



Stamford Downtown Special Services District

Vision

The Vision for Stamford Downtown is to always be the vibrant regional city-center for living, working, shopping, dining, education, culture and entertainment.

Mission

The Stamford Downtown Special Services District manages, enhances and promotes the Downtown experience.

Goals

To attain the Vision, the following goals have been set:

- To ensure appropriate economic development as it impacts Stamford Downtown through comprehensive strategic urban planning and advocacy
- To continue the trend of residential population growth within the District
- To recruit and retain appropriate retailers
- To improve the quality of the Downtown experience
- To attract people to the Downtown

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STAMFORD DOWNTOWN SPECIAL SERVICES DISTRICT
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A Welcome Message from David Kooris

In the spring of 2007, I moved back to Connecticut. I had left the state for a decade after having grown up in Fairfield, and I had the opportunity during that time period to live in and travel to some of the most amazing cities in the world.

My wife, Jessica, and I developed a few criteria for communities in the state that we'd be interested in making our new home: our future neighborhood had to be connected (we were still going into New York City regularly for work and we needed good access to MetroNorth and Amtrak), vibrant (we had plenty of energy and free time that we wanted to fill with restaurants, music, shows, shopping, and friends), and above all walkable (the last thing we wanted as a corollary to our move to Connecticut was a dreaded second car!).

We toured a bunch of cities and towns within a 90-minute commute of New York City; and it didn't take long to realize that Stamford's Downtown was the only place that had everything we were looking for.

When we moved into The Classic on Forest Street, we learned first-hand the ways in which the Downtown Special Services District was working to ensure that the Downtown met the needs of households like ours. We could walk to nearly one hundred restaurants, many of whom offered outdoor dining at their sidewalk cafés. We had national and local retailers provisioning daily essentials as well as special purchases. On many weekend days, we need only walk a few steps past our lobby door to find a farmers' market, street fair, concert, or parade for that special flair of what makes Stamford Downtown different from most other neighborhoods. In addition to the activities, what we discovered in Stamford was an ability to engage in the civic sector and play a meaningful role in shaping the future of our community.

Within a few years of moving here, I was given the opportunity to join the boards of Stamford Downtown and Mill River Collaborative, enabling me to bring to bear my professional experience to our adopted home. I was elected to the Board of Representatives from the 6th District - Downtown - where I played a substantial role in the land use, transportation, and fiscal decisions that supported these last few years of growth. Ultimately, I was elected to the Board of Finance where I saw even more clearly the value that the Downtown, with its density and ongoing development, provides to the rest of the city. The urban core underpins our municipality's financial stability.

Over this last decade plus, while living in Stamford, I've worked to enhance downtowns like ours across the region and globe. After seven years at Regional Plan Association, the nation's preeminent urban planning think tank focused on the New York metropolitan area, I was appointed Director of the Office of Planning and Economic Development for the City of Bridgeport. There I learned how to navigate the complex interplay between real estate development and community objectives, between economic realities and environmental and social goals. After four years there, I became Director of Resilience at the Connecticut Department of Housing where I oversaw a robust portfolio of policy initiatives and infrastructure investment that required strong coordination between the federal, state, and municipal governments along the coast. Most recently, I was selected by then-Governor Malloy and subsequently by Governor Lamont to be Deputy Commissioner at the Connecticut Department of Economic and Community Development. There I oversaw the place-based

components of the state's economic development strategy including brownfield repositioning, transit-oriented development, waterfront recapture, tourism, the arts, historic preservation, and opportunity zones. Throughout this time, I've also had the opportunity to participate in sustainability, transit-oriented, and downtown redevelopment projects in over a dozen countries on all six inhabited continents.

After all this, I was ready to focus my energy on my home and play whatever role I could charting the future course of this great city. I couldn't have been more excited to be selected by the Board of the Stamford Downtown Special Services District this past Fall to take the helm of this storied organization after Sandy Goldstein's phenomenal run as President.

The City of Stamford, led by activities in the Downtown, continues to be a shining light within the state and the metropolitan region, demonstrating what it means to balance suburban quality of life with urban amenity in the twenty-first century. This year continued recent positive trends. The Grand List of the District grew this year to \$1,839,997,591 marking a 2.7% increase over last year and a remarkable 561% increase since the District's formation in 1992. Long vacant or under-developed sites along Tresser Boulevard saw new residential projects opened and cranes in the sky at The Smyth, True North, Atlantic Station, and URB Y Stamford. Steadily, the gaps in the urban fabric are filling in to create a consistent quality that makes the neighborhood increasingly strong. The repositioning of 677 Washington Boulevard demonstrated the continued value of Stamford's commercial space, proximate to the rail station and the Downtown amenities that make our neighborhood an attractive place to work.

I join Stamford Downtown with the hope that I can bring my years of global urban planning and economic development experience to continue the positive trajectory we've been on for several decades while adding my new ideas for how to make Downtown the most prosperous, sustainable, and equitable urban center in the state and region.

