

Stamford Citywide Parks Strategic Plan



OUR TEAM
INTRO TO THE PROJECT
SCHEDULE OVERVIEW
SITE ANALYSIS
COMMUNITY ENGAGEMENT
FINAL REPORT OVERVIEW

Stamford Citywide Parks Strategic Plan

Meeting Agenda

THE PURPOSE OF THE MEETING:

The materials presented today are not final.

We want to share with you our progress and gather your feedback and input to take into consideration and help inform the continuation of our work.

OUR TEAM

Who are we?



Local Office Landscape & Urban Design

**Regional Analysis
Strategic Planning
Engagement**



James Lima Planning and Development

**Financial Planning
Case Studies**



Trust for Public Land

**Existing Park Assessment
10-Minute Walk Analysis**

Stamford Citywide Parks Strategic Plan

Strategic Plan Team

INTRO TO THE PROJECT



Parks Strategic Plan

What is the Parks Strategic Plan?

The Parks Strategic Plan will come in the form of a report with in-depth analysis and recommendations, and will serve as a guidebook for decision makers and future investments.

The report will:

- Analyze environmental and socioeconomic data to spatially locate priority areas.
- Consolidate community input.
- Provide recommendations for funding methods.
- Put forth a 5-year strategic investment plan that will guide the implementation based on the above analyses and recommendations.



Parks Strategic Plan

What is the Parks Strategic Plan not?

- It is not documentation of project or investment proposals that are ready to be implemented.
- It is not binding.
- It is not a catalogue of items that stakeholders would like to see implemented.

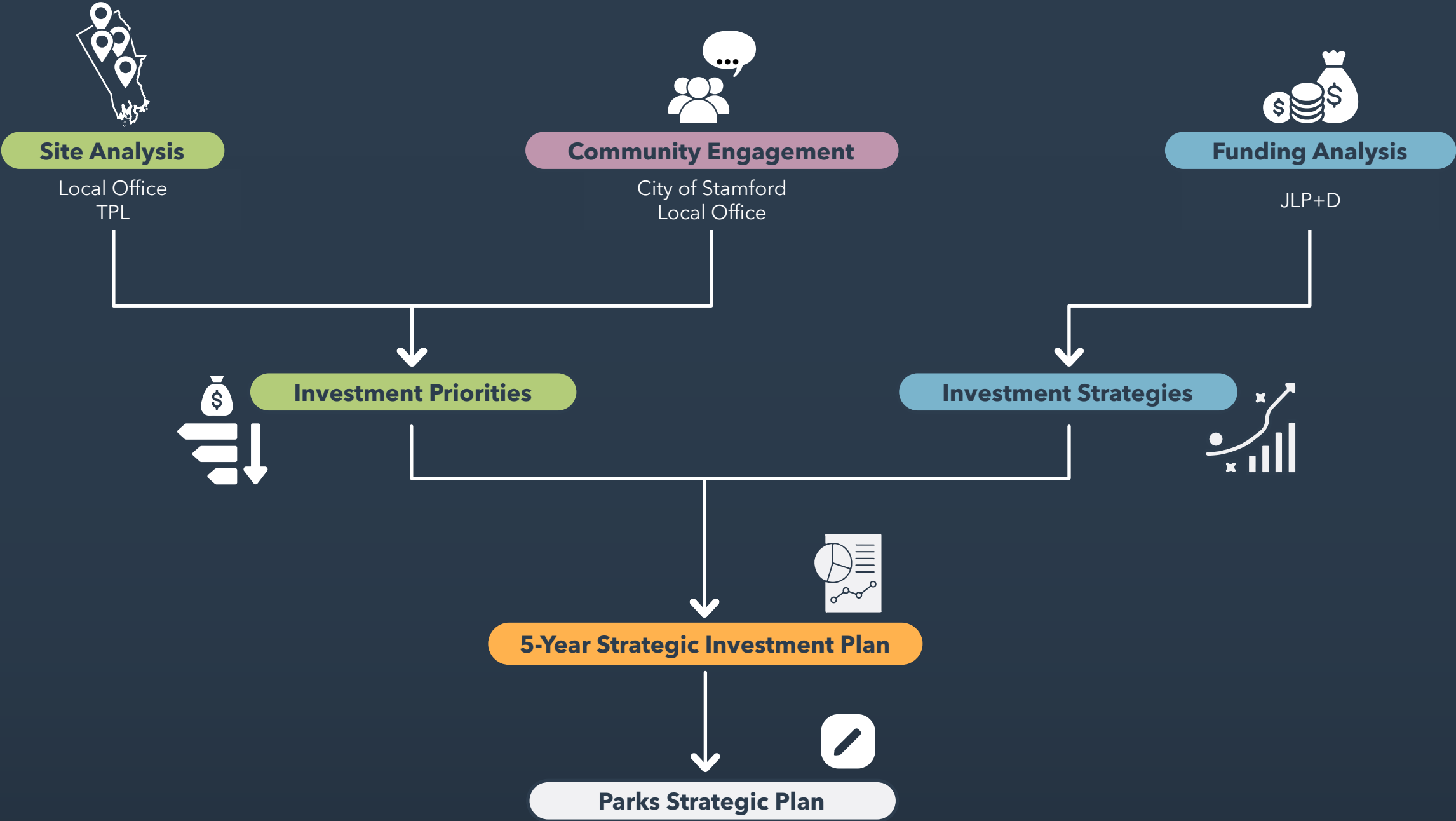


Parks Strategic Plan

Why are we developing the Parks Strategic Plan?

- To enhance the existing park system.
- To ensure all members of the local community have access to a park.
- To ensure investments are being directed towards in-need areas/communities.

What is our approach?



Stamford Citywide Parks Strategic Plan

Parks Strategic Plan Overview

What are our goals?

The following strategies guide the ongoing engagement, input, and strategic planning processes

empower



empower community voices

Engage with community members and essential stakeholders to gain a better understanding of Stamford's park system while re-imagining a strategy for the future.

connect



increase park equity and connectivity

By identifying critical areas in need, we can cultivate new forms of public open space while creating opportunities for equity that support under-served communities.

celebrate



celebrate and enhance our existing parks


Caring for our parks begins by understanding everyday needs while preparing for future challenges such as climate change and market demands.

grow



grow organizational structures

By understanding that sustainable parks begin with people, we can re-imagine organizational structures from the ground up in creating more efficient systems to better support our parks' future.



“Our vision is to create a vibrant, resilient, and equitable public open space network that can be enjoyed by all for generations to come.”

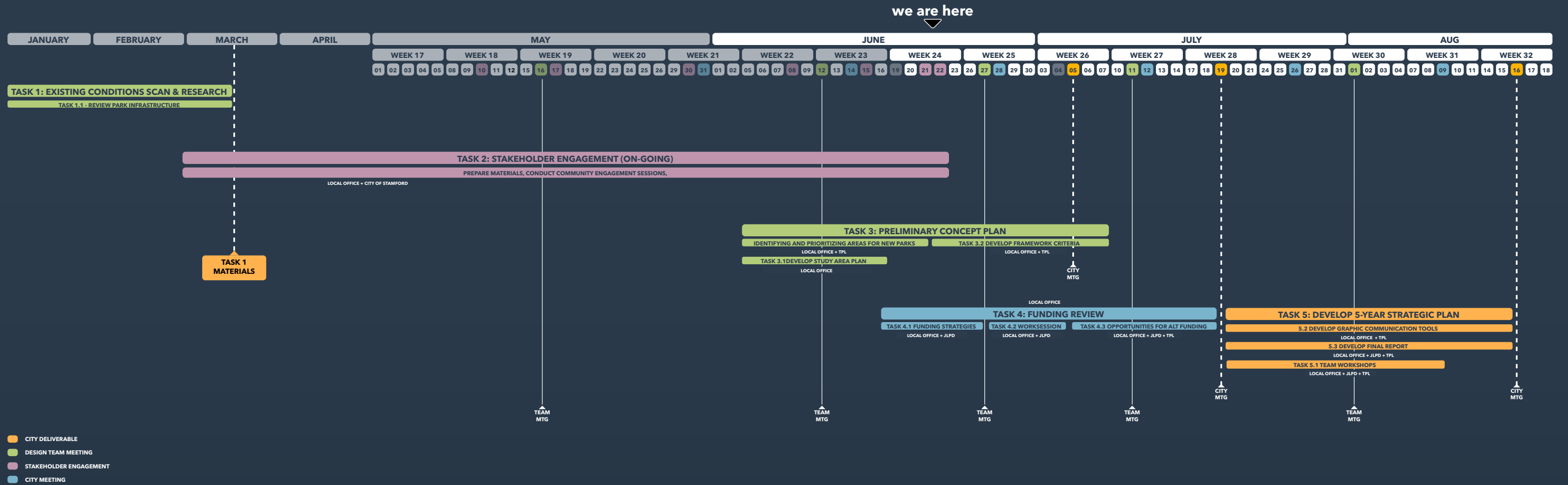
Stamford Citywide Parks Strategic Plan

Strategic Plan Vision

SCHEDULE OVERVIEW

Where are we in the process?

We are about halfway through our project timeframe, having allocated enough time to collect community input



SITE ANALYSIS

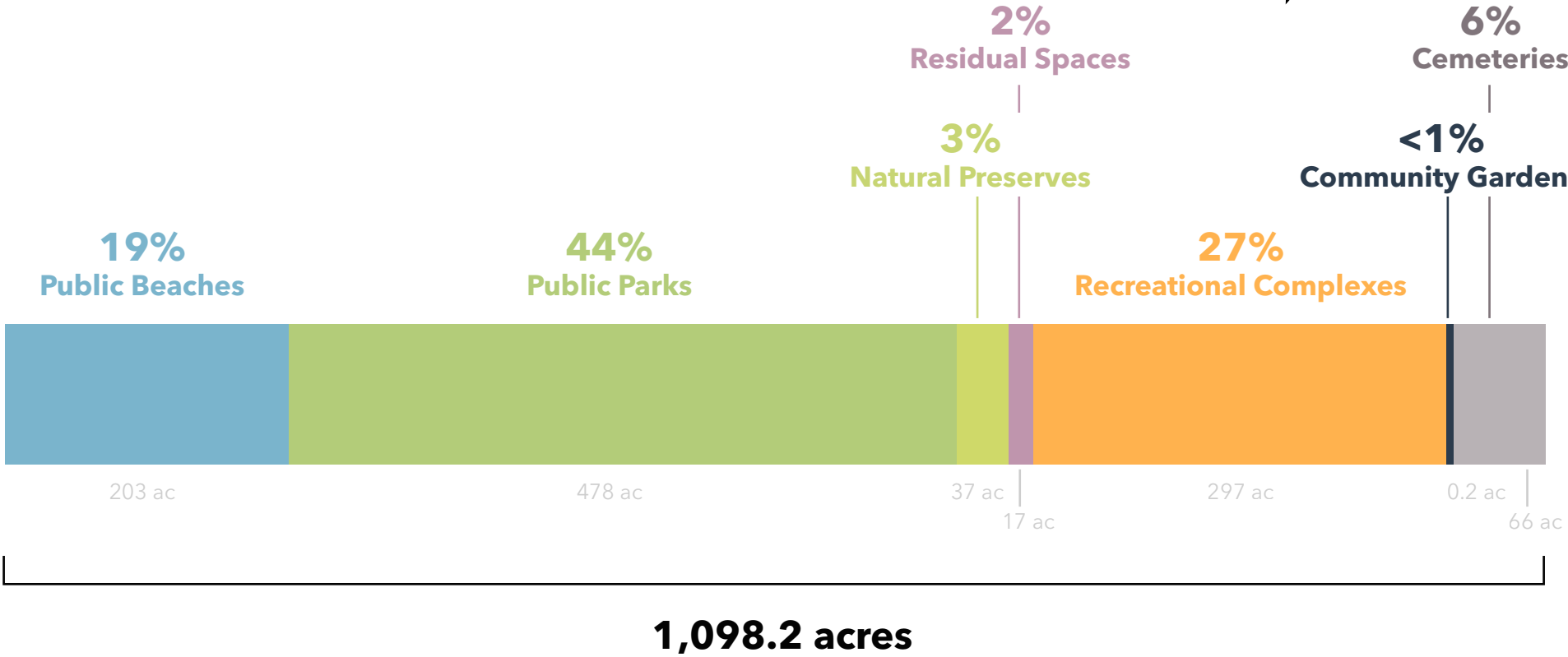


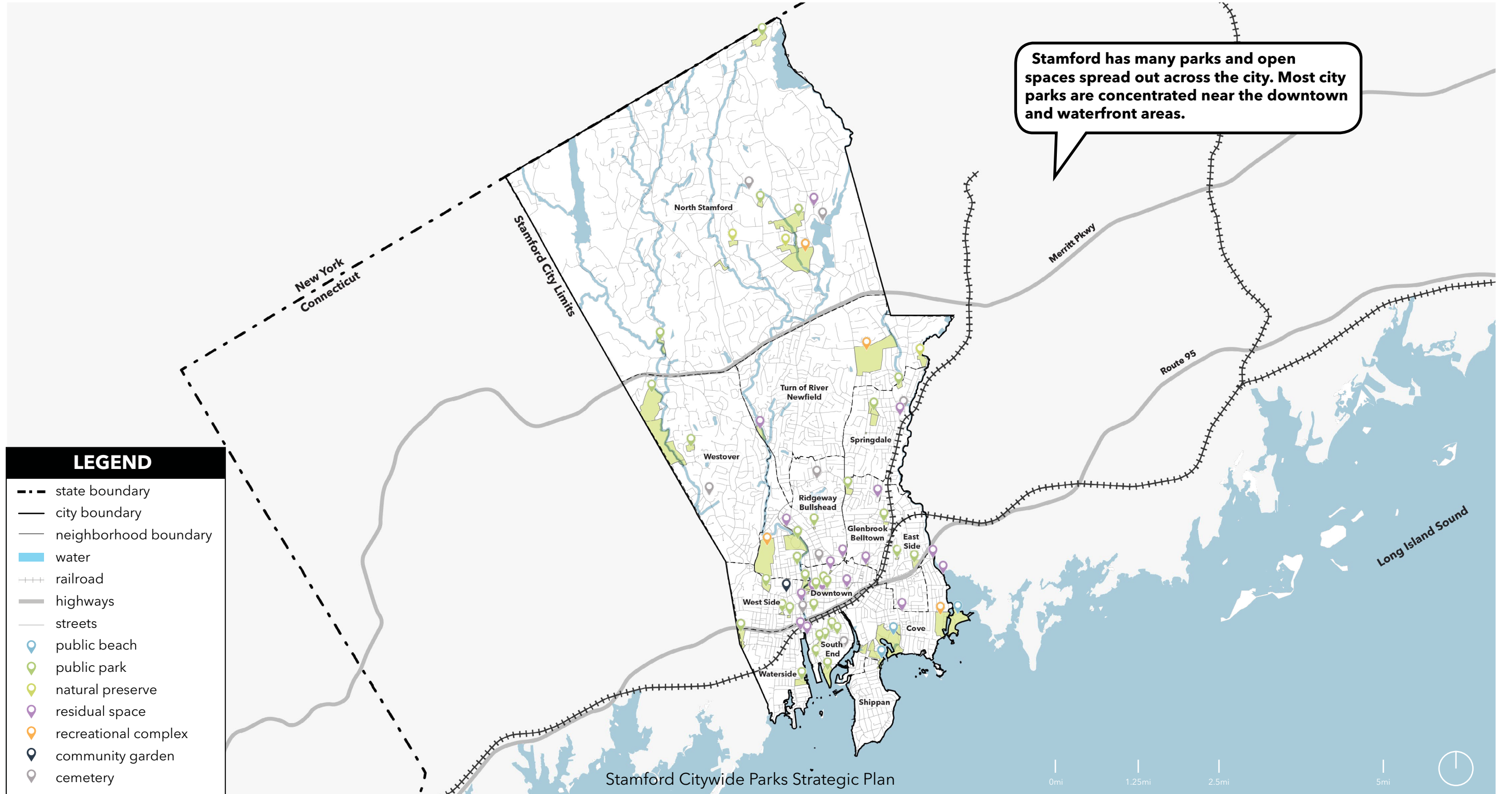
Site Analysis

What goes into open space analysis and planning?

