

THEME MEETING SUMMARY

Overview

In addition to the neighborhood meetings, Greenwich conducted a series of workshops related to the main plan themes:

- Conservation,
- Development, and
- Infrastructure

During the neighborhood meeting process, it became apparent that an additional theme meeting would be necessary to focus on the issues and concerns surrounding Central Greenwich "Downtown."

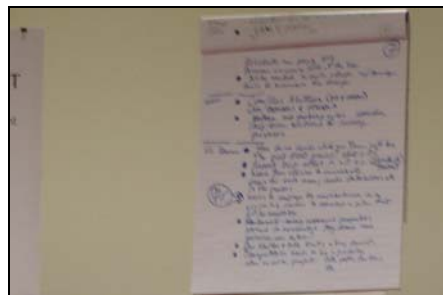
The purpose of this booklet is to summarize some of the key observations made during these meetings and to provide documentation of the comments. Page 2 is a summary of the strategic elements that were identified while pages 3-11 are a list of the comments that were made.

Some of the groups that commented have also prepared a written statement that more specifically details their concerns. These statements have been reviewed, but are not included in this booklet.

There is a strong synergy between the comments made during the neighborhood meetings (booklet #2c) and the theme meetings.



Open Dialog



Comments Recorded

Strategic elements

The following is a list of some of the points that were consistently made during the theme meetings:

Conservation-related comments:

- Need to value natural and scenic resources
- Need to effectively manage stormwater; Flooding is increasingly becoming a problem
- Will we have sufficient drinking water in the future?
- Acquiring open space is important; need goals that are achievable
- Need to do a better job protecting historic buildings and properties
- Need to protect trees

Development-related comments:

- How can we protect small businesses?
- Need to protect neighborhoods: housing, community schools and businesses that serve local needs
- Need to manage impervious surfaces better
- Too many large homes
- Are commercial buildings operating in compliance with Town laws?
- Need to better manage parking and parking requirements

Infrastructure-related comments:

- There is a need to maintain what the Town already has
- Need to create a safe pedestrian environment
- Town needs to take a leadership role by developing sustainable buildings
- Need to promote alternatives to automobile use
- Is our stormwater management system up to par?
- What will be the future use of the Havermeyer building
- Need an auditorium at the High School

MEETING DOCUMENTATION

11/19/2007 Theme Meeting

DOWNTOWN

What they said...

Downtown Consensus Group (DCG)

The central business district is complex and there is a need to understand the issues ♦ comprehensively (master plan) ♦ Infrastructure maintenance healthy safe and pleasant atmosphere ♦ Character historic qualities mixed uses ♦ Arts ♦ Defined boundaries ♦ Management structure ♦ The DCG objectives are basic elements walkable, bicycling, healthy transportation ♦ Downtown planning group with town staff/commitment ♦ Design guidelines and zoning modifications ♦ Concern about the loss of small business (theaters) ♦ Business improvement district/special services district

Chamber of Commerce

Value: misunderstand the importance infrastructure maintenance (who is responsible) ♦ Property tax benefits ♦ Broad impact from value 358 business (178 on Greenwich Avenue (?)) ♦ Attract town residents to local businesses (1998 Plan of Conservation and Development) ♦ Businesses compete with regional and internet stores ♦ Active shopping mall with retail drivers ♦ Increase parking short- long-term; permits; garages/lots ♦ Traffic flow improvements ♦ Friendly streetscape ♦ Signage directing visitors to parking areas.

Center for the Arts

Havermeyer Building DCG resolution ♦ 400 seat theater space, 50,000 buildings, BOE uses ½ historic landmark load bearing masonry walls limits reuses ♦ 30-35 million to restore plus endowment ♦ Multiuser space for other community groups (rental) ♦ Needs to be brought up to code BOE has a 20million estimate (year?) ♦ Centerpiece for the community (physically/socially) ♦ Essential for future of downtown ♦ Entertainment and educational programs

