

# STAMFORD

## DOWNTOWN

*Stamford Downtown Special Services District*

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*Annual Report 2003 / 2004*

# Stamford Downtown Special Services District Annual Report 2003/2004



## Vision

The vision for Stamford Downtown is that of a 24-hour/seven day a week center for living, working, shopping, dining, education, culture and entertainment.



Stamford Town Center

## Mission

The Downtown Special Services District is responsible for creating, managing and promoting a quality environment for people, which enhances the economic vitality of the Downtown.



UConn

## Letter from the Chairman and the



Richard E. Taber, Chairman

During this past Fiscal Year (2003/2004), downtown has been the scene of heightened development activity in the areas of retail, hospitality, the arts and housing. The latter, coming on the heels of 7 years of concentrated private investments, is a profound indication of Stamford Downtown's strength. The performance of the housing market stands out as Downtown's premier success story and has served as a catalyst for development in other market segments such as entertainment and retail (including restaurants and hospitality). Urban housing creates a 24/7 environment. The 2011 units of housing which existed before 1997 were largely part of an aging housing stock. In 1996, Avalon Communities recognized the strong demographics of Stamford Downtown and invested 52 million dollars to build 401 market level rental housing units on Broad Street. So successful was the gamble that in 1999 Avalon invested another 32.5 million dollars to build 195 apartments on Washington Blvd. Today virtually every Downtown street has new market level housing built during the last five years: Forest Street (306 units); lower Summer Street (143 units); Bedford Street (160 units). Two thousand plus additional market level and luxury units are scheduled for development during the next 5 years on Washington Blvd., Main Street, West Main Street, Greyrock Place and Forest Street. Housing development is particularly important because it spurs a strong restaurant, small business and retail environment.

National and local retail developments are also very much a part of the Downtown landscape. The hustle of huge cranes and hundreds of construction workers are preparing Broad Street for national quality retail chains. Target, the nation's second largest retailer is investing \$50,000,000 into its urban, multistoried project on Broad Street. Scheduled to open in September, 2004 it will produce 180,000 square feet of retail, a 537 car garage, a minimum of \$800,000 in city taxes and at least 250 jobs. But that's only the beginning. Target became the catalyst for increased retail interest and development, starting with Burlington Coat Factory renovating the former Caldor site to create an enhanced shopping environment. Local retailers are also pouring investment dollars into the

# Executive Director

District. As one strolls down Atlantic Street, the activity at Safavieh Home & Carpet is very noticeable. Safavieh has invested over \$7,000,000 to build one of the largest furniture stores in the region. Last year the company generated \$10,000,000 in sales and projects sales of \$5,000,000 for its new initiative, Safavieh, American Home, opening in Summer 2004. Such success will undoubtedly spur further positive development on Atlantic Street. Baby & Toy Superstore, located on Forest Street has invested over \$100,000 in interior renovations in efforts to continue its position as a national trendsetter in children's fine home furnishings.



*Sandy Goldstein, Executive Director*

Members of the hospitality industry understand the value of Downtown as a location. Thus, Broad Street is bustling with the activity of construction of the Marriott Courtyard scheduled to open in late summer. This 115 room hotel will have valet parking and 3,500 square feet of retail facing Broad Street. Plans are completed for a 160 room Marriott Residence Inn on Atlantic Street, scheduled to break ground in fall 2004.

The entertainment sector has been strong this past year as well. Stamford Center for the Arts poured more than \$2,500,000 into the renovation and expansion of the Palace Theatre and coupled the magnificent renovation with an ambitious programming plan for the 2004/2005 season. In January, 2004 the scaffolding was removed from the Avon Theatre unveiling a newly renovated two theatre cinema designed to show classic and independent films. The many developments signal health and strength in the Downtown economy. The DSSD invites patrons to visit and enjoy the Downtown. Don't hesitate to call our office with suggestions for Downtown improvement.