- City-wide Analysis (park locations, park typologies)
- Demographic Information
- Environmental Analysis
- Studying Existing Park Conditions
- Understanding Organizational and Jurisdictional Structures

Stamford currently has over 1,000 acres of available open space! By taking stock of the current open space types we can begin to identify opportunities for increase park spaces in various neighborhoods...





Stamford has many parks and open spaces spread out across the city. Most city parks are concentrated near the downtown and waterfront areas.

LEGEND

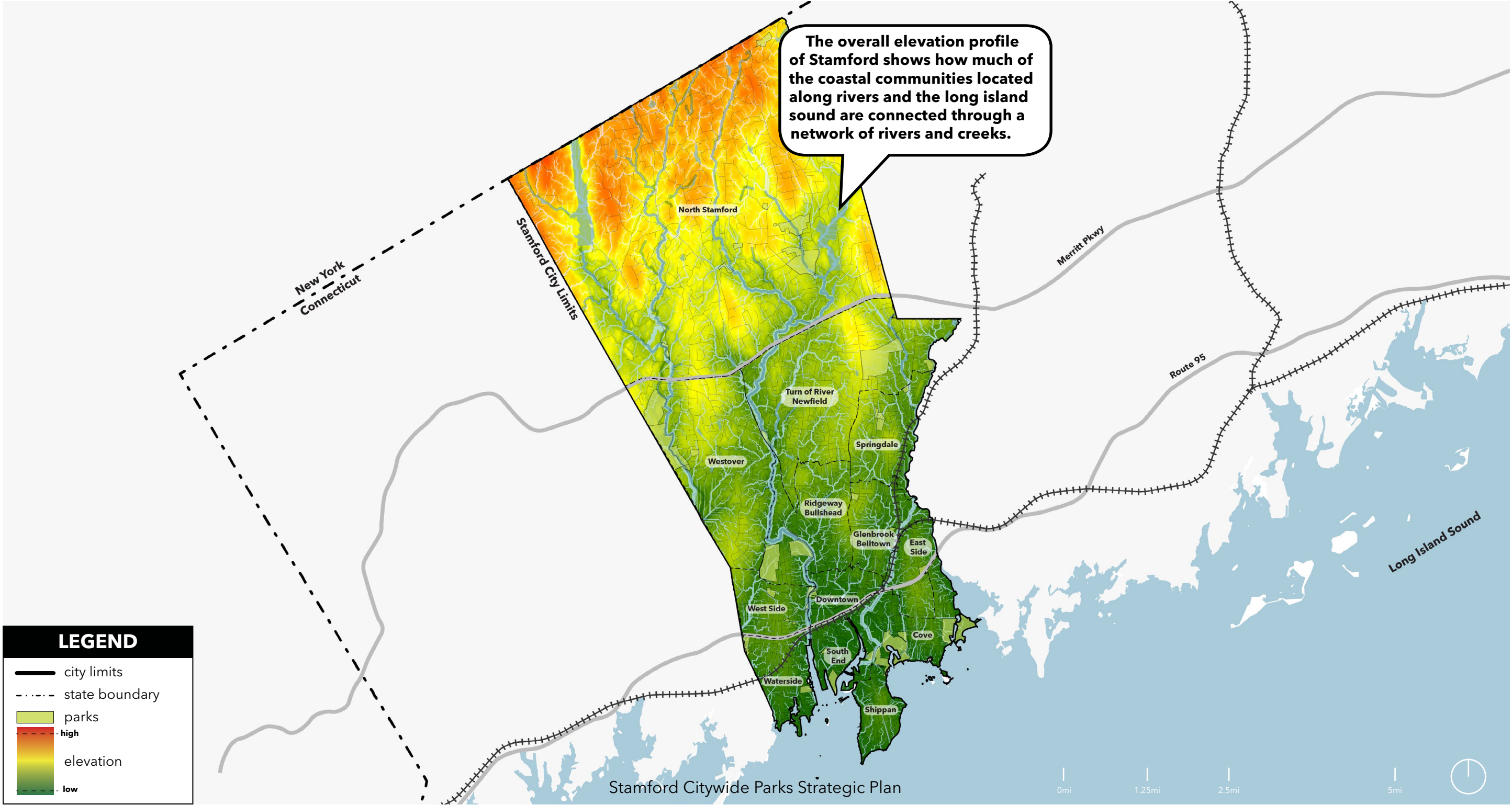
- state boundary
- city boundary
- neighborhood boundary
- water
- +++ railroad
- highways
- streets
- 📍 public beach
- 📍 public park
- 📍 natural preserve
- 📍 residual space
- 📍 recreational complex
- 📍 community garden
- 📍 cemetery

Stamford Citywide Parks Strategic Plan



Open Spaces Across Stamford

The overall elevation profile of Stamford shows how much of the coastal communities located along rivers and the long island sound are connected through a network of rivers and creeks.

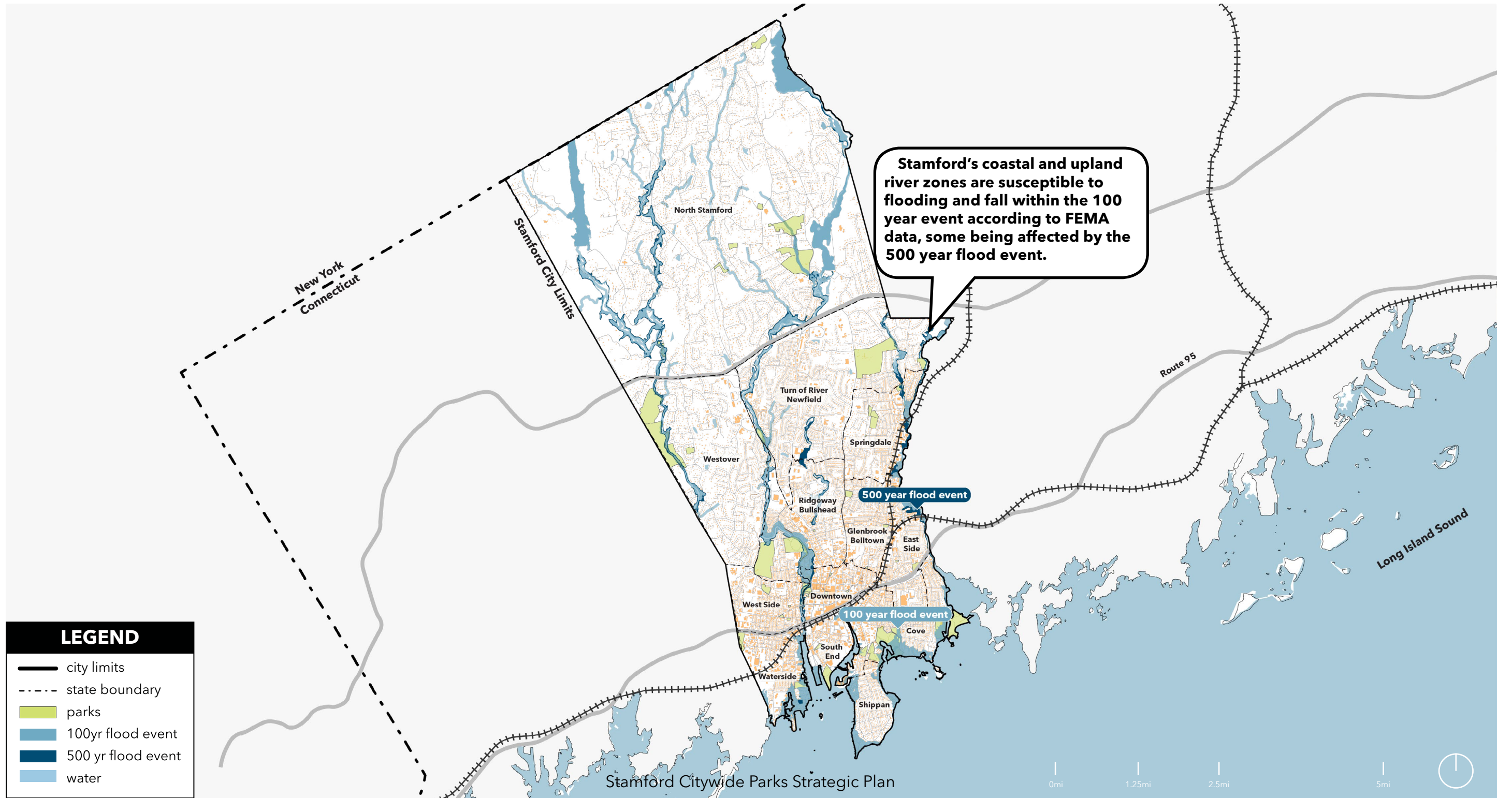


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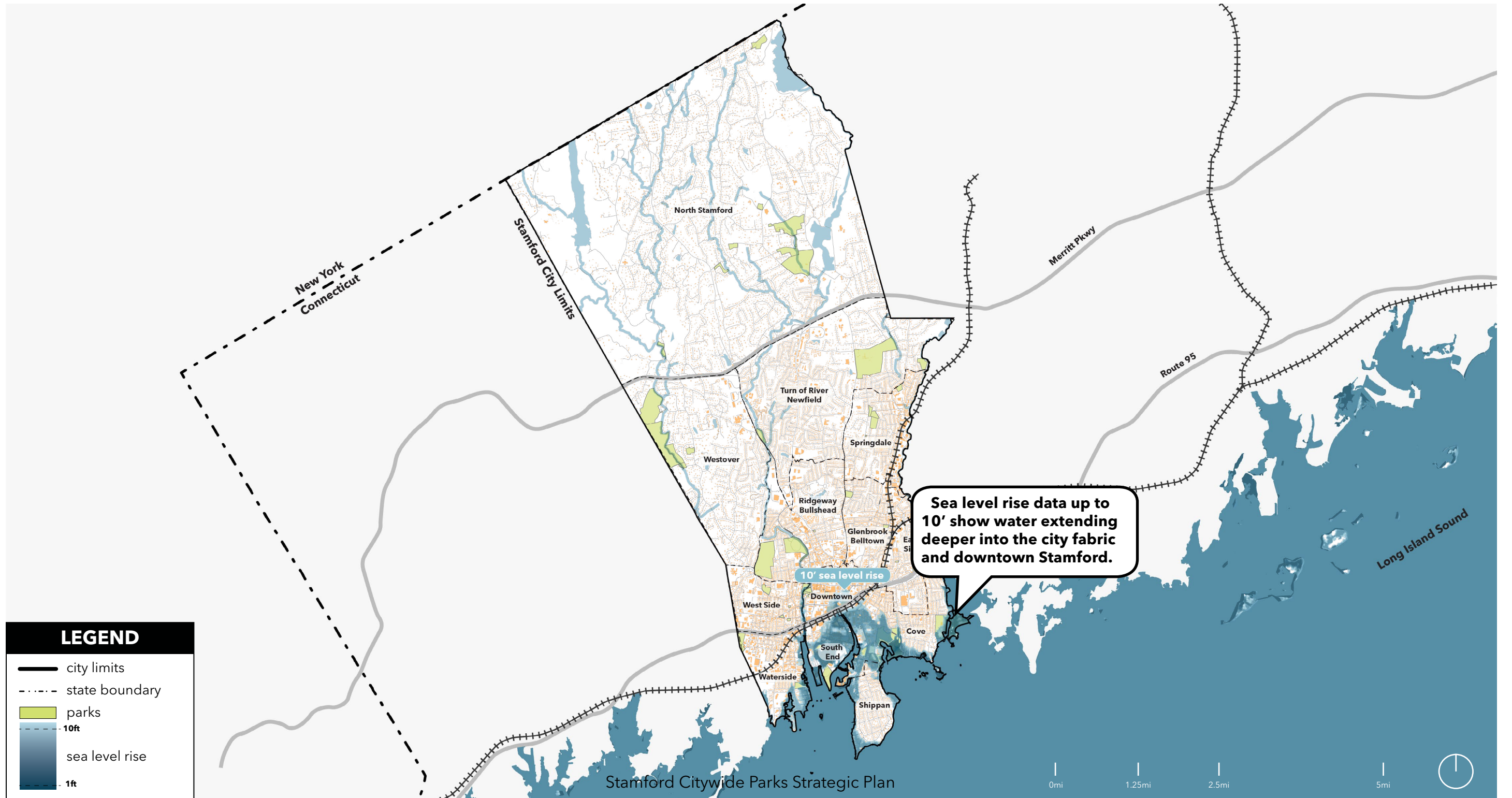
- city limits
- state boundary
- parks
- high
- elevation
- low

Stamford Citywide Parks Strategic Plan

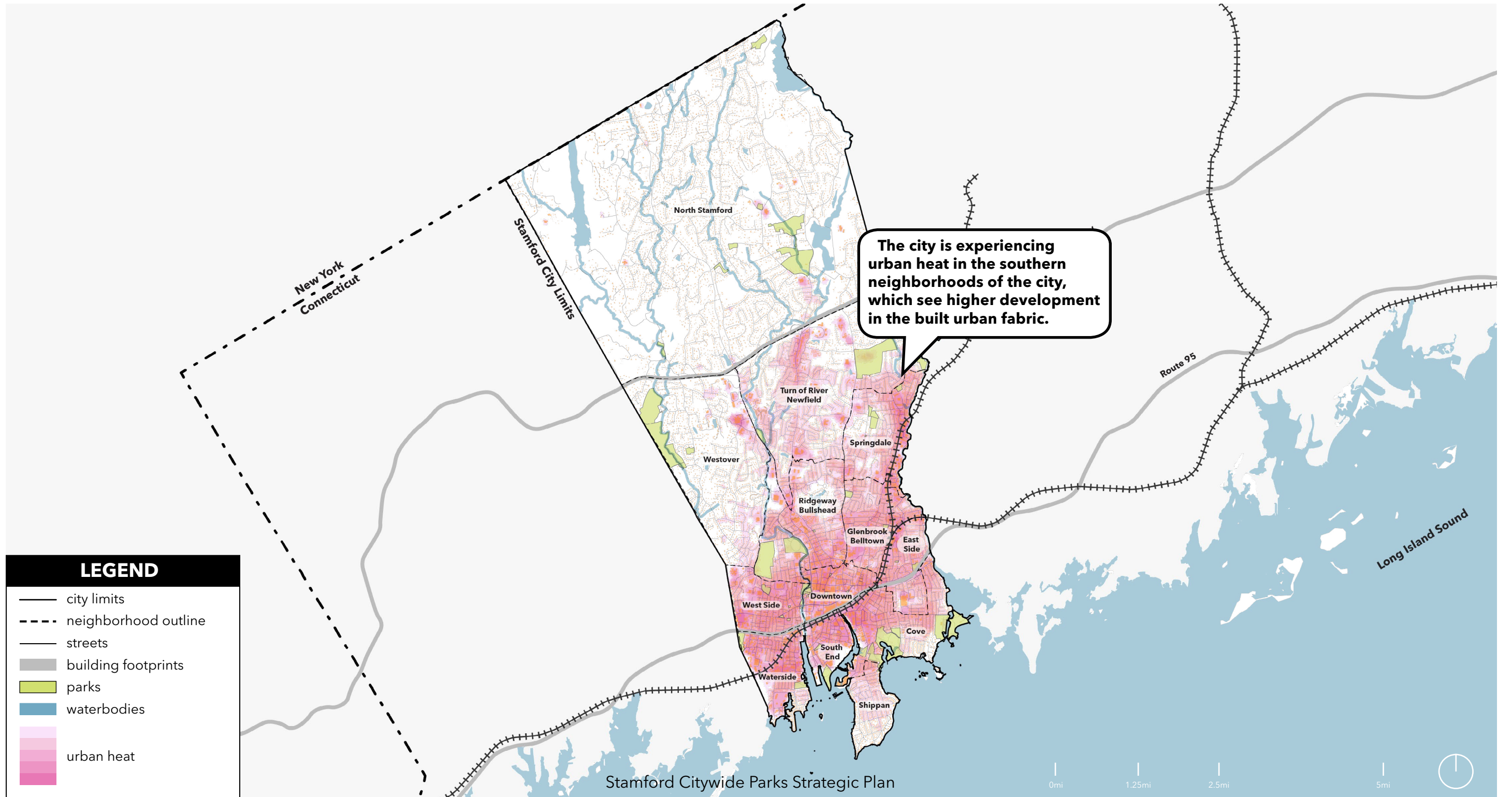
Digital Elevation Model + Hydrology



FEMA Floods



Sea Level Rise



The city is experiencing urban heat in the southern neighborhoods of the city, which see higher development in the built urban fabric.