Individual comments

Neighborhood decline: Washington Avenue ♦ Is District 1 about landlords or people? ♦ Preventive actions concerning waste management; rodent infestation; retail/service "dumping ground" ♦ Should Milbank avenue become commercial ♦ Abuse of Historic Overlay District ♦ Residential neighborhood preservation enforce parking requirements (specifically during construction) ♦ No tiered parking garages for 20 years ♦ Maintain what the town already has (sidewalks) ♦ Planning group should have a majority of the members from District 1 ♦ DCG does not have RTM approval and members were not appointed by the RTM ♦ Proposal to allow density bonus recently denied by Planning and Zoning Commission ♦ Do we want the Central Business District (CBD) to be more urban ♦ How many new residents? ♦ What are the costs (education, sewer, and other services)? ♦ Smart growth is a developers delight (rapper delight song) ♦ Double residents equals double traffic; be careful ♦ Small ugly factors tethered news boxes (who do they pay rent to?) Growing problem ♦ See current plan goal #1 task where do Greenwich residents shop ♦ Is the CBD a local or regional shopping center? ♦ Is there a surplus of retail; traffic from non-residents ♦ shortage of parking ♦ What does Greenwich want? ♦ Commercial areas should be converted to residential ♦ Parking on Greenwich Avenue ♦ Restrict box trucks during the day time because of sight lines ♦ Island Parking lot could be a Transit Oriented Development (TOD) site on public property and it should be evaluated ♦ Control commercial development along the post road (sprawl) ♦ Control building height to a people scale </+ 4 stores ♦ The DCG formed because of proposals in the CBD that had no cohesiveness ♦ Page 6 of the report - task force to develop Action Plan (wrong place to start) ♦ Major changes along Greenwich Ave are needed ♦ Center for the arts is exciting creates broad context ♦ Master plan residential/commercial/parks/arts has to be done by professionals ♦ BIS/SSD is fine; stakeholders are not just D1&2 ♦ Change is inevitable so

we have to accept that it will happen, but we can direct and manage it ♦ Greenwich plaza was a mistake (loss of water view) lesson: broad impact and ripple effects ♦ Retail complex this is a free market ♦ Consider restricting the types of businesses, banks on Greenwich avenue (2nd floor only) ♦ Parking - build it and people will come. Parking needs roads underground lots are not comfortable ♦ Alternate modes of transportation - bicycles, walking an public transit ♦ Center for the arts needs a business plan and it should be public (but not part of the Plan of Conservation and Development (Plan of Conservation and Development) process) ♦ Make sure it is viable ♦ DCG was objective ♦ CBD belongs to all of Greenwich and some residents cannot bike or walk to get there; We need it too ♦ Parking garages have to be done right; it can reduce impervious surfaces and the paved area that would have been required can be planted with trees instead ♦ No more changes that replicate what has happened over the past 20 years; we don't want to be a regional center; keep national retailers out and reduce traffic from visitors ♦ Character preservation ♦ Stores for local resident's needs ♦ Town hall parking lot design lighting, striping and maintenance with security cameras connected to the Police Station to make the place feel safer ♦ Center for the arts may reduce overall trips generated and adjust those trips to serve more than one purpose ♦ It is an art center versus a performing art center ♦ District 1 sleeps in the CBD and we want peace and mindfulness-to respect our space ♦ Town down development; keep it a town; taxes doubled last revaluation; no super development ♦ Trees are fabulous lets preserve them ♦ Commercial stores had a stake in the town; some stores do not contribute to the festive activities. Is there a way to get them to contribute? ♦ Commitment to town flavor "townness" ♦ No balance - free for all as to where development goes/type of use ♦ Quality of life is reduced because of a lack of planning in the CDB ♦ Encourage a Master Plan ♦ Last parking study omitted ½ of the parking spaces because they are private ♦ 300/400 spaces (tend to be vacant) ♦ US tobacco employees are parking on the street rather than in the garage ♦ CBD is supposed to serve community needs ♦ offices are subdivided ♦ Lack of enforcement of zoning laws regarding office uses ♦ What is "really happening" in the office buildings?

11/28/2007 Theme Meeting

CONSERVATION

What they said...

