

# SCHLUMBERGER CITIZENS COMMITTEE FINAL REPORT (Revised)

May 25, 2016

Prepared by  
the Schlumberger Citizens Committee  
with assistance from



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## 1.0 CITIZENS COMMITTEE RECOMMENDATIONS

The Schlumberger Citizens Committee solicited and weighed significant volumes of public opinion on potential reuse of the Town-owned former Schlumberger property from August 2015 to May 2016. Public opinion was sought through two successful community surveys and two public workshops. Based on the opinions expressed by the community and the Committee's extensive study of the feasibility of identified potential reuses, the Committee formulated the following recommendations for the Board of Selectmen to guide the future use and disposition of the site. Each recommendation was submitted to a vote by each committee member. The results of that voting are indicated with each recommendation below.

**Recommendation #1 (Supporting Members 8; Dissenting Members 1):** Absent fiscal considerations that the Committee is currently unaware of, the Committee recommends that the Town maintain control over as much of the 30 acre parcel as possible to retain maximum flexibility with respect to determining future uses on the property. Control may be achieved through various measures, including:

- Long term space or ground lease structures granting occupancy rights to the property over an extended term, but only for uses specified by the Town.
- Deed restrictions, repurchase rights, and/or other legal provisions intended to limit the ability of future occupants or purchasers to use or sell the property without Town involvement and approval.

If the Town elects to lease portions of the property, the Committee recommends that it structure leases that minimize the Town's obligations to make repairs or upgrades required in order to occupy the buildings as well as making the user responsible for both ongoing operating and capital expenses.

*Note: The dissenting committee member preferred the Town seek to effect property sales rather than leases, in order to eliminate the need for any future Town investment in the site.*

**Recommendation #2:** The Committee recommends that the Town seek to develop approximately 12 of the 30 acre parcel into a low impact, environmentally sensitive Cultural Center that includes a picnic area and walking and biking trails, to be experienced and enjoyed by both Town and area residents. The Committee recommends that the Town preserve up to 18 acres, which comprise the balance of the site, as open space.

**Recommendation #2a - Outdoor Stage/Amphitheater (Supporting Members 9; Dissenting Members 0):** The Committee recommends proceeding with the design and the development of an Outdoor Stage/Amphitheater, which is the centerpiece of the proposed Cultural Center.

The Committee also recommends the formation of a new Implementation Committee, comprised of Town residents with relevant background and interests, to provide more specificity to the proposed Outdoor Stage/Amphitheater use requirements and design and to develop a preliminary financial and management plan for its development and on-going operation. Members would likely be drawn from other organizations in Ridgefield that might utilize the facility (e.g., CHIRP, RSO, Ridgefield Playhouse, Ridgefield Chorale, Lounsbury House, Ridgefield Theater Barn, Ridgefield Music and Arts Center, etc.) and would work

closely with the support and guidance of Town professionals. Key responsibilities for this new committee, which would report directly to the Board of Selectmen, would include:

- Developing a plan to keep the public informed as to their progress in the overall development of the Cultural Center.
- Determining the potential demand for the Cultural Center by other cultural organizations within Town and within the region.
- Finalizing the design and the cost to build the Outdoor Stage/Amphitheater, to include stage, lighting, sound, picnic area, walking/biking trails and parking (both on site and off site) with support of appropriate professional experts.
- Estimating the cost to operate the Outdoor Stage/Amphitheater.
- Determining potential sources of funding for both building and operating the Cultural Center.
- Determining the impact of the proposed facility on local traffic and roads.
- Proposing the structure of the organization tasked with operating the facility going forward (i.e., public, private, corporate sponsored, etc.).
- Establishing the principles under which the facility would be managed to be both respectful to adjoining neighbors and in keeping with the Town's character.
- Developing a strategy, between and among the Town's existing cultural venues and the proposed Cultural Center, to ensure that synergies are maximized as much as possible to the benefit of each and to promote the long term viability of each.

*Note: A committee member recommended that a number of public restrooms be included in the final design, pending determination of the Outdoor Stage/Amphitheater events and size. There was also discussion as to parking required to accommodate the Auditorium, Philip Johnson Building and Outdoor Stage/Amphitheater. It was noted that in the original workshop Master Plan, there were 312 parking spaces which might not be sufficient for a large outdoor event. Additional options for parking were subsequently developed that increased the proposed parking to 560 spaces.*

**Recommendation #2b - Existing Auditorium (Supporting Members 9; Dissenting Members**

**0):** The Committee recommends that the Auditorium be earmarked for use as a music/theatre venue. The Committee has met with representatives of Act of CT, a to-be-formed 501(c)(3) corporation, which intends to draw from professional and local talent to offer limited run theatrical productions and theatrical education and training. The Committee believes their proposed use is consistent with the vision of developing a Cultural Center. Act of CT has indicated their willingness and ability to invest in the Auditorium to restore and establish it as an attractive and functional venue. Further, the Committee believes the renovation of the Auditorium and the proposed use of this space will be an asset to the community. The Committee recommends the Town attempt to structure a multi-year lease with Act of CT and add this complementary use to the proposed Cultural Center.

*Note: A committee member recommended that the building should be demolished if a transaction was not completed by 12/31/2017.*

**Recommendation #2c - Philip Johnson Building (Supporting Members 9; Dissenting Members**

**0):** The Committee recommends that the Philip Johnson Building be retained on the site

based on its historical and cultural importance. The building will require significant capital investment to renovate it for re-use. In addition, its interior layout with many small offices and limited common work space has low appeal to typical modern day office users. The Committee has met with representatives of BassamFellows, a modern design firm based in New Canaan whose principals have expressed a strong interest in purchasing the building and restoring and maintaining it as closely as possible to its initial design and use. The Committee believes that BassamFellows' proposed use, for their headquarters, design center and showroom, aligns with the vision of developing a Cultural Center. Additionally, BassamFellows has an understanding of the capital repairs and upgrades the building requires and has expressed a willingness to invest to bring the building back to essentially its original condition. They have also indicated their willingness to allow "others" from the community to have access to and tour the space on a limited, pre-scheduled basis. The Committee recommends that the Town enter into discussions to lease the Philip Johnson Building to BassamFellows. In the event a lease agreement cannot be reached, the Committee supports a sale provided means are provided for the Town to re-purchase the property at a reasonable price in the event of any future re- sale.

*Note: A committee member recommended that the building should be demolished if a transaction was not completed by 12/31/2017. Concern was also expressed that the Town would incur expenses in its efforts to either sell or lease the Auditorium and Philip Johnson Building. It was also noted that the subdivision of the parcels for these two uses would require a three-party negotiation including the Town, Act of CT and BassamFellows.*

**Recommendation #2d - Multi Use Trail, Picnic Areas and Sidewalks (Supporting Members 7; Dissenting Members 2):** The Committee recommends:

- Constructing a multi-use trail bordering the perimeter of the entire 30 acre site. A trail system was an often-mentioned positive use and offers a low cost amenity to the Cultural Center. Linking this new trail to the planned LINC trail system adds more off-road walking/biking opportunities for those interested.
- Incorporating a modest picnic area would provide an additional low cost amenity that would be complementary to the Cultural Center.
- Building sidewalks from the 30 acre site along Quarry Road over time to connect the Cultural Center to Town Center/Main Street.

*Note: Dissenting members preferred removing references to biking trails due to the steep terrain and removing references to walking trails as these trails might detract from the value of the Philip Johnson Building, the Auditorium or other portions of the site. One supporting member requested that a community garden be considered for inclusion in the design of the Cultural Center.*

**Recommendation #2e - Sky Dome Building (Supporting Members 9; Dissenting Members 0):**

The Sky Dome Building was designed as a special purpose building, which limits its potential for repurposing and reuse. In addition, preliminary cost estimates to demolish the building

would be several hundred thousand dollars. There is some potential, however, for using the property for an art storage/museum and discussions with professionals in this field indicate that the building's structure, overhead ceiling lift and garage entrance are consistent with this use. The Committee recommends the Town actively market the space for such a use once the Implementation Committee has made its decision with respect to the use of the building in the Cultural Center. If the Implementation Committee does not plan to use the structure in the design of the Cultural Center and an art storage/museum user is not found within a reasonable period of time, the Committee believes the Town should consider:

- Demolishing the building and incorporating this parcel into the design of the overall Cultural Center, or
- Subdividing and selling the parcel on which the building currently sits, or a parcel slightly larger than that, on the northwest corner of the site to a third party to be developed to a use that is complementary to the Cultural Center.

**Recommendation #3 Financial Implications/Potential Funding (Supporting Members 6; Dissenting Members 3):** To date, the Town has recovered \$5.6 million of its total investment of \$7.7 million (through March) in the original 45 acre Schlumberger property. Keeping in mind that a majority of survey respondents expressed limited interest in selling additional land and understanding that the Committee recommends that the Town seek to maintain control over future uses on the site as much as possible and to ensure the delivery of the Cultural Center vision, the Committee believes:

- Residents will benefit from the proposed sale or lease of the Philip Johnson Building and Auditorium as these transactions will generate income to the Town, but more importantly, will allow the Town to minimize upfront capital expenditures required to repair or upgrade the buildings as well as to avoid future operating and capital expenses. The Implementation Committee should complete its design for the Cultural Center, to include the Outdoor Stage/Amphitheater, the role of the Sky Dome Building and the Philip Johnson Building, before any additional leases or sales are considered to ensure any additional development on the site complements the Cultural Center.
- Once the overall plans for the Cultural Center have been finalized, in the event the Town seeks to generate additional revenues from the property, the Committee has identified several parcels that could be sold or leased for development to third parties including a parcel on the northwest portion of the site, along Old Quarry Road, or a parcel on which the Sky Dome Building sits if no user can be found for this building. The Committee believes a use that is complementary to the Cultural Center could be designed and built on either parcel, generating additional sales proceeds and/or future tax revenues.
- **Funding of further development:** The Committee believes that the cost of development of the Outdoor Stage/Amphitheater, picnic area, walking trails, parking

areas, etc. could be effectively financed through several years of newly realized tax revenues from two the parcels already sold by the Town, once they are fully developed, and from both proceeds and future tax revenues in the event additional parcels are sold to third parties. Subject to the findings of the to-be-formed Implementation Committee, funding may also be available through a combination of corporate sponsorships or naming rights, public grants or private donations.

*Note: The Committee gave significant consideration to recommending a sale of approximately two acres adjacent to the adjoining Charter Homes development for the construction of additional townhouses. The Committee conducted a walkthrough of the proposed two acre parcel and a majority of the Committee concluded that such a sale would substantially negatively impact the use of the Auditorium, with the potential property line approximately 5 to 10 feet from its entrance. In addition, the sale of the proposed two acre parcel would reduce the parking area that will serve the Outdoor Stage/Amphitheater (see note on Recommendation #2a). Two dissenting committee members supported a sale of the two acre parcel as a means to generate additional revenue for the Town from the 30 acre site. One of these two dissenting members further noted that there was only one logical purchaser for the two acre parcel and that the Town should pursue a sale to that purchaser. The third dissenting committee member preferred to leave the recommendation to sell the two acre parcel to the Implementation Committee as part of its responsibilities in the design of the Cultural Center.*

**Recommendation #4 Timeline/Action Steps (Supporting Members 9; Dissenting Members 0):** The Committee recommends **in the next sixty to ninety days** that the Board of Selectmen:

- Form and commission the Implementation Committee and ensure that all information is exchanged between the Implementation Committee and Citizens Committee as soon as possible.
- Engage qualified professionals to develop a plan for subdividing the property to facilitate the lease and/or sale of the Philip Johnson Building and the Auditorium to two different parties. The plan should be sensitive to both structures' impact on the planned Cultural Center and, at a minimum, address setback and lot coverage requirements, exclusive and/or shared access and parking. The plan should also detail how the two buildings, which are joined by a subterranean staircase and share certain utilities and building systems, will be demised in the event of either a sale or lease.
- Initiate lease negotiations with Act of CT for a lease of the Auditorium and lease or sale negotiations with BassamFellows for the Philip Johnson Building.
  - In the event those efforts are unsuccessful, engage a third party to develop and solicit proposals for the lease or sale (with the Town maintaining control of proposed and future uses) of the Auditorium and the Philip Johnson Building and seek occupants with uses consistent with the Cultural Center. The objective of these efforts would be to reduce the Town's cost of carrying these currently vacant properties and perhaps to raise funds to offset the cost of constructing or operating the Cultural Center.

