

the Stamford DOWNTOWNER



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Happy New Year from Stamford Downtown LETTER FROM THE PRESIDENT, SANDY GOLDSTEIN

DOWNTOWN LIVING



Stamford Downtown has long been the center of dining, culture and entertainment in the region, with more than one million patrons visiting the city each year.

But, visitors alone cannot provide the important 24/7 commitment that any downtown needs for economic sustainability. Such commitment can only come from residents who make a neighborhood their home and create that all-important sense of place. Residents are the life-blood of a downtown; they dine at the restaurants, they shop, go to the movies, stroll on the streets, walk in the parks and provide an extraordinary ambiance.

This past year, Stamford Downtown became the site of numerous residential development proposals which will add significantly to the already impressive housing base. Currently, there are approximately 3216 apartments and condominiums within the District lines.

Immediately bordering the District within a radius of 1/2 mile are another 4438 units. However, a full picture of the strength and dynamism of the residential market is best discerned by knowing what's currently on the drawing boards or in various stages of construction. On the verge of completion are 92 condominium units at the Mill River House on Broad Street. This beautiful residential building with moderately priced condominiums is sold out and its distinctive architecture will be an appealing beacon on the west side of the downtown. Showing their commitment to the area, the developers, Paxton Kinol and Seth Weinstein are continuing their work on the western edge of the downtown with plans for another 60 condominium units on Adams Avenue, already 50% sold out.

The luxury residential development market is also in full swing with the following projects in various stages of construction and planning: Highgrove, 91 condominium units of extremely high end housing on Forest Street;

City Place on Washington Boulevard and North Street, with its architecturally distinct design and 100 luxury condominium units; Park Square West Phases II and III on lower Summer and Main Streets with a total of 293 apartment units to be built in two phases starting this Fall, and the Metropolitan, an office-to-residential condominium conversion at 1515 Summer Street with 42 luxury condominium units and 12 townhouses. Just beginning its trek through the land use boards are the following: 244 units planned for Metro Center II; Park Tower, a 175 unit "skyscraper" condominium complex adjacent to Target on Washington Boulevard; 244 apartments at the Archstone site on Washington Boulevard and Broad Street and 35 units on Greyrock Place. In addition, 80+ acres in the Southend owned by the Antares Group will be the site of hundreds of new residences.

All told, within the next 5 years a minimum of 1400 units of distinctive rentals and condos will be filled with people who will call downtown their home.

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Advocate Parade Spectacular

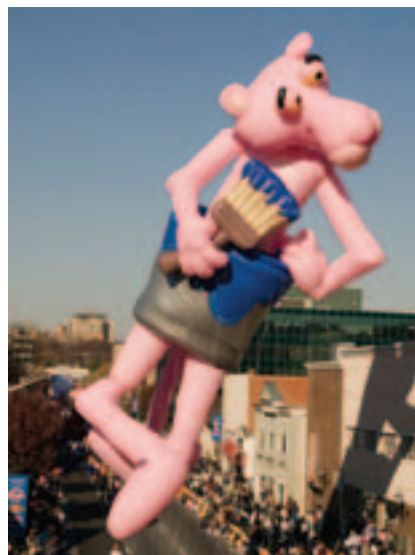
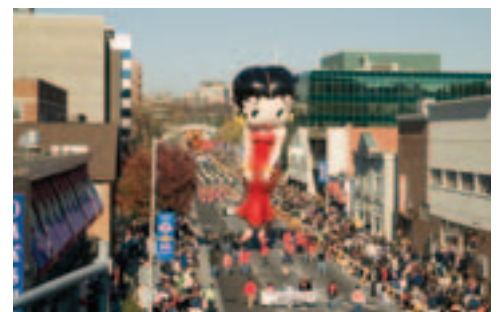
Big Balloons Drew Huge Crowds to Downtown Stamford



On Sunday, November 20, 2005 the Advocate Parade Spectacular presented by the Stamford Town Center returned to Stamford Downtown for its twelfth consecutive year. Many thousands of spectators lined up, at times 20 deep, from Summer and Hoyt Streets all the way to Atlantic and Federal Streets to watch the spectacular balloons, bands and floats parade past.

