Application for Exterior Alteration/ New Construction

Name of Project: Greenwich Plaza, Inc. - Redevelopment of North Station & Mixed Use Commercial Block
Address of Project: 2-28 Railroad Avenue, Greenwich CT
Tax ID: 01-2520/S Building Zone: CGB, CGBR & CGIO
Proposed Use of Floor Space: Mixed-Use incl. Greenwich Train Station, Movie Theatre, Retail and Restaurant Uses
Previous Occupant: N/A Previous Use: N/A

Other tenants/uses in the building:

Changes to the floor area (GSF): Existing: 45,969 SF Proposed: 53,325 SF

Has a site plan been submitted to Planning and Zoning for this site/project? □ NO □ YES: PLPZ 2019 293/294
Has this project been reviewed by ARC prior to this submission? □ NO □ YES: 
Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

The subject site represents a public-private development that was constructed in the latter part of the 1960's. The existing site, including the Greenwich train station and movie theatre, is out-of-date, both physically and operationally, and in need of improvement. This application reflects a proposal to redevelop the commercial block located on the north side of the Metro-North train tracks, including the Greenwich Train Station. The project includes a renovation to a portion of the existing retail building and a complete re-construction of the remaining built environment, which includes a new privately owned public park at the corner of Railroad Avenue and Steamboat Road. The architecture for this portion of the project has been designed to incorporate a more traditional architectural language associated with late-19th/early-20th century railroad stations, as requested by the Greenwich Planning and Zoning Commission. New landscaping and pedestrian links to the surrounding neighborhood are proposed, along with new lighting, which is intended to match the Town's Master Plan for Greenwich Avenue (not yet finalized).

Will there be any change to, or addition of mechanical equipment? □ NO □ YES:
Where will it be located? Predominantly on the roof of the building, plus 1 new transformer at the corner of Railroad Avenue and Arch Street

Name of Property Owner: Greenwich Plaza, Inc.
Signature of Property Owner: See attached authorization letter

Name of Applicant: Greenwich Plaza, Inc.
Email: This email address will be used to contact you. c/o Michele Cronin - mcronin@fcsnr.com
Address: (of Applicant) 707 Summer Street, Stamford, CT 06901
Daytime Phone: 203-359-8500
Applicant Signature: See attached authorization letter

Architectural Firm: Beyer Blinder & Belle Architects & Planners LLP
Architect’s Phone Number: 212-777-7800

Check # Check Amount: PLPZ
Architectural Review Committee _EXTERIOR ALTERATION: APPLICATION REQUIREMENTS_

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894. For submital deadline dates, refer to the Meetings list, at Architectural Review Committee page at www.greenwichct.gov or in the P+Z office.

Submit the following: (Plans must be full sized, dimensioned, to-scale, and professionally prepared):

- PDFs. One (1) CD containing digital copies, in pdf format, of all documentation required per this checklist.
- Application form. Three (3) copies of the completed application form with owner signature(s) and contact email(s).
- Tax Card. One (1) copy of the tax card from the Tax Assessor’s office.
- Site Development Plans: One (1) full size set to include:
  a. Plot Plan. One (1) full size site plan/improvement location survey, prepared by a professional land surveyor or engineer, showing project location, existing structures and proposed improvements.
  b. Cross sections. If site disturbance is proposed: Cross-sections across all pertinent directions of the site.
  c. Landscape Plan. One (1) landscape plan, showing inventory and proposed preservation of existing vegetation, and proposed plantings including name, size, location and quantity.
  d. Lighting. One (1) lighting plan, showing locations, specs, bulbing, temperature and lumen plan for all fixtures.
  e. Mechanicals. One (1) mechanical plan including generators, HVAC and roof top units and proposed screening.
- Architectural Plans: One (1) full size set to include:
  a. Elevations. One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  b. Floor Plans. One (1) full sized set of architectural floor plans for each floor.
  c. Building Sections. One (1) set of building sections at a scale of at least 1” = 30’.
  d. Context Elevations. One (1) set of schematic elevations of all buildings on abutting properties.
- Color photographs. Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetscape.
- Material list. A list of all building materials and colors that are proposed.
- Samples. Samples of all building materials and colors that are proposed. To be provided at public meeting
- Other material. Additional material may be deemed appropriate to enable the Committee to evaluate the design.
- Processing fee. The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

I UNDERSTAND THAT I WILL NOT BE HEARD IF ALL THE REQUIRED MATERIALS AND PLANS ARE NOT BROUGHT TO THE MEETING; Signature: ____________________________

- The applicant or qualified representative MUST APPEAR AT THE MEETING to present the project.
  and must BRING the following TO THE MEETING:
- Eight (8) copies of the complete application package (as submitted above) including architectural lighting, mechanical and landscaping plans to be handed out to Committee members at the meeting.
- All large samples that will not fit in the file.
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Application for Municipal Improvement to Approve the Redevelopment Agreement  
Between the Town of Greenwich and Greenwich Plaza  
Applicant / Property Owner: Greenwich Plaza, Inc.  
Applicant / Property Owner: Town of Greenwich

Applications for Coastal Site Plan and Special Permit Approval  
Proposed Redevelopment of the North Station and Surrounding Mixed-Use Commercial Block  
2-28 Railroad Avenue, Greenwich; CGB, CGBR and CGIO Zones (Tax ID No. 01-2520/S)  
Applicant / Property Owner: Greenwich Plaza, Inc.

Applications for Coastal Site Plan and Special Permit Approval  
Proposed Demolition of Existing Taxi Stand and Construction of New South Station and Related Driveway and Site Improvements  
2 Steamboat Road, Greenwich; GB and CGIO Zones (Tax ID No. 02-1603/S)  
Applicant / Property Owner: Greenwich Plaza, Inc.

Application for Amendments to §6-118.1 and §6-205 of the Building Zone Regulations  
Applicant: Greenwich Plaza, Inc.

To Whom It May Concern:

We hereby authorize the firm of Fogarty Cohen Russo & Nemiroff LLC to serve as our agent in securing all necessary approvals from the Greenwich Planning and Zoning Commission and Greenwich Architectural Review Committee for the above-referenced project.

GREENWICH PLAZA, INC.

