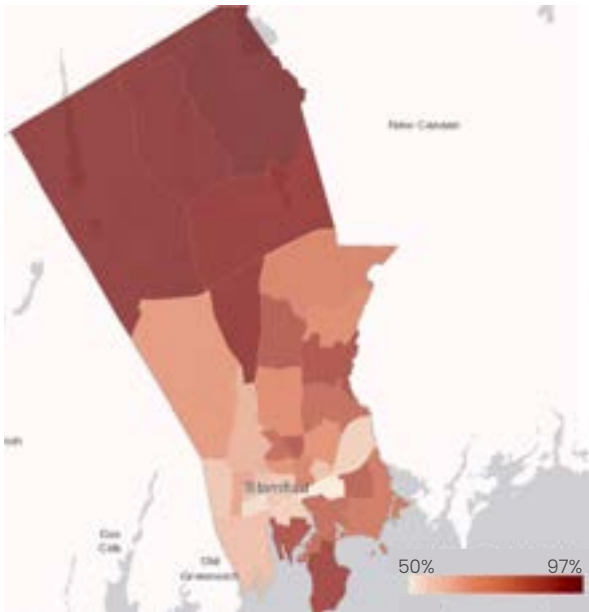
ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-28.1 	Deploy community broadband infrastructure in neighborhoods with broadband access below 70%.	Capital Projects, Programs & Operations	Long-Term	New	Information Technology Department, Public Works Department in partnership with telecommunications providers
ST-28.2	Create a centralized directory of existing childcare, transportation, and wraparound service providers. Promote these resources through the city website, social media, and community partnerships. Explore grant opportunities or sliding-scale fee structures to help residents with the greatest needs access these services.	Partnerships, Programs & Operations	Long-Term	New	Social Services
ST-28.3	Co-locate career services with existing municipal and institutional partners. Formalize wraparound service partnerships with UConn Stamford, libraries, and community health centers, maximizing existing infrastructure, facilities and staff.	Partnership, Programs & Operations	Medium-Term	New	Economic Development Department, Library System
ST-28.4	Identify partners to provide specialized training and career services programs for vulnerable populations (ex. involved in justice system or long-term unemployed), including resume building, legal aid referrals, and employer education initiatives.	Partnerships	Medium-Term	New	Economic Development Department. Social Services
ST-28.5 	Partner with CT Transit and ride-share companies to negotiate discounted transportation passes and vouchers for specific workforce development participants in high needs, funded through employer partnerships or federal workforce grants.	Program & Operations	Long-Term	Expanded	LUB, Economic Development Department, CTTransit

❶ SPOTLIGHT ON TECH HUB

The City worked with Charter Communications and Charter is opening Stamford Tech Hub delivering free tech-focused classes to local residents.

❷ EXPANDING PUBLIC WIFI

Stamford has expanded free high-speed public Wi-Fi through the SWIFI network with Stamford Partnership and Frontier Communications, now available across key areas of downtown including the central business district and nearby parks and institutions



Share of Households with Broadband Internet

American Community Survey, 2022



CASE STUDY

Wraparound Services



Kansas City, MO’s Digital Equity Initiative launched in 2021 to close the digital divide in underserved neighborhoods.

The city partnered with nonprofits and ISPs to expand public Wi-Fi, deploy mesh networks, and support device access and digital skills training. In its first two years, over 2,400 devices were distributed to students. Residents participated in digital literacy programs, improving educational access and workforce readiness.



Connecticut’s CTpass Program launched in 2023 to reduce transportation barriers for workforce development participants.

Through partnerships with nonprofits and training providers, the state offers discounted bus passes for vulnerable residents, including the justice-involved and long-term unemployed. The program expands access to jobs, training, and essential services across cities like Stamford.

STRATEGY 29

Reduce the barriers to starting, growing, and retaining small businesses

WHAT?

Streamline government regulations and procedures for small businesses and prospective business owners. Ensure services provided by the City and partners are accessible and well-advertized to the city's diverse community members.

WHY?

As Connecticut's premier destination for business formation with the highest business density in the state, Stamford has the foundation for a thriving entrepreneurial ecosystem. However, its business registration growth rate of 23% lags behind smaller hubs, indicating untapped potential.

