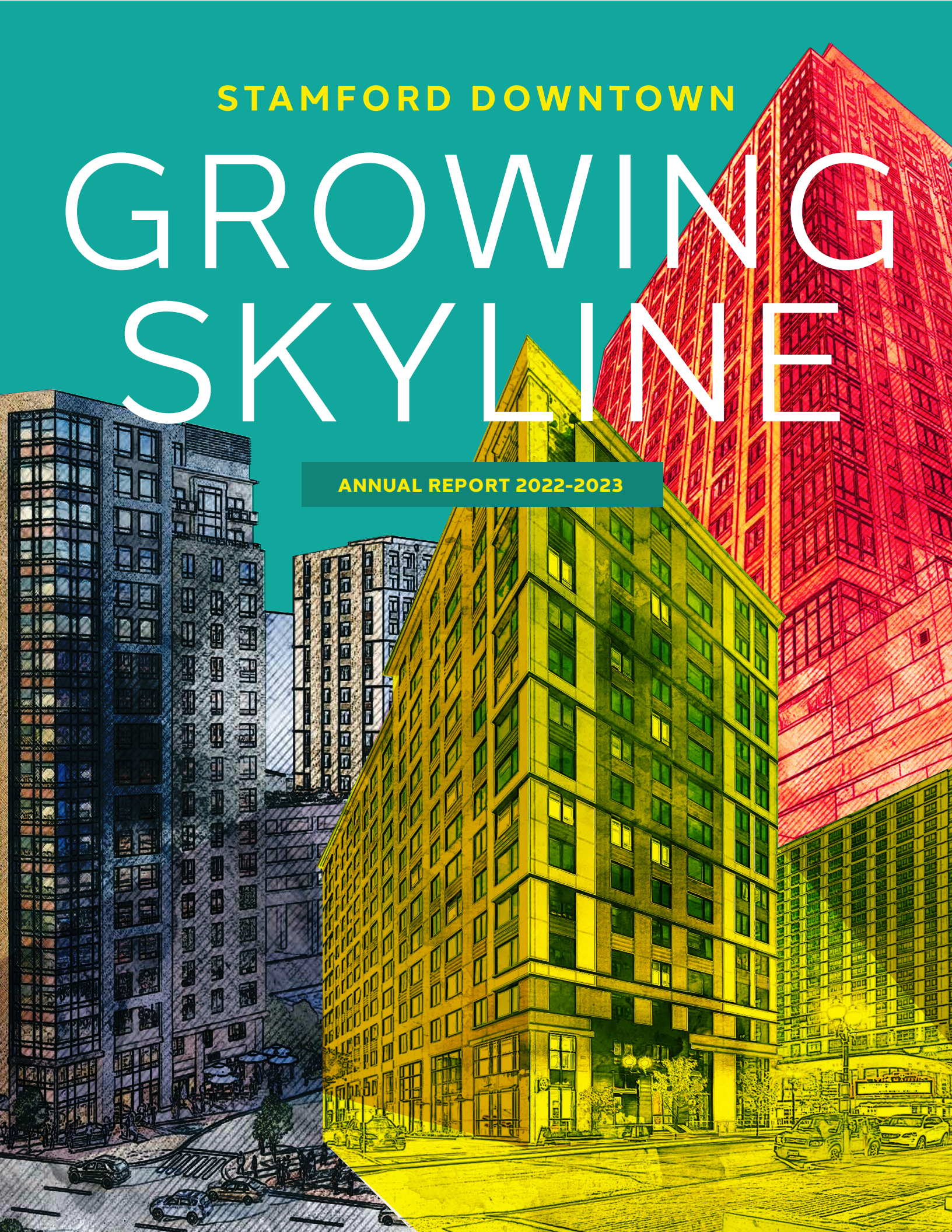


STAMFORD DOWNTOWN

GROWING SKYLINE

ANNUAL REPORT 2022-2023



STAMFORD DOWNTOWN

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.

GROWING

WELCOME

Stamford Downtown is particularly well-positioned to capitalize on the trends we're seeing across America's communities as we enter a new world after the pandemic that has dominated so much of our way of life since 2020. Our significant residential growth over the last two decades has made our neighborhood more resilient. Our outdoor dining and public space activations have enhanced the City's quality of life and drawn in visitors from across the Northeast. Our transportation infrastructure and high-quality work spaces continue to attract established and incredibly productive companies. Stamford Downtown continues to lead the City and southwestern Connecticut to excellence.

For over thirty years, Stamford Downtown has both brightened the Stamford Downtown of today while shining a light on what we might become tomorrow. Our Special Services District is fundamentally focused on maintaining, enhancing, and enlivening the public realm that stitches together our community and makes an urban core an exciting place to live, work, learn, visit, and play. Since our inception, we have also had to keep an eye on the challenges and opportunities that lay ahead, supporting and often driving policy that would keep Stamford Downtown at the competitive leading edge and ensure continued prosperity for those both within and

added another eight restaurants this past year. Though less prevalent than restaurants and entertainment, a diversity of shops fill in the spaces in between and there is virtually no vacancy in the core of Downtown. New retail spaces are being added to Broad Street and this should tie together Bedford and Summer/Atlantic to provide greater consistency to the streetscape. Stamford Downtown is committed to continuing to strengthen the dining scene and find ways to even better complement that with appropriate retail and entertainment uses to line the sidewalks.