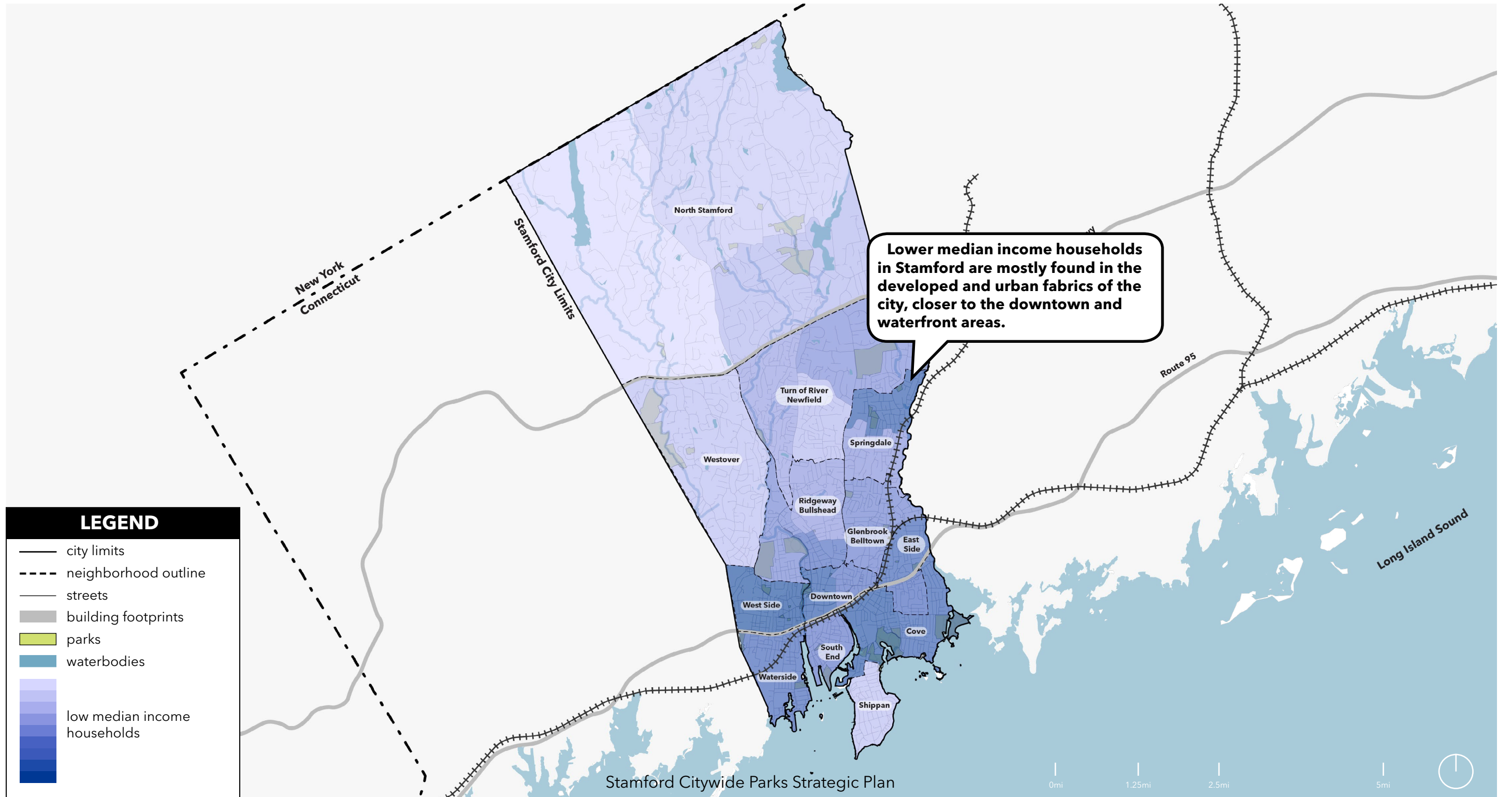
LEGEND

- city limits
- - - neighborhood outline
- streets
- building footprints
- parks
- waterbodies
- urban heat

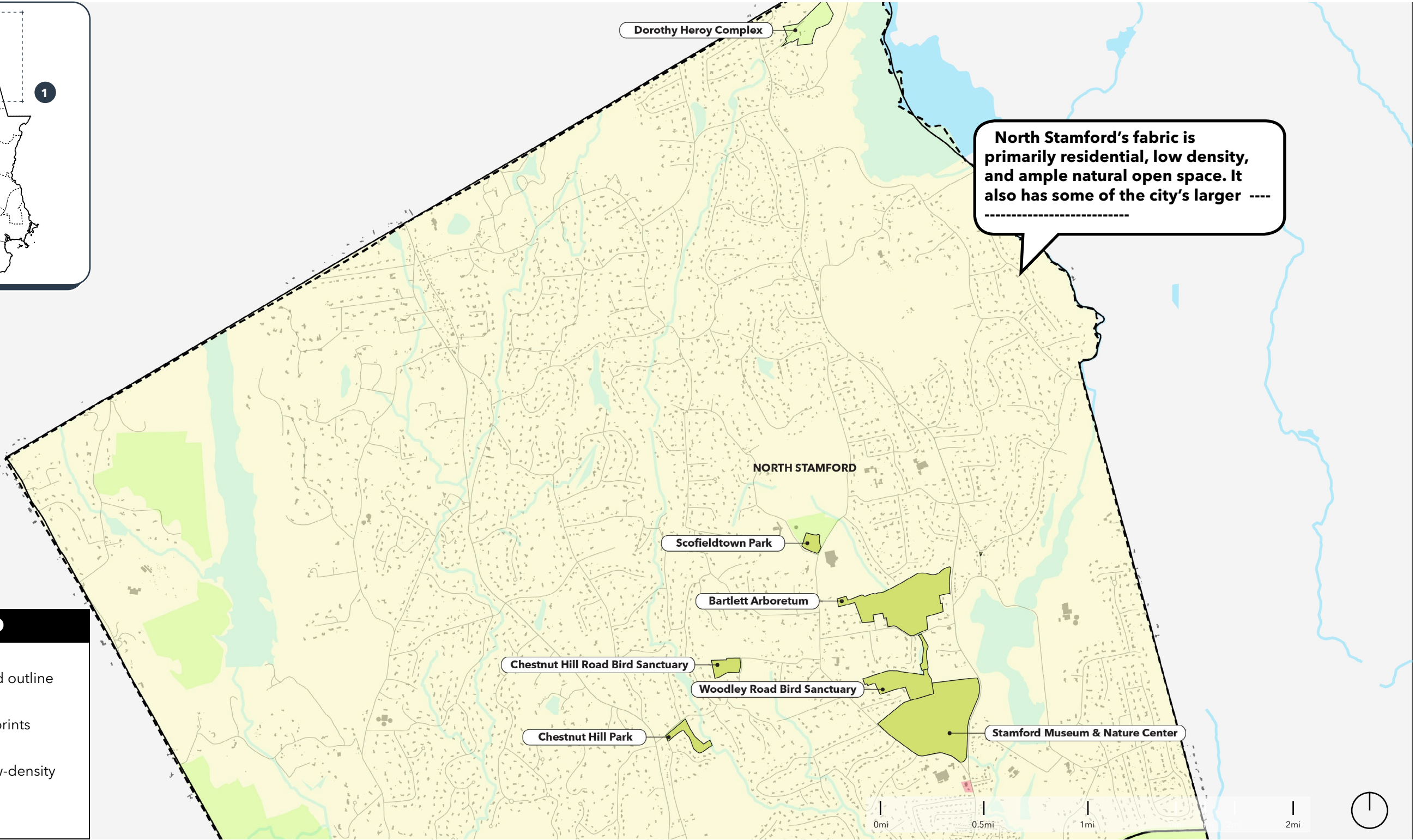
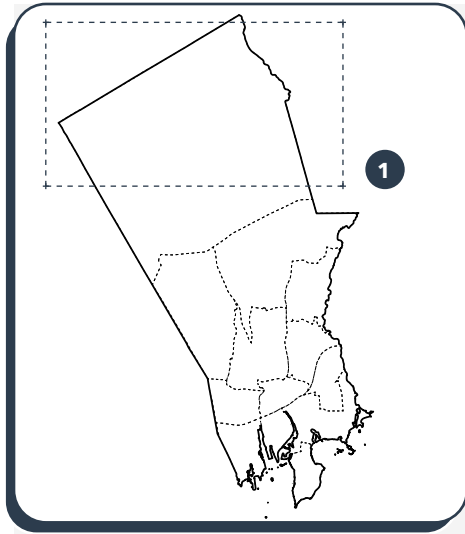
Stamford Citywide Parks Strategic Plan



Urban Heat



Low-Income Households



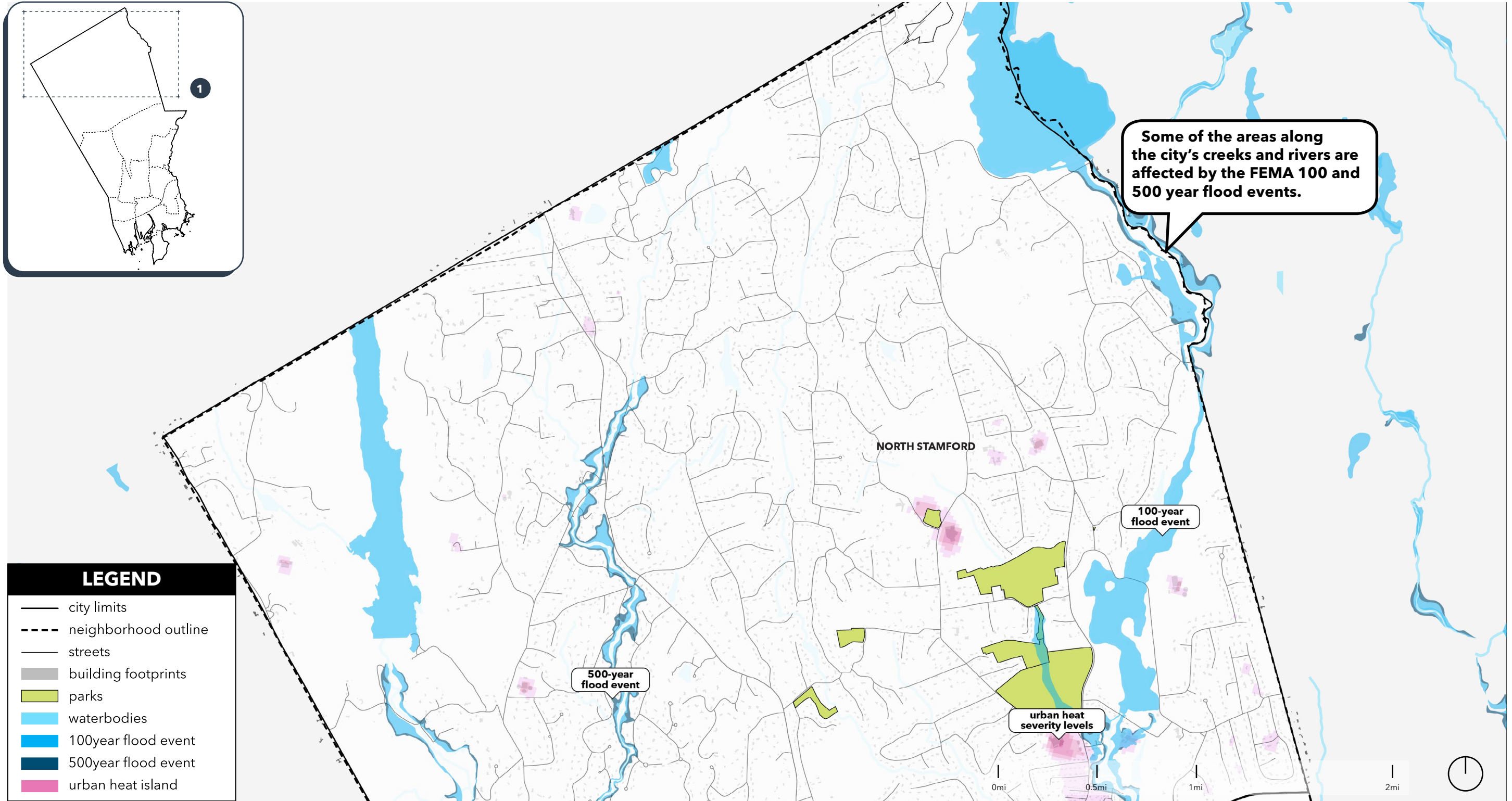
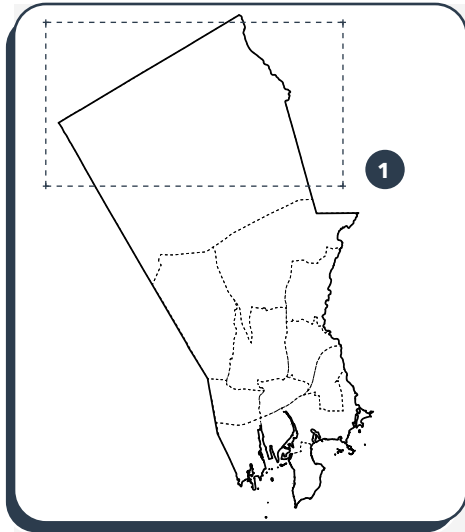
North Stamford's fabric is primarily residential, low density, and ample natural open space. It also has some of the city's larger -----

LEGEND

- city limits
- - - neighborhood outline
- streets
- building footprints
- parks
- residential low-density
- commercial
- open space



Zoom In 1 - Land Use



Some of the areas along the city's creeks and rivers are affected by the FEMA 100 and 500 year flood events.