- Develop cost estimates for site preparation work necessary to support the proposed Philip Johnson Building and Auditorium uses.

The Committee recommends that, **in the next twelve months**, the Board of Selectmen:

- Review the findings and recommendations of the Implementation Committee.
- Engage a third party to develop and solicit proposals for use of the Sky Dome Building for art storage/museum if the Implementation Committee does not include this building in its design of the Cultural Center.
  - If no transaction results, consider demolishing the building, incorporating the site into the Cultural Center or, if additional Town income is necessary, offering the parcel for sale or lease.
- Evaluate the desire or need, after the design and cost of the Cultural Center have been finalized, for the Town to generate additional revenues from the site as noted in Recommendation #3.
- Present the detailed proposal, including all elements of the proposed Cultural Center, to the residents of Ridgefield with the goal of bringing the concept to a Town Meeting or Town Referendum.

*Note: The Committee suggested the Town consider seeking qualified third party professionals who are Town residents that may be willing to offer their services at a reduced or pro bono rate.*

**Recommendation #5 Municipal Property and Facilities (Supporting Members 9; Dissenting**

**Members 0):** Although the majority of Town residents did not support considering the 30 acre parcel for municipal use, a significant minority (45%) indicated an interest in using the site for some combination of municipal facilities. The Committee believes that the Town should consider, based on comments from the two surveys, some strategic planning to address its long term space needs. The Committee believes the lack of overall survey support for new municipal facilities resulted primarily from concerns over costs. At the same time, the limited support may be due to the residents' lack of knowledge of the condition of the Town's existing facilities, their projected maintenance expenses as well as uncertainty as to future uses of the existing facilities. Steps that could generate information for both Town officials and residents as to any need for new municipal facilities or refurbishment of the existing facilities include:

- Creating a consolidated inventory of all Town owned/or occupied space along with any deed restrictions.
- Surveying Town agencies to determine the adequacy of current Town owned properties for their current or intended use as well as their anticipated future use.
- Beginning to track occupancy cost for each Town occupied facility.
- Developing a schedule for addressing deferred maintenance at all Town owned properties.



- Assessing Americans with Disabilities Act (ADA) compliance and estimate costs to bring all Town owned facilities into full compliance.
- Developing a 5 year capital plan for all Town owned properties.
- Considering appointing an individual to be responsible for managing all Town occupied space.

**Recommendation #6 Affordable Housing (Supporting Members 9; Dissenting Members 0):** While not proposing affordable housing for this site, the Committee is aware that the Board of Selectmen understands this priority and is currently studying alternatives to address this important concern. Further, the Committee is aware that the Ridgefield Planning and Zoning Commission is currently researching potential regulations in this area. The Committee recommends the Board of Selectmen continue to closely monitor these efforts in order to satisfy this demand.

**Recommendation #7: Athletic Fields, Community Pool, Tennis, Paddle and Pickle Ball Courts (Supporting Members 9; Dissenting Members 0):** The Committee understands that the appropriate Town professionals have a clear understanding of the demand for these facilities, the options for meeting this perceived need and are working in a prudent and thoughtful manner to address this potential demand as necessary. The Committee recommends that the Board of Selectmen continue to monitor demand for these facilities.

## 2.0 BACKGROUND ON THE PROPERTY

In 2012, Ridgefield residents approved spending \$7 million to acquire and demolish portions of former Schlumberger Technology Corporation properties located on Quarry Road and Sunset Lane. Schlumberger had operated a research and development facility on its campus from 1948 to 2006, and had built several buildings including a Philip Johnson office building finished in 1955. The Town's acquisition from Schlumberger included a 40 acre parcel between Quarry Road and Sunset Lane, and a five acre parcel north of Quarry Lane.

In 2012 the Town subdivided the 45 acre property into three parcels: a five acre parcel north of Old Quarry Road, a 9.8 acre parcel off Sunset Lane, and a 30 acre parcel. In 2013, the Town sold the five acre parcel to a private developer, who intends to develop the property. The Town also re-zoned the 9.8 acre parcel for multi-family use. In 2014, the Board of Selectmen held public hearings on the potential sale of a 12 acre parcel to an art dealer.



*Original Schlumberger acquisition and area studied in this project*

That proposal was defeated at referendum. Voters, in a separate referendum, also rejected the proposed sale of a 9.8 acre parcel to a developer who sought to build 30 townhouses. The community ultimately approved sale of the 9.8 acre parcel in February 2015 to another developer who proposed building 54 age-restricted housing units. Since closing, the Town has proceeded with the demolition of certain buildings while environmental remediation, which is the responsibility of Schlumberger LTD, continues.

### 3.0 CITIZENS COMMITTEE

The Board of Selectmen created a Citizens Committee to study the remaining ±30 acre parcel and conduct a public planning process to determine viable, community supported potential re-uses for the site. The Board of Selectmen interviewed dozens of interested citizens and appointed nine members to the Committee in March 2015. The charge to the Committee was to consider a broad range of alternatives and possibilities for the future use of the parcel including a desire to maintain the Philip Johnson Building, possibly as a Maurice Sendak Museum, and the existing Auditorium for potential public use. The Board of Selectmen also asked that the Committee consider preserving the Sky Dome Building. In late 2015 the Sendak Foundation indicated that it was not interested in using the Philip Johnson Building.

#### **Committee Members**

Richard Larson, Chairman  
Andy Behymer  
Ellen Burns  
Don Daughters  
Lynda Hanley  
Mary Miller  
Tim O'Connor  
Ed Tyrrell  
Joan Zawacki

### 4.0 STUDY PROCESS

The Committee began meeting in May 2015 with initial efforts devoted to reviewing the Town's involvement with the property and previously suggested ideas for re-use; identifying community organizations and media outlets that could assist in garnering public input; and soliciting proposals for a planning consulting firm to assist in the study process. The Committee ultimately engaged Milone and MacBroom, Inc. to assist in completing the study. Working with its consultant, the Committee then developed a survey instrument to gain an initial understanding of the community's needs and visions for the site.

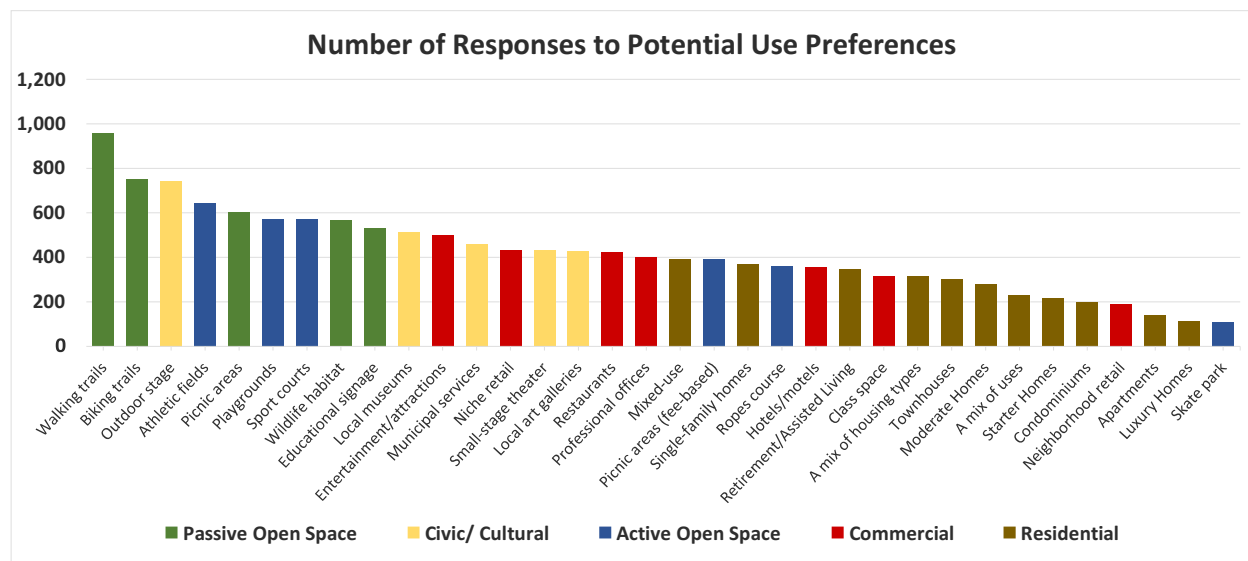
#### 4.A VISION FOR 30 ACRES SURVEY

With 1,414 responses received in just over three weeks from September 1 - 25, 2015, the initial survey was successful in obtaining the broad spectrum of community input the Committee desired. Respondents represented all geographic areas of the community, were largely representative of the age profile of adult residents, and 42% of respondents had never participated in a referendum on the property. Given the Town's total population of 25,000, the survey achieved a margin of error of 3% on a 95% confidence interval.

Survey responses indicated overall support for increasing open space and cultural offerings as a top objective for the community. Respondents were split over whether the Town should recover additional funds from the property to cover the original \$7 million approved at referendum. The Committee determined that additional information was needed to discern the level of community desire to recoup funds spent on the property.

Overall, the survey demonstrated more positive support for open space and cultural uses regardless of respondents' ages or neighborhoods. Even those wanting to recover more funds from the property preferred open space and cultural uses. Within those general concepts for re-use, there was strong support for passive recreation, such as trails, and an outdoor stage venue.

Respondents showed the least level of interest in residential use of the site. Commercial use was somewhat supported, with entertainment and attractions such as niche retail and restaurant use the most favorable type of commercial. Survey responses also indicated some desire for the Town to land bank the property and reconsider development if, and when, it is needed. Finally, traffic in and around the site was raised as a significant concern for the potential re-use of the property.



Complete survey results are provided in Appendix A.

#### 4.B CHARRETTE

After review of the initial survey results, the Committee and its consultant prepared some preliminary conceptual plans incorporating general conceptual themes of development for the site. The concepts were intended to promote further community discussion and were used in a planning charrette on October 21, 2015 at the Ridgefield Recreation Center. Approximately 80 community members participated in the charrette.

Whereas respondents to the initial community survey were largely representative of the adult age groups present in the community, with just over half of respondents between the ages of 35 and 55, there was a larger turn-out among older adults (55+) at the charrette.

Participants brought their own unique perspectives and ideas to the ongoing discussion, through small-group discussion centered around four conceptual use themes:



*Commercial/Residential Concept from Charrette*



- Active/ passive recreation
- Cultural/ civic
- Commercial/ residential
- Mixed-uses

The following summarizes the themes heard in the group discussions and workshop exercises.

- Traffic was a significant concern with any future use of the site, as Grove Street and Old Quarry Road already serve as secondary means to, or through, the Town Center and carry significant traffic volumes. Participants generally felt that any land uses that generate significant traffic volumes were not appropriate at this location with current local road configurations.
- The Town may benefit from banking the land for now, either retaining as open space or with minimal development, in case it is needed for future use.
- Pedestrian connections through the site as well as between the site and the Town Center are important as the site is within half a mile of Main Street/ Town Center.
- The property may be too isolated for some uses and/or may detract from existing uses elsewhere in the community; e.g. commercial/ retail may not thrive in isolated location and may detract from Main Street and active recreational facilities may detract from existing facilities.

Generally, participants had unfavorable views of commercial and retail on the property due to traffic concerns, isolation and existing as well as anticipated neighboring uses.

Active and passive recreation, cultural and civic uses were generally viewed as potential viable uses of the site. Specific issues surrounding these uses that were discussed included traffic, year-round versus seasonal use, potential to detract from



*Cultural/ Civic Concept from Charrette*



*Mixed-Use Concept from Charrette*



*Civic and Open Space Concept from Charrette*

existing uses, potential for revenue generation, and how uses could work together on the site as well as mesh with the neighborhood.

Targeted housing types may also be appropriate and viable on the property. Affordable housing for older residents, and/or planned communities (such as multi-generational, or innovative “green” residential developments) may fulfill a need in the local housing market, as well as being supportive of the Town Center. Issues discussed with these uses included traffic impacts, tax revenue generation and the need to mesh with the potential community use of the Philip Johnson and Auditorium buildings.



