

# Urban Renewal Plan Design Review

## THE SONO COLLECTION PROJECT



Prepared for the Norwalk Redevelopment Agency  
Prepared by The Cecil Group/Harriman with Tighe & Bond  
May 20, 2016

**Peer Review Report**

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## 1.0 EXECUTIVE SUMMARY

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### Purpose

This is a progress report on the peer review process for the SoNo Collection Project that is proposed for development by General Growth Properties (GGP). This review focuses on the applicable requirements of the Urban Renewal Plan (URP) for the Reed Putnam Urban Renewal Area in which it is located. This report contains the current findings and recommendations of the professional peer review team that has been engaged by the Norwalk Redevelopment Agency regarding the conformance of the Project with the purposes and design guidelines contained in the URP.

This report has been prepared for the Norwalk Redevelopment Agency. The Redevelopment Commission is responsible for the consideration and decisions regarding the Project's conformance with the URP. The current version of the URP applicable to the Project was approved by the Common Council on October 27, 2015 and the Norwalk Redevelopment Agency on October 29, 2015. The URP for the Reed Putnam Urban Renewal Area contains a series of goals, objectives and design guidelines that are applicable to the Project. These include guidelines associated with the parcels within which the Project will be located (Parcels 1,2, and 4).

The peer review team consists of The Cecil Group/Harriman and Tighe & Bond. For the purposes of the URP conformance review, The Cecil Group is responsible for topics related to urban design, urban planning, architecture, site design and landscape architecture, lighting and signage. Tighe & Bond are responsible for transportation and parking topics.

This review is specifically intended to address the URP conformance of the Project. Separate reviews and recommendations have been undertaken to address the Project's conformance with the Land Disposition Agreement (LDA) including the preparation and completion of an approved Comprehensive Master Site Plan (CMSP). Separate reviews and recommendations have also been provided in response to conditions on the approval of the Project by the Norwalk Common Council associated with the LDA and CMSP.

### Overview

The GGP Project team has significantly advance the design of most elements of the Project that are the topics of the goals, objectives and design guidelines in the URP. As a result, the peer review team has been able to reach findings and provide recommendations for the majority of topics. This report describes those topics, provides the basis for our findings, and describes our recommendations for consideration by the Norwalk Redevelopment Agency. In some cases, the design appears to fully meet the criteria contained in the RFP. In other cases, modification or provision of further information is recommended as a condition of the Agency's approval.

For some of the topics, the proponent has not completed or submitted the requisite supporting documentation within a time frame adequate to complete the professional review prior to the completion of this report. For these topics, subsequent reviews will be completed.

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## Overall Finding and Recommendation

The design of the SoNo Collection Project substantially conforms to the goals, objectives and applicable design criteria in the Reed Putnam Urban Renewal Plan, subject to a list of conditions and the provision of additional information on topics listed below and described in this report. The Norwalk Redevelopment Agency could either approve the Project subject to the list of conditions, or defer approval until these topics are addressed through completion of submittals, clarifications of design changes. Topics which must be completed and resolved prior to comprehensive approval consist of the following:

### Goals and Objectives

#### (URP Section 1.2 including clarifications for Parcels 1,2, and 4)

- **Traffic and parking conformance** – The review and finalization of the traffic and parking plans and operations as they apply to the URP is being advanced in parallel with reviews by City agencies and the Zoning Commission. Additional information from the proponent and coordinated reviews are pending. Although substantial progress has been made on these topics, determination of the conformance of the Project with the URP goals and objectives should be concluded after the coordinate reviews have been completed.

### Land Use and Controls (URP Section 3.4)

- **Sidewalk width** – The URP requires a minimum of 12-foot wide sidewalks on West Avenue and 8-foot wide sidewalks on North Water Street. West Avenue. The current set does not include minimum dimensions on these sidewalks. The West Avenue minimum sidewalk appears to meet the standard, but the North Water Street dimension may not currently conform to this standard.

The documents provided as the basis of design review are intended to characterize the final design and construction intentions relative to the standards associated with the URP. They are not the final construction or permit documents. Changes in the design that would significantly vary from that portrayed in the documents would require additional review and confirmation of conformance. As a result, monitoring of the final design and construction will be required as a conformance check.

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## 2.0 DESIGN REVIEW TOPICS

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### Goals and Objectives

#### URP 1.2. Goals and Objectives

The goals and objectives for the URP include a series of general considerations regarding the uses associated with redevelopment and their contribution to the economy and quality of life of Norwalk. The Project's compliance with most of these goals and objectives has been established through the submittal and subsequent approvals of a Concept Master Site Plan (CMSP), including amendments. As a result, this review of the Project's alignment with the goals and objectives is limited to specific topics that relate to its design.

#### Criteria Related to Design

- *Traffic and parking issues and solutions* - The Project should identify solutions to the traffic and parking issues associated with new development, including following market standards for appropriately sized parking facilities, with the understanding that the Zoning Commission is responsible for determination of parking requirements and standards.
- *Views* - Views from the upper levels of buildings on Parcels 1,2, and 4 will be important attributes of the site. Other than these views, important view corridors do not exist.
- *Design integration and urban aesthetics* - New development must be appropriately integrated into the existing built environment and positively contribute to the City's urban aesthetics.

### Findings and Recommendations

#### Traffic and Parking Issues and Solutions

##### Traffic

The traffic and circulation designs are expected to meet the goals and objectives of the URP through an ongoing review and coordination process with the City and State agencies responsible for approving street and circulation improvements. Many issues have been resolved, but there are additional issues that will require satisfactory responses to attain the necessary City and State approvals. These include:

- Specific traffic signal equipment hardware and software to respond to The SoNo Collection traffic flow variations throughout the year including seasonal variations will be needed.
- Off-site directional signage must be resolved and provided as may be required by the City, including along West Avenue.
- Design of a Reed Street sidewalk must be resolved.
- Confirmation of the limitation on the use of parking garage access to and from the North and South Service Drives for emergency and unique traffic conditions should be included in the operational plans for the garage.

- The design documents need to be corrected to remove an alternating traffic signal system on Crescent Street in the one-lane section of roadway to allow two-way operations. This proposal, which has been deemed unacceptable by the City and the Connecticut Office of State Transportation Administration (OSTA), is indicated on the April 8, 2016 Site Plan/Off-site Roadway Improvement Plans. It is Tighe & Bonds' understanding that Crescent Street in this section is to be a one-lane road for northbound only travel until it can be widened to provide a southbound lane for two-way operations. The correct version should be indicated in the Final Site Plan along with appropriate pavement markings and signage.
- Installation of a coordinated traffic signal at the Reed St./Cedar St./Stuart Ave. intersection will be needed. This improvement, which has been required by the City, is not noted on the reviewed Plans. It is our understanding that GGP has agreed to install this traffic signal and will provide all the necessary coordination and detection system required by the City. Final drawings should include this improvement.
- Updated pavement markings related to intersection crosswalks and lane arrangements will be needed in the final drawings to reflect final changes.

The following recommendations have been provided to ensure that the Project conforms with the URP by addressing remaining traffic issues:

1. **Impact Report issues** - Any unresolved Traffic Impact Study Report issues should be addressed by SoNo Collection/GGP to the satisfaction of the City.
2. **Site Access/Roadway and Traffic Improvement Plan issues** - Any unresolved elements of the Site Access/Roadway and Traffic Improvement Plan such as the Crescent Street one-lane, one-way northbound movement, and the Reed Street sidewalk should be addressed to the satisfaction of the City.
3. **Site Plan updates** - The Site Plan and Off-site Transportation Improvements should be updated to reflect changes to the Plan that are being agreed to by GGP to the satisfaction of the City, such as: pavement markings/restriping along West Avenue at intersection and for lane arrangements, prohibition of northbound left turns/U-turns on West Avenue north of North Water Street to and including the Route 7 SB off-ramp intersection, installation of the traffic signal at the Reed Street/Cedar Street/Stuart Avenue intersection, provision of adequate sight distances where required, and provision of all-way Stops at the North Water Street/Service Road intersection and Pine Street Extension/Site Drive intersections where safe sight distances are not available.
4. **Traffic signal equipment hardware and software** - Necessary traffic signal equipment hardware and software should be provided to the satisfaction of the City to achieve the desired goals and objectives in operating the system based on potential daily and seasonal traffic impacts of The SoNo Collection Project.
5. **Transportation Management Plan** - A Transportation Management Plan should be provided and implemented to respond to traffic congestion issues along the West Avenue corridor and at the site drives, including for seasonal activities, events and emergencies to the satisfaction of the City.
6. **Pedestrian and bus stop/passenger amenities** - Appropriate off-site Pedestrian and Bus Stop amenities, especially at the West Avenue/Reed Street/North Water Street intersection, and pedestrian connectivity improvements to the surrounding residential neighborhoods, and bus connectivity improvements should be addressed and incorporated into the final Site Plan/Off-Site Transportation Improvements to the satisfaction of the City.

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- 7. Parking garage plans/operations** - Appropriate revisions and additions to the parking garage functional layouts and operations should be incorporated into the final Plans. These include the signage to provide a clear and direct circulation path that leads the driver progressively through the garage, prominent and readable variable message signs at decision points along the driving path including at the exit drives, use of open-ended circulation bays (dead end aisles should be limited to employee parking and/or valet parking only), and notations related to the provisions of Pay-on-Foot Stations and alternative fuel/EV charging stations that will be provided within the parking structure at a preferred and convenient locations.
  - 8. Parking Management Plan** - A Parking Management Plan should be provided to assure vehicle backups out of the parking garage site drives onto West Avenue and/or North Water Street will not occur. Plan elements should address, but not be limited to, higher vehicle use than that projected by Langan of each parking garage access drives, longer vehicle queues than that projected by Langan at each parking garage access drive; internal parking garage signage for circulation; internal and external signage during parking garage full occupancy conditions; seasonal/holiday peak traffic and parking demands; and emergency accessibility conditions. This Plan should be reviewed and approved by the City. Any adjustments/revisions as a result of unforeseen field conditions and/or operational issues should also be reviewed and approved by the City prior to implementation.
  - 9. Truck Service Management Plan** - A Truck Service Management Plan should be provided and implemented to the satisfaction of the City, to assure the designated routings of trucks, especially large semi-tractor trailer trucks. Plan elements should include the demonstrated ability for these large semi-tractor trailer vehicle to make the turns at designated intersections; external street signage; directions provided to truck suppliers; and truck delivery restrictions by day and time of day, especially for semi-tractor trailers. Estimates of daily trucks and specifically semi-tractor trailer trucks should be provided, and designated by routes to each of the three truck dock areas. This Plan should be reviewed and approved by the City. Any adjustments/revisions as a result of unforeseen field conditions and/or operational issues should also be reviewed and approved by the City prior to implementation.
  - 10. Signage** - The SoNo Collection Project directional overhead and side-mounted signage system along West Avenue should be specifically reviewed by the City during each Phase of the Design and Construction Phases to optimize the overhead and side-mounted sign sizes, messages and locations so as to provide sufficient motorist reaction time to move into the desired travel lanes in a safe manner. Any adjustments/revisions as a result of unforeseen field conditions and/or operational issues should also be reviewed and approved by the City prior to implementation.
  - 11. OSTA/CT DOT process and approvals** - An OSTA MTG Certificate is required for this Project and any Site Access and Off-Site Roadway Improvements required by CT DOT through this process should be incorporated into the Site Plan/Roadway Plan to the satisfaction of the City.
  - 12. Final reviews** - The SoNo Collection Project should be reviewed by the City during the Final Design and Construction Phases to assure compliance with any Traffic and Roadway Improvements and Conditions of Approvals. Any adjustments/revisions as a result of unforeseen field conditions and/or operational issues should also be reviewed and approved by the City prior to implementation.
  - 13. Traffic and Transit Monitoring** - A Traffic and Transit Monitoring Program should be undertaken at various levels of The SoNo Collection tenant occupancy (e.g. 40% tenant occupancy, 75% tenant occupancy and/or 90 – 100% tenant occupancy) to determine the effectiveness of the implemented Traffic Roadway/Signal/Operations Improvements. The Traffic and Transit Monitoring Program, the resultant Roadway Improvement Effectiveness reports, and the development/implementation of appropriate corrective measures, if needed, should also be reviewed and approved by the City prior to implementation. GGP should be responsible for these corrective Off-site Roadway improvements, as appropriate.