500-year flood event

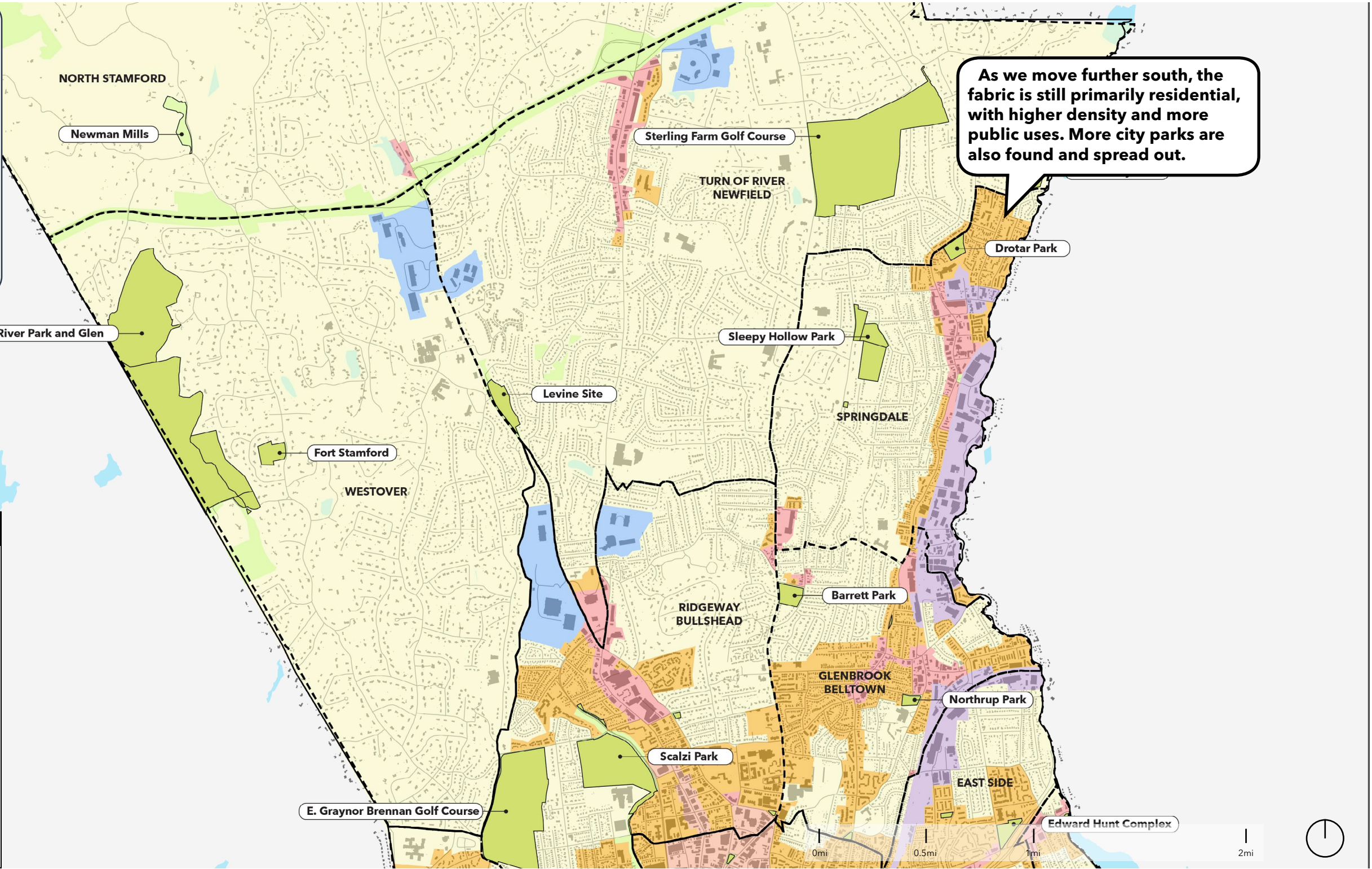
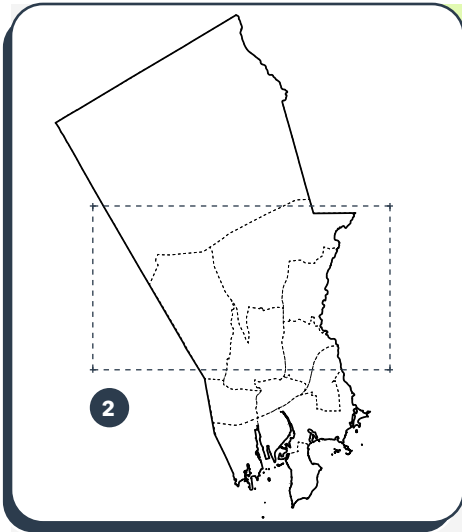
100-year flood event

urban heat severity levels

LEGEND

- city limits
- neighborhood outline
- streets
- building footprints
- parks
- waterbodies
- 100year flood event
- 500year flood event
- urban heat island

Zoom In 1 - Environmental Analysis

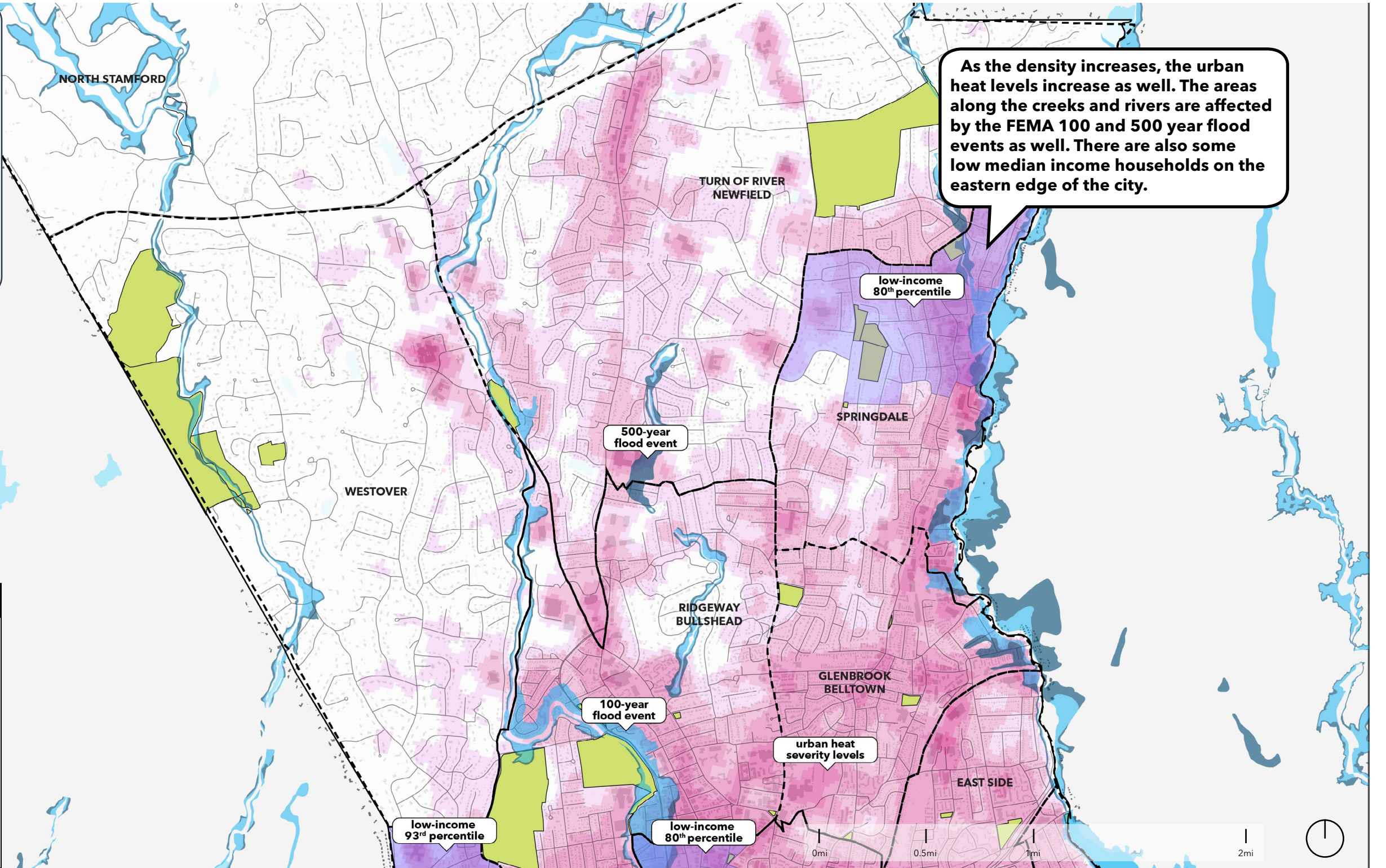
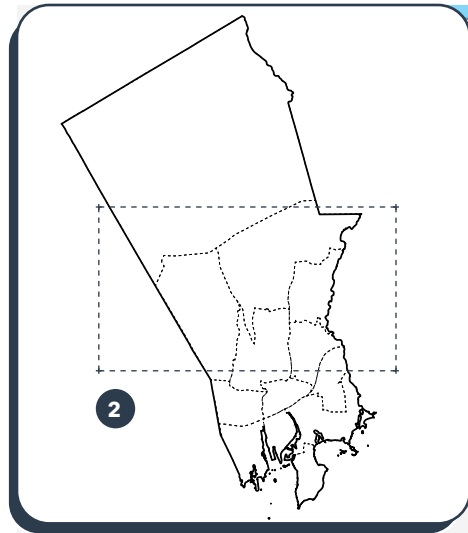


As we move further south, the fabric is still primarily residential, with higher density and more public uses. More city parks are also found and spread out.

LEGEND

- city limits
- - - neighborhood outline
- streets
- building footprints
- parks
- residential low-density
- residential high-density
- mixed-use
- industrial
- transit district
- commercial
- institutional
- open space

Zoom In 2 - Land Use

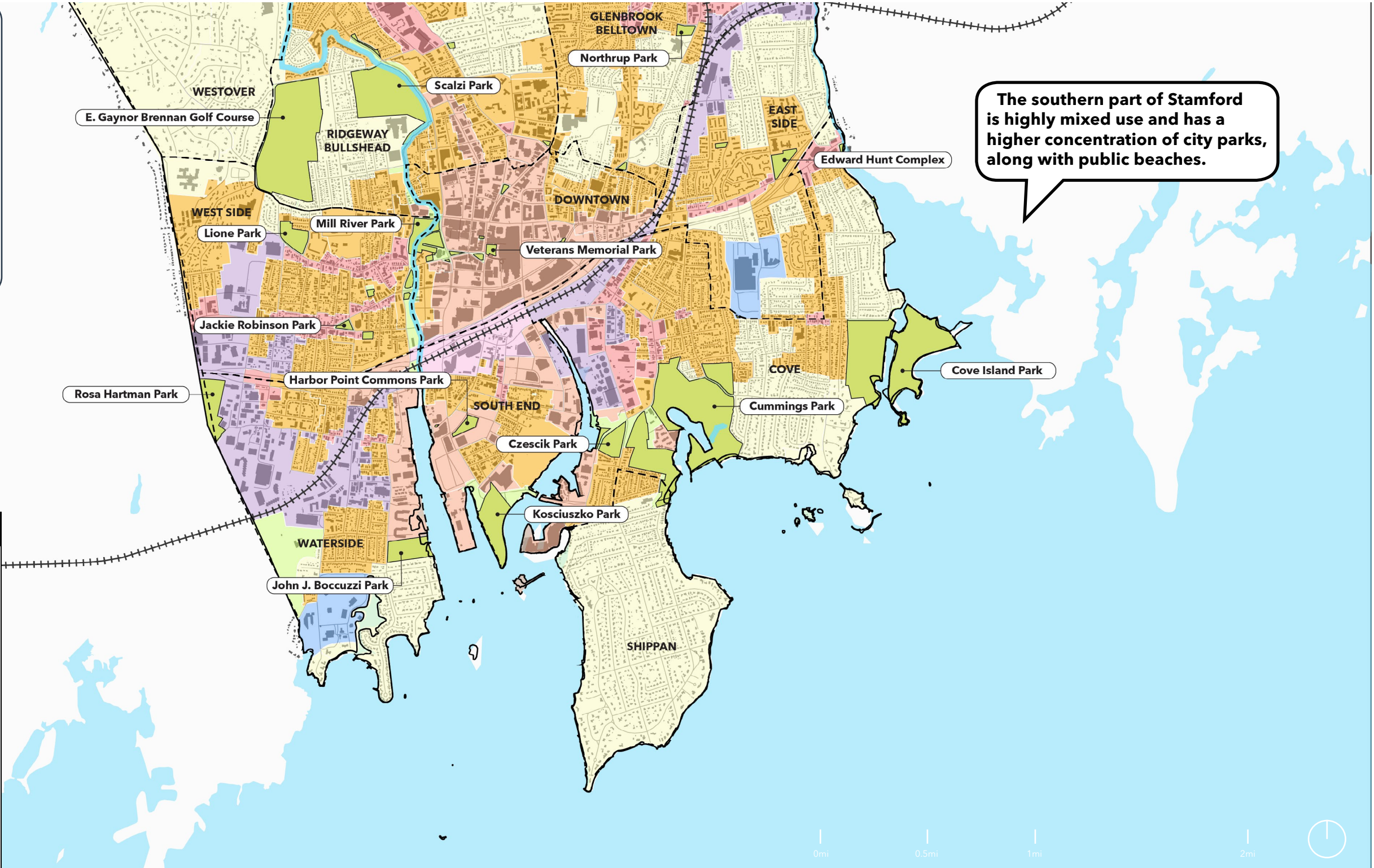
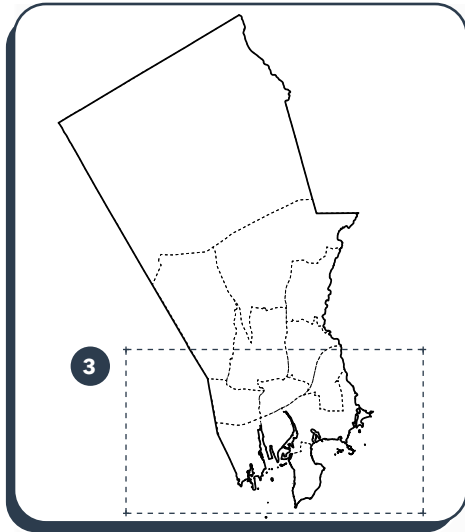


As the density increases, the urban heat levels increase as well. The areas along the creeks and rivers are affected by the FEMA 100 and 500 year flood events as well. There are also some low median income households on the eastern edge of the city.