GOALS

Support Small Businesses and Entrepreneurs

**METRICS**

- Average time to for small business license approval (before/after review)
- Number of new Loan Fund funding sources
- Number of participating Shop Local businesses and sponsors
- Launch of Google Translate on Choose Stamford

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-29.1	Review small business City regulations (building permit fees, zoning and parking requirements, licensing and permit processes, and health and safety approvals) to identify administrative barriers.	Plan or study, Other regulatory changes	Near Term	New	Economic Development, LUB, Building Department
ST-29.2	Expand the existing Small Business Revolving Loan Fund by diversifying its funding sources. Consider federal and state grants, CDFI partnerships, bank CRA partnerships, corporate contributions, and municipal allocations.	Programs & Operations	Ongoing	Expanded	Economic Development, Finance Department in partnership with banks, CDFIs, and federal/state grant agencies
ST-29.3	Expand the awareness of "Shop Local" initiative. Make it a year-round program with additional partners and sponsors.	Programs & Operations, Partnerships	Near Term	Expanded	Economic Development
ST-29.4	Add Google Translate to the Choose Stamford website so information is available in a variety of languages.	Programs & Operations	Medium Term	Expanded	Information Technology, Economic Development, Communications
ST-29.5	Increase public awareness of programs and services offered by the City and its partners.	Programs & Operations	Long Term	Expanded	Information Technology, Economic Development, Communications
ST-29.6	Set goals for small business support and growth (such as average permitting time and business registration rates). Track and review metrics to determine policy changes and/or staffing resources needed.	Programs & Operations	Medium Term	New	Economic Development, Information Technology, Building Department
ST-29.7	Expand the staff capacity and internal resources to consolidate and advertise partner services.	Programs & Operations	Medium Term	Expanded	Economic Development, Human Resources in coordination with Mayor's Office and Board of Representatives for budget approval



CASE STUDY

Small Business Access to Capital and Resource Events

The Office of Economic Development began hosting Small Business Access to Capital and Resource Events in 2023 in order to connect small business owners and entrepreneurs with organizations that provide resources and funding small businesses and start ups.

Participating organizations include 100 Black Men Of Stamford, Bankwell, Community Economic Development Fund (CEDF), Connecticut Department of Economic and Community Development (DECD), Connecticut Small Business Development Center, Ferguson Library Entrepreneur-in-Residence, Latinos of Real Estate (LORE), M&T Bank, MyCTsavings, Realist Lab, Ives Bank, Stamford Chamber of Commerce, The Black Business Alliance (BBA), The Community Action Agency of Western Connecticut (CAAWC), Village Community Foundation, and the Women's Business Development Council (WBDC).

Since 2023, over 200 small business owners have attended these events which provide valuable networking opportunities, access to capital and additional resources.

Would love to see groups and resources for women-owned small businesses like mine.

- OPEN HOUSE 2
ATTENDEE



CASE STUDY

ARPA Grants



The City of Stamford Office of Economic Development completed the disbursement of \$1.5 million in Federal American Rescue Plan Act (ARPA) funds to the Stamford Small Business COVID-19 Relief Grant, providing grants of \$8,000 to 172 small businesses.

Mayor Simmons characterized the importance of directing ARPA funding directly to small businesses, "When I came into office, we were in the midst of the second wave of the COVID-19 pandemic and heard every day from businesses who were struggling." "In response, one of my first priorities was to direct remaining ARPA funding to this grant opportunity, with the goal of providing relief to supporting our small businesses. This grant provides extra support to small businesses who are still recovering financially from the impacts of the pandemic and allows them to thrive and continue serving our Stamford community."

During the application process, the Office of Economic Development visited over 200 businesses in person to raise awareness about the grant and encourage business owners to apply. The City partnered with several local organizations including the Women's Business Development Council (WBDC), The Connecticut Restaurant Association, the Black Business Alliance (BBA), the Stamford Chamber of Commerce, and the Stamford Downtown Special Services District (DSSD). These partners helped spread awareness of the grant opportunity among small business owners. In total, 262 Stamford businesses applied, and after a careful review in accordance with the federal guidelines for grant eligibility, the City was able to award 172 small businesses that met the eligibility criteria. This included over 120 businesses owned by women or minorities (WMBEs).

STRATEGY 30

Invest in placemaking and activation efforts in commercial and mixed-use districts citywide

WHAT?

Activate multiple commercial districts across neighborhoods with unique identities that attract customers, support businesses, and draw investments.

WHY?

Many neighborhoods and emerging commercial districts outside of Downtown lack distinctive identity and coordinated placemaking or activation efforts.

GOALS

Support Small Businesses and Entrepreneurs

Encourage Thoughtful Development

**METRICS**

- Creation of Neighborhood Identity Program and number of participating neighborhoods
- Annual public arts funding allocated
- Number of vacant storefronts activated through temporary uses