But with change also comes some level of uncertainty. I couldn't have imagined in late 2019 that, within two months of my joining the organization, a global pandemic would strike our community particularly hard and result in social distancing policies completely anathema to our mission to bring folks together in the Downtown. As you're reading this, I hope that we're just starting to emerge from our homes and beginning to re-engage face-to-face with our neighbors, colleagues, and friends. Rest assured that Stamford Downtown will tailor its programs in accordance with the best available science while continuing to play the vital role that we are uniquely suited to fill at this crucial time to ensure that our Downtown provides the highest quality urban environment with top-notch activities and events to meet the needs of our community.

I am honored to have been given the opportunity to lead this organization and hope that you're as excited as I am about the programs that we deliver, outlined in this report.

David Kooris, President
Stamford Downtown
Special Services District




ECONOMIC DEVELOPMENT

GOAL: To ensure appropriate economic development as it impacts Stamford Downtown through comprehensive strategic urban planning and advocacy

Stamford Downtown is the leading advocate for, and takes an active role in shaping, planning and land use policies that ensure Downtown is Stamford's undisputed focus for residential, retail and commercial growth. Stamford Downtown endeavors to position Downtown as an enviable location for the region's highly skilled workforce. Stamford Downtown pursues this mission by offering a variety of recreational and entertainment programming while also promoting public policies that nurture the local innovation ecosystem.

2019/20 Accomplishments:

VETERANS MEMORIAL PARK In late 2020, the Downtown and broader Stamford community will welcome a newly renovated Veterans Memorial Park. The park will serve to honor those brave men and women who made the ultimate sacrifice while serving in our country's armed forces. Veterans Memorial Park will provide a beautiful open space for communal activities and will offer a quiet respite for residents, visitors, and the Downtown workforce. Stamford Downtown has been instrumental in raising funds through grants and sponsorships for the project. Stamford Downtown provides valuable input into design features and advocacy for the park before public boards. We will play an important role in developing programming to help activate the park when it opens.

INNOVATE STAMFORD Stamford Downtown utilized grant awards from Innovate Stamford (now StamfordNext) to supplement our activities that cultivate an entrepreneurial ecosystem in our city center. A state grant from CTNext through Innovate Stamford, coupled with major corporate matching funds, provided the monies to enhance Stamford Downtown's placemaking programs including the Atlantic Street Tree Grill Art Project, and activation of Latham Park. As this entity has been reconstituted as StamfordNext, we continue to participate in whatever ways possible to advance this important initiative to foster young talent and new company creation in Stamford.

ZONING AND LAND USE STRATEGY

Stamford Downtown continues to work closely with municipal staff to review, comment on and, when necessary, shape applications submitted to the Zoning and Planning Boards that impact Downtown. Stamford Downtown also maintains regular attendance at Zoning and Planning Board meetings. Stamford Downtown convenes meetings of its Economic Development sub-committee to review development proposals, proposed façade improvements and changes to land use policies to ensure compliance with local planning standards.

Over the past year, the City has undergone an extensive review of the existing zoning and developed a collection of proposals, formally known as an Omnibus Zoning Text Change, to rationalize and update the regulatory code for development. Stamford Downtown has had robust conversations with municipal staff and engaged potentially affected property owners within the District to better understand the implications of the code to the future of the Downtown. To that end, Stamford Downtown has proposed multiple changes to the regulations that have been incorporated and we are confident that the City will continue to work closely with us to ensure that any changes are to the benefit of the District's future prospects.

BOARDS, COMMISSIONS & COMMITTEES

Stamford Downtown staff holds positions on numerous public agencies, boards, commissions, community groups and corporations including but not limited to: the Palace Theatre, Mill River Park Collaborative, Ferguson Library, Avon Theatre, Stamford Chamber of Commerce, Old Town Hall Redevelopment Agency, Stamford Veterans Park Partnership, Stamford Arts and Culture Commission, Stamford Museum and Nature Center, and Stamford Innovation Week.

2020/21 Goals:

NEW DEVELOPMENT OVERSIGHT Stamford Downtown will monitor emerging development proposals both in the Downtown and in the adjacent neighborhoods through a comprehensive review and analysis process. There are many new projects slated to come before Stamford Downtown's Economic Development Committee this coming year.

Stamford Downtown will maintain its regular attendance at local Zoning and Planning Board meetings in order to advocate for policies and projects that will support Stamford Downtown's vision for land use.

Stamford Downtown will continue its strong advocacy for plans and projects that will leverage the Stamford Transportation Center's role in driving the local and regional economies. The new garage facility at the Transportation Center is in the forefront of our work.

Stamford Downtown will continue to study trends within the local real estate market, assessing both mature and emerging industries, in order to advise stakeholders and craft programming to further economic development in Downtown.



