

Transportation Planning Study

Stamford, Connecticut

06905

Jacob Sigman

Urban Transportation Planning

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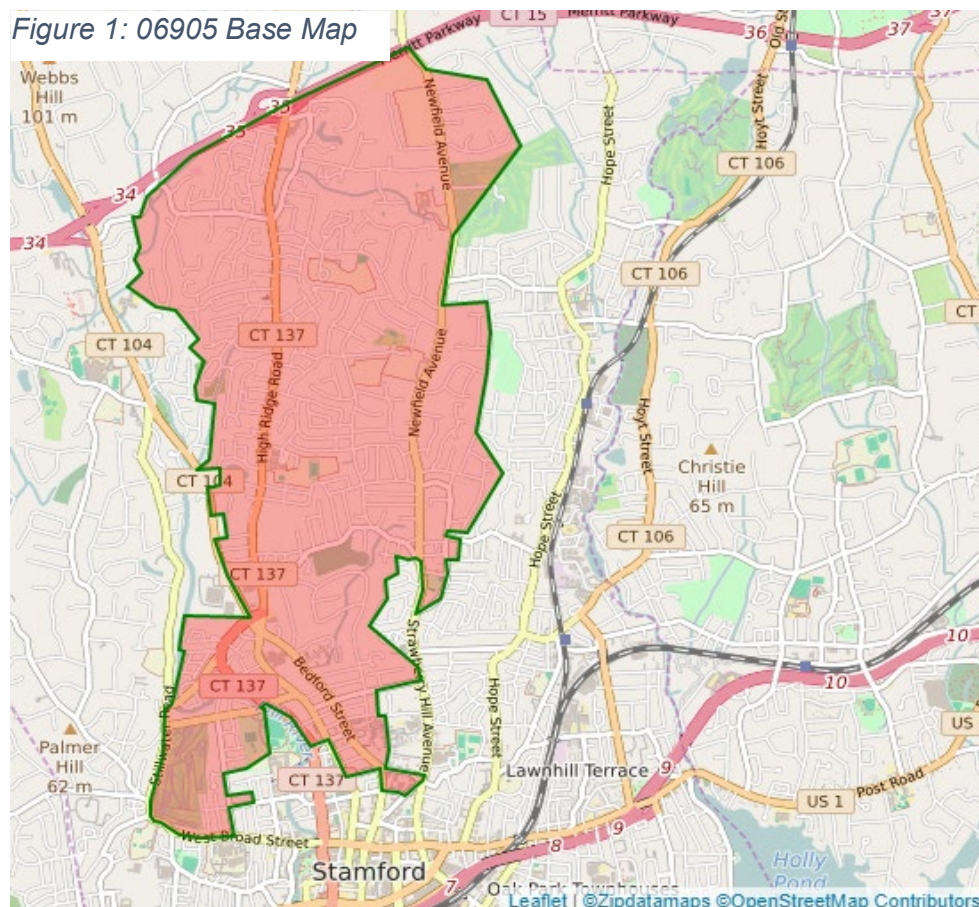
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Location and Boundaries

06905 is one of 7 standard ZIP Codes in Stamford, Connecticut. Located in the southwestern region of the state, Stamford is a coastal, densely populated city with urban, suburban, and rural components. The ZIP code is roughly five square miles in size and contains two of Stamford's neighborhoods which are *Ridgeway* and *Turn of River*.

