

1. ARC_Agenda_2020_05_27

Documents:

[5-27-20 ARC SPECIAL MEETING, FINAL AGENDA.PDF](#)

1.I. Revised Final Agenda

Revised Zoom link

Documents:

[5-27-20 ARC SPECIAL MEETING, FINAL AGENDA - REVISED.PDF](#)

2. ARC_Agenda_2020_05_27

Documents:

[5-27-20 ARC SPECIAL MEETING, ACTION AGENDA DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE
Special Meeting
Wednesday, May 27, 2020, 6:30 pm
FINAL AGENDA

Zoom Virtual Meeting

Join Zoom Meeting by clicking this link:

<https://greenwichct.zoom.us/j/95372531977?pwd=ektTQmJiRIJTRFkxUjdrbTcybHIVdz09>

Or input the following information at Zoom.us:

Meeting ID: 953 7253 1977

Password: 8907357

Or Dial in by phone: +1 646-518-9805 US; Meeting ID: 953 7253 1977 Password: 8907357

I. Exterior Alteration:

- 1. Greenwich Plaza, Inc., 2 – 28 Railroad Ave. and 2 Steamboat Rd.;** Project overview of Application **PLPZ 202000038** for Exterior Alteration review **for redevelopment of the north side of the Greenwich Train Station and surrounding mixed-use commercial block** on the property located at 2-28 Railroad Avenue in the CGB and CGBR Zones **and demolition of the existing Taxi Stand and construction of a new south station and related driveway and site improvements** on the property located at 2 Steamboat Road in the GB and CGIO zones.

II. Discussion:

- 1. 100 East Putnam LLC, 100 East Putnam Avenue;** Application **PLPZ202000101** for Exterior Alteration review **for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone.

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.

ARCHITECTURAL REVIEW COMMITTEE
Special Meeting
Wednesday, May 27, 2020, 7:00 pm
REVISED FINAL AGENDA

Zoom Virtual Meeting

Join Zoom Meeting by clicking this link:

<https://greenwichct.zoom.us/j/96100509661?pwd=RUFyMTd4OQ3lsbXRwdnVieUtDVBHgxQT09>

Or input the following information at Zoom.us:

Meeting ID: 961 0050 9661

Password: 5238906

Or Dial in by phone: +1 646-518-9805 US; Meeting ID: 961 0050 9661 Password: 5238906

I. Exterior Alteration:

- 1. Greenwich Plaza, Inc., 2 – 28 Railroad Ave. and 2 Steamboat Rd.;** Project overview of Application **PLPZ 202000038** for Exterior Alteration review **for redevelopment of the north side of the Greenwich Train Station and surrounding mixed-use commercial block** on the property located at 2-28 Railroad Avenue in the CGB and CGBR Zones **and demolition of the existing Taxi Stand and construction of a new south station and related driveway and site improvements** on the property located at 2 Steamboat Road in the GB and CGIO zones.

Notes

II. Discussion:

- 1. 100 East Putnam LLC, 100 East Putnam Avenue;** Application **PLPZ202000101** for Exterior Alteration review **for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone.

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ARCHITECTURAL REVIEW COMMITTEE
Special Meeting
Wednesday, May 27, 2020, 7:08 pm – 11:12 pm
ACTION AGENDA draft
Zoom Virtual Meeting

Members Present: Richard Hein, Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Heidi Brake-Smith; Rhonda Cohen; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese.

Absent: Louis Contadino.

Staff Present: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration:

1. **Greenwich Plaza, Inc., 2 – 28 Railroad Ave. and 2 Steamboat Rd.;** Project overview of Application **PLPZ 202000038** for Exterior Alteration review **for redevelopment of the north side of the Greenwich Train Station and surrounding mixed-use commercial block** on the property located at 2-28 Railroad Avenue in the CGB and CGBR Zones **and demolition of the existing Taxi Stand and construction of a new south station and related driveway and site improvements** on the property located at 2 Steamboat Road in the GB and CGIO zones.