SUPPORTING ACTIONS

ID	Action	Action Type	Timeline	Status	Execution Responsibility
ST-30.1	Launch a Neighborhood Identity Program with distinctive branding and marketing campaigns. Integrate soft branding with design guidelines for hard amenities.	Programs & Operations, Plan or Study	Long Term	New	Economic Development, LUB, Planning Board Communications
ST-30.2	Continue to invest in public arts. Measure the economic impact of cultural and art initiatives. Expand art investments for projects and places with significant economic development benefits.	Programs & Operations	Ongoing	Expanded	Stamford Arts and Culture Commission, Economic Development, Finance Department
ST-30.3	Partner with cultural institutions and organizations to expand the reach of cultural programming in diverse neighborhoods. Drive foot traffic with cultural tourism and residents spending.	Partnerships, Programs & Operations	Long Term	Expanded	Stamford Arts and Culture Commission, Economic Development in partnership with ex. Palace Theatre, Stamford Museum & Nature Center
ST-30.4	Identify business partners to invest in smart infrastructure (such as digital wayfinding, public wi-fi, neighborhood information, and local businesses advertising)	Partnerships	Near Term	New	Economic Development, Information Technology in partnership with private technology companies and telecommunications providers
ST-30.5	Develop clear regulatory pathways for temporary uses in vacant storefronts, including: - Simplified permitting for pop-up businesses - Temporary use permits for art installations and community uses - Tactical Urbanism permit - Façade improvement standards that can be implemented through existing grant programs or BID-like structures in neighborhood centers	Other Regulatory Changes	Medium Term	New	LUB, Building Department, Planning Board

❶ PROMOTING PUBLIC ART

Stamford has expanded its public art investments, including new murals, sculptures, and installations in Downtown and South End neighborhoods, helping to enhance public spaces and attract visitors.



❷ CULTURAL COORDINATION

Cultural programming partnerships have grown significantly, with institutions like the Palace Theatre and Stamford Museum & Nature Center co-hosting neighborhood events that celebrate local heritage and promote foot traffic in business corridors.

❸ STAMFORD ARTS AND CULTURE COMMISSION

For almost a decade, the Stamford Arts and Culture Commission has been charged with stimulating, facilitating, coordinating, and cooperating with Stamford's arts and cultural organizations (as well as individual artists) for the development of the creative, performing and visual arts. It serves as an information center and focal point in the city for activities in the arts.



Investing in infrastructure is the best way to improve business activity – right now, Shippan Point Garden Club and individual residents are buying and planting most of the trees on Magee Ave.

– SHIPPAN RESIDENT

Preserve and encourage smaller store fronts to make more affordable for small businesses.

– DOWNTOWN RESIDENT

CASE STUDY

Vacant to Vibrant



San Francisco, CA's Vacant to Vibrant program created a streamlined regulatory framework and provided technical assistance to activate empty storefronts with temporary retail, arts, and community uses. The city facilitated licensing, signage approval, and financial support to enable short-term activations in underused spaces.

KEYSTONE PROJECT

Citywide Commercial Activation Kit

This initiative establishes vibrant commercial districts where small businesses can thrive, activating neighborhood centers through improvements to regulatory, programmatic, and physical environments.

It establishes a framework for enhancing these key activity nodes, enabling the City to work with stakeholders to help residents, visitors, and small businesses enjoy and co-create distinctive, attractive, and economically successful places that reflect Stamford's diverse look and feel.

By focusing on the City's core functions—regulation, infrastructure, and facilitation—the initiative creates conditions for small businesses to attract more customers and increase revenue while respecting neighborhood uniqueness.

Enhancing public spaces is central to this approach. Research shows that well-designed public areas can boost foot traffic by 20–40% and increase adjacent business revenues by 10–25%. These investments deliver strong returns, with studies documenting a 3:1 to 5:1 ratio through increased tax revenues and reduced vacancies. Beyond economic gains, improved public spaces foster community connections, enhance public health, and create destinations that celebrate local identity.

HOW WILL THIS BE IMPLEMENTED?**POLICY**

Streamline permit processes, establish clear design guidelines, and update zoning regulations to support development goals.

PARTNERSHIPS

Engage local businesses and property owners while coordinating with arts groups and community organizations to build collaborative support.

FUNDING

Prioritize projects strategically within the Capital Improvement Program, pursue available grant opportunities, and cultivate private partnerships and contributions.

RELATED STRATEGIES

- 1 Support thoughtful growth in areas that are served by transit and city services
- 2 Create a more mixed-use, pedestrian-friendly, live-work downtown

RELATED ACTIONS

- 1 Offer targeted incentives — such as tax credits, expedited permit reviews, reduced fees, density bonuses, or flexible use regulations — for mixed-use developments that provide pedestrian-friendly ground floors with retail, dining, or community spaces. Prioritize projects that include strategies to ensure high occupancy of these spaces, such as pre-leasing commitments, active tenant recruitment, or temporary activation programs. Review small business regulations to identify administrative barriers
- 2 Prioritize the use of public-private partnerships to finance and deliver high-quality public spaces and amenities in new and redevelopments.
- 3 Partner with neighborhood associations, DSSD and property owners to incentivize pop ups, first time businesses, seasonal markets. To support this, the City can:
 - Provide grants, reduced permit fees, or temporary tax abatements to incentivize pop-up shops, first-time businesses, and seasonal markets in vacant storefronts and lots.
 - Program inactive or vacant office lobbies into community hubs with co-working spaces, galleries, or event venues, with City support for tenant improvements or marketing.
 - Install public art and interactive features (e.g., light installations, murals) by offering matching funds or artist stipends.
 - Launch a streamlined permitting process and technical assistance program to help entrepreneurs and artists activate ground-floor spaces.
- 4 Work with DSSD to update the downtown master plan aimed at enhancing retail opportunities, improving streetscapes.