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## Parking

Parking provided by the Project meets the URP criteria for appropriately sized facilities. Specific findings include:

- The proposed 3,023 parking spaces will meet City Zoning requirements for this site based on the proposed 30% parking space reduction factor.
- Parking stall width and length dimensions for regular parking spaces, compact parking spaces, handicap spaces and van spaces will meet City Zoning requirements for this Project.
- In combination with the parking space dimensions and angle of parking spaces, the parking aisle dimensions will meet City Zoning requirements for this Project.
- The number and location of compact spaces will meet City Zoning requirements for this site and Project.
- The number of handicap spaces, including the number of van spaces will meet City Zoning requirements for this Project. It should be noted that all van parking spaces are all on Level B-1 North Side garage and accessible to the northerly parking garage drive on North Water Street.
- Valet parking spaces and location for hotel use, if approved by the Zoning Commission will be located in the North Garage.
- Combined parking space dimensions (length and width) and aisle dimensions, as provided, conform to acceptable national design standards.

GGP plans to operate the parking garage as a fully automated facility without cashiers, utilizing a third-party garage management company which specializes in the management of paid parking facilities. Parking rates are will be established prior to the opening of the Project.

To support the operation of a fully automated facility, GGP plans to install a state-of-the-art Parking Access and Revenue Control System (PARCS). Equipment will include:

- Entry control devices (ticket-spitters) and barrier gates at all entry points.
- Pay-on-foot stations where customers will be allowed to pay for their parking prior to returning to their vehicle.
- Exit control devices and barrier gates at all exit points. Should a customer not pay for their parking at a pay-on-foot station, they will be able to pay (via credit card only) at the exit control device.

According to GGP, walk-up pay station locations will be located during final construction documentation. Typically, these pay stations are located at all exits from the building to the garage with additional pay stations located at the mall office, in the garage at vertical transportation points, and at any concierge desk.

The parking garage will be operated on a 24-hour basis, 7 days per week, with staffing to be provided by the garage management company from early morning until late evening. Customer support outside of staffed hours will be provided by mall security with an office and staff on site.

Access to the garage is provided from West Avenue, North Water Street and Pine Street Extension. GGP's parking consultant has provided the appropriate number of lanes at each entrance and exit based on acceptable vehicular queuing analyses.

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It is important to note that City participants in the review process provided separate recommendations for the wayfinding and signage designs and associated operations which will be submitted and reviewed subsequent to this stage of the review process.

- A clear and direct circulation path should lead motorists progressively through the garage.
- Prominent and readable variable message signs should be provided at decision points along the driving path.
- Dead end parking aisles should not serve general patrons, but these should be limited to valet parking only.

## View Objectives

### Findings

#### **The Project complies with the view objectives of the URP.**

The view objectives associated with Parcels 1,2 and 4 seek a design that provides access to prominent views from the upper floors on the site. The views that are sought in the URP consist of views towards Long Island Sound, the SoNo historical commercial district and the hillsides that frame Norwalk.

The hotel will occupy the upper floors of the Project. It will offer expansive, panoramic views of these features from all hotel floors. The building layout is planned to provide exterior rooms and windows along the north, south, east, and west facades which will afford multiple perspectives towards the local and regional landmarks that the URP seeks to address.

Views of the surrounding landmarks will be available from the upper levels of the parking deck, including views towards the hillsides, historic district and Long Island Sounds from some locations.

Several of the interior courts will provide views from the lower level of the Project to the north and west, providing orientation and perspectives towards the hillsides that frame Norwalk. The URP does not list such views as a primary objective, but these views will help reinforce the relationship between the interior of the mall and the exterior natural and urban context.

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## Design Integration and Urban Aesthetics Objectives

### The Project complies with the design integration and urban aesthetics objectives of the URP.

The integration into the existing built environment is achieved by several important aspects of the design.

- **Scale and massing through architectural composition** – The Project is located at the junction of two urban districts that were once separate centers - SoNo and the West Avenue/Main Street districts to the north. I-95 has been a clear dividing line between the two districts. This Project provides a composition of building masses that is adequately large and prominent to diminish the gap between the districts. The building massing along West Avenue has been divided into distinct segments that are reminiscent of the scale of the traditional commercial buildings that formed these two districts in rows along the street edge. The composite masses are distinguished in their form, color and materials. The tallest element is the hotel, which is articulated with setbacks above the retail mass. As a result, it appears as a separate mass rather than a continuous “tower” extending to the ground level, which is in keeping with the majority of the built context of the Reed Putnam Urban Renewal area and nearby districts.
- **Relationship to the highway infrastructure** – The building forms and architecture are well adapted to the high-ways that pass nearby. Large scale components have been oriented towards the highway and highway views, including one of the anchor tenants and the parking structure. For motorists approaching from the north, the prominent mass of the anchor tenant provides a landmark feature for motorists approaching from the north along Route 7 or from the south along I-95, the transparent courtyard feature at the northwest corner of the Project will be a landmark feature. The Project uses the ground levels along the highway ramps and rail alignment for back-of-house functions including loading docks.
- **Respect for the historic context** – The Project steps back from West Avenue where it abuts Pine Street and the historic church at its corner. By providing a plaza in this location, the Project preserves views of the structure and provides a civic forecourt that recognizes the orientation of the church towards both Pine Street and West Avenue. The Project extends the cornice line of the lower elements of the Project across the face of the hotel using a setback, in keeping with the overall height of the adjacent historic church.
- **Relationship to Oyster Shell Park** – The Project includes architectural façade features along the parking levels that face Oyster Shell Park that diminish the apparent scale of the parking levels. The combination of vertical fins, an architectural “frame” of panels applied to the garage, and special features and massing changes above North Water Street provide a level of complexity and interest that mitigate the mass of the parking levels.
- **Response to the street grid** – The Project provides significant architectural features that recognize the through-passage of North Water Street and distinguish the massing within the two underlying blocks. On the west façade, a transparent multi-story atrium marks the division between blocks; on the east façade, setbacks and special architectural treatments clearly mark the street and underlying urban block framework.

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The contributions to Norwalk’s urban aesthetics are achieved by specific design qualities incorporated into the proposed Project.

- **Ground level activation along West Avenue** – The ground level activation by a series of retail and commercial businesses will contribute to the variety and quality of the visual experience along West Avenue, extending the aesthetic benefits associated with this type of urban environment.
- **Urban open space** – The Project provides a variety of high quality urban open spaces for public enjoyment. These include distinctive interior and exterior courtyards. The programming and maintenance will be undertaken by the Project’s owners, helping to ensure that the aesthetic qualities will be long-term contributions to the City.
- **Contemporary design features** – The Project brings contemporary design features by using current technologies and materials that will provide aesthetic benefits associated with current architectural trends in the region and nationally. Contemporary elements, include the special effects associated LED lighting, metal and ceramic façade materials, large transparent window walls and planted rooftop and vertical wall gardens.
- **Architectural treatment of above grade parking** – The architectural treatment of the parking facility provides a dynamic quality that will contribute to the aesthetics of the area. The appearance of the eastern facades of the parking structure will be different, depending upon the location of the viewer because of the color and graphic qualities along the vertical fins that will decorate this portion of the Project.
- **Mixed use and massing** – The Project clearly expresses the mix of retail and hotel uses, contributing to the “brand” of the urban renewal area and Norwalk as a community that offers a mix of urban uses.

## Document and Information References:

### Traffic and Parking

*Final Site Plan Submission*, April 8, 2016, Sheets K0000 to K402 (Offsite Improvements and Offsite Roadway Improvement Plans); Sheets A-111 to A-118 (Architectural Building Plans).

Draft Revised Proposed Amendments to Section 118-502 Reed-Putnam Design District, Norwalk Zoning Ordinance, April 7, 2016 (for consistency with potential Zoning requirements).

Traffic Impact Study Reports provided by Langan Engineering for the Project and responses to requests for information prepared by Tighe & Bond, including a capacity analysis, Synchro model analysis and SIM/TRAFFIC Simulations associated with the transit use factor and critical peak hour conditions.

Meetings with Langan Engineering and City of Norwalk agency staff.

### Views:

*Final Site Plan Submission*, April 8, 2016, Sheet G805, G808; Google Earth photos

### Design Integration and Urban Aesthetics:

*Final Site Plan Submission*, April 8, 2016, Sheet G805 to G808, G-811 to G816; Google Earth photos.

*SoNo Collection Design Peer Review*, Public Realm, March 31, 2016.

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## Land Use and Controls

### URP 3.1, 3.2, 3.3, 3.4, 3.5. Land Use and Controls

#### **Criteria:**

*The Urban Renewal Plan recommends that development volumes be as follows: 75,000 to 750,000 GLA with 10% maximum restaurant use and with anchors of high quality. Hotel will be between 85,000 and 175,000 square feet with 150 hotel rooms minimum. The hotel use shall be for a first-class full service hotel with accessory parking and support facilities. Public realm is recommended to be about 5% of total development square footage and parking is recommended as required by Zoning.*

The design criteria of this section include: For landscaping, sidewalks should be tree-lined and between eight to twelve feet wide along West Avenue. Tree-lined sidewalks of 12 feet wide along West Avenue and 8 feet wide along North Water Street. Ancillary streets will have a minimum width of six feet. Landscaped open areas are to be made accessible to the public.

