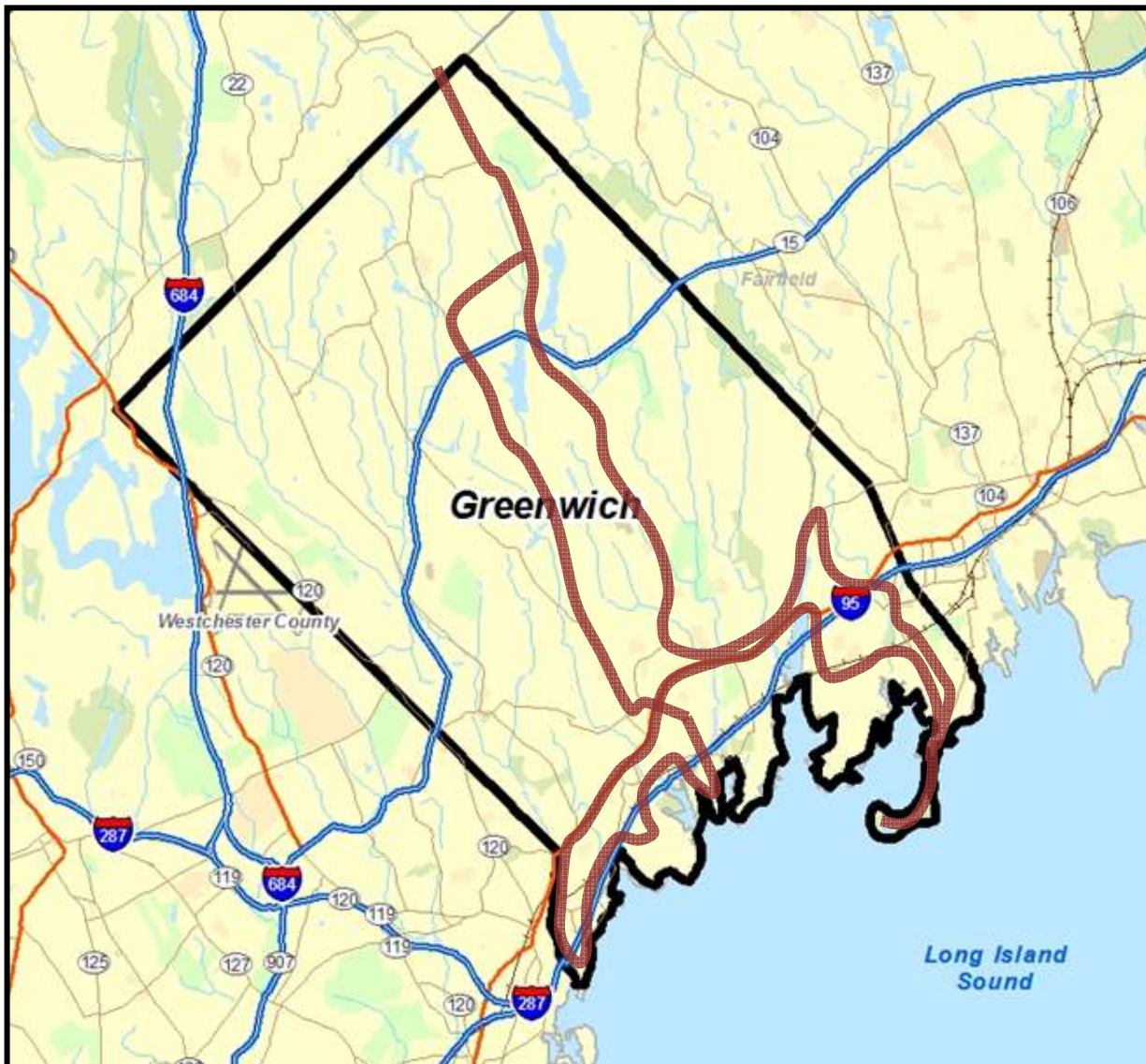


BUS TOUR SUMMARY

Overview

To illustrate some issues of interest, a bus tour was conducted for Planimetrics by some Commission members and Planning staff to provide an overview of specific issues the community is dealing with. A summary of topics raised during the tour are summarized below.

GENERALIZED ROUTE MAP



GEOGRAPHIC OBSERVATIONS

Central Business District

Greenwich Avenue	<ul style="list-style-type: none"> • Traffic and traffic management is a problem • Redevelopment pressure is creating concern in adjacent neighborhoods
Railroad Station	<ul style="list-style-type: none"> • Safe pedestrian circulation is important community value • Possibility of major redevelopment projects on the Avenue
East Putnam road	<ul style="list-style-type: none"> • Commuters are driving the demand for parking • 3-year parking permit waiting list is the result
Residential Neighborhoods	<ul style="list-style-type: none"> • Traffic at Fields Point Road and Washington Street intersections is heavy • Teardowns are impacting neighborhoods around the community • Type of residential construction replacing teardowns • There is concern that new construction is manipulating the subdivision regulations and the height limits in the zoning regulations
Board of Education Building	<ul style="list-style-type: none"> • Historic overlays success or no • Concern over re-use strategy at this site. Various users have different ideas of the long-term solution
Greenwich Plaza	<ul style="list-style-type: none"> • Hedge fund industry is occupying a good percentage of local office space. Is this a viable long-term strategy?
Office space	<ul style="list-style-type: none"> • The Town was able to secure public parking by easement • Demand and rates • Number of hedge funds headquartered • Number of banks going in • Loss of residential space as well as business diversity due to strong market for financial service space
Retail space	<ul style="list-style-type: none"> • Increase in number of "chain" stores as opposed to local business • Shopping as regional destination versus local market • Performance of some leading stores (eg Saks highest sales per square foot in U.S.)

