

Next Generation Eastside

The four key dimensions of strategy...

When you strip it down, the key elements of a strategy for Stamford are transportation, housing, education and entrepreneurship. We have a Reinventing Stamford Action Team working in each of these four dimensions.

From an employer perspective, the key concerns are two-fold: My top employees need a reasonable commute, and I need to be able to get the labor I need to succeed with this function at this location. From a resident perspective, the key concerns are three-fold: I want to be able to get where I want to go without too much hassle, I want my kids to be able to afford to live here, and I want my kids to get good jobs. And increasingly, both residents and businesses want to be in a place where they can live their values.

Defining the future today...

These strategy elements and employer and resident concerns come together in how we make places. We need to integrate the economic, environmental and social dimensions of strategy in a way that produces optimal outcomes for each dimension, by building places that are transit-accessible and energy efficient, while housing a wide range of incomes and uses, and harnessing the economic opportunity in climate change, resource scarcity and other emerging conditions. Likewise, the schools in the places we create need to be deeply integrated with the community and the economy.

Next Generation Eastside is a blank canvas onto which we can paint this integrated future today. Once built, we can extract the most successful elements for replication in other parts of Stamford and in other cities.

The project elements will include...

Green Transportation

A new rail station and parking structure at intersection of the Northeast Corridor rail mainline, the New Canaan Branch and a proposed new East-West street car line along Route 1 (station to access all three), that would intercept commuters and parkers from the east and northwest (and east bound commuters from New Canaan Branch), serving as a reliever to the Stamford Transportation Center.

Best practice accommodation of bikes, including shared bikes/bike rental and a bike repair shop, to extend non-auto reach of station for both residents and commuters.

An electric zip car depot and charging station.

Green Housing

Dense, mixed-income housing arrayed around a park/water feature that would surround the station, developed using a new model of redevelopment based on a private/public partnership, rather than eminent domain, whereby existing property owners would be able to contribute their property to the partnership and have a stake in the redevelopment.

Up-zoning of the area around the station via a redevelopment plan, which would require participation in the public/private partnership to access. Buildings built to survive probable sea level rise and storm surge, and serve as a test bed for new models of energy and water efficiency, including co-generation of power on a neighborhood scale and on-site storm water management, storage and recycling, pushing the envelope on LEED certification.

Green Jobs

A retail marketing center for residential and commercial alternative energy technology, serving businesses and consumers in the Northeast (exploiting the neighborhood's visibility and access to I-95 and the NEC), including solar voltaic, solar thermal, wind, fuel cells and electric vehicles.

Well designed auto service and repair operation under I-95 as part of station parking complex, serving as a relocation site for some of the existing uses.

Quasi-industrial "green-collar" business lofts to serve as buffer between the housing and I-95.

Green Schools

Deep integration of the three neighborhood schools (Rogers, Domus and K. T. Murphy) with community and local employers.

