

STAMFORD DOWNTOWN

A MONTHLY E-NEWSLETTER



UPDATE ON RXR'S ATLANTIC STATION WEST

New York developers **RXR Realty** are further transforming the Atlantic Street block from Federal to Tresser that serves as such an important and visible gateway to Downtown. They have been adding a second residential tower, **Atlantic Station West** (405 Atlantic Street), to the first phase that was completed in 2018 and has achieved full-occupancy. Joe Graziose, Vice President & Project Executive with RXR Realty (headquartered in Rockefeller Plaza, NYC), explains that construction has stayed on schedule as of January 2021, with their company's construction manager, LRC Construction, continuing interior construction and installation of finishes. The glass curtainwall installation has been completed and furniture, fixtures, and equipment are scheduled for installation in March 2021. Mr. Graziose has had a distinguished 10-year career with RXR and is a valued Stamford Downtown Board of Commissioner. He is excited to bring this 325-unit luxury residential tower to market later this year which will feature studio, one-bedroom, and two-bedroom apartments with a state-of-the-art amenities level including an indoor/outdoor pool, fitness center, and conference room facilities.

A final crown jewel of this nearly full-block redevelopment, RXR continues the restoration and renovation of the 48,000 square foot historic Stamford Post Office, now called **The Exchange at Atlantic Station** (421 Atlantic Street) seeking to attract a marquis office tenant to this unique and light-filled space. This will further enhance the mixed-use character of the complex that now features **The Learning Experience** and **Dogtopia**, daycare centers for both youngsters and pups, both open for business on The Exchange's ground floor.

To learn more about retail and residential leasing opportunities at Atlantic Station, please click [here](#).



In front of SAA (39 Franklin St.)



Side of SAA Townhouse Gallery



Pre-Pandemic SAA Reception



Artwork in SAA Gallery

STAMFORD ART ASSOCIATION CELEBRATES 50TH ANNIVERSARY

The **Stamford Art Association** (SAA) was founded in 1971, when 24 local artists established the Association and Townhouse Gallery to showcase national, regional and community-based artists. Now in its 50th year, the SAA is located at 39 Franklin Street in the very same historic 1874 townhouse. SAA currently has 150 members that include painters, sculptors, printmakers, photographers and multimedia artists. A 501(c)3 organization, it provides a forum where both emerging and established artists can exhibit work and compete in juried shows and build a community with visitors and patrons.

Currently the organization is hosting virtual exhibits on its [website](#) and will resume holding physical exhibits when the pandemic eases. The SAA hosts 10 shows yearly, most of which are juried by prominent curators from art schools, galleries and institutions in New York City including the Metropolitan Museum of Art. It also curates three annual "Art at the Ferguson" exhibits at the Ferguson Library.

According to Executive Director Christine Irvin, "We are the oldest and last Downtown gallery standing. One of our favorite events is the annual High School Show, where we invite art teachers from Fairfield County high schools to each select 8 students to display their work. We have sponsored this amazing exhibit for 47 years. All artists, not just members, are welcome to submit work for exhibits. Over the years we have seen the work of over 20,000 artists in our exhibits and look forward to having more artists join us and more visitors enjoy the work of this Stamford treasure."

See more of the Stamford Art Association by visiting their [website](#), [Instagram](#), and [Facebook](#).

To learn about board membership opportunities for this long-running notable organization, please email stamfordartassn@optonline.net.



STAMFORD RECEIVES \$600K GRANT FOR LOWER SUMMER STREET PROMENADE PROJECT

Mayor David Martin is proud to announce the City of Stamford has been awarded a \$600k Community Connectivity Grant from the Connecticut Department of Transportation as a result of an application to create improvements on Lower Summer Street. This project would transform Lower Summer Street (Broad Street to Main Street) into a promenade facilitating more foot traffic for local businesses.

“This ambitious project continues my vision to make our City more accessible for all residents, improve the quality of life, and provide an economic boost to local businesses,” said Mayor Martin. “I appreciate the State Department of Transportation for recognizing Stamford’s accomplishments in innovative transportation projects by approving this project.”

The Lower Summer Street Promenade project was inspired by municipal designs in European cities that incorporate roadways into a vibrant community destination. This project would include:

- Widen sidewalks on both sides of Lower Summer Street,
- Install prominent wayfinding signs to highlight nearby parking structures,
- Install a canopy of lights hanging over the roadway to create a sense-of-place,
- Install a raised intersection to increase pedestrian safety and improve connection to Kiwanis Park, and
- Install a dedicated bike lane.

“Businesses and residents love when their City is more accessible,” said Transportation Bureau Chief Jim Travers. “Creating more pedestrian friendly environments is what adds to the viability and vibrancy of downtown businesses and community spaces.”

“Lower Summer Street is one of our greatest examples of restaurants spilling out into the street and activating the public realm. These improvements will expand that opportunity and strengthen the walking connection from Main Street to Bedford Street adding to the liveliness of Stamford Downtown,” said Stamford Downtown Special Services District President David Kooris.