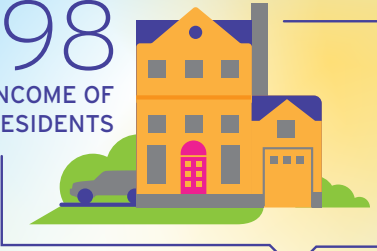
The Smyth

STAMFORD DOWNTOWN PROFILE

 **47,933**
PEOPLE LIVE WITHIN A ONE MILE RADIUS OF DOWNTOWN

 **66,636**
ESTIMATED HOUSEHOLDS
(5 Mile Radius)

\$105,098
AVERAGE HOUSEHOLD INCOME OF STAMFORD DOWNTOWN RESIDENTS




 **59,663**
DAYTIME EMPLOYEES



Stamford

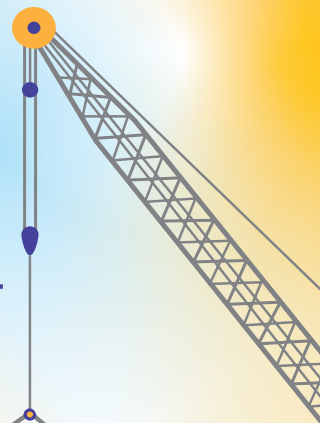


\$91,198 FAIRFIELD COUNTY AVERAGE
\$74,168 CT STATE AVERAGE




8,195 RESIDENTIAL UNITS, APARTMENTS + CONDOS

1,234 RESIDENTIAL UNITS UNDER CONSTRUCTION



863 PROPOSED UNITS



 **2,222**
HOTEL ROOMS

 **95**
RESTAURANTS + CLUBS


AVERAGE AGE
37



44%
OF HOUSEHOLDS HAVE COLLEGE OR ADVANCED DEGREES

5,179
BUSINESSES
(1 MILE RADIUS)

39% CT STATE AVERAGE



BUSINESS DEVELOPMENT, RETENTION & RECRUITMENT



ARTWALK in Stamford Downtown

GOAL: To recruit and retain appropriate retailers

2019/20 Accomplishments:

RETAIL POP-UP PROGRAM A successful retail Pop-Up program was executed totaling ten new Pop-Up stores and galleries enlivening the offerings on the restaurant-dominated Bedford Street. Apparel was prominent with Pop-Up stores including: J. Hilburn (a high-end custom-made menswear line), an online dress shop called Pirouette NYC, and Whim, a fashion forward clothier, who is currently piloting a longer duration lease at 95 Bedford Street. The art gallery at 96 Bedford was activated by four different artists groups including the “Palette of Sisterhood,” a group of female artists who met through Stamford Downtown’s Art in Public Places summer sculpture program. United House Wrecking designed an attractive showroom and UConn Stamford sponsored a digital lab, both at 180 Bedford Street.

URBY STAMFORD DOWNTOWNER In October, Stamford Downtown organized a Downtowner at the newly opened URBY Stamford, gathering of a crowd of 300 people comprised of Stamford Downtown residents, daytime workers, and property owners. Attendees toured the newly completed 465-unit residential complex and were treated to cocktails and hors d’oeuvres at Roost, the chic restaurant located within the complex. Door prizes were generously donated by Stamford Downtown retailers and restaurants.

HOTEL GUEST PASS PROGRAM Five Stamford Downtown hotels united to offer a new Hotel Guest Pass Program coordinated by Stamford Downtown. Approximately 25,000 color brochures were designed and distributed to the five participating hotels highlighting 36 Stamford Downtown businesses each offering hotel guests 10% off restaurant and retail offerings.

DEMOGRAPHIC & DEVELOPMENT PROFILES

Stamford Downtown produces several data compilations that provide current and prospective ground floor tenants with the information they need to tailor their offerings to best meet the needs of our community. This year, publications included:

- Quarterly updates to Stamford Downtown’s 2020 Demographic Profile
- New property developments updated in the “Development on the Move” publication
- Ongoing postings of retail space availabilities with photos on Stamford Downtown’s website

INSTAGRAM 101 MERCHANT WORKSHOP In February, 26 Stamford Downtown business owners and managers gathered to learn the basics of Instagram from two marketing industry experts. Utilizing this social media platform enables merchants to begin to create brand awareness to ultimately drive business to their establishment.

RESIDENT WELCOME BAG PROGRAM The Resident Welcome Bag program continued successfully delivering merchant and restaurant information to new residents in the Downtown, the South End, and surrounding multi-family apartment buildings. Between 15 and 20 District businesses participated by providing current information. This year, 1,054 Welcome Bags were distributed to 35 residential buildings ensuring that new members of our community think of Downtown as their shopping and dining destination.

ARTWALK 2019 The seventh annual ARTWALK in Stamford Downtown returned on June 28, 2019. This popular event showcased 9 galleries including a Pop-Up Loft Artists gallery at UConn and a Greenwich Pop-Up gallery on Bedford Street featuring the CT Portrait Society. The evening drew over 400 visitors from Stamford and surrounding towns. Participating galleries hosted artist receptions, complemented with live music, dance lessons and kids' activities along the ARTWALK route in Whitey Heist Park adjacent to UConn.

STAMFORD TABLES Stamford Tables, run by Stamford Downtown, has been providing a collective voice for Stamford Downtown restaurateurs for 19 years. The group currently has 36 members and continues to grow. On their behalf, Stamford Downtown hosted successful Winter & Summer Restaurant Weeks campaigns. Additionally, the partnership provides concrete operational benefits such as this year's CPR training course for restaurant employees held in partnership with Stamford EMS.



Shopping at R. Hollander: Master Goldsmith



Whim Pop-Up Store

2020/21 Goals:

DSSD DISTRICT MAP Modernize Stamford Downtown's District map by creating an interactive version on our website that includes up-to-date information about the Downtown's businesses and their offerings.

