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August 10, 2021

Ms. Katie DeLuca  
Town Planner  
Planning & Zoning Commission  
101 Field Point Road  
Greenwich, CT 06830

Re: Greenwich Hospital Smilow Cancer Center  
PLPZ 2021 00101,102 & 103

Dear Katie:

Attached is an analysis we have prepared on the surrounding neighborhood of the proposed Smilow Cancer Center. The chart is color coded to show the commercial buildings and their sizes in the area. Also included is a GIS Map showing the area around the proposed Smilow Cancer Center, the green buildings are commercial, and the beige are multifamily.

The surrounding neighborhood of the proposed Smilow Cancer Center is a mixed-use neighborhood with commercial, office, retail, multifamily dwellings, medical offices, existing hospital facilities, restaurant, liquor store and auto body shop.

Within the block on the east side of Lafayette Place there are five separate properties; a retail office building at 1 East Putnam Avenue, a 74,000 square-foot office building and bank at 1 Lafayette Place, the Day Care Center, six-story condominium apartment building and the Bendheim Cancer Center. On the west side of Lafayette Place there is a church at the corner of East Putnam Avenue and Lafayette Place, a commercial office, a residential multifamily building, hospital apartment facilities and the mix of both commercial medical office and residential buildings that are proposed to be used for the Smilow Cancer Center.

To the north on Lake Avenue and Perryridge Road there is the existing hospital building which is 410,000 square feet and also a medical office building, along with single family homes. West on Lake Avenue is a church, a 686-space parking garage associated with the hospital, and a 20-unit medical office building.

On Church Street there is a church, used car store, a restaurant, a 100-unit six-story apartment condominium building, multifamily housing, and stores including a liquor store.

On Sherwood Place there is a telephone switching station, law offices, multi-unit student housing, office buildings, medical office buildings and an autobody shop along with two and single-family homes.

The proposed Smilow Cancer Center would be one block from East Putnam Avenue which is dominated by commercial uses.

While there are many multifamily units as well as single-family homes there is also a significant amount of non-residential use in the immediate vicinity of the proposed cancer Smilow Cancer Center including churches, other hospital facilities and different commercial establishments

Very truly yours,



Thomas J. Heagney

TJH/em

## Greenwich Hospital Neighborhood Properties

Tax ID	Address	Zone	Use	Building Size
07-1525/S	1 Lafayette Place	CGB	Commercial	74,254 sf
07-4101/S	22 Lafayette Place	CGB	Commercial	(lot part of 37)
07-4101/S	37 Lafayette Place	R-MF	Commercial	9,577 sf
07-1653/S	28 Lafayette Place	R-MF	Commercial	2,785 sf
07-1651/S	32 Lafayette Place	CGB	Commercial	2,299 sf
07-4087/S	77 Lafayette Place	H-2	Commercial	39,830 sf
07-1647/S	54-56 Lafayette Place	R-MF	Commercial	6,802 sf
07-4079/S	60 Lafayette Place	R-MF	Residential	
07-4064/S	64 Lafayette Place	R-MF	Commercial (Paved Lot)	
C185000	47 Lafayette Place (The Lodge)	R-MF	55-Unit Condominium	
C180700	50-52 Lafayette Place (Fairfield House)	R-MF	74-Unit Condominium	
07-4009/S	5 Perryridge Road	H-1	Commercial	410,000 sf
07-4077/S	2 Perryridge Road	R-7	Residential	
07-4086/S	3 Perryridge Road	R-6	Medical Office	2,154 sf
07-4086/S	3 Perryridge Road	R-6	Residential	
07-1166/S	4 Perryridge Road	R-7	Residential	
07-1203/S	6 Perryridge Road	R-7	Residential	
07-1467/S	7 Perryridge Road	R-7	Residential	
07-4034/S	9 Perryridge Road	R-7	Residential	
07-3069/S	2 Glen Court	R-12	Residential	
07-4036/S	45 Lake Avenue	H-1	Commercial	188,490 sf
07-4071/S	16 Lake Avenue	R-MF	Commercial	3,676 sf
07-1755/S	28 Lake Avenue	R-MF	Residential	
07-4047/S	30 Lake Avenue	R-MF	Residential	
07-1632	32 Lake Avenue	R-MF	Residential	
07-1784/S	38 Lake Avenue	R-MF	Commercial	1,152 sf
07-4000/S	44 Lake Avenue	R-MF	Commercial	3,180 sf
C-202210	49 Lake Avenue	LB	20-Unit Condominium	
07-1095/S	55 Lake Avenue	R-7	Residential	
07-1629/S	87 Lake Avenue	R-7	Residential	
07-1075/S	89 Lake Avenue	R-7	Commercial	1,859 sf
07-1734/S	91 Lake Avenue	R-7	Commercial	1,220 sf
07-4507/S	0 William Street	R-MF	Open Space	
07-4103/S	11 William Street	R-6	Residential	
07-1532/S	15 William Street	R-6	Residential	
07-4104/S	19 William Street	R-6	Residential	
07-4085/S	23 William Street	R-6	Residential	
07-1701/S	27 William Street	R-6	Residential	
07-4078/S	28 William Street	H-2	Residential	
07-4105/S	33 William Street	R-6	Residential	
07-1551/S	35 William Street	R-6	Residential	
07-1555/S	37 William Street	R-6	Residential	
07-1514/S	41 William Street	R-6	Commercial	4,161 sf

07-1756/S	58 William Street	R-6	Commercial	2,936 sf
07-1802/S	62 William Street	R-6	Residential	
07-1536/S	64 William Street	R-6	Residential	
07-1590/S	68 William Street	R-6	Residential	
07-1517/S	69 William Street	R-6	Residential	
07-1475/S	23 Church Street	CGBR	Commercial	16,000 sf
07-1826/S	35 Church Street	CGBR	Commercial	13,440 sf
C181000	20 Church Street	R-MF	100-Unit Condominium	
07-1587/S	36 Church Street	R-MF	Residential	
07-1737/S	39 Church Street	R-6	Residential	
07-1550/S	40 Church Street	R-MF	Residential	
07-1733/S	43 Church Street	R-6	Residential	
07-1804/S	47 Church Street	R-6	Residential	
07-1558/S	51 Church Street	R-6	Commercial	2,501 sf
07-1805/S	58 Church Street	R-MF	Residential	
C188250	55 Church Street	R-MF	2-Unit Townhouses	
07-1828/S	59 Church Street	LBR-2	6-Unit Apartments	
07-1507/S	67 Church Street	LBR-2	Commercial	9,088 sf
07-4008/S	1 West Putnam Avenue	CGBR	Commercial	47,691 sf
07-1584/S	1 East Putnam Avenue	CGBR	Commercial	11,692 sf
07-1657/S	7-19 East Putnam Avenue	CGBR	Commercial	8,680 sf
07-1540/S	21 East Putnam Avenue	CGBR	Commercial	2,186 sf
07-1742/S	25 East Putnam Avenue	CGBR	Commercial	1,806 sf
07-1577/S	45-55 East Putnam Avenue	CGBR	Commercial	29,194 sf
07-4007/S	61 East Putnam Avenue	CGBR	Commercial	9,647 sf
07-1609/S	69 East Putnam Avenue	CGBR	Commercial	2,622 sf
07-1599/S	79 East Putnam Avenue	CGBR	Commercial	18,096 sf