

Kathy Barnard



WESTPORT, CONNECTICUT

DIANE GOSS FARRELL
First Selectman

September 21, 1999

To: Members of the RTM, BOF, BOE, BOS, P&Z, ZBA, and Parks & Recreation

Attached for your review is the report from the Baron's South Planning Committee. I am extremely grateful to the individuals who volunteered their time and talent to take on the task of reviewing the newly acquired property and suggesting its best use. Their work represents seven months of hard work, including numerous public meetings and substantial research.

In addition to a summary provided by Committee Chairman, Harold Levine, each member furnished his or her own statement regarding the property's future. Contained in these statements are very thoughtful conclusions that reflect the level of complexity the task involved. The work done by the Committee will be enormously beneficial to those of us in a decision-making role on behalf of the Town of Westport.

On October 4th the Committee will hold its final public hearings. This will be an opportunity for comment regarding their findings and conclusions. I am sure all agree that "theirs was not an easy task," given the competing demands of development initiatives (including the YMCA) and those advocating an open space position.

As First Selectman, it is my responsibility to bring forward specific initiatives. Making good on a promise to the RTM at the time the Baron's property was purchased, I will bring recommendations forward to the Town's legislative body for a "sense of the meeting" response. Unless a specific sum of money is requested, RTM action can only be advisory. Should the administration's plans include matters pertaining to zoning issues, they will, of course, be directed to the appropriate land use agencies for formal review and approval.

While considering the committee's conclusions, there are two additional steps that I plan to take before finalizing an administrative recommendation:

- 1) I intend to "stake" the property in two locations. The first involves the property that the Baron's South Committee has proposed or possible sale. The second is the land proposed for purchase/lease by the YMCA. I believe that actually standing on the property and seeing firsthand the impact of either dispossession will provide a useful conceptual analysis. Since it was the desire of the Board of Finance and some members of the RTM that the Town recover a portion of its investment through the sale of a piece (or pieces) of the property, this analysis will be most beneficial.
- 2) It is important to understand the impact of reducing the size of the property if any portion is sold. Therefore, I will be working with Katherine Barnard, Director of Planning and Zoning, to evaluate potential future options for the Town on the remaining property if land sale options are pursued. Zoning regulations are critical to the analysis, especially when considering the property's unique terrain. I'm sure all agree it is vitally important that the Town insures its ability to use the property to

its best advantage first. As had been stated throughout the approval process, the Town has purchased the property for municipal use. This does not preclude open space, but that was not the sole objective.

In addition, I offer the following reflections regarding the report:

Public Planning Consultants

I will follow-up on the committee's suggestion that the Town enlist a group such as Project for Public Spaces to evaluate and suggest enhancements to our downtown area. However, I do not believe that the Town should abdicate its planning responsibility to others. We have a fine planning department as well as an elected Planning and Zoning Commission for this function. Any project entered into with a public planning group would commence after a go, no-go decision to sell a portion of the property has been made.

Winslow Park

While not directly tied to the Baron's property, the suggestion of Winslow Park as an alternate for development was addressed by some committee members. Personally, I feel that the Town should recognize and accept the desire of the many citizens who feel that the land is best left substantially undeveloped, as many remember its intended purpose to be when it was condemned. I encourage those who have not been to the park recently to pay a visit. The newly paved pathways, along with the defined on and off-leash designated areas, have provided a more user-friendly place. Next spring, the existing parking area will be paved and expanded slightly. In the future, I hope to bring water to the site. A drinking fountain as well as flush toilets would be welcome enhancements.

Senior Center

I concur completely with the committee that the senior center should remain at Staples High School. It is very heartening that the superintendent of schools supports the concept as well. As Staples expansion begins in earnest, it will be very important to work cooperatively with the Board of Education and the land use boards to see that the needs of Westport seniors will be addressed along with Westport youngsters.

As I stated at the beginning of this letter, decisions surrounding the Baron's South property are complex and far-reaching. The Baron's South Planning Committee's valuable research and input has been and will continue to be extremely helpful as we plan the property's future. After you have had an opportunity to review their findings, I would appreciate your reaction.

Best wishes,


Diane Goss Farrell
First Selectman

DGF/pm
Attach.

BARON'S SOUTH PLANNING COMMITTEE REPORT

September 15, 1999

In early January Diane Farrell, First Selectman, appointed a committee to study the property designated as Baron's South and Winslow Park and make recommendations on their best use. The committee held its first meeting on Wednesday January 27th, 1999, and has since held 17 meetings and two special public hearings. In addition, it arranged for an Open House on the week-end of April 17th and 18th. Over 1,400 residents visited the Baron's South at that time.

At the very first meeting, the committee recognized the importance of the assignment, and agreed that we would not confine our deliberation to just whether the YMCA should be allowed to build on the property, rather we would consider the larger issue of overall planning to balance the needs of the residents of Westport and the desire for open space. As one committee member stated, "The citizens of Westport have been given a wonderful gift by the town, the last, significant open space in our community".

Our first responsibility was to become totally familiar with the property. We met with Kathy Bernard, of the P & Z, who not only briefed us on all aspects of the property, but also gave us a full background history of the property and the buildings. After that, the entire committee toured the property, and inspected all of the buildings.

This was followed by a series of presentations by selected individuals involved with providing social services to the community in order to get a better understanding of the current needs of the Town of Westport. The speakers included:

Barbara Butler, Director of Human Services, Town of Westport
Bernice Corday, Executive Director, Westport -Weston United Way
Susan Pfister, Senior Center Coordinator, Town of Westport
Fran Reynolds, Director of Senior Services
Pearl Kane and Jeffrey Kahn, Westport Youth Commission

The ideas expressed focused heavily on the need for a "greater sense of community", as well as expanded after school programs for middle school and high school age youngsters permanent Senior Center facility, and rental space for social service organizations in town.

The committee then invited Former First Selectmen Jacqueline Heeneage, Bill Seiden, Marty Hauhuth, and Joseph Arcudi to give suggestions and recommendations with regard to Baron's South and Winslow Park. Both Marty Hauhuth and Jacqueline Heeneage strongly opposed any construction on Winslow Park. Joe Arcudi said, "If Winslow Park were developed on the North end it would not impact on the visual effect at Route 1 and Compo." Bill Seiden added, "The town should do nothing with either property and leave it to someone else. Decisions made now could rob the future of an opportunity."

At this point in our deliberations we invited all groups with an interest in the property to come forward and present their case. The following appeared before the committee:

- Westport Senior Center
- Board of Education
- Mohonk House
- Westport Historical Society
- Westport-Weston YMCA
- Kids in Crisis
- Westport Arts Center
- Project Return
- Westport Little League
- Westport Conservation Department
- Parks and Recreation Department
- Coalition to Save Baron's South and Winslow Park
- First Selectman Diane Farrell
- Land Acquisition Committee

In addition to the above list we were fortunate in having an opportunity to hear a presentation by three volunteer "advisors" who looked at the two properties as part of an entire area from Compo Road to the Saugatuck River. The presentation was made by architects Robert Jacobs and Abe Rothenberg and architectural writer, Carter Wiseman. Their presentation offered a number of alternate sites for the Y. A copy of their report is Attachment #1.