Office occupancy continues to present a challenge to downtowns nationwide and Stamford is no exception. We are seeing many people come to the office a few days each week and those days seem to be concentrated in the middle of the week as there remains great value by having teams together when in the office. Some significant corporations Downtown have started bringing employees back to the office this year for the first time since the start of 2020. Several significant tenants have started occupying their new spaces moving from other parts of the City (e.g. WWE) or from towns nearby (e.g. Viking). Stamford Downtown and the area closest to the Transportation Center remain prime office locations for the region.



STAMFORD DOWNTOWN

SKYLINE

Goals

To attain the vision the following goals have been set:

- To meet the needs of our constituents by efficiently and effectively managing the operations of the Special Services District
- To protect and enhance the value of Downtown properties and businesses by informing municipal, state, and federal policies
- To continue Stamford Downtown's growth into a mixed-use and vibrant neighborhood through branding, marketing, supporting smart development, and activating street level spaces
- To achieve the highest quality public urban spaces with ongoing maintenance and targeted infrastructure enhancements
- To produce dynamic events to draw visitors to Downtown and enhance the resident, worker, and student experience

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Design and Illustration: Creative Insight, LLC

Photography: Happyhaha Photography

STAMFORD DOWNTOWN SPECIAL SERVICES DISTRICT

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Atlantic Station

surrounding our District.

This fiscal year, we continued to produce all of our signature events, incorporating some lessons learned from the last few challenging years. For the first time since 2019, the Parade Spectacular was back in full form. Though the day was frigid, approximately 75,000 people came out to watch the balloons fly and celebrate while they inflated the night before. The organization was so proud to be able to bring this event back to the regional and local community who consider it a hallmark of the holiday season. Last summer, Alive At Five returned for the second year at Mill River Park. The great weather and park setting drew an average of five thousand attendees per show. The 2022 season topped off with an incredible Heights and Lights evening that continued to represent the diversity and vibrancy of our community. These signature events were complemented by a wide range of community activities that enliven the neighborhoods public spaces including Brews on Bedford, a new Winefest, Bark in the Park, Arts and Crafts on Bedford and weekly exercise classes. We continued to activate the newly reopened Veterans Memorial Park on Atlantic Street with trivia, Pinot's Palette, Touch a Truck, and as the new home of the Stamford Downtown Farmers' Market.

Faring better than most downtowns in the country, Stamford Downtown's ground floor restaurants and retailers have seen continued growth and additions over the last year. StrEATeries provided a foundation for the restaurants that both enabled them to expand capacity into the outdoors and also solidified Downtown as a regional destination for outdoor dining. This year, the City passed a revised outdoor dining ordinance that will make temporary conversion of parking areas into patios on an annual basis. As a result, the District

Stamford Downtown's greatest strength, unlike many Central Business Districts, is that the tremendous urban population that has developed over the last several decades ensures that as the work-from-home in-office balance continues to evolve, the net daytime population in Downtown will continue to increase. Made up of both residents working from home and workers in their offices, the mixed-use nature of our neighborhood is its most important characteristic for resilience. With recently completed residential towers showing robust occupancy, we strongly support the Planning and Zoning Boards approvals this year of another nearly 1,000 units into the development pipeline.

Stamford Downtown continues to represent the District's property owners and the broader community to manage the District and its growth. As a result of those efforts, the neighborhood demonstrates its resilience. Stamford Downtown will continue to work hard to position the District for long-term success for that brings benefit not just to the properties in the Downtown, but the City as a whole.



David Kooris / President



Greg Caggainello / Chair

Goal: To protect and enhance the value of Downtown properties and businesses by informing municipal, state, and federal policies



Stamford Downtown continues to serve as the leading advocate for, and takes an active role in shaping, policies at the local and state level that support Downtown as Stamford's undisputed focus for high density residential, destination retail and office growth. Stamford Downtown endeavors to position our district as an enviable location for the region's highly skilled workforce to live, work, and play. The organization promotes and drives public policies that support appropriate urban development.

2022/2023 ACCOMPLISHMENTS

CONTINUED SUPPORT OF RESPONSIBLE LAND USE POLICIES AND GROWTH

This year, Stamford Downtown worked hard to shape local land use and infrastructure policies to support the Downtown's continued evolution into a mixed-use vibrant neighborhood for the 21st Century. We advocated on behalf of development proposals on Clinton Avenue on the edge of the District, on Broad Street on one of the last vacant sites Downtown, and on Atlantic Street redeveloping key parcels straddling Veterans Park. Together, these projects will add 1,069 housing units and nearly 100 hotel rooms to the transit-oriented core for the city. This is what smart growth looks like. By leveraging existing infrastructure and proximity to transportation alternatives, these projects and those like them that have been developed Downtown over the last two decades enable Stamford to grow its population and tax base while significantly limiting traffic and demands for municipal services characteristic of sprawl. Stamford's long-term fiscal stability depends on mining as much productivity out of our urban core as possible; our private development partners are helping deliver that future for our city.

On the infrastructure side, Stamford Downtown's participation in the Mayor's Climate Council, the Vision Zero Task Force, and the advisory group for the Washington Boulevard safety redesign enable us to influence decision-making to shift our transportation and mobility system to one that is more balanced, safer, and less carbon-intensive. Stamford Downtown is one of the most walkable and transit-oriented activity centers in the country. These initiatives along with the several funded streetscape projects in the pipeline will make

the District even more so while further enhancing bikeability and supportive transit and shuttles. A more developed and walkable Downtown will help Stamford achieve its goals of prosperity, equity, and sustainability.

