

**TOWN OF DARIEN
PLANNING & ZONING COMMISSION**

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January 29, 2019

Mr. David Sawicki, Director
Office of the State Traffic Administration
Connecticut Department of Transportation
2800 Berlin Turnpike
Newington, CT 06131

RE: Corbin District Project at Boston Post Road and Corbin Drive, Darien, CT

Dear Mr. Sawicki:

I am writing to you on behalf of the Darien Planning and Zoning Commission to voice its enthusiastic support for the Corbin District project, including the creation of a new pedestrian crosswalk on Boston Post Road (U.S. Route 1).

This monumental redevelopment project, located in the heart of downtown Darien, includes 116 new units of housing as well as restaurant, retail and office spaces, and open outdoor areas that will attract residents, employees, shoppers and diners alike. We expect that the mixed-use nature of the project and close proximity to the Darien Metro-North train station and Connecticut Transit bus routes will significantly increase pedestrian foot traffic in the area of this development.

Since its founding, Darien has contended with the fact that the Boston Post Road has been its primary local thoroughfare that runs through its downtown. In recent years, town leaders have placed an emphasis on making the Central Business District more walkable and pedestrian friendly in order to enhance its safety and vitality. To that end, the approved site plan for the Corbin District adopted a "park and walk" mentality, which is encouraged by Darien's 2016 Town Plan of Conservation and Development.

The Planning & Zoning Commission spent substantial time working with two traffic experts during several public hearings in order to ensure that the Corbin District will have a limited impact to traffic density in the immediate area and represent a pedestrian friendly development. By eliminating the existing outdated perpendicular back-out parking area on the south side of Post Road near its intersection with Corbin Drive and replacing it with on-street parallel parking, it will ensure an improvement to pedestrian and driver safety in the area while enhancing traffic flow on Boston Post Road.

The Corbin District's internal driveway connecting to Post Road is envisioned to function as a traditional street, running one-way into the development. Moreover, this access-way was located at appropriate distances from both the Connecticut Turnpike's Exit 11 off-ramp/Leroy Avenue and the Corbin Drive intersections in order to function independently. Consequentially, the Commission believes that it would be appropriate to establish a new crosswalk with curb

Letter to David Sawicki, OSTA
January 29, 2019
Page 2 of 2.

extensions, associated traffic signage and flashing beacons in this location to enhance pedestrian mobility and safety in downtown Darien.

The Commission is pleased with its November 2018 approval of the Corbin District's site plan. The development is expected make great strides in reaching Darien's long-term goal of creating a more safe, active, walkable, and transit friendly downtown. As such, we look forward to your positive response to the applicant's request for a new crosswalk and other operational traffic modifications along the Post Road in downtown Darien.

Respectfully, on behalf of the Darien Planning and Zoning Commission,

John R. Sini, Jr.
Chairman

cc: Jayme Stevenson, First Selectman
Ray Osborne, Chief of Police
Donald Anderson, Police Captain
David Genovese, Principal, Baywater Properties
Planning & Zoning Commission members