At this point the committee began its deliberations and set up a meeting with the Code Enforcement Committee to get a full understanding of all problems relating to the properties being examined. Code Enforcement includes the Police Chief, The Fire Chief, Public Works, Conservation, and Planning and Zoning.

As mentioned earlier the committee conducted two Public Hearings at Town Hall at which over 50 residents passionately expressed their views.


Three sub-committees were then formed to make recommendations to the full committee on: a) Utilization of Baron's South, b) Utilization of Winslow, and c) What to do with the buildings on Baron's South. The sub-committee assigned the Baron's South issue decided that since that property was a major responsibility of the entire committee, their sub-committee should be disbanded, and the entire committee should review the issue.

The Winslow Park sub-committee recommended that a location at the rear of the park, adjacent to the Westport Playhouse, should be seriously considered for the YMCA.

The "buildings" sub-committee recommended that the buildings on the ridge of the property be sold and 5 lots be created. See attachment #2. The property would be sold to private individuals for homesites, and it was estimated that the sale would bring between \$2,400,000 and \$3,100,000 revenue to the town. There was strong disagreement with this recommendation. As one committee member reported, "No private residences in this area. One reason for purchasing this property was to prevent this".

The committee then reviewed all of the information that had been acquired, as well as the recommendations of the sub-committees, and arrived at an action plan. It should be noted that one member of the committee refrained from voting, or providing a written report. She has become a candidate for a seat on the Planning and Zoning Commission, and felt it was improper for her to declare a position as she might be required at a future date to vote on some aspect of this issue. The following are the committee recommendations:

1- The Town should not permit any construction at the present time on either Baron's South or Winslow Park. There was only one vote in favor of further negotiations with the YMCA to locate a YMCA/Senior Center on Baron's South. However, that committee member also stated, "I personally feel that the best location for a combined YMCA/Senior Center is on Winslow Park, North of the Westport Country Playhouse, however, it appears that that location is not politically feasible." In addition, two other committee members suggested that Winslow Park be given further consideration as a site for a new YMCA building if an alternate site can not be found. It is interesting to



note that the Wiseman/Jacobs/Rothenberg report also recommends consideration of a Winslow site.

A majority of the committee was in favor of preserving both properties as "park space" for municipal use. As one committee member said: Baron's South and Winslow are public treasures and should remain public."

2- The committee recommends that the First Selectman work together with the Superintendent of Schools to accelerate a plan to expand the Senior Center facility at Staples High School., as well as explore other options. A few committee members suggested that if the Staples site becomes impossible, the town consider building a new Senior Center at the Imperial Avenue parking lot. The committee was encouraged by a conversation Chairman Levine had with Superintendent Landon. That meeting was followed by a letter from the Superintendent that stated: "I would like to see the Senior Center remain at Staples High School. I believe that by having the Senior Center remain at Staples, both the seniors making use of the Center, and young people attending Staples could be benefited by integrating student program opportunities into the activities of the Center. Nonetheless, the Senior Center will be able to remain at Staples only if the expansion of the High School required by an anticipated significant increase in student enrollment includes additional space to accommodate the Senior Center".

Most members of the committee visited the present Senior Center at Staples, and recognized the merit of an expanded facility on that site. It is also important to note that the senior population is increasing, and an expanded Senior Center is required to meet that growing need. It was also agreed that any decision with regard to the location of the Senior Center should be made in collaboration with the participants of the facility.

3- The committee unanimously endorses the idea of utilizing the services of Project for Public Spaces, or a firm of comparable stature and qualifications, to "assist the community in developing a comprehensive plan for how to best utilize all of its available land holdings to satisfy the many needs of the town." The name of Project for Public Spaces was first mentioned by two speakers at the Public hearings. A member of the committee met with PPS in New York and then arranged for them to visit Westport. A group of committee members met with the representatives and then the visitors were given a tour of Westport. An outline of their services is described in Attachment #3, and a letter from Carter Wiseman suggesting additional firms is Attachment #4

In speaking to this issue one committee member stated, "We should recommend that the Town establish a planning process to address the issues we have raised. We can not continue to deal with one issue at a time, one property at a time, or we will continue to have issues like this that are divisive to the town."

In connection with this recommendation it should be mentioned that the committee chairman received a phone call from a long time resident suggesting that the town sponsor a national contest for the best landscape plan for Baron's South and for Winslow Park. He commented that prize money in the amount of \$20,000 would attract the very best talent, and that he was prepared to offer the town the necessary funds. He pointed out that such a contest would attract very positive national publicity, and the implementation of a winning plan would impact very favorably on property values. A company like Project for Public Spaces could be extremely helpful in establishing ground rules and generally conducting the Westport Landscaping Award Event, after they have had a chance to work with the community on an overall strategy.

4- With regard to the buildings on Baron's South, the committee is split with one half of the committee, or 5 committee members recommending that "Lots one and two, as designed by Alicia Mosian's subdivision should be sold for potential revenue of between \$1,500,000 and \$2,000,000." See attachment #5. Three committee members recommend tearing down all buildings. Two committee members suggest that the Town make no moves with regard to the buildings until an over-all planning strategy is developed for the property. If the town were to work with an organization like Project for Open Spaces the utilization of the buildings would be part of the discussion. When discussing this issue it was agreed that some plan would have to be developed that encouraged community use. Such suggestions as : sculpture garden, botanical garden, playground, snack bar, picnic area, etc. were mentioned. However, with regard to the house on Imperial Avenue there was general agreement that if a non-profit organization was interested in renovating the house and maintaining it, there should be some discussion with the Town about that possibility. Obviously no plan could be finalized for the use of the house until all decisions are made with regard to entrance and egress on Imperial Avenue.

Included with this report are the individual comments of the ten committee members who participated in the voting.

This report was unanimously approved at a meeting of the full committee on Wednesday, September 15th 1999, at Town Hall.

A WORD FROM THE COMMITTEE CHAIRMAN:

When I told my friends that the First Selectman had asked me to serve as Chairman of this Committee they said, "You are not going to take it...are you? You have to be nuts. You know how contentious and litigious this town is....you will spend alot of time, and you'll accomplish nothing but get a lot of people mad at you".

Well, I accepted the assignment; and I am very happy that I did. I spent seven months with a wonderful group of intelligent, dedicated, open = minded people. They took the responsibility seriously and I feel have pointed the Town in a direction that will prove to be advantagious to all, and will set a positive tone and climate for years to come. Just think how grateful we should all be to the thoughtful citizens who years ago promoted the acquisition of Longshore. I feel strongly that the citizens of the 21st Century in Westport will be equally grateful to those who in the last year of the 20th Century worked to preserve open space, and encourage effective planning to meet all of the needs of the community.

I know that there will be those who disagree with the findings of the committee and hopefully there will be those who applaud it. I can only hope that the Board of Directors of the YMCA, the individuals who participate in the activities of the Senior Center, the supporters of open space, the members of the Art Center, and all of the organizations in Town who have a specific need, will join hands and work together to really create a harmonious "sense of community" in Westport. We owe that to our children, and the families who will come after us.