*Recreation/ Mixed-Use Concept from Charrette*



*Open Space Concept from Charrette*

#### 4.C COMMUNITY RESEARCH

While valuable input was gained from the charrette, the Committee researched issues and ideas that arose in the survey and charrette in order to develop a targeted follow-up survey that could gain specific input from a wider audience. In the course of conducting its research, the Committee interviewed several organizations and agencies to clarify the issues, and studied ongoing planning efforts pertaining to those concerns... The Committee also thoroughly reviewed commentary from 2014 public meetings on the property and the Town's 2010 Plan of Conservation and Development.

Based on the Committee's research and the public input obtained through its initial survey and charrette, the Committee reached consensus on the following:

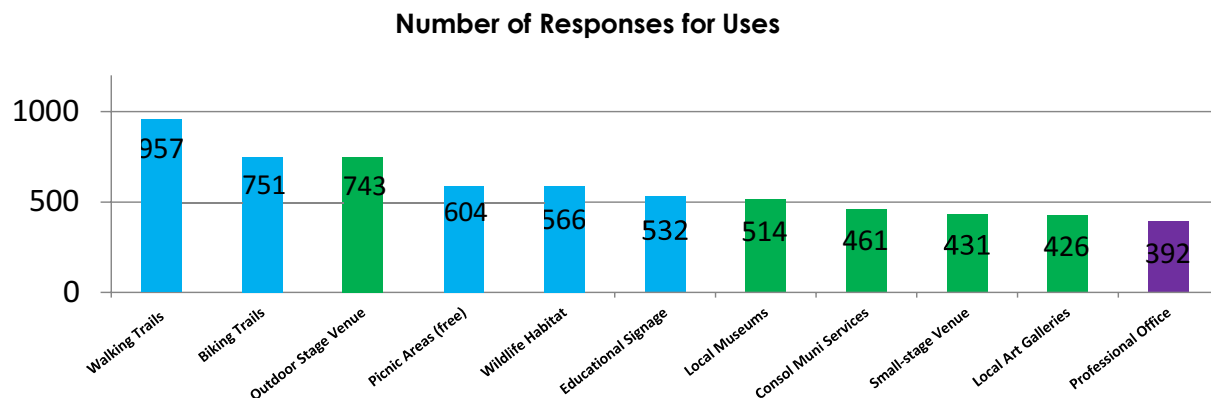
- A community pool, tennis courts, and pickle ball courts are better suited adjacent to existing recreational facilities for management and cost efficiencies, and such sites are available in Town.
- Additional athletic fields may not be currently needed, as investment in all-weather fields would address any shortage.

- Retail should not be considered as a potential use as it would likely draw shoppers and pedestrian traffic from the Town Center/ Main Street.
- The Town currently seems to have an adequate supply of office space.
- There appears to be some demand for an in-town, limited service hotel.
- There is little interest (as demonstrated in both surveys) in large-scale housing developments (condominiums, apartments, etc.).

The Committee interviewed the following to clarify issues and needs, as well as ongoing plans:

- Director of Parks and Recreation
- Director of Planning
- Former and current Director of Housing Authority
- Conservation Commission
- CHIRP
- Planning and Zoning Commission

With these findings in mind, the Committee reduced the original 34 potential uses to 11 potential uses as follows (with total number of selections in initial survey indicated):



These 11 potential uses were organized into three conceptual themes for future use of the property: 1) a municipal development scheme involving locating municipal facilities such as Town Hall and/or a public safety complex on the parcel; 2) a cultural option including an outdoor amphitheater; and, 3) a land bank option. Given the success of the first survey in garnering responses from a good cross-section of the community and the attendance at the charrette, the Committee made a concerted effort to craft a follow up survey that would provide useful information on what aspects of these conceptual development themes respondents would like or dislike and why.



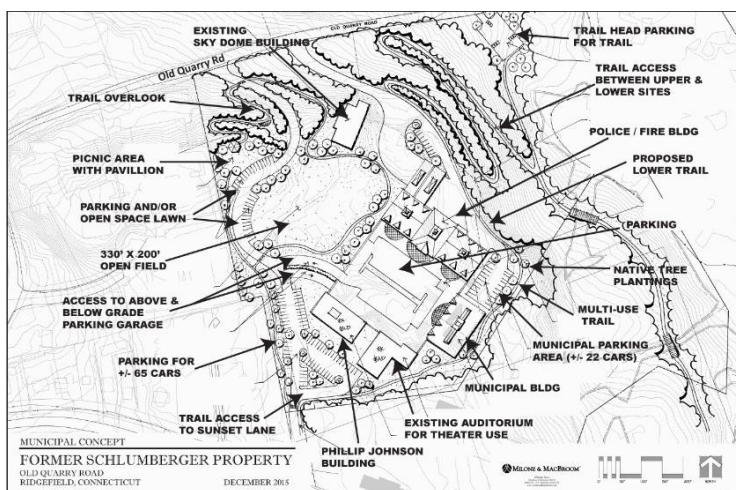
#### 4.D FOLLOW- UP SURVEY

The second survey ran from January 8 through January 27, 2016 and garnered almost 900 responses. Typically, follow up surveys yield fewer responses as community members most apt to engage feel like they have already expressed their opinions. Nevertheless, the number of respondents to the second survey achieved a 4% margin of error on a 95% confidence interval. Respondents to the second survey skewed more towards older residents; however, about 40% of responses were from those aged 26 to 55.

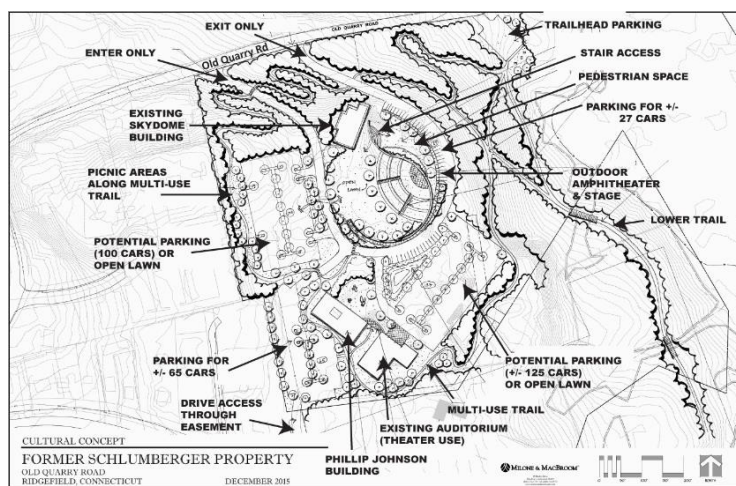
In this survey, 70% of respondents indicated that the Town had recouped enough revenues from the original property. For those 30% who felt the Town should generate additional income, sales of parcels for the construction of townhomes, hotel or office were most preferred.

Respondents were introduced to the three conceptual development themes with descriptions and conceptual development plans. When asked to rank their preference among the three options, 48% of those who responded preferred the cultural option as their top choice, compared to only 29% for land bank and 25% for municipal use. In contrast, only 15% of respondents marked the cultural option as their least preferred option, while 49% of respondents indicated that the municipal option was their least preferred. More specific reasoning for these preferences was discernible from other questions.

There was concern over costs for the municipal option, as respondents were split on whether the option offered reasonable uses for the cost. There were a number of comments suggesting that Town Hall should remain on Main Street. Respondents also expressed concerns over traffic impacts, especially emergency service vehicle traffic, in the neighborhood.



*Municipal concept in follow-up survey*



*Cultural concept in follow-up survey*



Respondents were split on the land bank option, with as many favorable as unfavorable comments offered. Some felt that reserving the land for future needs was important, while others felt that deferring a decision on what to do with the property would lead to unwanted development in the future. Respondents were also split on whether this option provides uses that could be enjoyed by many.

The cultural option received many positive comments and responses, although concerns were expressed over traffic, noise and parking, duplication of existing venues, and the potential to detract from economic activity along Main Street. Overall though, the cultural option received the most positive responses with respect to the long-term viability of the use, its use relative to cost to develop, and its ability to provide uses that can be enjoyed by many.

Complete results, including cross-tabulations, are provided in Appendix B.

#### 4.E CULTURAL OPTION INVESTIGATIONS

Given the results of the second survey, the Committee decided to further investigate the cultural option theme.

Committee members agreed that important information regarding future needs for municipal space was highlighted in the follow up survey, but that a municipal campus option for this site was not worth further consideration due to cost concerns and lack of strong public support. Importantly, a significant minority of survey respondents, 45%, were not aware of the current status of municipal buildings or the long term municipal space needs of Ridgefield. Therefore, the Committee recommends that the Town conduct further study to define and communicate the Town's long-term municipal needs.

Likewise, the land bank option was also not further considered due to lack of strong public support.

Thus, the Committee conducted further research into the cultural option. The Committee discussed the public safety implications of a cultural venue, such as an amphitheater for CHIRP, at this location with both the police commission and the fire chief. The Committee also surveyed downtown businesses on the impact of moving CHIRP to this site. The Committee met with groups interested in using the Auditorium and Philip Johnson Building to gauge how their proposed uses and the cultural development theme mesh. Finally, the Committee explored the potential re-use options for the Sky Dome.

The Committee concluded:

- Cultural use of the site is consistent with the long term goals of the Ridgefield Plan for Conservation and Development, will likely be a generator of economic growth for the Town, and be complementary to, and not detract from, existing venues within Town.
- Members of the Chamber of Commerce generally do not consider relocation of CHIRP concerts from Ballard Park to the 30 acre site as negatively impacting their businesses or Town Center/Main Street.

- While cultural use of the site, including CHIRP concerts in a new amphitheater should not significantly impact traffic patterns, based on a discussion with the Ridgefield Police Commission, an independent traffic study should be commissioned upon completion of the final design of the site.
- Significant public interest in this option, not only expressed in the Committee's public engagement process, but also in previous public forums (2014 meetings). This interest spans ages and neighborhoods of residence, and is therefore truly a community supported option.
- The cultural option allows for different community-desired uses that can be enjoyed by many residents including active and passive recreation features as well as cultural/ arts venues.
- The Philip Johnson Building has both historical and cultural importance. Targeted potential uses for this building and the Auditorium could integrate well with the cultural development theme, as well as help the Town avoid future operating and capital costs associated with these buildings.
- It may be possible to recoup additional proceeds and/or ongoing tax revenues through the sale or lease of certain parcels within the 30 acre site which are detailed in the recommendations.

Based on these findings, the Committee established a vision for the site. The vision was a refinement of the cultural concept presented in the follow-up survey and is described in the following section.

## 5.0 CULTURAL CENTER VISION

The Committee's vision would be to create a Cultural Center within our community, enhancing Ridgefield's reputation as a cultural destination that would allow us to encounter a wide range of artistic expression within a natural setting dotted with woods, gardens, wetlands and walking trails.

The Cultural Center vision includes development of approximately 12 of the 30 acre parcel into a low impact, environmentally sensitive destination that includes walking and biking trails to be experienced and enjoyed by both Town and area residents. Up to 18 acres of the remainder of the parcel would be preserved as open space but continue to be owned by the Town.

An Outdoor Stage/Amphitheater would be the centerpiece of the site. The Amphitheater would accommodate CHIRP concerts as well as potential use by other performing arts organizations.





The Cultural Center vision also includes a multi-use trail running the perimeter of the entire 30 acre site. A trail system was an often-mentioned positive use in surveys and the charrette and offers a low cost amenity to the Culture Center. In the Committee's vision, this trail would link to the planned LINC pathway. A picnic area on the site complements active and passive recreational uses, as well as the Amphitheater and other potential cultural uses included in the concept. The Committee also envisions building sidewalks over time to connect the 30 acre site along Quarry Road to the Town Center/Main Street.

In the Cultural Center vision, the Auditorium is earmarked for use as a music/theatre venue. The Committee met with a group interested in using the theater to promote and produce theatrical offerings that rely on a combination of professional and local area talent. The group anticipates five mainstage performances a year, in addition to a series of new works showings. The prospective user also expressed an interest in offering conservatory program vocal and acting classes, as well as youth theatrical education out of the Auditorium facility. The group expressed a willingness to invest in the building to restore and establish it as an attractive and functional theatrical venue. The Committee finds this proposed use consistent with its Cultural Center vision.