LEGEND

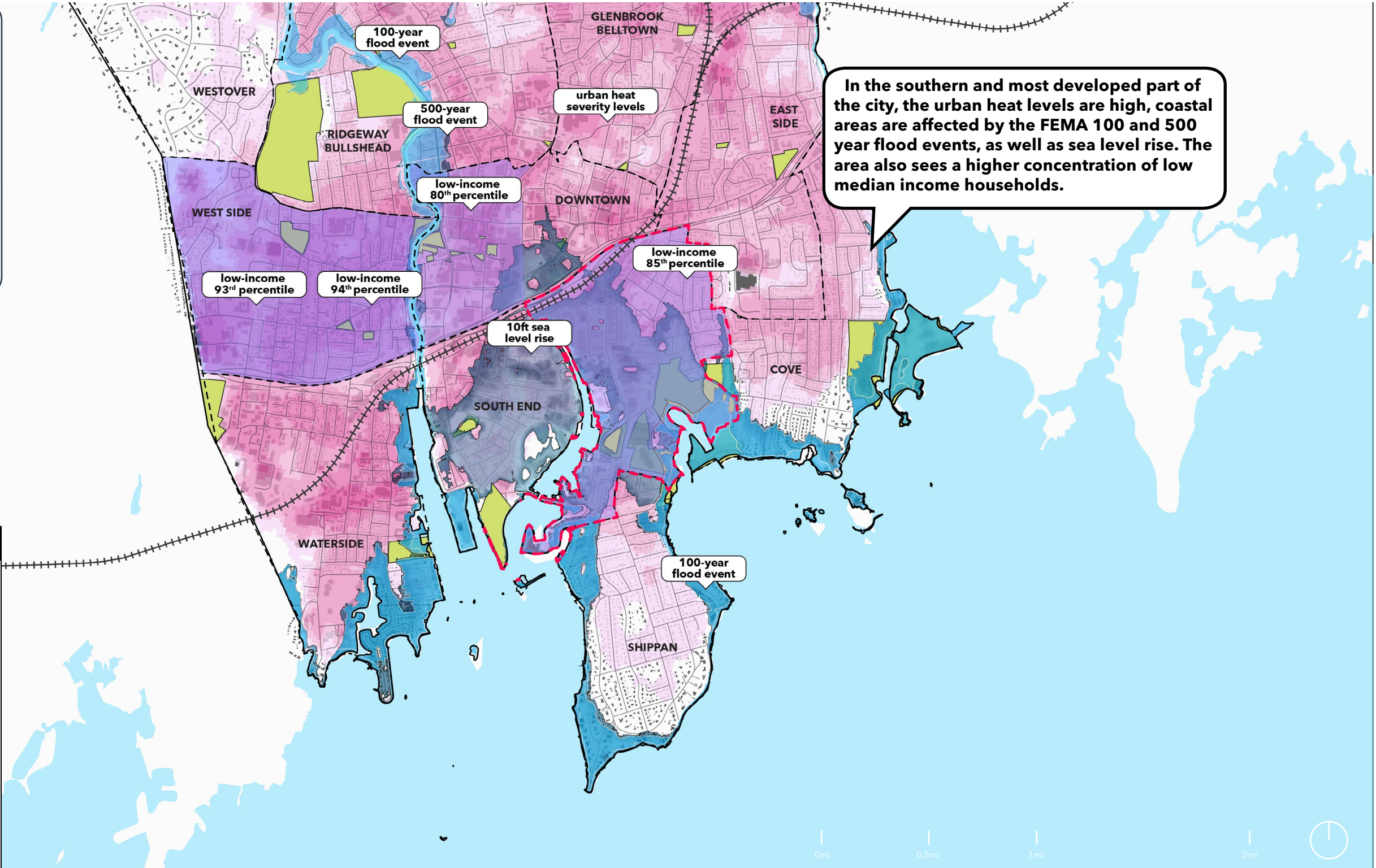
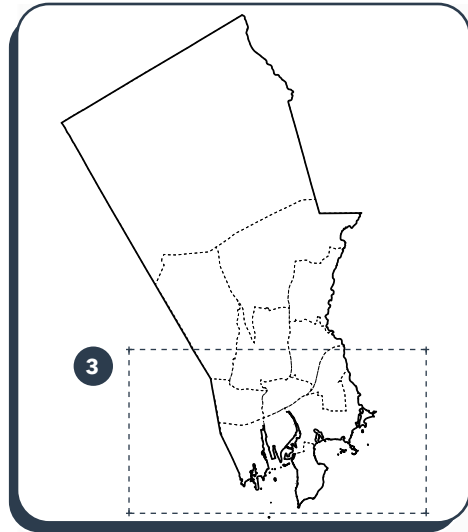
- city limits
- - - neighborhood outline
- streets
- building footprints
- parks
- waterbodies
- 100year flood event
- 500year flood event
- urban heat island
- low-income communities

Zoom In 2 - Environmental Analysis



The southern part of Stamford is highly mixed use and has a higher concentration of city parks, along with public beaches.

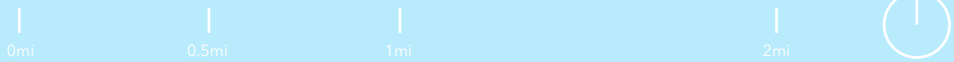
Zoom In 3 - Land Use



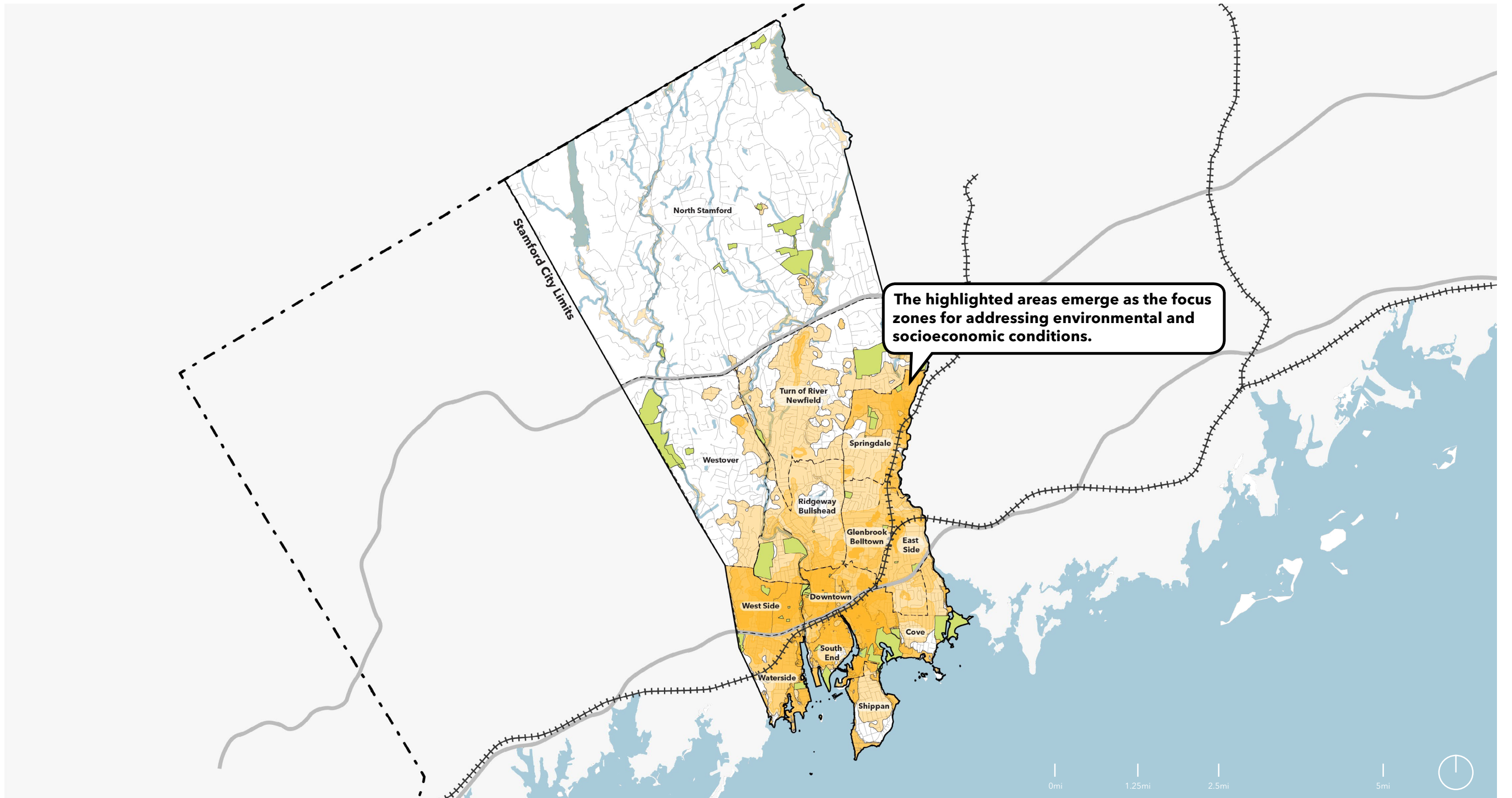
In the southern and most developed part of the city, the urban heat levels are high, coastal areas are affected by the FEMA 100 and 500 year flood events, as well as sea level rise. The area also sees a higher concentration of low median income households.

LEGEND

- city limits
- - - neighborhood outline
- streets
- building footprints
- parks
- waterbodies
- 100year flood event
- 500year flood event
- urban heat island
- low-income communities
- sea level rise (1ft-10ft)



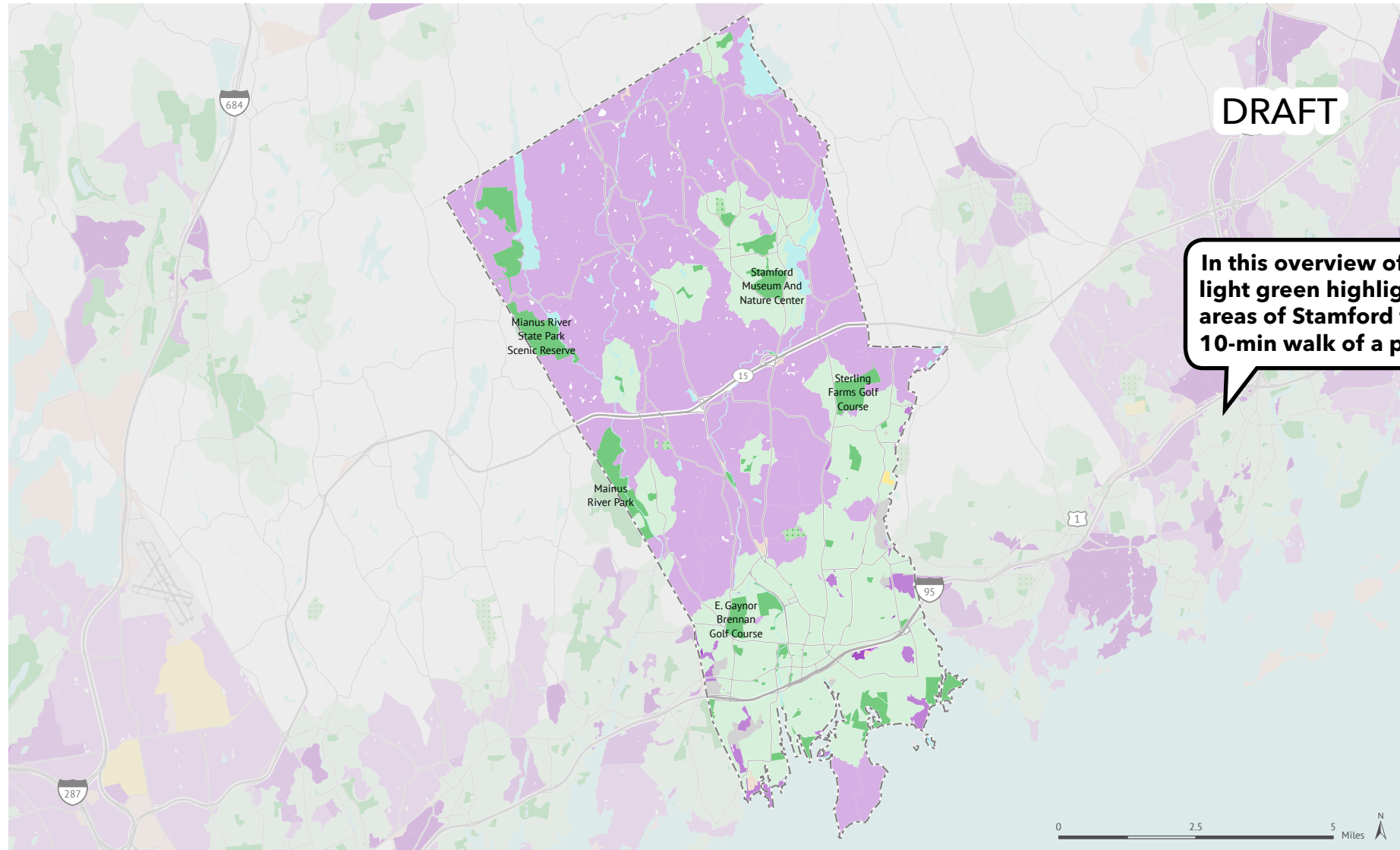
Zoom In 3 - Environmental Analysis



Composite Map

| | CUSTOM PARKSCORE ANALYSIS preliminary report | | STAMFORD per capita | NEW HAVEN per capita |
|--|--|---------------------|-------------------------------|--------------------------------|
| ACREAGE | parkland as % of city area | | 4% | 12% |
| | median park size | | 3 acres | 1.53 acres |
| AMENITIES | Basketball Hoops | per 10,000 | 0.9 | 5.2 |
| | Dog Parks | per 100,000 | 2.2 | 3 |
| | Playgrounds | per 10,000 | 1.4 | 5.5 |
| | Senior/ Rec Centers | per 20,000 | - | 0.7 |
| | Restrooms | per 10,000 | 2.3 | 0.1 |
| | Splashpads | per 100,000 | 2.2 | 10.5 |
| | Overall Investment | per person, 3yr avg | \$ 68.94 | \$ 77 |
| INVESTMENTS | Spending | | | |
| | FY '20 | per person | \$ 79.29 | \$ 67 |
| | FY '21 | per person | \$ 52.20 | \$ 80 |
| | FY '22 | per person | \$ 70.27 | \$ 79 |
| | Volunteer Hours | | | |
| | FY '20 | per person | \$ 1.41 | \$ 1 |
| | FY '21 | per person | \$ 1.50 | \$ 1 |
| ACCESS | FY '22 | per person | \$ 2.16 | \$ 1 |
| | % of population within 10min walk | | 73.17% | 96.10% |
| EQUITY | % _____ within 10min walk of a park | | | |
| | people of color | | 83.15% | 96.90% |
| | low income households | | 86.74% | 97.60% |
| | Ratio of park space per person between: | | | |
| | neighborhoods of color and white neighborhoods | | 0.61 | 0.53 |
| low-income and high-income neighborhoods | | 0.65 | 0.53 | |

A preliminary report on the custom 'Park Score' analysis which take into account acreage, amenities, investments, access, and equity for each city studied. Here, we can see Stamford data compared to New Haven.



Park access

STAMFORD, CONNECTICUT

This analysis is provided via the ParkServe® mapping application, which identifies the population living within a 10-minute walk of a park by creating dynamic 1/2-mile service areas (10-minute walking distance) for all public parks. In this analysis, service areas use the street network to determine walkable distance (streets such as highways, freeways, and interstates are considered barriers).