#### **Findings:**

The Project is compliant with the design criteria that is included within this section of the URP.

Plans provided by the proponent indicate minimum sidewalk widths of 12 feet along West Avenue and 8 feet along North Water Street. There are many segments of the sidewalks that significantly exceed these minimum standards. At Pine Street, an ancillary street, the minimum widths exceed the 6 feet minimum. Although, they will be private drives, the sidewalks along the eastern side will also meet the minimum standards for ancillary streets.

#### **Document Reference:**

Illustration of the plan showing the pinch points or showing all the sidewalk portions.

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## Introduction: Design Excellence

### Introduction: Design Excellence

#### Criteria:

*The Design Guidelines state, “One measure of design excellence of a structure is its ability to stand the test of time by remaining functional and compatible over a period of many years. Another sign of good design relates to making the right choices regarding materials, building assembly techniques, ongoing maintenance, and the type of energy used for heating, ventilation, and cooling. Finally, a Project’s contribution to the public realm, not only in terms of the building itself, both interior and exterior, but also in site development, landscape and public open space, is considered a measure of design excellence.”*

#### Findings:

The Project is compliant with the design criteria that is included within this section of the Design Guidelines.

Plans and statements provided by the proponent indicate long-term operational viability and good design in mind, and sustainability. Sustainable programs will be implemented at The SoNo Collection and include, but are not limited to, efficient and flexible centralized HVAC systems, low energy consumption LED lighting, extensive recycling programs, composting programs, smart irrigation systems, and green energy initiatives.

#### Document Reference:

URP Matrix Guideline Responses - The SoNo Collection – Design Review Narrative Memorandum from Robert Berry, RTKL.

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## Introduction: Aspirations for the Built Environment

### Introduction: Aspirations for the Built Environment

#### **Criteria:**

*The Design Guidelines state that there are three valued architectural and urban design qualities. These consist of: architectural excellence; design that preserves, reflects, or takes inspiration from the surrounding physical environment; and the character and cultivation of the distinct which is reflected in active citizen involvement in identifying and protecting the historic and cultural resources that exist within it.*

*The Design Guidelines, therefore, emphasize beginning the design process with an understanding of the natural systems and features of the site and its surroundings; designing individual buildings within the larger context of a district; drawing upon the physical aspects of the site in order to develop a design that is authentic to Norwalk and the district while embracing design innovation and creativity; encouraging the creation of public places as part of project design; and emphasizing the importance of developing a strong inter-related design concept for the Project as a whole- both built and open space components.*

#### **Findings:**

The Project is compliant with the design criteria that is included within this section of the Design Guidelines.

Plans and statements provided by the proponent indicate the Project has incorporated design elements meet the criteria set forward in this section. The Project provides landscaped areas within its open spaces, has an articulated massing that breaks the Project up into smaller elements. The Project responds to the physical aspects of the site and places public spaces at crucial gateways to the Project and neighborhood.

#### **Document Reference:**

Design drawings set

# C&S1 Natural Systems and Site Features

## A. Energy Use

### A-1 Energy Choices

#### Criteria:

The Design Guidelines state, “At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.”

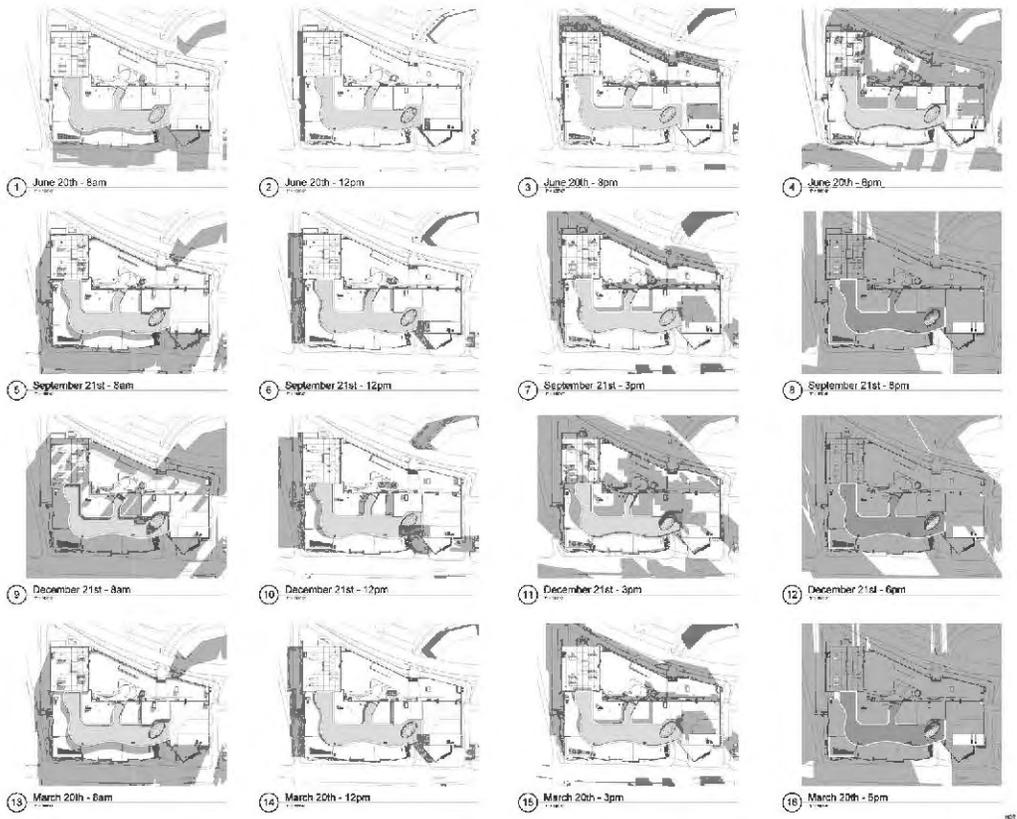
#### Findings:

**The Project is compliant with this Design Guideline.**

Plans and statements provided by the proponent indicate sustainable practices. The organization of the building reflects the intent of reducing overall energy loads by introduction of architectural features and project material selections. The Project will feature 100% LED lighting in the Project’s interior. Sustainable programs will be implemented at The SoNo Collection and include, but are not limited to, efficient and flexible centralized HVAC systems, low energy consumption LED lighting, extensive recycling programs, composting programs, smart irrigation systems, and green energy initiatives.

#### Document Reference:

URP Matrix Guideline Responses -The SoNo Collection – Design Review Narrative Memorandum from Robert Berry, RTKL and Design drawings Sheet G-804



A solar study of the Project in all four seasons at 8am, 12pm, 3pm, and 6pm has been completed. The resulting shadows and sunlight patterns are shown above.

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## B. Sunlight and Natural Ventilation

### B-1 Sun and Wind

**Criteria:**

*The Design Guidelines state, “Where feasible, take advantage of solar exposure and natural ventilation on-site. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.”*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans and statements provided by the proponent indicate the building is designed to take advantage of solar orientation while minimizing public exposure to undesirable winter elements. The building is designed to allow natural light to illuminate the interior, particularly on the Project’s western and northwestern façades. The Project features an enclosed and conditioned glass garden at the Project’s northwest corner that enables natural light to illuminate a greater portion of the Project at this level.

**Document Reference:**

URP Matrix Guideline Responses - The SoNo Collection – Design Review Narrative Memorandum from Robert Berry, RTKL and Design drawings Sheet G-804 (see previous A-1)

### B-3 Managing Solar Gain

**Criteria:**

*The Design Guidelines state, “Maximize daylight for interior and exterior spaces and be cognizant of shading on adjacent sites where feasible.”*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans and statements provided by the proponent indicate the building is designed to take advantage of solar orientation and manages solar exposure through building shape, orientation, and building materials. The building is designed with a clearstory feature that minimizes unwanted solar exposure and glare. The clearstory incorporates a roof overhang which restricts direct solar access into the Project, while retaining desirable exposure which is enhanced through a light shelf feature of the third floor retail roof. South facing exposure is minimized with the design of minimal fenestration along the southern façade. All transparent glass in the Project will be Low-E, which helps minimize heat gain within the building while still achieving maximum visibility.

**Document Reference:**

URP Matrix Guideline Responses -The SoNo Collection – Design Review Narrative Memorandum from Robert Berry, RTKL and Design drawings Sheet G-804 (see previous A-1), A-204, and G-811.

## C. Plants and Habitat

### C-1 On-Site Features

#### Criteria:

The Design Guidelines state, "Incorporate on-site natural habitats and landscape elements such as: native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible."

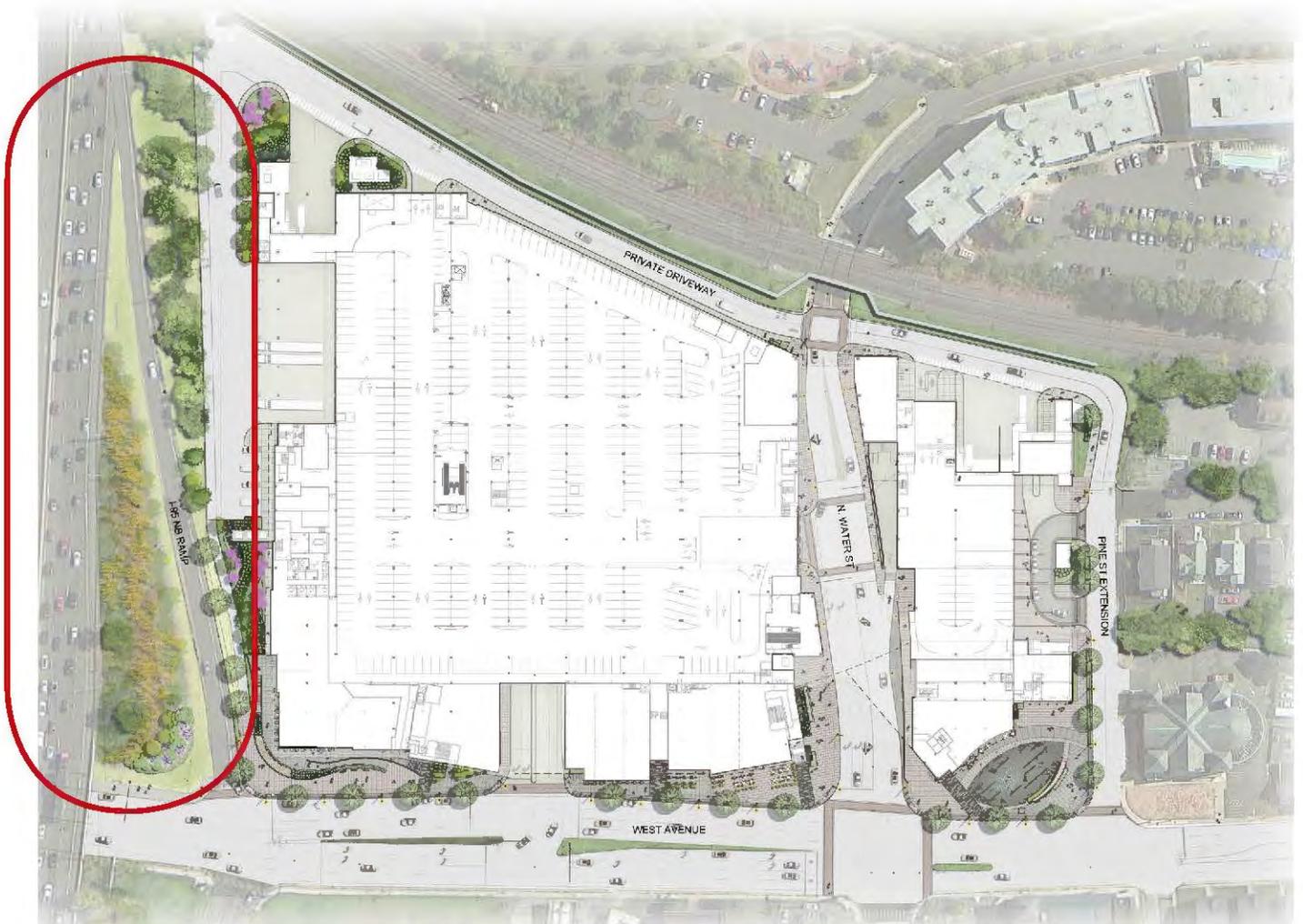
#### Findings:

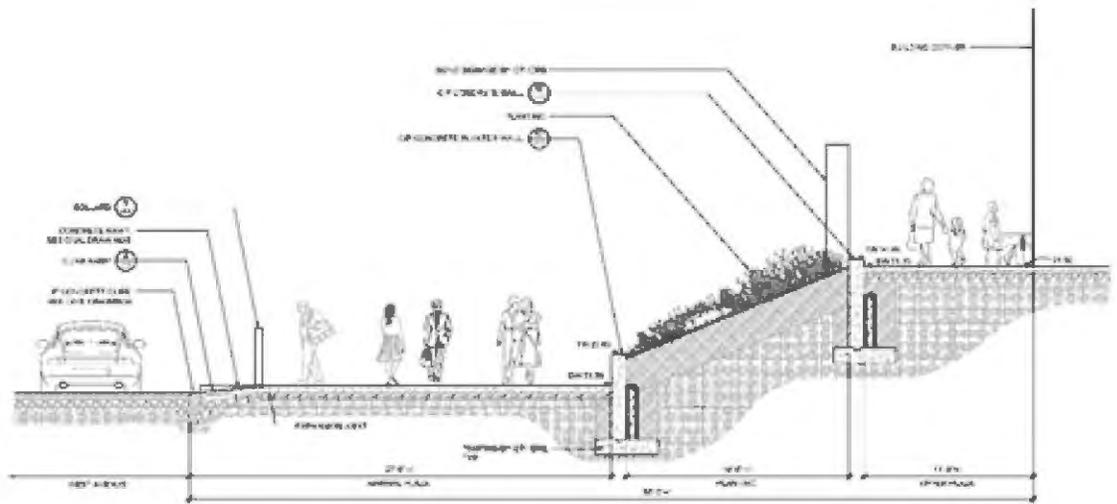
**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated three open space plazas along the Project's West Avenue side. Each of these plazas are connected by a row of street trees and varying landscape elements to the Project's Pine Street side. The Project incorporates landscaping on the northern side that provide a buffer to Interstate 95 and connect to the existing landscaping alongside the highway. The Project also provides pedestrian connections to nearby Oyster Shell Park.

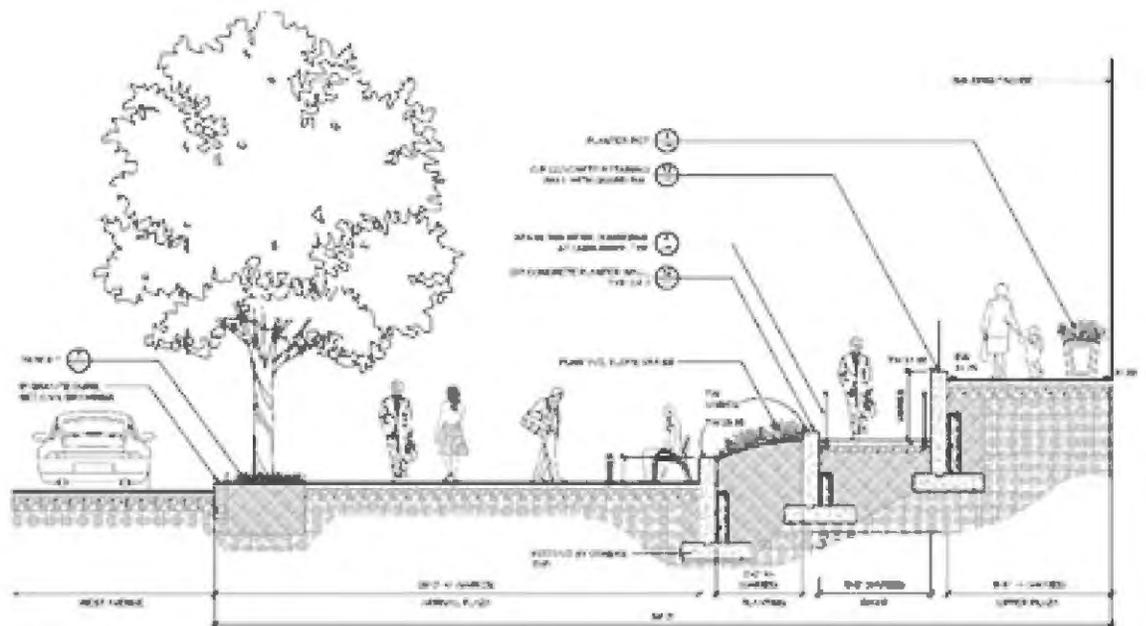
#### Document Reference:

Design drawings Sheets L2.01, L2.02, L4.00 and L5.01.





1 PLAZA A SECTION A-A1  
1/2\"/>



2 PLAZA A SECTION B-B1  
1/2\"/>

*The Project has an extensive landscaping plan that extends to all edges of the Project.*

## C-2 Off-Site Features

### Criteria:

The Design Guidelines state, "Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban park systems. Promote continuous habitat, where possible, and increase interconnectedness of surrounding urban park systems and natural habitat where feasible."

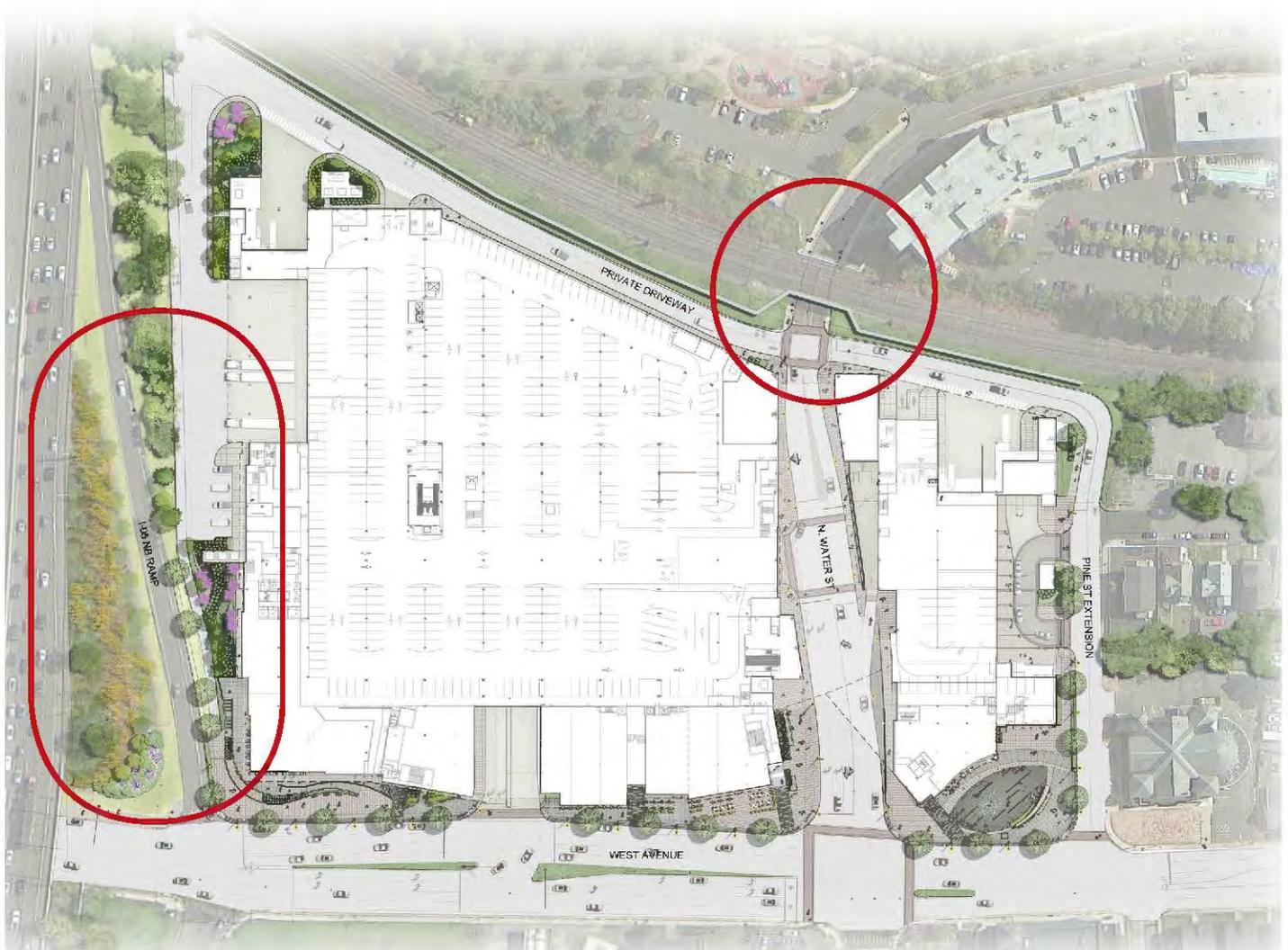
### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project provides pedestrian and landscape connections to nearby green areas. The Project incorporates landscaping on the northern side that connect to the existing landscaping alongside Interstate 95. The Project also provides pedestrian connections to nearby Oyster Shell Park on North Water Street.