The Committee also met with a group expressing a unique interest in purchasing the Philip Johnson Building and investing to restore and maintain it as closely as possible to its initial design and use. The prospective buyer or lessor indicated a desire to establish a modern design firm headquarters and showroom in the building. Ancillary uses for the design firm would include an architecture museum with selected tours for clients and select others from the community, and hosting design and architecture lectures.

The Committee finds there may be a compatible re-use of the Sky Dome Building that fits well with the Cultural Center vision as an art storage/ museum. If the building is not included in the Cultural Center site design, an art storage/museum use should be solicited. If such a user does not materialize, then another use may need to be entertained.

Finally, the Committee met with a developer interested in building additional townhouses on a two acre parcel of the property but concluded that this development would negatively impact the Cultural Center.

## 6.0 CULTURAL CENTER FINANCIAL IMPLICATIONS

To date, the Town has recovered \$5.6 million of its total investment of \$7.7 million in the former Schlumberger property. Tax revenues from the ten acre piece of the property conveyed to Charter Development will generate in excess of \$475,000 annually. The five acre parcel across Old Quarry Road will generate additional revenues when redeveloped. The Cultural Center vision includes the sale or lease of the Auditorium, Philip Johnson Building and Sky Dome Building, which would allow the Town to avoid on-going maintenance costs, and more importantly, the high cost of building renovations which are, or are soon-to-be, needed. There is potential for additional cost recovery from selling additional parcels once the Cultural Center is fully designed.

The Committee believes that the cost of development of the Cultural Center can be funded through tax revenues from the Schlumberger parcels already sold, corporate sponsorships or naming rights, and public grants or private donations.

## 7.0 FINAL WORKSHOP

The Committee took this vision and a summary of its work to a final community workshop on April 28 to ensure a thorough public engagement process was conducted. About 80 residents participated in the workshop. Concerns were raised related to traffic, parking, noise, neighborhood conflicts, and perceived duplication of and potential competition with elements of the Cultural Center. Participants in the workshop voiced general support for the Cultural Center concept. Many of the concerns expressed at the meeting will be addressed in the final design of the Cultural Center by the Implementation Committee.

The Committee made some revisions to the Cultural Center conceptual plan to address concerns over parking. The revised conceptual plan shown above increases on-site parking from 312 to 460 and makes provision for additional overflow parking for about 100 cars at the Public Works facility on Old Quarry Road. As a result, there will be 560 parking spaces available.

## 8.0 SUMMARY

After carefully considering the information and public input received throughout its study process, including more than 2,300 survey responses containing 2,700 comments, meetings with 8 Town organizations and 4 potential users of buildings on the site as well as over 750 hours of time spent in over 18 meetings, the Citizens Committee believes that its recommendations include the highest and best long term uses for the 30 acre parcel. These recommendations reflect the Committee members' individual and collective perspectives, were shaped by the desires of residents and are consistent with Ridgefield's 2010 Plan of Conservation and Development.

The Committee believes it has met the Charge developed by the Board of Selectmen. It is the Committee's expectation that the proposed Cultural Center will become an economic driver for Ridgefield. At the same time, the proposed Cultural Center vision will provide viable, low cost alternative uses for both the Philip Johnson Building and Auditorium that should, in time, become significant assets of the Town. While likely more challenging, potential reuses for the Sky Dome Building have also been identified.

In addition, the Committee, through its public outreach, gained valuable insights into residents' concerns with respect to residential development, demand for athletic fields and venues, commercial development and municipal facilities.

Lastly, the Citizens Committee would like to thank the Board of Selectmen for providing it with the appropriate resources and support, the freedom to explore and think creatively and, most importantly, the opportunity to make a positive contribution to the future of Ridgefield.

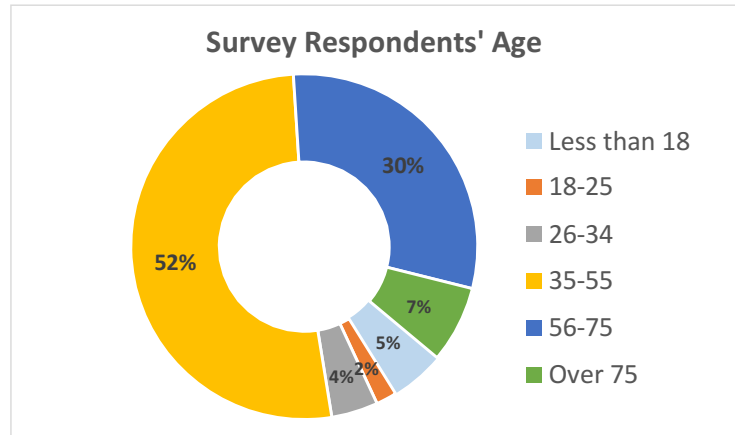


## INTRODUCTION

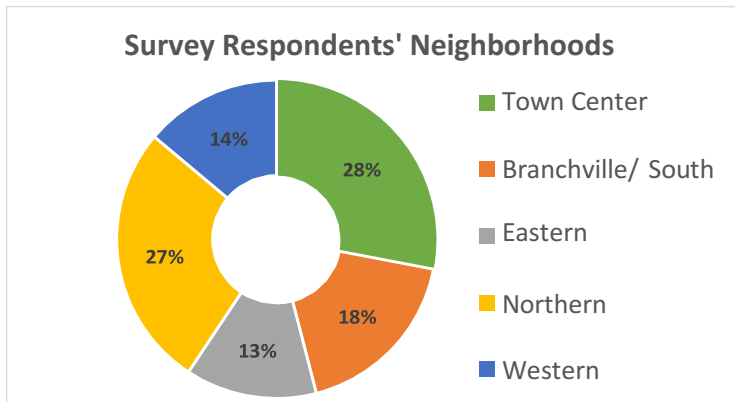
The Vision for 30 Acres survey was developed by the Citizens Committee and its planning consultant to gain a better understanding of the Ridgefield community's desires and ideas for the former Schlumberger property. This survey was conceived as an initial step in an extensive public planning process to build consensus on potential future uses of this town-owned property.

## RESPONDENTS

With 1,414 responses received in just over three weeks from September 1 - 25, the survey achieved a margin of error of 3% on a 95% confidence interval for a population of about 25,000. While not a random sample of respondents, the Schlumberger Citizens committee made significant efforts to ensure that a wide spectrum of the community had access to the survey. The varying ages and neighborhoods represented by respondents indicates that a reasonable cross-section of the community participated in the survey.



More than half of respondents (52%) were between the ages of 35 and 55, while another 30% were 56 to 75. The vast majority (93%) live in Ridgefield, with 28% reporting that they live in the Town Center. Overall, 58% of respondents have voted in previous referenda regarding the parcel; however, of those age 56 and over, 71% had voted in previous referenda, while for those 55 and under, only 49% had previously voted.



## TOWN-WIDE OBJECTIVES

Respondents, regardless of age, indicated they felt that increasing public open space and increasing cultural offerings were top objectives for the community. Increasing diversity in the housing stock available in the community was another important objective to those over age 55 who responded. Those 55 and under preferred the Town pursue more retail and restaurant development, while those over 55 preferred more commercial development.

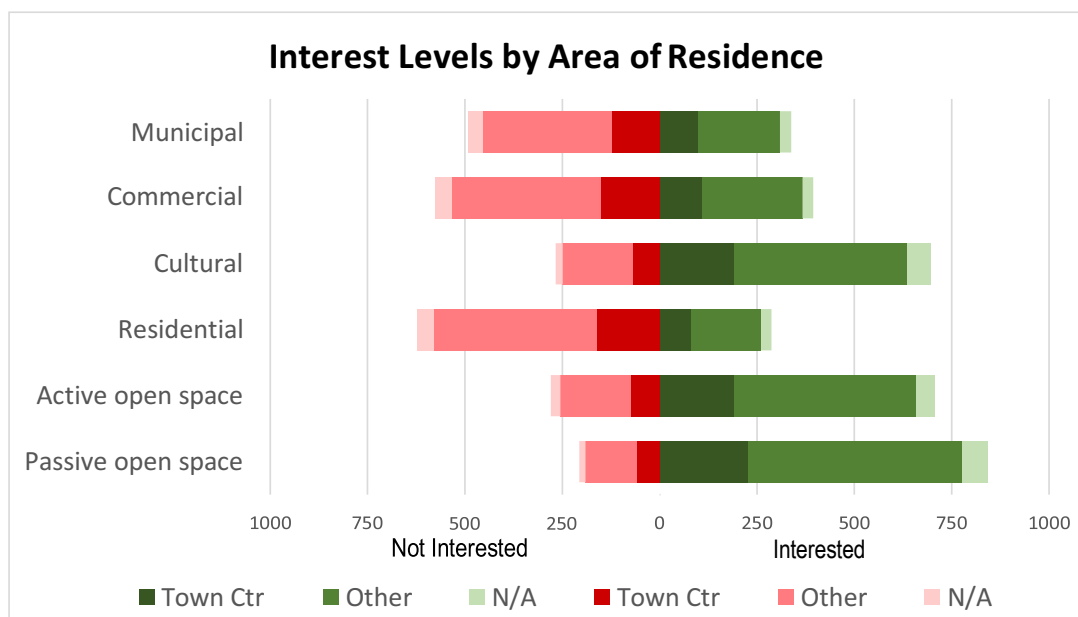
Just over half (51%) of respondents felt that it is important or very important for the Town to recover the original \$7 million purchase price for the entire property, while 16% felt recovering



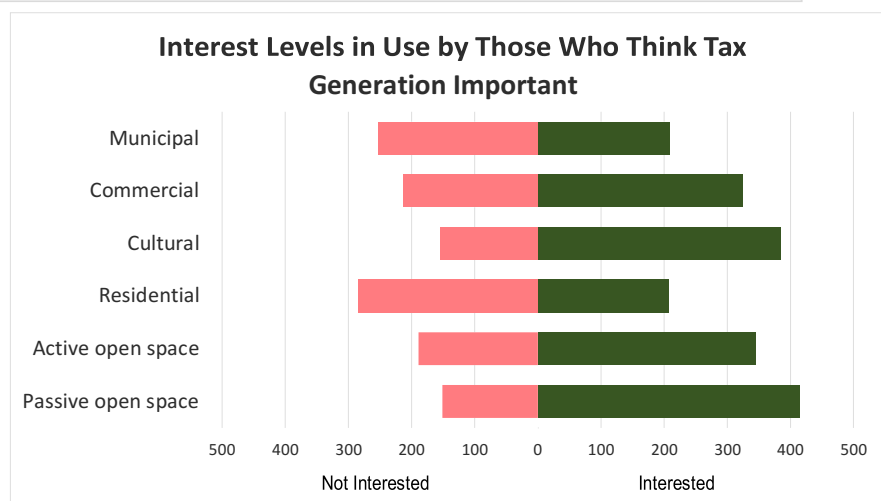
the purchase price was not important. The remainder of respondents (33%) were neutral. Similarly, 56% of respondents think it important that the Town generate future tax revenues from the property, while 15% do not think it important, and 28% are neutral.

#### POTENTIAL USES FOR 30- ACRE SITE

Amongst all respondents, the majority indicated some level of interest in seeing passive and/or active open space and cultural offerings on the 30-acre parcel in the future. There is a greater level of interest among older respondents in seeing residential development on the site; however, as with other age groups, older respondents indicated the strongest interest in open space on the site. Also, responses from Town Center residents generally followed the overall pattern of responses, as shown in the chart below. No suggested broad category of use showed an even split between interest and disinterest. Open space and cultural uses clearly garnered more positive responses overall regardless of neighborhood, while residential, commercial and municipal uses garnered the least amount of interest.