BY: ____________________________
H. Darrell Harvey, Co-Chief Executive Officer
**COMMERCIAL**

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Commercial</td>
<td></td>
<td></td>
<td>31112.00</td>
<td>342.57</td>
<td>342.57</td>
<td>28471600</td>
<td>-35%</td>
<td>18506500</td>
<td></td>
</tr>
</tbody>
</table>

### VALUATION RECORD

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>10/01/09</th>
<th>10/01/10</th>
<th>10/01/15</th>
<th>10/01/15</th>
<th>10/01/16</th>
<th>10/01/17</th>
<th>10/01/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>VALUATION Market</td>
<td>L 13573400</td>
<td>13708400</td>
<td>18506500</td>
<td>18506500</td>
<td>18506500</td>
<td>18506500</td>
<td>18506500</td>
</tr>
<tr>
<td></td>
<td>B 6926600</td>
<td>7506500</td>
<td>2054300</td>
<td>2054300</td>
<td>2054300</td>
<td>2054300</td>
<td>2054300</td>
</tr>
<tr>
<td></td>
<td>T 20500000</td>
<td>21217600</td>
<td>20560800</td>
<td>20560800</td>
<td>20560800</td>
<td>20560800</td>
<td>20560800</td>
</tr>
<tr>
<td>VALUATION 70% Assessed</td>
<td>L 9501380</td>
<td>9595880</td>
<td>12954550</td>
<td>12954550</td>
<td>12954550</td>
<td>12954550</td>
<td>12954550</td>
</tr>
<tr>
<td></td>
<td>B 4848620</td>
<td>5256440</td>
<td>1438010</td>
<td>1438010</td>
<td>1438010</td>
<td>1438010</td>
<td>1438010</td>
</tr>
<tr>
<td></td>
<td>T 14350000</td>
<td>14852320</td>
<td>14392560</td>
<td>14392560</td>
<td>14392560</td>
<td>14392560</td>
<td>14392560</td>
</tr>
</tbody>
</table>

### SCHEDULE OF ASSESSMENT

1. CB Central Greenwich
2. Legal Acres: 1.9080

**Supplemental Cards**

TRUE TAX VALUE: 18506500

- **BPT7**: 17-0510, Replace Verizon Equip., $15,000,
- **16-1147**: Fitout AQR $135,000,
- **DBA**: Greenwich Plaza Retail: 10-12-Hopscotch Salon, 14-Signature Cycles, 16-18-CitiBank, RR Station, 20-Gym Source, 22-Vacant, 24-Rink & Racquet, 26-Olive Branch, 28-Planet Pizza, Bow Tie Criterion Theatre
- **GEN**: 3864 sq ft MEZZ tax exempt.; M2 is theatre MEZZ.
- **LAND**: 20k sq. ft remains co too w adw/wh.
- **High L/B Ratio - Portion of land supports RR Station**
### IMPROVEMENT DATA

**PHYSICAL CHARACTERISTICS**

- **ROOFING**
  - Built-up
  - Insulation

- **WALLS**
  - Frame: Yes
  - Brick: Yes
  - Metal: No
  - Glass: No

- **FRAMING**
  - B: 1
  - I: 2
  - S: 3

- **HEATING AND AIR CONDITIONING**
  - W: 1
  - I: 2
  - S: 3

- **Sprinkler**
  - 31393: 105239

**IMPROVEMENT DATA**

<table>
<thead>
<tr>
<th>05 RR Station (exempt) 3664sf (SP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>07</td>
</tr>
</tbody>
</table>

**SPECIAL FEATURES**

- **03**
  - GenCom
  - 2013

**SUMMARY OF IMPROVEMENTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Data Collector/Date:**

- 12/31/2013

**Appraiser/Date:**

- TCG 10/01/2015

**Neighborhood:**

- Total Improvement Value: 2055400

**Supplemental Cards**

- TOTAL IMPROVEMENT VALUE
Redevelopment of Greenwich Transportation Center

20 RAILROAD AVENUE
GREENWICH, CT 06830

Submission to the Architectural Review Committee
Greenwich, CT
18 FEBRUARY 2020
Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020

Client (Development): The Ashforth Company
Client (Construction): A.P. Construction Company
Land-Use Attorneys: Fogarty Cohen Russo & Nemiroff LLC
Civil Engineers/Surveyors: Redniss & Mead
Parking/Traffic Consultant: Kimley-Horn
Landscape Architect: Eric Rains Landscape Architecture
Structural Engineer: GACE Consulting Engineers
MEP Engineers: Southport Engineering Associates PC
Code Consultant: Bruce J. Saywats Consulting Architect
ADA Accessibility Consultant: Michael Baker International

NOTES
1. LIGHTING PHOTOMETRIC ANALYSIS PROVIDED BY: SPECLINES - 190 MAIN STREET, SANDWICH, MA 02563.

SCALE: NTS
N
RAILROAD AVENUE
PROPOSED BUILDING

NOTES
1. LIGHTING PHOTOMETRIC ANALYSIS PROVIDED BY: SPECLINES - 190 MAIN STREET, SANDWICH, MA 02563.

SCALE: NTS
N
RAILROAD AVENUE
PROPOSED BUILDING
Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020
IRRIGATION NOTES:
1. ALL NEW PLANTINGS & LAWN SHALL BE IRRIGATED.
2. CONTRACTOR SHALL PROVIDE FULLY FUNCTIONING IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL CERTIFIED TO WORK IN THE STATE OF CONNECTICUT.
3. IN POORLY DRAINED SOILS SET ROOTBALL SEVERAL INCHES ABOVE EXISTING GRADE.
4. DO NOT STAKE OR WRAP TREES AS REQUIRED.
5. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS.
6. REMOVE ALL NYLON AND WIRE STRAPPING FROM PLANT MATERIALS PRIOR TO PLANTING.
7. FOR CONTAINER GROWN TREES, PULL OUT ROOTS UNLESS OTHERWISE NOTED.
8. PLANT SOFT THAT ROOTBALL 2-3" HIGHER OR FLUSH WITH EXISTING GRADE.
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE CONTRACTOR SHALL AMEND SOILS AS REQUIRED TO INDICATE PH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL AMEND SOILS AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS.
11. PLANT MATERIALS SHALL BE PLACED AS REQUIRED BY PLANTING SCHEDULE.

PLANTING NOTES:
1. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIALLY INDICATE PH, SOIL TYPE AND NUTRIENT LEVELS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE REPRESENTATIVE SAMPLE OF EACH PLANT VARIETY ON SITE TO THE ARCHITECT FOR REVIEW.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS INSTALLED AT ANY POINT PRIOR TO INSTALLATION.
4. ALL MATERIALS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2019 (AVAILABLE AT ANASHEFT.org).
5. THE LAYOUT OF ALL SEED LINES AND LOCATION OF ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS.
7. FOR CONTAINER GROWN TREES, PULL OUT ROOTS
8. PLANT SOFT THAT ROOTBALL 2-3" HIGHER OR FLUSH WITH EXISTING GRADE.
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE CONTRACTOR SHALL AMEND SOILS AS REQUIRED TO INDICATE PH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL AMEND SOILS AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS.
11. PLANT MATERIALS SHALL BE PLACED AS REQUIRED BY PLANTING SCHEDULE.
Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020
Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830

Aerial View from Northeast
PRECEDENT STUDY: HISTORIC 19TH CENTURY TRAIN STATIONS: COMBINING MASONRY WITH GLASS AND METAL

Kings Cross Station, London, (Lewis Cubitt, 1852)

Nyugati Station, Budapest (Eifel Company, 1877)
PRECEDENT STUDY: HISTORIC CONNECTICUT TRAIN STATIONS