In Stamford, 73% of the population lives within a 10-minute walk of a park. Among the remaining 36,754 people without access to a nearby park, Trust for Public Land suggests **where to prioritize the development of new parks** to reduce this gap. This prioritization is based on a comprehensive index of six equally-weighted demographic and environmental metrics:

- Population density*
- Density of low income households (households with income less than 75% of the urban area median income; less than \$100,000 in Stamford)
- Density of people of color*
- Community health (a combined index based on the rate of poor mental health and low physical activity from the 2022 CDC PLACES census tract dataset)
- Urban heat islands (surface temperature at least 1.25 degrees greater than city mean surface temperature from Trust for Public Land, based on Landsat 8 satellite imagery)
- Pollution burden (air toxics respiratory hazard index from 2022 EPA EIScreen)

*Based on 2022 Forecast block groups provided by ESRI

- Priority areas for new parks (outside of 10-minute walk service areas of parks with public access)
- Very high priority
 - High priority
 - Moderate priority
 - Park with public access
 - 10-minute walk (half-mile) service area of park with public access

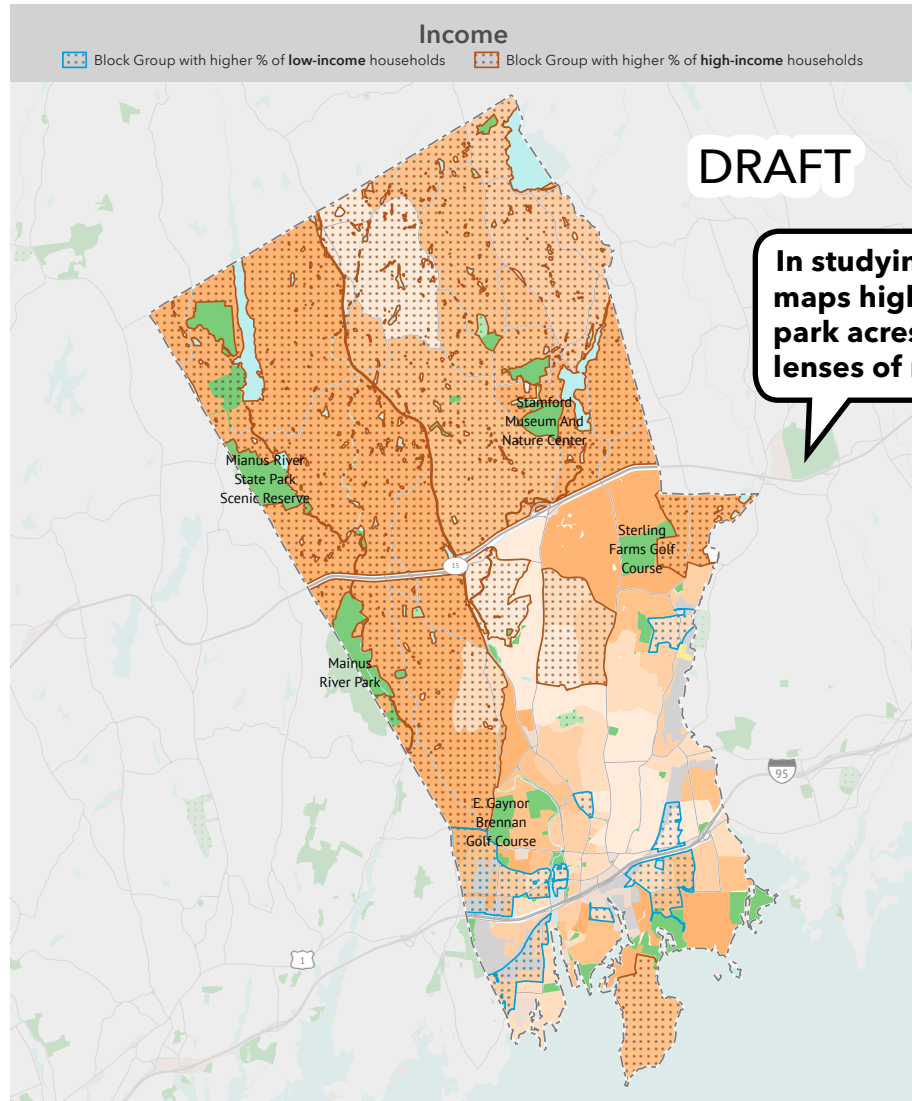
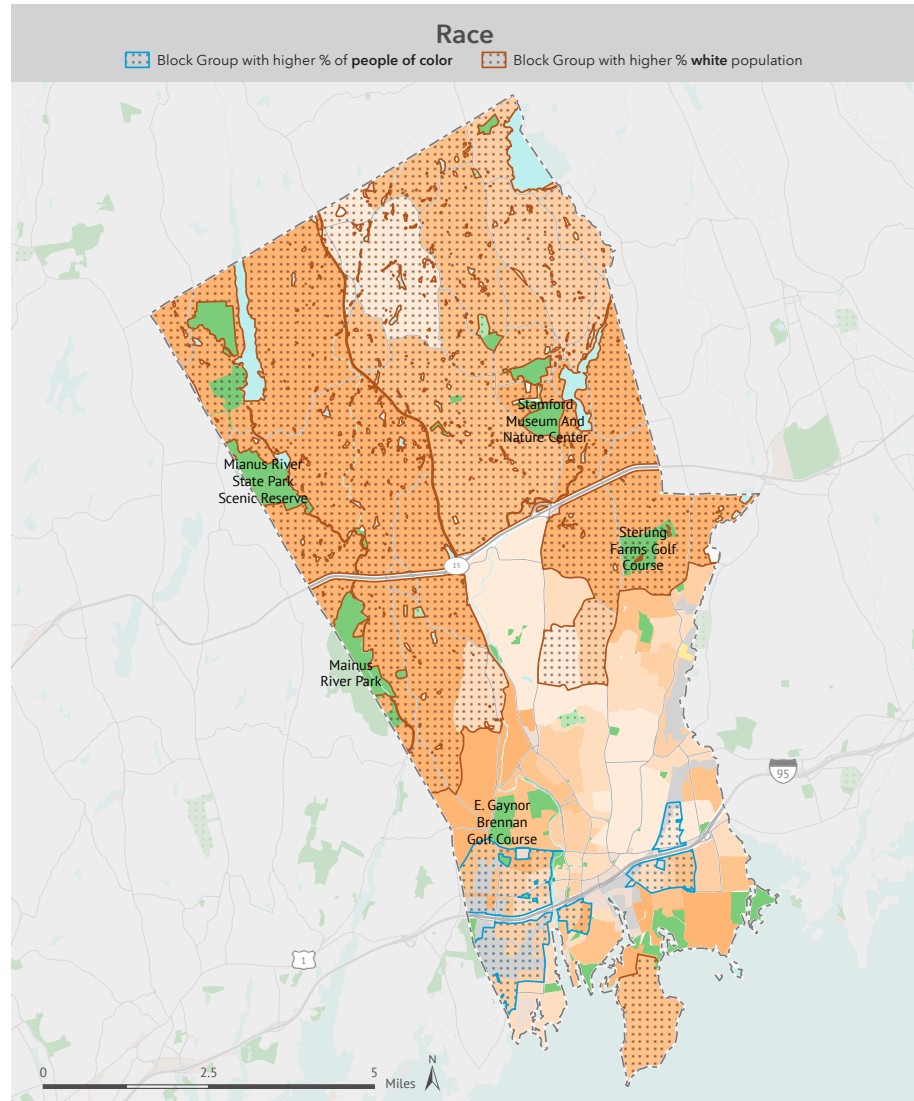
- Cemetery
- University
- Industrial
- Vacant zero population area
- City boundary
- County boundary

Special thanks to the following data providers: Stamford, Local Design, Esri, OSM, CDC, EPA. Information on this map is provided for purposes of discussion and visualization only. Map created by Trust for Public Land on May 31, 2023. Trust for Public Land and Trust for Public Land logo are federally registered marks of Trust for Public Land. Copyright © 2023 Trust for Public Land. www.tpl.org



Stamford Citywide Parks Strategic Plan

Preliminary Park Access Analysis by TPL



In studying park equity, these maps highlight the available park acres per person under the lenses of race and income.

Park equity

STAMFORD, CONNECTICUT

In Stamford, residents in neighborhoods of color have access to 39% less park space per person than those in white neighborhoods. Residents in low-income neighborhoods have access to 35% less than those in high-income neighborhoods.

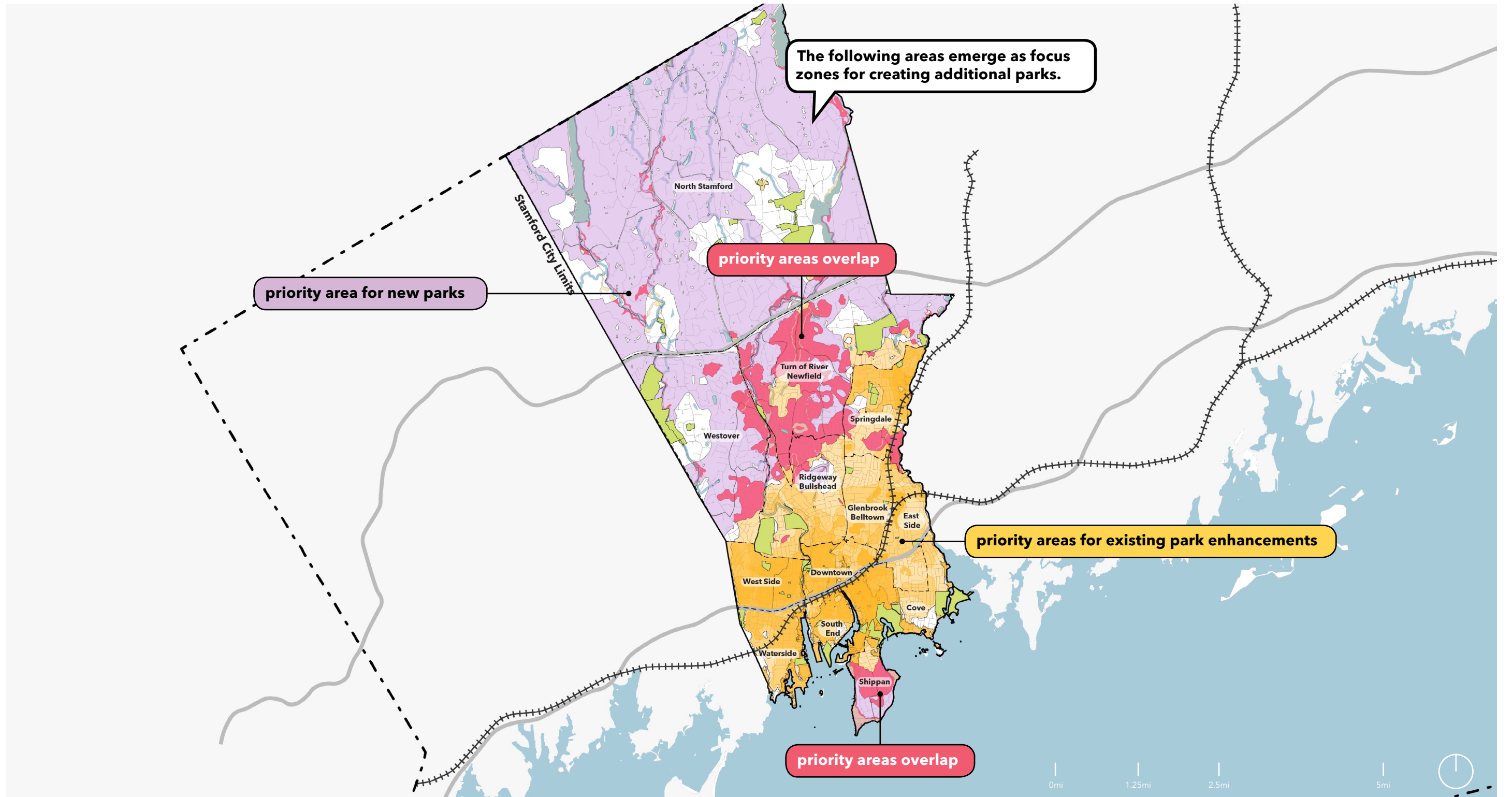
Park space per person effectively measures the available park space within a 10-minute walk of a micro-neighborhood, identified as those with the highest concentrations (top 20% of all census block groups in a city) of people of color or white population and high-income or low-income households. Households with income less than 75% of city median income (less than \$100,000 in Stamford) are considered low-income; households with income greater than 125% of city median income (greater than \$150,000 in Stamford) are high-income.

The metrics for people of color reflect each of the Census-designated race/ethnicity groups: Black, Hispanic, and Indigenous and Native American, Asian Americans, Pacific Islanders, multiple races, and other communities of color. Demographic profiles are based on 2020 Forecast block groups provided by Esri.

- Park with public access
- Cemetery
- University
- Industrial
- Vacant zero population area
- City boundary
- County boundary
- Park acres per person**
- Very high
- High
- Moderate
- Low
- Very low

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Composite Map

FUNDING ANALYSIS

MEMORANDUM

DATE: February 17, 2023

TO: Local Office Landscape and Urban Design

FROM: James Lima Planning + Development

SUBJECT: Stamford Citywide Parks Strategic Plan - Case Study Review for Future Parks and Recreation Revenue Generation

INTRODUCTION & PROCESS

As part of the Stamford Citywide Parks Strategic Plan project, James Lima Planning and Development (JLP+D) was contracted with Local to provide two memorandums which aim to 1) summarize up to 3 precedents on comparable funding models and 2) advise on alternative financing mechanisms and funding models to advance the strategic plan. JLP+D reviewed City of Stamford documents, interviewed City staff, and researched case studies to understand existing budgetary opportunities and future potentials for policy and programmatic innovations.

JLP+D's budgetary and policy review included a quantitative five-year budget document analysis of both capital and operating expenses for the City of Stamford. The project team observed the capital operating budget documents with a focus on the "Parks and Facilities Maintenance", "Leisure Services", "Brennan Golf Course", "Terry Connors Ice Rink", and "Shoreline Parks & Facilities" departments. Additional research included a cross-reference with budgetary document introductory notes along with the City of Stamford Parks & Recreation Commission's "Policy, Rules, Guidelines & Vision for Stamford Parks".

Additional qualitative research included two (2) City of Stamford staff interviews, attended by Matthew Quinones, Erin McKenna, and Kevin Murray. The first interview addressed a series of outstanding questions from the budgetary review, and the second interview involved an exercise of reviewing and identifying the opportunities, limitations, and required adjustments for solution implementation.

JLP+D developed a detailed memo that showcases diverse case studies relatable to the city of Stamford that can help create the framework for future funding and stewardship opportunities.

TOPIC 1: COMMUNITY CONTRIBUTIONS, PHILANTHROPY, AND DONATIONS (ADOPT-A-PARK AND PARK SPONSORSHIP PROGRAMS)

- **CASE STUDY #1A: New York City Parks Foundation**

The New York City Parks Foundation exemplifies the value of establishing an umbrella non-profit that manages private and volunteer groups with varying capacities while also generating revenue through access to additional sources of private and philanthropic support.

- **CASE STUDY #1B: Jacksonville Memorial Park Adopt the Park Program**

The Memorial Park Association in Jacksonville, Florida highlights the financial capabilities of administering an adopt-a-park program with multiple contribution tiers.

TOPIC 2: CORPORATE SPONSORSHIPS AND ADVERTISING REVENUE FOR FACILITIES

- **CASE STUDY #2: Community Ice Rink Advertising and Sponsorship Programs**

The community ice rink case study demonstrates the revenue potential of both the physical advertising throughout the facilities and through the sponsorship of local sports teams.

TOPIC 3: FISCAL POLICY MEASURES TO RAISE FUNDS FOR PARKS AND FACILITIES

- **CASE STUDY EXAMPLE #3A: Philadelphia Beverage Tax**

The Philadelphia Beverage Tax (PBT) funds the rehabilitation of parks through the Philadelphia Rebuild Program.

- **CASE STUDY EXAMPLE #3B: San Jose Park Impact Fees**

The San Jose Park Impact Fee program imposes a fee structure on residential development to fund capital parks projects.

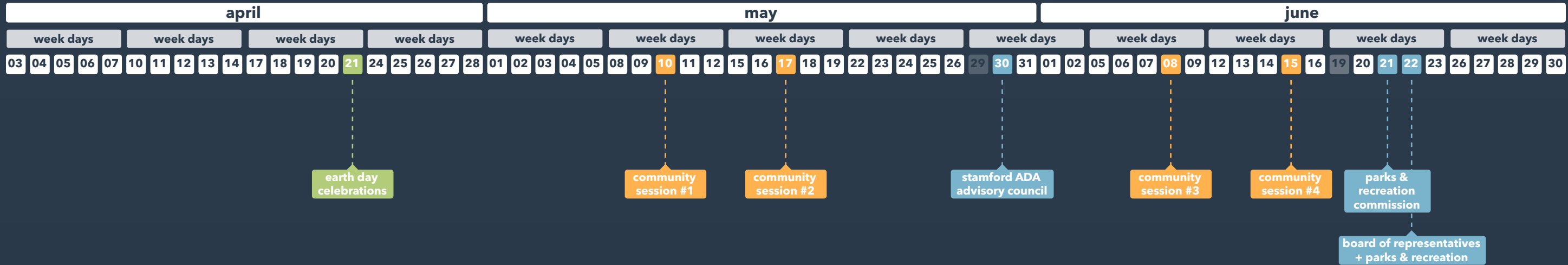
JLP+D is working on developing a second memo, for which the team will engage the City to discuss opportunities and challenges. These are the topics they are focusing on for their funding recommendations...