Decision Status: **Return to a Meeting.**

Motion: Hein Second: LoBalbo Vote: unanimous (Hein; LoBalbo; Boldt, Brake-Smith, Cohen, Conte, Krueger; Meniconi, Pugliese)

A. Overview:

- a. **Reframe, reflect, reimagine — look to the future while reflecting on current;**
- b. **Hierarchy of civic architecture with commercial retail is muddled – may contribute to sense of arrival to have a “thick and thin” architecture. Review the south facing wall of north building on page A-311;**
- c. **Rectify/review the asymmetry in what is Beaux Arts design;**
- d. **Promenade needs to be equivalent on both sides of the station - extend promenade and retail to Arch Street; pedestrians experience viewpoint on bias not axial and currently pedestrians would experience boutique culture that then hits a monolith which needs to be rectified – the frontage is the center of the community and needs to be redeemed;**
- e. **Consider a layer of micro shops recessed into architecture which will still provide retail friendly experience;**
- f. **Pastiche arches - these would typically be structural, but the proposed are clearly veneer which needs review;**
- g. **Metallic base material does not integrate into building successfully;**
- h. **Glass canopy is hard to maintain and can look dirty;**

- i. **3 sty mansard was not attractive;**
 - j. **Details are needed at corners - Neoclassical colored brick is not the solution;**
 - k. **Try preserving the view from the cinema to the north towards Town Hall when standing on platform.**
- B. Train Station building and proposed art, murals throughout project:**
- a. **Create better fit to Greenwich /architecture in hyper local sense with proposed wall texture, art, lighting, finish;**
 - b. **Review Kings Cross Station, architects created a sense of amazement;**
 - c. **A Train Schedule is important for placemaking;**
 - d. **Consider suspended art / mobile inside the Train Station over stairs;**
 - e. **Fill the canvas using architectural elements which are longer lasting than static murals;**
 - f. **Review the staircase which is wider than landing;**
 - g. **Ease of ingress and egress is important for wayfinding - consider automatic doors.**
- C. West wing / Cinema / Arch St:**
- a. **Pedestrian experience on west side is a fail;**
 - b. **West Wing is overwhelming and should be reduced to one level;**
 - c. **Much more important for this side to have a public amenity or activity, bar, public gathering space, etc. and not be a parking lot / garage as proposed – this is literally the gateway of Greenwich;**
 - d. **Stairways at Arch Street are not included in plans and should be included in redesign;**
 - e. **Parking area on Arch St. looks like a car jail and is unwelcoming;**
 - f. **Wayfinding is shown to harbor and beach but consider adding same in the other direction towards Arch Street also.**
- D. Pocket park and overall landscaping:**
- a. **Review scale of outdoor space and flow of outdoor furniture;**
 - b. **Review the pedestrian flow through the park area and keep essence of pocket park like Paley Park in NYC;**
 - c. **Consider the stairs near Greenwich Ave. to come straight down the tower to engage with park and wall;**
 - d. **Water feature is not integrated into architecture of building successfully;**
 - e. **Water wall could be transparent – instead of shadow, capture light through wall;**
 - f. **Rectify the trees on renderings vs. the size, number and species that can actually be planted -- renderings show trees after 15 – 20 years of growth and some placed in sidewalks without tree wells shown;**
 - g. **Consider roof top gardens;**
 - h. **Review/rectify no trees/landscaping at South Station;**
 - i. **Mesh green screens are successful.**

II. Discussion:

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Decision: Issue the following notes on the proposed sketches prior to full redesign.

Motion – Richard Hein, Second – Katherine LoBalbo, unanimous

Notes:

- Overall, ARC was impressed with the updates especially since they were accomplished within such a short amount of time.
- ARC continues to have concern with the tree line / ridge along the north of the property -- the applicant mentioned that there is double row of trees so that a canopy may be maintained and ARC asked applicant to show evidence of that so that can be accurately reviewed. ARC wants the vegetated buffer protected even if the building gets pushed back.
- Third floor looks much better with the varying roof line. ARC suggested that the third floor could be updated to look like it is part of the residential building moreso and then the first two floors appear as the commercial portion.
- The residential entrance needs further review and should be inviting, shouldn't be in the garage or tucked away in back, should be celebrated.
- The size and number of garage doors should be reduced -- they don't add to the village feel.
- The entrance to the commercial should be reviewed -- make it more inviting and encourage walkability.
- Some members were not convinced on the proportions of the corner although many found it to be improved. "Disneyfication" should be avoided.
- Discussed the MT Bank signage – three signs are not needed. Talked about monument signs -- but there was opposition to monument signs in this Area of Cos Cob.

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