Union Station, New Haven, CT (Cass Gilbert, 1920)

Union Station, New London, CT (H.H. Richardson, 1887)

Union Station, Waterbury, CT (McKim Mead and White, 1909)

Union Station, Hartford, CT (Shepley Rutan Coolidge, 1889)

Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830
PRECEDENT STUDY: HISTORIC CIVIC BUILDINGS IN GREENWICH, CT

- Board of Education, (Havemeyer Building)
- Old Town Hall
- Old Post Office

Precedent Photos
A-301c.00
VIEW OF PROPOSED STATION AND CINEMA FROM RAILROAD AVENUE

Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830

Rendering View A-304.00
EXAMPLES OF STEEP MANSARD ROOFS

WINDSOR, CT TRAIN STATION WITH MANSARD ROOF

WALLINGFORD, CT TRAIN STATION WITH MANSARD ROOF

PRECEDENT STUDY: MANSARD ROOFS

Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
VIEW OF PROPOSED STATION INTERIOR - DETAIL OF ELEVATORS

Rendering View A-308a.00

Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
20 Railroad Avenue, Greenwich, CT 06830
VIEW OF PROPOSED STATION INTERIOR

Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830

Rendering View
A-309c.00
VIEW OF PROPOSED SOUTH STATION FROM GREENWICH PLAZA

Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
SIGNAGE LEGEND

- COMMERCIAL / RETAIL SIGNS, MOUNTED ON FACADE
  1. RETAIL TENANT SIGN, 56 SF MAXIMUM
  2. RETAIL TENANT SIGN, 28 SF MAXIMUM
  3. CINEMA SIGN WITH PROGRAMMABLE INFORMATION, 100 SF

- RAILROAD STATION SIGNAGE
  1. STATION IDENTIFICATION SIGN, CANOPY MOUNTED, 25 SF MAXIMUM
  2. STATION INTERIOR METRO-NORTH RAILROAD SIGN, 20 SF MAXIMUM
  3. STATION IDENTIFICATION SIGN, FACADE MOUNTED, 10 SF MAXIMUM
  4. STATION IDENTIFICATION SIGN, FREE STANDING 10 SF MAXIMUM
  5. PLATFORM STAIR IDENTIFICATION SIGN, WALL MOUNTED, 10 SF MAXIMUM

- PARKING SIGNAGE
  1. PARKING IDENTIFICATION SIGN FOR UPPER PARKING LEVEL, FACADE MOUNTED, 10 SF MAXIMUM
  2. PARKING IDENTIFICATION SIGN FOR LOWER PARKING LEVEL, FACADE MOUNTED, 10 SF MAXIMUM
  3. PARKING IDENTIFICATION SIGN FOR GREENWICH PLAZA GARAGE, FREE STANDING, 10 SF MAXIMUM
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
18 FEBRUARY 2020
**REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER**

**STREETSCAPE LIGHTING AND PLANTING PLANS**

18 FEBRUARY 2020

**Permission for Details for Material and Planting Schedule:**

1. Refer to SPL-3.0 for Streetscape Lighting Information.
2. Refer to SPL-1.0 for Site and Paving Information.

**Notes:**

- Refer to Civil Drawings for additional site and paving information.
- Refer to SPL-2.0 for street plantings information.

**Scale:** 1" = 20'-0"
1. REFER TO DETAILS FOR MATERIAL AND PLANTING SCHEDULES.

2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE AND PAVING INFORMATION.

---

**South Station and Greenwich Plaza - Drive/Drop-off and Parking Area**

**South Station and Greenwich Plaza - Arch Street Entrance**

**South Station and Greenwich Plaza - Steamboat Road Exit**

---

**Notes:**
1. Refer to details for material and planting schedules.
2. Refer to civil drawings for additional site and paving information.

---

**Redevelopment of Greenwich Transportation Center**

South Station and Greenwich Plaza Landscape Site Plans

18 February 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
LANDSCAPE ENLARGEMENT PLANS
18 FEBRUARY 2020

NOTES
1. REFER TO DETAILS FOR MATERIAL AND PLANTING SCHEDULES.
2. REFER TO SPL-2.0 FOR PARK LIGHTING INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE AND PAVING INFORMATION.
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
PARK
18 FEBRUARY 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER

GREENWICH AVENUE LIGHTING

18 FEBRUARY 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
WALL MOUNTED TRELLIS PLANTERS
18 FEBRUARY 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER

PLANTER AT NEW HAVEN BOUND SIDE

18 FEBRUARY 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
PLANTER AT NEW HAVEN BOUND SIDE
18 FEBRUARY 2020
COMPONENT A: NEW PARK

COMPONENT B: THROUGH THE USE OF PLANTING, SIGNAGE, LIGHTING ETC. TBD UPON FURTHER REVIEW WITH THE TOWN OF GREENWICH

COMPONENT C: POLLINATOR/HABITAT AREA

COMPONENT D: POTENTIAL MID-BLOCK CROSSING

COMPONENT E: BRUCE MUSEUM POLLINATOR/HABITAT

COMPONENT F: HARBOR CONNECTION

LEGEND
1 GREENWICH STATION
2 GREENWICH PLAZA
3 POLLINATOR GARDEN
4 BRUCE MUSEUM
5 PARKING LOT
6 HARBOR
7 ROGER SHERMAN BALDWIN PARK

GREENWICH AVENUE CONNECTIVITY EXHIBIT
CONNECTIVITY
18 FEBRUARY 2020
CORNER OF RAILROAD AVENUE AND STEAMBOAT ROAD
PEDESTRIAN ACCESS TO TRAIN PLATFORM ON STEAMBOAT ROAD
STATION ENTRANCE ON RAILROAD AVENUE LOOKING EAST
EXISTING CONDITIONS PHOTOS
FEBRUARY 18, 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
GREENWICH, CONNECTICUT

NOTE: BUILDING DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO VERIFICATION BY VIEWER.
RAILROAD AVENUE LOOKING WEST
GREENWICH PLAZA RETAIL PARKING
SOUTH "STATION" AND GREENWICH PLAZA OFFICE BUILDING LOOKING EAST
Application for Exterior Alteration/ New Construction

Name of Project: Greenwich Plaza, Inc. - Construction of New South Train Station
Address of Project: 2 Steamboat Road, Greenwich CT
Tax ID: 02-1603/S Building Zone: GB & CGIO
Proposed Use of Floor Space: Commuter Train Station on Greenwich Plaza Office Parcel
Previous Occupant: N/A Previous Use: Office
Other tenants/uses in the building: Greenwich Plaza Office Uses located on premises
Changes to the floor area (GSF): Existing: 320,995 SF Proposed: No change to Existing Office Spaces
Has a site plan been submitted to Planning and Zoning for this site/project? ☐ NO: ☑ YES: PLPZ 2019 295/296
Has this project been reviewed by ARC prior to this submission? ☐ NO ☑ YES: 
Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

Construction of a new commuter train station/enclosed waiting area on the south side of the Metro-North Railroad; Improvements to commuter drop-off and pick-up activities; New landscaped planter and wall-mounted trellis planters with potential opportunity for signage. This proposal is submitted in connection with the "North Side" improvements at 2-28 Railroad Avenue.