BOARDS, COMMISSIONS & COMMITTEES

Stamford Downtown staff holds positions on numerous public agencies, boards, commissions, community groups and corporations including but not limited to Avon Theatre, Ferguson Library, Mill River Park Collaborative, Opening Doors Fairfield County, Palace Theatre, Stamford Arts and Culture Commission, Stamford Chamber of Commerce, Stamford Museum and Nature Center, Stamford Partnership, Stamford Veterans Park Partnership and the Western CT Tourism District. Through participation in the governance of these partner organizations, Stamford Downtown staff both highlights the role and benefits of the organization while adding capacity to and strengthening those community partners whose success amplify that of one another.

MAPPING AND DATA ANALYTICS

Stamford Downtown continues to use a variety of empirical tools to help evaluate market conditions. Stamford Downtown used these tools to undertake a variety of research projects including the study of the impact of hybrid work schedules on ground floor businesses and demographic changes to visitors. This research informs the organization's initiatives and also helps the organization inform other policy makers of the on-the-ground facts shaping our city.

2023/24 PRIORITIES + PLANNED INITIATIVES

ATLANTIC + MAIN STREET CORRIDOR PROJECT

In the past year, Stamford Downtown secured a \$5.6 million grant from the State of Connecticut's Urban Act Program to improve the physical connectivity through the Main and Atlantic Street corridors, between the Downtown core and the Stamford Town Center retail mall and support multiple proposed development projects in that area. This project will supplement another State-funded project being overseen by the City of Stamford that is intended to improve the Atlantic Street corridor between Tresser Blvd. and Broad Street. Over the course of 2023, Stamford Downtown will first procure a multi-disciplinary urban design and engineering firm that will move from conceptual design to construction drawings. The primary purpose of this project is to reconfigure the upper mall parking ramp from Atlantic and Main Streets to significantly enhance the pedestrian experience and ground floor activity along the east side of the Atlantic Street corridor leading into Veterans Park.

STAMFORD TRANSPORTATION CENTER

Stamford Downtown remains very focused on the future of the Stamford Transportation Center. The State Department of Transportation is currently working with consultants on a facility redesign. A high quality and user-friendly facility is crucial to maintaining the value of our urban core office and residential space. Stamford Downtown will remain an active voice in this process to ensure that pedestrian, bike, and rubber-tire transit access to the facility are elevated to the highest quality and a seamless public realm connects the station to the surrounding properties. After decades of focusing on parking and automobile access to the facility, current demands necessitate that streetscape and transportation alternative infrastructure guide the next iteration of this public asset.



STAMFORD DOWNTOWN PROFILE

49,707 People Live Within a One Mile Radius of Downtown

3,100+ UConn Stamford Population (Undergrad/Grad Students)

66,856 Estimated Households (5 Mile Radius)

1,562 Residential Units Under Construction

\$103,971 Average Household Income (1 Mile Radius)

1,174 Planned Units

2,321 Hotel Rooms

53,535 Daytime Employees (1 mile Radius)

113 Restaurants & Clubs

5,421 Businesses (1 mile Radius)

39 Average Age

9,449 District/Greater Downtown (4,490 District Only) Residential Units, Apartments & Condos

43% Of Households Have Bachelor's Degree Or Higher (CT State Average is 40%)

4,490 District Only Residential Units, Apartments & Condos

In 2022, Stamford Downtown District had nearly 10 million visits from over a million unique visitors. All 50 states are represented in 2022 visitation

95% Of Downtown Apartments Are Occupied

Sources: Costar.com, UConn Stamford, City of Stamford, Placer.ai

Goal: To continue Stamford Downtown's growth into a mixed-use and vibrant neighborhood through branding, marketing, supporting smart development, and activating street level spaces



Against a changing skyline, Stamford Downtown continued to expand its diverse offerings adding 18 new businesses (7 new restaurants, 1 entertainment venue, 2 service establishments and 8 retailers) to an already vibrant Downtown. The retail occupancy rate remained strong at 94% with 222 businesses prospering with the support of new and existing Stamford Downtown programs.

SINCE JULY 2022, WE WELCOMED THE FOLLOWING BUSINESS OPENINGS:

RESTAURANTS & ENTERTAINMENT

- Chickens Gone Wild
- Love Meat Korean BBQ
- New York Comedy Club Stamford
- Puerto Vallarta
- Shah's Halal Food
- Terra Gaucho Brazilian Steakhouse
- The Americano Restaurant
- Turning Point Coffee & Wine

RETAILERS & SERVICES

- Catalyst Fitness
- Maruichi Select
- Natural Herb Labs
- The Plug CT
- Smokey Bear
- Smoke Times
- Stamford Nutrition
- UCEDA Institute
- Verizon
- Wicked Scents

GROUND FLOOR ENHANCEMENT GRANTS

In response to the rapidly changing environment, Stamford Downtown designed and implemented three unique grant opportunities to attract new retailers, preserve some of the signature historic buildings within the district and to encourage Downtown restaurants to upgrade their outdoor dining patios with attractive furniture and eye catching plantings.

The Experience Generator Retail Grant Designed to attract new street level retailers with an emphasis placed on businesses specializing in "experiential retail" including such example uses as bowling, satellite museums, painting classes and cooking schools. Traditional retailers also qualify for the matching grant of up to \$10,000 per applicant, which can be used for tenant improvements and marketing costs. A five year lease is required.