DOWNTOWNER EVENTS (WHEN APPROPRIATE)

Downtowners are being planned at the soon-to-open Lloyd Hotel (formerly Hotel Zero Degrees), Atlantic Station's second phase at 421 Atlantic Street (currently under construction) and The Smyth at 885 Washington Boulevard.

RESIDENTIAL MANAGER BREAKFAST (WHEN APPROPRIATE)

Stamford Downtown will host a Residential Manager breakfast to introduce our upcoming summer/fall events and to encourage a strong working relationship with the residential managers of Stamford Downtown & Harbor Point complexes. This engagement provides valuable feedback on what events and programs existing residents would like to see offered in Stamford Downtown.

FAIRFIELD COUNTY BROKER EVENT AT URBY STAMFORD (WHEN APPROPRIATE)

In the Fall, approximately 600 Fairfield County commercial and residential brokers will gather at a broker networking event hosted by Stamford Downtown and URBY Stamford. The event will spotlight all the current and future development opportunities in Stamford Downtown. Guest speakers will be Stamford Downtown's new President and the City's Director of Economic Development.

RETAIL COMMITTEE

A group of active commercial brokers and Stamford Downtown Board of Commissioners members will continue to meet quarterly to discuss ways to enhance and diversify ground floor activation in Stamford Downtown. Committee goals include scouting for prospective tenants in other markets, continuing to engage Fairfield County brokers through Stamford Downtown sponsored broker events as well as updating the Stamford Downtown retail brochure used to solicit new retailers and restaurants.

CUTTING THROUGH THE RED TAPE

Through a generous grant anticipated from StamfordNext, Stamford Downtown is designing a tool to support small businesses looking to open or expand into ground-floor retail space as they navigate the necessary steps in the City's permitting process. Working closely with the City and representatives of the departments involved in the permitting process, this tool will help business owners expedite the multi-step process in Stamford Downtown and make clear that our neighborhood is open for business.

GOAL: To improve the quality of the Downtown experience

Stamford Downtown is committed to fostering an attractive, well-managed environment that welcomes residents, visitors, workers, and students. To achieve this Vision, Stamford Downtown deploys a multi-pronged strategy that includes our Ambassador and Environmental Maintenance Teams, landscape beautification, winter and holiday lighting, snow removal, and Placemaking through programming of public spaces.

2019/20 Accomplishments:

AMBASSADOR AND ENVIRONMENTAL MAINTENANCE PROGRAM Stamford Downtown's restructured Ambassador and Environmental Maintenance Program continued to generate financial savings through operational efficiencies.

Stamford Downtown's Ambassadors offer daily pedestrian and bike patrols, maintain close communication with the Stamford Police Department and local social service providers, serve as a source of Downtown-based information for pedestrians, while also facilitating consistent communication with tenants.

Stamford Downtown's Environmental Maintenance Team provides daily sidewalk, open-space, and curbside litter removal as well as graffiti removal and regular power washing. The Environmental Maintenance Team deploys hand-held devices to document street-level physical conditions which are sent to the City's Operations Department.

LANDSCAPE BEAUTIFICATION PROGRAM Stamford Downtown continued the design and implementation of its annual Landscape Beautification Program, which encompasses garden beds in multiple Downtown parks as well as street planters and hanging baskets. In 2019-2020, Stamford Downtown redesigned the large garden outside Burlington Coat Factory at Broad and Summer Streets and expanded its hanging basket initiative to 215 baskets. The Program now includes the baskets on the decorative street poles lining Columbus Park.

SNOW REMOVAL

The Downtown Sidewalk Snow Removal Program ensures a pedestrian-friendly path in front of each building, and clear curb cuts, during snow events of two inches or more.

HOLIDAY LIGHTING Stamford Downtown again oversaw installation of tree lighting at Columbus Park, street trees along the northern portion of Atlantic Street, Bedford Street and Latham Park. Additionally, Stamford Downtown lights the large oak tree in front of the Ferguson Library. The lighting of the Columbus Park oak has emerged as an icon of winter nights in Stamford Downtown. The Columbus Park tree alone requires over 53,000 multi-colored lights.

BEDFORD STREET STREETScape AND LANDSCAPE GUIDELINES In 2018-2019, Stamford Downtown convened a working group comprised of Board Members and municipal staff to document and prioritize physical condition needs along Bedford Street. The District then identified steps to improve the pedestrian-scale experience including addressing maintenance of tree beds. In 2019-2020 Stamford Downtown worked with the City to repair tree grates at approximately twenty tree beds along Bedford Street. Stamford Downtown also successfully advocated for the installation of a pilot project to install Flexi-Pave, an eco-friendly, permeable tree bed treatment, on Summer Street.

PLACEMAKING AT LATHAM PARK In order to further leverage the value of Latham Park, in 2019, Stamford Downtown implemented a variety of Placemaking activities including an expanded Chess Program, live music on Sundays in May, and exercise programs such as Yoga, Bollywood, Strollercize and

Zumba. Stamford Downtown also produced Monday Night Movies at the Park. This array of activities not only activated the Park but also attracted a wide variety of users, including students and Downtown city dwellers. Each of the five Monday Night Movie events attracted 100-200 attendees.