Will there be any change to, or addition of mechanical equipment? ☑ NO ☐ YES: 
Where will it be located? 

Name of Property Owner: Greenwich Plaza, Inc.
Signature of Property Owner: See attached authorization letter

Name of Applicant: Greenwich Plaza, Inc.

Email: This email address will be used to contact you: c/o Michele Cronin - mcronin@fcsn.com
Address: (of Applicant) 707 Summer Street, Stamford, CT 06901
Daytime Phone: 203-359-8500
Applicant Signature: See attached authorization letter

Architectural Firm: Beyer Blinder & Belle Architects & Planners LLP
Architect’s Phone Number: 212-777-7800

Check # Check Amount: PLPZ

PZ EX ALT 5/1/19
Architectural Review Committee  EXTERIOR ALTERATION: APPLICATION REQUIREMENTS

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894. For submittal deadline dates, refer to the Meetings list, at Architectural Review Committee page at www.greenwichct.gov or in the P+Z office.

Submit the following:  (Plans must be full sized, dimensioned, to-scale, and professionally prepared):

- PDFs. One (1) CD containing digital copies, in pdf format, of all documentation required per this checklist.
- Application form. Three (3) copies of the completed application form with owner signature(s) and contact email(s).
- Tax Card. One (1) copy of the tax card from the Tax Assessor’s office.
- Site Development Plans: One (1) full size set to include:
  - Plot Plan. One (1) full size site plan/improvement location survey, prepared by a professional land surveyor or engineer, showing project location, existing structures and proposed improvements.
  - Cross sections. If site disturbance is proposed: Cross-sections across all pertinent directions of the site.
  - Landscape Plan. One (1) landscape plan, showing inventory and proposed preservation of existing vegetation, and proposed plantings including name, size, location and quantity.
  - Lighting. One (1) lighting plan, showing locations, specs, bulbing, temperature and lumen plan for all fixtures.
  - Mechanicals. One (1) mechanical plan including generators, HVAC and roof top units and proposed screening.
- Architectural Plans: One (1) full size set to include:
  - Elevations. One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  - Floor Plans. One (1) full sized set of architectural floor plans for each floor.
  - Building Sections. One (1) set of building sections at a scale of at least 1” = 30’.
  - Context Elevations. One (1) set of schematic elevations of all buildings on abutting properties.
- Color photographs. Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetscape.
- Material list. A list of all building materials and colors that are proposed.
- Samples. Samples of all building materials and colors that are proposed. To be provided at public meeting
- Other material. Additional material may be deemed appropriate to enable the Committee to evaluate the design.
- Processing fee. The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

I UNDERSTAND THAT I WILL NOT BE HEARD IF ALL THE REQUIRED MATERIALS AND PLANS ARE NOT BROUGHT TO THE MEETING; Signature: ____________________________

- The applicant or qualified representative MUST APPEAR AT THE MEETING to present the project.
- and must BRING the following TO THE MEETING:
  - Eight (8) copies of the complete application package (as submitted above) including architectural lighting, mechanical and landscaping plans to be handed out to Committee members at the meeting.
  - All large samples that will not fit in the file.
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Application for Municipal Improvement to Approve the Redevelopment Agreement
   Between the Town of Greenwich and Greenwich Plaza
   Applicant / Property Owner: Greenwich Plaza, Inc.
   Applicant / Property Owner: Town of Greenwich

Applications for Coastal Site Plan and Special Permit Approval
Proposed Redevelopment of the North Station and Surrounding Mixed-Use Commercial Block
2-28 Railroad Avenue, Greenwich; CGB, CGBR and CGIO Zones (Tax ID No. 01-2520/S)
Applicant / Property Owner: Greenwich Plaza, Inc.

Applications for Coastal Site Plan and Special Permit Approval
Proposed Demolition of Existing Taxi Stand and Construction of New South Station and
Related Driveway and Site Improvements
2 Steamboat Road, Greenwich; GB and CGIO Zones (Tax ID No. 02-1603/S)
Applicant / Property Owner: Greenwich Plaza, Inc.

Application for Amendments to §6-118.1 and §6-205 of the Building Zone Regulations
Applicant: Greenwich Plaza, Inc.

To Whom It May Concern:

We hereby authorize the firm of Fogarty Cohen Russo & Nemiroff LLC to serve as our
agent in securing all necessary approvals from the Greenwich Planning and Zoning Commission
and Greenwich Architectural Review Committee for the above-referenced project.

GREENWICH PLAZA, INC.

BY: H. Darrell Harvey, Co-Chief Executive Officer
**COMMERCIAL**

**VALUATION RECORD**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>VALUATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td>52416000</td>
<td>52416000</td>
<td>26924600</td>
<td>26924600</td>
<td>26924600</td>
<td>26924600</td>
<td>26924600</td>
</tr>
<tr>
<td>B</td>
<td>213284200</td>
<td>221773500</td>
<td>250114500</td>
<td>250114500</td>
<td>250114500</td>
<td>251101500</td>
<td>251101500</td>
</tr>
<tr>
<td>T</td>
<td>265700200</td>
<td>274189500</td>
<td>277039100</td>
<td>277039100</td>
<td>277039100</td>
<td>278026100</td>
<td>278026100</td>
</tr>
<tr>
<td>70% Assessed</td>
<td>L</td>
<td>36691200</td>
<td>18847220</td>
<td>18847220</td>
<td>18847220</td>
<td>18847220</td>
<td>18847220</td>
</tr>
<tr>
<td>B</td>
<td>149298940</td>
<td>15524150</td>
<td>175080150</td>
<td>175080150</td>
<td>175080150</td>
<td>175771050</td>
<td>175771050</td>
</tr>
<tr>
<td>T</td>
<td>185990140</td>
<td>191932650</td>
<td>193927370</td>
<td>193927370</td>
<td>193927370</td>
<td>194618270</td>
<td>194618270</td>
</tr>
</tbody>
</table>

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Primary Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>26924600</td>
</tr>
</tbody>
</table>

**Supplemental Cards**

- **TRUTH TAX VALUE**: 26924600
- **TOTAL LAND VALUE**: 26924600

---

**ADMINISTRATIVE INFORMATION**

- **PARCEL NUMBER**: 02-1603/S
- **Parent Parcel Number**: 02-1603/S
- **Property Address**: STEAMBOAT ROAD 0002
- **Neighborhood**: 2100 GREENWICH AVE
- **Property Class**: 212 General Office
- **TAXING DISTRICT INFORMATION**
  - **Jurisdiction**: 57 Greenwich, CT
  - **Area Code**: 001
  - **Corporation**: 057
  - **District**: 02
  - **Section & Plat**: 138
  - **Routing Number**: 816200003
- **Site Description**
  - **Topography**:
    - **Public Utilities**: Owner, Electric
    - **Street or Road**:
      - **Zoning**: GB General Business
      - **Legal Acres**: 1.9591
**Site Description**