A handwritten signature in black ink that reads "Dick Taber". The signature is written in a cursive, slightly slanted style.

Richard E. Taber  
Chairman

A handwritten signature in black ink that reads "Sandy Goldstein". The signature is written in a cursive, slightly slanted style.

Sandy Goldstein  
Executive Director

# Retail Recruitment & Retention

*Goal: To foster Downtown's economic growth through a strong retail recruitment and retention program.*

The creation of a vibrant retail environment remains at the heart of the DSSD's mission.

Downtown is a well established dining and cultural destination. With the projected Fall 2004 opening of two major national retailers on Broad Street (Target and Burlington Coat Factory), Stamford Downtown is poised for significant enhancement of the retail environments on adjoining Bedford, Atlantic, Summer and Main Streets.

## **2003/2004 Accomplishments:**

**Target Retail Store** — Organized frequent regularly scheduled meetings with the Target construction team and abutting stakeholders to ease dislocation issues at the onset of and during the construction process.

**Industry Trade Show Representation** — Collaborated with the Stamford Office of Economic Development to maintain Stamford presence at relevant retail industry trade shows.

**Downtown Retail Marketing** — Continued program of direct mail marketing to the regional community to increase patronage at restaurants and retail establishments.

**Stamford Tables** — Facilitated the formation of Stamford Tables, a group of restaurateurs and nightclub proprietors who collaborate on mutually beneficial programs, event production and collective marketing.

## **2004/2005 Goals:**

**Downtown Retail Planning** — Initiate the next phase of a strong retail recruitment program by identifying and marketing to potential tenants.

**Downtown Retail Business Development** — Establish relationships with district retailers and area brokers to facilitate business development and enhance marketing efforts.

**Capitalize on Success** — Engage the services of a public relations specialist to penetrate targeted media with the message of significant retail growth in Stamford Downtown.

**Stamford Tables** — Increase membership of Stamford Tables to 20 Downtown restaurants. Produce three events and a membership directory.

**Trends, Deals & Decisions** — Partner with the Stamford Office of Economic Development and SACIA, the Business Council of Southwestern Connecticut to produce a seminar on retail trends and create additional programs relevant to the retail community. Speakers will discuss the strong demographics of Stamford Downtown and how they can influence retail location decisions.



*Downtown Banners*



*Marriott Courtyard (in construction)*



*Burlington Coat Factory (in construction)*



# Economic Development

*Goal: To ensure the appropriate economic development of Stamford Downtown through comprehensive planning and advocacy.*



*Target (in construction)*

The DSSD has been the watchdog for appropriate Downtown development, balancing the challenge of intense development with environmental and quality of life objectives. Using Stamford's Master Plan as a guide, the District has helped to foster the development of a downtown with a full array of retail, office, cultural, recreation and residential uses. Through a strong program of advocacy for appropriate land-use planning and development, the Downtown will continue to grow and thrive as a regional retail, office, housing and cultural destination.

## **2003/2004 Accomplishments:**

### ***Target Construction Alternate Parking Plan*** —

Created a plan to provide parking for patrons and employees whose parking was dislocated during the construction process.

***New Parking Opportunities*** — Worked with city to facilitate creation of the 50 space St. Andrew's public parking lot on Franklin Street.

***Palace Theatre & Kiwanis Park*** — Worked with city team and architects to redesign and landscape Kiwanis Park.

## **2004/2005 Goals:**

***New Development Oversight*** — Monitor new development downtown and in the adjacent community through review and analysis of prospective projects.

***Research and Demographics*** — Engage a consultant to update the 1995 Economic Research Associates' report, "The Impact of Big Box Retailers in Stamford."

***Strengthen the Downtown*** — Continue working in collaboration with business, community and governmental groups to ensure a strong downtown.