Tool 1 Regulatory Changes



Streamlined Permitting

Cambridge, MA

Unified online platform enabled real-time tracking and reduced review time from 6–8 weeks to 5 days. **Results:** Since 2020, 250+ businesses expanded dining; 100+ used public spaces.



Flexible Zoning

San Francisco, CA

The Pavement to Parks program standardized parklet permitting. **Stockton Street study observed a 44% increase in hourly pedestrian traffic following parklet installation.**



Philadelphia, PA

Zoning overlays and temporary use provisions allow community gardens, pop-ups, and flexible signage. **Results:** PHS Pop Up Gardens drew 100,000+ annual visitors, supporting nearby business activity.

Tool 2 Programming and Activation



Public Arts Programs

Philadelphia, PA

Mural Arts has supported over 4,000 murals since 1984, activating public spaces through community art. **Results:** In a 5-year period, properties within 500 feet of murals saw a 10% increase in value.



Tactical Urbanism

Memphis, "MEMFix"

A tactical urbanism permit and toolkit enables communities to pilot street redesigns and pop-up activations with city support. **Results:** Over 25 new businesses and \$12M in private investment across multiple districts.

Tool 3 Capital Projects



Capital Improvement Program Prioritization

Charlottesville, VA

A five-year CIP with project scoring aligned to citywide priorities, including affordability, connectivity, and business corridor vitality. **Results:** \$5M dedicated to pedestrian access; \$8M to housing near job centers



Streetscape and Plaza Programs

New York City, NY

The NYC Plaza Program repurposed underused street space into public plazas. **Results:** 71 plazas created; retail sales rose 172% in plaza areas vs. 18% citywide from smart lighting.

Tool 4 Technology Integration



Public Wifi Networks

Chattanooga, TN

Fiber-optic smart grid & infrastructure upgrades enabled smart lighting and high-speed connectivity in phased rollouts on business corridors. **Results:** \$2.7B in estimated economic benefits over 10 years



Smart Infrastructure

Kansas City, MO

Integrated smart lighting, digital kiosks, and free public Wi-Fi along the 2.2-mile streetcar corridor. **Results:** \$2.4B in development along the route completed/underway since 2014; 30% energy savings from smart lighting