The 2005 Advocate Parade Spectacular featured 24 giant helium balloons, 35 marching units, 6 floats, and over 2500 volunteers and participants proudly parading down the 1.5 mile route. Alan Kalter of the Late Show with David Letterman returned for a second year as our Guest Master of Ceremonies. Alan was M.C. in 2003. Betty Boop dazzled her audience both "in person"-aboard the Betty Boop Float and as a colossal balloon. Beetle Bailey flew overhead accompanied by Stamford's own Mort Walker, cartoonist and creator of Beetle Bailey. In addition to Beetle and Betty, other new balloons included Bob the Builder, Cheshire Cat, Cow Jumped Over the Moon, Curious George, Hello Kitty and Pink Panther. Featured also were the Hip Hop Kidz, who also appeared in the 2005 Macy's Parade. The NYPD Emerald Society Pipes and Drums made their second annual fabulous appearance. And the parade wouldn't be complete without the antics of our 32 volunteer clowns who were trained at a DSSD seminar where they learned the mannerisms and characteristics of clowning.

Save the date for this year's Advocate Parade Spectacular, November 19, 2006!

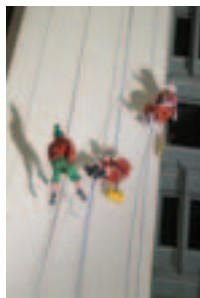


Heights & Lights

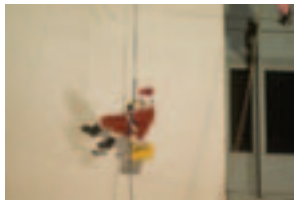
On December 4, 2005, Stamford Downtown once again hosted Heights & Lights. Children's author and musician, Tom Weber entertained the gathering crowd as Santa and his entourage prepared for their rappell down the 22 stories of Stamford's tallest building, Landmark Tower. Villain extraordinaire, Mr. Bah Humbug, attempted to delay Santa's arrival. But thanks to the antics of Mrs. Claus, Mr. Bah Humbug was stopped in his path and Santa triumphed, once again.

Lou Scarano, Brian VanOrsdel and Stamford's Big Five Volunteer Fire Department. Many thanks to Reckson Associates for its continued sponsorship of this popular event.

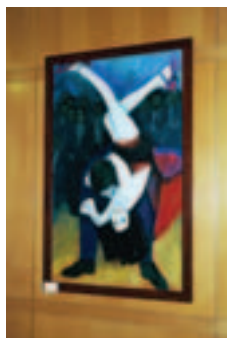
From Landmark, Santa rode in a gloriously decorated fire truck (thanks to Stamford Big Five Volunteer Fire Department) to Latham Park for a holiday concert with the Young People's Chorus of New York City at First County Bank's Holiday Tree Lighting Ceremony, featuring 6,000 sparkling, multi-colored lights.



Our brave rappelling team included Jeff Dean, Alex Frenkel, Ron Markey, Mark Muscarella,



Art in the Most Unlikely of Places



You will find art in the most unlikely of places in Stamford Downtown. The Management of Park Square West on Lower Summer Street has created a rotating art gallery in the lobby which is open to the public and can be accessed either through the parking garage attached to the building or by the main entrance at 101 Summer St.

Exhibits feature a unique range of pieces in an array of mediums including paintings and photography. The shows highlight the work of local artists; many of whom are residents of Park Square West. The current exhibit features Ms. Angela Conte, a native of northern CA with a Bachelors degree in Fine Arts and Psychology. She moved to Stamford eight years ago to take a job as a graduate teaching assistant and has been here ever since. Angela works part-time for local businesses in the area and in addition sells her art. Her current subject of interest is the human being and movement. A portion of the exhibit focuses on Ms. Conte's study of movement with dancing subjects, lounging subjects, as well as a self portrait. Also on exhibit are multimedia pieces with several different textures that reflect different types of light. Ms. Conte explained that she is experimenting with textures.