The Atlantic Street Façade Improvement Grant Awarded to four different property owners who submitted substantial façade improvement projects to enhance and restore the storefronts of six historic buildings along the west side of Atlantic Street between Main Street and Broad Street. Stamford Downtown offered a matching grant of up to \$12,500 per project. All funded projects will be completed by early September.

The Stamford Tables Outdoor Dining Enhancement Grant On March 7th the City of Stamford approved a revised ordinance for Outdoor Dining making dining in parking spaces and roadways (a byproduct of the Pandemic) an annual option restaurants can apply for a city permit to utilize. With over 100 restaurants, Stamford Downtown worked diligently to advocate for a phased in fee structure contained in the new ordinance, which established

(Continued on the next page)

modest rate increases for the StrEATeries program through 2027. The Grant encourages restaurants to beautify their patios with attractive barriers, planters and amenities with the goal of elevating Stamford Downtown's streetscape. Lower Summer Street restaurants will be prioritized given that ongoing streetscape construction limited their Outdoor Dining capacity for much of the 2023 season.

MARKETING AND PROMOTION

Business support continued throughout the year with established programs including the UConn student discount program, the Stamford Downtown Card program (honored at over 50 businesses) and the monthly digital newsletter, highlighting the opening of new businesses to 8,500 subscribers. A new retail mentoring program was launched this spring, partnering long time business owners with newly opened businesses. In January, 30,000 copies of the 2023 Guide were printed and distributed to local residential complexes, businesses, hotels and real estate firms.

Held twice annually, our popular Restaurant Weeks yielded great returns attracting customers from Stamford and surrounding towns. Several Summer Restaurant Week restaurant participants enjoyed incorporating local produce from Fairgate Farm in their restaurant weeks menus.

EDUCATION FORUM

To ensure that Stamford Downtown businesses are evolving their business plans to reflect the 1,562 new residential units under construction and the 1,174 approved projects planned for 2025-27, Stamford Downtown hosted a seminar in January. Business owners received a glimpse of new developments planned and proposed. The City's Director of Economic Development was on hand to give an update on the City's Small Business Resource Center and the new small business Covid-19 relief grant. Additionally, a local employment lawyer highlighted changes to CT employment laws and a sustainability consultant explored ways to incorporate sustainability in business practices.



Michael Marchetti, Columbus Park Trattoria and Rick Divito, Center for Eco Technology

2023/24 PRIORITIES + PLANNED INITIATIVES

DEVELOPMENT & DEMOGRAPHIC PROFILES

Our website is constantly updated to provide a resource tool for the latest Downtown commercial real estate statics.

RESIDENTIAL MANAGERS COCKTAIL PARTY

Held at the newly opened Smyth residential complex and hosted by Stamford Downtown to maintain a connection with the managers of over 40 residential buildings in the District and Harbor Point area and to ensure our events & marketing programs are hitting their target audience.

StrEATeries

Stamford Downtown will continue to implement the outdoor dining patio grant program, work with the city to formalize design guidelines for well-designed parklets, and program the dining areas with music and other amenities.

RESTAURANT FOOD WASTE REDUCTION PROGRAM

In partnership with the CT Center for EcoTechnology, Stamford Downtown restaurants are working with a Waste Reduction Consultant to analyze their food operations and offer suggestions for implementing procedures to eliminate food waste.



New York Comedy Club

Goal: To achieve the highest quality public urban spaces with ongoing maintenance and targeted infrastructure enhancements



Stamford Downtown Ambassadors From Left to Right: Harold Hasell, Rodney Crenshaw, Roberto Irizarry-Feliciano, Alex Nelson, Bob Cornell, Brandon Sanders, Noah Pancher, Maurice Goodrun, Lester Milian Missing from Photo: Edward Gray



Veterans Memorial Park

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, public realm beautification, winter and holiday lighting, winter storm response, and Placemaking through activation of public spaces.

2022/2023 ACCOMPLISHMENTS

AMBASSADOR AND ENVIRONMENTAL MAINTENANCE

Stamford Downtown's Environmental Maintenance, Hospitality and Social Service Ambassador Programs continue to serve as the core of Stamford Downtown's investment in maintaining Downtown's public realm. Each of these programs fulfills a key element of Stamford Downtown's mission.

Stamford Downtown's Environmental Maintenance Ambassadors undertake a wide range of special projects to improve public assets. These projects include the painting of planters, light post bases, trash receptacles and fire hydrants. The Ambassadors deploy power washing equipment and a Gum Buster to ensure the continuous improvement of sidewalk conditions.

Hospitality Ambassadors offer daily pedestrian patrols, liaison with local businesses, act as eyes on the street for the Stamford Police Department and engage with local social service providers.

Stamford Downtown's Snow Removal and Winter Storm Response Program ensures a clear pedestrian path in front of each building during snow events of two inches or greater. In every such storm event, the Environmental Maintenance Team works alongside Stamford Downtown's vendor to clear nearly four miles of sidewalks, approximately 150 curb cuts connecting sidewalks to crosswalks, bus shelters and fire hydrants.

Stamford Downtown's Social Service Outreach is trained to interact with individuals facing homelessness, food insecurity, mental health challenges, and/or drug addiction and then to connect these indi-

viduals with available housing and mental health service providers. Stamford Downtown continues to build its working relationship with non-profit organizations serving vulnerable populations including Inspirica, Pacific House, Laurel House and Liberation Programs. Stamford Downtown is a member of the Coordinating Council of the Open Doors of Fairfield County collaborative. Together, these providers offer a continuum of care including mental health treatment, job and housing placement, and emergency shelter and subsidized affordable housing options.

