

Ginsberg, Jeremy

From: Reese Hutchison <reesehutchison@yahoo.com>
Sent: Thursday, April 23, 2020 2:42 PM
To: Ginsberg, Jeremy
Subject: Darien Place,LLC

Jeremy,

Firstly, I want to personally thank you, your staff and the Commission for the work you have all done to help Darien realize its full potential. The ability to adapt to new market demands and also respect those who came before has always defined how Planning & Zoning considers each application. I am proud to have served and been able to be part of Darien both as a Commissioner and land owner in the CBD.

Secondly, after reviewing Business Site Plan Application 90-P put forth for by Darien Place, LLC, I am confident that this application balances both the current situation and changing nature of consumer demand for movie theaters.

Additional apartments in the CBD have proven to be a great addition, especially with their proximity to rail service. Many of the original concepts from the Connecticut Main Streets program have been highly successful.

The continuation of the Grove Street retail corridor by the applicant will further connect Grove Street to the Darien Sport Shop and should enhance the experience of consumers and viability of retail tenants.

The parking study validates that there is currently adequate parking based upon the existing tenancies and retail environment. For this reason the application should be approved.

However, there will be a time in the near distant future where parking will prove strained and this should be something of concern. The Commission may wish to start a dialogue with the Selectmen on how to best proceed with a long term approach to solutions.

M. Reese Hutchison

Sent from my iPhone