Historic Society of Greenwich

There is no preservation league or town staff to evaluate historic resource ♦ Tear down trend; character impact ♦ Sacrifice of small houses is rampant ♦ 300+ structure are designated and recognized nationally/state and locally ♦ Various forms of protection, but there is wide confusion and public education is required ♦ Signs of the times properties have no protection ♦ Need to complete the historic resource survey and inventory and link it to a preservation plan and the Geographic Information System (GIS) ♦ The Town needs to achieve Certified Local Government (CLG) status with the National Park Service ♦ Need a senior planner/preservation planner to implement preservation planning efforts ♦ Need to maintain town-owned resources properly ♦ Adaptive reuse and sustainability (including affordable) ♦ Provide incentives to deter teardown trend ♦ Encourage local historic districts and HO/HRO zoning

Greenwich Land trust

Protect land for future generations: acquire and maintain ♦ A number of open space protection opportunities have been lost since the 2002 open Space Plan ♦ Greenwich Land Trust has limited financial resources ♦ Aquarion land should be a top priority ♦ Need to develop greenways and connections between the open space parcels

GRAB Recycling Board

State Waste Management Plan is aggressive (58% recycled); the range of items that are eligible is expanding, but more is needed ♦ Enforcement and control is needed ♦ restructure facility layout (safety concern)? ♦ Staffing

Garden Education Center

50th anniversary at the Pinetum Town owned facility ♦ Greenhouse and conservancy have been donated ♦ Conservancy is in decline ♦ What are the plans for the Tuchman property?

Greenwich Tree Conservancy

Greenwich has an extensive urban forest; need a management plan ♦ Lack natural buffers and protection for trees ♦ must be planned for ♦ Evergreens are replacing deciduous trees and they lack the benefits diversity provides ♦ Tree ordinances for public land (pending) and private land are needed ♦ ¾ of the way towards "Tree City USA" status ♦ Consider and require trees as part of site planning ♦ Inventory the type of trees: hazards, notable, etc ♦ Assessment by neighborhoods ♦ Consider public/private partnerships

Residents for Appropriate Development

Conservation Subdivisions should deduct environmentally sensitive land (designate and deed restrict) ♦ Eliminate density bonus ♦ Protect water supply: quality and quantity ♦ Limit and restrict the use of certain septic systems in sensitive areas ♦ Support tree ordinances ♦ Value natural resources ♦ Protect historic structures and protect scenic roads ♦ Review regulations to Adhere to plan goals; prevent undermining ♦ Support open space and water supply protection

Friends of Greenwich Point

Recently complete a master plan update ♦ Conservation of Greenwich Point should be a high priority ♦ Manage invasive species

Northeast Greenwich Association

Committed to preserving the quality of life; scenic roads; open space easements ♦ Allow Public Act 490 for large properties ♦ Increase clear-cutting fines: \$1,000 per tree is nothing ♦ Discourage impervious surfaces and intensive development in areas served by

wells ♦ Limit well water use on lawns ♦ Guarantee that lands given to the town remain as open space

Greenfingers Garden Club

Water quality and quantity related to impervious surfaces ♦ Flooding, impact to Long Island Sound, water table recharge ♦ Lack of regulations; need to update zoning codes

Audubon Center

1942 – Rivesville Road /John Street – 686 Acres of open space ♦ Stormwater runoff and natural resource protection are important ♦ Three important bird areas (internationally recognized) ♦ Regulation chemical/fertilizer use on private and public land (Regulate and Educate) ♦ Implement and evaluate progress/measurement tools

Greenwich Green and Clean

Issues: impervious surfaces; clear cutting; lawn removal – need regulations ♦ Retain open space ♦ Certificate of Occupancy inspections are not sufficient to ensure compliance ♦ Preserve historic districts; losing buildings ♦ Lack of awareness of historic resources; losing history

