



LATE SHOW

with David Letterman

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Genovese

Top Fifteen Reasons the PZC should Approve Our Proposal

15. Our approach is entirely consistent with the Town Plan of Conservation and Development, as well as the recent studies undertaken by consultants to the Town of Darien such as Nelson Nygard.
14. We have shared with you many examples of comparably-scaled projects throughout lower Fairfield County, suburban Boston, and Princeton, built in the early twentieth century and currently proposed or under construction...we are clearly not charting new territory.
13. Our project presents the opportunity to significantly increase tax revenues, which we project will rise from \$238,000 per year to over \$3,000,000 per year, with minimal incremental demand for town services.
12. We have hired a world-class architectural team in Robert Stern, Gary Brewer and their colleagues, who will enable us to create a beautiful cluster of buildings surrounding generous and attractive public spaces.
11. Our new town center will enable us to attract high quality retailers to Darien who, to date, would not have considered opening a store here, and the project will help us to strengthen the existing businesses and restaurants which operate downtown.

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10. We are not asking the Town of Darien to help us with any subsidies, funding or tax abatement. This is extremely rare for a project of this magnitude.
9. The interior streets of our project will serve to pull traffic off of the Boston Post Road quickly, and into our parking facility, which should minimize the impact upon traffic flows arising from the improvements we propose. This plan follows ideas put forward in 1952 by consultants to the Town of Darien, which were never implemented.
8. With the project as proposed, we will create an enormous number of parking spaces in downtown Darien, which will be of benefit to the customer experience in all of downtown Darien.
7. The project will significantly improve the pedestrian experience in downtown Darien, creating a more pleasant experience for those choosing to walk. We are also committed to working with the Town of Darien on improving the ability of our residents to bike through Darien, and we have initiated a dialogue with the Board of Selectman on this topic.

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6. In connection with our effort, we have proposed to construct affordable housing for adults with special needs, which will help Darien address this most critical shortage. The waiting list in the State of Connecticut for this type of housing is over 2,000 people long today.
5. The Town Green that we propose will become the heart and soul of downtown Darien, a place where we can host the Darien Farmers' Market, where families can dine while their kids play safely on the lawn, a place where we can host concerts, or residents can enjoy a picnic.
4. Local owners who are extremely sensitive to the needs and wants of the community will carry out this project, and will take care of it in the future. We believe that our track record of doing the right thing for Darien speaks for itself. Our efforts to communicate with the Town of Darien and its residents over the last 12 months are unprecedented.
3. Based upon our analysis and our conversations with realtors in Darien and the region, we believe that this project will have a significant positive impact upon all residential property values in Darien.

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2. The apartments and offices we will create will significantly change the vitality of downtown Darien. The project will enable us to retain older residents of this fine town who have, to date, left too early for New Canaan, Rowayton, and other nearby towns. It will also enable us to attract office tenants to Darien who have to date located in Stamford or Greenwich.
1. This is not a once-in-a-lifetime opportunity . . . this is a once-in-a-century opportunity given the many property owners we have had to work with in assembling the site over the last eleven years.