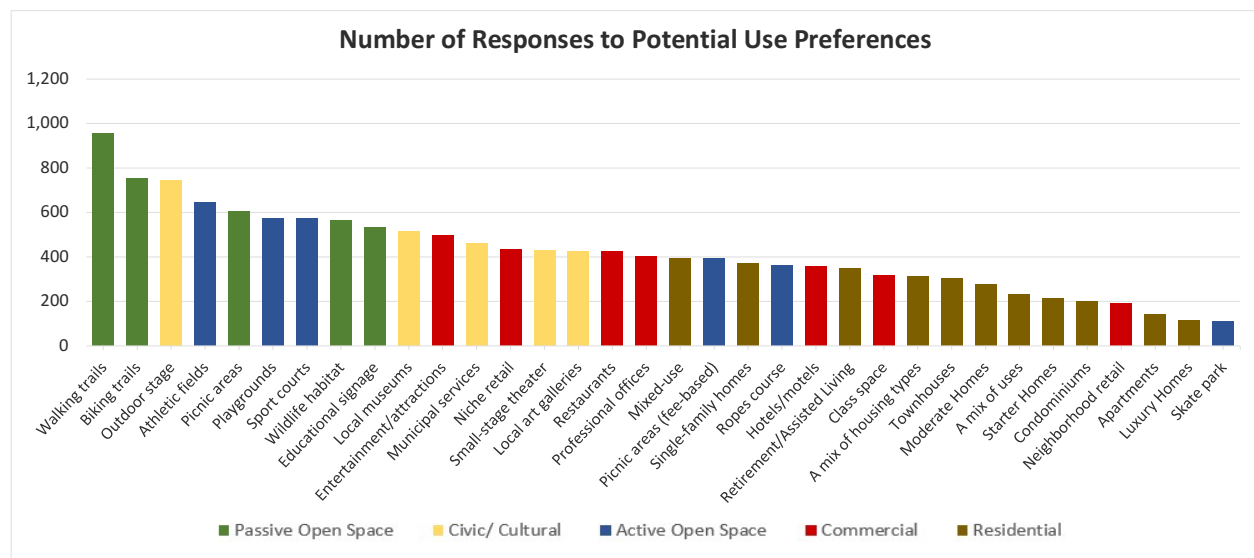


Even those respondents who thought it important that the Town generate tax revenue from the property indicated more interest in seeing open space and/or cultural uses on the property than commercial use, although commercial use scored higher with those preferring tax revenues



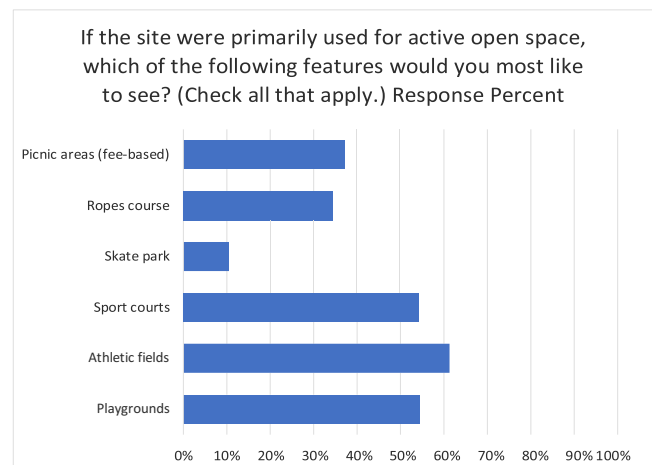
than those not interested in tax revenues. These respondents may have factored into their considerations the two pieces of the original purchased property that have been sold off by the Town for development and the potential tax revenues that the Town will earn from those developments or may not have directly connected this question with preferences expressed later.

A series of questions presented respondents with several options on specific potential uses for the site under the broad categories of use shown in the chart above, and asked which types of uses they would most like to see. The following chart shows the number of respondents who expressed an interest in a particular use, color-coded by the overall category of land use. Once again, passive and active open space uses (shown in green and blue) as well as cultural uses (shown in yellow) tended to gain the highest amount of interest. Residential uses (shown in brown) tended to have the least amount of interest, while commercial uses tended to cluster towards the middle.



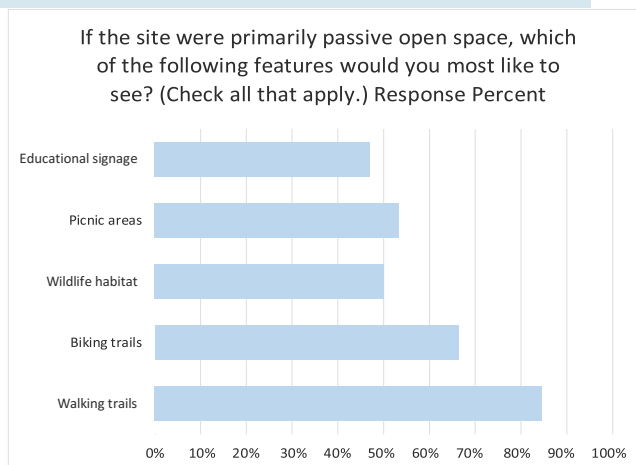
## ACTIVE OPEN SPACE

When asked about potential active recreation uses, 61% of respondents wanted to see athletic fields, 55% wanted to see playgrounds and 54% wanted to see playing courts. Interest was slightly higher in athletic fields for those under the age of 55 at 71% with 57% of those younger respondents wanting to see playing courts. Twenty-six percent of all respondents skipped this question. Several write-in responses mentioned an outdoor community pool and/or referred to Lewisboro, NY's community pool.



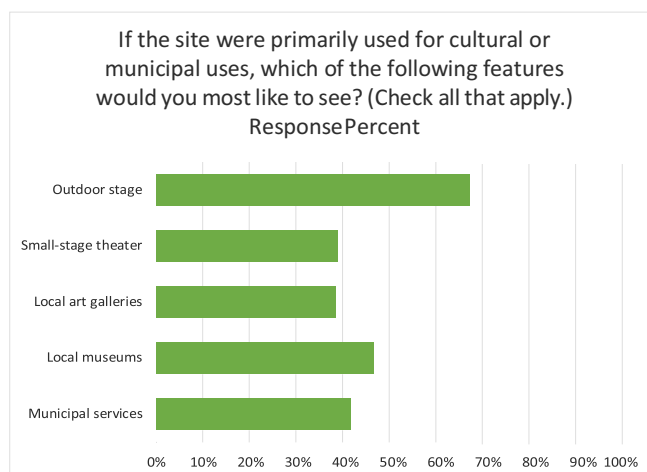
## PASSIVE OPEN SPACE

With respect to potential passive open space uses, 85% of respondents wanted to see walking trails and 66% wanted biking trails, while more than half (53%) wanted open picnic areas. Interest in walking trails was even higher among those age 55+ at 90%. Overall, 20% of respondents skipped this question. Several comments alluded to the site not being appropriate for open space because a) it would not generate tax revenue, b) was formerly developed and had some contamination, or c) because the Town already has sufficient space.



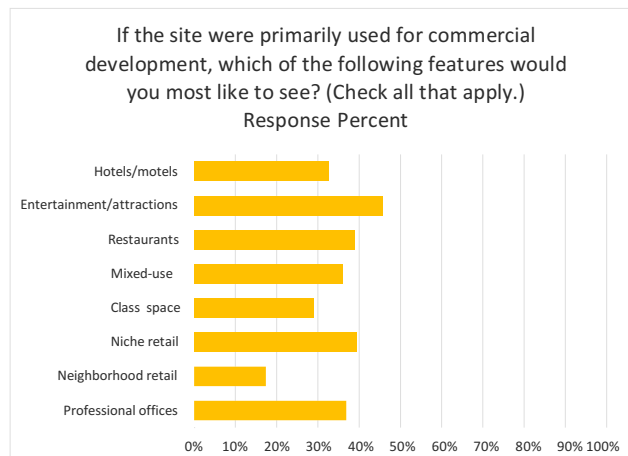
## CIVIC AND CULTURAL

For cultural offerings, an outdoor stage venue was desired by 67% of respondents among potential cultural offerings, while 47% of respondents wanted to see a museum, and 42% wanted to see municipal services. Among younger respondents (under the age of 55), 74% desired an outdoor stage, 46% a local museum and 41% an indoor small-stage theater. Twenty-two percent of all respondents skipped this question. Several comments referred to the number of cultural venues already present in Town including the Playhouse and Prospector as well as local art galleries and outdoor concert venues.



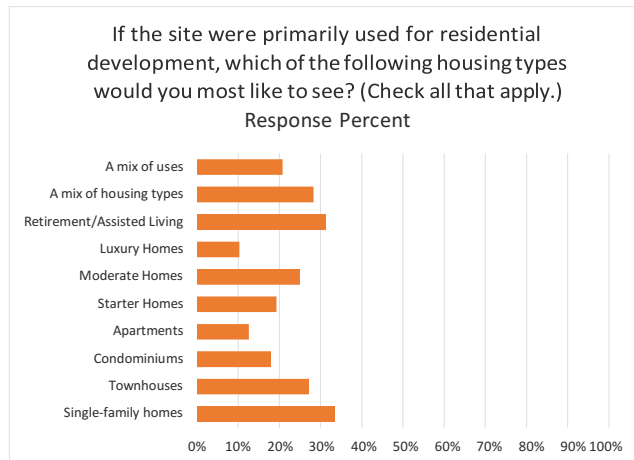
## COMMERCIAL

Entertainment and attractions received the highest level of interest among potential commercial uses at 46%. Niche retail (40%), restaurants (39%), professional offices (37%) and mixed-uses (36%) all received similar levels of support from respondents. Several comments referred to the need for an in-Town hotel and 33% of respondents indicated interest in hotels on the site. For those living in Town Center, there was stronger interest in niche retail (45%) and hotels (39%). Overall, 22% of respondents skipped this question.



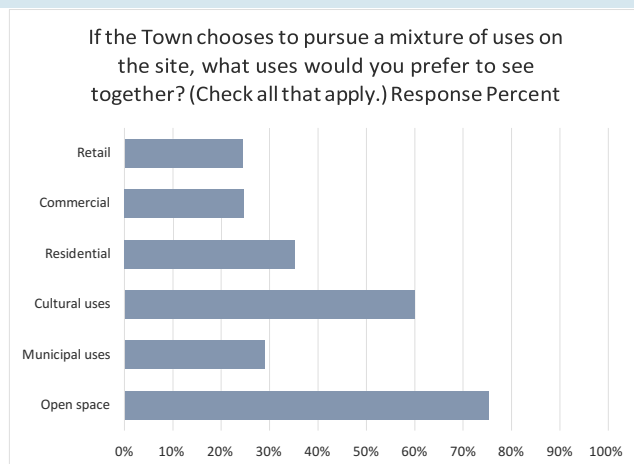
## HOUSING

Single-family housing earned the highest level of interest at 33%, with retirement or assisted living facilities gaining 31% of respondents' interest. A more clear preference for single-family style homes was evident among Town Center residents with 39% of those indicating interest. And, higher levels of interest in retirement and assisted living facilities was evident among those age 56 or over at 42%. Overall responses show very low levels of interest in luxury homes on the site (10% of respondents). Twenty-one percent of all respondents skipped this question, and several comments expressed disinterest in any kind of housing on the site.



## MIX OF USES

When asked about a mixture of potential uses, open space and cultural offerings again rose to the top as preferred uses for the site with 75% of all respondents indicating interest in open space and 60% cultural uses. Residential uses (the third most popular choice) garnered just over half the number of supportive responses as open space at 35%. Municipal uses received 29% of respondents support in a mixture of uses, while commercial and retail uses each garnered 25%.



## OTHER SUGGESTED USES

Responses to other suggestions for uses included: bowling alley, community pool, biking trails, open space, community/ teen center, and corporate headquarters. There were a few suggestions that the Town should maintain the site as open space for now and reconsider its development if and when needed.

## CONCERNS FOR THE SITE

Nine percent of respondents wrote in comments regarding traffic as concerns for the future use of the site. Many comments suggested that housing is not a desirable use for the site.



This survey contained questions regarding further development of the property followed by responses to three concepts: a municipal option, a cultural option and a land bank option. The on-line survey instrument was open from January 8 through January 27, 2016, and garnered 894 total responses.