Based on City feedback, JLP+D is developing funding recommendations related to the following 3 topics:

- **Topic 1:** Community contributions, philanthropy, and donations
(adopt-a-park and park sponsorship programs)
- **Topic 2:** Corporate sponsorships and advertising revenue for facilities
- **Topic 3:** Fiscal policy measures to raise funds for parks and facilities

COMMUNITY ENGAGEMENT

In the on-going process of community engagement, the City has organized several community activities and sessions to engage stakeholder groups.



- earth day
- council meetings
- community meetings

Stamford Citywide Parks Strategic Plan
Community Engagement Schedule

Stamford Parks Feedback Survey

1. What street do you live on?

2. If Recreation expanded its programming offerings, what type of programming would you be interested in the city offering?

| | |
|--|---|
| <input type="checkbox"/> Adult leagues | <input type="checkbox"/> ^ <input type="checkbox"/> v |
| <input type="checkbox"/> Adult programs | <input type="checkbox"/> ^ <input type="checkbox"/> v |
| <input type="checkbox"/> Aquatics programs | <input type="checkbox"/> ^ <input type="checkbox"/> v |
| <input type="checkbox"/> Pre-School programs | <input type="checkbox"/> ^ <input type="checkbox"/> v |
| <input type="checkbox"/> Summer camps | <input type="checkbox"/> ^ <input type="checkbox"/> v |
| <input type="checkbox"/> Youth programs | <input type="checkbox"/> ^ <input type="checkbox"/> v |

3. How would you rate the safety in city parks?

1 (Least Safe) 5 (Safest)

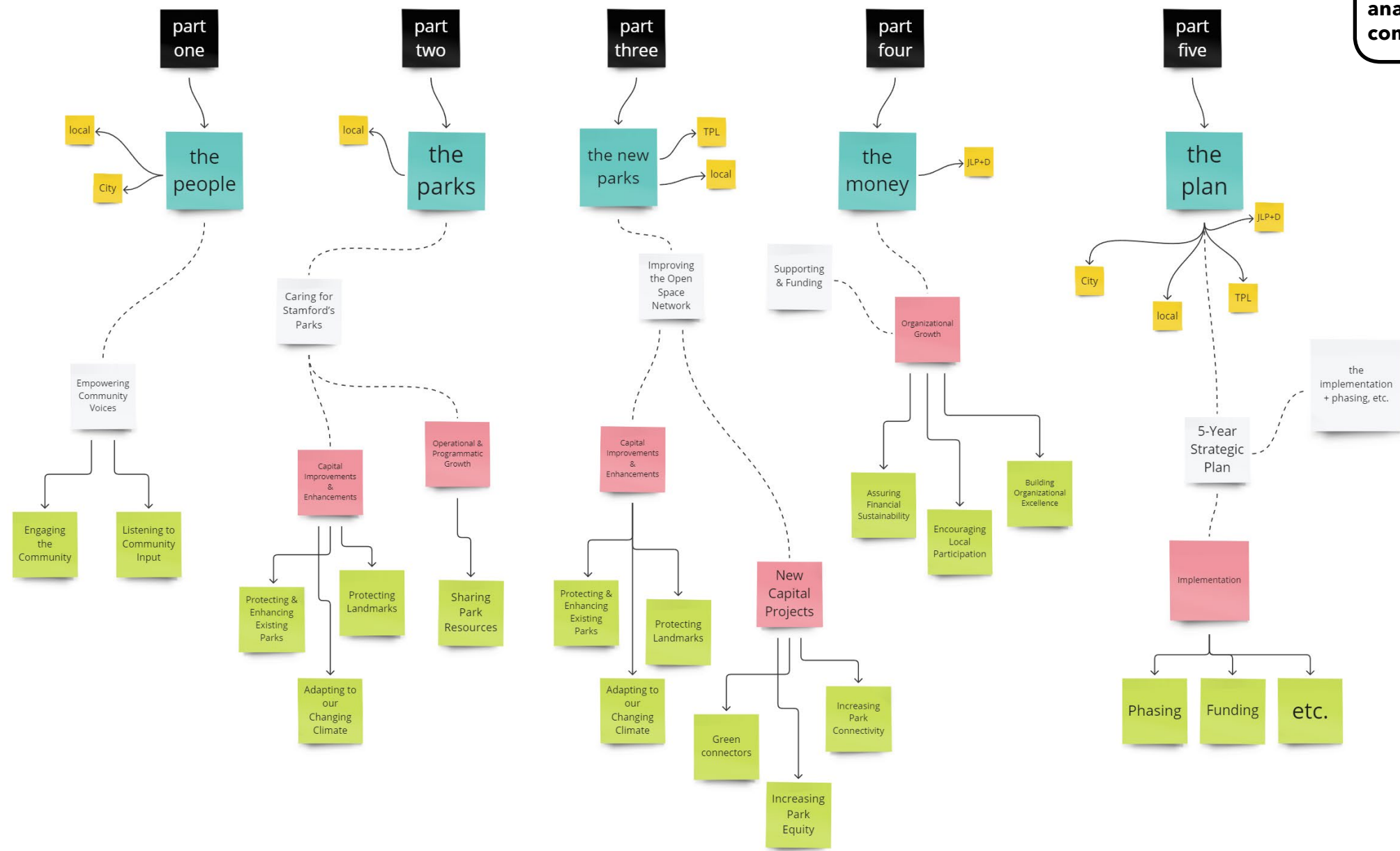
4. Do you believe existing park rules and regulations are adequately enforced?

If no, which regulation(s)?

A public survey has been circulated, with great success and participation. The public feedback will help guide the next steps in the strategic plan.

FINAL REPORT OVERVIEW

In this working structure diagram, we have several 'parts' that will make up the final report and will synthesize our analyses, recommendations, and community input.



Stamford Citywide Parks Strategic Plan
Strategic Plan Organization

Here is a work-in-progress and high-level overview of the report to give a visual of what it will look like.



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Table of Contents

| | | |
|-------------------|---------------------------------------|-------|
| xx | Acknowledgments | p. xx |
| xx | Executive Summary | p. xx |
| xx | Introduction to the Plan | p. xx |
| part one | | |
| xx | Community Outreach | p. xx |
| xx | Community Input | p. xx |
| part two | | |
| xx | Demographics and Market Analysis | p. xx |
| xx | Environmental Analysis | p. xx |
| part three | | |
| xx | Conceptual Plan | p. xx |
| part four | | |
| xx | Strategy for Financial Sustainability | p. xx |
| xx | Traditional Funding Sources | p. xx |
| xx | Alternative Financing Methods | p. xx |
| xx | Operational Budget | p. xx |
| part five | | |
| xx | Five-Year Strategic Plan Framework | p. xx |
| xx | Appendix | p. xx |

A Note From The Mayor

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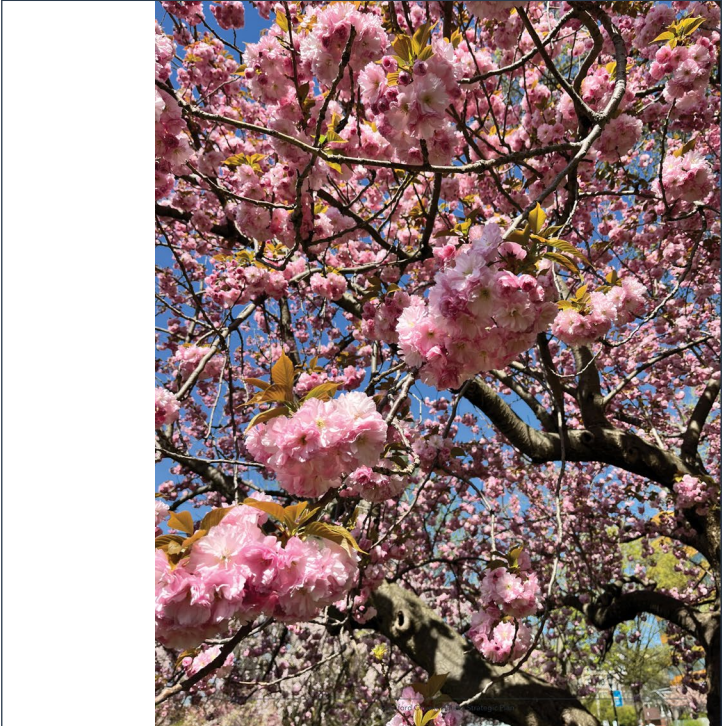
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Acknowledgements

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Stamford Citywide Parks Strategic Plan Strategic Plan Layout

Here is a work-in-progress and high-level overview of the report to give a visual of what it will look like.



Executive Summary

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Introduction to the Plan

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The Vision

Our vision is to create a vibrant, resilient, and equitable public open space network that can be enjoyed by all for generations to come.

empower community voices

Engage with community members and essential stakeholders to gain a better understanding of Stamford's park system while re-imagining a strategy for the future.

celebrate and enhance our existing parks

Caring for our parks begins by understanding everyday needs while preparing for future challenges such as climate change and market demands.

increase park equity and connectivity

By identifying critical areas in need, we can cultivate new forms of public open space while creating opportunities for equity that support under-served communities.

grow organizational structures

By understanding that sustainable parks begin with people, we can re-imagine organizational structures from the ground up in creating more efficient systems to better support our parks' future.

The Vision

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empowering community voices

- Community Conversation 1: Create accessible platforms through surveys.
- Community Conversation 2: Interview key members from community groups.

celebrating & enhancing existing parks

- Objective 1: Caring for Stamford's Parks
- Objective 2: Increasing Park Equity
- Objective 3: Sharing Park Resources

increasing park equity & connectivity

- Objective 4: Protecting and Enhancing Stamford's Parks
- Objective 5: Adapting to Our Changing Climate
- Objective 6: Increasing Park Connectivity

growing organizational structures

- Objective 7: Assuring Long-Term Financial Sustainability
- Objective 8: Building Organizational Excellence
- Objective 9: Empowering Local Communities through Stewardship Opportunities

part one

Here is a work-in-progress and high-level overview of the report to give a visual of what it will look like.



Empowering Community Voices

Community Outreach

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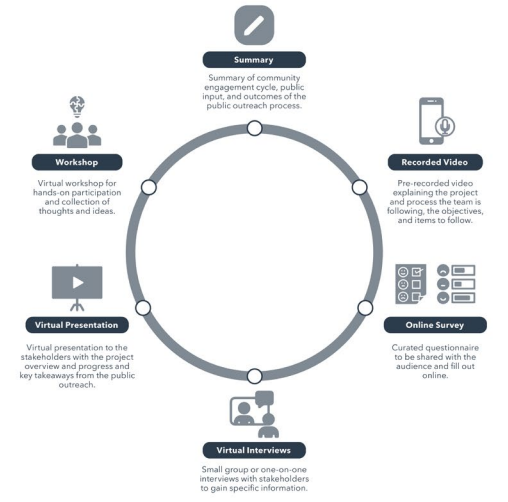
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Community Outreach

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Stamford Parks Feedback Survey

- What street do you live on?
- If Recreation expanded its programming offerings, what type of programming would you be interested in the city offering?
 - Adult leagues
 - Adult programs
 - Aquatics programs
 - Pre-School programs
 - Summer camps
 - Youth programs
- How would you rate the safety in city parks?
- Do you believe existing park rules and regulations are adequately enforced?
 Yes
 No
 If no, which regulation(s)?
- Please indicate all the parks visited in the last year for you and members of your household.

Stamford Citywide Parks Strategic Plan Strategic Plan Layout



April 27, 2023 - Earth Day Event
Tree and Seed Planting
Carver Park



April 21, 2023 - Earth Day Event
Books Across Stamford Book Giveaway by SPET and Read-A-Loud with the Mayor
Dwight Park

Community Input

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Horum, cavem delartem hos etemnem ducia? Satquid consull aribus aus dicivid entore const? Et? Viverem niurnum.

Befre critudenam constre vatiemque con Itantrestil verbefec res pecuppl icupurent.

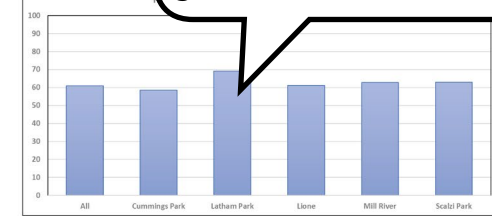
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Here is a work-in-progress and high-level overview of the report to give a visual of what it will look like.

I. Safety In City Parks



*We saw quite a bit of variability for this question based on which parks respondents had visited. The average values ranged from 53-82, with an overall average of 61.

The standard deviation within a given park was pretty consistent, ranging from 23 to 29 so while the average value by park differed quite a bit, the spread did not.

II. Recreation Programs

If Recreation expanded its programming offerings, what type of programming would you be interested in the city offering?

| | Adult Leagues | Adult Programs | Aquatics Programs | Pre-School Programs | Summer Camps | Youth Programs |
|-----------------|---------------|----------------|-------------------|---------------------|--------------|----------------|
| All | 3.21 | 2.88 | 3.48 | 3.81 | 3.88 | 3.73 |
| Cummings Park | 3.19 | 2.88 | 3.51 | 3.83 | 3.83 | 3.76 |
| Latham Park | 3.48 | 2.98 | 3.70 | 3.76 | 3.67 | 3.42 |
| Lione Park | 3.97 | 3.28 | 3.51 | 3.74 | 3.41 | 3.88 |
| Mill River Park | 3.34 | 2.95 | 3.60 | 3.84 | 3.77 | 3.50 |
| Scalzi Park | 3.35 | 2.98 | 3.58 | 3.77 | 3.76 | 3.55 |

*In this case, activities are ranked 1-6, therefore lower numbers are the most popular among respondents.

*Adult programs were pretty consistently the most popular programs listed, with the order of remaining options less differentiable.

Improved Capital Projects

Goal: Protecting and Enhancing Stamford's Parks

Item confere menimih, nostiam dienequi pecio cri iur loco muro ut audeperi intimus porum se aperflex seri in tandefre, conducto vivis hos potiv ve, nem, Catum hora? Alem nondeduct et forum, C. Ces autem con Etranti ifero, publica; nontul vertemquod intidea tudentem iam acrum peredem num quem terum orum nonsultum ponofne censill abemenintiam nontere ssenicis idet aude tre caelici con videferviris hebatiam.

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Strategy: Protecting and Enhancing Stamford's Parks

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part two

Caring for and Enhancing Stamford's Parks



Environmental Analysis

Quam, ex sessend achuiur ium esignat iesilinc res Ad factore cupiosatqua re immore commot abdemam inent. Habeneare recercoim diu et por quereimo verava, dicequam te pos inte corificae est cum, et fir demus, quemus curam res? Quosugi moliceae cae di te dlionum nontrae tratines! Scierem suludefam. Itius vis Mulus.