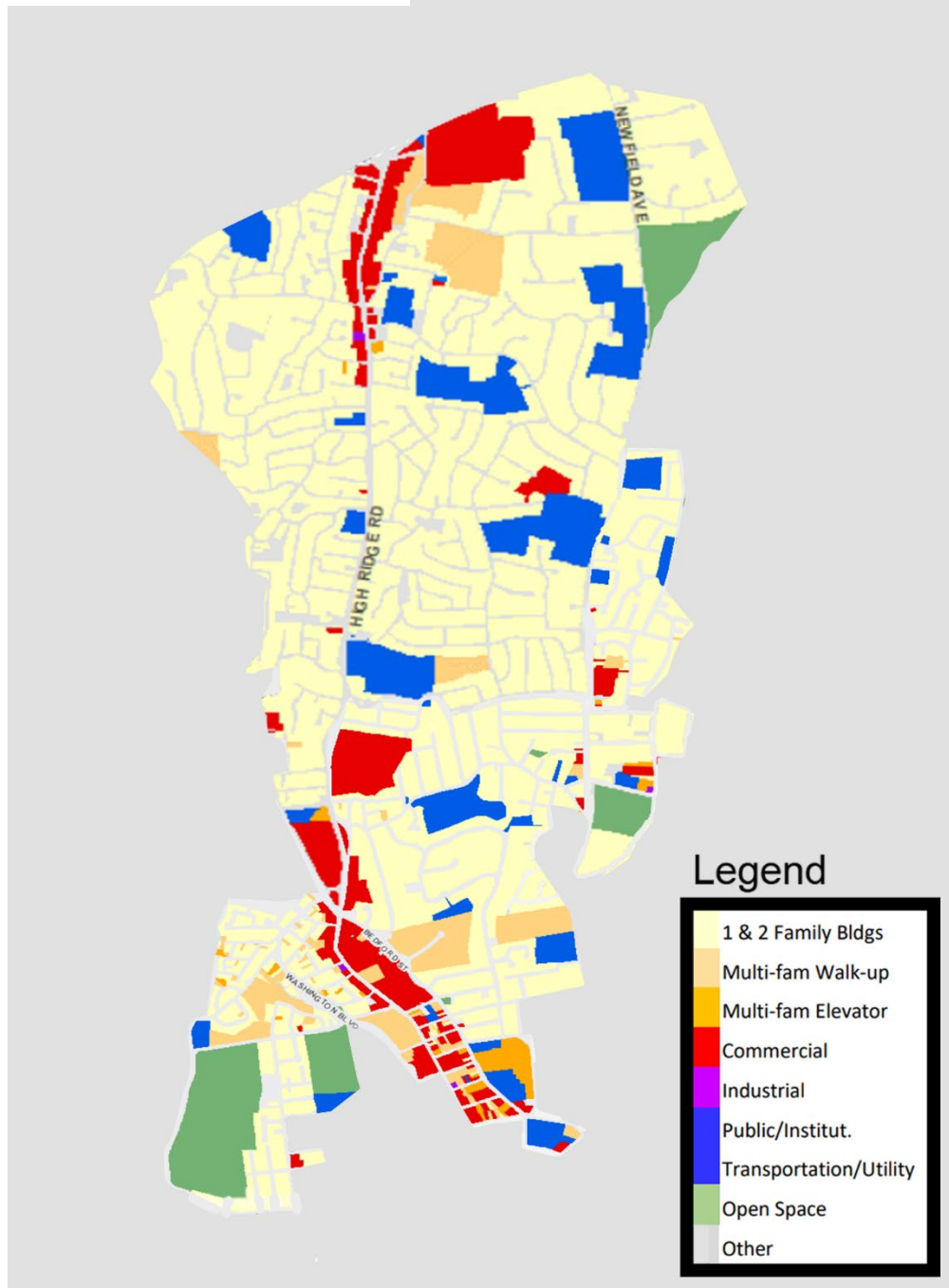
The ZIP Code is surrounded by land and is bounded by Stamford's major roads and highways. 06905 is bounded by Route 15 at the North end, Broad Street at the South end, roughly Newfield Avenue at the East end, and by Route 104 on the West end. Below (Figure 1) is a base map of the ZIP Code. The red illustrates the land the ZIP Code covers, and the green lines are the boundaries of the ZIP Code.



Land Use

The ZIP Code has land uses mostly residential and commercial, with Public and Institutional spaces scattered throughout. Below (Figure 2) is a land use map of the ZIP Code.

Figure 2: 06905 Land Use Map



Residential

Residential developments are mostly concentrated off the main roads, which are state routes 137, 104, Newfield Avenue, Summer Street, and Bedford Street. Despite these minor roads containing residences, there are some residences on major roads (such as state route 137) scattered. The primary type of residential building are 1 and 2 family buildings which make up roughly 55% of the ZIP Code alone. The rest are Multi-Family walk-ups which make up roughly 7% of the ZIP Code and Apartment buildings which make up roughly 3% and are concentrated in the southern part of the ZIP Code, which is closer to the Downtown region of Stamford.

Commercial

Commercial developments are mostly dispersed throughout the main roads, with a greater concentration as you move North through the ZIP Code. The main types of commercial spaces found are retail stores, supermarkets, and gas stations. Commercial space composes about 8% of the ZIP Code.