ATLANTIC STREET TREE GRILL PLACEMAKING PILOT Stamford Downtown commissioned artist Liz Squillace of Paradox Ink to design and implement a tactical urbanism project along Atlantic Street. The Atlantic Street Tree Grill Placemaking project converted twenty tree grills into colorful palettes. This project will help enliven the streetscape and assist with branding Stamford Downtown as a unique setting.



Stamford Downtown Ambassadors (from left to right) Rich Gill, Alex Nelson, Lester Milian, Bob Cornell and Joe Bowron

2020/21 Goals:

STREET TREE PLANTING AND MAINTENANCE GUIDELINE Stamford Downtown will work with its Streetscape Design Coordinator and the City's Land Use Bureau to craft a new guideline for planting and caring for street trees. Such a guideline will help spur the urban forest in Downtown by improving management of tree beds and thus sidewalk conditions. Stamford Downtown will also advocate for the expansion of the City's Flexi-Pave pilot.

PLACEMAKING AT LATHAM PARK, HERITAGE PARK AND VETERANS MEMORIAL PARK

Stamford Downtown will continue to program Latham Park as soon as it's appropriate, with a diverse array of Placemaking activities including an expanded Chess Program, live music on Sundays, and exercise programs such as Yoga, Strollercize and Zumba. Stamford Downtown is planning to expand its vision for Placemaking to Heritage Park behind Old Town Hall and, once opened, the newly renovated Veterans Memorial Park. This array of activities will not only activate these vital open spaces but also attract a wide variety of users, including students and Downtown residents.

STREET-LEVEL, PUBLIC ART AND TACTICAL

URBANISM INTERVENTION Stamford Downtown aims to expand upon the Atlantic Street Tree Grill Placemaking Pilot by identifying, designing and implementing another street-level, colorful public art project.

GOAL: To attract people to the Downtown

Stamford Downtown has a strong and focused calendar of events featuring a summer-long outdoor sculpture exhibit, outdoor summer concerts, a brew fest, a farmers market, an arts & crafts show, a playday for dogs and their humans, a pre-Thanksgiving Parade Spectacular as well as a star-studded Santa rappel down Landmark Square, followed by a Holiday tree lighting.

The events draw renowned artists, musicians and sponsors, while successfully attracting hundreds of thousands of people to the Downtown annually.

While the ongoing global pandemic presents a pronounced challenge to attain this goal, Stamford Downtown is committed to working with our stakeholders and government partners to provide a suite of events over the coming year that bring people together in the Downtown in a socially-responsible and health-conscious way.

2019/20 Accomplishments:

SPACE INVASION IN STAMFORD DOWNTOWN, ART IN PUBLIC PLACES During Summer 2019, Stamford Downtown hosted a sculpture exhibit with 30 painted and embellished fiberglass spacecrafts utilizing the talents of 20 local artists.

ALIVE@FIVE In 2019, Stamford Downtown produced five concerts starring national headliners including Shaggy, 98 Degrees, Pop 2000 (starring Lance Bass of NSYNC), Travie McCoy, and T-Pain. T-Pain drew an audience of over 8,000, one of Alive@Five largest crowds in its 20-year history.

WEDNESDAY NITE LIVE

2019 Wednesday Nite Live starred greats such as Andy Grammer, Southside Johnny & the Ashbury Jukes, War, Chubby Checker and Jon Secada. As in years past, this series provided a family-friendly and less crowded alternative to enjoy outdoor live music, food, and drink in the heart of the city.

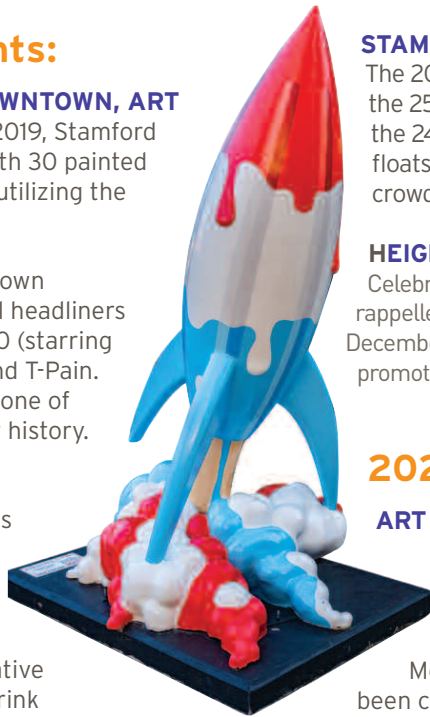
BREWS ON BEDFORD We hosted our fifth brew fest in June of 2019 with record attendance of just under one thousand individuals. Participants enjoyed beer samples from over 20 breweries. This event is shaping up to be a standard success.

SHARED STUDIOS Stamford Downtown hosted a Shared Studios portal in Latham Park and Whitey Heist Park (next to UConn) in 2019. This portal connected Stamford to the rest of the world, enabling locals here to communicate with people in cities that they may have had no other chance to interact with: Berlin, Germany; Stockholm, Sweden; Kigali, Rwanda; Lagos, Nigeria; Nairobi, Kenya; Amman, Jordan; Erbil, Iraq; Kabul, Afghanistan; and Kanpur, India.