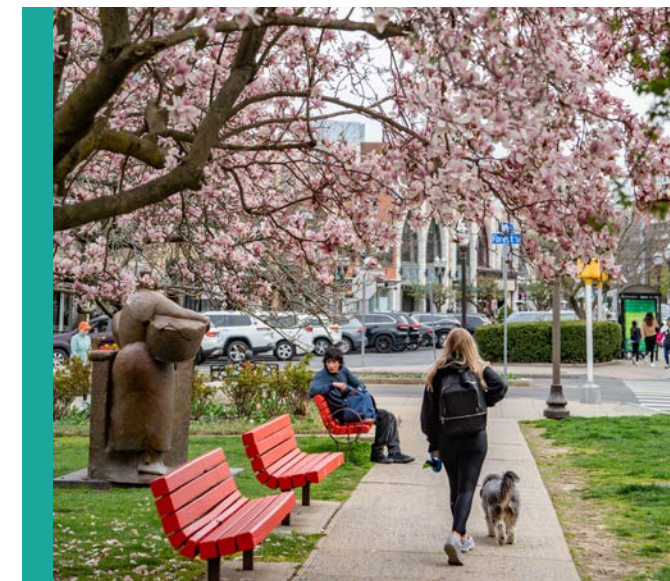


Pollinator Pathway in Kiwanis Park

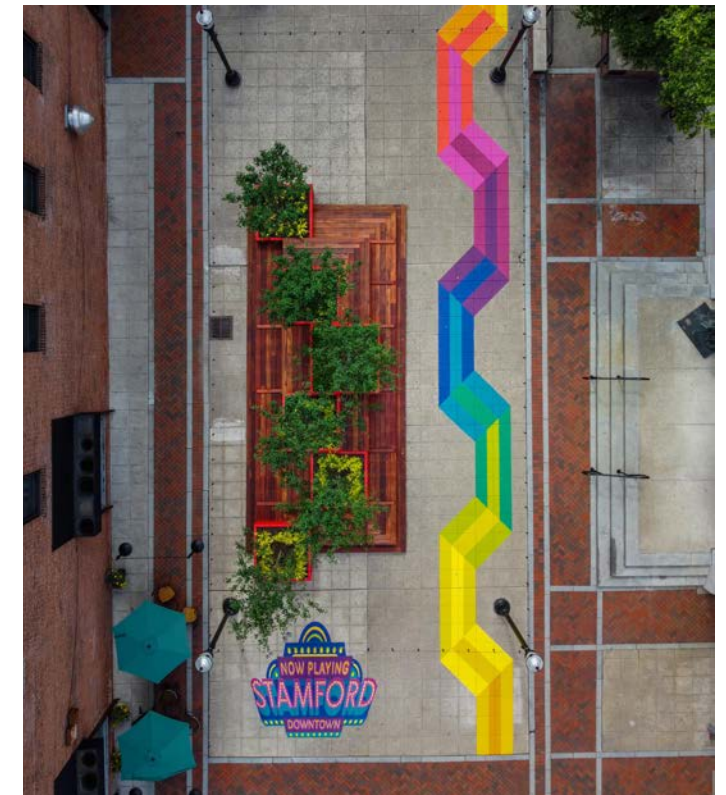
PUBLIC REALM BEAUTIFICATION PROGRAM

The demand for Stamford Downtown services has increased as the boundaries and population of the District grow. In response to increased demand, Stamford Downtown has expanded the scope of its annual Public Realm Beautification Program. The program now encompasses garden beds in five Downtown parks (Latham, Kiwanis, Columbus, Heritage, and St. Johns) more than 80 planters – a number that has grown by more than 100% in the past three years – and 235 hanging baskets.

Stamford Downtown's Holiday and Winter Lighting Program has emerged as an icon of cold-weather nights in Downtown. Stamford Downtown again oversaw installation of winter lighting of the great oaks at Columbus Park and in front of Ferguson Library as well as dozens of street trees around Columbus Park, along the northern portion of Atlantic Street, Bedford Street and throughout Latham Park. The Columbus Park tree alone requires over 53,000 multi-colored lights. The installation of the winter lighting requires 263,000 light bulbs, three weeks, and a crew of 12 technicians.



Latham Park



Public Realm Enhancement in Kiwanis Park

2023/24 PRIORITIES + PLANNED INITIATIVES

CONTINUED IMPLEMENTATION OF PUBLIC REALM ENHANCEMENT PLAN

Building off of the successful enhancements made in 2022 to Kiwanis Park, in the upcoming year Stamford Downtown envisions the implementation of two additional projects emanating from the Public Realm Enhancement Plan completed by Stantec including the reclamation of the parking area near the corner of Bedford and Forest Streets into a permanent seating area and landscaped public patio.

URBAN FORESTRY AND GREEN INFRASTRUCTURE

A robust tree canopy helps counter the ill effects of climate change while improving the character and pedestrian setting of the Downtown. In 2022, Stamford Downtown partnered with the City of Stamford to retain the Davey Resource Group to complete an inventory and conditions analysis of the 680 trees and tree beds in Downtown. Next fiscal year, Stamford Downtown will work with the City of Stamford to launch a pilot program that will expand and plant new trees in the tree beds located in the vicinity of the intersection of Washington Blvd. and Main Street, so these beds may comply with the City's recently adopted Street Tree Manual. In partnership with the Stamford Pollinator Pathway, the Bartlett Arboretum and the Mill Rover Collaborative, volunteers will be recruited and trained to water and care for these trees. We will seek funding to expand this pilot across the Downtown.