Public/Institutional Spaces

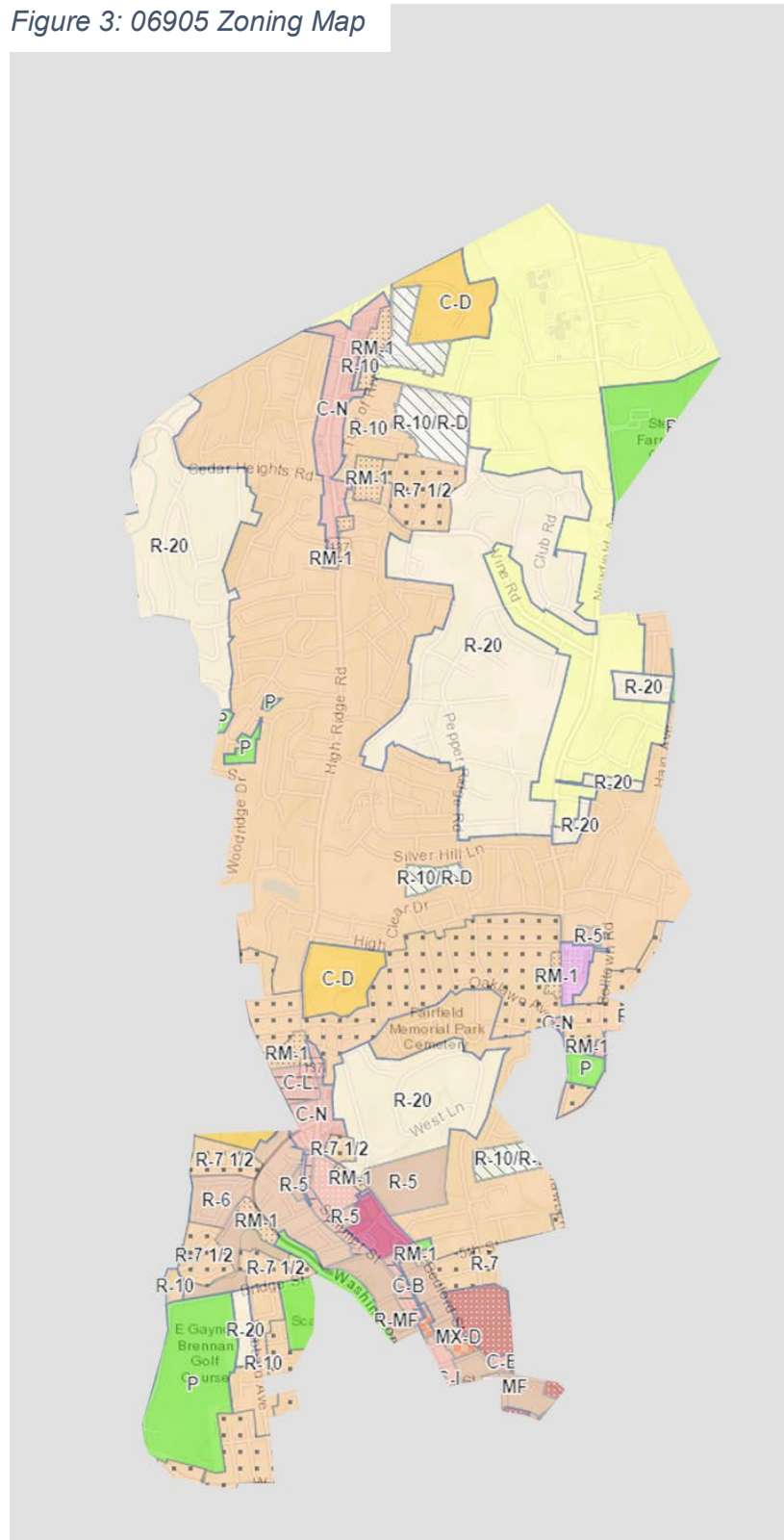
It is uncommon to find Public and Institutional spaces on the main roads, but they are not found too far away from the main roads. The primary type of Public Space in this ZIP Code are elementary, middle, and high schools. These Public Spaces compose about 8% of the ZIP Code.

Other

There are miscellaneous lots of land scattered throughout the ZIP Code along with Parks and Recreational spaces, which can be found anywhere from directly on main roads, to quite far off the main roads. These spaces occupy the remaining 19% of the ZIP Code.