Greenwich Harbor Area

Sewer Treatment Plant	<ul style="list-style-type: none"> • Prime real estate along the waterfront, used for pollution control
Resource impacts	<ul style="list-style-type: none"> • The facility was recently upgraded (<5years) • Siltation of harbor is a growing concern • Has the community witnessed an increase in septic failures? • Flooding along the coast and rivers is becoming an increasingly important topic
Other	<ul style="list-style-type: none"> • • Previous POCD objective of increased water related activities • Role of Roger Sherman Baldwin Park Ferry use to island

Belle Haven

Development	<ul style="list-style-type: none"> • Controversy over certain subdivisions, greater density, larger houses • Some sewer/mostly septic. Any noted septic failures? Not an issue per se
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Putnam Avenue (East and West)

Development	<ul style="list-style-type: none"> • Mixture of businesses and residential along the corridor; are the uses mixed on individual properties?
Traffic	<ul style="list-style-type: none"> • Number of difficult intersections along this important east/west corridor • Heavy traffic volume • Various curb-cuts with some drive-through stacking spilling

Restaurants	<ul style="list-style-type: none"> • over onto Route 1 • Extremely busy
Other	<ul style="list-style-type: none"> • Many users accessing via automobile • Important bus route for commuters into Town • Are properties along this route are appropriate for affordable housing/residential development

Byram

Park	<ul style="list-style-type: none"> • Valuable natural/recreational resource. Is it being optimized? • Quarry used to construct the Brooklyn bridge project • Town Beach • Beach closures • Outdoor pool, kid's play area and garden
River	<ul style="list-style-type: none"> • Flooding issues • Boat traffic is intense at times • Greenwich Landing will have public boardwalk and envisioned in past planning efforts • Highest and best use for river front • Storm water management
Character	<ul style="list-style-type: none"> • Formerly a mill town area, now faced with tear downs and gentrification • Traffic calming along South Water Street to eliminate/reduce truck traffic in residential neighborhoods • Active neighborhood organization seeking to address development issues • Influence of Port Chester development (e.g Costco)

Old Greenwich

Public Safety	<ul style="list-style-type: none"> • Lack of sidewalks (Shore Road) • Traffic problems on Sound Beach Ave • Limited right of way • Flooding • Sewage overflow
Signage	<ul style="list-style-type: none"> • Neighborhood induced uniform signage program for businesses
Development	<ul style="list-style-type: none"> • Major construction and redevelopment • Large houses on small lots source of controversy
Natural Resources	<ul style="list-style-type: none"> • Storm water management a concern • Tod Point precious natural/recreational resource; legal battles a cloud

Cos Cob

Former power plant	<ul style="list-style-type: none"> • To be converted into a park • Environmental contamination
Transportation	<ul style="list-style-type: none"> • Exit 4 traffic • Indian Field Road congestion and possibility of scenic road designation; • sidewalk issue on Indian Field • Larger number of students walk to local school • Safe Routes to School Initiative
Other	<ul style="list-style-type: none"> • Affordable Housing/Transit Oriented Development • Previous POCD objective of water related uses

North of Merritt

Rural	<ul style="list-style-type: none"> • 4 acre zoning • Houses are served by wells and on-site septic systems • Scenic roads with fences • Clear cutting of trees is a concern • Insurance costs are high and property owners are installing sprinkler systems to reduce the cost
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Banksville (NY)	<ul style="list-style-type: none"> • Water quantity assessment has not been performed • Very large estates being subdivided • Concern about build out, drainage, erosion • Loss of open space • Commercial anomaly (septic) • Future redevelopment of Banksville?
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Interstate 95 – Exit 5

Traffic	<ul style="list-style-type: none"> • Traffic to/from Stamford using Exit 5 as a shortcut/bypass. • Currently being studied by SWRPA and CT DOT • Used as a "cross street" for local traffic
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North Street

	<ul style="list-style-type: none"> • Key North/South Road. • Heavily travelled • Connects Route 1 & Interstate 95 to Merritt Parkway
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TOPICAL OBSERVATIONS

Education	<ul style="list-style-type: none"> • Public schools - 10 elementary schools, 3 middle schools and 1 high school • Greenwich H.S. – 2,500 students • 4 Libraries (Central, Cos Cob, Byram, Old Greenwich)
Public Safety	<ul style="list-style-type: none"> • New Police/Central Fire Station complex • 7 fire stations, all with some paid staff • How is fire protection provided north of route 1?
Water supply	<ul style="list-style-type: none"> • Private homes have sprinkler systems to reduce insurance costs. Well yield analysis is not performed for <50,000 gpd • Impact on existing wells is undocumented, but problems have been identified as wells are being used for fire protection (sprinklers in single family residences)
McKinney Terrace	<ul style="list-style-type: none"> • Affordable housing; • former school; • proposed Greenwich Housing Authority expansion into undeveloped land – controversial because of concerns about open space and AH concentration
Lighting	<ul style="list-style-type: none"> • Illumination of homes is becoming a bigger problem • Also an issue in mixed use zones
Private Schools	<ul style="list-style-type: none"> • Construction of on-site housing
Scenic Roads	<ul style="list-style-type: none"> • New opportunities to promote scenic roads
Open Space	<ul style="list-style-type: none"> • New open space acquisition

Residential Development

Multi-family	<ul style="list-style-type: none"> • Tear-downs of single-family on 7,500 sf lots and rebuilt at the rate of one unit per 4,200 sf of lot area. Bypasses subdivision rules.
Tear downs	<ul style="list-style-type: none"> • New homes out of scale with typical houses • Clear cutting, flooding, erosion control and grade manipulation are resulting from this activity.
Housing Affordability	<ul style="list-style-type: none"> • Critical infrastructure personnel not able to reside in town (e.g. police)