***Downtown Development*** — Facilitate appropriate downtown development through outreach and lobbying efforts.



*Kiwanis Park and Palace Theatre*



*Avon Theatre*



# Events and Marketing

*Goal: To attract people to the Downtown through comprehensive special events and marketing programs.*

During the past 11 years the District has created, refined and enhanced Downtown special events to attract the Stamford and regional communities to Stamford Downtown. More than 1.5 million people attend Downtown events yearly. The DSSD's calendar of events features outdoor sculpture, concerts, performing arts, a farmers' market, arts and crafts show, one of the largest helium balloon parades in the country and a holiday celebration. These happenings have evolved into signature events drawing nationally renowned artists, musicians and sponsors and successfully attracting spectators who ultimately shop, dine and enjoy all the Downtown has to offer.

## 2003/2004 Accomplishments

**Stamford Safari** — Secured and placed 35 sculptures on the streets and public places of Stamford Downtown. Raised \$49,650 benefiting 21 local and regional charities.

**Farmers' Market** — Strengthened marketing focus of Farmers' Market causing a 15% increase in sales during 2003.

**Alive @ Five** — Successfully conducted six concerts including ABBA, the Music, which attracted record-breaking crowds. Increased business at area restaurants during concerts by 40%. Created Stamford Downtown Children's Chorus.

**Arts & Crafts Show** — The fourth Arts & Crafts Show attracted 91 professional juried artisans and crafters (33% increase) and once again showcased the beauty of Veteran's Park.

**Advocate Parade Spectacular** — The Advocate became the Parade's new title sponsor. This exceptional event features 22 giant helium balloons, 26 marching bands and units and 7 floats.

**Heights & Lights** — A record four rappellers scaled down the side of 22 story Landmark Building. A live tree donated by Bartlett Tree Company was planted in Latham Park for the enjoyment of future generations. José Feliciano performed at the tree lighting ceremony.



Advocate Parade Spectacular



Whitney Fulton, Honorary Parade Guest



Heights & Lights





Arts & Crafts Show



Chef's Festival

## 2004/2005 Goals

**Art in Public Places 2004** — Create and implement *Celebrating Woman*, a sculpture exhibit featuring sculptures and photographs depicting women which will be placed throughout Downtown's public spaces.

**Alive @ Five** — Expand series to three national acts during summer 2004 at Alive @ Five Concert Series.

**Chef's Festival** — Boost Chef's Festival revenue by five percent through sponsorship opportunities and restaurant participation.

**Arts & Crafts Show** — Extend Arts & Crafts show to plaza level of Veteran's Park, thus increasing number of participants by 20%.

**A Grand Summer Night, Progressive Dinner** — Change reception venue to newly remodeled Palace Theatre lobby. Add silent auction component.

**Advocate Parade Spectacular** — Add several quality floats and additional professional dance units.

**Stamford-Downtown.com** — Redesign and launch new DSSD website.



Pink Tights by Jody Silver



José Feliciano  
at Tree Lighting Ceremony



ABBA, The Music at Alive @ Five



# Clean, Safe and Green

*Goal: To plan, facilitate and manage enhanced operational services, which improve Downtown's physical environment.*

The District has developed and implemented three major programs to address the ambience of the Downtown; the *Clean Team*, *Downtown Ambassadors* and the *Streetscape Program*. These programs were developed to create a Downtown that is attractive and safe. Well-maintained public spaces and parks provide an environment that attracts people, fosters retail development, increases property values, and creates a sense of place for Downtown workers, residents and visitors. *DSSD Ambassadors* are icons of safety and well-being who routinely perform duties ranging from way-finding to life saving. They serve as the eyes and ears of the police, patrolling frequently throughout the district. Within the same circuit the *Clean Team* cleans litter from sidewalks, curbside and parks and removes graffiti and flyers from public property. The *Streetscape Program* enhances the Downtown environment with three seasonal plantings in parks, parklets, sidewalk planters and hanging baskets.