Appendix

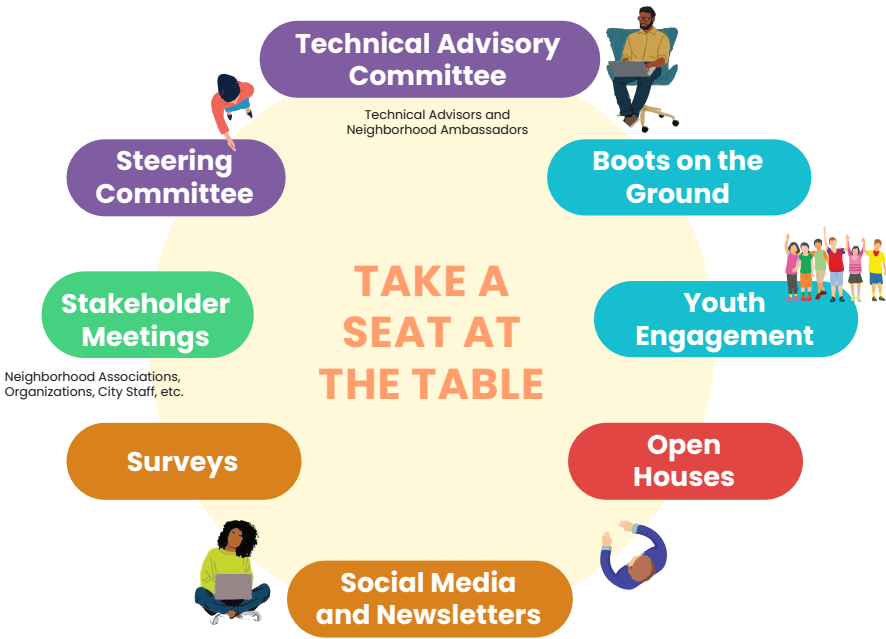


Engagement by the Numbers

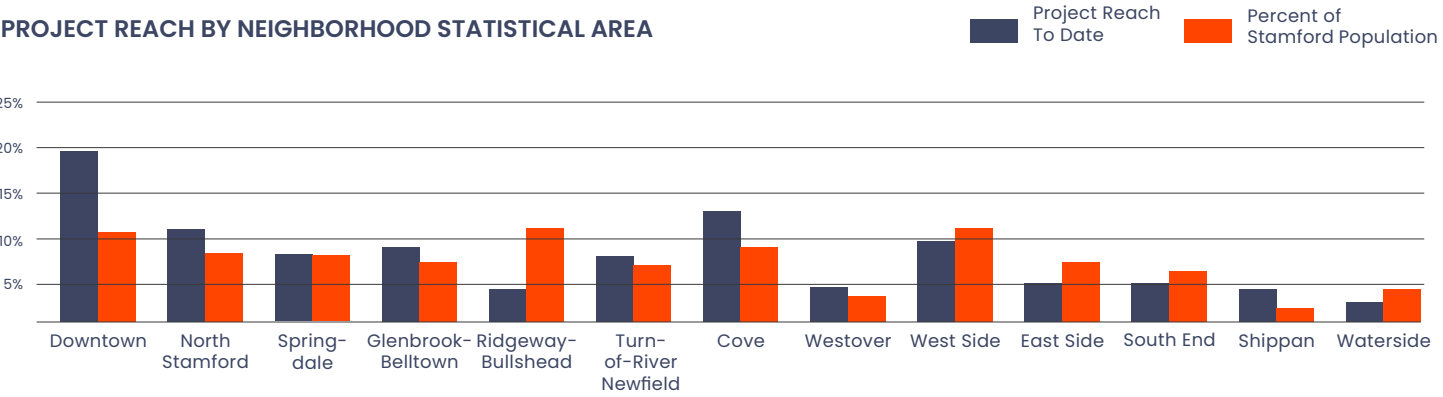
The 12-month Stamford 2035 comprehensive planning engagement process took place from September 2024 through July 2025. The process evolved over four phases of work, with a continuous cycle of community and stakeholder engagement supporting each phase.

Engagement was designed to be iterative, with a consistent stream of community and stakeholder feedback informing and evolving each planning phase. Each of the four phases included a community open house or neighborhood workshops, pop-ups, digital engagement opportunities like surveys, advisory committee meetings, and a series of additional ways to get involved. The process resulted in over 25,000 individual engagements from Stamford residents and stakeholders. Where possible the planning team collected self-reported demographic information like neighborhood, age, race or ethnicity, and housing tenure (rental or owner-occupied) to make sure the team reached a representative sample of Stamford residents. The charts to the right show cumulative project reach per demographic metric compared to Stamford's population to illustrate representative process reach.

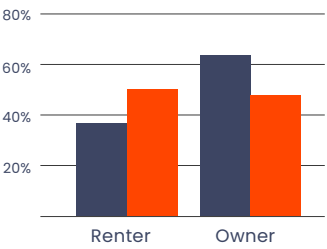
Throughout the engagement process, the planning team prioritized transparency. Feedback loops were established to ensure that input received from the community was visibly incorporated into draft plans and recommendations. Regular updates and summary reports allowed residents to track progress and see how their voices shaped the plan. Special efforts were made to reach underrepresented groups through targeted “boots on the ground” outreach, led by My Architecture Workshops, to ensure that all voices—including those who may not typically participate in planning processes—were heard and represented.



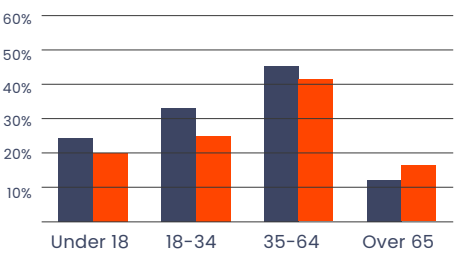
PROJECT REACH BY NEIGHBORHOOD STATISTICAL AREA



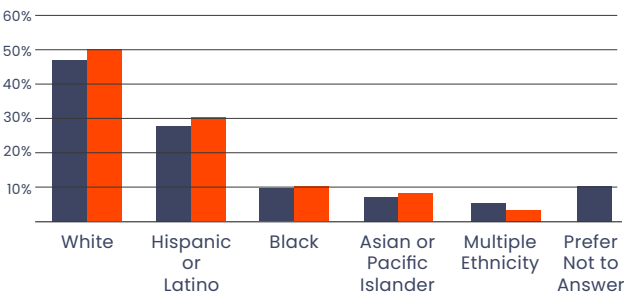
PROJECT REACH BY TENURE



PROJECT REACH BY AGE



PROJECT REACH BY RACE / ETHNICITY



Engagement Log

This database tracks each Stamford 2035 meeting, pop-up, open house, or digital push throughout the course of the project.

