



*Patricia Sesto
Director*

**Town of
Greenwich
Conservation Commission**
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MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner

FROM: Aleksandra Moch, Environmental Analyst

DATE: November 16, 2022

RE: GP Holding Company, Inc., 2-28 Railroad Avenue, PLPZ 2022 00482
Site plan by Redniss & Mead, LLC, dated September 7, 2022 and landscape plan by Eric Rains
Landscape Architecture, LLC dated September 7, 2022.

I have reviewed the above-referenced plan and visited the site. The following comments are offered for your consideration:

1. The proposed site improvements will affect only portion of the building. The effected area will be rebuilt on a smaller footprint allowing for a patio area and space for new planters.
2. The refurbished streetscape of the building will result in the loss of 12 street trees. These trees will be replaced at a 1:1 ratio. Additional landscaping will be added to the eastern side of the new structure. The sloping area stretching along Arch Street will be enhanced with new trees and shrubs, boosted with native species. The proposed area of roof garden will help to keep the building cooler, alleviate the negative effect of the heat island, help with storm water mitigation, adds additional interest to the view from the neighboring buildings and the railroad, and support local pollinators. Overall, the planting plan will provide a net environmental benefit to the project.
3. Access to the train station should be provided to accommodate all modes of transportation. This important and congested part of town should be addressed with a complete street design. The proposed replacement of the building opens an opportunity to install in-ground parking which could eliminate street parking and allow for multiuse of bicycles, scooters and other two-wheel forms of transportation. Wider space could also accommodate an alley of trees which will protect the cyclist and pedestrians from the speed and noise of passing cars. Increased number of commuters using alternative forms of transportation will reduce the need for cars and parking, decrease noise and pollution, ease congestion and make walking experience safer and more pleasurable. An alley of trees with associated planters filled with flowering plants will enhance the site's aesthetics, screen the busy road and create an enjoyable place for human and pollinators alike.
4. Bike racks are being proposed on the Arch Street side of the complex. This location is problematic due to the dangerous access caused by narrow railroad underpass and the busy street that lacks bike lanes and a safe means of travel. As much as the bike racks will be a great addition to the landscaped area,

their location will create a narrow neck for pedestrians gaining an access to the stairs. In addition, the designated area may be too small to handle the growing needs.



Lack of bike racks at the train station makes bicycle storage challenging.

cc: Conservation Commission