

## Remington Woods

### A Risky Development Project at Best

An article by Frank Washkuch, Jr., in the Connecticut Post, June 12, 2004, stated that a study placed a **\$56 million price tag** on the Seaview Avenue Project (deemed necessary for the Remington Woods' office park project). **Other reports have placed the price tag at over \$125 million!** However, the same article states that the planning officials determined that **the office park might generate \$8 million to \$10 million in property tax revenue** for the neighboring communities ten years down the road. With the cost of maintaining Seaview Avenue corridor every year, how will the office park ever generate enough revenue to pay for the Seaview Avenue project alone? How much more did altering our scenic Broadbridge Avenue cost?

State Rep. Robert T. Keeley, Jr. has stated that developing Remington Woods, and the related Seaview Avenue Corridor project, are **unrealistic ideas that won't come to fruition in decades, if at all.**

The Arbor Day Foundation has reported: "Trees can truly transform the environment and quality of life in both rural and urban areas." "Trees provide nesting sites for songbirds, and food and cover for a wide variety of wildlife." "Trees remove air pollution by lowering air temperature, through transpiration, and by retaining particulates." "Cities without trees are heat islands. 100 million additional mature trees in the U.S. cities would save \$2 **billion** per year in energy costs."

The American Lung Association's report on the "State of the Air 2005" contained charts that showed Connecticut is the 25<sup>th</sup> worst Short-Term Particle Polluted, and the 12<sup>th</sup> worst Year-Round Particle Polluted state in the nation. In addition, **Fairfield County itself is rated as having the 13<sup>th</sup> worst Ozone Air Pollution in the country. Only 12 counties in California and Texas are worse than Fairfield County!**

An article in the Connecticut Post, April 10, 2004, stated that it takes one big tree to keep a family of four alive for four days. How many people are in the U.S. Today? How many trees? Are there enough big mature trees to keep us all alive? How long can our rapidly dwindling open spaces provide enough pollution filtration and fresh air to sustain us? Our air quality is already showing the effects of too little open space to cope with the huge amount of pollution we continue to pour into our air. Pollution-related diseases such as asthma and cancer are rising at an alarming rate.

Discover Magazine reported that land development is contributing to global warming "to a much greater degree than scientists previously thought."

The more open space destroyed, the less air will be filtered. This leads to more stringent controls on pollution emissions, which translates into higher overhead costs for manufacturers, and stricter emission tests for cars which will result in more cars failing their tests.

A moratorium on open space development would force developers to target old, unused buildings and blighted areas, which would also help cleanup and beautify all areas where it is enforced. We must act now to protect our open spaces. Destroying open space will destroy our economy, our health, and the world we depend upon for our very lives.

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Sources:

- Lung Association, State of the Air 2005
- Bridgeport News, On-Line Edition, Tuesday, June 28, 2005
- Connecticut Post Newspaper, June 12, 2004, April 10, 2004, and April 17, 2005
- Discover Magazine, January 2004