Date	Engagement Title	Target	Format	# Touchpoints	# Engaged
9/1-9/30	State of the City: Thematic Deep Dives	Stakeholders	Small Group Meeting	7	10
9/27	Newsletter: Kickoff Announcement	General Community	Digital Push	1	100
9/27	Social Media: Kickoff Announcement	General Community	Digital Push	2	54
9/27	Website Launch: Kickoff Announcement	General Community	Digital Push	1	N/A
9/30	Steering Committee Kickoff	Stakeholders	Steering Committee	1	9
10/1-11/16	Newsletter: Open House 1 Announcement	General Community	Digital Push	3	100
10/1-11/16	Social Media: Open House 1 Promotion	General Community	Digital Push	7	3,592
11/7	TAC Kickoff	Stakeholders	TAC	1	45
11/16	Open House #1	General Community	Open House	1	225
11/16	Youth Workshop #1	Youth	Youth Workshop	1	35
11/17	Board of Reps LU/UR Committee Presentation and Public Meeting	Stakeholders	Small Group Meeting	1	15

Date	Engagement Title	Target	Format	# Touchpoints	# Engaged
11/18	Planning Board Presentation and Public Meeting	Stakeholders	Small Group Meeting	1	5
10/1–11/16	Boots on the Ground Phase 1	General Community	Boots on the Ground	Multiple	650
11/17–1/31	Visions of the City Survey	General Community	Survey	1	232
11/17–1/31	Social Media: Visions of the City Survey	General Community	Digital Push	1	190
11/17–1/31	Newsletter: Visions of the City Survey	General Community	Digital Push	1	100
1/9–2/20	Goals and Strategies: Stakeholder Series	Stakeholders	Small Group Meeting	16	22
1/22	Steering Committee #2	Stakeholders	Steering Committee	1	10
1/29	Democratic City Committee Meeting	General Community	Small Group Meeting	1	30
1/29	Newsletter: Open House 2 Announcement	General Community	Digital Push	1	100
2/4	Newsletter: Open House 2	General	Digital Push	3	300
1/29	Social Media: OH2 Announcement	General	Digital Push	1	33
2/3	TAC Meeting #2	Stakeholders	TAC	1	45
2/20	Open House #2	General Community	Open House	1	250
2/21	Stamford Senior Center Focus Group	Stakeholders	Pop Up	1	40
2/24	People Friendly Stamford Focus Group	Stakeholders	Pop Up	1	28
2/22	West Side Open House Pop-Up	General Community	Pop Up	1	50
3/1	Housing Fair Pop-Up	General Community	Pop Up	1	30
3/11	South End NRZ Pop-Up	General Community	Pop Up	1	30

Date	Engagement Title	Target	Format	# Touchpoints	# Engaged
3/19	DSSD Pop-Up	Stakeholders	Small Group Meeting	1	35
2/20-3/30	My City Stamford Survey	General Community	Survey	1	314
4/9	TAC Meeting #3	Stakeholders	TAC	1	45
4/9	Republic Town Committee Meeting	General Community	Pop Up	1	30
4/9	SPS Student Survey	Youth	Youth Workshop	1	16,000
4/9	SPS Family Survey	General Community	Survey	1	1,071
4/13	Steering Committee #3	Stakeholders	Steering Committee	1	10
4/15	Newsletter: Action Workshop	General Community	Digital Push	1	100
4/15	Social Media: Action Workshop Series	General Community	Digital Push	1	100
4/21	Action Workshop: North Stamford, Westover, Turn of River-Newfield	General Community	Small Group Meeting	1	47
4/23	Action Workshop: Cove, East Side, Shippan	General Community	Small Group Meeting	1	24
4/28	Action Workshop: Downtown and South End	General Community	Small Group Meeting	1	28
4/30	Action Workshop: West Side and Waterside	General Community	Small Group Meeting	1	20
5/5	Action Workshop: Glenbrook, Springdale, Strawberry Hill, Hubbard Heights, Ridgeway-Bullshead	General Community	Small Group Meeting	1	83
5/12	Planning Board Presentation and Public Meeting	Stakeholders	Small Group Meeting	1	5
5/21	Steering Committee #4	Stakeholders	Steering Committee	1	10
5/22	TAC #4	Stakeholders	TAC	1	50
6/14	HMC Meeting	Stakeholders	Small Group Meeting	1	15
6/23	Action Showcase Webinar	General Community	Small Group Meeting	1	50
6/28	Board of Reps LU/UR Committee Presentation and Public Meeting	Stakeholders	Small Group Meeting	1	15

Date	Engagement Title	Target	Format	# Touchpoints	# Engaged
7/3	Newsletter: Open House 4	General Community	Digital Push	3	100
7/3	Social Media: Open House 4	General Community	Digital Push	3	100
7/23	Open House #4	General Community	Open House	1	200
8/12	Planning Board Presentation and Public Meeting	Stakeholders	Small Group Meeting	1	10
8/20	Board of Reps LU/UR Committee Presentation and Public Meeting	Stakeholders	Small Group Meeting	1	15
Total Engagement Impressions					25,407

