

Fairfield Hills Revised Plan Summary
December 27, 2004

This plan for the Fairfield Hills Campus reflects the results of a recently completed telephone survey as well as previous revisions approved by the Board of Selectmen. Specifically, the following four revisions have been made.

- 1) The site of a new Town Hall is designated at the current location of Shelton House. The Town Hall will either be a re-use of Shelton House in some form or a newly constructed building based on the results of a detailed architectural study to be commissioned by the Town.
- 2) The single-family homes proposed to be demolished in the July 2003 Plan will be retained for the possibility of affordable housing use should a viable plan be proposed.
- 3) Stamford Hall proposed for a dormitory type hotel in support of conference activities on the Campus is now proposed for demolition and land banking.
- 4) Plymouth Hall may be renovated or demolished and a new building be built pending results of a detailed reuse and architectural study.

Future Use

The Master Plan recommends a preferred course of action for every building on the Campus. The re-use options are consistent with the characteristics of the existing buildings and needs expressed by the community. The assumption is that such re-use will be committed within five years of plan approval. If the five-year period expires and no active, feasible proposals for re-use have been committed, the buildings should be programmed for demolition. All buildings are listed below with a proposed course of action and potential sponsor/investor. In some cases, the recommended re-use assumes a reduction in the square footage of the building. In all cases the land under the buildings will remain in Town ownership and the option of lease of buildings will depend on the specifics of the re-use.

Plymouth and Bridgeport Halls, while shown as renovated and managed by entities other than the Town, are envisioned as buildings to meet community needs including the Senior Center, cultural programs, recreation programs and special community events or assemblies of people such as the Friends of the Library Book Sale.

Depending on the success of re-use of the buildings listed below, there may be the opportunity for in-fill of new buildings within the core area of the campus at a scale and in a use consistent with the balance of the campus. This would not mean a more intensive development. It is an approach that has basically the same uses and intensities as the basic Master Plan, but may involve some new construction rather than re-use of existing buildings. The future use of Canaan and Kent will determine the extent of potential in-fill. If these buildings are not retained, the land area currently occupied by these buildings would be available for other uses based upon decisions at that time.

<u>Building</u>	<u>Preferred Re-Use</u>	<u>Reduced Size</u>	<u>Sponsor/Investor</u>
Fairfield House	Demolish For Playing Field	No	Town
Bridgewater House	“	No	Town
Litchfield House	“	No	Town
Yale Laboratory	“	No	Town
Greenwich House	“	No	Town
Danbury Hall	“	No	Town
Cochran House	“	No	Town
Norwalk Hall	Demolish For Land Bank	No	Town
Stamford	Demolish For Land Bank	No	Town
Single Family Homes	Retain For Affordable Housing	No	Town
Shelton House	Demolish For Town Hall Or Renovate For Town Hall	Yes	Town
Kent	Demolish For Academy Or Retain For Private Use, or Demolish For Land Bank	Yes	Town/Private
Woodbury	Office, Educational, Similar Use	No	Private
Newtown	Office, Similar Use	No	Private
Canaan	Office, Similar Use	Yes	Private
Stratford	Restaurant, Office, Similar Use	No	Private
Plymouth	Demolish or Renovate For Community Use	No	Non-Profit/Town
Bridgeport	Assembly/Office/Community	No	Non-Profit/Private/Town
Duplexes	Office/Retail	No	Private
Administrator’s House	Museum	No	Non-Profit/Town

One potential re-use that will have unique needs is the high school academy concept. If the Town decides to proceed with this concept at some point in the future, the area currently occupied by Kent should be the first site considered. The Board of Education has indicated that this is their preferred site. Most likely, the best approach would involve demolition of Kent and new construction of an academy. This site has several advantages including: proximity to the proposed playing fields; a location on the campus closest to the existing high school; the site can be developed without impacting other components of the plan and shared parking with the playing fields would be possible. However, it is important for the Board of Education to make the policy decisions as to the purpose, size and design of such an academy. The location of this site and unique needs for an academy could result in a building larger than the 50,000 square foot limit discussed below. These decisions should be presented to the Newtown community in the level of detail and subject to community dialogue that has been the case with the planning effort for the entire Campus.

The other educational need facing the Board of Education is the future of its alternative high school program. Previously located in Canaan House, this program serves 15-20 students. Based upon the growth and direction of the alternative high school, the Board of Education should analyze the space needs in relation to other needs including the academy with the goal of selecting a location for the alternative high school on the Fairfield Hills Campus or elsewhere in Town. The Master Plan does not recommend the new Town Hall as a location for this program.

The following guidelines are recommended for potential in-fill buildings:

- Office use or municipal use (including open space and recreation)
- A style of architecture and materials compatible with the balance of the campus
- Maximum building height – three stories
- Maximum square footage per new building – 50,000 sf. (other than academy)
- Parking to be shared with other uses to greatest extent possible

Table 1 compares key features of the Campus as it is today to the Proposed Master Plan.

Table 1

Feature	Existing Development	Proposed Master Plan
Site Acreage	186	186
Buildings Retained	31	22
Buildings Demolished	0	9
Potential New <i>Construction 1</i>	0	3
Building Square Footage	1,200,000	350,000
Town Operated Buildings <i>1</i>	0	3
Community Use Buildings <i>2</i>	0	3
Private Use Buildings <i>3</i>	0	18
Parking Spaces <i>4</i>	645	1375-1425
Open Space, Recreation, Land Banked	112 acres	140 acres
Impervious Surface Run-Off	39 ac-ft	38 ac-ft
Heating and Cooling	Central Plant <i>5</i>	Building Specific
Water and Sewer Source	State/Town	Town

Notes

1. Includes Town Hall, High School Academy and Parks & Recreation – Cultural Building (either Plymouth or new building).
2. Includes Bridgeport, Plymouth and museum.
3. Includes Woodbury, Newtown, Stratford, Bridgeport and Canaan, 8 single-family homes and 5 duplexes are over 70% of total private use buildings.
4. Newtown zoning regulations would require approximately 1,175 spaces for the Plan and 1,040 spaces if Shelton is demolished. This does not include spaces for the high school academy concept or the playing fields. The additional parking spaces provides for these 2 uses or an alternate use of the Kent House site for a 50,000 square foot office use. The major need for parking is generated by Plymouth, Bridgeport and the playing fields which are all community benefit uses.
5. No longer operational. Town will not purchase the steam plant. Canaan is heated by temporary boiler. The chiller plant that provided air conditioning to Canaan and Cochran possibly used in the future.