I want to thank all of the members of the committee for their wonderful cooperative spirit, and their critical analysis of the problems. And many thanks to Diane Farrell for giving me this exciting opportunity to make a difference.

Harold Levine's vote on the Baron's South Planning Committee

- 1- I agree with the majority that there should not be any new buildings on Baron's South. It should be retained for municipal use as an active community park. The Town should take advantage of the offer of a private citizen to fund a landscape architectural contest to attract the best talent in the country to submit ideas.
- 2- I also agree with the idea of utilizing the services of an organization like Project for Public Spaces to help the community come together on the development of the entire area from Compo Road to the River. We should look to an outside service as "consultants", but people with a special expertise and experience to help guide Town government, and community activists in the planning process.
- 3- I am in favor of selling some of the properties for town revenue. The specific buildings to be sold should be decided by the First Selectman. In my opinion, it would be preferable to delay a decision on the future of the main house for at least six to nine months, to allow for further examination and exploration.
- 4- I vote in favor of an expanded Senior Center at Staples. Obviously this decision should be made together with the individuals using the Center, and the Board of Education. Having seen High School students working with the Seniors, I strongly support the inter-generational aspect of that location

Memo

To: Harold Levine

From: Doug Bowen 

Date: 09/03/99

Re: Revised Baron's South Position Paper

I recommend that Baron's South and, for the time being, Winslow Park remain as open space without any new substantial building construction.

Although I am in favor of keeping the YMCA in the downtown area, I am strongly opposed to selling them a portion of Barons' South. I believe that further consideration and evaluation should be given to Winslow Park as an alternative location for the YMCA, recognizing the difficult hurdles and many challenges that would have to be overcome for this to occur. In addition, the plan proposed by Bob Jacobs to locate the YMCA near Jesup Green appears to have some merit and should be evaluated, however, traffic congestion is an important concern.

Obviously there is a need for a permanent home for the senior center. If Staples provides a long term satisfactory solution, then possibly the center should remain there. If not the library overflow parking lot site on the river should be considered. If the Town also desires to have a community center, possibly a multi-purpose facility could be constructed. The site appears to be well located for either use.

With respect to the existing buildings on Baron's South, in the February 7, 1998 report prepared by the Selectman's Study Committee, it concluded that the costs associated with converting the "Main House" to an alternative non-residential use could be very costly and that converting the "Tudor House" to an alternative non-residential use was not practical. Other real estate professionals have since confirmed this conclusion. Thus, I recommend that an engineering study be undertaken immediately to estimate the cost of converting the Main House to a non-residential use.

If the costs to convert are significant, say, \$500,000, it would be more economically prudent to build a new facility to serve whatever the intended use. In this event, I would recommend that the "Main House" and the "Tudor House" be sold as private residences per the plan designed by Planning and Zoning. The balance of the upper ridge property, including the "Ivy House," would not be sold. The acreage conveyed would total about 3 acres and funds could be recouped in the range of \$1,500,000 to

\$2,000,000. These funds could then be re-deployed to either pay down the debt, buy more open space, construct new more efficiently designed buildings or make necessary improvements to Baron's South, if it were to be used as a public park. If the two aforementioned houses are sold, the house on Compo Road currently used as storage may need to be removed. I would strongly oppose the concept of demolishing the "Main House" and "Tudor House" as to do so would be fiscally irresponsible in my opinion.

The "Ivy House" and garage with apartment could either be demolished or possibly kept as a residential dwelling. The "Ivy House" overall is not in good condition as indicated in the aforementioned report prepared by the Selectman's Study Committee. As such the costs of making the necessary repairs need to be estimated which could prove to be cost prohibitive. In this case, I would recommend demolition.

The site on Imperial Avenue with the existing house should be held until a determination is made of whether the Town requires the underlying land to enhance accessibility into or out of the property. If it is determined that the site is not required, then leasing it "as is" to an entity such as Mohonk House or Project Return would be desirable.

Lastly, I believe that Project for Public Spaces or a comparable firm should be engaged as soon as practical to assist the Town of Westport in developing a comprehensive plan for how to best utilize all of its available land holdings to satisfy the many needs of the Town. Even if a decision is made to keep Baron's South as open space, improvements will need to be made, such as a parking area, picnic tables, restrooms etc. to make it more user friendly for residents of our community.

To: Harold Levine
From: Arlene Donahue
Date: August 23, 1999

- My vote for the use of Baron's South and Winslow Park is NO NEW CONSTRUCTION.
- I would recommend in the future consideration of a 10,000 sq. ft. art center on Winslow behind the playhouse.
- I would also recommend in the future a 20,000 sq. ft. combined Senior Center/community center on the library overflow parking lot at such time as the seniors lose their space at Staples.
- Lots one and two as designed on Alicia Mosian's subdivision should be sold for revenue. The remaining three lots should be kept and the "ivy house" demolished.
- No public land should be sold or given to a private group. The Y has an 80,000 sq. ft. building at the foot of Main Street which is all they state they need without a senior center in the project. They should take their \$1.5 MM and retrofit their building so that they can utilize all the space they already have.
- Of all the other groups who made requests, none convinced me that they should be given expensive real estate. The exceptions were Mohonk House and Project Return, one of which should be given the house on Imperial Avenue for \$1 per year, with the understanding that they undertake and pay for all renovations.
- All the foregoing is subject to the recommendations of the Project for Public Spaces who should be hired immediately.

Sept 1, 1999

To: Harold Levine

From: Everett Frey

Re: Baron's South and Winslow Park and other matters,

If the town needs funds to help pay for the purchase of Baron's South, they should sell lots one and two and let the buyer decide what to do with the existing buildings. If the town does not require these funds they should tear down these two houses along with the one on lot four and save themselves the headaches of being a landlord of these old buildings that are in need of a large investment of money and continuing maintenance. The history of Westport trying to maintain buildings is not good. Two examples are the cabins that were part of the purchase of Longshore and the poor condition of some of the schools.

Obviously the beauty of Barons South will be greatly changed with the addition of a building the size of the one that the Westport-Weston YMCA has proposed to the town along with the parking area that will be required. Years from now when their membership will have increased the Y will need an expansion for the building as well as additional parking and this same scenario will occur years after the first expansion is completed. There is already too much asphalt in our town. Westport is a town that wants to remain small and countrified. I wish I could have heard Fred Kent's reaction when he visited Baron's South and Winslow Park. Westport definitely needs the assistance of Project for Public Spaces in defining how best to utilize the towns existing open space resources. As for Winslow Park: Do not change it. No buildings; No additional roadways. Baron's South and Winslow are public treasures that should remain public.

Senior Center: The ideal situation would be if the center could be part of the expansion at Staples High School. Another alternative is to build a senior center on the parking lot next to the library. This would meet the wishes of some of the senior community in that they would like to be located in downtown Westport. I do not consider Winslow Park or Baron's South as downtown Westport. Also this location would provide immediate access to the new library for their use.

Regarding the Imperial Avenue House: The committee never discussed this matter in great detail, especially the use of the land as an entrance to Baron's South. If the town can reach an agreement that is acceptable, we should consider working with an organization that can utilize this facility.