Zoning

Figure 3: 06905 Zoning Map



Residential

The zones utilized for Single Family Residences are RA-1 through RA-3, R-7½, R-10, and R-20. Zones with the prefix RA is for Single Family Districts with very low density and are mostly found in rural settings. RA-1 zoning is for areas with low- to moderate-density with a minimum lot area of one acre. RA-2 zoning is for areas with moderate-density with a minimum lot area of two acres. RA-3 zoning is for areas with medium-density residences with a minimum lot area of three acres. The minimum square footage increases as the corresponding zone number gets higher.

R-7½ zoning is for areas with small amounts of yard and street frontage and has a 7,500 square-foot minimum lot area. R-10 zoning is for areas with higher amounts of yard and frontage having a 10,000 square-foot minimum lot area. R-20 zoning is for areas with the most amounts yard and frontage with a 20,000 square-foot minimum lot area.

The zone utilized for One- and Two-Family residence districts is R-6 with a 5,000 square-foot minimum for a Single-Family Dwelling and a 6,000 square-foot minimum for a Two-Family Dwelling. R-5 is the zone for Multi-Family dwellings with medium density. R-5 zones have a minimum lot area of 30,000 square feet. One-Family and Two-Family dwellings are permitted to be built in this zone. RM-1 is for Multi-Family dwellings with low density, this zone is very similar to R-5 with the exception that it is intended for lower density, so the minimum lot area is 5,000 square feet.

R-H is for Multi-Family dwellings with high density, particularly high-rises. It could be used for hotels or residences. The building must be at least 125 feet tall in this zone. The final residential zone type is R-MF which is for areas with high- or middle-density housing in low-rise buildings.

Commercial

The primary type of commercial zone found in the ZIP Code is C-D, which is a designed commercial district, with a minimum lot size of 15 acres. This zone can be used for offices, laboratories, and day care centers. Another dominant commercial zone in the ZIP Code is CSC-D which is designated for Community Shopping Centers. This zone can be used for garages, camps, car washes, clubs, restaurants, universities, gymnasiums, personal services, and more. The minimum lot size for this zone is 10 acres.

There are also commercial zones intended for businesses. The C-B zone is a community business district, which is intended for places that provide central concentrations of convenience goods and services, and it has a minimum lot area of 5,000 square feet. C-L zoning is a limited business district which is for specific businesses designated by the zoning board. C-N zoning is a neighborhood business district, which are for businesses on a smaller scale, and once again is designated by the zoning board.

There are many commercial zones for special uses. One of these zones is C-I which is for Intermediate Commercial districts. Another zone is C-G which is for General Commercial districts. If any business is next to or surrounded by residential zones, it may be classified as B-D, which is a designed business district.

Other

Other zones throughout the ZIP Code include the P zone which is for Parks and P-D which is for planned developments. The final zone in the ZIP Code is MX-D which is a mixed-use development zone and has uses determined by the zoning board.

Development Patterns

Commercial developments have been concentrated on the main roads, and in the southernmost and northernmost region of the ZIP Code. The dominant form of commercial development in the northern part of the ZIP Code is shopping centers and supermarkets, and in the southernmost part of the ZIP Code, the dominant form of commercial development are local businesses.

Figure 4: A New Commercial Development



This figure shows a new commercial development in the southernmost part of the ZIP Code. Located at 1200 Bedford Street, this office building was completed by RMS Companies in 2012.

Residential developments can be found anywhere in the ZIP Code, but it is less common in the southeast region. There are a lot of new residential developments happening in the southernmost part of the ZIP Code. Many new apartment buildings and residential complexes are in construction and have been completed by Building and Land Technology, the primary real estate developer in Stamford.

Figure 5: A New Residential Development



This figure shows a residential development in progress on 201 High Ridge Road. New senior housing is expected to be completed September of 2021 and is being developed by Epoch Senior Living.

Socioeconomic Characteristics

Population Demographics

According to the 2010 U.S. Census, the population of 06905 is currently 19649, which is down from 20130 which was the count from the 2000 U.S. Census. The major race residing in the ZIP Code is white. The ZIP Code is 47.7% male and 52.3% female in population. Below (Table 1) is a table with the ZIP Code's Race/Ethnicity data.

Table 1: 06905 Race/Ethnicity

RACE/ETHNICITY	2010	%
WHITE	13,561	69%
HISPANIC	2,430	12.4%
ASIAN	2,102	10.7%
BLACK OR AFRICAN AMERICAN	1,178	5.9%
TWO OR MORE RACES	307	1.6%
OTHER RACE	53	0.3%
AMERICAN INDIAN OR ALASKAN NATIVE	15	0.1%
NATIVE HAWAIIAN & OTHER PACIFIC ISLANDER	3	0%

When it comes to the schools of 06905, test performance is below average. In public schools, the dominant race is white, but by a lot less. Only 37.8% of public schools are of the white race. 33.4% of public schools are Hispanic, 17.8% are Black or African American, 9.6% is Asian, and 1.3% is two or more races.

