

Stamford Garage/TOD Project Update for Legislators and other Stakeholders

January 25, 2013

The DOT is currently evaluating transit-oriented development (TOD) proposals for the Stamford Transportation Center (STC) site and, with the advice of the Advisory Committee appointed by Governor Malloy, will select a specific proposal in the coming weeks. The evaluation of proposals and the selection process is being carried out confidentially so that one firm will not know what other firms have proposed. Once a “preferred proposer” is selected, the DOT will negotiate a contract with the developer.

The DOT has created pages on its website (www.ct.gov/dot) explaining the project and the request for proposals, and also including an mailbox for comments from the public. So far, dozens of comments have been received and responses have been posted. In other words, we are listening to the public every step of the way.

This project is aimed at transforming the Stamford Transportation Center (STC), the busiest Connecticut station on the New Haven Line and the busiest commuter station between New York City and Boston, into a multi-modal commuter complex designed for customer service and satisfaction. The project has three objectives: replace the aging 727-space original parking garage with convenient, low maintenance, long service life facilities with a minimum of 1,000 new spaces; improve multimodal traffic and pedestrian flow around the facility; and promote transit-oriented development (TOD).

On Friday, January 25, 2013, the State Bond Commission approved \$40 million for the project – including \$35 million for construction and \$5 million for staff and oversight while the project is completed. The original schedule for the Project assumed a preferred proposal would have been selected in December. However, the complexity of the proposals has required more time for the evaluation process. In particular, the financial proposals have required in depth study and evaluation. The Department anticipates selection of a preferred proposal by late February or early March.

The original garage has 727 spaces and was built in the 1980s. This garage is aging and requires extensive and costly maintenance. A 2006 report, updated in 2010 found that a new garage would be more cost effective than maintaining the original garage and would have a much longer useful life. A second garage, constructed in 2004, provides an additional 1,190 parking spaces and will remain in use.

The request for proposals called for at least 1,000 parking spaces and stipulates that alternative parking locations be identified and available while the existing 727-space garage is replaced. In addition to the replacement of the original garage, there is a need to provide transportation improvements to Station Place (a driveway between Atlantic Street and Washington Boulevard) as well as to provide and install a new Parking Access and Revenue Control System.

Commissioner James Redeker says, “I am confident that the Stamford transit-oriented development will enhance the experience of commuters and add new walkable, bike-able, livable development in this area that will have a transformative impact on the City of Stamford and will be a model for Connecticut.”

Advisory Committee Member David Hendricks stated, “We all believe there are proposals under consideration that would be more than satisfactory from the point of view of all the users of the station, especially the commuters and all users of the garage facilities. We’re confident that the ultimate choice will be transformative for the city of Stamford in ways that we can all appreciate – both commuters and residents alike.” Mr. Hendricks is also a member of the Connecticut Rail Commuter Council.