BANNERS

The light pole banners will be replaced throughout the Downtown with new ones focused on art as a backdrop to Downtown's street-level activities. In addition to replacing them on the tall cobra-head streetlights at gateways to the District, banners will be added to the historic light poles in the pedestrian core of Downtown.



Early Spring Plantings

Goal: To produce dynamic events to draw visitors to Downtown and enhance the resident, worker, and student experience



Bark in the Park



The All-American Rejects at Alive At Five

Stamford Downtown has a strong and focused calendar of events featuring an outdoor sculpture exhibit, summer concerts, farmers market, arts & crafts shows, 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.

2022/2023 ACCOMPLISHMENTS

ENLIVENING SPACES THROUGH ART AND MUSIC

Alive at Five celebrated its 25th concert season in 2022 with The All-American Rejects, X Ambassadors and T.I. in Mill River Park. The Walk the Moon concert originally scheduled for July 28 was cancelled due to one of the band members contracting Covid. Despite the cancellation, 14,608 tickets were sold over the concert series.

During Summer 2022, Stamford Downtown hosted HedgeFun, a whimsical outdoor sculpture exhibit featuring 16 adorable animal topiaries on display on the streets and parks of the Downtown. As fun as they were during the daylight, the HedgeFun animals also lit up at night with solar lights. The sculptures were composed of steel frames interwoven with artificial boxwood and solar lights. It took 3,800 feet of round rod steel, 260 square feet of square tubing, 1,312 square feet of artificial boxwood, 4,896 square feet of solar lights and 18,000 zip ties to construct these magnificent topiaries. Each topiary was sponsored by a business or organization. At the conclusion of the exhibit, all the topiaries were sold at an online auction for a total sales amount of over \$12,000 with a portion of the proceeds used to purchase 24 trees in Stamford Downtown to add to our urban forest.

Stamford Downtown hosted two one-day Arts & Crafts on Bedford Shows in 2022 (June 11 and September 10). Vendors

included jewelry, wood works, fine art, photography, glass and ceramics. The Imagination Station in Latham Park featured fun activities for kids including: Kids Draw Free, Obstacle Course and Crafts with Life Cycle and First United Methodist Nursery School and Hula Hooping with Bodywise by Betty.

Stamford Downtown hosted its fifth annual Make Music Day on June 21 with free outdoor performances throughout the day all around Stamford Downtown. Activities included a street studio hosted by Stamford based HARMAN where the public could stop by and add their sound to a mash-up recording and a free drum lesson with drum sticks and buckets provided for participants.

ACTIVATING PUBLIC SPACES

In June, Stamford Downtown hosted its sixth Brews on Bedford and its first Winefest on Bedford in October. Both events were sold out with 850 attending Brews and 750 at the WineFest.

Stamford Downtown in collaboration with local fitness businesses, offered free fitness classes in Latham Park on Tuesdays through Sundays in May, June, August and September including Bootcamp, Bollywood, Yoga, Zumba and Power Workout.

Stamford Downtown hosted several community events in Veterans Memorial Park including: Touch-A-Truck, a hands-on event for kids hosted during the April school holiday break; two sold-out painting classes in conjunction with Pinot's Palette; three Trivia nights with Best Trivia Ever and NECA Chess Association's Open Play Chess in Latham Park. Street Beats featured 19 musical performances on Thursday evenings in May, June and August in Columbus Park, at the Ferguson Library and on Bedford Street.

The Farmers' Market was moved to its new home in Veterans Park in 2022 and held on Saturdays from June through October with vendors offering fresh fruits and vegetables, baked goods, olives, pickles, olive oil, dog treats, candles and more.

HOLIDAY EVENTS

We were more than pleased to bring back the Stamford Downtown Parade Spectacular in 2022 after two years of modified versions of this annual tradition due to Covid considerations. This fabulous parade featured 44 units including 14 giant helium balloons, marching bands, dance troupes, floats, honor guards and the Second Company Governors Horse Guard with an estimated audience of over 75,000.

Stamford Downtown ended the year with the annual Heights & Lights Rappelling Santa and Tree lighting starring guest rappeller Adam Klotz, Fox News Channel Meteorologist. Following the rappel from One Landmark Square, fireworks were launched and the audience walked north to Latham Park for holiday music with the Candy Cane Carolers and the lighting of the Holiday Tree. Estimated attendance for Heights & Lights was nearly 5,000.



Stamford Downtown Parade Spectacular

2023/24 PRIORITIES + PLANNED INITIATIVES

ALIVE AT FIVE IN MILL RIVER PARK

Alive at Five will return on Thursdays, July 13, 20, 27 and August 3 once again in beautiful Mill River Park. We are excited to welcome artists including Lil Jon, All Time Low, Fitz and The Tantrums, Ashanti and Ginuwine.

DUCK, DUCK GOOSE

During Summer 2023, Stamford Downtown will display 24 fiberglass ducks and one goose painted and enhanced by local/regional artists. Each sculpture will be sponsored by generous companies and organizations. The Goose will rotate around Downtown, highlighting local businesses and events.

Many additional events are planned including two one-day Arts & Crafts on Bedford shows, a weekly Farmers Market in Veterans Memorial Park, Stamford Dances Downtown, Bark in the Park, a Brewfest and a Winefest in Latham Park, Fitness Classes, Street Beats on Thursdays throughout the summer, Painting Classes, Trivia Nights, Chess Events and Summer and Winter Restaurant Weeks.