## 2003/2004 Accomplishments:

### **Architectural Review Design District —**

Established a committee which developed proposed revisions to zoning regulations that foster appropriate design review to enhance the character of buildings, sites, streetscapes and pedestrian environments.



Before

### **Streetscape Improvements**



After

**Parking Master Plan** — Established and worked with a committee of city representatives and downtown stakeholders to produce the third Downtown Parking Master Plan.

**Employee Discount Parking Program** — Worked with the Board of Representatives Traffic & Parking Committee to establish a program to encourage retail employees to park in city garages instead of using on-street parking spaces. The newly developed program is now marketed and administered by the DSSD.

**Forest/Prospect/Bedford Intersection Improvements** — Interfaced with city staff, contractor and stakeholders to plan and facilitate improvements to the intersection that optimize pedestrian and vehicular circulation with the least interference to area commerce.

**Hanging Basket Program** — Established a two season program of 42 hanging flower baskets on Bedford and lower Summer Street lampposts.

**Atlantic Street Lighting Program** — Worked with City to designate, facilitate and phase in the installation of new, energy efficient streetlights in the downtown.

## 2004/2005 Goals:

**Plan execution** — Apply to appropriate boards for approval of the Architectural Design Review District zoning regulation and the third DSSD Parking Master Plan.

**Spring Street Renovation** — Work with the City to procure funding, oversee design and facilitate the implementation of a new streetscape and traffic pattern for Spring Street.

**Hanging Planter Program** — Expand the hanging planter program to include lower Atlantic, Main and Bank Streets.

**Employee Discount Parking Program** — Re-market program to expand use by 100% with the goal of moving 50 employee cars from curbside to garage parking.



Downtown Ambassadors, from left to right: Myron Frager, Desire Lancaster, Garry Walker, Jason Petrie, Agazio DiMasi and Fernando DeOliveria



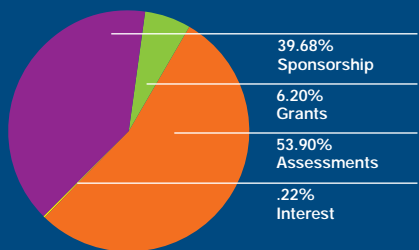
# Funding the District

The DSSD is funded primarily by 120 property owners who pay an annual fee to the District based on their property assessments. The formula was adopted in 1992 when the District was incorporated and subsequently amended in 1998 to reflect the impact of re-evaluation. In addition to assessments, a significant portion of the DSSD's program income is derived through sponsorships.

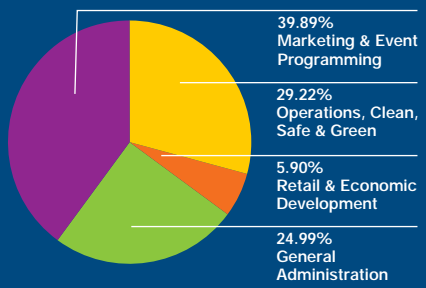


Welcome Sign

## Where The Money Comes From:



## Where The Money Goes:



## Who Pays What:

- Top 4 property owners pay more than 48.6% of total program cost. Their average fee is \$111,963.
- Top 20 property owners pay 85.9% of total program cost. Their average fee is \$39,335.
- Smallest annual fee is \$33.
- Highest annual fee is \$143,258.
- Average Atlantic Street fee is \$2,163.
- Average Broad Street fee is \$11,039.
- Average Bedford Street fee is \$1,105.
- Average Summer Street fee is \$2,843.
- Average Main Street fee is \$1,460.