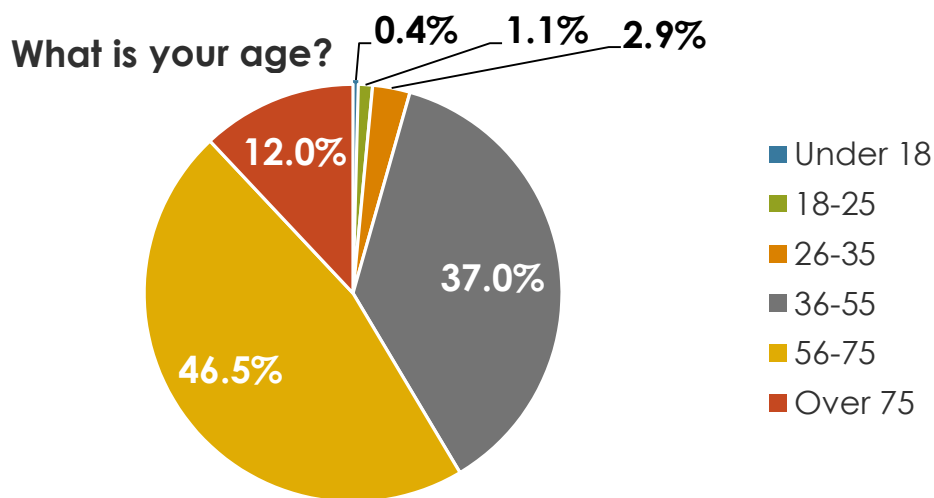
The majority of responses, 70%, indicated that between the two parcels already sold from the original property and the tax revenues from those two parcels, additional income generation from the property is not necessary.

Of the three options presented, the cultural option was the most preferred, by a 2 to 1 margin over the municipal option and a 1.6 to 1 margin over the land bank option. Overall, more respondents agreed that the cultural option provides a viable long-term use, offers reasonable uses for the estimated cost to develop, and provides a mix of uses that can be enjoyed by many than they did for the other two options.

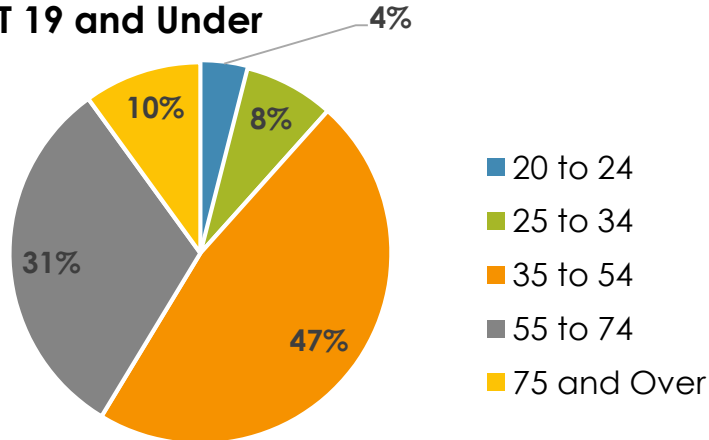
Following is a more detailed summary of the survey data collected.

#### RESPONDENTS' DEMOGRAPHIC INFORMATION

Respondents were asked their age. The largest group of respondents (46.5% of total) was aged 56-75. When compared to the actual age profile of the community, for those age 20 or more, survey respondents skewed to older age groups. While 36 to 55 year-olds made up 37% of the respondents to the survey, they make up roughly 47% of the Town's population over age 19.



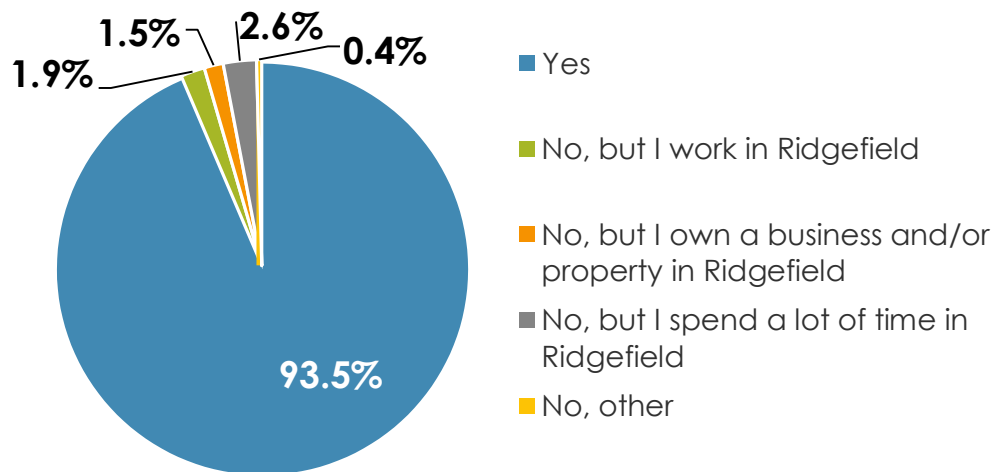
### Ridgefield Population by Age WITHOUT 19 and Under



source: U.S. Census ACS 5-Year Estimates 2010-2014

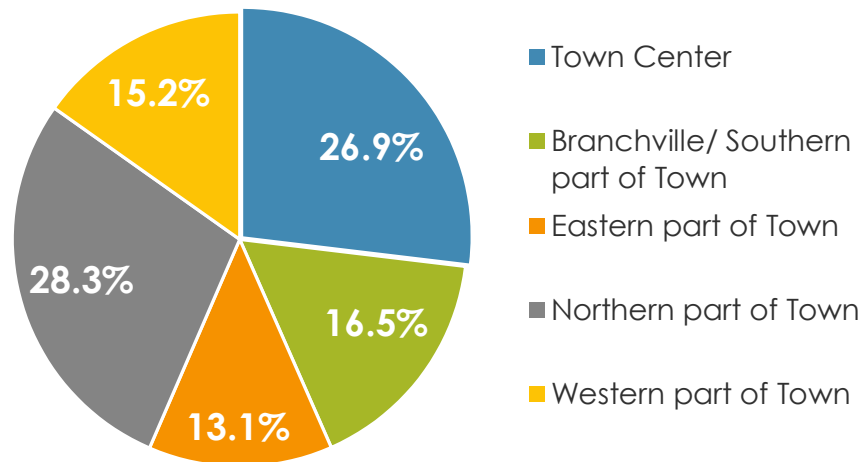
Fully 93.5% of respondents were residents of the Town, with other respondents saying that they work, own a business or property, or just spend a lot of time in Ridgefield.

### Are you a resident of Ridgefield?



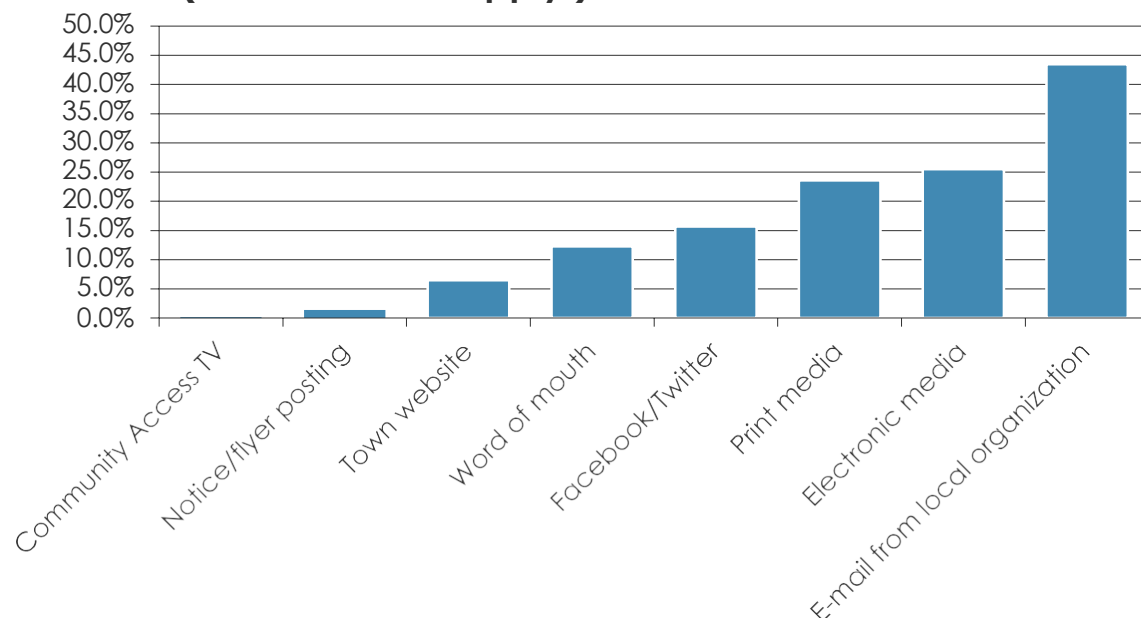
Those respondents who indicated they are residents were asked which general area of Ridgefield they live in. The two largest groups of respondents live in the Northern part of Town (28.3%) and in the Town Center (26.9%).

## Where in Ridgefield do you live?



Respondents were also asked how they heard about this survey. The top three most effective forms of communication were direct e-mails from local organizations, electronic media, and print media.

## How did you hear about this survey? (Check all that apply.)



## ADDITIONAL INCOME FROM FURTHER SALES OF THE PROPERTY

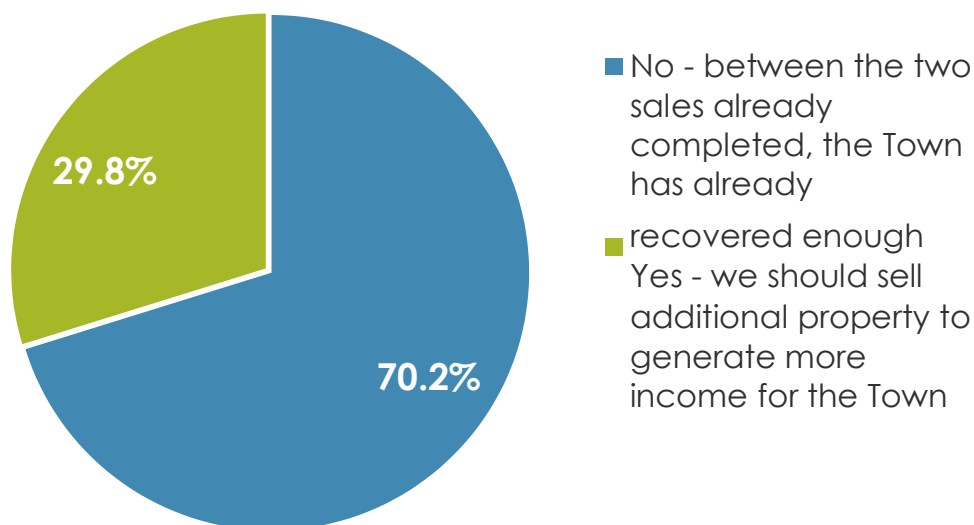
Respondents were briefed on the amount of money thus far invested in the property, the amount earned through property sales, and the amount anticipated in tax revenues from



previously sold portions of the site. The survey then asked whether the Town should sell a limited number of additional acres to generate additional income.

Overall, about 70% of respondents felt that the Town has already recovered enough money from the proceeds of previous land sales and expected tax revenues from them.

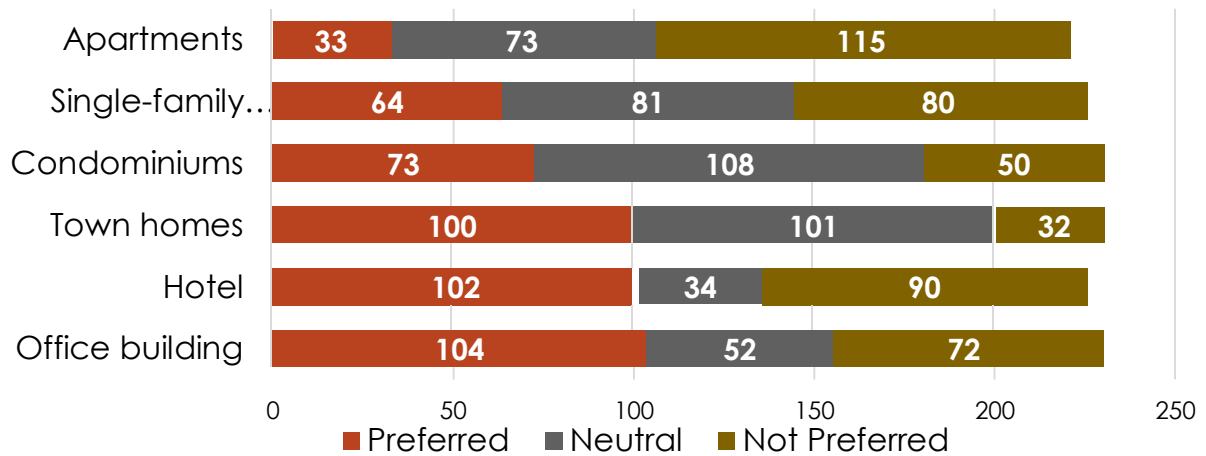
### Should the Town sell additional acres of the property?