CITY CHALLENGE OBSTACLE RACE On July 28, Stamford Downtown partnered with City Challenge to create a 3.5-mile-long obstacle race featuring obstacles found in urban environments such as police and taxi cars, cement blocks, and tires. In its first year, there were over 800 participants and we aim to continue this event in 2020.

BARK IN THE PARK This fun-filled day for dog owners and lovers in Latham Park on Bedford Street was very well-received by over 300 of our furry friends and their handlers. The day featured an agility course, demonstrations, pet supply vendors, and pet photography.

ARTS & CRAFTS The 17th annual Arts and Crafts Show on Bedford Street featured 85 juried artisans from throughout the region and artist workshops. The vendors included jewelry, wood works, fine art, photography, glass and ceramics.



STAMFORD DOWNTOWN PARADE SPECTACULAR

The 2019 parade featured 14 balloons, 12 bands including the 250-member University of New Haven Chargers and the 240-student Butler Golden Tornadoes, dance troops, floats, and Daredevils Bello and Annaliese Nock. Large crowds lined the parade route, despite the rainy weather.

HEIGHTS & LIGHTS

Celebrity rappeler, Brian Cashman, GM of the NY Yankees rappelled from the top of the Landmark Building on Friday, December 6 with a live broadcast on FOX News Channel which promoted the Sunday, December 8 Heights & Lights rappel.

2020/21 Goals:

ART COLLECTIVE IN STAMFORD DOWNTOWN, ART IN PUBLIC PLACES During Summer 2020, Stamford Downtown will display 36 works of art from 6 regional artists including Gilbert Boro, Barry Gunderson, Lorann Jacobs, David Millen, Morris Norvin and Emily Teall. This exhibit has been curated virtually by the events team throughout the stay-at-home order.

MAKE MUSIC DAY (WHEN APPROPRIATE)

On June 21, Stamford Downtown will join cities all around the world for this free celebration of music on the longest day of the year. We will match venues and musicians for a day of music throughout the Downtown. This will be the third year that Stamford Downtown has participated in this global event.

CONCERTS (WHEN APPROPRIATE)

Stamford Downtown is committed to bringing live music to the community whenever feasible and bringing together people by following evolving state regulations for public gatherings and in-keeping with best available science for the protection of public health. Our team was working on a great lineup for this summer's Alive@Five and Wednesday Nite Live concerts; while we are uncertain at the time of publication when it will be safe and allowed, we will develop alternative live music events as soon as we're able. We look forward to our summer season 2021 when we can bring the music back to Downtown.

