March 31, 2020

Via e-mail & mail

Town Hall – Planning and Zoning Department
101 Field Point Road
Greenwich, CT. 06830

Re: Preliminary Submission for review @ virtual meeting on April 5, 5PM.

Project Information: Greenwich High School Campus Improvements – Cardinal Stadium
Applicant: Greenwich Public Schools – Board of Education
Project Location: Greenwich High School
10 Hillside Road
Greenwich, CT 06830
Tax Account & Zone: 07-4511/S  R-20/RA-1

Greetings,

We are writing as agents for our client, the Greenwich Board of Education, to outline this preliminary site plan submission for the proposed improvements at the Greenwich High School campus and Cardinal Stadium. The purpose of this initial submission is to review the entire possible scope of the project and then focus on implementing the overall plan in two distinct steps.

We have been asked by the Board of Education to work towards completing the first phase of this project so that the home side bleachers and press box can be replaced for the fall 2020 sports season. To achieve this schedule cooperation of all involved in the approvals, design and construction process will be necessary. The existing bleachers have failed and are now being temporarily supported by rented shoring. Any assistance that can be provided by the Planning and Zoning Board and Department to achieve the Board’s scheduling goals will be greatly appreciated.

Background –

- Greenwich Public Schools identifies that Cardinal Stadium needs to be improved, issues an RFP and KG+D Architects is selected to complete a Feasibility Study in May / June 2017.
- The key issues that need to be addressed include; outdated bleachers and press box, lack of handicapped accessibility and parking, lack of public toilet rooms, lack of team rooms, concession areas and outdated performance lighting.
- The Feasibility Study is completed between June of 2017 and May of 2018 under the guidance of a Committee that involved many stakeholders, Board of Education representatives and Town representatives. A detailed program of requirements is developed and approved, numerous options are explored and reviewed at 17 public meetings and three public Board of Education Meetings.
- 3 Site Options were reviewed in detail – Option B was selected by the Committee and BOE with an overall budget of $21.7 Million.
- Design work proceeds on Option B to the extent funding was available. Project budget reduced to $17.6 M by reducing size of buildings (September 2018).
- BET requests that the project be split into 3 phases with an annual authorization for each phase (April 2019).
- BET conditionally authorizes phase one requesting that placing a portion of the building program under the bleachers be explored (later April 2019).
- BOE requests an independent cost estimate for this Option to make an informed decision on how best to move forward (June 13, 2019).
- Board of Education Committee convened in December of 2019 and January of 2020 recommends the current proposed design for implementation as a single project or in phases for a total budget of $11.9 Million.
- This approach is publicly supported by the Board of Education and representatives of the Greenwich Athletic Foundation who pledged some funding support.
- Due to the complexities of funding, the controversial aspect of a connecting driveway, the urgency to replace the now failed bleachers on the home side of the field and the approvals process the Board chooses to pursue approvals in two distinct steps (March 2020).

Description of Work –

The overall concept plan is shown on a full sized annotated color site plan submitted with this application. The proposed implementation plan has divided the improvements into two phases or parts summarized below:

**Phase 1** – Replacement of the home side bleachers and press box with elevator access. Construction of buildings under the bleachers to provide a home team room, public toilet rooms and support spaces. Site improvements to include upgrading the access drive to the bleacher area for delivery, food trucks, emergency access, an improved driveway from Post Road to a new parking area that contains all of the required handicapped parking spaces, a new ticket kiosk and replacement of the performance lighting fixtures on the current poles.

**Phase 2** – Replacement of the visitor’s side bleachers, a new building for a visitor’s team room, public toilets and storage, relocation of the tennis courts, extension of the driveway to connect with the High School parking lots via a bridge, additional parking, a practice field area, related wetlands mitigation and landscaping.

The purpose of separating the project into phases is not to conceal any issues or segment the review process to the applicant’s advantage but only to expedite the implementation of the improvements for the overall benefit of the public.

It is understood that as part of the approvals process there is a need to address a change to the permissible FAR on the site, obtain a height variance for the elevator and press box, discuss wetland impacts with IWWA related (only) to phase 2 improvements and discuss a substantive change to the existing access point on Post Road with the State related to phase 2 improvements.

For this initial preliminary discussion the applicant specifically requests:

1. With the understanding of the possible overall project will the Board support the review and approval of a Site Plan and MI in two distinct parts as outlined herein?
2. Are there specific elements proposed to be in Phase 1 that will prevent a timely approval and would perhaps be better if included in the second phase?
3. Are there any specific technical concerns that the Board feels will need to be addressed in detail as part of the phase one approvals process?

On behalf of our client we understand that pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on any applicant, or any authority, commission, department, agency or other official having jurisdiction to review the proposed project. Any comments, thoughts, ideas, or opinions provided by Commission members are non-binding in all respects.

Thank you in advance for your cooperation and we look forward to working with the Department and Board to advance this important public improvement project for Greenwich.

Respectfully submitted,

KAEBER, GARMENT & DAVIDSON ARCHITECTS, PC

Russell Davidson, FAIA – President

Enc.
Cc: Peter Bernstein - President Greenwich Board of Education, Dr. Toni Jones - Superintendent, Sean O’Keefe - Chief Operating Officer, Dan Watson - Director of Facilities
PART 1
• HOME SIDE BLEACHERS
• BUILDING FOR HOME TEAM ROOM AND PUBLIC TOILET ROOMS UNDER THE HOME SIDE BLEACHERS
• HANDICAPPED PARKING TO THE EAST OF THE FIELD
• REPLACE LIGHT FIXTURES ON EXISTING POLES
• TICKET BOOTH / KIOSK
• RELATED SITE DEVELOPMENT, SITE LIGHTING, UTILITIES AND STORM DRAINAGE IMPROVEMENTS

PART 2
• VISITOR SIDE BLEACHERS
• BUILDING FOR VISITOR'S TEAM ROOM AND PUBLIC TOILET ROOMS
• NEW DRIVEWAY AND BRIDGE TO CONNECT TO HS PARKING LOT
• RELOCATE TENNIS COURTS TO ALLOW FOR NEW DRIVEWAY
• RELATED SITE DEVELOPMENT, SITE LIGHTING, UTILITIES, WETLANDS MITIGATION AND STORM DRAINAGE IMPROVEMENTS

ACCESS POINT FROM US-1:
• RIGHT TURN IN / RIGHT TURN OUT ONLY
• PART 1 - EMERGENCY VEHICLES, STADIUM DELIVERY ACCESS, FOOD TRUCKS, LIMITED GENERAL PARKING AND HANDICAPPED PARKING
• PART 2 - STADIUM ACCESS AND HIGH SCHOOL CAMPUS GENERAL ACCESS INCLUDING EMERGENCY VEHICLES