

January 4, 2021

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 comments received in conjunction with the ongoing design review of the Pinnacle at Waypointe, which encompasses comments from the commission and staff, as well as the draft third-party design review report, received on December 17, 2020 and prepared by DeCarlo & Doll, Inc. Responses and supporting documentation are included herewith:

Staff/Commission Comment: *Review the potential for accessing town home units along the street façade.*

Response: Refer to architectural sketch SK-2.0 prepared by Barton Partners which depicts an additional three stoop entryways into town home units along the Butler Street façade.

Staff/Commission Comment: *Review the potential for removal and/or relocation of the transformers located in the sidewalk near the Orchard St / West Avenue intersection.*

Response: The project team has reviewed the preliminary electrical loads for the project and determined that the transformers are required to feed the building. We have reviewed the location requirements with Eversource and determined that we can move the two transformers to the southwest portion of the site (loading alley). See attached Zoning Site Plan sheet ZSP-1A for the transformer configuration.

Refer to the letter prepared by Redniss & Mead, Inc. and dated December 23, 2020 for a full list of responses as it relates to the third-party design review comments. Below and attached are revised responses for items that were being prepared ahead of the Redevelopment meeting on January 5th; the comment number aligns with the comment number from the December 23rd letter.

- 8) Comment (Page 17): *Entry Treatments – Proposed awnings and sunshades should be specifically identified in the elevations.*

Response: Refer to revised architectural plan A11 prepared by Barton Partners for additional labeling of façade treatments, including the awnings and sunshades.

11) Comment (Pages 23-24): Prominence of Building Entry

Response: The primary residential building entry will be designed and incorporated into the ground floor plan as part of the area dedicated for the residential Amenity Space and Leasing Center, during the final design phases and prior to submitting for building permit. It should be noted that this location is below a tall element of the building façade, where Orchard Street and the Pedestrian Way meet. It is further marked by the north, elevated bridge, connecting the two building segments as well as material treatment(s) consistent with a commercial application at the ground level. All other entry points in the pedestrian walk are secondary entries and exits. A note has been added to the ground floor plan indicating the primary building entry; please refer to architectural plan A2 prepared by Barton Partners.

13) Comment (Pages 26-28): Retail Glazing

Response: The applicant believes that they have applied the correct interpretation as it relates to the length of retail glazing and further believes that the proposed product will provide a greater aesthetic to the project.

Per the recommendation of the Draft Review Letter we have prepared two sketches of the glazing elements for review and consideration by the Commission. The sketches, prepared by Barton Partners, include the original design (SK-1.0 and SK-1.1) and the recommended alternate (SK-1.2 and SK-1.3). Note, on the alternate sketch, the piers between the glazing elements of the West Ave Retail facade will be reduced from 5'-0" to 1'-10" for comparison. It is understood that this same geometry would be applied to the Retail facades on Butler Street and the retail façades that continue on Orchard Street.

We look forward to presenting the revised plans to the Zoning Commission and completing the Public Hearing on January 7th. In the interim, do not hesitate to call with any questions or requests for information.

Sincerely,



Craig J. Flaherty, P.E.

copy: TB Norwalk Apartments LLC