Carlotta by Joyce Clements



Dining on Bedford Street

# Funding and Support



*Dining on Bedford Street*

Many District property owners voluntarily supported our 2003-2004 initiatives through donations and in-kind sponsorships, which are in addition to their tax assessment:

The Advocate/Greenwich Time  
Avalon Communities  
Avon Theatre LLC  
Baby & Toy Superstore  
Bildner Capital  
Burlington Coat Factory  
Crown Theatres  
Emmett & Glander, Attorneys at Law  
First County Bank  
Gibraltar Management Co., Inc.  
Heyman Properties  
Hoffman Investment Partners  
Ivy Realty  
MarLo Associates  
National Realty & Development Corp.  
Plaza Realty and Management Corp.  
Reckson Associates Realty Corp.  
F.D. Rich Company  
Al Sanseverino & Camsan Electric  
Silver, Golub & Teitell, LLP  
Stamford Town Center  
The Taubman Company  
UBS  
United Realty of Connecticut, Inc.  
Valeur Realty

The following non-profit organizations support District initiatives through monetary or in-kind partnerships:

CTE's Lathon Wider Community Center  
Curtain Call  
The Ferguson Library  
Keep Stamford Beautiful  
SACIA, the Business Council of Southwestern Connecticut  
St. Luke's Lifeworks  
Shippan Point Garden Club  
Stamford Big 3 Volunteer Fire Department  
Stamford Center for the Arts  
Stamford Chamber of Commerce  
The Stamford Garden Club  
Stamford Partnership  
University of Connecticut of Stamford  
United Way of Stamford

Many thanks to the generosity of our Downtown restaurants and nightclubs whose donations, participation & gift certificates make numerous patrons very happy:

Bennett's Steak & Fish Restaurant  
Bobby Valentine's Sports Gallery & Café  
Bradford's Grill & Tavern  
Café Tango  
Capriccio Café  
Columbus Park Trattoria  
Corporate Culinary Service  
David's Catering  
Galangal  
Grand  
Il Falco Restaurant  
Mona Lisa Ristorante  
Morton's of Chicago, Stamford  
Ocean 211  
Park Place Diner  
Plateau  
Playwright Restaurant & Pub  
SBC Downtown  
Telluride  
The Temple Bar  
Thirsty Turtle  
TidbiT  
Vuli  
Wish  
Zanghi on Summer Street

The District thanks a dedicated and talented group of volunteers led by Marion Glowka for their invaluable assistance in designing, planting and maintaining our beautiful downtown gardens:

Mary Bohan  
Janette Brandi  
Penny & Bill Burnett  
Phil D'Amico  
Arlene Daniels  
Susanne deMilt  
Harry Deragon  
Lenore DiPalma  
Clare Duffy  
David Emerson  
Paula Eylel  
Joe Falzone  
Libby Fatum  
Charles Guinta  
Rosemary Harris  
Susan Haynes  
Michael Jacopino  
Emily Kreis  
Carmen Kroll  
Roxanne Kuppersmith  
Rachael Lande  
Pat Langley  
Barbara Leffler  
Carol Matteson  
Sara Melsheimer  
Barbara Miller  
Ricki Miller  
Bruce Moore  
Rick Myers  
Wendi Ohlson-Skovgaard  
Joanne Parsons  
Pat Pemberton  
Betty Roberts  
Diane Scherer  
Ed Selig  
Susan Sweeney  
Cindy Shumate  
Michael Tresca  
Jane Waugh  
Mary-Starke Wilson



*Volunteer Clowns at the Parade*

*Friends of Downtown: back left to right: Lynne Fife, Maddy Shapiro, Ginny Fox, Betsy Levinson, Pamela Bassett, Lynne Colatrella, Phyllis Kapiloff, Karen Denker, Gail Malloy, Elayne Jassey; from left to right: Camille Tomasello, Joan Fields, Sandy Goldstein, Alice Lyons, Rose Marie Grosso. (Missing from photograph: Angela Cohen, Nancy Kucera, Cathy Malloy, Pamela Mullender)*



The District thanks a dedicated group of volunteers, the Friends of Downtown, who annually raise money for art in public spaces:

