

Stamford 2035 – Draft Revisions Overview

This document outlines updates and edits made to the draft plan since it was released in July. The revisions are based on comments from the public, from Planning Board members during the August 12th Public Meeting, and from one-on-one discussions with Planning Board Members and Staff. Each section highlights key thematic changes, followed by a detailed bulleted list of revisions.

Introduction

The updates to the Introduction focus on acknowledgements and setting the stage for future planning. Hosting partners are now formally recognized, a lingering error about Stamford's city size ranking in comparison to other Connecticut cities has been corrected, and new language more clearly explains the process for carrying the plan forward.

Revisions:

- Special thanks added in acknowledgements: Ferguson, Fish Church, Avon, Mill River, SPS.
- Removed "New Haven" reference on p.18 (corrected Stamford's ranking as 2nd largest city).
- Expanded explanation of future planning process with a new spread.

State of the City

Revisions in this section improve accuracy and clarity of data while ensuring the visuals are more useful to readers. Demographic and energy data were corrected, fact callouts made more visible, and transit-related maps and explanations were expanded for easier interpretation.

Revisions:

- Corrected senior population statistic to "one in six residents over 65" (p. 32).
- Updated ISO New England energy demand data (p. 23).
- Reformatted key stats for clarity/visibility (e.g., business density on p. 41).
- Reconfigured bus service map in "State of Mobility."
- Added specific transit center plans.
- Added instructions for reading cartogram graphics.
- Ensured all sources cited for figures.

Future Land Use

Changes in the Land Use section are some of the most substantial. They focus on simplifying terminology, making maps more intuitive, and clarifying how land use categories relate to zoning and growth priorities. Additional annotations, diagrams, and use-case examples strengthen the framework for guiding development.

Revisions:

- Updated future land use map to respond to community feedback. Most changes concentrated on changing RES2 areas with R7.5 zoning to RES1 to clarify lower-intensity intent.
- Tweaked presentation of future growth per Robin Stein, former Land Use Bureau chief, feedback
- Added annotations to growth heat map (p. 49) to emphasize key growth areas.
- Renamed residential categories to avoid confusion with zoning categories:
 - R1 → RES1
 - R2 → RES2
- Updated description (p. 53) to emphasize residential placemaking.
- Clarified definitions for MU3/MU4 as to ensure MU3, Mixed-Use Urban is a “step-down” from CORE category.
- Added more clear summary of how future land uses have changed from 2015 plan to today with comparative charts and map-based summary.
- Added diagram showing relationship between future land use vs. zoning.
- Provided examples of potential uses for categories (general, not sites) and indicated anticipated population growth in updated future land use table.
- Re-confirmed MU1 in North Stamford.

City of Opportunity

This section saw major updates centered on historic preservation, accessibility, and transit-oriented development. HPAC input has been integrated widely across strategies, while accessibility is elevated as a core value in design and public engagement. TOD actions are prioritized, and new policies for infrastructure investment and developer contributions are added.

Revisions:

- Prioritized all TOD actions at top of ST-1.
- Strengthened developer contribution via new BID model action (ST-1.11).
- Updated TOD maps (p.77, p.79; add RES2).
- Updated ST-5.1 capital planning to note mapped GIS database; added LUB role.
- ST-6.2: refined collaborators based on HPAC comments.
- Added HPAC to multiple actions (ST-3, ST-5.3, ST-6).
- Emphasized design review process and CRI regulations in historic districts.
- Updated ACU action (p.74) with location rules, pre-approved uses, and plans.
- Added accessibility strategies:

- ST-7.8 on accessible documents/events.
- Language on ADA standards & inclusive development (p. 71).
- Accessibility in parks strategy.
- Accessible design in capital projects.
- Added smart infrastructure action (Commercial Activation Toolkit reference).

Healthy

Revisions in the Healthy section build on environmental stewardship and community wellness. The plan calls for a stronger sustainability commitment, integration of HMC's updated Coastal Vision, improvements to open space, and expanded library services. Several items also reflect direct community input on parks and senior centers.

Revisions:

- Updated Coastal Area Management definition per Coastal Vision.
- ST-9.4: deleted "explore" → commit to full-time sustainability staff.
- Added Shellfish Commission to ST-10.4 responsibilities.
- Integrated HMC requests across section.
- Added dog runs / parks best practices (ST-15.3; BID stewardship link).
- Added tree and conservation commission notes.
- Adjusted Senior Center timeline to "near term."
- Added ST-16.2: East Side Library capital funding, pop-ups, educational programming.

Connected

Transportation strategies were refined to improve coordination and accessibility. Updates emphasize pedestrian-friendly design and better integration of transit services across local and regional providers.

Revisions:

- ST-17.3: Added Accessible Pedestrian Signals (per Carmen).
- Added new ST -18.10 "Improve east-west travel for all modes" per Luke.
- ST-20.2: Coordinated bus schedules with Metro North & Amtrak.

Prosperous

Changes to this section focus on tweaks to economic development strategies. A broadband initiative update reflects current progress and emphasis on UConn Stamford's programmatic and physical extent downtown is in the process of being balanced.

Revisions:

- Updated SWIFI program status (p. 157).
- Flagged UConn Stamford growth and re-emphasized programmatic and physical opportunities.

Appendix

The Appendix was strengthened as a resource base, adding demographic and housing data along with further documentation of school district engagement.

Revisions:

- Added demographic tables (housing, economic development).
- Added SPS engagement spread.