

November 13, 2020

Steven Kleppin, Director  
Planning & Zoning Department  
City of Norwalk  
125 East Avenue, Room 223  
Norwalk, CT 06856

**RE: #09-20SP – TB Norwalk Apartments LLC  
467 West Avenue, 17 Butler Street, & 3 Quincy Street  
“The Pinnacle at Waypointe”**

Dear Director Kleppin,

This memorandum is provided in response to comments received in conjunction with the ongoing design review of the Pinnacle at Waypointe, which encompasses comments from the third-party design reviewer, DeCarlo & Doll, Inc., and staff comments from both Planning Zoning and the Redevelopment Agency. Response documentation included herewith are an architectural response narrative, revised architectural plans and revised zoning site plans.

As described in more detail within the architectural response narrative, the project team and ownership have considered and incorporated many of the recommendations provided by staff and the design reviewer. These include an increase in commercial floor area, introduction of corner tower elements, introduction of townhome style units at the lower level and further modifications to the façade to help provide further activation to the sidewalks, and modification to the crosswalk located at the south end of the pedestrian street.

As noted above, the gross commercial floor area was increased from 14,340 sf (located along West Avenue and Orchard Street) to 25,495 sf (which includes deepened commercial spaces along West Avenue and new commercial spaces along the Butler Street frontage – at the south end of the pedestrian street). In addition, it is anticipated that the residential leasing office will be located at the north end of the pedestrian street, with frontage along both Orchard Street and the pedestrian street. The quasi-commercial leasing area will provide interaction with the sidewalks for both current and prospective tenants. Please refer to the included documentation for further information.

Below is a clarification of revisions made to the Zoning Site Plan (sheets ZSP-1A and ZSP-1B):

Sheet	Title	Revision
ZSP-1A	Zoning Site Plan A	<ul style="list-style-type: none"><li>- Add proposed entry wells to the town home units along the east side of the pedestrian street. Revise the pedestrian street area accordingly.</li><li>- Revised decorative paver crosswalk (crossing Butler Street) connecting the on-site pedestrian street to the Stepping Stones Museum. The crosswalk was raised to be flush with the sidewalk on either side of the street and widened to match the size of the</li></ul>

		<p>crosswalk at the north end of the pedestrian street.</p> <ul style="list-style-type: none"><li>- Modify bollard spacing and location at south end of the pedestrian street.</li><li>- Remove the Rectangular Rapid Flash Beacons (RRFB's) from the Butler Street crosswalk signage. The raised crosswalk and appropriate warning signage will have the same positive impact on the pedestrian experience as the RRFB's would at this location.</li></ul>
ZSP-1B	Zoning Site Plan B	<ul style="list-style-type: none"><li>- Added an average grade calculation for determining the number of stories.</li><li>- Revised the Parking Analysis chart to indicate the increase in commercial space, which was split between restaurant and retail uses. The required amount of parking was increased to 576 spaces and 576 spaces are provided.</li><li>- Revised the Zoning Information Table to include the updated floor area ratio and recreation area as provided by Barton Partners.</li></ul>

We look forward to opening the Public Hearing and presenting the revised plans to the Zoning Commission on November 18<sup>th</sup>. In the interim, do not hesitate to call with any questions or requests for information.

Sincerely,



Craig J. Flaherty, P.E.

Enclosures:

1. Architectural Narrative Response prepared by Barton Partners, dated 11/13/2020
2. Architectural Plan Set prepared by Barton Partners, dated 11/13/2020
3. Zoning Site Plans prepared by Redniss & Mead, Inc. dated 11/13/2020
4. Neighborhood Context Site Plan prepared by Barton Partners, dated 11/13/2020

copy: TB Norwalk Apartments LLC