Individual Comments

Greenwich Harbor – harbor of refuge is not functional. Testing and dredging is needed; 269,281 cubic yards need to be removed; Vital part of maritime infrastructure; boating public is at risk ♦ Clear cutting; lack of plan compliance; impact on adjacent properties
Concern about water shortage ♦ Walking and bicycle trails in scenic areas of Greenwich (Greenwich Point, Pomerance, Greenwich Avenue) similar to the Freedom trail in Boston
♦ Develop an electric bus service to connect seniors, schools, parks and villages ♦ Engage the corporate world; what is business doing? ♦ Speak with places of worship; they have a significant area in town ♦ Talk with students and teachers ♦ Where is the public? How do you get them involved? More communication: What are you doing to help build community character? ♦ Climate disruption; develop an environmental plan to reduce greenhouse gas emission, the community's carbon footprint and conserve energy. Become a clean energy town by 2010, other towns are leading the way ♦ Lighting ordinance needs to be revised. Illumination of homes for aesthetic and security purpose impacts other properties ♦ Develop environmentally sensitive regulations (buildable area); conserve land, trees and grass and use less pesticides ♦ Water waste – most precious resource; there is a fixed amount of fresh water and demand will exceed supply ♦ We are part of a global community ♦ Education: we can do better ♦ Water company does not regulate water use 1980ish sprinkler restrictions were too little too late ♦ Making the regulations consistent with the plan is critical ♦ Topographic manipulation of steep slopes needs to stop ♦ Need riparian buffers ♦ Require narrower roads, more pervious surfaces, less curbing (Low Impact development (LID) ♦ Get beyond generalities; few properties left; the land trust and Town know where they are ♦ Lighting – require motion sensors and shielding ♦ Make sure the Plan of Conservation and Development is consistent with the State Plan of Conservation and Development ♦ USGS place names for Brothers Brook and Strickland Brook are incorrect ♦ Promote organic landscaping (some golf courses have done it) ♦ Water sprinklers tend to be operated when they are least needed and it can be solved with some minor adjustments ♦ Town should develop a master plan for shoreline properties; Grass Island master plan was 10-15 years ago ♦ Once Certificate of Occupancy is issued sites are modified, which leads to the accidental construction of a third floor; lack of enforcement ♦ Need a checklist of accomplishments ♦ Make sure regulations are in order; some regulations conflict ♦ Need to create synergies between town departments ♦ Consider creating a harbor management agency (CAM) to be the lead agency for waterfront development, simplify the process and coordinate dredging ♦ Identify legislation that will be required to make implementation work (who, what and when); should be a complete package ♦ Connect Plan of Conservation and Development to the CIP ♦ Conservation v. Preservation – would rather preserve than conserve ♦ #1 agricultural product in Greenwich is rock; destruction of rock ledges and scenic resources; destruction of stone walls and creation of fortress walls; walls should be 3' of less in height Bury overhead wires (ugly) ♦ Air quality – traffic is getting worse ♦ All students should be bused into school; Stanwich school is not required to bus students in ♦ Town is a big offender in impervious surfaces; fields with turf are impervious ♦ Lights were installed at

the high school without proper permits ♦ Can the Town perform at the level that we expect others to perform to? ♦ Echo land flooding (Ridge Brook): frustrating; waterways are not properly protected; erosion and sedimentation into the pond from Ridge View ♦ Impervious surfaces are increasing runoff ♦ Waterways are on private property ♦ Determine if stormwater system is adequate (culverts are too small) ♦ Trees; clear-cutting – how will it be handled ♦ Overdevelopment; evacuation in April because of flooding – water was running through the house ♦ Antiquated drainage system ♦ Wildlife impacts because of fences and a lack of an ability to migrate; Deer fences 9' tall; corridors are narrowing; setback requirements should be established ♦ Wasting energy – lights are on at schools ♦ Greenwich is fortunate to have the resources needed to act ♦ The Town should take a leadership role in green building technology for new construction (LEED) ♦ Provide tax incentives to protect open space (PA 490) ♦ Education gap – Real estate agents are first point of contact (1,000 Realtors) ♦ Drainage from street drains over private property ♦ Need a neighborhood watch for private development projects ♦ Noise from trucks during unreasonable hours ♦ Conservation development can be wonderful but should not be at the developer's discretion ♦ Pick properties and require conservation developments ♦ Downstream impacts of development should be evaluated ♦ Protect ridgelines ♦ Unanswered questions: Global warming; Sea level rise; Change in flora

12/18/2007 Theme Meeting

DEVELOPMENT

What they said...