Past exhibits have included artists from the Loft Artist Association in Stamford as well as the Silvermine Guild Arts Center in New Canaan. All pieces on display are available for purchase and can range in price starting from \$150. The most expensive piece ever displayed was on sale for \$75,000.

For more information about current exhibit rotations, artists, pricing and display opportunities please contact Jennifer Hoysradt in the Leasing Office at: 203 353-9000 or e-mail: psw@cjmanagement.com.

SANDY GOLDSTEIN PRESIDENT, DSSD

named

The 2005

Stamford Citizen of the Year

The 61st Annual Stamford Citizen of the Year Award was bestowed upon Sandy Goldstein, President of the Stamford Downtown Special Services District on behalf of the City of Stamford. The Jewish War Veterans grant this award to a person who, in the opinion of the Selection Committee, has demonstrated a belief in interfaith harmony, possesses the highest standards of responsibility in civic life, has helped in the promotion of projects for the public welfare, and who has personally worked with distinction to benefit Stamford on a community-wide basis.



On January 17 Sandy was ambushed at the Government Center by family, friends and colleagues to inform her of the honor.

A dinner to honor Ms. Goldstein is being planned for Thursday, April 27.

Please contact 203-348-5285

for more information

FAIRFIELD COUNTY SPORTS HALL OF FAME AT UCONN!



The Fairfield County Sports Hall of Fame officially opened its doors at the University of Connecticut Stamford Campus on Feb 1. Located in Stamford downtown, the Hall of Fame honors athletes and those from the county's sports community who have made outstanding contributions both on and off the field of play. The Hall of Fame is run by the Fairfield County Sports Commission, a non-profit organization that strives to improve the quality of life in our area through sports and the advocacy of a healthy lifestyle.

In October, the inaugural inductions for the Hall were staged at the Sport's Commission's 1st Annual Sport's Night awards dinner. The FCSHOF is divided into three categories: The Jackie Robinson Professional Wing, The James O'Rourke Amateur Wing and The J. Walter Kennedy Community Service Wing.

The first honorees in the professional wing were standout pro golfer Julius Boros, World Cup and Olympic soccer champion Kristine Lilly, NBA Hall of Famer Calvin Murphy and NFL great Steve Young. The amateur winners were Olympic skating champion Dorothy Hamill and Olympic decathlon champs Bruce Jenner and Bill Toomey. In the Community Service category, Sacred Heart basketball coach Dave Bike and former Trumbull High coach Jerry McDougall were honored.

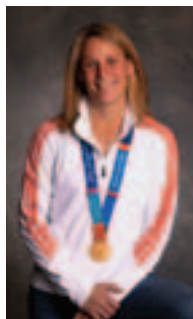
Each year the Fairfield County Sports Commission will induct new honorees.

Plaques honoring the Hall of Famers are on display at the Hall of Fame. Memorabilia from the long tradition of Fairfield County sports will also be part of the Hall.

Also planned is a University of Connecticut athletics section of the Hall, to honor outstanding athletes from the county who had stellar careers at UConn.

The Hall will initially be open from 9 am to 6 pm weekdays, with weekend hours to be determined.

For more information about the Fairfield County Sports Hall of Fame, please contact Tom Chiappetta at 203-984-4806 or tomchip21@aol.com.



Kristine Lilly



Sports Commission VP Bob Mazzone & Calvin Murphy

LIMITED EDITION SIGNED & NUMBERED 2005 ADVOCATE PARADE SPECTACULAR POSTERS

Don't miss the opportunity to purchase one of only 100 posters signed and hand numbered by **MORT WALKER & BILL JANOCHA**

Mort Walker, Stamford resident, best known for creating the newspaper comic strip, *Beetle Bailey* in 1950, donated his time and talent to the Stamford Downtown Special Services District. Mort, along with artist Bill Janocha, designed the illustration of the 2005 Parade Image.