Position on the Baron's South

1- We should recommend that the town establish a planning process to address the issues, such as land use, we have raised. We can not continue to deal with one issue at a time, one property at a time, or we will continue to have issues like this that are divisive to the town. Having said that, I think the Baron's South Committee can and should make specific recommendations, particularly if they do not take any of the Town's assets out of the picture.

2- I am in favor of leaving Baron's South as open space, making it possible to develop gently into a park enjoyed by the entire town. The Y's proposal would be invasive to a detrimental degree, as would buses and baseball fields. I'm also in favor of leaving Winslow as it is, open and enjoyed by many people in town.

4- I think the houses should be bulldozed and the Baron's South kept in its entirety. The houses on the property are assets only as houses. The thought of seeing a new starter castle in the prime spot of the 23 acres is anathema to me. The Baron built his house where he did because it is the prime site on the property. It would cheaper to remove the houses than to deal with maintenance and security for the next few years.

5- As to recouping some of the investment; as above, NO to selling any of the "ridge" property. Sale of the Post Road parcel is possible, but the one sale that appeals to me is allowing the arts center to buy the Imperial house and enough land to allow them to operate. I see outdoor art shows, painting

classes - and so forth - things that are consistent with use of the park as some of us visualize it. (The Town could even get its money back!)

6- Keeping the senior center at Staples seems to be the best alternative. It does not make economic or functional/social sense to construct a stand-alone center. The fact that the new school superintendent would like to have the facility at Staples and the positive experience that we are having today further confirm that this is the way to go. Additionally, negative issues that have been raised, such as forming a joint public/private organization or religious concerns would be avoided.

These specific recommendations, with exception of the possible arts center sale, do not consume any of the town's land assets; therefore, we preserve the value and benefits of the planning process.

Howard Maynard

August 25, 1999

To: Harold Levine
From: Arthur Nedom
Date: August 31, 1999
Re: Baron's South Planning Committee

1) Use of present buildings

The two southerly buildings on the ridge have substantial value to the Town of Westport and should be sold for return of capital on the Baron's South investment. They share a driveway entrance from Compo Road South and can be easily set aside as a separate enclave. If an undeveloped lot between the two houses can be created, it should also be sold.

The caretaker's cottage and separate garage should be demolished and the open space leveled. This could be the small parking area that will be needed on the ridge.

Other buildings should continue to be used and maintained by the Parks and Recreation Department until detailed studies on the use of the land are completed.

2) Use of consultants to develop an overall plan for the use of the property

Qualified consultants should be engaged to work with this or a successor committee to develop a plan for the use of Baron's South. Smaller decisions, such as "what to do with the house on Imperial Avenue and the entrance to the Post Road?", may well become apparent as part of a larger overall plan.

The consultant's charge should not be only to design a large park with all the space available, but should take into account the more varied needs of the Town of Westport. The plan, or one of its alternates, should include the location of a Community/ Senior Center. It should also recognize the contribution that a YMCA-type building could make to resolving this need and should include this possibility as an alternate for further study and negotiation.

3) Use of Baron's South and Winslow Park properties

This is the third point upon which comments were requested, but one that cannot be answered until the additional planning and analysis from Part 2) has been completed.

BARON'S SOUTH PLANNING COMMITTEE

DATE: August 26, 1999
TO: Harold Levine
FROM: Elliott Netherton
RE: *Position for the Draft Report*

Although we as a committee seem to have agreed that finding a permanent home for the Senior Center is our town's most pressing need, we have in my opinion failed to realistically address this issue. The Senior Center is scheduled to leave their "make do" quarters at Staples High School in less than two years. While the new School Superintendent may well be sympathetic to their plight, his principal concern is space for additional classrooms. Given financial concerns with current school projects, it would seem extremely doubtful that the School Building Planning Committee and the Board of Finance would be willing to go beyond basic educational requirements when it comes to the Staples renovation. The Senior Center has expressed a desire to be downtown, near the Library, and co-located with another compatible organization with facilities that could be shared, e.g. swimming pool, fitness center, breakout rooms, etc. Finally, definitive planning needs to begin shortly if the 2001 move date is to be met.

In response to the First Selectman's request for proposals for use of Baron's South, the YMCA (Y) has enthusiastically responded. Some have criticized this approach; however, I view this enthusiasm as indicative of a serious bidder. The Y has offered to pay \$1.5 million for three acres of the Baron's South property as a site for a combined Y and Senior Center (it should be noted that the Senior Center's original location was in the current Y building). The Y would pay all the costs of the new building and the required parking spaces, which would be on public land and available for public use. Although our committee originally planned a follow-up meeting after the Y's presentation on April 21st, we have not been afforded an opportunity to have such a meeting to resolve issues such as the Y's contribution to continued maintenance of parking spaces, contribution to enhanced landscaping, fees for providing space for the Senior Center and reduced fees for Seniors generally, to use specific Y facilities. Furthermore we have never addressed the tax benefits to the Town resulting from sale of the current Y building to private developers. Over 20 years, the taxes rendered, along with the Y's \$1.5 million purchase payment, could cover the entire cost of Baron's South. In addition, all or part of the purchase payment could be made available for the purpose of acquiring more open space in the future. Finally, I personally feel that the best location for a combined YMCA-Senior Center is on Winslow Park directly North of the Westport Country Playhouse, however it appears that that location is not politically feasible.

- *I vote in favor of the Town of Westport conducting further negotiations with the YMCA to locate a combined YMCA/Senior Center on Baron's South.*

In regard to sale of buildings, I would suggest that none should be sold. If no economical use can be made of the five houses I would rather that they be demolished. The Guest House at 52 South Compo has no effective use and definitely should be demolished. The house at 21 Imperial is in poor condition and since the land is needed to provide an attractive and appropriate entrance to the Park, it should also be demolished. While I am sympathetic to the requests by Mohonk House and Project Return, I feel that this space is crucially needed for a formal entrance. The Mansion at 68 South Compo and the Tudor at 72 South Compo should be further evaluated as to cost of renovation to provide offices for not-for-profit agencies that would have low traffic and minimal impact. Parks and Recreation is currently using the Caretaker's Cottage at 72 South Compo for storage and this should be continued if needed.

- *I vote against sale of the houses and lots along South Compo Road and favor demolition as an alternative.*

The proposal to sell 1.2 acres surrounding the Westport Sunoco Station has merit as a way to generate revenue but could detract from the Park and would utilize space being proposed for parking. Also, a portion of this space has been suggested for an emergency entrance exit.

- *I vote against sale of the space fronting on Post Road East.*

The meeting with representatives of "Project for Public Spaces, Inc." was quite enlightening and they clearly have much to offer. My concern is their immediate availability and their involvement adversely impacting the critical time schedules of both the Senior Center and the YMCA.

- *I vote in favor of the Town of Westport considering an initial consulting contract with the "Project for Public Spaces, Inc." in regard to Baron's South and Winslow Park.*

Memo

To: Harold Levine
From: Rabbi Bob Orkand
Date: August 24, 1999
Subject: Baron's South Property

As we near the end of our long and fruitful discussions, I have reached several conclusions concerning the use of the property that has come to be called "Baron's South."