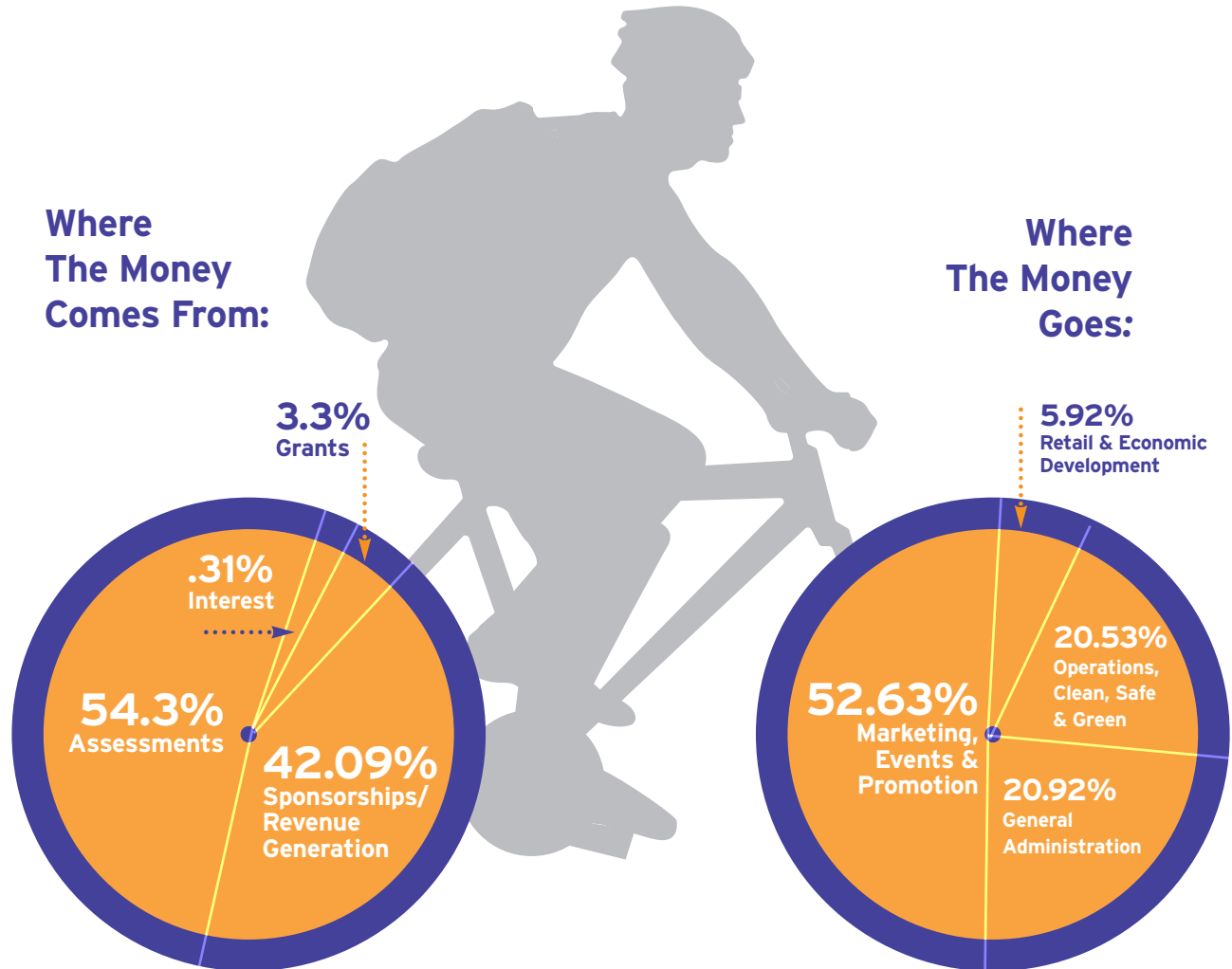


Top photo: Rocket Pop by Cindy Lau & Steve Habersang

Right photo: Andy Grammer at Wednesday Nite Live

FUNDING THE DISTRICT FOR 2019/2020

The DSSD is funded primarily by 198 commercial and 318 residential 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.



In **Fiscal 2019/20**, the DSSD's strong sponsorship and revenue-generating programs provided the following ratio: for every **\$1** of assessment paid by a property owner, **\$1.83** was returned in services and programs.

Who Pays What:

Top 5 property owners pay **25%** of total assessment income averaging **\$129,662** each
Top 10 property owners pay **40%** of total assessment income averaging **\$105,176** each

Smallest Annual Assessment **\$41**
 Largest Annual Assessment **\$153,940**
 Typical Office Complex **\$83,117**
 Typical Office Building **\$38,755**
 Typical Bedford Street Building **\$1,599**

Typical Main Street Building **\$1,919**
 Typical High-Rise Residential **\$40,864**
 Typical Condo in a High-Rise **\$850**
 Typical Department Store **\$13,623**

FUNDING + SUPPORT FOR 2019/20

Many District property owners voluntarily supported our 2019-2020 initiatives through donations and in-kind sponsorships, which are in addition to their tax assessment:

Atlantic Station
Avon Theatre Film Center
Bildner Capital Corp.
Emmett & Glander,
Attorneys at Law
First County Bank
Forstone Capital
Gibraltar Management
Company
Hoffman Investment Partners
MarLo Associates, Inc.
One Stamford Realty
Reckson, A Division of
SL Green Realty Corp.
RFR Realty
RMS Companies
RTA International, Inc.
Silver Golub & Teitell LLP
Stamford Town Center
Steven Wise Associates, LLC
UC Funds
United Realty, Inc.
URBY Stamford

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

Building One Community
Coordinated Access Network
Curtain Call
The Ferguson Library
Franklin Street Works
Inspirica, Inc. Stamford
Laurel House
The Loft Artists
Pacific House
The Palace
Stamford Art Association
Stamford Emergency Medical
Services
Stamford Greenwich Housing
First Collaborative
Stamford Volunteer Fire
Departments
Stamford Youth Foundation
Stamford YMCA
Unitarian Universalist
Congregation
Vox Church

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

Acuario Restaurant
Atlantic Street House
b Stamford
Barcelona Restaurant & Wine Bar
Bar Rosso
Bar Zepoli
Bedford Hall Craft Kitchen
Blackstones Steakhouse
Bradford's Grille & Tavern
Brother Jimmy's BBQ
BV's Restaurant & Sports Bar
California Tortilla
The Capital Grille
Capriccio Café
Cask Republic
Chez Vous Bistro
Chutni Biryani & Noodle Bar
Cilantro Restaurant
Columbus Park Trattoria
Curley's Diner
Fairfield Pizza
Fiesta on Main
Fin Il Japanese Restaurant
FISH Restaurant & Bar
Flinders Lane
Fuji
Garden Catering
Gaucho Argentinian
Steakhouse
16 Handles
Hudson Social
InThai Restaurant
Kashi Stamford
Kouzina Greek Taverna & Bar
Kyushu Ramen
Lorca
Lucky's Classic Burger
& Malt Shop
Northern Lights Lounge
at Stamford Marriott
Original Pappa's Pizza
Downtown
Quattro Pazzi
Peter Chang Stamford
Pieology
Remo's Brick Oven Pizza
Company
Riviera Maya Mexican
Restaurant
Sam's American Bistro
at Stamford Marriott
Tiernan's Bar & Restaurant
Tigin Irish Pub
Tomatillo Taco Joint
Verde Galerie
Winfield Coffee
ZAZA Italian Gastrobar

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

Linda Hampton, Chairperson
Barbara Zichichi,
Vice Chairperson
Bernadette Brecht
Laurie Cingari
Darlene Constantini
Lynne Fife
Ginny Fox
Sandy Goldstein
Eileen Heckerling
Elayne Jassey
Harriette Ketover
Whitney Libby
Gail Malloy
Sandie Malloy
Lori Mercede
Aga Senecal
Maddy Shapiro
Karen Sheftell
Jami Sherwood
Claudia Silver
Judy Stewart

SPECIAL THANKS:

Special thanks to Mayor David Martin whose vision of a strong and vital Downtown is essential to the Downtown's success. Much appreciation is also extended to the Mayor's team of outstanding city employees who contribute their time, energy and ideas toward making the Downtown the city's neighborhood.