### Document Reference:

Design drawings Sheet L4.00a, G-806, and G-807.



*The Project provides a landscaped connection to nearby Oyster Shell Park.*



## D. Water

### D-1 Adding Interest with Project Drainage

#### Criteria:

The Design Guidelines state, "Where feasible, use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation."

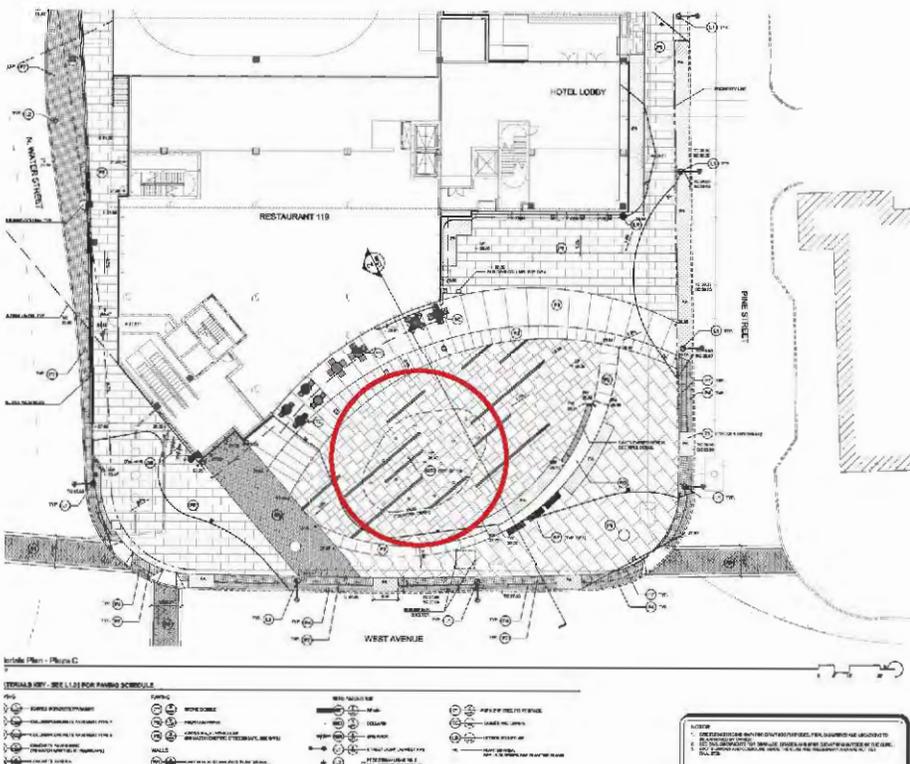
#### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated water as a public design element in the Project. A public fountain is incorporated into the design of the public plaza on the southwest corner of the Project at West Avenue and Pine Street. This fountain is designed into the hardscape plan of the plaza.

#### Document Reference:

Design drawings Sheet L1.03.



*The Project provides canopies in several locations along West Avenue*

---

## C&S2 Urban Pattern and Form

### A. Project Location in the District

#### A-1 Sense of Place

**Criteria:**

*The Design Guidelines state, “Emphasize attributes that give Norwalk, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance the strong identity that already exists. Examples of neighborhood and/or site features that contribute to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.”*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated design elements to strengthen a sense of place for Norwalk. The Project’s prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming to encourage lingering and socializing. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, and outdoor dining.

**Document Reference:**

Design drawings Sheets L4.00a, G-809 and G-812



*The Project provides active uses and pedestrian-oriented designed public spaces.*

---

## A-2 Architectural Presence

### Criteria:

*The Design Guidelines state, "Evaluate the degree of visibility and architectural presence that is appropriate or desired given the context, and design accordingly. The site lends itself to a 'high-profile' design with significant presence and individual identity. Buildings that contribute to a strong street edge, especially at the first thirty (30) feet, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building façades with sensitive public visibility to incorporate design details, articulation, and quality materials."*

### Findings:

#### **The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated design elements to strengthen a sense of place for Norwalk. The Project's prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming to encourage lingering and socializing. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, and outdoor dining. Ground floor uses along West Avenue are composed of retail and dining facilities.

### Document Reference:

Design drawings Sheets A-201 to A-205, G-809 and G-812 (see previous A-1)

---

## B. Adjacent Site, Streets, and Open Spaces

### B-1 Site Characteristics

**Criteria:**

*The Design Guidelines state, "Allow characteristics of sites to inform the design, especially where the surrounding streets and topography create unusually shaped lines that can add distinction to the building massing."*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated the existing site features and topography into the Project design. The Project fills out the site, with the Project built up to the street edge, helping to create a walkable environment. The existing grade change from west to east is accommodated in the design of the Project along North Water Street, with ground floor retail and entries provided along both sides of the Project. The Project's tallest structure, the hotel, is placed near West Avenue, the side of the Project with higher topography.

**Document Reference:**

Design drawings Sheets A-204, G-809 and G-810



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## B-2 Connection to the Street

### Criteria:

*The Design Guidelines state, "Identify opportunities for the Project to make a strong connection to and above the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)- in siting and designing the building."*

### Findings:

#### **The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated the existing site features and topography into the Project design. The Project fills out the site, with the Project built up to the street edge, helping to create a walkable environment. The Project connects to the existing sidewalk and street network on all sides, providing connection to its surroundings.

### Document Reference:

Design drawings Sheets A-202, A-203, G-809 and G-812 (see previous A-1)





### B-3 Character of Open Space

#### Criteria:

*The Design Guidelines state, “Contribute the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or ‘rooms’ for public use. Determine how best to support those spaces through project siting and design.”*

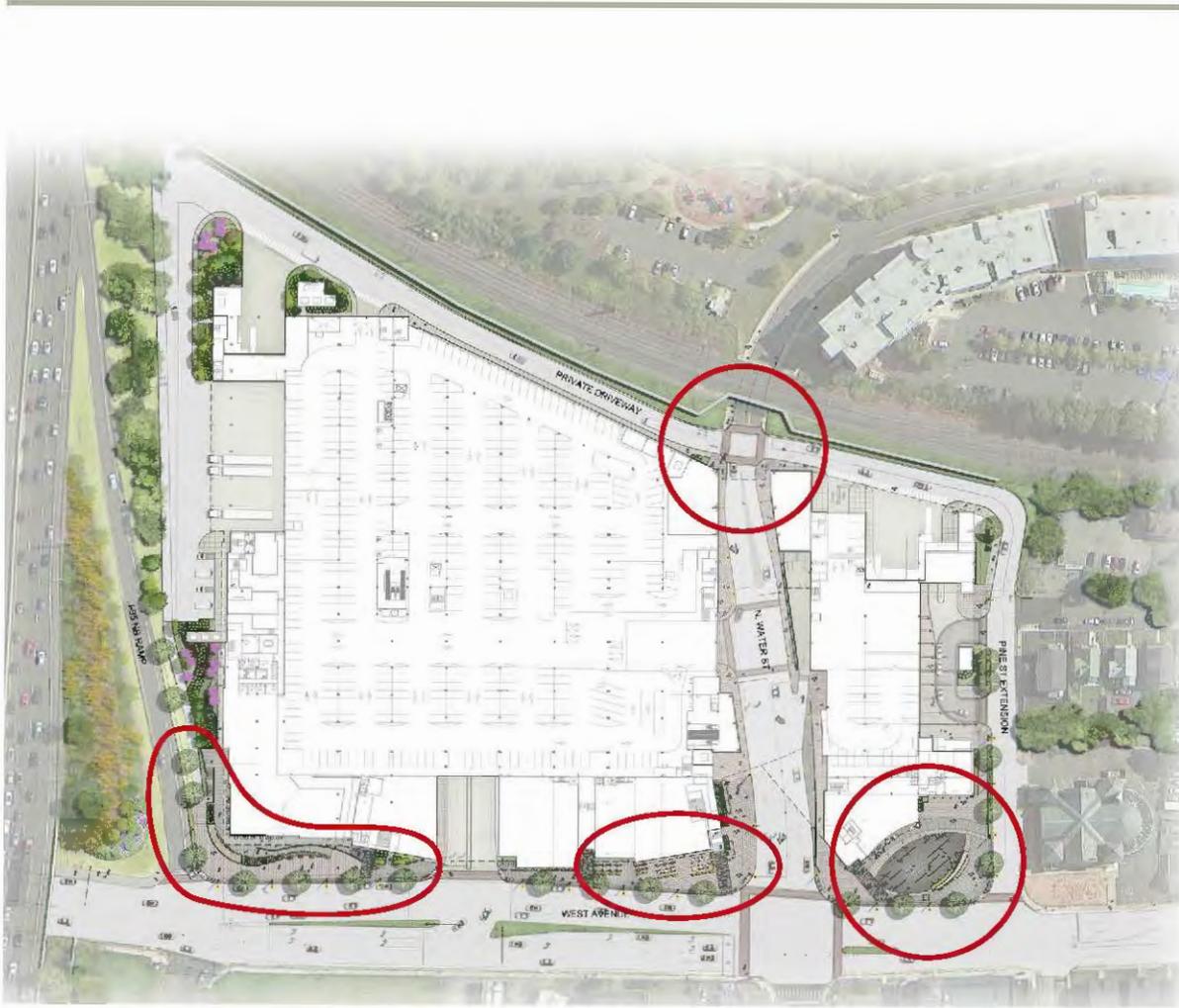
#### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated public open space as an important characteristic of the Project. The Project’s prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming that create “rooms” for public use. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, and outdoor dining.

#### Document Reference:

Design drawings Sheet A-201, L4.00a, and G-806 to G-809.



*The Project provides a landscaped connection to nearby Oyster Shell Park.*

---

## C. Relationship to the Block



### C-1 Corner Sites

#### Criteria:

*The Design Guidelines state, "Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block."*

#### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated design elements to highlight the primary corners of the Project. The West Avenue side of the Project attempts to create public plazas that serve as gateways into the Project and neighborhood. The northwest, southwest, and North Water Street corners feature extra space for pedestrians and outdoor public uses and these serve as focal points for the Project. The northwestern edge also serves a prominent gateway to motorists on Interstate 95.

#### Document Reference:

Design drawings Sheets A-201, A-202, G-805, G-808, G-809, and G-812.



*The Project provides prominent building corner with activated ground floor uses.*

---

## C-2 Mid-Block Sites

**Criteria:**

*The Design Guidelines state, “Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first thirty (30) feet.”*

**Findings:**

Not applicable.