First, let me repeat what I have said often: I believe that the citizens of the Town of Westport have been given a wonderful gift by the Town: the last, significant open space in our community. This space, coupled with that of Winslow Park, is, indeed, a jewel that must be preserved for future generations. It may well be that future generations will find a need to develop this property, but we should not be quick to make a decision that will be irreversible.

Having said this, my recommendation would be that the Town of Westport not develop the bulk of the Baron's South property. I do believe that the Project for Public Spaces should be engaged to help the Town develop a use for the property that will retain its open nature and, at the same time, allow it to be used as a park/gathering place for the citizens of our community.

I am still in somewhat of a quandary concerning the existing buildings on the property. My inclination is to allow the Town to sell lots one and two (as designated by Alicia Mosian) with clear restrictions that would prevent the construction of large, inappropriate homes. The remaining three lots should be retained as open space and the "Ivy House" should be demolished.

I would also suggest that the house on Imperial Avenue be leased at low cost to Project Return, though I am open to the possibility of other agencies using that property.

I am sensitive to the needs of the YMCA and the Senior Center. As for the latter, I would hope that space can be found at Staples High School or another public school. I have always liked the "marriage" between children and seniors. If that is not possible, then I would suggest using the library overflow parking lot as a possible site. Using that area for a community center is something that should, in any case, be explored. As for the YMCA, I would hope that space can be found other than existing open space. If that is not possible, I would suggest taking a good hard look at using a piece of the Winslow Park property for that purpose.

IRWIN SOLLINGER, PH.D., P.C.
162 Kings Highway North
Westport, Conn. 06880
(203) 226-5987

August 26, 1999

To: Harold Levine

From: Irwin Sollinger

Re: Baron's South Planning Committee

I agree with the concept of a ribbon of green through downtown Westport. Therefore, I suggest that: no building-sale-renovation or encroachment should take place. In fact, we should take down all of the buildings and employ park specialists to open open up both parcels to the town

However, the YMCA, Arts Center, Senior Center-Community Center should all have space available as they pursue their vital role in the community.

Project Return and Mohonk have demonstrated their contribution and importance.

I suggest that the most scenic and potentially dramatic town space is now a parking lot for a strip mall-Parker Harding Plaza. I believe that with planning and farsighted architecture all of these worthy needed services can have buildings directly on the river. If Paris can have underground parking why not Westport? Let us use the river as a promenade connecting to Levitt and then Winslow and the Barons. Perhaps in 2050 when this is finally out of court the town will put in a monorail to allow this space to be totally pedestrian.

If the water table will not permit my fantasy, then I think that we should look into the Baldwin Parking lot with all these facilities on top of a two-tiered underground garage.

August 30, 1999

To: Harold Levine
Chairman, Baron's South Committee

From: Andrew Wolfson

cc. Members of the Committee

I have spent much time listening, reading and hopefully learning, so that my conclusions are somewhat different from the views I had when I joined the committee. Here they are:

1. Baron's South. No major construction. Sell off properties abutting Imperial Avenue or Compo Road. One could be used for Camp Mohunk or Project Return - I favor the latter.

As for the high ridge, keep or replace Golden Shadows. It could be used for small meetings, some of which could generate revenue for Westport. If it is necessary for a caretaker to live on the premises, the guest house could be used for that purpose. No private residences in this area! One reason for purchasing this property was to prevent this.

The low land with its two beautiful open glades should be spared major construction. A small nature center with a gift shop similar to that at the Audobon Society, horticulture gardens, picnic tables with a beverage and pastry area and nearby rest rooms would be acceptable. The natural beauty would be spared, and there would be a reason for the public to go there.

2. Winslow Park. This area is much more conducive to walking than Baron's South. In the flat land near the Post Road there could be a small art center (no artist's studios) and a space for outdoor exhibits. Also some picnic tables, a place for snacks and rest room facilities. In the natural hollow to the north, there could be a small pond for wading or sailing very small boats. In the winter this could be converted to a skating rink. Finally, reduce the dog run and dogs-on-leash areas, and monitor this activity closely. A major facility on this property would outrage many people, create lawsuits, and, even if it were approved, would involve the State of Connecticut (Compo Rd,) and the U.S. Govt. (the Post Road), which would mean another two year delay, minimum, for them to agree to do anything. Nor would such a facility provide easy access to Baron's South or the downtown area.

3. A Word about the Y. It is a fine organization and serves people of all ages very well. But, unless it is affordable to all Westport residents, who own Baron's South and Winslow Park, it would not be a true community center. It would require 3 acres to build on, and, in the opinion of some experts, 6, not 3, for parking. Think of all the new black-top and the incessant in-and-out flow of traffic from 6 a.m. to 10 p.m.! Thus, I vote NO on having the Y on either of these two properties. (I also vote No for football or baseball fields.)

Another suggestion for the Y and the Senior Center is to join forces and build a facility on the upper parking lot just across the wooden bridge from the Levitt and the parking area just back of the library. Very little new blacktop required, no roads to cross getting to the library area. The footbridge could be widened to accommodate cars. In the library, one can take an elevator to the lower level, leading to Jessup Green, the hub for bus transportation in Westport.

Cash flow is important to the Y. If the Y did not purchase the property or build the Senior Center, the savings could be used, directly or indirectly to finance Senior Center access to Y facilities and create a fund to finance accessibility to residents who could not otherwise afford to use them. Otherwise the town would have to finance them. This could be handled confidentially through the Department of Human Services, as it now is for tax relief and fuel assistance. Unless the Y is made affordable to all citizens of Westport, it does not belong on our property. You don't see the New York Athletic Club offering big dollars to build on choice land in Central Park.

If Project for Public Spaces, or a similar organization, can be hired an intelligent plan serving Westport, its organizations and needs, including the Senior Center, can be developed. This should move forward quickly. I believe this approach will help bring the community together and help to prevent lengthy litigation.

Respectfully submitted,


Andrew Wolfson

September 10, 1999

Mr. Harold Levine
Chairman, Baron's South Planning Committee

Dear Mr. Levine,

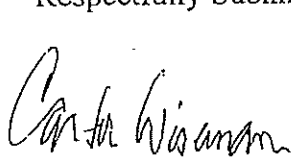
Over the past few months, we have attended public hearings regarding the use of Baron's South and Winslow Park. We have also investigated siting options for a community center and other planning issues that affect our public places. Accordingly, and as you requested, we submit the following outline of our findings and recommendations.

1. Decisions regarding Baron's South and Winslow Park should be made in the context of a comprehensive planning process for downtown Westport. While Baron's South and Winslow Park are significant public spaces in their own right, considering them in isolation from their surroundings invites fragmented solutions. This may compromise opportunities for the properties specifically and our community in general.
2. The town should resist the conveyance of any portion of Baron's South without first developing a plan for its entirety. At that point, the town may decide to sell or lease portions of the property with sufficient controls to ensure that their disposition or development is compatible with a plan for the remaining acreage. Without such a plan or controls, the risks to the integrity of a major town investment far outweigh a relatively small near term reduction in the town's budget for carrying costs.
3. The natural beauty of Baron's South and its value as open space for future generations suggest that it be preserved as a town park. Accordingly, and in the context of the larger town planning process, we suggest that Baron's South be further developed as a town park through landscape design that enhances its enjoyment and utility to the general public.
4. Regarding existing structures on the property, we suggest that for the time being, the town retain the main house for future public uses consistent with a plan for the downtown and the property. These uses could include exhibits, meetings, dining and special events. We do not currently foresee a public use for the smaller structures as their renovation to offices or group homes would neither be space nor cost efficient and could negatively affect the remaining property. Accordingly, they should be removed in the interest of cost and safety.