United Way

2006 Assessment of affordable housing – 2 lessons learned: Housing and affordable housing mean different things to different people, and the need is not universally understood ♦ There is a need to document the impact housing affordability is having ♦ Quality of life impacts from a lack of affordable housing for the workforce ♦ Most affordable housing is along the Interstate 95/Route 1 Corridor ♦ The largest concentration is in Central Greenwich ♦ Targeted workforce 6,000; 68% do not live in Greenwich ♦ 912 (75%) of teachers do not live here ♦ 50 minute average commute 9104 minutes round trip) ♦ 151 minutes round trip for GEMS employees ♦ 4 steps: acknowledge need; accept responsibility; find best solutions; create tools

Greenwich Chamber of Commerce

Affordable housing has impacted the business community and requires employee incentives to attract them ♦ Strong village centers: Byram, Cos Cob, Riverside, Pemberwick, Chickahominy, Banksville Glennville ♦ Parking is an issue; insufficient number ♦ Byram is a niche for small businesses as are some of the other small village centers ♦ Traffic: I-95 spill over impacts local businesses and consumer choice ♦ Small business areas have owner-occupied stores and the chains are not there...yet ♦ Completion from outside of the town - Port Chester ♦ Impact of consumer choice on small businesses ♦ Do we make an effort to support local businesses (Keep Austin Weird) ♦ \$58 million in sales tax revenue (\$970 million in retail sales) ♦ Ford and Chevrolet are the only types of cars you cannot buy in Greenwich (\$10.3 million in sales tax (\$172 Million in retail sales) ♦ Retailers are outgrowing their space ♦ Dealership parking is a solution that pays for itself to some degree ♦ Only one real estate office on Greenwich avenue; the remainder are in the village areas ♦ Real estate is a \$2 billion/year industry ♦ Greenwich avenue is still a vibrant street ♦ Understand business contributions ♦

Greenwich Center for the Arts

Havermeyer building – when Board of Education moves ♦ Public private partnership; privately funded ♦ Quiet but still progressing ♦ Petition can be found on the Center for the arts website

Greenwich High School PTA

Accommodating teens in the business area ♦ They are chased off the streets (because they tend to hang in groups) ♦ Need some place to ... a drop-in center (bowling alley, cheap theater, coffee shop, internet café) ♦ Arch street is a great space; often rented; segmented ♦ There is nothing in central Greenwich; expensive area ♦ Where would they go...downtown, library, they belong here too ♦ Failing our children by not providing a central area for them to hang out w/o spending \$50 ♦ Need to dedicate a space; can it fit into the Havermeyer? ♦ Do we need two large auditoriums? ♦ 13 kids have died in car accidents ♦ Safe rides is run by American Red Cross ♦ Kids should not have to pick up kids

Individual comments

Three things important to Old Greenwich: proper maintenance; comprehensive analysis of infrastructure needs (\$250k study); renovate eastern Greenwich Civic Center ♦ An alternative analysis of the civic center has been prepared and there are four options – but it is not final yet ♦ Need a safe place for kids, seniors ♦ \$65 in private money has been raised for the Senior Center, YMCA and other facilities ♦ Edgewood Drive: Quality of Life issue because of West Putnam Avenue Car Dealerships. Traffic/safety concern; commercial trucks are unloading in a residential area ♦ Illegal parking on the streets ♦ Loading zone is inadequate because of truck size and delivery volume ♦ Management Issues ♦ Traffic is increasing; Grass Island Park had a similar problem that was addressed by the town (RTM/Board of Selectmen) ♦ Problem moved to Edgewood Drive. There is no