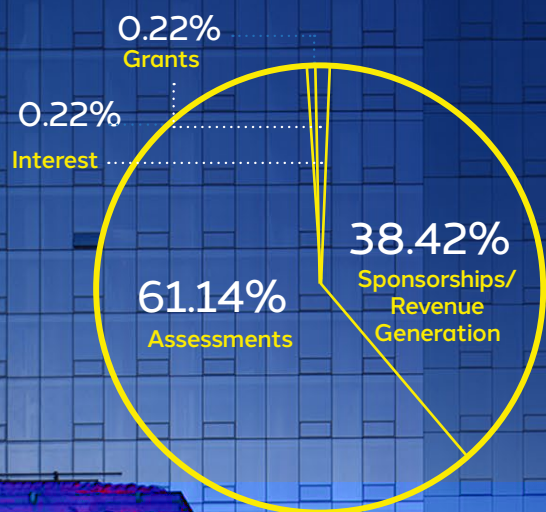
WineFest on Bedford



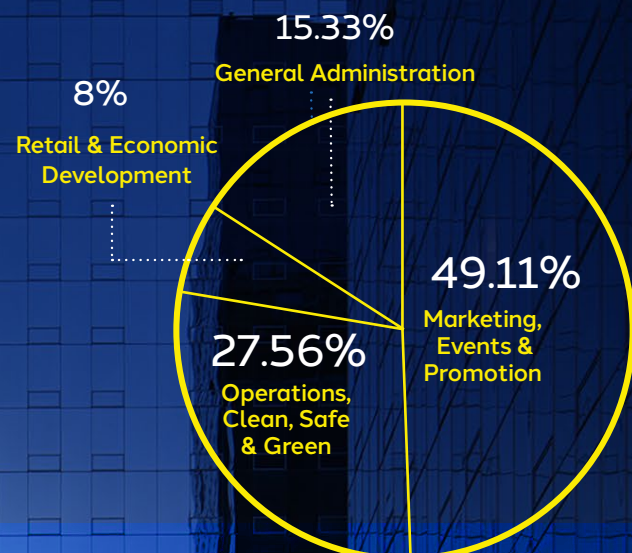
Pinot's Palette in Veteran's Memorial Park

The DSSD is funded primarily by 220 commercial and 305 residential property owners who pay an annual tax 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.

Where The Money Comes From



Where The Money Goes



Who Pays What

- Top 5 property owners pay 22.59% of total assessment income averaging \$135,078 each.
- Top 10 property owners pay 40.22% of total assessment income averaging \$119,957 each.
- Smallest Annual Assessment \$41.54
- Largest Annual Assessment \$156,048.68
- Average Assessment High-Rise Office Building \$66,718.55
- Average Assessment Bedford Street \$2,675.67
- Average Assessment Main Street \$2,353.86
- Average Assessment High-Rise Residential \$86,582.72
- Average Assessment High-Rise Condo \$656.78
- Average Assessment Department Store \$15,689.42
- Average Assessment Hotel \$18,269.06

We thank the following for their financial or in-kind support towards our initiatives for this past year

- Absolut
- AffinEco, LLC
- William Ackley
- The Ashforth Company
- Avelo Airlines
- Avon Theatre Film Center
- Bacardi
- Police Captain Tom Barcello
- Mike Berkoff & BevMax
- Berlinetta
- Beth Krupa Interiors
- Bildner Capital
- Block by Block
- BlueTriton - Pure Life®
- Bulls Head Pet Hospital
- Luke Buttenwieser
- Cacace, Tusch & Santagata
- Cappelli Organization
- Carmody Torrance Sandak & Hennessey LLP
- Brian Cashman
- CBRE's Stamford Towers
- Charter Communications
- Choice Pet
- Tom Chukas
- Orazio Cirell
- City of Stamford
- Dan Colleluori
- Columbus Park Trattoria
- Community Health Center
- Conair
- Asst. Police Chief Richard Conklin
- Connecticut Distributors Inc.
- Connecticut Office of Tourism
- Connoisseur Media
- Coppola
- Cornell University Veterinary Specialists
- Courtyard by Marriott
- Crown Royal
- CT Transit
- Cummings & Lockwood LLC
- Louis A. DeRubeis
- Day Chaser
- Deloitte
- Dogtopia of Stamford
- Donuts Delight
- Eastern Land Management
- Empire State Realty Trust
- Fairgate Farms
- Charles Fazzino
- F.D. Rich Company
- The Ferguson Library
- Fine Fettle
- First County Bank
- Forstone
- Frank J. and Lori Mercede
- Fusco Management Company
- George Comfort & Sons
- Get Joy
- Hampton Inn & Suites Stamford
- Happyhaha Photography
- Hey Stamford!
- Doug Hoyt
- Industrial Arts Brewing Company
- Inspirica, Inc. Stamford
- Sgt. Kevin Keenan
- Kids Draw Free
- Adam Klotz & Fox Network
- KPMG LLC
- Suzette Kraus, Compass
- Laurel House
- Liz Sue Bagels
- Lock City Brewing
- Locust Performing Arts Center
- Long Drink
- The Lloyd
- M&T Bank
- Ron Markey
- MarLo Associates, Inc.
- Erin McKenna
- 'Merican Mule
- Mill River Park Collaborative
- Lt. Nick Montagnese
- Kevin Murray
- Loren Nadres
- NAGI Jewelers
- NBCUniversal Syndication Studios
- New England Investment Partners
- Tony Olive
- One Stamford Realty
- OPIN (Outreach to Pets in Need)
- Pacific House
- The Palace
- Partày
- Mark Pesiri
- Frank Petise
- Plaza Realty & Management Corp.
- Point72
- Pure Barre
- Matthew Quinones
- Eric Ratkowski
- Reckson
- Remo's Brick Oven Pizza Company
- Asst. Police Chief Silas Redd
- Richard Redniss
- Rippowam Animal Hospital
- RMS Companies
- Fire Chief Trevor Roach
- RXR Realty
- Rubenstein Partners
- Fire Marshal Walter Seely
- Police Chief Timothy Shaw
- Jami Sherwood, Simply Signs
- Silver Golub & Teitell LLP
- Silvina Skverer, Thinking Beyond Business
- Splash Car Wash
- Spot On Veterinary Hospital & Hotel
- Stamford Emergency Medical Services
- Stamford Greenwich Housing
- First Collaborative
- Stamford Police Department
- Stamford Professional Firefighters
- Stamford Town Center
- Stamford Traffic & Operations Department
- Stamford Urban Redevelopment
- Commission
- Stamford Urby
- Stamford Veterans Park Partnership
- Stamford Volunteer Fire Departments
- Jason Teitelbaum
- Twenty Lake Holdings
- United Services of America
- Brian VanOrsdel
- VHB
- Wellbuilt Company
- Jennifer Woltz, Esq., Woltz & Folkinshteyn, P.C.
- Woodchuck Cider