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Soil ID</th>
<th>Acreage -or-</th>
<th>Table</th>
<th>Prod. Factor -or-</th>
<th>Actual</th>
<th>Effective Frontage</th>
<th>Effective Frontage</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>

**LAND.** Land area reduced from 2.7897 to 1.959 per deed research and deed plotter. Effected 9/17/13.

### IMPROVEMENT DATA

**PHYSICAL CHARACTERISTICS**

**ROOFING**

Built-up

**WALLS**

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F Res</td>
<td>0</td>
<td>396</td>
<td>0</td>
</tr>
</tbody>
</table>

**FRAMING**

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F Res</td>
<td>0</td>
<td>396</td>
<td>0</td>
</tr>
</tbody>
</table>

**HEATING AND AIR CONDITIONING**

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F Res</td>
<td>0</td>
<td>396</td>
<td>0</td>
</tr>
</tbody>
</table>

---

**SPECIAL FEATURES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry Hgt</th>
<th>Const Type</th>
<th>Grade</th>
<th>Year Bff</th>
<th>Const Year Cond</th>
<th>Base Rate</th>
<th>Features Adj</th>
<th>Size or Area</th>
<th>Computed Value</th>
<th>Phys Obsol</th>
<th>Market %</th>
<th>Adj Comp</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>C GENCOMM</td>
<td>0.00</td>
<td></td>
<td></td>
<td>0.00</td>
<td>Good</td>
<td></td>
<td>0.00</td>
<td>1963 1985 AV</td>
<td>0.00</td>
<td>N</td>
<td>0.00</td>
<td>396</td>
<td>0</td>
<td>0</td>
<td>150 100</td>
<td>56100</td>
</tr>
</tbody>
</table>

---

**SUMMARY OF IMPROVEMENTS**

**Data Collector/Date**

TD 06/15/2017

**Appraiser/Date**

TOG 10/01/2015

**Neighborhood**

Neigh 2100 AV

**Supplemental Cards**

TOTAL IMPROVEMENT VALUE 56100
### Valuation Record

**Assessment Year**

**Reason for Change**

### Valuation

**Site Description**

### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table Prod. Factor</th>
<th>Or- Depth Factor</th>
<th>Or- Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
</table>
Redevelopment of Greenwich Transportation Center

20 RAILROAD AVENUE
GREENWICH, CT 06830

Submission to the Architectural Review Committee
Greenwich, CT
18 FEBRUARY 2020
Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER

20 Railroad Avenue, Greenwich, CT 06830

Submission to the Architectural Review Committee
18 February 2020

Client (Development):
The Ashforth Company

Client (Construction):
A.P. Construction Company

Land-Use Attorneys:
Fogarty Cohen Russo & Nemiroff LLC

Civil Engineers/Surveyors:
Redniss & Mead

Parking/Traffic Consultant:
Kimley-Horn

Landscape Architect:
Eric Rains Landscape Architecture

Structural Engineer:
GACE Consulting Engineers

MEP Engineers:
Southport Engineering Associates PC

Code Consultant:
Bruce J. Spiewak Consulting Architect

ADA Accessibility Consultant:
Michael Baker International

NOTES:
1. REFER TO DETAILS FOR MATERIAL AND PLANTING SCHEDULES.
2. REFER TO SPL-3.1 FOR PARK LIGHTING INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE AND PAVING INFORMATION.
Redevelopment of Greenwich
Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020

Client (Development):
The Ashforth Company

Client (Construction):
A.P. Construction Company

Land-Use Attorneys:
Fogarty Cohen Russo & Nemiroff LLC

Civil Engineers/Surveyors:
Redniss & Mead

Parking/Traffic Consultant:
Kimley-Horn

Landscape Architect:
Eric Rains Landscape Architecture

Structural Engineer:
GACE Consulting Engineers

MEP Engineers:
Southport Engineering Associates PC

Code Consultant:
Bruce J. Spiewak Consulting Architect

ADA Accessibility Consultant:
Michael Baker International

NOTES
1. LIGHTING PHOTOMETRIC ANALYSIS PROVIDED BY: SPECLINES - 190 MAIN STREET, SANDWICH, MA 02563.

Street Lighting Plan

PROPOSED BUILDING

SPL-3.0
Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020

PARK LUMINAIRE SCHEDULE

<table>
<thead>
<tr>
<th>PARK LUMINAIRE DESCRIPTION</th>
<th>QTY</th>
<th>MODEL</th>
<th>LUMENS</th>
<th>KELVIN</th>
<th>COLOR</th>
<th>MANUFACTURER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. REC. HANDRAIL LIGHT - 'CC'</td>
<td>3 RECESSED HANDRAIL LIGHT - MODEL: L304. 3 WATT LED, 3000K. COLOR/FINISH: BRUSHED STAINLESS. MANUFACTURED BY MP LIGHTING.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. POLE LIGHT - 'BB'</td>
<td>2 POLE MOUNT LIGHT - LUMINAIRE MODEL: 99402. 16 WATT LED, 3000K. COLOR: BLACK. POLE MODEL: 1308HR. 13'-8&quot; HT., ROUND TAPERED STEEL POLE. COLOR: BLACK. MANUFACTURED BY BEGA LIGHTING.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. DOWNLIGHT/SPOTLIGHT - 'DD'</td>
<td>4 WALL MOUNT FOUNTAIN DOWNLIGHT - MODEL: PRO POINT DW 80. 80 WATT LED, 3000K. COLOR: BLACK. MANUFACTURED BY TRAXON LIGHTING.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. RECESS. HANDRAIL LIGHT - 'CC'</td>
<td>1 TREE DOWNLIGHT - MODEL: FL12B. 17 WATT LED, 3000K. COLOR: BLACK. MANUFACTURED BY VISION 3 LIGHTING.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. WALL MOUNT FOUNTAIN DOWNLIGHT - 'EE'</td>
<td>4 WALL MOUNT FOUNTAIN DOWNLIGHT - MODEL: PRO POINT DW 80. 80 WATT LED, 3000K. COLOR: BLACK. MANUFACTURED BY TRAXON LIGHTING.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOTES
1. REFER TO DETAILS FOR MATERIAL AND PLANTING SCHEDULES.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE AND PAVING INFORMATION.
IRRIGATION NOTES:

1. ALL NEW PLANTINGS & LAWN SHALL BE IRRIGATED.
2. CONTRACTOR SHALL PROVIDE FULLY FUNCTIONING IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL CERTIFIED TO WORK IN THE STATE OF CONNECTICUT.
3. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE FOR ALL NEW PLANTING AND LAWN AREAS.
5. CONTRACTOR RESPONSIBLE FOR ACQUISITION OF ALL REQUIRED PERMITS.
6. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS & COMPONENTS NECESSARY FOR THE OPERATION OF THE IRRIGATION SYSTEM; INCLUDING BUT NOT LIMITED TO: WELLS, BACKFLOW PREVENTERS, RPZs, ELECTRICAL AND COMPUTER COMPONENTS AND ENTIRE WATER DELIVERY SYSTEM.
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE CONTRACTOR SHALL REPLACE PLANTS AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT.