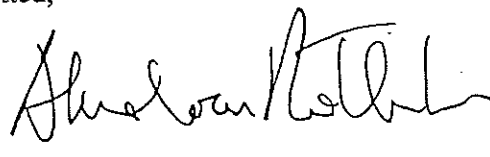
5. It is our view that any development of the scope contemplated by the YMCA, regardless of its design or siting, would irreparably damage the park-like character of the property. While occupying only three acres, the central location and size of the structure with associated access and parking effectively appropriates the entire site relegating the public to the periphery. With a development of that scale, the special qualities of a secluded forested refuge, unique in Westport and quite different from the more open meadows of Winslow Park, would be lost.
6. We suggest the YMCA consider other private or publicly owned properties for their space needs. For example, at a June 23rd presentation to the committee, we identified a number of town owned properties more appropriate for a community center of the size contemplated by the YMCA. These included the Imperial Avenue Parking Lot with improvements to Dead Man's Cove, the Jesup Green parking lot in the area of the Police Headquarters to create a town commons and the northern rectangular portion of Baron's South which could be combined with the gas station to the north.
7. We suggest that the town identify and retain an outside consultant to facilitate a planning process that addresses the public space needs of the community in the context of *all* the resources available in downtown Westport. Priority planning attention should be given to community centers such as the YMCA, Westport Arts Center and Senior Center along with open spaces such as Winslow Park, Baron's South, Jesup Green, the river front and their "emerald necklace" linkages. Improvements to parking, traffic and pedestrian/bicycle circulation should be integral to the plan.

The Baron's South Planning Committee has provided an invaluable forum to discuss the needs, aspirations and concerns of the community regarding these properties and the town. The information generated serves as the first step of a planning process to develop useful solutions for the community centers and public places which are at the heart of Westport. This planning process has the potential to create a win/win scenario for Baron's South, Winslow Park and all of our downtown.

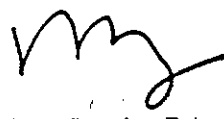
Respectfully Submitted,



Carter Wiseman



Abraham Rothenberg, RA, AIA



Robert Jacobs, RA, AIA

Memorandum

To: Baron's South Planning Committee
 From: Doug Bowen, Arlene Donahue, Bud Frey
 Date: 07/27/99
 Re: Baron's South - Existing Building Evaluation

CONCLUSION

The charge of our sub-committee was to evaluate what should be done with the existing buildings located on the Baron's South property. We have concluded that an appropriate course of action may be for the town to sell the three existing houses as private residences along with two unimproved lots for residential development. This plan could result in net sale proceeds to the Town of Westport in the range of \$2,400,000 to \$3,100,000. In turn, these funds could then possibly be re-deployed to either purchase additional open land or to construct new more efficiently designed buildings to satisfy the needs of the town. The basis for this conclusion is discussed below.

VALUATION

In evaluating the value and best use of the structures, we have received input from local real estate professionals. As a result, the following are estimates of value for the three existing houses in "as is" condition and adjacent sites thereto.

Mansion w/ 1.5 acre lot	\$1,000,000 - \$1,300,000
Tudor house w/ 1 acre lot	\$700,000 - \$800,000
"Ivy House" w/ apartment above garage and 1 acre lot	\$600,000 - \$700,000

Thus, the three houses may currently be worth between \$2,300,000 and \$2,800,000. Deducting a sales commission of 6% and miscellaneous closing costs of say 2% results in a net value in the range of approximately \$2,100,000 to \$2,600,000.

Based on the analysis completed by Planning and Zoning, two additional lots could be created in the upper ridge area, adjacent to the three existing houses, for a total of five residential lots. The number of unimproved lots was limited to two in order to protect existing topography, preserve existing trees and use existing driveways. Assuming these lots were the equivalent of one-half acre lots, the following are estimates of their value. These estimates are before and after deducting an assumed 10% sale commission and say 2% for miscellaneous closing costs for a total sales cost of 12%:

.5 acre lot (before sales cost)	\$350,000 - \$450,000
.5 acre lot (after sales cost)	\$310,000 - \$400,000

Thus, the value estimate after commissions for two unimproved lots is in the range of \$620,000 to \$800,000.

In total, the value estimate for the three houses and two unimproved lots ranges from \$2,700,000 to \$3,400,000. If it is determined that the best approach for the Town is to sell the sub-divided property to a developer, a discount in the price of about 10% might need to be applied, resulting in a lower value estimate of \$2,400,000 to \$3,100,000. These estimates assume no major structural problems with the buildings and do not reflect any substantial infrastructure costs that may be incurred to sub-divide the land e.g., roadway improvements, utility lines, etc.

In order to sub-divide the land, all structures would need to conform to existing zoning regulations. Because of set back issues, this would require the demolition of the building on Compo Road South. This building is currently being used by the Town for storage and appears to be in a poor state of repair. As such no value is attributed to this structure.

Regarding the house on Imperial Avenue, it is very difficult to estimate its value given the small size of the lot and poor condition of the house. Furthermore until a determination is made as to the ultimate use of the remainder of the Baron's South property, the building should be held by the Town in the event the underlying land is required to enhance accessibility into or out of the property.

25 a.

RECOMMENDATION

Clearly, the highest and best use of the three houses is as private residences. Furthermore the cost to convert the mansion, which was constructed in 1959, to commercial uses is substantial (satisfying ADA issues, installing sprinklers, modifying electrical and mechanical systems, access issues, creating additional parking etc.) and could approximate \$1 million. In the case of the other two

adjacent existing houses, conversion is not practical for alternative uses. These conclusions are supported by the February 7, 1998 report prepared by the Selectmen's Study Committee. Furthermore, the properties are located on very hilly terrain, which makes accessibility relatively difficult. Thus, we believe that the best alternative for the town may be to sell the aforementioned three houses and two additional lots to generate sales proceeds in the range of \$2,300,000 to \$3,100,000. These funds in turn could possibly be re-deployed to either purchase more open land or construct new buildings to better satisfy current needs (such as a senior/community center). As new buildings would be designed for their intended use, they would be more cost effective to construct and more functional for their users.

The total land involved with subdividing the property into five lots is 6.7 acres. Thus selling the lots would reduce the total acreage of Baron's South from 22.8 to 16.1 acres.

In addition, consideration should be given as part of the subdivision design to determine if the plan can provide for the Town retaining a "greenway" which would connect Compo Road South to the remaining Baron's South open land. This would provide pedestrian accessibility in the event the Town ever desires to formalize the concept of "an emerald necklace".