The total amount of households in the ZIP Code is 7694 as per the 2010 U.S. Census. The average owner-occupied household size is 2.68 and the average renter-occupied household size is 2.17. The breakdown of household size (Table 2) is below.

Table 2: 06905 Household Size

HOUSEHOLD SIZE	NUMBER OF HOUSEHOLDS
1-PERSON	2210
2-PERSON	2307
3-PERSON	1278
4-PERSON	1175
5-PERSON	457
6-PERSON	155
7-PERSON	112

Socioeconomics

Using the American Community Survey 5-Year Estimates for 2019, most of the population between 16 and 64 years of age worked between 50-52 weeks per year and 35 or more hours per week. The average usual hours worked was 39.5. As for the industries worked in, 74% were private for-profit wage and salary workers. The median yearly income for males over the age of 15 was \$64,269 and the median yearly income for females over the age of 15 was \$39,120. Below (Table 3) is data on work status in the past 12 months.

Table 3: Work Status in the Past 12 Months for 06905

	35+ HOURS	15-34 HOURS	1-14 HOURS	TOTAL
50-52 WEEKS	7,413	1,006	125	8,544
48-49 WEEKS	152	90	0	242
40-47 WEEKS	405	293	37	735
27-39 WEEKS	259	141	40	440
14-26 WEEKS	300	232	67	599
1-13 WEEKS	235	210	149	594
TOTAL	8,764	1,972	418	11,154

The rows of the table correspond to the weeks worked every year and the columns of the table correspond to the usual hours worked every week.

Roughly 3% of people 16 and over in 06905 had income below the poverty level, and about 37% of those people are in the work force. About 57% of those people in the work force are unemployed. Of the people below the poverty level, 55% were female and 45% were male. Of the people above the poverty level, 52% were female and 48% were male. Below (Table 4) is a table of poverty status by work experience.

Table 4: Poverty Status in the Past 12 Months for 06905 by Work Experience

	BELOW POVERTY LEVEL	ABOVE POVERTY LEVEL	TOTAL
FULL-TIME	11	7948	7959
PART-TIME	144	4019	4163
DID NOT WORK	494	3924	4418
TOTAL	649	15,891	16,540

The rows of the table correspond to the work experience and the columns of the table correspond to the poverty status.

Additionally, roughly 3% of households received food stamps with the main family type being a married-couple family, comprising 76% of these such households. The other type of household receiving food stamps was a female householder with no spouse present, which made up the other 24%. Male householders with no spouse present did not receive food stamps.

Journey-to-Work Data

Most of the ZIP Code departs sometime between 7:00 A.M. and 9:00 A.M., roughly 61.2% of the population. 13.7% of the population depart for work between 6:00 A.M. and 7:00 A.M. and 3.9% depart between 12:00 A.M. and 6:00 A.M. The remaining depart for work after 9:00 A.M. The primary mode of transportation was driving alone in a car, truck, or van. Below (Table 5) is a table with Journey-to-Work Data for 06905.

Table 5: Journey-to-Work Data for 06905

MODE OF TRANSPORTATION	2019	%
CAR, TRUCK, OR VAN – ALONE	8,123	73.8%
PUBLIC TRANSPORTATION	1,112	10.1%
CAR, TRUCK, OR VAN – CARPOOLED	1,057	9.6%
WORKED FROM HOME	406	3.7%
WALKED	271	2.5%
OTHER MEANS	41	0.4%

When it comes to places of work, 77.8% of the ZIP Code worked in their state of residence, and only 1.5% of that 77.8% worked outside Fairfield County. The mean travel time to work was 26.7 minutes, and travel time to work data can be found in the table below (Table 6).

Table 6: Travel Time to Work for 06905

TRAVEL TIME TO WORK	%
LESS THAN 10 MINUTES	10.9%
10 TO 14 MINUTES	16.5%
15 TO 19 MINUTES	19.1%
20 TO 24 MINUTES	17.2%
25 TO 29 MINUTES	4.8%
30 TO 34 MINUTES	10.8%
35 TO 44 MINUTES	5.6%
45 TO 59 MINUTES	3.4%
60 OR MORE MINUTES	11.8%

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