Special thanks to Mayor Caroline Simmons whose visions of a strong and vital Downtown is essential to making Downtown a neighborhood for the whole city to enjoy. Much appreciation is also extended to the Mayor's team of outstanding city employees who contribute their time, energy and ideas toward that goal.

We also thank the various local and state boards and commissions that value the role of a thriving Downtown through their actions.



STAMFORD DOWNTOWN STAFF

Lynne Colatrella, Senior Vice President, Events & Marketing
Kate Cook, Director, Events & Social Media
Annette Einhorn, Senior Director, Marketing & Branding
David Kooris, President
Michael Moore, Vice President, Operations
Maryann Rockwood, Former Executive Administrator, Retired April 2023
Marisa Rogo, Director, Analytics & Data Visualization
Cheryl Vukelic, Director, Operations & Administration
Jacqueline Wetenhall, Vice President, Retail Development

Stamford Downtown Staff
Front From Left to Right: Jacqueline Wetenhall, Kate Cook, Michael Moore
Middle: Maryann Rockwood, Annette Einhorn, Marisa Rogo
Back From Left to Right: David Kooris, Lynne Colatrella, Cheryl Vukelic



Stamford Downtown Board of Commissioners

First Row From Left to Right: Beth Krupa, Sharon J. White, Loren Nadres, Greg Caggainello, Marjan Murray, Alice S. Knapp, Robert Karp
Second Row From Left to Right: Norman Lotstein, Russ Hollander, Stephen J. Hoffman, Kevin Peraino, Joseph Graziose, Teddy Pappas, Alex Yaraghi, Gregory Lodato, Denis Patterson
Third Row From Left to Right: Ari Yasgur, Todd Lindvall, Paul Senecal, David Kooris, Mark Finnegan, Grant Silver, Dan Stolzenbach, George Boyce
Missing from Photo: Bruce Berg, Carl Bildner, Ralph Blessing, John Cannavino, Will Cannon, Margaret Carlson, Heather Cavanagh, Casey Craig, Bridget Fox, Robert J. Granata, Robert H. Kahn, Michael Marchetti, Frank J. Mercede, Jennifer Orlikoff, Nagi Osta, Randall M. Salvatore, Caroline Simmons, Robert Stoddard

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 CFO,
 Reckson

VICE CHAIRMAN:
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SECRETARY:
George Boyce
 Agent
 State Farm Insurance Co.

TREASURER:
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 Stamford Town Center

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 Quarterra

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 General Manager
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 City of Stamford

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Joseph Graziose
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 Hoffman Investment Partners LLC

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 R. Hollander: Master Goldsmith Inc.

Beth Krupa
 Allied ASID, IDS Associate
 GREEN AP
 Beth Krupa Interiors

Todd Lindvall
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 Courtyard by Marriott Stamford
 Downtown
 Residence Inn by
 Marriott Stamford Downtown

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Michael Marchetti
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Nagi Osta
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 Square LLC

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Caroline Simmons
 Mayor
 City of Stamford

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 Partner, Strategic
 Corporate Tax, KPMG

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 Principal
 Dr. Sharon J. White & Associates, LLC

Alex Yaraghi
 Textile Buyer
 Safavieh

Ari Yasgur
 Principal
 New England Investment Partners

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 Land Use Bureau Chief
 City of Stamford

Heather Cavanagh
 President & CEO
 Stamford Chamber of Commerce

Alice S. Knapp
 CEO
 Ferguson Library

Loren Nadres
 Executive Director
 Urban Redevelopment Commission

Dr. Jennifer Orlikoff
 Campus Director
 UConn Stamford

Kevin Peraino
 CEO
 The Stamford Partnership, Inc.

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 Bildner Capital Corp.

Robert H. Kahn
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Robert Karp
 President
 BE Rep Group

Norman Lotstein
 Vice President
 Pyramid Real Estate Group

Frank J. Mercede
 President & CEO
 Frank Mercede & Sons, Inc.



*The Asher at
 150 Broad Street
 (rendering)*

STAMFORD DOWNTOWN

stamford-downtown.com

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