In the case of the house on Imperial Avenue, the building should be held until a determination is made of whether the town requires the underlying land to enhance accessibility into or out of the property. If it is determined that the underlying land is not needed, a desirable alternative may be to lease the house to a third party in "as is" condition and allow the user to make all necessary improvements. In this case, the Town should require in the lease a termination option to allow it to reclaim the property at future point in time.

As discussed in the February 7, 1998 report prepared by the Selectmen's Study Committee, measures should be taken to properly maintain and repair the existing buildings, in particular the three houses on the upper ridge, to prevent any further deterioration in their condition until such time as a plan is implemented.



WESTPORT CONNECTICUT

PLANNING & ZONING DEPARTMENT

TOWN HALL, 110 MYRTLE AVENUE

WESTPORT, CONNECTICUT 06880

(203) 341-1030 • (203) 341-1079

(203) 454-6145 - fax

July 16, 1999

Arlene Donahue
8 Ruta Court
Westport, CT 06880

Re: Baron's Property South
SW Corner Post Road East/Compo Road South

Dear Arlene:

On July 8, 1999 I met with you, Doug Bowen and Bud Frey to discuss a possible subdivision of the east side of the Baron's Property South.

Attached is a proposed plan for 5 oversized lots in the A (1/2 acre) zone.

These proposed lots would not require the construction of new roads, but would make use of the existing driveways and save existing trees and topography.

Please let me know if you need additional information

Sincerely,

A handwritten signature in cursive script, appearing to read "Katherine Barnard".

Katherine Barnard
Director Planning and Zoning

Attachment

Cc: Diane G. Farrell
First Selectman

Barons subdivision

Memorandum

To: Kathy Barnard, Planning and Zoning Director

From: Alicia Mozian, Planning Assistant

Date: July 15, 1999

Re: Proposed 5 Lot Subdivision Layout for Baron's Property South

Attached is a possible 5 lot subdivision layout for Baron's Property South. It was drawn after you and I walked the site on July 14, 1999 and after examining the contour map of the property. Special attention was given to the unique characteristics of the land. Specifically, the plan was drawn with the intent of:

- Protecting existing topography;
- Preserving existing trees; and
- Utilizing existing driveways.

After careful consideration, it was determined that it was in the best interest of preserving the character of the land, that only 2 new house sites be identified, which along with the existing 3 houses, would result in a total of 5 lots.

Rather than building new roads and ruining the protective and heavily-vegetated slopes along Compo Road South, it was determined that the 2 existing driveways currently serving the 3 existing houses be utilized to serve the 2 additional building sites. Using this approach will also substantially save on the development costs since no new roads will have to be built. In addition, since this stretch of Compo Road South is State Route 136, no DOT approval for additional curbcuts will be required.

One of the existing driveways will have to serve 3 lots. This will require a waiver of the driveway ordinance by the Board of Selectman and/or a variance from the Zoning Board of Appeals of Section 34-11.5 for maximum grades.

Each lot was laid out with the intent of preserving existing slopes and trees to the greatest extent possible, as well as using the existing driveways. As a result, each lot is over-sized in that each is more than the ½ acre required in a Residence A zoning district. Also, the lots have to be oversized because only 20% of the steep-sloped area can be counted

toward the minimum lot area requirement. Lot 4 in particular is significantly larger since it contains the greatest amount of steep slopes.

Lot 4 could be further extended to the rear to include the present driveway. As currently drawn, lot 5 would be accessed via the driveway on lot 4 and then cross over onto town-owned land. This would require a right-of-way from the town and the owner of lot 4. Instead, if the rear lot line of lot 4 were extended to include the driveway, lot 5 would only need a right-of-way over lot 4.

Lot lines to the rear were made with intent of following contour lines. This is the reason lots 2 and 4 include a triangular-shaped appendage. The triangle in each case is also relatively flat and would give the property owner some more usable land.

Another factor in lot layout was the need to satisfy the lot shape requirement of accommodating a 100 ft. x 150 ft. rectangle of which no more than 20% of the rectangle can contain steep slopes.

It is recommended that the steep slopes that parallel Compo Road South be designated as a Conservation Easement Area. This would protect this steeply-sloped area from being cut, filled or denuded. It will also help to protect the present view along Compo Road South and maintain the seclusion of the existing and proposed houses.

Barons5lot

Baron's South Planning Committee

Sources of Funds from Baron's South

- | | |
|---|--------------------------|
| 1. Sell five lot subdivision with three houses –
Main House, Ivy House & Tudor House | \$2.7 - \$3.4 million |
| 2. Sell only lots # 1 and # 2 (Main House and
1910 Tudor Style House) | \$1.5 - \$2 million |
| 3. Sell 3 acres to Wesport YMCA | Y's offer: \$1.5 million |
| 4. Sell land on Post Road and 2 acres | To Be Negotiated |
| 5. Sell land Post Road to Arts Center | To Be Negotiated |
| 6. Sell Land on Imperial Avenue to Arts Center | To Be negotiated |
| 7. Sell land to Drew Friedman for
Community Center | To Be Negotiated |

COMMUNITY WORKSHOPS

Project for Public Spaces, Inc. (PPS) offers a series of customized workshops to help communities develop improvement agendas that encourage collaboration and provide a head start toward positive change. Structured around a participatory process in which issues of concern are identified and solutions from other communities are demonstrated and discussed, these workshops provide a forum for the public and private sectors to work together cooperatively on creating useful programs and setting up a groundwork for effective implementation.

PPS has conducted special custom-designed community-based workshops for over 22 years throughout the United States and abroad and has found them to be successful in bringing diverse interests together to share their ideas and concerns, in producing high quality, workable recommendations and in leading to action and results.

A Typical PPS Community Workshop Procedure

PPS customarily includes the following components as part of a community workshop:

- o *Review of Existing Plans and Materials.* Prior to the visit, PPS reviews all relevant background information, for example, existing planning reports, historic data, previous streetscape plans, graphic materials, other local studies and recent newspaper articles. Major points of discussion are outlined in preparation for the workshop.
- o *On-Site Tour.* As part of the visit, PPS conducts on-site observations and discussions of the area of concern with business and civic leaders, as well as other key community people, to become familiar with the environs and observe current uses and activity.
- o *Meetings.* To further clarify salient issues, PPS meets with and interviews various members of the public and private sectors. Depending on the nature of the project, the meetings and interviews may include public officials, city staff, property owners, retailers, other local business people, residents and representatives from cultural and other institutions. These people are contacted and meetings are set up by the group that has arranged for PPS to conduct the workshop.
- o *Community Workshop.* The actual workshop is conducted as an open public forum for interested members of the larger community (residents, business interests, employees, property owners, merchants, visitors, civic leaders, etc.). Issues are pinpointed and then discussed more extensively in small focussed groups. Within the small focussed groups, problems are further defined, and ideas for potential improvements and programs are "brainstormed" and discussed. Particular emphasis is given to projects that can be accomplished in the short term as part of longer

range objectives. Strategies are discussed concerning how to implement these projects and the structure that would be needed for their accomplishment.

To facilitate this process, PPS gives a slide presentation illustrating examples of what other cities and towns have done in similar situations that might have an application to the area of concern. The presentation of actual visual examples that relate to community issues furnishes a point of reference that stimulates discussion and kindles ideas.