PLANTING NOTES:

1. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIMALLY INDICATE pH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL FINE DRAINAGE AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE REPRESENTATIVE SAMPLE OF EACH PLANT VARIETY TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL MATERIALS SHALL CONFORM TO THE LANDSCAPE ARCHITECT’S SPECIFICATIONS.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS AT ANY POINT PRIOR TO INSTALLATION. ALL MATERIALS SHALL BE PLANTED AT ANY POINT PRIOR TO INSTALLATION. ALL MATERIALS SHALL CONFORM TO THE LANDSCAPE ARCHITECT’S SPECIFICATIONS.
4. DO NOT STAKE OR WRAP TREES AS REQUIRED.
5. PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS.
6. FOR CONTAINER GROWN TREES, PULL OUT ROOTS 2-3" HIGHER OR FLUSH WITH ROOTBALL TO PREVENT CIRCLING ROOTS.
7. DO NOT PRUNE HEAD LEADERS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT PEEP A HOLE TO PERPETUATE ROOT EXIT.
8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIMALLY INDICATE pH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL FINE DRAINAGE AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS.
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE CONTRACTOR SHALL REPLACE PLANTS AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS & LAWN SHALL BE IRRIGATED.
2. CONTRACTOR SHALL PROVIDE FULLY FUNCTIONING IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL CERTIFIED TO WORK IN THE STATE OF CONNECTICUT.
3. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE FOR ALL NEW PLANTING AND LAWN AREAS.
5. CONTRACTOR RESPONSIBLE FOR ACQUISITION OF ALL REQUIRED PERMITS.
6. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS & COMPONENTS NECESSARY FOR THE OPERATION OF THE IRRIGATION SYSTEM; INCLUDING BUT NOT LIMITED TO: WELLS, BACKFLOW PREVENTERS, RPZs, ELECTRICAL AND COMPUTER COMPONENTS AND ENTIRE WATER DELIVERY SYSTEM.
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE CONTRACTOR SHALL REPLACE PLANTS AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT.

PLANTING NOTES:

1. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIMALLY INDICATE pH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL FINE DRAINAGE AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE REPRESENTATIVE SAMPLE OF EACH PLANT VARIETY TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL MATERIALS SHALL CONFORM TO THE LANDSCAPE ARCHITECT’S SPECIFICATIONS.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS AT ANY POINT PRIOR TO INSTALLATION. ALL MATERIALS SHALL CONFORM TO THE LANDSCAPE ARCHITECT’S SPECIFICATIONS.
4. DO NOT STAKE OR WRAP TREES AS REQUIRED.
5. PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS.
6. FOR CONTAINER GROWN TREES, PULL OUT ROOTS 2-3" HIGHER OR FLUSH WITH ROOTBALL TO PREVENT CIRCLING ROOTS.
7. DO NOT PRUNE HEAD LEADERS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT PEEP A HOLE TO PERPETUATE ROOT EXIT.
8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIMALLY INDICATE pH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL FINE DRAINAGE AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS.
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE CONTRACTOR SHALL REPLACE PLANTS AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS & LAWN SHALL BE IRRIGATED.
2. CONTRACTOR SHALL PROVIDE FULLY FUNCTIONING IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL CERTIFIED TO WORK IN THE STATE OF CONNECTICUT.
3. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE FOR ALL NEW PLANTING AND LAWN AREAS.
5. CONTRACTOR RESPONSIBLE FOR ACQUISITION OF ALL REQUIRED PERMITS.
6. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS & COMPONENTS NECESSARY FOR THE OPERATION OF THE IRRIGATION SYSTEM; INCLUDING BUT NOT LIMITED TO: WELLS, BACKFLOW PREVENTERS, RPZs, ELECTRICAL AND COMPUTER COMPONENTS AND ENTIRE WATER DELIVERY SYSTEM.
Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020
Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Submission to the Architectural Review Committee
18 February 2020
PRECEDENT STUDY: HISTORIC 19TH CENTURY TRAIN STATIONS: COMBINING MASONRY WITH GLASS AND METAL

Kings Cross Station, London, (Lewis Cubitt, 1852)

Nyugati Station, Budapest (Eifel Company, 1877)

Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
PRECEDENT STUDY: HISTORIC CONNECTICUT TRAIN STATIONS

Union Station, New Haven, CT (Cass Gilbert, 1920)
Union Station, New London, CT (H.H. Richardson, 1887)
Union Station, Waterbury, CT (McKim Mead and White, 1909)

Union Station, Hartford, CT (Shepley Rutan Coolidge, 1889)

Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830
PRECEDENT STUDY: HISTORIC CIVIC BUILDINGS IN GREENWICH, CT

Board of Education, (Havemeyer Building)

Old Town Hall

Board of Education, (Havemeyer Building)

Old Post Office

Precendent Photos

Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
PRECEDENT STUDY: MANSARD ROOFS

EXAMPLES OF STEEP MANSARD ROOFS

WINDSOR, CT TRAIN STATION WITH MANSARD ROOF

WALLINGFORD, CT TRAIN STATION WITH MANSARD ROOF
Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830
VIEW OF PROPOSED STATION INTERIOR - DETAIL OF ELEVATORS

Redevelopment of Greenwich Transportation Center
20 Railroad Avenue, Greenwich, CT 06830
Rendering View A-309.00

Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830
Redevelopment of Greenwich Transportation Center
26 Railroad Avenue, Greenwich, CT 06830

VIEW OF SOUTH FACADE OF STATION AND TRAIN PLATFORMS
SIGNAGE LEGEND

- COMMERCIAL / RETAIL SIGNS, MOUNTED ON FACADE
  1. RETAIL TENANT SIGN, 56 SF MAXIMUM
  2. RETAIL TENANT SIGN, 28 SF MAXIMUM
  3. CINEMA SIGN WITH PROGRAMMABLE INFORMATION, 100 SF

- RAILROAD STATION SIGNAGE
  1. STATION IDENTIFICATION SIGN, CANOPY MOUNTED, 25 SF MAXIMUM
  2. STATION INTERIOR METRO-NORTH RAILROAD SIGN, 20 SF MAXIMUM
  3. STATION IDENTIFICATION SIGN, FACADE MOUNTED, 10 SF MAXIMUM
  4. STATION IDENTIFICATION SIGN, FREE STANDING, 10 SF MAXIMUM
  5. PLATFORM STAIR IDENTIFICATION SIGN, WALL MOUNTED, 10 SF MAXIMUM

- PARKING SIGNAGE
  1. PARKING IDENTIFICATION SIGN FOR UPPER PARKING LEVEL, FACADE MOUNTED, 10 SF MAXIMUM
  2. PARKING IDENTIFICATION SIGN FOR LOWER PARKING LEVEL, FACADE MOUNTED, 10 SF MAXIMUM
  3. PARKING IDENTIFICATION SIGN FOR GREENWICH PLAZA GARAGE, FREE STANDING, 10 SF MAXIMUM
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER

18 FEBRUARY 2020
ENLARGEMENT PLAN: WEST SLOPE / PARKING AREA PLANTING

NOTES:
1. REFER TO DETAILS FOR MATERIAL AND PLANTING SCHEDULE.
2. REFER TO SPL-3.1 FOR PARK LIGHTING INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE AND PAVING INFORMATION.

REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
LANDSCAPE ENLARGEMENT PLANS
18 FEBRUARY 2020

ERIKA RAINS LANDSCAPE ARCHITECTURE, LLC
110 MAIN ROAD  NICHOLLS, CT  06256  www.ericrainslandscape.com
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
PALEY PARK
18 FEBRUARY 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
PARK
18 FEBRUARY 2020
4.0
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
18 FEBRUARY 2020

VIEW OF PROPOSED BUILDING FROM WEST - RAILROAD AVENUE AND ARCH STREET

Rendering View A-305.00

18 February 2020

01  02.12.20  Architectural Review Board

RAILROAD AVENUE AND ARCH STREET

6.0
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
WALL MOUNTED TRELLIS PLANTERS
18 FEBRUARY 2020

7.0
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
PLANTER AT NEW HAVEN BOUND SIDE
18 FEBRUARY 2020
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
PLANTER AT NEW HAVEN BOUND SIDE
18 FEBRUARY 2020
LEGEND

1. GREENWICH STATION
2. GREENWICH PLAZA
3. POLLINATOR GARDEN
4. BRUCE MUSEUM
5. PARKING LOT
6. HARBOR
7. ROGER SHERMAN BALDWIN PARK

COMPONENT A: NEW PARK

COMPONENT B: THROUGH THE USE OF PLANTING, SIGNAGE, LIGHTING ETC. TBD UPON FURTHER REVIEW WITH THE TOWN OF GREENWICH

COMPONENT C: POLLINATOR/HABITAT AREA

COMPONENT D: POTENTIAL MID-BLOCK CROSSING

COMPONENT E: BRUCE MUSEUM POLLINATOR/HABITAT

COMPONENT F: HARBOR CONNECTION

GREENWICH AVENUE CONNECTIVITY EXHIBIT
CONNECTIVITY
18 FEBRUARY 2020 9.0
SIDEWALK WAYFINDING COMPONENT

1.1

EGGS: Sherman Baldwin Park
Greenwich Under
Green Mile
REDEVELOPMENT OF GREENWICH TRANSPORTATION CENTER
STEAMBOAT ROAD AND ARCH STREET
18 FEBRUARY 2020
CORNER OF RAILROAD AVENUE AND STEAMBOAT ROAD
PEDESTRIAN ACCESS TO TRAIN PLATFORM ON STEAMBOAT ROAD
STATION ENTRANCE ON RAILROAD AVENUE LOOKING EAST
RAILROAD AVENUE LOOKING WEST
RETAIL PARKING LOOKING WEST
SOUTH "STATION" AND GREENWICH PLAZA OFFICE BUILDING LOOKING EAST
December 11, 2019

Mr. Bruce F. Cohen, Esq.
Fogarty, Cohen, Selby, and Nemiroff, LLC
1700 East Putnam Avenue
Suite 406
Old Greenwich, CT 06870

RE: The applications of Bruce Cohen, Esq., authorized agent, for Greenwich Plaza, Inc., record owners, for Preliminary Coastal Site Plan and Special Permit, PLPZ 2019 00295 and PLPZ 2019 00296 to demolish the existing Taxi Stand and construction of a new south station and related driveway and site improvements pursuant to Sections 6-12(e), 6-13, 6-15, 6-17, 6-100, 6-101, 6-103.1, 6-104.1, 6-111, 6-118.1, 6-139.1, 6-141, 6-184 through 6-192 and 6-205 of the Town of Greenwich Building Zone Regulations on the property located at 2 Steamboat Road in the GB, CGIO, Coastal Overlay and Flood Hazard Overlay Zones.

Dear Mr. Cohen,

At a regular meeting held on November 26, 2019, the Planning and Zoning Commission considered the above referenced application and took the following action:

Upon a motion made by Messr. Macri and seconded by Messr. Levy, the following resolution to move the preliminary coastal site plan to final with modifications was unanimously adopted 5-0 (Voting in favor: Alban, Macri, Levy, Lowe (for Fox), and Goss (for Hardman); and

WHEREAS the Commission held public hearings on July 30, 2019, September 26, 2019, and October 29, 2019 and took all testimony required by law; and

WHEREAS the Commission closed the public hearing on October 29, 2019 and rendered a decision on this application at a regular meeting of the Planning and Zoning Commission on November 26, 2019; and

WHEREAS the Applicant requested Preliminary Coastal Site Plan and Special Permit approvals, to construct a new South Train Station for northbound rail passengers and redevelop the surrounding drop-off and pick-up area on the property located at 1-2 Steamboat Road in the CGB, CGBR, CGIO, Coastal Overlay and Flood Hazard Overlay Zones; and

WHEREAS the proposed improvements to the South Parcel (Parcel #2) would include:
• demolition of the existing taxi stand to construct a new 554 SF train station for northbound rail passengers;
• redesign of the drop-off and pick-up area to promote a more efficient loading and unloading of passengers, which would include longer drop-off/pick-up lanes, a shuttle parking area, and improved pedestrian access and crosswalks; and

WHEREAS the Subject parcel lies within the CGBR and CGB zones and two (2) overlay zones, the Central Greenwich Impact Overlay Zone (CGIO) and Coastal Overlay Zone (COZ); and

WHEREAS the site is legally nonconforming as to building coverage, lot coverage, side yard setbacks and parking; and

WHEREAS the applicant is proposing a building that would reduce floor area on the site; and

WHEREAS the applicant discussed the prospect of amending the building zone regulations by creating an overlay zone to possibly allow for increased gross floor area, building height coverage and reduced parking in exchange for a development that offered public transportation and amenities; and

WHEREAS in addition to a new South Station, the applicant proposes to revise the drop-off and pickup areas on the south side of the tracks to include longer drop-off/pick-up lanes, a shuttle parking area, and improved pedestrian access and crosswalks; and

WHEREAS presently, the area south of the train platform has 8 taxi stand spaces, 5 drop-off spaces, and 4 ADA spaces; and

