This letter is to outline Greenwich Country Day School’s commitment to its neighbors to maintain Cardinal Road’s existing character to the greatest extent possible while still supporting GCDS’s goal to provide a competitive athletic program for its middle and high school students. Please find the following information as a follow-up on our discussion on July 15, 2020:

- GCDS’s project engineers analyzed providing access to the Cardinal Road fields without use of Cardinal Road. Any other means of access to the fields was found to be infeasible due to the existing road geometry of Fairfield Road, existing topography, and existing creek. The most plausible alternative option would have been to create a road through the upper portion of the Schwarz Campus. This option was deemed infeasible for the following primary reasons:
  1. The roadway would be in excess of 13% grade;
  2. Large retaining walls would be required on both sides of the road to mitigate a 20+/- foot (north-to-south) grade change;
  3. This option would have significant environmental impact by cutting through a fully wooded slope; and
  4. There would be, in our team’s professional opinion, insurmountable wetland issues that would include:
     a) Additional impervious surfaces within the 100’ review area adjacent to the creek;
     b) Insufficient buffer to the existing creek; and
     c) A need for an upgraded bridge crossing, which was previously proposed and denied by the Inland Wetlands and Watercourses Agency.
While we know the use of Cardinal Road by GCDS is a concern to you all, the school has done its best to revise its current proposal to maintain Cardinal Road’s existing character and is now only proposing upgrades to the existing roadway, including replacement of the bridge, re-paving, stormwater management (where none currently exists) and landscaping improvements that will be a benefit for the entire neighborhood.

With respect to the use of Cardinal Road, GCDS would like to note the following to its neighbors:

- GCDS will not authorize the use of its parking lots (existing or proposed) by Greenwich High School students. GCDS will maintain a chain or other gating mechanism at the existing Cardinal Road lot to prohibit parking when not in use by GCDS or GCDS authorized vehicles.

  Should any non-authorized vehicles be on GCDS property, please feel free to contact the following GCDS staff, who will try their best to remedy the situation as quickly as possible:

  David Krumlauf  
  Director of Facilities  
  Greenwich Country Day School  
  203-863-5656  
  Dave.Krumlauf@gcds.net

  or

  Robert Collins  
  Assistant Director of Facilities  
  Greenwich Country Day School  
  203-863-5656  
  Rob.Collins@gcds.net

- Event parking and traffic management for the Cardinal Road fields will be consistent with the July Event Parking and Traffic Management Plan submitted to the Planning and Zoning Commission under Final Site Plan # PLPZ 2019 503. This Plan may be modified from time to time in accordance with Planning and Zoning and/or DPW approval.

- Recipients of this letter will be provided access to any school sports/field scheduling websites to provide visibility on upcoming events at the Cardinal Road Fields.

- Recipients of this letter are hereby permitted to access GCDS’s Cardinal Road fields for personal use, at your own risk, at any time that the School is not utilizing same, subject to applicable rules (Dogs, activities, etc.).

  We hope to continue to foster a neighborly relationship with all of you as GCDS continues its mission to educate children through discovery, academics, and play. Please feel free to contact me at any time with questions or concerns.

  Very truly yours,

  Adam Rohdie, Head of School  
  Greenwich Country Day School  
  203-863-5650  
  adam.rohdie@gcds.net