other adequate place to unload? ♦ Think about the problems from a larger perspective. Will there be auto dealerships along Route 1 in 20 years? Things can change (look at New York City) ♦ Open minds are required ♦ Overdevelopment of commercial and residential properties in the river valley is causing flooding ♦ Overdevelopment of retail; No increase in population; increase in regional competition and internet use ♦ Corporate office have moved out; space is occupied by hedge funds that do not contribute to the community (socially) ♦ What are the tax impacts? ♦ Residential development in dense areas is not overdeveloped ♦ Convert retail space to residential space; it has been done successfully (Mianus and the armory ♦ Consider Transfer of Development Rights (TDR) to protect sensitive areas and develop areas with utilities and transit; simple when compared to carbon credits ♦ What is the purpose of Greenwich? ♦ Nostalgia for the old; what will the new Greenwich be? The market force is overwhelming ♦ Affordable housing is not a reality. It cannot rely on its own economics and it has to be assisted ♦ Tale of two Greenwiches. No longer a bedroom community ♦ Traffic is the problem in downtown ♦ Character in the village centers ♦ Urban scale downtown (“C” word) ♦ Village structure keeps the “town” feel – centered on schools and local business zone areas ♦ Everyone wants a mansion and they don’t fit everywhere ♦ Community-wide gentrification is occurring with isolation leading towards an absentee government ♦ Everything should flow from the community structure of well established and well-defined village centers/neighborhoods ♦ Affordable housing really means \$60-80k/year households, which are the working poor here and the well off elsewhere ♦ Redirect market forces. Are businesses paying their way? Residents are paying 80% (businesses pay 20%) ♦ Niche markets in each village, need zoning tools to manage the change ♦ Commercial and Residential abutting properties need better protection ♦ Enforce no parking rules ♦ Consider long-term solutions for loading purposes ♦ How do you decide what our town will be? ♦ What is the post Plan of Conservation and Development process? ♦ Need to repeat the Downtown Consensus Group effort in each of the village centers ♦ Need town officials to coordinate plans for each area; involve stakeholders, etc. in the process ♦ “the PIT” needs to involve the neighborhood in a visioning process to develop a plan that will be acceptable ♦ In Pemberwick, many of the businesses were rezoned to residential. Any chance they can return to commercial zone? ♦ Need bus shelters and bike racks along transit routes ♦ Transportation needs to be a priority when we review projects (Bike paths, shuttles, etc) ♦ Need to address snow And ice on sidewalks- unsafe ♦ Disrespect for traffic rules ♦ Drought vulnerability (is there a plan? ♦ Large homes ♦ Sustainability, carbon footprint, etc. ♦ Follow up on enforcement ♦ Downtown Park behind Havermeyer building could be used as underground parking; needs a vision; what are we going to do with it? Need a plan that fits into downtown ♦ Loss of Porcelli’s supermarket/replace with a CVS ♦ Villages need local stores where people walk to the store ♦ Cos Cob school is 80% pedestrian ♦ Greenwich Arts Council and Greenwich Center for the Arts are different ♦ Havermeyer building has a minimum of a \$100 million value ♦ RTM needs a meeting location ♦ Create a multi-purpose senior center @ Havermeyer Building ♦ Nice facilities increase use and expand the user group ♦ The community is built on civic pride. Parking in the downtown park is an idea that is ahead of its time ♦ Make vision inclusive for the whole town

12/19/2007 Theme Meeting

INFRASTRUCTURE

What they said ...

Greenwich High School Student Government

Auditorium project – need the space for important events; the student body is excited about the idea and it is well supported

Board of Education

Committed to neighborhood schools in residential zones; need flexibility to maintain this commitment ♦ Support workforce housing efforts ♦ Auditorium is Board of Education's #1 CIP priority; certain education needs are not being met with the current facility; music enrollment is up 120%; Greenwich Center for the Arts proposal will not be sufficient (size and location) ♦ Board of Education needs Class A office space in a central location

Greenwich Center for the Arts

Havermeyer building on Greenwich Avenue; the Greenwich Arts Council supports this endeavor ♦ Support the Greenwich High School auditorium project; different function and is not a conflict ♦ Code compliance issues with the building that make the space dangerous ♦ Will cover operational and capital costs associated with the use of the building

Greenwich High School PTA

Do we have to choose between the high school auditorium and Havermeyer proposal? Why not have both? ♦ Board of Education needs to move; When? How will it be paid for? ♦ Do not want to compromise arts funding so the Board of Education can move; students need to come first

Commission on Aging

Engaged in a planning process focused on program needs ♦ space will be identified based on program needs and building location (rather than having a location dictate the program) ♦ Need to consider long-term community needs ♦ Greenwich Avenue planning process is valuable; why did it have to happen the way that it did? ♦ Senior needs cannot be addressed in a vacuum

Greenwich Symphony Orchestra

Auditorium plan has many flaws; music program in K-12 is excellent ♦ interest is growing; valuable ♦ Too small, inadequate facilities

FHSPO

Transition between the Plan of Conservation and Development, CIP and other community functions ♦ Schools are a significant town asset ♦ The extent of the schools importance is ignored in the 1998 Plan of Conservation and Development ♦ Zoning for schools should be modified to enable cooperative solutions ♦ Board of Education is committed to arts in the schools ♦ Greenwich High School is home to many talented artists; need to provide adequate space; currently rank towards the bottom of the state ♦ Incorporate upgrades in the Plan of Conservation and Development