Size: 11" x 17"
Unframed **\$75 each** (plus \$2.50 shipping and handling)

Proceeds of the sale of these posters will benefit The National Cartoon Museum, soon to be located at the Empire State Building

For more information, please log onto our website at www.stamford-downtown.com

Stamford Downtown Summer Events 2006 Calendar of Events

Sculpture Exhibit in Stamford Downtown

June-August, 2006
Art in Public Places

French Market

May through November, 2006

Tuesdays – Columbus Park

Saturdays – Latham Park (new location!)

Come celebrate the second year of our new French Market with exciting new vendors offering the freshest fruits, vegetables, flowers, baked goods and more! Straight from the farm and right to your home

Alive @ 5 Outdoor Summer Concert Series

Thursday Evenings, June 22 through July 27, 2006

5:00 pm, Columbus Park

Live music from national and regional headliners, which attracts after work crowds and families. Thursday nights in Columbus Park have become a ritual in Stamford Downtown with great music, great dancing and great times!

Chef's Festival

Tuesdays, July 11, 18, 25 & August 1, 2006

Columbus Park 12 – 2 PM

The most popular lunch hour in Stamford Downtown featuring terrific food from local restaurants prepared and served by your favorite chefs.

Pops in the Park (NEW!)

Wednesday Evenings, July 12, 19 & 26, 2006

Columbus Park

Evenings of pops in partnership with the Stamford Symphony Orchestra

A Grand Summer Night

Wednesday, August 9, 2006

Organized by the "Friends of Stamford Downtown" this annual fundraiser salutes fine dining in Stamford Downtown. Call 203-348-5285 for an invitation.

Stamford Tables Restaurant Weeks

Summer, 2006

Please visit www.stamford-downtown.com for dates and participating restaurants. Stamford Restaurant Weeks is a great way to celebrate the Summer of 2006 with specially priced menus.

Arts, Crafts & Blues on Bedford

September 16 & 17, 2006

Bedford Street to Latham Park

Shop at over 75 craft and artisan boutiques on Bedford Street, which will be closed to traffic for the weekend. Dine in our extended sidewalk cafés while you listen to the best blues this country has to offer.

SAC Capital Advisors Giant Balloon Inflation Party

Saturday, November 18, 2006

Hoyt Street at Summer Street

3-6 pm

Join us for this backstage look at the parade and watch the giant helium balloons come to life.

The Advocate Parade Spectacular presented by Stamford Town Center

Sunday, November 19, 2006

12 noon step-off

One of the largest helium balloon parades in the country, featuring everyone's favorite giant balloon characters, award winning marching bands and fabulous floats. Fun for the whole family!

Heights & Lights

Reckson Associates Rappelling Santa and First County Bank's Holiday Ceremony

Sunday, December 3, 2006

4:30 pm, Landmark Square

From 22 stories high above Stamford Downtown, watch and cheer for Santa Claus as he makes his daredevil descent, twisting and flying from the top of Stamford's tallest building, Landmark Square. Then follow Santa to the exciting tree lighting, with live music to entertain all attendees.

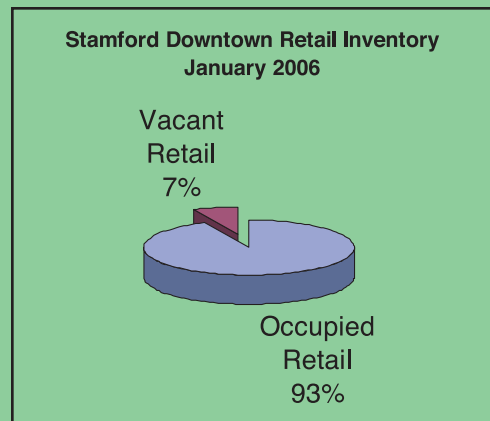
Spotlight on Stamford Downtown Retail

The DSSD's retail objectives for 2006 are twofold: to continue to strengthen Stamford Downtown's retail community through a strong retail retention program and to initiate a dynamic retail recruitment program.