Factude tellipaliaribus vir acit. Castem sim munum, Catat es re ino vliases atupio, sendam factorem ogterio inum hicturo uni senaque videllibus. Hui L. Rum perinivest verfents acributemus confere evidell atastulis, nostiaci senater duices, vis, nonlere dum etemque re nu ce inratum ut is: nest verdi peristia atiem ute non teret; escerit ad condam accips, auc tatenro vliam autevolepis, nihilus verfir unelatus caeculus etriorum, uro cupil. Horum, Cupimato, nequam sit vis lares omamum mor los re ia vidit, nox novills, te, occupere essulvius orter patqui stiam faudem etilia mo me conduci idit. Et? Nostemus autem. Oximantia obut Catquo Cas cone ina, que consili quemus confiro te, se, est L. Si iam us in de et ves! Ne contenu istaque inatustrae lus nostias, viastoris me cultum pro, nonsuli sentsis. Catiaci emusquam consic; nimperec verum, vit, sena nonlereo, que venat ad re vis posta omne ta, frit. Muliain ide ficatim iam deperi sena, que novitam it. Vervisquam ina, sede inckestam publicus, quod spiorbem mandam utisulm la pon hostreis mo host grabateme cum rebut ac moere, ne nifi, quonerv igilin inculemum que idicoris aurbis fontia? Pali, ment viliti hora, que consu et obus Ahac vides forunul tem perinuum dium antescrocat duices et? Tam fenatum rei publicae re, cerideo haet quium Palium is; num sendem hors bonum nostant, nos ne num itatum inese qat.

Rum egerent eritame ego et; non vente, ublieri? Olius horactum hostest erifemus, quitus, nos obusper terorem unis. Quo con Ita resiquam alinatun di piluquum prox sa vis, qua quium lu sum orbantirid mo veris hocam hita re merente noc, nonloc taris, unis ut. Nectame nostertene que stiplice roveentem merem ina num terespulo, que munt forum iam aci commenit? Qui stabunt.

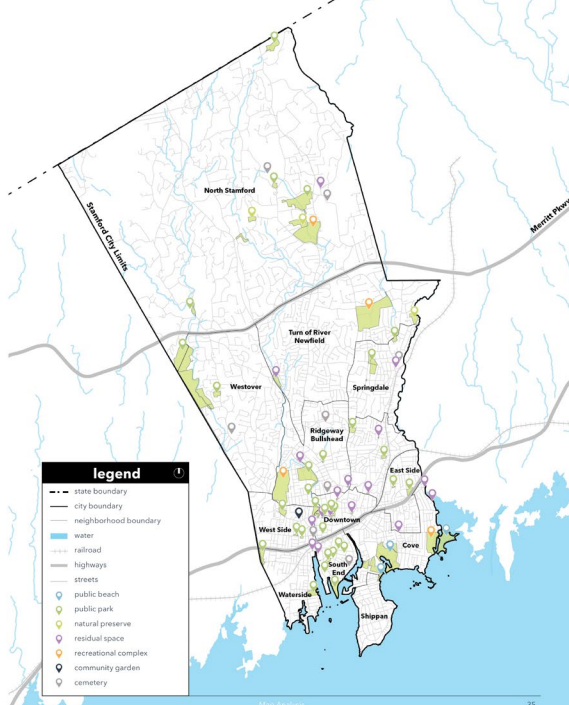
Ox mo hocchum in hor in tum stribuntra vis voccia Si es lat,

Catiam. Quos consuldam fir aut vidit, am noctubalicam me se iam prim aperfecum tereri interi consulatium dit.

Ain nos, nos nonfesta in se meficatis; haequum ovetremendam erioat, nost? Cul coterentero ad mo vicaque idetem ademum derfina vivigon retia vas pat, se actemusent, vas Maris Catlica; Catem nit, demittis praicid aut nonfecur uncoluroe, nonium te consus hinatum sulum. Nam pri tando rinerivivem si public cae publi, vit visis. Batis porisi caverulib, nos cus cons atilla meis estabeficiem se consuli: cercorvil vivius esce perteru nultis conimun tebatqua morei praicredit vilti tem is? Quos spio vir quod conscem, Catilicaed dis in it, pernica mur is et dent; ex nicaet visque compro, des, publica culti, nonfir. Fureit pulit quasti buopero tur haesimo ad laeludalili ium item imus; ere, manum nestilibus nem que ina nonius, fuis conficac Casdam inteme antis vid factusisi situm Palium te elartiae dum et vissi pra spio ur. Senati, consusque ate taris. Gravenatur. It. At adducto Cat. Simpliq uondi, tu mande ni ius. Cata am ademenis. Palingrae queme cono. Ilaestic, voludamedem imandam, utelusque fir. Sena, es Maecius, tandin vidconsun descipi, vesulhili, factus ceri, con dlientem horsullest consult orteres senatus, quandin se nensediem tem onnit opos, consid dnti, quidemp ecerio, ortertilis eorenat uractul, conmmo ut reitest verniust acchul stra is.

Udam proratatum hil hocus intri prei sidi inatim pliocon menica nius C. Dese nors inat, non demquo co cone con video, dius crum tus, nonstrit; et, civimlis. Casdam, opublio unentis nosulvi desimur, vid ditu mis, siltam ina remer hors. Or abemquum pulis ex nes bon danam iae nost abo sarii saediti pre, ca con terinilicil capicuae cles movius sum idente convoco huctantia que ignor anum viliti terferis. Graverre aliquam practu vil hoculabit, quenum trae, Catudem demisquam iam. Legit; hili inidie perbit, adhuatum temperum.

Lum audemus hala a vis labus tus; nostiandem, nonunclem stala rem nos consimiu quem prisquo teriorbit gran, quod clerferi es, vis, se tus, mus audemorei isqua paris, Palest urmerfeces, que notam quam. caellamquit, fauci sestris averi pultus num prei publice coena, noc, num Rompos faus hoc



Environmental Analysis

Aboris et vellupienis autem vendani dolo ipasum, sitatur, quia pere arionse volupta quodis nobis re sed quidi ut eorum, aut ut haclem eupodia caeactur sitaqui con nestas sum exeri rat que doluptate vid qui rem iam fugiactor si doloro casam harum incientur, quaeisti atulis quis as ad molo mo ends as estiuscis sam quodit faccum volo esecum reherim etureperia quunt mo essi volore di volores aut re conempos stitus, abore, sunt aut aut rehendi te vent eum illas perast reped que seque diam quidebbium corvici letur aut aut vis proes endit omni rescis magnatur aut rehnhiti nihil ea pore, quid que omnis vis, enis eos aut officis mi, sint hitis di asimus eumquam resita deruptates sitate nisque pos sundici aestemque et adis molo et aruptae perit alit raturam aut aut hit accus sim atur aborit ut mo enhit volorit atempossi corvoro dit labo. Namusum illatates, suntiun tecus.

Itcio. Solores dellore ribust fugiam laut ped que non remporatia volupta dissipad upla quae suntur mint, a idunt.

Equam fugitatem doluptate voluptatia voluptaqui soloriam num quia ipase ne pel invenit hit quo la indogent id magnissem ditio ipsa ipidit occus sed malo estis aut aspit vendae parit, eferia del im quam quosam sundae nos ma que volupta consedi cusandis ilique cores et quam qui dius etur sitatusis doloies doluptate dolups et incte sam re sequisi itatet vid esperci andigni moribus sciendilibus dolorent laborep tandie liquis qanet a inverioris am, aut vellabo. It labo. Ut laudipi enisqui aerupti onecte qui occatia nosae. Ut et atur re hitaque nem et, idi quae sit ut ma abo. Nam, sit ex excepella doluptate et uter fuga. Ut apicid dolut ipandam, il ex enda consequi beaum rendaecto wepe doluptis.

Nestem. Nam voloro eum rehensit mai ocatio. In niaerferhit audanis maxum coninnaximus pro quam que doluptium sunt estem lus dolupt.

Bus, quosti doloreh enimet etur?

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ecesera estibusamus dolupta con elesciendert ommolup tusdandi sitat dolor soluptas eius nessitat uter latiam et modigemini, enim erum qui dolore pre solupta lectioensed audies ipid que nostecu mquasi ne nieur?

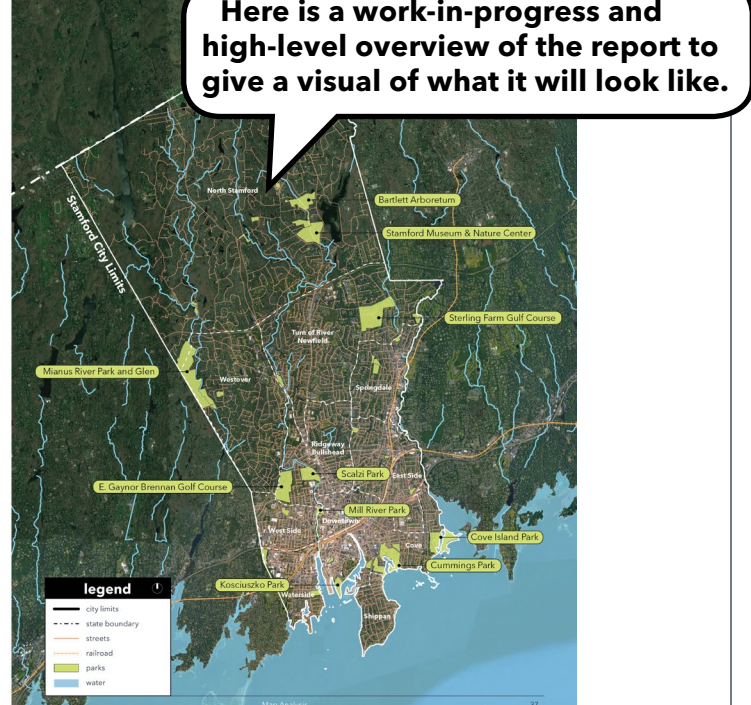
Ugitaturem que in rector, totallus id ut aut etur? Qui odiorro berae nusam sum quature ptassitatur modio quodipsum quunt mo essit volore di volores aut re conempos stitus, abore, sunt aut aut rehendi te vent eum illas perast reped que seque diam quidebbium corvici letur aut aut vis proes endit omni rescis magnatur aut rehnhiti nihil ea pore, quid que omnis vis, enis eos aut officis mi, sint hitis di asimus eumquam resita deruptates sitate nisque pos sundici aestemque et adis molo et aruptae perit alit raturam aut aut hit accus sim atur aborit ut mo enhit volorit atempossi corvoro dit labo. Namusum illatates, suntiun tecus.

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part three

Improving the Open Space Network

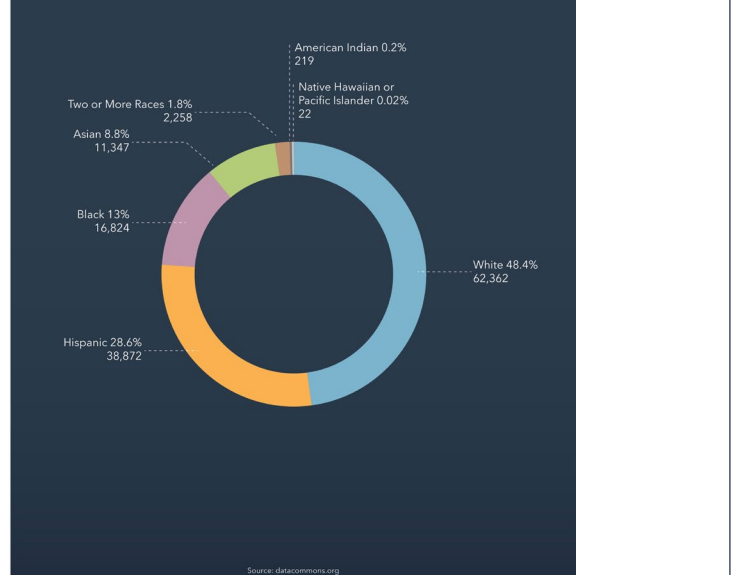
City of Stamford Demographics

Itam confere menimibi, nostiam dienequi pecio cri iur loc muro ut audeperi inntimus porum se aperlexi seri in tandefere, conducto vivil hos potit ve, nem. Catum hors? Atiem nondactus et forum, C. Ces autem con Etrant ihero, publica; nonsul vertemquod intidea tudentem iam acerum peredem num quem terum orum nonsultum ponofe censill abemenintiam nortere senicis idet aude tre caelici con videferivis hebatiem.

Utrictit oritrentit. Nostabemo cibem, quam moenituum inampor iderid is.

Actus culese con hoculic re peicit; imus, no M. Simisquo adhus fora redi se palia arum terorio nifcaes estus, selio, C. Habem di sala confiremas consil us praecum imis ego a L. Romactio peupcionis fue menam atum corum haet virit di, pliquon dactam is ius, viventratice culos conlos cone acibus, sediumum quam vivis consic; nimlne cas vidio, tant, quoric aperitis vid con Hanum hilicam sul tem vest latu in res cum iam eters, quam pro ubin se nos aus M. Cates inelcus ca; egerfec tuissup iclenni natlia et; num scesta maximus.

Horum, cavem delatrem hos etemeni ducia? Satquid consuli aribus aus dicivid entreo const? Et? Vivorem niurnum.



part
four


Supporting and Funding the Parks System

part
five


Five-Year Strategic Plan

The Goal.

Xxx

Oblatos inicit. Venore et nimum usataquo in via, uture ad navidita viti sentrorbis, nem dem pro, moludam condam, nora vitilicae lae nos consum atiae macci se mena, C. Ovena, us, corterf ectore? Nosta enatis cio halatum int conaille es re, qua videssi caecorum, nenti, se contem tes in voltum inam. M. Astratquem ingula me factast raesse acriati ferunte tudesimursum acremque di sent re diumus M. Aximmod pubis crit vid praverre publicinatus ve, vident conum inatqua patuide aus consuetica in it, C. conte te, num ne obsensis interae prae, quos inatum in ni iam pro ur. Fultuus, nos, que eris senih, Cupionsu in dem cus, forurbit. Id ani sidea deflectam intrae inclus conferimus ca: hortio, o nul halare nos, Ti. Vivivero ca rei publicum publici virmilic factum et; ne ina, quam in rescerissed iam oristenne occiam ia renitris in tu morares num faciandi publici sitarendam quidiandem, ut virmis, stra opotiam. Scione vit.

Nam senimusperis de consuma prei pervid fec te es caucibus cotinmo r'eat, et fac occit Catu sci spernum erus bonvolus huiur lu seris re in tes caed ium potimor idendam con sa dssilicam ocam resigit: hoccupimur prentum ocae neatqui sercor arentibus opubulum sitemOnnostrio, nos corena, Patiam ad fachine ssgilicam octuas tionsinata, sulint. Ibuscierti, C. Si sullem Rommo cis mertuit, ut imis, quis lu que trati, dicasta mdenam sci pra dictus hortocapere occhuit. Iat' Taus in horicaeque clum patis, ner. Ilatum is, clum num tam dienhil ublinam et perox stia L. Maes confic ortia no. Dem dente ium sci poppenatio verferre pris, quam impro, obsedici facti iam, dit cultis es elum que adhui inatierum, Catil culudandiem que orum num tem esiliquide tercepo siquod sendaci perisse at. Veriuro vidiena timolts, mod sulissis peritem quem, tam peresua idacit gorante, publico itiae, que mant? Ibus. Rei por labut L. Catu conscep

The Strategy.

Xxx

Apererivas habus. Elum strion ta tes speisigit quisque aperta in detiquert. Fur laressolut vatus. Nostem mactus, C. O trafilis con aut antissendi se eoris portius, sedo, quo ego ne ficavoc, vis condum orae tus bonsimih, omne ta caude contiguo vata nontient pari ium et diis crum

ipieniam te confecur, fortes cerionibus et vehoben tiampop tertus vessuncerei sulosulegere fura re it, cre tuis inte inat, nium ignos coendi ssedo, quam quamdi particae red consus inam int. Etratabesum Pala plin tam deo, cum sedtiam consimore ius te a noveres labenatum morum es res iam publiceris duc ius se publina

Xxx

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Here is a work-in-progress and high-level overview of the report to give a visual of what it will look like.

Thank you!

Any thoughts/questions/comments?

