Application for Exterior Alteration/ New Construction

Name of Project: Greenwich Cardinal Stadium - Greenwich High School

Address of Project: 10 Hillside Road

Tax ID: 07-4511/S Building Zone: R-20 & RA-1

Proposed Use of Floor Space: Educational - Athletic Facility

Previous Occupant: N/A Previous Use: N/A

Other tenants/uses in the building: N/A

Changes to the floor area (GSF): Existing: 457,879sf Proposed: 463,385sf

Has a site plan been submitted to Planning and Zoning for this site/project? □ NO ☑ YES: PLPZ 2020 104&105

Has this project been reviewed by ARC prior to this submission? ☑ NO □ YES: __________

Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

Site Improvements, including replacement of home side bleachers with new press box; new 1 story building for Home Team room, storage, concession, public restroom; 1 story ticket booth/kiosk; new parking area with handicapped parking spaces; replace of field light fixtures on existing poles; related site development, site lighting, utilities, and storm drainage improvements

Will there be any change to, or addition of mechanical equipment? □ NO ☑ YES: __________

Where will it be located? __________

Name of Property Owner: Board of Education of the Town of Greenwich

Signature of Property Owner: See Authorization Letter

Name of Applicant: Heagney, Lennon & Slane, LLP

Email: This email address will be used to contact you. theagney@HLS248.com

Address: 248 Greenwich Avenue, Greenwich, CT 06830

Daytime Phone: 203-661-8400

Applicant Signature: _____________________

Architectural Firm: KG+D Architects/Russell Davidson

Architect's Phone Number: 914-666-5900

Check #: ___________________ Check Amount: __________

PLPZ
All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.gov or (phone) 203-622-7894. For submittal deadline dates, refer to the Meetings list, at Architectural Review Committee page at www.greenwichct.gov or in the P+Z office.

Submit the following: (Plans must be full sized, dimensioned, to-scale, and professionally prepared):

☐ PDFs. One (1) CD containing digital copies, in pdf format, of all documentation required per this checklist.

☐ Application form. Three (3) copies of the completed application form with owner signature(s) and contact email(s).

☐ Tax Card. One (1) copy of the tax card from the Tax Assessor’s office.

☐ Site Development Plans: One (1) full size set to include:
  a. Plot Plan. One (1) full size site plan/improvement location survey, prepared by a professional land surveyor or engineer, showing project location, existing structures and proposed improvements.
  b. Cross sections. If site disturbance is proposed: Cross-sections across all pertinent directions of the site.
  c. Landscape Plan. One (1) landscape plan, showing inventory and proposed preservation of existing vegetation, and proposed plantings including name, size, location and quantity.
  d. Lighting. One (1) lighting plan, showing locations, specs, bulbing, temperature and lumen plan for all fixtures.
  e. Mechanicals. One (1) mechanical plan including generators, HVAC and roof top units and proposed screening.

☐ Architectural Plans: One (1) full size set to include:
  a. Elevations. One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  b. Floor Plans. One (1) full sized set of architectural floor plans for each floor.
  c. Building Sections. One (1) set of building sections at a scale of at least 1” = 30’.
  d. Context Elevations. One (1) set of schematic elevations of all buildings on abutting properties.

☐ Color photographs. Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetcape.

☐ Material list. A list of all building materials and colors that are proposed.

☐ Samples. Samples of all building materials and colors that are proposed.

☐ Other material. Additional material may be deemed appropriate to enable the Committee to evaluate the design.

☐ Processing fee. The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

I UNDERSTAND THAT I WILL NOT BE HEARD IF ALL THE REQUIRED MATERIALS AND PLANS ARE NOT BROUGHT TO THE MEETING; Signature.

☐ The applicant or qualified representative MUST APPEAR AT THE MEETING to present the project.

and must BRING the following TO THE MEETING:

☐ Eight (8) copies of the complete application package (as submitted above) including architectural lighting, mechanical and landscaping plans to be handed out to Committee members at the meeting.

☐ All large samples that will not fit in the file.
Dr. Toni Jones  
Superintendent of Schools

May 5, 2020

Planning & Zoning Commission  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

Planning and Zoning Board of Appeals  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Greenwich High School  
10 Hillside Road, Greenwich, Connecticut

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP and Kaeyer, Garment & Davidson Architects, PC to act as our agents to appear before the Town of Greenwich Planning & Zoning Commission and the Town of Greenwich Planning and Zoning Board of Appeals or any other Town Municipal Board in connection with the filing of applications on the above captioned property.