Joan Fields, Chairperson  
 Pamela Bassett  
 Angela Cohen  
 Karen Denker  
 Lynne Fife  
 Ginny Fox  
 Rose Marie Grosso  
 Elayne Jassey  
 Phyllis Kapiloff  
 Nancy Kucera  
 Betsy Levinson  
 Alice Lyons  
 Cathy Malloy  
 Gail Malloy  
 Pamela Mullender  
 Maddy Shapiro  
 Camille Tomasello

Numerous corporations and individuals both inside and outside the District support our work through generous annual donations to programs and events. Included as well is the generosity of city and state boards, commissions and agencies which through their funding recognize the importance of a revitalized downtown.

Mayor Dannel Malloy, City of Stamford  
 Admiral's Wharf  
 Allied Security  
 Sharon Anderson  
 Bacardi Silver  
 Bartlett Tree Experts  
 Tom Bellete  
 Blockbuster

The Bridal Suite Wedding Gowns  
 Budweiser  
 Board of Education, City of Stamford  
 Board of Finance, City of Stamford  
 Board of Representatives, City of Stamford  
 Carriage House Recording Studio  
 Ceebraid-Signal Management Group Ltd.  
 Rocky Cingari  
 Sam Cingari  
 Clearview Investment Management  
 City Limits Diner  
 Norman Cole  
 Cox Radio, Inc.  
 Coastal Fairfield County Convention & Visitor Bureau  
 CT Transit  
 County TV and Appliance of Stamford  
 Creative Framing & Gallery  
 Crystal Rock  
 Dancer's Depot  
 David's Catering  
 DiMare Pastry Shop  
 Dichello Distributors  
 Dunkin Donuts  
 Eastern Land Management  
 Event Management, Inc.  
 Executive Car Service Limousines  
 The Fieber Group  
 Fleet  
 Floral Expressions USA  
 Alexander Frenkel  
 Gannett Co, Inc.  
 GB Parking  
 GE Consumer Finance  
 Gingiss Tuxedos  
 Bill Gerardi  
 Grade A ShopRite  
 CDR Holly Graf, US Navy  
 Hampton Inn & Suites  
 Eileen Heckerling  
 Bill Hennessey  
 Larry Hoff, The WB Morning News  
 Holiday Inn Select  
 Images by David Photography  
 In Phase Audio  
 Ivy Realty  
 JHM Financial Group LLC  
 The Journal News/The Patent Trader  
 Juner Properties

Alan Kalter  
 Kitsios Restaurant Group  
 Louis Dreyfus Property Group  
 Lowe Enterprises  
 Luxury Mortgage Corp.  
 Alice Lyons  
 Martha Mahoney  
 Ron Markey  
 Marc Anthony Video  
 More Than Music  
 Andrew Munce  
 New York Connecticut Development Corp.  
 One Source Facility Services  
 Ernie Ortega  
 Ralph Pastore  
 S. Pellegrino  
 Pipers 3 LLC  
 People's Bank  
 Pitney Bowes  
 Poland Spring  
 Purdue Pharma L.P.  
 Rick Redniss  
 Robinson & Cole LLP  
 Robustelli World Travel  
 Jim Rockwood  
 Lou Scarano  
 SAC Capital Advisors, LLC  
 Sacred Heart Church  
 Salon Shahin  
 Sheraton Stamford Hotel  
 Jami Sherwood & Simply Signs  
 Shore House Restaurant  
 Stamford Catholic Regional Schools  
 Stamford Health System  
 Stamford Marriott Hotel  
 Stamford Police Department  
 Stamford Public Schools  
 Stamford Wine & Liquor  
 David Stein  
 Subway  
 Summer High Partners  
 Chris Terrenzio  
 Bobby Valentine  
 Brian VanOrsdel  
 Wah Studio Photography  
 The Westin Stamford  
 Seth G. Weinstein Real Estate  
 W&M Properties  
 David Woods

Special thanks to Mayor Malloy and his dedicated group of city employees who contribute their time, energy and ideas toward making the Downtown the City's neighborhood.