**Document Reference:**

Not applicable.

## C-3 Full-Block Sites

**Criteria:**

*The Design Guidelines state, “Break up long façades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the Project as an assemblage of buildings and spaces within the block.”*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project design has incorporated massing elements to avoid a monolithic presence. The Project façades are broken up into a series of diverse façades with varying scales and façade materials. The Project’s ground floor along West Avenue feature pedestrian-friendly fenestration, materials, and uses.

**Document Reference:**

Design drawings Sheet A-202 and G-811.



*The Project is designed with variety building heights and façades detailing that breaks up the Project’s scale and size. The façade is designed with varied fenestration, materials, and protrusions to provide for an interesting building front.*

---

## D. Height, Bulk, and Scale

### D-1 Existing Development and Zoning

#### Criteria:

*The Design Guidelines state, "Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the areas to determine an appropriate complement and/or transition."*

#### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project design has incorporated massing elements to avoid a monolithic presence. The Project façades are broken up into a series of diverse façades with varying scales and façade materials. The Project's ground floor along West Avenue feature pedestrian-friendly fenestration, materials, and uses that complement the lower-scale buildings across West Avenue.

#### Document Reference:

Design drawings Sheet G-811, A-113 and current Norwalk Building Zone Map.



*The Project grows the commercial and mixed-use zoning of the area with active retail and restaurant uses along the ground floor.*



*The Project design accommodates the site's sloping topography and provides ground floor retail uses on different levels of the Project to accommodate changing topography and adjacent properties.*

## **D-2 Existing Site Features**

### **Criteria:**

*The Design Guidelines state, "Use changes in topography, site shape, and or structures to help make a successful fit with adjacent properties"*

### **Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated the existing site features and topography into the Project design. The Project fills out the site, with the Project built up to the street edge, helping to create a walkable environment for the neighborhood. The existing grade change from west to east is accommodated in the design of the Project along North Water Street, with ground floor retail and entries provided along both sides of the Project.

### **Document Reference:**

Design drawings Sheet A-201 and G-805.

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### D-3 Zone Transitions

**Criteria:**

The Design Guidelines state, "Provide an appropriate transition or complement to the adjacent zone(s)."

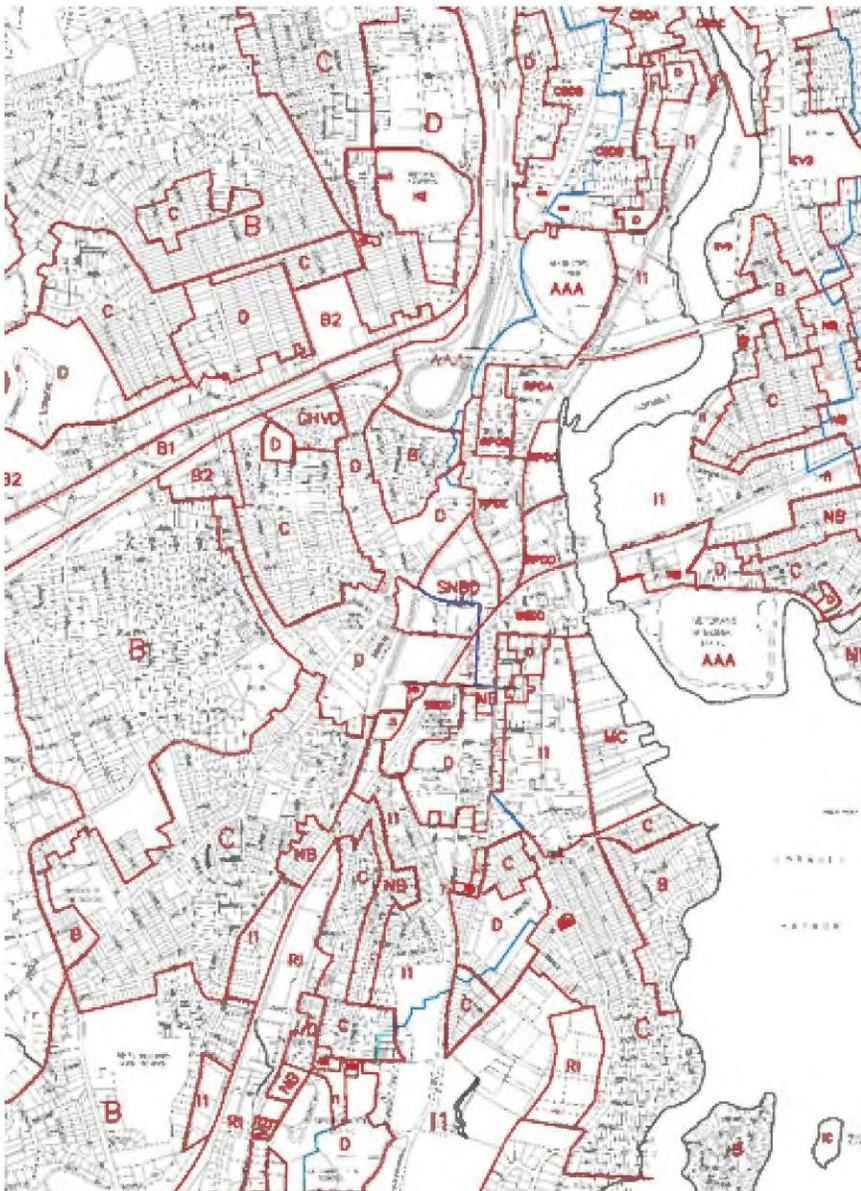
**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project provides an appropriate transition to the adjacent zones. The Project site area is being changed from Zone RPDB to Zone RPDA which is consistent with the Zone RPDA designation on the east side of the Project adjacent to the Metro-North Railroad tracks.

**Document Reference:**

Design drawings "Zone Change Maps 1 to 5" and Norwalk Building Zone Map.



Norwalk Building Zone Map



#### D-4 Massing Choices

**Criteria:**

*The Design Guidelines state, “Design for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale to adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for a varied and interesting urban form.”*

---

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has provided an appropriate transition with neighboring zones and buildings. The building massing is designed to take advantage of solar orientation while minimizing public exposure to undesirable winter elements. The building massing is designed to allow natural light to illuminate the interior, particularly on the Project's western and northwestern façades.

**Document Reference:**

Design drawings Sheet A-201 to A-204, and G-805.



*Existing building heights and massing are considered in the Project design. The Project massing is varied with lower building heights closest to Oyster Shell Park and I-95 to respect adjacent uses.*

---

## D-5 Respect for Adjacent Sites

**Criteria:**

*The Design Guidelines state, "Respect adjacent properties through appropriate design and site planning."*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has provided an appropriate transition with neighboring zones and buildings. The Project fills out the site, with a varying building massing dependent on adjacent properties and building heights. The Project's parking garage is designed at a lower height, limiting shadows onto adjacent Oyster Shell Park.

**Document Reference:**

Design drawings Sheet A-201 to A-205, and G-805 (see previous D-4).

## C&S3 Architectural Context and Character

### A. Emphasizing Positive Neighborhood Attributes

#### A-1 Fitting Old and New Together

**Criteria:**

*The Design Guidelines state, "Compatibility between new projects and existing architectural context is critically important. The design of new projects requires attention to building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials particularly at the first 30 feet."*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate design considerations that show compatibility between the Project and the existing architectural context. Scale and massing vary throughout the Project, responding to its surroundings and uses. The Project's first 30 feet along West Avenue feature pedestrian-friendly transparent fenestration, varied materials, and active uses. The Project's first 30 feet along the entire project feature a change in materials and scaling that are appropriate to pedestrians.

**Document Reference:**

Design drawings Sheet A-201 to A-204, and G-809.



*The Project design considers nearby historic properties and the Project massing is designed accordingly to transition into these historic structures.*



## A-2 Contemporary Design

### Criteria:

*The Design Guidelines state, "Contemporary design can contribute to the development of attractive new forms and architectural styles; but such should have design context with the geography and context of the site. The materials used should be consistent with those of the already built environment and should be heavily influenced by glazing and masonry at the base of the building and for the first 30 feet."*

---

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate how the Project has a contemporary design that is in context with its surroundings. Scale and massing vary throughout the Project, responding to its surroundings and uses. The Project's first 30 feet along West Avenue feature pedestrian-friendly transparent fenestration, varied materials, and active uses. The Project's first 30 feet along the entire project feature a change in materials and scaling that are appropriate to pedestrians.

**Document Reference:**

Design drawings Sheet A-201 to A-204, and G-812.



*The Project has a contemporary design that incorporates materials and detailing consistent with the surrounding community.*



*The Project provides canopies in several locations along West Avenue*

### **A-3 Evolving Architectural Character**

**Criteria:**

*The Design Guidelines state, “In the Reed Putnam Urban Renewal Plan Area, the architectural character is established; explore ways for new development to effectively juxtapose elements of the district’s historic architecture with contemporary design.”*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate how the Project has a contemporary design that is in context with its surroundings. The Project massing is broken up into a series of diverse façades with varying scales and façade materials. The Project’s ground floor along West Avenue feature pedestrian-friendly fenestration, materials, and uses that complement the neighboring buildings across West Avenue.

**Document Reference:**

Design drawings Sheet A-201 to A-204, and G-811.

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## B. Local History and Culture

### B-1 Placemaking

#### Criteria:

*The Design Guidelines state, “Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.”*

#### Findings:

**The Project is compliant with this Design Guideline.**

Plans and statements provided by the proponent indicate the Project team and leadership have conducted numerous public outreach and community engagement events to gather public opinion and consider historic and cultural elements in the Project. The Project team has engaged in over 100 public meetings and conducted over 40 outreach presentations. The Memorandum from Robert Berry states:

*“Specifically, GGP met with representatives of both the Macedonian Church located directly to the south of The SoNo Collection and the Historical Commission which manages the Pine Island Cemetery to the north. The plan was adjusted to move the south anchor (Bloomingdale’s) and hotel to the east and create the southwest plaza. This maintained a view corridor to the church along West Avenue, and also allowed the church to connect directly to the Project’s main exterior public realm space. As a result the church supports the proposed development.”*

#### Document Reference:

URP Matrix Guideline Responses -The SoNo Collection – Design Review Narrative Memorandum from Robert Berry, RTKL

## PL1 Connectivity

### A. Network of Open Spaces

#### A-1 Enhancing Open Space

**Criteria:**

*The Design Guidelines state, “Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.”*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated design elements to enhance public open space. The Project’s prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming to encourage lingering and socializing. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, and outdoor dining.

**Document Reference:**

Design drawings Sheets L4.00a, G-806 and G-807.