Technical Advisory Committee Members

Key:

CL = City Lead

TA = Technical Advisor

NA = Neighborhood Ambassador

Focus Area	Roster	Organization	Role	Neighborhood
Sustainability and Resilience	Danielle Petretta	City of Stamford, Sustainability Coordinator	CL	
	Nette Compton	Mill River, President & CEO	TA	
	Leigh Shemitz	SoundWaters, CEO	TA	
	Tracy Kay	Bartlett Arboretum, CEO	TA	
	Dr. Jesse P Glaude	Westhill HS, Educator	NA	Ridgeway-Bullshead
	Robyn Summa	Ursuline School, Educator	NA	Cove
	Melanie Ng		NA	Springdale
	Tom Bruno	U.S. Army Corps of Engineers	NA	Ridgeway-Bullshead
IDEAS for Community Wellbeing	Carmen Hughes	City of Stamford, Director of IDEAS	CL	
	Monica Smyth	Building One Community, Volunteer Attorney	TA	
	Betty McOsker	Over 60 Club, Program Manager	TA	
	Maria Antonieta Khan	Stamford Senior Center	TA	
	Honorata Kazmeirczak	Blind Voices	NA	Springdale
	Ajmal Qureshi	Mayor's Multicultural Council	NA	North Stamford
	Maya Donald	CORNERS	NA	Ridgeway-Bullshead
	Laysha Lucero		NA	West Side
	Jonathan Weiner	Building One Community, Volunteer	NA	North Stamford
	Sandra Gottlin	Stamford Senior Center, Board Member	NA	South End
Housing	Emily Gordon	City of Stamford, Housing Planner	CL	
	Vineeta Mathur	City of Stamford, Senior Planner	TA	
	Vincent Tufo	Charter Oak Communities, CEO	TA	

Focus Area	Roster	Organization	Role	Neighborhood
Housing Cont.	Raymond Mazzeo	Redniss & Mead, Senior Planner	TA	
	Zachary Oberholtzer		NA	Ridgeway-Bullshead
	Joseph Ford	Faith Tabernacle Missionary Baptist Church,	NA	East Side
	Néstor Gómez	First Congressional Church, Pastor	NA	Glenbrook-Belltown
	Brittany Lawrence		NA	Downtown
	Salvatore Zarrella	Construction Management Group, LLC.	NA	Waterside
Economic Development	Leah Kagan	City of Stamford, Director of Economic	CL	
	Edith Presley	Cradle to Career, President	TA	
	Mike Moore	DSSD, President	TA	
	Marie Rocha	Realist Lab, Founder	NA	Downtown
	Edith Targonski	Hispanic Advisory Council, President	NA	Glenbrook-Belltown
	Marshall Kurland	JCC, CEO	NA	North Stamford
	Ryan Salvatore	Burr Salvatore Architects, Principal	NA	Shippan
Infrastructure	Brandon Mark	City of Stamford, Engineer	CL	
	Ann Brown	WPCA, Supervising Engineer	TA	
	Chris Farrell	Eversource, Community Relations Specialist	TA	
	Sheryl Morrison	Stamford Senior Center	NA	Cove
	Zeba Iqbal	Infrastructure Advisors	NA	Glenbrook-Belltown
	Ariel (AJ) Benjamin	WeLink Cities, Strategic Partnerships	NA	North Stamford
	Andrew Dietrich		NA	Turn-of-River-Newfield
Mobility	Luke Bittenwieser	City of Stamford, Transportation Planner	CL	
	Will Wright	People Friendly Stamford	TA	
	Phil Magalnick	Stamford ADA Council	TA	
	Matthew Keenan		NA	Downtown
	Kevin Tellez		NA	East Side
	Melissa Schenk		NA	Ridgeway-Bullshead
	Joaquin Arteta	King HS, Student	NA	Westover
	Sheila Williams-Brown		NA	West Side

Glossary of Terms

A

Accessibility:

The ease with which all residents, regardless of ability, age, or circumstance, can reach and utilize the city's facilities, services, infrastructure, and opportunities. This includes ensuring that transportation, public spaces, and programs are usable by people with disabilities and that barriers to participation are removed, in accordance with the Americans with Disabilities Act (ADA) and broader principles of universal design.

Accessory Commercial Unit (ACU):

A small business space (such as a converted garage) attached to a home, allowing for small-scale commercial activity in residential areas.

Accessory Dwelling Unit (ADU):

A secondary, independent living space on the same property as a main house—examples include basement apartments, in-law suites, or backyard cottages.