## Board of Commissioners

### Chairman

Richard E. Taber  
*Chairman & CEO, First County Bank*

### Vice Chairman

Stephen J. Hoffman  
*Hoffman Investment Partners*

### Treasurer

Kathryn Emmett, Esq.  
*Emmett & Glander*

### Secretary

Seth Berger  
*Director of Operations  
Baby & Toy Superstore, Inc.*

### Immediate Past Chairman

Robert H. Kahn  
*President, United Realty of CT, Inc.*

Carl Bildner  
*President, Bildner Capital Corp.*

Mark Bridges  
*Executive Director, UBS Investment Bank*

John P. Condlin  
*President, Stamford Chamber of Commerce*

Carmen Domonkos  
*Acting President  
Stamford Partnership*

Michael Freimuth  
*Director, Office of Economic Development  
City of Stamford*

Nancy Greenberg  
*Vice President, New Development  
Heyman Properties, LLC*

Robert Karp  
*President, Business Environments*

Mario J. Lodato, Jr.  
*Chairman, MarLo Associates, Inc.  
MarLo J. Lodato Real Estate*

David E. Long  
*Vice President of Human Resources,  
Purdue Pharma LP*



Norman Lotstein  
*Vice President, Pyramid Real Estate Group*

Mayor Dannel P. Malloy  
*City of Stamford*

David R. Martin  
*President & Deputy Mayor  
Stamford Board of Representatives*

Michael J. McAndrews  
*General Manager, Stamford Town Center*

George E. Moredock, III  
*Artistic Director, Stamford Center for the Arts*

Marjan Murray  
*Vice President, Regional Manager,  
People's Bank*

Courtney A. Nelthropp  
*Owner, Sir Speedy*

Laszlo Papp  
*Executive Director,  
Urban Redevelopment Commission*

F.D. Rich III  
*Senior VP-Chief Information Officer  
Reckson Associates Realty Corp.*

Mary Schaffer  
*Telluride*

Robin Stein  
*Land Use Bureau Chief, City of Stamford*

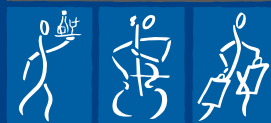
Werner Valeur-Jensen  
*Owner, Valeur Realty Holding Co.*

### Board of Commissioners:

Back left to right: Norman Lotstein, Mark Bridges, Michael Freimuth, Robert H. Kahn, Werner Valeur-Jensen, Courtney A. Nelthropp, Robert Karp, Carl Bildner, F.D. Rich III, Carmen Domonkos, Marjan Murray, Mary Schaffer.

Front left to right: Mario J. Lodato, Jr., Stephen J. Hoffman, Richard E. Taber, Mayor Dannel P. Malloy, Sandy Goldstein, Kathryn Emmett, Esq., Seth Berger, David R. Martin. Missing from Photograph: Michael J. McAndrews, John P. Condlin, David E. Long, Nancy Greenberg, George E. Moredock III, Laszlo Papp, Robin Stein.

## Stamford Downtown



SPECIAL SERVICES DISTRICT

Stamford Downtown  
Special Services District

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[www.stamford-downtown.com](http://www.stamford-downtown.com)



## DSSD Staff

Sandy Goldstein  
*Executive Director*

John Ruotolo  
*Director of Operations*

Lynne Colatrella  
*Director of Marketing  
& Special Events*

Annette Einhorn  
*Manager, Marketing  
& Special Events*

Marion Glowka  
*Streetscape Coordinator*

Maryann Rockwood  
*Office Manager*

DSSD Staff: Front left to right: Lynne Colatrella, Sandy Goldstein, Maryann Rockwood. Back left to right: Annette Einhorn, John Ruotolo, Marion Glowka.

Design: Bob Callahan Design  
Photography: Wah Studio Photography