WHEREAS the proposal would reduce that parking to a total of 15 parking spaces, 4 shuttle spaces, 7 drop-off spaces and 4 ADA spaces; and

WHEREAS the Applicant provided a parking and traffic analysis for the subject proposal; and

WHEREAS this has been shared with DPW and the Commission’s traffic consultant; and

WHEREAS in addition to revising the parking layout of the south station, the applicant is also proposing to allow for queuing in their existing parking area, adjacent and to the south of the station, at the weekday evening peak hours, to help facilitate passenger pick-up for those arriving in Greenwich from points south; and

WHEREAS the applicant offers to provide a parking attendant to facilitate this queuing in the weekday evening peak hours; and

WHEREAS the site work proposes no change the impervious coverage and the applicant has provided a Drainage Summary Report which was reviewed and commented on by DPW; and
WHEREAS as noted above, the subject parcel is within the Greenwich Coastal Overlay Zone. The applicant notes that the site is upland from “shorlands” resources and the subject site is adjacent to "coastal hazard areas", the AE-11 Flood Zone; and

WHEREAS through the preliminary site plan process, the Commission requested that the applicant design the proposal that evoked more of the 19th century architecture on avenue and downtown, reflecting their character; and

WHEREAS as the transit hub to the Town, the train station needs to improve the experience for transit users, particularly in the way drop-off and pick-up activity is designed; and

WHEREAS the Commission noted that the ridership data for the Greenwich Station noted that ridership in and out of the station was nearly split 50/50 north bound and south bound; and

WHEREAS the Commission also noted that the modest size of the south station did not appear to reflect this near even split of commuters at the Greenwich Station; and

WHEREAS the Commission suggested that the applicant should perhaps put more focus on the size, architecture and amenities being proposed to reflect the number of riders using that side of the station; and

WHEREAS the Commission noted that pedestrian access from the applicant’s building and parking garage to the north, from the south side of the station and towards the downtown, was not as well designed as the access to the north side station; and

WHEREAS the Commission suggested that the applicant look to add stairs and our additional access points, from the existing parking garage, to the train station; and

WHEREAS the Commission was generally in favor of the street improvements suggested by the applicant and asked the applicant to work with the Town’s Department of Public work so that it could incorporate some of the streetscape plans for Greenwich Avenue, into Railroad Ave. making for a more cohesive streetscape; and

WHEREAS the Commission made a significant emphasis that any future plans needed to be commuter friendly, meaning the wayfinding, appearance, amenities, drop-off and pick-up and circulation in and around the Train Station should be done in a manner which supports commuting by train; and

WHEREAS the Commission noted that the applicant shall appear before the Architectural Review Committee (the “ARC”) for comment on the exterior, landscaping, lighting and signage; and

WHEREAS the Commission noted that they would forward this letter, minutes and/or any other part of the record, requested by the applicant and/or the Architectural Review Committee, for their consideration; and

WHEREAS the Commission noted that if amendments to the Zoning Text is to be considered they should use the discussion in the transcripts as feedback to frame any future language; and
WHEREAS the Commission also asked that applicant consider a look to ways to possibly improve the pedestrian experience and connection under the Railroad and interstate overpasses along Steamboat Road; and

WHEREAS the Commission took no action on the proposed special permit; and

THEREFORE BE IT RESOLVED that the application of Bruce Cohen, Esq., authorized agent, for Greenwich Plaza, Inc., record owners, for Preliminary Coastal Site Plan, PLPZ 2019 00295 to demolish the existing Taxi Stand and construction of a new south station and related driveway and site improvements pursuant to Sections 6-12(e), 6-13, 6-15, 6-17, 6-100, 6-101, 6-103.1, 6-104.1, 6-111, 6-118.1, 6-139.1, 6-141, 6-184 through 6-192 and 6-205 of the Town of Greenwich Building Zone Regulations on the property located at 2 Steamboat Road in the GB, CGIO, Coastal Overlay and Flood Hazard Overlay Zones is hereby moved to final with modifications.

The applicant shall address the following as part of any request for final site plan approval:

1. The applicant should continue to redesign the proposal for consistency with the Downtown’s 19th century architecture. More focus on south station should be made given the even split of ridership to both sides of the Train Station.

2. Any future plans should have an emphasis on the redevelopment being commuter friendly, meaning the wayfinding, appearance, amenities, drop-off and pick-up and circulation in and around the Train Station should be done in a manner which supports commuting by train.

3. The Applicant shall appear before the ARC, for review and comments of the exterior, lighting, landscaping and signage.

4. If zoning text amendments are considered, the applicant should use the feedback in the application to frame any future language.

5. The applicant should explore solutions to improve the pedestrian experience and strengthen the connection between downtown along Steamboat Road and under the overpasses.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on November 26, 2019.

If you have any questions, please call.

Sincerely,

[Signature]

Patrick LaRow, AICP
Deputy Director/Assistant Town Planner
Below is an email I have shared with Mr. Tesei and my RTM members:

The new train station will be refreshing and it has some real attributes but the architecture is abysmal. Greenwich is a beautiful New England beach town, but entering the new station will reflect none of that. There is no sense of place. The new train station - both the exterior and interior - might as well be Fort Wayne, Indiana. This is a real opportunity to build a gateway to Greenwich, and to New England for that matter. Please reconsider the current architectural plans as they do not reflect the beauty and place of our world-class town. Let’s re-do the plans so that everybody entering the station knows and feels they are entering one of the most beautiful New England and beachy towns anywhere. Please consider these important alterations, for the sake of all Greenwich residents and Greenwich property values. Thank you.

As my email states, I support the re-development of the train station, but it is critical that the town does better with the station's architecture, which as currently rendered is abysmal and divorced from the beauty and values of our lovely town. Some specific suggestions:

Use the Homestead Inn as inspiration. It is boxy like the current proposal, but a beautiful boxy. Like the Homestead, soften the edges with trim. Wood would be great, but if that is not practical or the architects don't like wood, use the other materials (brick etc), to create trim or other touches of interest.

Embed Greenwich in the station with Greenwich place names or sayings of famous residents or photos.

Windowboxes are Greenwich favorites so add those.

The station portion of the block should look more like an old train station.

The cinema portion of the block should look more like an old theater.

The retail portion (inside and out) should have cute signs like Old Greenwich, not like a generic mall.

The tall glass station is a big waste of space and ugly. If it is tall
and beautiful that would be ok, but tall and ugly just
accentuates the ugliness (Greenwich has no need for big
modern glass windows where the "second floor" is just a waste
of empty air).
The inside is maybe even more abysmal than the outside. The
inside should not look generic but each store or section should
have its own personality and signage (the generic signage on
the renderings is really depressing).
Barring starting over, these touches suggested above would
turn an ugly landmark into something the Greenwich folks, and
tourists, would be inspired by.
Thank you!!!