#### PREFERRED DEVELOPMENT TYPE FOR SALES

Those respondents who had answered that the Town should sell additional property to generate more income for the Town were asked to rank their preferred style of development among the six options shown below. For the 249 respondents who answered this question, Office building, Hotel, and townhomes were the most strongly preferred options, at about the same rate (these options garnered the most 1<sup>st</sup> and 2<sup>nd</sup> choice rankings). However, of those three options, townhomes also garnered the greatest number of neutral responses (ranked 3<sup>rd</sup> or 4<sup>th</sup>) indicating an overall higher preference for townhomes. Apartments were clearly the least preferred option.

## Preferred development for future sales of property

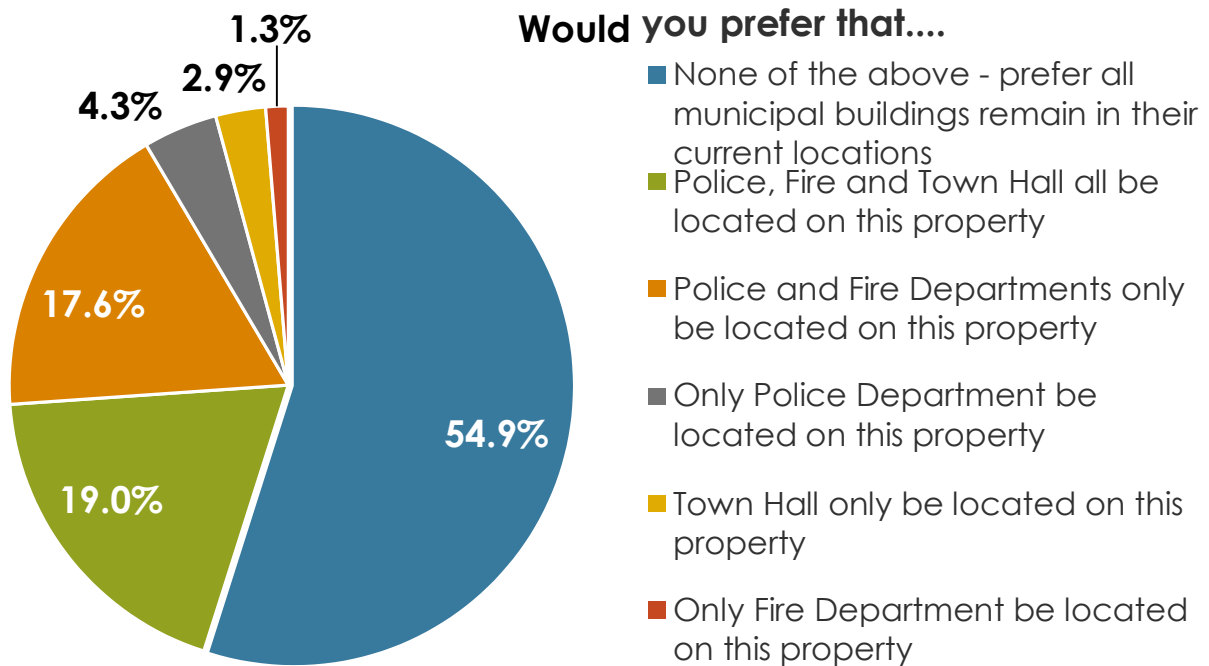


*Preferred were ranked 1 and 2; neutral were ranked 3 and 4; and, not preferred were*

### MUNICIPAL OPTION

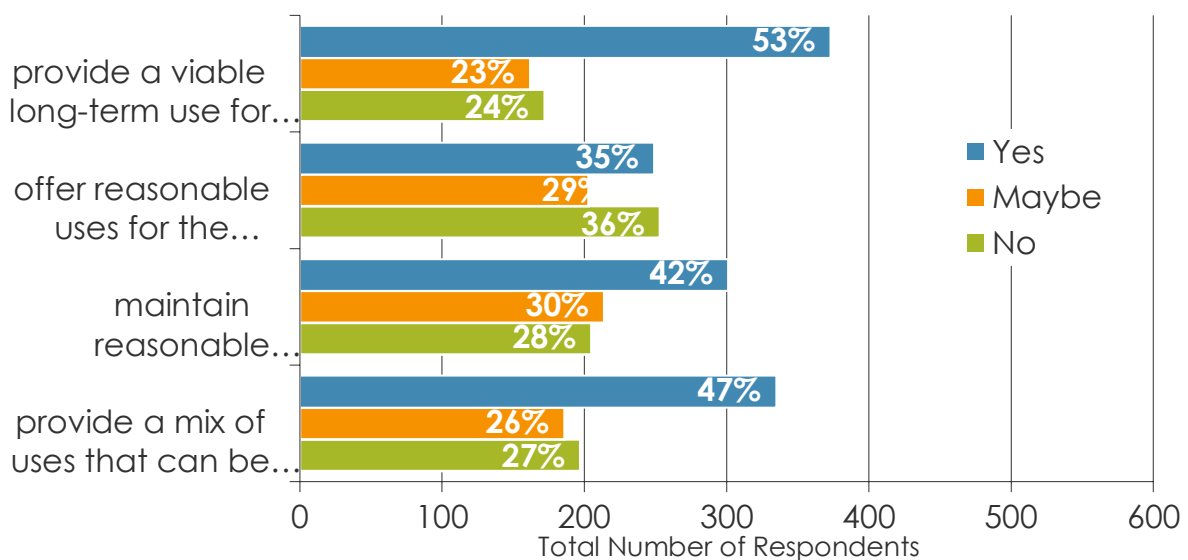
All respondents were introduced to a development option that would turn the property into a municipal campus in addition to the use of the Philip Johnson Building (possibly office space, municipal use or a museum) and music/ theater use of the Auditorium. The site would potentially integrate the Police and the Catoonah St. Fire Station into a Public Safety Building and, as an option, include Town Hall and Annex in a second building. These would replace current municipal buildings, making them available for sale and development for other uses. The campus would be surrounded by open areas and walking trails.

Respondents were asked about their preferences for different combinations of municipal buildings on this site. Over half of respondents preferred that all municipal buildings remain in their current locations.



Respondents were asked a series of questions about the municipal development option. 53% felt that this was a viable long-term use for the site, and nearly half felt that it would provide a mix of uses that can be enjoyed by many and would maintain reasonable traffic levels around the site. Respondents were split on whether this use would offer a reasonable use compared to the cost to develop.

### Does the municipal option...



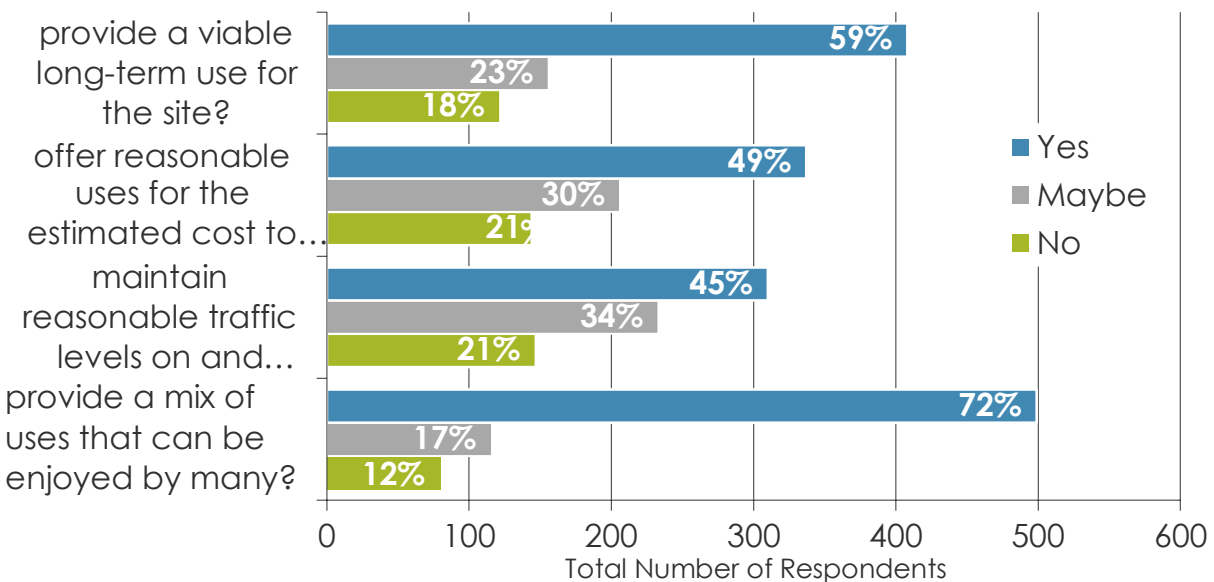
General themes that emerged from the write-in responses to the municipal option included:

- Significant numbers of comments opposing a municipal campus
- Nonetheless, if police and fire stations were considered for the property, it was preferable to include both as opposed to just a police or fire station
- Concern that the option is too expensive, and would increase taxes
- Concern about the traffic and noise level from fire trucks, and other impacts to quality of life in the neighborhood
- Questions about the conditions of current municipal buildings and their ability to support Ridgefield in the future
- Several suggestions to relocate the Board of Education Building to this area
- The desire to leave municipal services, especially the Town Hall, where they are in order to maintain the traditional Main Street
- Preferences for some sports activities
- The desire for parks and open space

#### CULTURAL OPTION

Respondents were introduced to a cultural option intended to create a cultural destination surrounded by open areas and walking trails. Question 5 asked respondents to consider an option for a cultural destination surrounded by open space and walking trails. 72% felt that this would provide a mix of uses that can be enjoyed by many and 59% felt that it would be a viable long-term use for the site.

## Does the cultural option...



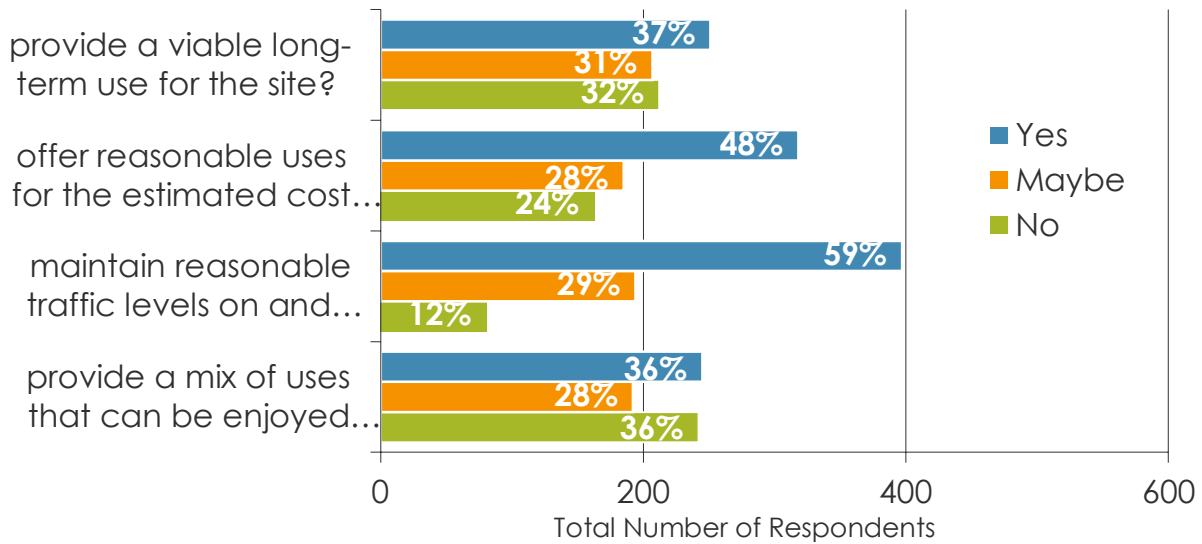
General themes that emerged from the write-in responses to the cultural option included:

- Significant number of favorable comments for the cultural option
- Some concern over duplication of existing cultural activities and venues
- Questions about the need to retain the Philip Johnson Building and/or Sky Dome Building
- Some concerns about cost and taxes of the option
- Some concerns about parking, noise and traffic
- Potential that Village shops and restaurants could be negatively impacted
- The desire for more parks and open space
- Some suggestions of creating a satellite college campus
- The desire for additional sports/recreation options

### LAND BANK OPTION

Respondents were introduced to a concept that would include use of the Philip Johnson Building (possibly as office space, municipal use or a museum) and music/ theater use of the Auditorium, while retaining the rest of the property without developing it. While 59% of respondents thought that this would retain reasonable traffic around the site, respondents were also split on whether this option would provide a mix of uses that would be enjoyed by many.