Amenities:

Features that add value, comfort, or enjoyment to a neighborhood or development, such as parks, playgrounds, community centers, public art, outdoor seating, bike racks, or recreational facilities.

B

Base Flood Elevation (BFE):

The height above sea level that floodwaters are expected to reach during a major flood; used to set safe building heights in flood-prone areas.

C

Capital Projects:

Large, long-term investments in public infrastructure, such as roads, schools, water pipes, or emergency facilities.

Charter:

The foundational legal document that defines the structure and powers of Stamford's city government.

Cluster Housing:

A development style where homes are grouped closer together to preserve open space or natural features elsewhere on the property.

Connecticut Municipal Development Authority (CMDA):

A state agency that helps cities with permitting, funding, and building projects—especially near transit stations.

Coastal Area Boundary:

A designated area near the coastline that is subject to special planning and environmental rules.

Coastal Resilience Overlay (CRO) Zone:

A special zoning district in flood-prone coastal areas requiring new buildings to be elevated above predicted flood levels for safety.

Community Design Workshop:

A public event where residents, architects, and students collaborate to suggest design improvements for city spaces.

D**Density Bonus:**

A zoning incentive allowing developers to build more units or taller buildings in exchange for providing community benefits (like affordable housing or public amenities).

Downtown Special Services District (DSSD):

A partnership that manages and improves Stamford's downtown through events, maintenance, and business support.

Duplex:

A building divided into two separate homes, typically with separate entrances.

E**Environmental Protection Board (EPB):**

A city board overseeing environmental regulations, including wetlands and stormwater management.

Eversource:

The regional electric utility company serving Stamford.

F**Flood Ambassador:**

A community member trained to educate neighbors about flood risks and distribute flood warnings.

G**Geographic Information System (GIS):**

A digital mapping tool used to analyze and display city data, such as property lines, zoning, and infrastructure.

H**Harbor Management Commission (HMC):**

A city board overseeing the use and development of Stamford's harbor and waterfront.

Historic District:

A neighborhood or area officially recognized for its historical or architectural significance and protected by special rules.

I**Infrastructure Assessment Tool:**

A standardized method for evaluating whether city infrastructure (like roads and sewers) can support new development.

L

Land Use Bureau (LUB):

The city department responsible for planning, zoning, and land use decisions.

Living Shoreline:

A method of stabilizing the coast using natural materials (plants, rocks) instead of hard structures like seawalls.

Lot Size Regulation:

Rules that set the minimum size for a parcel of land that can be developed.

M

Metro-North:

A commuter rail service connecting Stamford to New York City and other destinations.

Missing Middle Housing:

Medium-density housing types (like duplexes, triplexes, and townhomes) that fit between single-family homes and large apartment buildings.

Mixed-Use Development:

A project that combines different uses—such as housing, shops, and offices—in one building or area.

Mobility Hub:

A central location where multiple modes of transportation—such as buses, trains, bicycles, ride-sharing, and pedestrian pathways—converge to enable seamless transfers and connectivity.

O

Overlay Zone:

A zoning district that adds extra requirements or incentives on top of existing zoning rules for a specific area.

P

Permitting 101:

A simple, public guide explaining how to get city permits for home or business improvements.

Pop-up Shop:

A temporary retail or event space, often used to activate vacant storefronts or test new business ideas.

Public Realm:

Spaces that are open and accessible to everyone, such as streets, parks, plazas, and sidewalks.

Public-Private Partnership:

A collaboration between government and private companies or organizations to fund and deliver public projects or services.

R

Resilience:

The capacity of Stamford's systems—social, economic, environmental, and infrastructural—to anticipate, withstand, adapt to, and recover from adverse events, such as extreme weather, climate change, and other disruptions.

S**Special Permit:**

A city approval needed for certain types of development or land use that may have significant impacts.

Stormwater Management Plan (SMP):

A city plan for handling rainwater runoff to prevent flooding and protect water quality.

Sustainability Coordinator/Director:

A city staff member responsible for planning and implementing environmental and climate initiatives.

T**Townhome:**

A multi-story, attached home sharing walls with neighboring units.

Transit-Oriented Development (TOD):

Development designed to maximize access to public transit, typically with higher-density, mixed-use buildings near train or bus stations.

TOD Investment Fund:

A pool of money set aside to help finance development projects near transit stations.

Transportation, Traffic, and Parking (TTP):

A city department managing transportation planning, traffic, and parking.

Triplex:

A building divided into three separate homes.

U**Upland Resilience Overlay (UPO) Zone:**

A zoning district that encourages development practices reducing flood risk and stormwater runoff in areas away from the coast.

W**Water Pollution Control Authority (WPCA):**

The agency managing Stamford's wastewater treatment and sewer system.

Western Connecticut Council of Governments (WestCOG):

A regional agency supporting planning and coordination among area towns.