As many of us are aware, Stamford Downtown's current residential base of 3,216 apartment and condo units is expected to grow by 9% (1400 units) within 5 years, with the addition of luxury condos such as Highgrove, the Metropolitan and City Place, as well as the continued upscale apartment growth coming from Park Square West Phase II. Together, this residential density will add to the pedestrian traffic in the downtown. It will also stimulate national, regional and local retailers to consider the vibrancy of locating a store in Stamford Downtown. Perched for this residential growth, the DSSD is targeting stores which will service the latter residences, such as home furnishings & accessories, drug stores, video & book stores and grocers.

As an integral part of our retail retention efforts, the DSSD is currently surveying existing retailers to determine if their retail objectives are being met. The downtown restaurant association, "Stamford Tables," has organized its 2006 kick off meeting with some exciting new ideas including the return of August restaurant weeks and the Chef's Festival.

DSSD is continuing to track the retail, residential and office market for the Downtown. The retail market is strong, as evidenced by the addition of 24,239 square feet to 7 Landmark Square, the Target & Marriott retail spaces and the new retail configuration of the Stamford Town Center. As of January 2006 Stamford Downtown's retail market is 93% occupied as illustrated in the chart below.



Chef's Corner



Bouillabaisse de St. Tropez

For the Stock

2 lbs. lobster shells
2 carrots, peeled and chopped
1 bulb fennel, core and outer leaves removed, "fingers" trimmed and remaining bulb chopped
1 medium onion, peeled and chopped
6 Tbs tomato paste
1 qt water
1 cup heavy cream
4 pieces star anise
3 Tbs pure vanilla extract

For the Bouillabaisse

10 fingerling potatoes, scrubbed
1/2 lb halibut fillet
1 lb salmon fillet
8 size U 15 shrimp
16 mussels, washed well
2 roasted red peppers, peeled and chopped
4 scallions, trimmed and chopped
1/2 lb andouille sausage

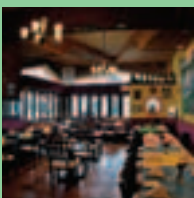
Preheat oven to 350°. Place the lobster shells on a sheet pan and roast for 1 hour. Transfer to a stock pot and crush the shells. Add carrots, fennel, onion, tomato paste and water. Bring to a simmer over medium heat. Let simmer for 1 1/2 hours, strain and transfer the liquid to a smaller pot. Set over medium heat and simmer until reduced in volume to 1 cup. In a separate small pot, combine the cream, star anise, and vanilla and beat over low heat, being careful not to burn it, until reduced in volume to 1 cup. Add the lobster stock and simmer for 2 minutes longer. Strain and set aside. Refrigerate until ready to serve.

Place the fingerling potatoes in a medium sized saucepan and add enough water to cover by one inch. Bring to a boil over high heat, then reduce the heat to medium and cook for about 15 minutes or until tender. With a slotted spoon, remove potatoes from the water and allow to cool. Slice.

Divide the potatoes, halibut, salmon, shrimp, mussels, red peppers, scallions and sausage evenly between two medium sauté pans. Pour half the lobster stock/cream mixture into each. Cover both and set both over medium heat. Bring them to a simmer and simmer for about 3 minutes. Turn the fish carefully, cover and simmer for another 2 to 4 minutes, or until the mussels are opened, the shrimp are opaque and firm, but not rubbery and the fish is cooked through. (Discard any mussels that do not open.)

Ladle into 4 bowls and serve.

yields 4 servings



Courtesy of
Chez Jean-Pierre
188 Bedford Street
Stamford
Downtown
203.357.9526