This project includes a \$200k match from the City of Stamford in addition to the \$600k Community Connectivity Grant. See [here](#) for more details.

CURBSIDE PICKUP ZONES COME TO THE DOWNTOWN

On January 21, 2021, Mayor David Martin announced the City of Stamford's Transportation, Traffic, and Parking Bureau will convert select parking spaces near businesses into Curbside Pickup Zones to facilitate curbside pickup during the ongoing pandemic. Each Curbside Pickup Zone will be identified by large City of Stamford visible flags advertising 10-minute curbside pickup. "This program will make it easier for residents to support our local businesses and still stay safe," exclaimed Mayor Martin. "Curbside Pickup Zones will help make it easier for everyone to get takeout meals from their favorite restaurant or café," said Stamford Downtown President David Kooris. "We need to do everything we can to support our businesses during this time."



Right to Left: Jim Travers, Mayor David Martin, David Kooris, Jackie Wetenhall and Michael Marchetti

The seven Curbside Pickup Zones created around Stamford Downtown include:

- Main Street in front of Tiernan's
- Main Street in front of Fiesta
- Lower Summer Street in front of Jerkyz
- Atlantic Street in front of InThai
- Bedford Street in front of Remo's
- Bedford Street in front of Hudson Social
- Bedford Street on the side of The Ferguson

IT'S ALL ABOUT SIGNAGE...



227 Bedford Street

In 2014, Jeff Kravet represented Peter Kempner, a prominent real estate developer and member of Stamford Downtown Board of Commissioners, when Mr. Kempner purchased 227 Bedford Street. Little did Jeff know at the time that he would move **Kravet Realty, LLC**, his popular real estate office, to the second floor of that building or that he would end up assuming the lease for Reflections Salon which he promptly renamed **A Cut Above Salon & Spa**, located down the hallway. Jeff signed the lease for the salon just a month before COVID-19 hit and Governor Ned Lamont's executive order temporarily halted salon operations along with curtailing other business activities to protect public health. However, Mr. Kravet saw a great opportunity in his row of new salon stools and the visibility of his real estate business on the busy Bedford's street. Signage is saving the day!



A Cut Above Salon & Spa

Late last year, Joab Taylor, a successful Harlem restaurateur, was scouting locations in Stamford Downtown for a new authentic Jamaican restaurant and noticed the Kravet Realty sign on the 227 Bedford building. Jeff was determined to find Chef Taylor just the right space, ultimately landing on 225 Summer Street in late October 2020, where Taylor recently opened **Jerkyz**, fulfilling Taylor's unique Jamaican fusion vision. While under construction, Chef Taylor allowed the Kravet Realty sign to appear in his window, furthering the visibility of his services.

In short order, Sabrina Yang contacted Mr. Kravet who once again set to work with his robust knowledge of the neighborhood and found Sabrina the perfect spot at 172 Bedford Street, where she's soon to open **Shiro**, an Asian-inspired eatery/bakery. Most brokers with such a successful year would be headed to exotic places, but not Jeff, he's busy filling 7 of the 14 stylist chairs now available for lease at A Cut Above Salon & Spa.

For real estate inquiries, please email Jeff at kravet@kravetrealty.com or visit [Kravet Realty](http://KravetRealty.com).



2021

Winter RESTAURANT WEEKS in Stamford Downtown

Monday, February 15 - Sunday, February 28

Enjoy prix fixe lunch and dinner at these participating restaurants:

LUNCH \$14.21 | DINNER \$29.21

- Acuario Restaurant
- Barcelona Wine Bar*
- Capriccio Café
- Cask Republic*
- Hudson Social
- Jerkyz
- KOUZINA (greek taverna & bar) (Dine-In Only)
- Kyushu Ramen & Sushi (Dine-In Only)
- ONE CLUB Tequila Lounge at Residence Inn*
- Towne Parlor Pizza & Pints (Dine-In Only)
- Tutti Pazzi
- ZAZA Gastrobar (Dine-In Only)

LUNCH \$20.21 | DINNER \$40.21

- Bar Rosso*
- Bedford Hall Craft Kitchen & Bar (Dine-In Only)
- Blackstones Steakhouse
- The Capital Grille* (Not available on Saturdays)
- Columbus Park Trattoria
- FISH Restaurant + Bar
- Flinders Lane*
- Kashi Sushi Lounge** (Dine-In Only)
- Siena Ristorante***

*Dinner Only

**Not available on Fridays or Saturdays

***Tuesday-Thursday, Dinner Only

SPECIAL PROMOTIONS

- bartaco
- Kyushu Ramen & Sushi

For menus and details visit STAMFORD-DOWNTOWN.COM

Please call restaurants for dine-in reservations and takeout options.

Please wear a mask until seated & observe social distancing.

PRESENTED BY:



PARTNERS:



Dine out and receive a voucher for one FREE medium popcorn.