"Place Performance Evaluation." PPS has devised a special "place performance evaluation" exercise that has been used in several PPS workshops. This performance exercise incorporates PPS observation, interview and analysis techniques in the format of a game that involves community participants in evaluating sites and enables them to gain insights and develop different ideas by looking at the sites from a user-oriented point of view.

- o *Short Report.* Following up the workshop visit, PPS further reviews and analyzes the information collected from on-site tour observations, interviews, meetings and the public forum and prepares a memo summarizing problems, opportunities and recommendations for an overall direction and implementation strategy, based on community comments and conclusions.

Topics Addressed in PPS Community Workshops

PPS community workshops focus on improvements to a wide variety of public spaces, including downtown streets and sidewalks, parks, squares, waterfronts, vacant lots and transit facilities. Among the topics addressed are:

- o opportunities for small-scale design changes and special amenities
- o activities and events
- o retail improvements, including storefronts, signage, window displays
- o building facade improvements
- o signage and information
- o community entrepreneurial opportunities, including public markets and farmers markets
- o land use mix, particularly absent uses
- o traffic, parking and pedestrian circulation
- o enhancement of transit facilities and the areas around them
- o tourist attractions
- o preservation and reinforcement of historical character
- o community oriented implementation strategies
- o security

Selected Locations: PPS Community Workshops

Among the locales where PPS community workshops have recently taken place are: Austin, Texas; Cleveland, Ohio; Grand Rapids, Michigan; Margaretville, New York; Miami Beach, Florida (South Beach); Moncton, New Brunswick; San Francisco, California (Mission District); St. Paul, Minnesota; Tallahassee, Florida; Tarpon Springs, Florida.

*PPS offers both one- and two-day workshops.
For more details, call Fred Kent or Shirley Secunda at (212) 620-5660.*

Carter Wiseman
15 West Branch Road
Weston, CT 06883

Harold Levine
63 Cross Highway
Westport, CT 06880

Friday, 27 August 99

Dear Harold:

Here are some names that might be useful in addition to Project for Public Spaces.

Alexander Cooper of Cooper, Robertson & Partners (311 W. 43rd St., NYC 10036; 212-247-1717). Alex was the lead planner for Battery Park City, one of the real triumphs of integrating public-space in a mixed-use community.

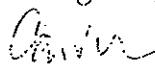
Laurie Olin of the Olin Partnership (421 Chestnut St., Philadelphia, PA 19106; 215-440-0030). Laurie is probably the dean of landscape architects in the country. He was head of the landscape department at the Harvard Graduate School of Design and redesigned Bryant Park, behind the New York Public Library, one of the finest open spaces in any city I know.

Nicholas Quennell (30 E. 4th St., NYC 10003; 212-533-0332). Nicholas has a small landscape practice, but is well regarded and has served on the New York City Art Commission, which must approve the look of everything that goes on city-owned land, right down to the lampposts.

I know all three of these folks personally and would be happy to make an overture on Westport's behalf if that were appropriate.

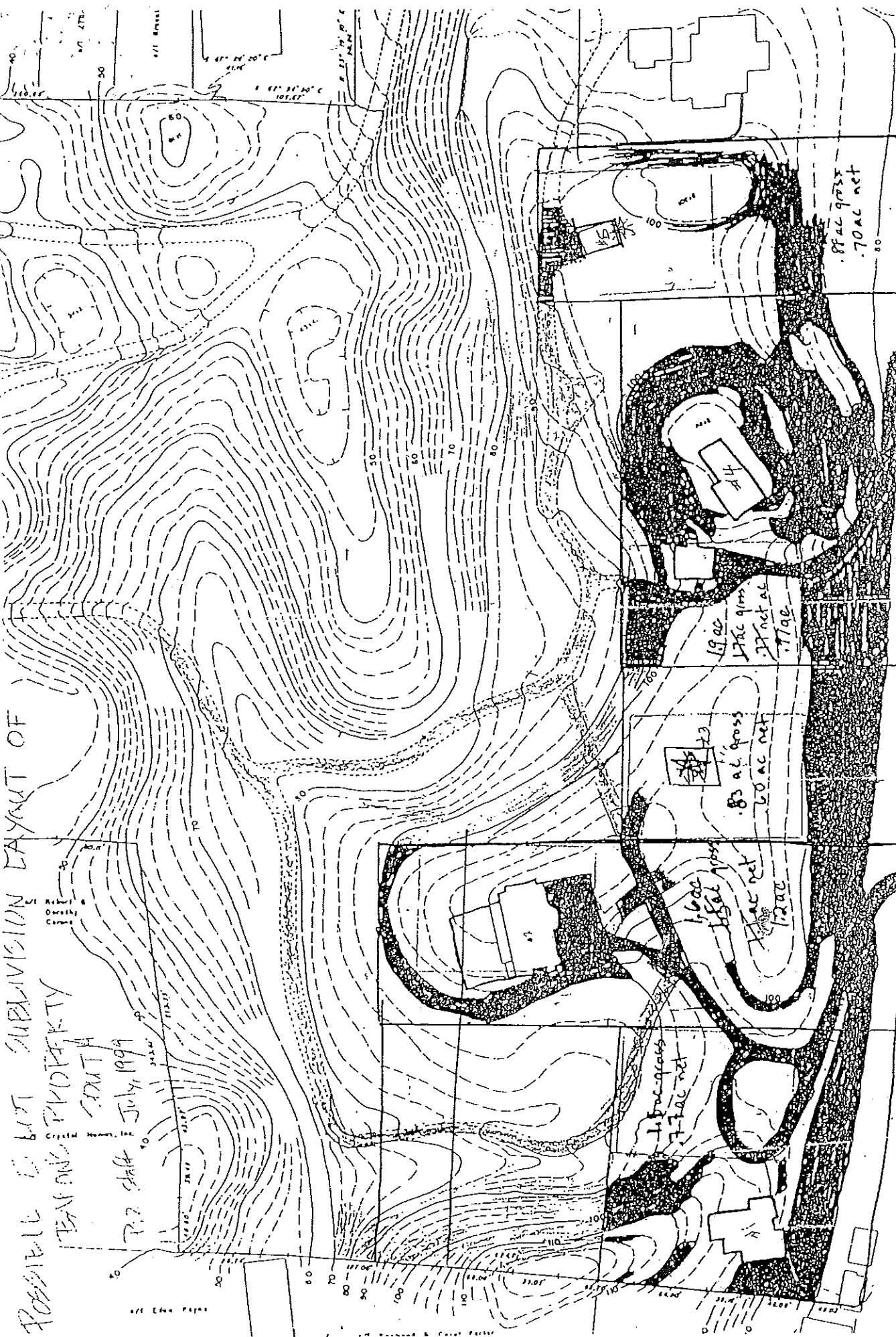
Let me know if there is anything else I can do.

Best regards,


Carter Wiseman

POSSIBLE 6 LOT SUBDIVISION LAYOUT OF
TENANT'S PROPERTY
SOUTH

P.L. Staff July, 1999



TOTAL AREA
OF ALL LOTS = 6.71 acres

SOUTH COMPO ROAD (Conn. Route 136)

ATTACHMENT #5