

December 11, 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 to supplement the record as it relates to 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 include:

- Building Zone Regulations Standards of Review Letter, prepared by Redniss & Mead, Inc. and dated December 11, 2020
- Site Engineering Plans (ZSP-1A through SE-3), prepared by Redniss & Mead, Inc. and dated December 11, 2020
- Overall Landscape Site Plan (SPL-1.0) and Pedestrian Way Zoning Exhibit, prepared by Eric Rains Landscape Architecture and dated December 11, 2020
- Architectural Plans (A0 through A22 and A30 through A33), prepared by Barton Partners and dated December 11, 2020
- Photometrics Plan, prepared by Speclines and dated December 10, 2020
- Draft Affordability Plan, prepared by Redniss & Mead, Inc.

We look forward to opening the Public Hearing and presenting the revised plans to the Zoning Commission on December 15<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:

copy: TB Norwalk Apartments LLC