A heartfelt thank you to our many event volunteers for Alive@Five, Wednesday Nite Live, Stamford Downtown Parade Spectacular and Heights & Lights.

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:

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CT Transit
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Patricia Fortier
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95.9 THE FOX and STAR 99.9
Alex Frenkel
Steve Frycz
Greg Gagner
Jon Gallup
George Comfort & Sons

FUNDING + SUPPORT FOR 2019/20

Continued from previous page

Grade A ShopRite &
The Cingari Family
Hampton Inn & Suites
Happyhaha Photography
Harbor Point
HARMAN
Hearst Connecticut Media
Group/The Stamford Advocate
Hey Stamford!
Captain Diedrich Hohn
R Hollander, Master Goldsmith
Hotel Zero Degrees
Doug Hoyt
Eden Huang
Director Ted Jankowski
Alan Kalter
Sgt. Kevin Keenan
The Kempner Corporation
Keno Graphics
Kids Draw Free
KPMG LLP
Kunjan Collective

La Jolie Salon
Livesay/Balzano Group
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and Hotel
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Operations Department
Stamford Yoga Center
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Vinny Vetrini
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U&I Deco
VCA Veterinary Referral
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A. Vitti Construction, Inc.
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Jim West
The Whittingham Family
Pat Williams
Wolfe's Cleaners
Woodloch Resort
Asst. Chief Thomas
Wuennemann
Zemo's Men's Store



Stamford Downtown Staff Photo via ZOOM

STAMFORD DOWNTOWN STAFF

Lynne Colatrella, Senior Vice President, Events & Marketing
Kate Cook, Manager, Events & Marketing
Annette Einhorn, Director, Events & Marketing
David Kooris, President
Michael Moore, Vice President, Operations
Maryann Rockwood, Executive Administrator
Marisa Rogo, Project Manager, Operations & Retail
Cheryl Vukelic, Senior Project Manager, Operations
Jacqueline Wetenhall, Vice President, Retail Development
Sandy Goldstein, Former President & Consultant
(not pictured)

FRIENDS OF STAMFORD DOWNTOWN

First row, left to right: Karen Denker, Ginny Fox, Karen Sheftell, Harriette Ketover, Sandy Goldstein, Linda Hampton, Darlene Constantini, Lynne Fife

Back row, left to right: Barbara Zichichi, Jami Sherwood, Elayne Jassey, Aga Senecal, Gail Malloy, Lori Mercede, Laurie Cingari, Judy Stewart, Claudia Silver

Missing from photograph: Bernadette Brecht, Eileen Heckerling, Sandie Malloy, Whitney Libby, Maddy Shapiro



BOARD OF COMMISSIONERS



Stamford Downtown
Board Photo via
ZOOM

First row, left to right: George Boyce, David Kooris, Heather Cavanagh, Russ Hollander, Alice Knapp, Nagi Osta **Second row, left to right:** Dan Stolzenbach, Robert Karp, Robert Kahn, Paul Senecal, John Cannavino, Greg Caggainello **Third row, left to right:** Ari Yasgur, Sharon White, Joseph Graziose, Marjan Murray, Todd Lindvall, Monica DiCostanzo, **Fourth row, left to right:** Gregory Lodato, Frank J. Mercede, Bruce Berg, Norman Lotstein, Michael Marchetti, Thomas Madden **Fifth row, left to right:** Mayor David Martin, Peter Kempner, Stephen J. Hoffman, Michael Pollard, Carl Bildner, Beth Krupa **Missing from photograph:** Ralph Blessing, Terrence Cheng, Msgr. Stephen DiGiovanni, Paul Dillane, Robert Granata, Diana Lenkowsky, Robert Musumeci, Randall M. Salvatore, Tracie Wilson, Jon Winkel

STAMFORD DOWNTOWN BOARD OF COMMISSIONERS

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Reckson

VICE CHAIRMAN:

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State Farm Insurance Co.

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Robert Musumeci, President
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Nagi Osta, General Manager
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and Old Town Square LLC

Michael Pollard, Mayor's Chief of Staff
City of Stamford

Randall M. Salvatore, President
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Consulting Firm of Dr. Sharon J. White
& Associates, LLC

Tracie Wilson, Sr. VP of Programming
and Development
NBCUniversal

Jonathan Winkel, Executive Director
The Stamford Partnership Inc.

Ari Yasgur, Principal
New England Investment Partners



STAMFORD DOWNTOWN



Stamford Downtown Special Services District

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