## Does the land bank option...



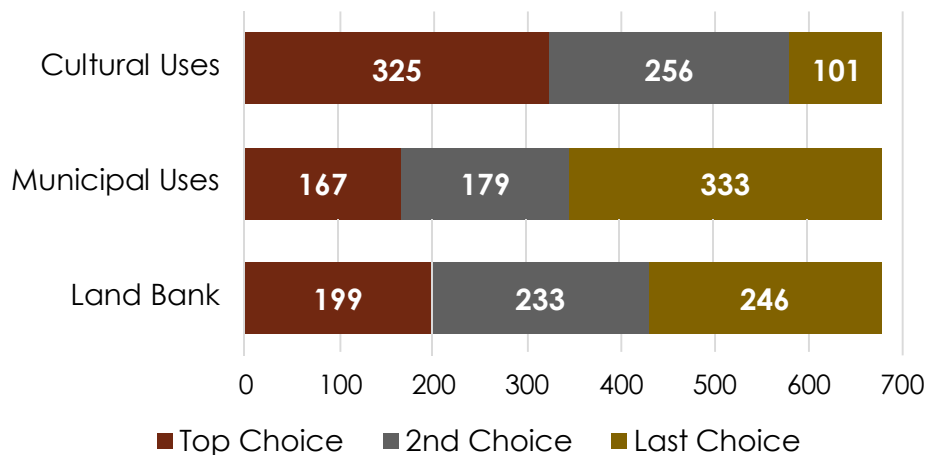
General themes that emerged from the write-in responses to the land bank option included:

- The number of favorable and unfavorable comments was approximately even
- Concerns about not recovering the cost of the property
- The desire for parks, open space, and hiking trails
- Feeling that deferring the decision on development would be a good idea in case new Town needs arise in the future
- Others felt that postponing a decision now could lead to unwanted development in the future
- Some suggestions for additional sports/ recreation activities

## OVERALL RANKING PREFERENCES

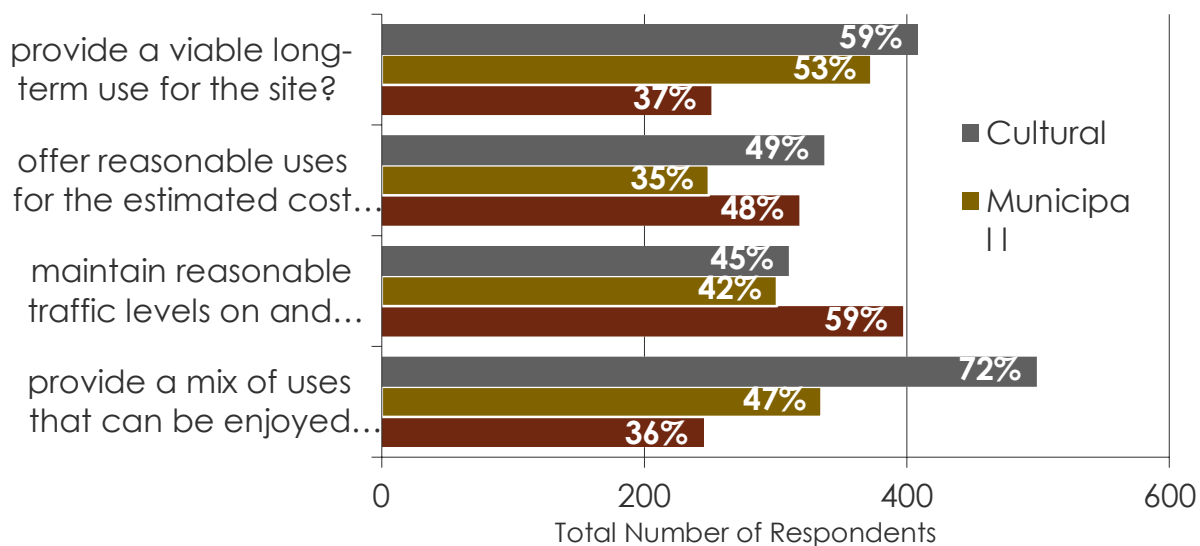
Respondents were asked to rank their overall preferences among just the three options: municipal, cultural and land bank. The cultural option earned the most top choices, with 48% of those who answered ranking it number one. In contrast, only 25% ranked municipal uses as the most preferred option and only 29% ranked land banking as a top choice. On the other end of the spectrum, 49% of respondents indicated municipal uses as their least preferred among the three options, while only 15% indicated the cultural option as their least preferred option.

## Overall Option Preference



When comparing positive responses (those who answered “yes”) to the series of questions asked about each option individually, the cultural option garnered the most agreement that the option provides a viable long-term use, offers reasonable uses for the estimated cost to develop, and provides a mix of uses that can be enjoyed by many. The land bank option had the most positive agreement only on the maintenance of reasonable traffic around the site.

## Positive responses (Yes) to does this option...



General themes that emerged from the write-in responses to the overall preference question included:

- Concerns about costs to taxpayers and recovering the original purchase price
- Concern over parking and traffic
- The need for additional information to determine a preference for the site
- More support expressed for the cultural and land bank options, less for the municipal option
- Some concerns with all options listed
- Requests for some sports/ recreation activities

## CROSS TABULATIONS OF RESPONSES

Cross tabulation is a statistical tool used in market research, social sciences, and many other fields to analyze categorical data, allowing comparisons in the relationship between two or more categories. The survey results were cross tabulated based on responses to the question on whether the Town should sell additional acres to generate additional revenue, as well as by age and by area of residence in Town, to determine if different groups of respondents voted differently than the average.

These cross tabulations were tested for statistical significance, calculated using a standard 95% confidence level. For the purposes of these calculations, statistical significance can only be shown if there are at least 30 responses in each compared group. The following cross tabulations only call out results showing that one group's responses had a statistically significant difference from the average or from other groups.

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### CROSS TABULATION BASED ON DESIRE TO SELL ADDITIONAL ACRES OF THE PROPERTY

There was a statistically significant difference in responses based on answers to whether the Town should sell additional acres on the following questions:

- Those who answered "No" to the Town selling additional acres were significantly more likely to say "Yes" that the cultural option would provide a mix of uses that can be enjoyed by many, maintain reasonable traffic levels, offer reasonable uses for the estimated cost to develop, and provide a viable long-term use for the site.
- Those who answered "No" to the Town selling additional acres were significantly more likely to say "Yes" that the Land Bank option would provide a mix of uses that can be enjoyed by many, and offer reasonable uses for the estimated cost to develop.
- Those who answered "No" to the Town selling additional acres were more likely to rate "Cultural Uses" as their top choice (50.7% vs. 40.0% among those who answered "Yes" to selling more acres).
- Those who answered "No" to the Town selling additional acres were more likely to live in the Town Center (29.3% vs. 21.2% among those that answered "Yes" to selling more acres).
- Town Center residents were the most likely to say "No" to the Town selling additional acres (76.4% compared to 70.2% overall).



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## CROSS TABULATION BASED ON AREA OF RESIDENCE

There was a statistically significant difference in responses based on where respondents live on the following questions:

- Town Center residents were most likely to agree that the municipal option would maintain reasonable traffic levels (46.1% compared to 42% overall).
- Town Center residents were most likely to agree that the cultural option would maintain reasonable traffic levels (50.6% compared to 45% overall).
- Town Center residents were less likely to agree that the land bank option would provide a viable long-term use for the site (36.2% compared to 32% overall).

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## CROSS TABULATION BASED ON AGE

There were no statistically significant differences by age group in responses to the question on whether the Town should sell additional acres from the property.

There was a statistically significant difference in responses based on age on the following questions:

- Municipal Option
  - Those over the age of 75 were overwhelmingly in favor of the option "None of the above – prefer all municipal buildings remain in their current location" at 71.1%, compared to 54.9% overall. The over 75 age group was also the least in favor of "Police, Fire and Town Hall all be located on this property" at 6.0% compared to 19.0% overall.
  - When asked if this option offered a reasonable use for the estimated cost to develop, 36-55 year olds agreed at 39.8% compared to 29.53% among 56-75 year olds. The overall average agreement on this question was 35%.
  - When asked if this option provided a viable long-term use for the site, 61.42% of 36-55 year olds agreed, compared to 53% overall agreement.
- Cultural Option
  - No statistically significant differences between age groups were noted in questions regarding the cultural option
- Land Bank Option
  - When asked if this option would provide a mix of uses that can be enjoyed by many, 52.8% of those over age 75 agreed, compared to 36% agreement overall.
  - When asked if this option would offer reasonable uses for the estimated cost to develop, only 13.2% of those over age 75 disagreed, compared to 24% overall.

- When asked if this option would provide a viable long-term use for the site, only 14.7% of those over age 75 disagreed, compared to 32% disagreement overall.
- Ranking Preference
  - 42.2% of those over age 75 rated "Land Bank" as their first choice, compared to 29.4% overall.
  - 61.3% of those over age 75 rated "Municipal Uses" as their last choice, compared to 49.0% overall.
  - 53.2% of those aged 36-55 rated "Cultural Uses" as their first choice, compared to 47.7% overall.
- How Respondent Heard About Survey

Those aged 56-75 were most likely to have heard about the survey through electronic media (29.29% of that age group compared to 25.5% overall), and those over 75 were the most likely to have heard about the survey through an e-mail from local organization (66.2% of that age group compared to 43.5% overall)



## CHARGE OF THE SCHLUMBERGER COMMITTEE

**Re: Property consisting of ±30.40 acres, identified as Parcel A on map entitled "Division of Property Map Prepared for Schlumberger Technology Corporation, Ridgefield, Connecticut, B-2 Business Zone," revised through February 6, 2012, prepared by RKW Land Surveying, Francis J. Walsh, Jr., CT L.S. #70034, map filed in the office of the Town Clerk of the Town of Ridgefield on February 22, 2012 as TC #9231.**

The Charge of the nine-member Citizen's Committee (the "Committee") appointed by the Board of Selectmen for the study of the above-cited ±30-acre former Schlumberger property (hereinafter referred to as the "Parcel") shall be as follows:

◆ To consider a broad range of alternatives and possibilities for the future use of the Parcel, at the same time recognizing the following:

- the desire to preserve the Philip Johnson Building and, if possible, the existing Auditorium, for future public use, including the possibility for the establishment of a museum for the writing and art of Ridgefield author Maurice Sendak; and
- the preservation of the stucco/block building located just off Old Quarry Road and the east driveway to the site, for Town or other use

◆ To be assisted as needed by a professional consultant planner (the "Planner") to facilitate public participation planning workshops in order to gather data and ideas through extensive community outreach, with a goal toward encouraging participation and input from a wide range of residents, business owners, organizations and municipal agencies.

◆ To work with the Planner to analyze the data collected from public participation meetings, and assist the Planner as needed in the compilation of a Report to be presented to the Board of Selectmen, listing the range of ideas resulting from the community outreach and public participation, and making recommendations for the most desirable future use or uses for the Parcel.

In carrying out this Charge, the Committee shall:

◆ Review responses to a Request for Proposal from consultant Planners, considering input from the Planning and Zoning Commission and the Ridgefield Director of Planning.

◆ Select a consultant Planner with proper credentials to complete the task, focusing especially on the Planner's expertise in soliciting public participation and conducting community outreach.

◆ Utilize assistance as needed from the Ridgefield Board of Selectmen, Director of Planning, Planning and Zoning Commission, Assistant Engineer (for mapping), and other resources in obtaining information and supporting documents for use by the Committee and the Planner, in carrying out research and preparation for the Report to be presented to the Selectmen.