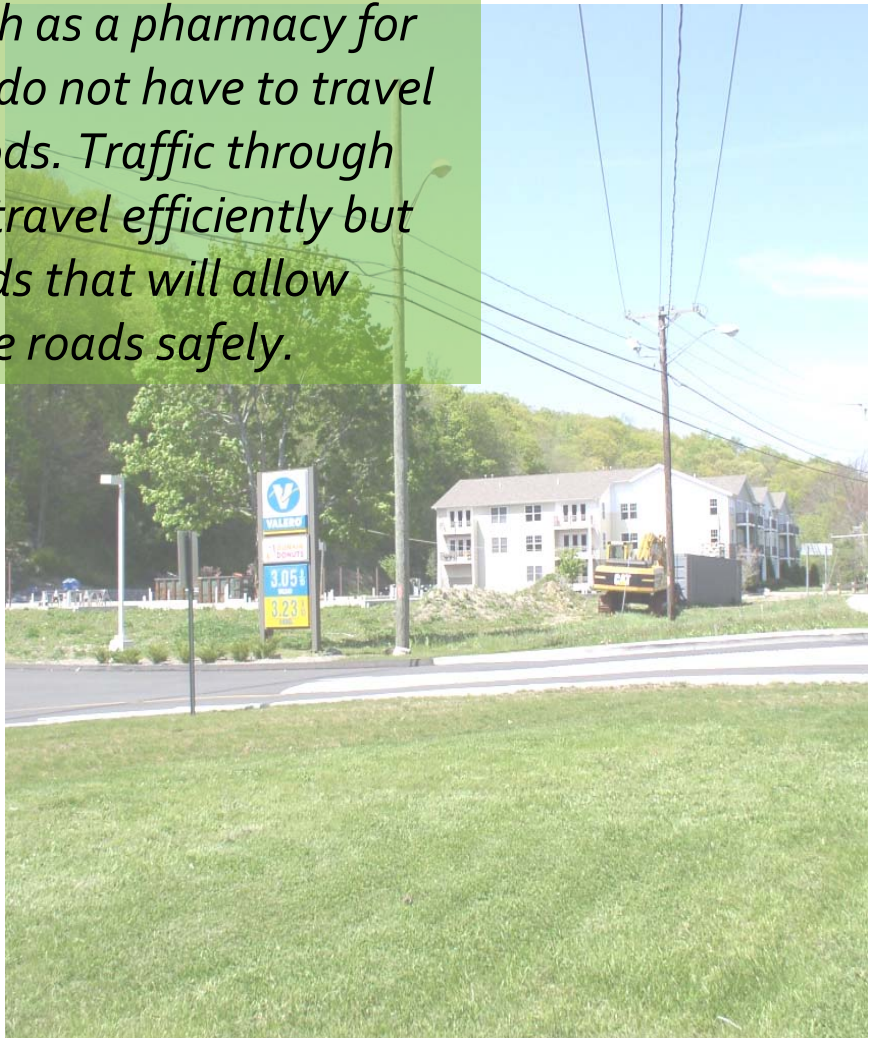


ROUTE 7 at 35 NEIGHBORHOOD VISION

In the future, the area of Route 7 at the junction with Route 35 will be a well defined neighborhood featuring positive aesthetic qualities that will create a gateway to lower to lower Fairfield County. It will have more well-connected small-scale developments with a mix of retail, office, and housing including workforce rate apartments or condominiums. The retail will provide convenience goods such as a pharmacy for local residents so they do not have to travel far by car for those goods. Traffic through the neighborhood will travel efficiently but at relatively slow speeds that will allow pedestrians to cross the roads safely.



What we heard....Route 7 at 35 needs:



- A pharmacy
- A human-scale, walkable environment
- Room for public spaces
- Connectivity among uses
- Additional traffic lights – to make it easier to get in and out of residential sites
- Safety for pedestrians
- To be considered a gateway from upper Fairfield County to lower Fairfield County
- Traffic/roadway environment that is more conducive to stopping at retail establishments in the area

Route 7 at 35 Assets and Challenges



Assets

- Smooth through traffic flow
- Commercial value
- Easy access to Ridgefield, Danbury, and lower Fairfield County
- Scenery – views beyond Route 7
- New restaurants

Challenges

- Completely auto-oriented
- High traffic speeds
- Aesthetics along Route 7
- Entering or exiting from housing developments near intersection of Route 7 & Route 35
- Existing random development that is fairly spread out
- Mindset that “this is not a place”
- Pedestrian safety