Greenwich Board of Education

\[\text{Toni Jones, Superintendent}\]

\[\text{Toni Jones, Superintendent}\]
ADMINISTRATIVE INFORMATION

PARCEL NUMBER
07-4511/S

Parent Parcel Number

PROPERTY ADDRESS
HILLSIDE ROAD 0010

Neighborhood
170070 DIST. 7 MID- COUNTRY EAST [2]

PROPERTY CLASS
299 Exempt Commercial

TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 07
Section & Plat 199
Routing Number 3784W0001

EXEMPT

Supplemental Cards
BP18: 18-2112: Locker room Reno. $1,499,750
18-2540 New Scoreboard $100,000
DBA: Greenwich High School
GEN: Fronts west side of Hllside Rd. and north side of E. Putnam
As of 10/10, w/in last 4 yrs, 80% of roof had been rplcd.
P: 744 demarcated spcs.

Primary Taxing District:
TOWN OF GREENWICH C/O BD OF ED

Supplemental Cards
TRUE TAX VALUE
68157500

TOTAL LAND VALUE
68157500
## Summary of Improvements

### Appraiser/Date
- ID: 21
- Use: TOG 10/01/2015

### Value
- Grade: 8
- Neighborhood: 07-4511/S Property Class: 299

### Improvement Data

#### Physical Characteristics

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<tr>
<th>Item Description</th>
<th>Units</th>
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<th>Pct</th>
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#### Walls

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#### Depreciated Cost

- Base Cost: 400925
- Depreciated Cost: 400925
- Total Depreciation: 400925
- Total Value: 10110

### Special Features

#### Description Features

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### Summary of Improvements

#### Value

- Property Class: 299
- Location: TOG 10/01/2015
- Neighborhood: 07-4511/S
- Appraiser: TOG 10/01/2015
- Total Improvement Value: 279425800

#### Special Features

- SCHCLASS: 0.00
- PAVING: 0.00
- DETGAR: 1.00
- UTLSHED: 1.00
- COMPOOL: 0.00
- BLEACHER: 0.00
- FENCECL: 0.00
- PENETMECH: 0.00
- DEPTRUCK: 0.00
- BLEACHER: 0.00
- ELEVCOM: 0.00
- ELEVCOM: 0.00

#### Additional Information

- Base Cost: 400925
- Exterior Walls: 398445
- Heating & Cooling: 792316
- Sprinklers: 400925
- Basic Structure Cost: 400925
- Finished Basement: 106156
- Building Cost New: 400925
- Physical: 0
- Depreciated Cost: 400925
- Heat: 106156
- A/C: 106156
- Depreciated Ext Features: 9970
- Total Exterior Features Value: 10110
- Total Before Adjustments: 171380070
- Neighborhood Adjustment: 85690030
- TOTAL VALUE: 257070100

#### Depreciation

- Total Exterior Value: 10110
- Depreciated Exterior Features: 9970
- Total Before Adjustments: 171380070
- Neighborhood Adjustment: 85690030
- TOTAL VALUE: 257070100

#### General Features

- Condition: Avg
- Age: 1970
- Improvement Date: 08/12/2019

#### Miscellaneous

- LCM: 150.00
- M & S Cost Database Date: 01/2015

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**Note:** The image includes a diagram of the property's layout with annotations for various features and measurements. The page also contains detailed tables with item descriptions, units, costs, and other relevant data.
Site Description

<table>
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<tr>
<th>LAND DATA AND CALCULATIONS</th>
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<tr>
<td><strong>Land Type</strong></td>
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Supplemental Cards

TOTAL LAND VALUE
## IMPROVEMENT DATA

### PHYSICAL CHARACTERISTICS

### SPECIAL FEATURES

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(total: 10204200)

Data Collector/Date: 07-4511/S  
Appraiser/Date: Property Class: 299  
Neighborhood: HILLSIDE ROAD 0010  
Supplemental Cards: (LCM: 150.00)
GREENWICH PUBLIC SCHOOLS - CARDINAL STADIUM

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
Building #2 Visitors Team

Phase 1 Construction - grayish area to include Rt 1 access, 4 tennis courts, and 15 ADA parking spaces

Building #1 Home Team

Improved access drive for emergency vehicles/maintenance

15' Retaining Wall

Impacts to subsurface utilities

Food Trucks

New access drive at signal
Key Issues:
• Field Size is regulation.
• Locate entry kiosk and visitor’s bleachers to allow for future expansion of track to 400 M length.
• Parking lot restricted to event use only until completion of Phase II.
• Driveway intersection to East Putnam Avenue / Post Road is included in Phase 1 as a right turn in / right turn out.
• Traffic Study completed.
• Storm Water provisions included and report is submitted.