Greenwich Safe Cycling

The Plan of Conservation and Development is not the appropriate context to discuss the Greenwich Center for the Arts proposal ♦ There has been an RTM resolution regarding linking the Plan of Conservation and Development and the CIP ♦ Bicycling needs to be evaluated from a transportation perspective, not just a recreation perspective – perception change ♦ There is a Master Bicycle plan; issue has been studied; how do we make it happen ♦ The Plan of Conservation and Development should include an emphasis on bicycle use; it is a healthy strategy ♦ A lack of exercise and poor diet is the second leading cause of death (smoking is #1) ♦ Design influences lifestyle

Greenwich Chamber of Commerce

Resident passion adds to quality of life ♦ Parking and traffic are problem areas; parking demand is not going away ♦ Single occupant vehicles is a function of convenience; it is easier to use a car; 2/3rds of employees drive into Greenwich ♦ Metro North use has increased ♦ There is an increasing reverse commute from New York city ♦ Number of private shuttles serve office uses and provide access from the train station ♦ Little implementation of the 2002 Central Greenwich Transportation Management Plan ♦ East Putnam Avenue and Maple Avenue are impacted severely when I-95 backs up; EMS cannot get around ♦ Arch Street improvements were well managed ♦ Smartcard methodology was not well designed; 20th century technology ♦ Need to manage parking assets ♦ Chamber evaluated shared parking but faced a number of challenges, including insurance, business spill over into residential areas and others ♦ Greenwich Avenue is a jewel, but there are streetscape issues; insufficient lighting ♦ Need to make sure we have adequate utilities to serve business needs ♦ Storm drains need to be redesigned

Greenwich Tree Conservancy

Need to recognize the importance of trees and "green" infrastructure ♦ Urban forests contribute to oxygen production and CO2 absorption ♦ There are energy savings because of shade provided by trees

Downtown Consensus Group

Need to have a continuation of the effort; establish guidelines for infrastructure ♦ Parking is key in the business area

Individual comments

Need to develop linkages between the Plan of Conservation and Development and the CIP ♦ Need to train managers to create an organizational culture that appreciates planning ♦ Need to preserve the character of the village center ♦ Preserve neighborhood schools ♦ Enforce traffic laws ♦ Improve and update infrastructure ♦ Need to identify drainage problems that need to be solved and established priorities ♦ Impervious area and FAR abuse is contributing to stormwater problems ♦ Inadequate facilities/resources to address the problem ♦ Support Auditorium and Downtown Consensus Group activities ♦ Consider citizen comments and ideas that have come out of these groups and projects ♦ What can we do to encourage alternative transportation? Pedestrianism? Reduce traffic? ♦ The Greenwich Center for the Arts should not have a higher priority than the Auditorium project ♦ The threads that bind land use is comprehensive planning for Central Greenwich ♦ Infrastructure: major flooding; utility wires above ground; power outages ♦ Waterfront needs dredging ♦ How do we do all of the things that need to be done? ♦ Quality of life has been reduced over the past five years; residential construction is contributing; Zoning regulations regarding height, FAR, size, scale puts pressure on all of the issues discussed ♦ Drainage code (circa 1969) is outdated ♦ Need to enforce regulations ♦ Concern about the makeup of volunteers ♦ Advocate more "planning" in the Department of Planning; majority of time is spent on administration of zoning; need a staff person committed to implementation of the Plan of Conservation and Development ♦ Consider transportation-oriented development at the rail stations; DOT is considering adding a 4th I-bus in 2008 ♦ Affordable housing requires political leadership to solve ♦ Solutions come from leaders in other towns ♦ Auditorium has other community uses ♦ Affordable housing and economic pressures; it needs to fit in ♦ Infrastructure as both an implementation tool and a constraint ♦ Affordable housing requires new solutions; demand cannot be satisfied; there is a potential to redirect the market ♦ Work force housing: factory housing to serve the community (industry); will they remain independent ♦ We need to recognize the neighborhood/village center niches and adapt regulations for these areas ♦ There is a blending of community character ♦ The town needs an infrastructure management office ♦ Need to provide safe pedestrian circulation ♦ Need to provide safe routes to schools