*The Project provides landscaped open spaces along its edges that connect to Oyster Shell Park and the surrounding community.*

## A-2 Adding to Public Life

### Criteria:

The Design Guidelines state, “See opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with placemaking elements such as street trees, landscape, art, or other amenities.”

### Findings:

#### The Project is compliant with this Design Guideline.

Plans provided by the proponent indicate the Project has incorporated design elements to enhance public open space. The Project’s prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming to encourage lingering and socializing. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, widened sidewalks, recessed entries, and outdoor dining.

Plans provided by the proponent indicate minimum sidewalk widths of 12 feet along West Avenue and 8 feet along North Water Street. There are many segments of the sidewalks that significantly exceed these minimum standards. At Pine Street, an ancillary street, the minimum widths exceed the 6 feet minimum. Although, they will be private drives, the sidewalks along the eastern side will also meet the minimum standards for ancillary streets.

### Document Reference:

Design drawings Sheet L4.00a, L1.00, and G-809.



The Project provides large, open spaces at major gateway points to the development, fostering human interaction and a vibrant street life.

## B. Walkways and Connections

### B-1 Pedestrian Infrastructure

**Criteria:**

*The Design Guidelines state, "Where feasibly, connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the Project."*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project improves pedestrian infrastructure and connects to the existing sidewalk network. Plans provided by the proponent indicate minimum sidewalk widths of 12 feet along West Avenue and 8 feet along North Water Street. There are many segments of the sidewalks that significantly exceed these minimum standards. At Pine Street, an ancillary street, the minimum widths exceed the 6 feet minimum. Although, they will be private drives, the sidewalks along the eastern side will also meet the minimum standards for ancillary streets.

**Document Reference:**

Design drawings Sheet L1.00 and G-807.



*The Project connects to the existing sidewalk network on all sides of the Project.*



## B-2 Pedestrian Volumes

### Criteria:

*The Design Guidelines state, "Where feasibly, provide ample space for pedestrian flow and circulation, particularly in areas where there is already pedestrian traffic or where the Project is expected to add or attract pedestrians to the area."*

**Findings:**

The Project is compliant with this Design Guideline, subject to modifications in the sidewalk design in the public right-of-way along West Avenue.

Plans provided by the proponent indicate the Project improves pedestrian infrastructure and the design of pedestrian areas are appropriate to potential pedestrian volumes. Plans provided by the proponent indicate minimum sidewalk widths of 12 feet along West Avenue and 8 feet along North Water Street. There are many segments of the sidewalks that significantly exceed these minimum standards. At Pine Street, an ancillary street, the minimum widths exceed the 6 feet minimum. Although, they will be private drives, the sidewalks along the eastern side will also meet the minimum standards for ancillary streets.

Portions of the sidewalk grading and materials from the private property extend into the public right-of-way. This is evident in the portions of the site plan along West Avenue at primary entrances into the Project. Existing City sidewalk materials should be maintained in the sidewalk right-of-way portions of the Project.

**Document Reference:**

Design drawings Sheet L1.00 and G-809.



*The public spaces and sidewalks are designed with adequate space for anticipated pedestrian volumes.*

## B-3 Pedestrian Amenities

### Criteria:

The Design Guidelines state, "Opportunities for creating lively, pedestrian-oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to all of the building's entry points should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks and outdoor street vending."

### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated public open space as an important characteristic of the Project. The Project's prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming that create spaces for public use. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, and outdoor dining.

### Document Reference:

Design drawings Sheet L1.03 and L4.00a.



The open spaces in the Project are designed for a variety of active and passive uses with features such as fountains, outdoor dining, trees and landscaping, benches, ample sidewalk width, crosswalks, and pedestrian-scaled lighting.

## C. Outdoor Uses and Activities

### C-1 Selecting Activity Areas

**Criteria:**

*The Design Guidelines state, "Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes."*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans and statements provided by the proponent indicate the building is designed to take advantage of solar orientation while minimizing public exposure to undesirable winter elements. The Project's primary pedestrian areas are centered on West Avenue, the most visible street front of the Project. The Project's prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming that create spaces for public use. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, and outdoor dining.

**Document Reference:**

Design drawings Sheet L1.03 (see previous B-3), L4.00a, and G-804.



## C-2 Informal Community Uses

### Criteria:

The Design Guidelines state, "In addition to places for walking and sitting, considering including space for informal community use."

### Findings:

**The Project is compliant with this Design Guideline.**

Plans and statements provided by the proponent indicate the Project incorporates space for informal community use. The Project's primary pedestrian areas are centered on West Avenue, the most visible street front of the Project. The Project's prominent western edge along West Avenue, features three primary public plazas that feature extensive landscaping and programming that create spaces for public use. The edges of the Project on all sides provide sidewalks and public space improvements, including street trees, landscape areas, pedestrian-scaled lighting, and outdoor dining. These outdoor public spaces are open to the public and can be used in a variety of passive and active uses. The spaces could be used for both The SoNo Collection programming or by the community.

### Document Reference:

Design drawings Sheet L1.03 and L4.00a.



The open spaces in the Project are designed for a variety of active and passive uses and can serve for informal community uses. Spaces such as the one above are large enough to host a wide range of events and uses.

### C-3 Year-Round Activity

**Criteria:**

The Design Guidelines state, “Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in areas where active open space will contribute vibrancy, economic health, and public safety. These may include: a) seasonal plantings or displays and/or water features; b) outdoor heaters; c) overhead weather protection; d) amply, movable seating and tables and opportunities for outdoor dining; e) an extra level of pedestrian lighting; f) trees for moderate weather protection and shade; and/or g) 24-hour wi-fi service.”

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans and statements provided by the proponent indicate the Project incorporates space for year-round activity. The Project features a range of open spaces and public areas that include outdoor dining, seating, and a public fountain for warmer months, and an interior winter garden for colder months. Overhead weather protection is also provided for periods of rain and/or snow. Landscaping is provided throughout the Project and features plants that bloom and peak during different periods of the year. This plant variety creates a dynamic landscape setting that improves the public open spaces.

**Document Reference:**

Design drawings Sheet L1.01 to L1.04, and L4.00a.



The Project is designed a variety of public spaces that incorporate year-round activity. Outdoor seating is appropriate from spring to fall and a winter garden is also provided, as a seen above.

## PL2 Walkability

### A. Accessibility

#### A-1 Access for All

##### Criteria:

The Design Guidelines state, "Provide access for people of all abilities in a manner that is fully integrated into the Project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate 'back door' entrances for persons with mobility limitations."

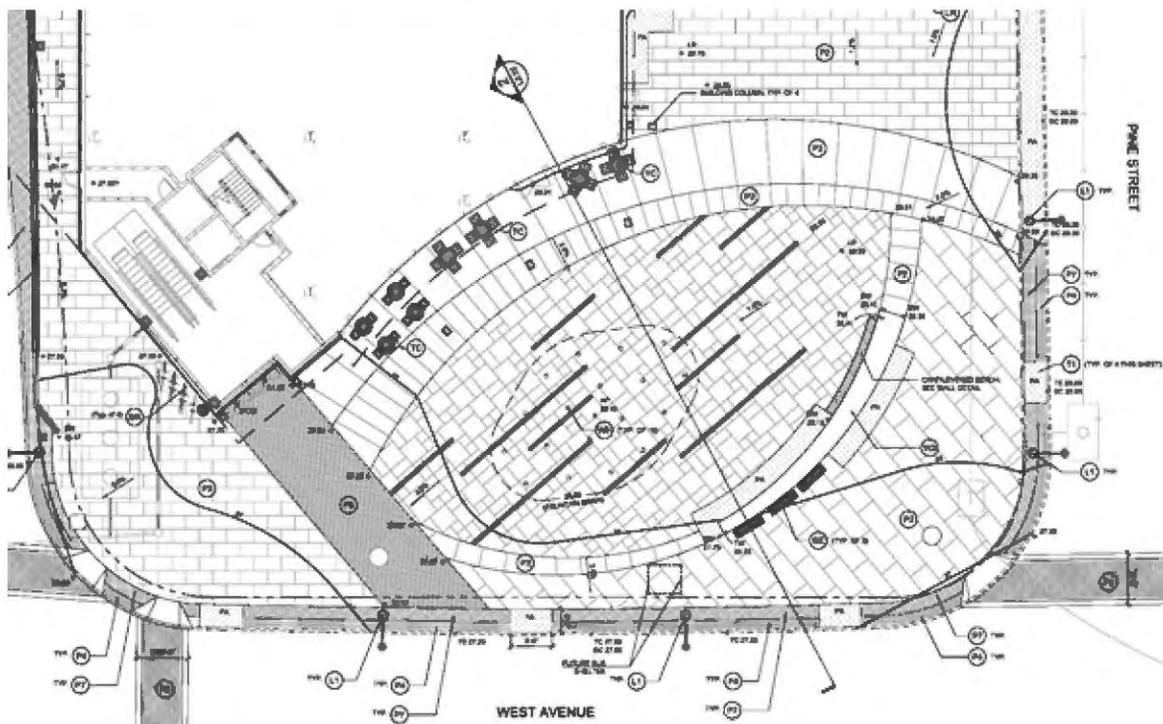
##### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated accessibility elements into the Project design. Entries and primary access points in the Project provide mobility for all persons, including those with mobility limitations. Primary entry points along the Project's primary side on West Avenue feature stairs, escalators, and elevator options for people.

##### Document Reference:

Design drawings Sheet A-111 to A-120, and L1.00 to L1.04.



The Project is designed for all users and features ramped crosswalks, escalators, elevators, and ample sidewalk width for strollers and wheelchairs. The Project features multiple entrances from different sides of the Project, increasing accessibility points.

## A-2 Access Challenges

### Criteria:

The Design Guidelines state, "Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles)."

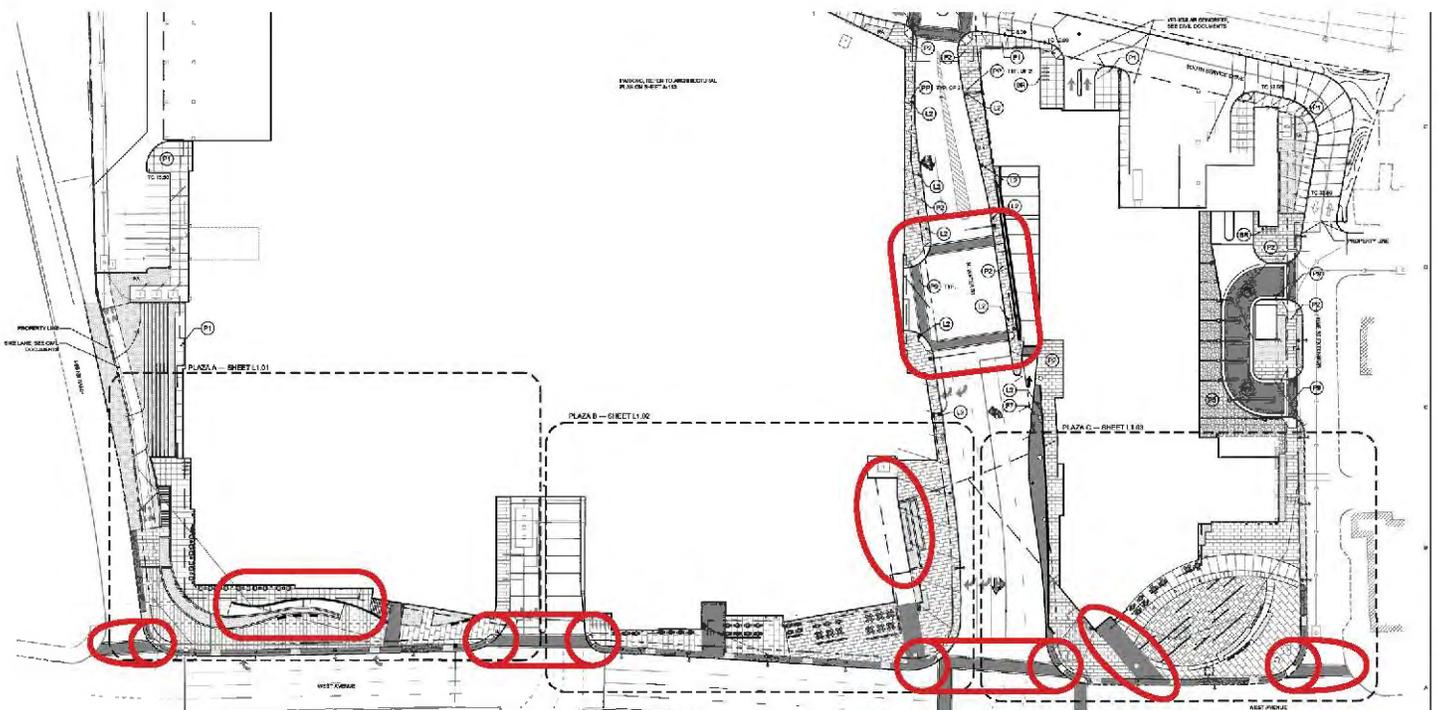
### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project has incorporated accessibility elements into the Project design. Two sets of retail elevators provide direct street level pedestrian connectivity from West Avenue into the Project to the upper levels. These include an elevator connection off the Northwest Plaza, and an elevator and escalator access point directly from the Southwest Plaza. Additional escalator and elevator access points are provided at the northern edge of the Project on North Water Street, on the eastern side of North Water Street, and in the parking garage.

### Document Reference:

Design drawings Sheet A-111 to A-120, and L1.00.



*The Project is designed for all users and features ramped crosswalks, escalators, elevators, and ample sidewalk width for strollers and wheelchairs. The Project features multiple entrances from different sides of the Project, increasing accessibility points.*

## B. Safety and Security

### B-1 Eyes on the Street

#### Criteria:

The Design Guidelines state, "Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses."

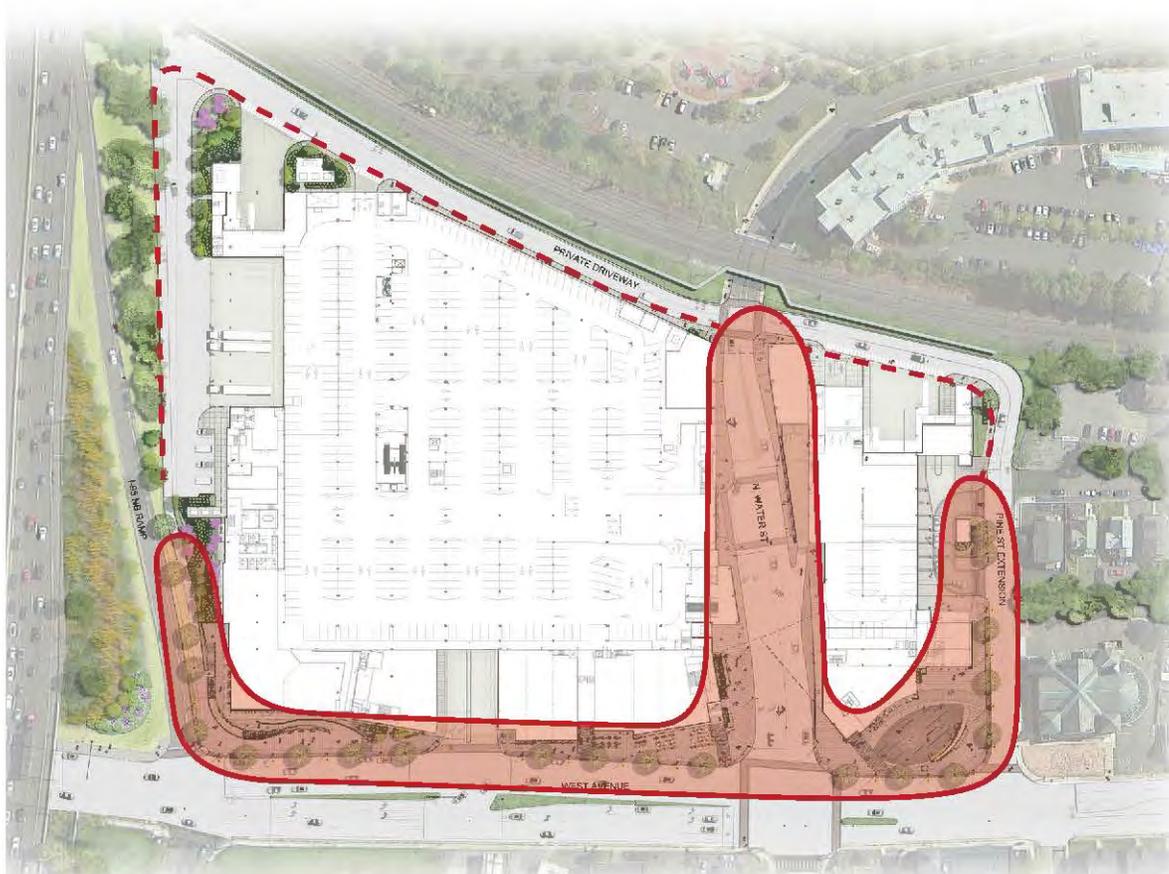
#### Findings:

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate design considerations that foster "eyes on the street". The Project's first 30 feet along West Avenue feature pedestrian-friendly transparent fenestration, varied materials, and active uses. These active uses attract people which provides for naturally more "eyes on the street". The Project's first 30 feet along the entire project feature a change in materials and scaling, and greater transparent fenestration that are appropriate to pedestrians. The Project's northern and eastern sides, however, feature significantly less active ground floor uses. Appropriate lighting would be needed in these areas.

#### Document Reference:

Design drawings Sheet A-111 to A-113, and L4.00a.



The Project is designed with active and transparent ground floor uses along its main frontages. Additionally, outdoor dining is provided along its West Avenue frontage providing maximum "eyes on the street".

## B-2 Lighting for Safety

### Criteria:

*The Design Guidelines state, "Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights."*

### Findings:

#### **The Project complies with the Guidelines for safe lighting.**

The top parking level will have LED fixtures using 18-foot standard height supports. A review of the photometric plan indicates typical illumination levels that are about 4 footcandles (Fc). The uniformity ratios range up to a maximum/minimum of about 18. The photometrics indicate the use of fixtures with high-cut off characteristics, with relative low illumination at the perimeter of the top parking deck.

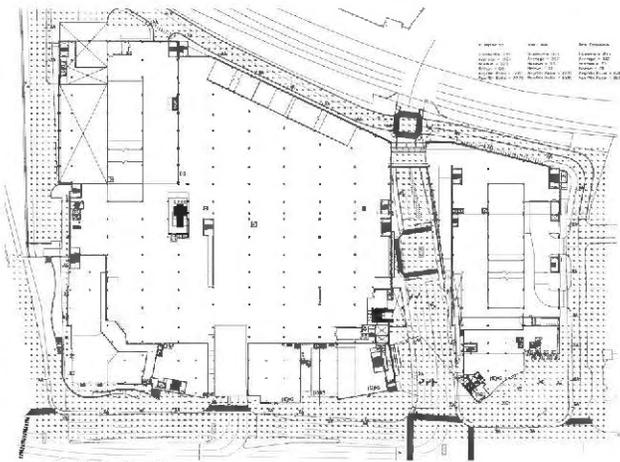
The average illumination levels and maximum uniformity ratio on the sidewalks and streets are as follows: North Water Street (10 Fc, 27 max/min); West Avenue (2 Fc, 65 max/min); Pine Street Extension (3 Fc, 15 max/min). The illumination levels along the North and South Service Drives and the north side loading dock drive appear to be consistent with safe operational levels ranging from about 1 Fc to 5 Fc.

The appearance of the street light fixtures are consistent with the City standards currently in place along West Avenue in the vicinity of the Project.

These lighting levels are consistent with intensities provided for safe pedestrian areas, streets and intersections in urban areas. It should be noted that the lighting levels along North Water Street will provide high illuminance levels along a corridor where vehicles and pedestrian crossings occur. Also, the photometrics do not take into account the significant ambient lighting along the West Avenue sidewalk that will occur from the storefronts, building entrances and atria along this edge of the Project.

### Document Reference:

Design drawings Sheet LT-001 and LT-002, and G-813.



*The Project is designed with appropriate lighting for pedestrians and vehicles. Landscape features include accent lighting that complements the street lamps and building lighting on the sidewalk.*

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### B-3 Street-Level Transparency

**Criteria:**

*The Design Guidelines state, “Ensure transparency of street-level uses (for all nonresidential uses or residential lobbies), by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. If screening is essential, choose semi-transparent rather than opaque screening.”*

**Findings:**

**The Project is compliant with this Design Guideline.**

Plans provided by the proponent indicate the Project incorporates significant street-level transparency. The Project’s first 30 feet along West Avenue feature pedestrian-friendly transparent fenestration, varied materials, and active uses. The Project’s first 30 feet along the entire project feature a change in materials and scaling, and greater transparent fenestration that are appropriate to pedestrians. The Project’s northern and eastern sides, however, feature significantly less active ground floor uses.

**Document Reference:**

Design drawings Sheet A-111 to A-113, and G-811.



*The Project is designed with active and transparent ground floor uses along its main frontages. Ground floor retail and restaurants and their transparent, open façades provide street-level transparency.*