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June 30, 2020

Mr. Louis Schulman, Chairman
Norwalk Zoning Commission
City Hall
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856-5125

Re: Project Narrative for Application of Norden Place KB LLC for Special Permit approval regarding the proposed use of the eastern portion of the building and property located at Norden Place #A in Norwalk, Connecticut for warehouse and wholesale distribution use

Dear Mr. Schulman:

We are writing on behalf of Norden Place KB LLC (“Norden KB”) to submit an application for Special Permit for a portion of the property owned by Norwalk Center LLC (“Norwalk Center”) and known as 10 Norden Place, #A (Assessor’s Map 22SE / Taxing District 3 / Block 17 / Lot 40 / A) in Norwalk, Connecticut. Located on the real property is an existing 635,430 square foot building (the “Building”). Norden KB is under contract to purchase from Norwalk Center a condominium unit to be created on and over a portion of such real property (the “**Property**”) for warehouse and wholesale distribution use.

Norwalk Center and Norden KB plan to record a condominium declaration on the Norwalk Land Records to create a commercial condominium comprised of two air rights condominium units to be termed the “West Unit” and the “East Unit.” As you can see from the enclosed Property Survey, the West Unit contains the westerly portion of the Property and the westerly portion of the Building, and the East Unit contains the easterly portion of the Property and the easterly portion of the Building. Norwalk Center will

retain ownership of the West Unit, and Norden KB will become the owner of the East Unit, which will be known as the Norwalk Distribution Center (the “Distribution Center”). The Distribution Center is located in the Restricted Industrial (RI) zone. The East Unit also contains a 9,046 square foot “test building” at the easterly side of the Property, but no changes are being proposed to the test building.

Overview of Zoning and Use History

The West Unit and East Unit are a part of a larger portion of property known as 10 Norden Place, which property is subject to a planned community declaration for the community that comprises Unit A, which contains the West Unit and the East Unit, and Unit B, which is the data center in the rear of 10 Norden Place. 10 Norden Place were historically part of the larger parcel known as Norden Park, which abutted Interstate 95 along its entire northern property line and the MetroNorth railroad along its entire southern property line. The portion of Norden Park that is not related to this application, Revised Lot #1 at 8 Norden Place, is located to the rear adjacent to the Westport town line and is currently the home of Avalon East Norwalk.

The Norden Park property was zoned B Residence in 1929 and used as a residence and dairy farm. In 1959, the property was rezoned to Light Industrial #1 and Research & Development to permit the industrial development of the site by United Technologies. In April, 1991, the Zoning Commission rezoned the Light Industrial #1 portion of the property to Restricted Industrial and amended the Restricted Industrial regulation. A portion of the property, the frontage for the West Unit along Norden Place, remained as Research & Development. In 2002, the Commission approved two amendments allowing up to 30% of the gross floor area (202,335 sf) as office use including up to 80,000 square feet as college use. In 2007, this was increased to 60% of the gross floor area (398,010 sf) to allow for the construction of the data center on Unit B.

Proposed Use and Redevelopment

The proposed development will re-use the existing building, converting 330,000 square feet on the East Unit to warehouse, storage, and distribution facility use. This use is permitted as a Special Permit use pursuant to Section 118-711(B)(2)(a) of your regulations. The Distribution Center will contain 330,000 square feet of Building. The West Unit and the Distribution Center will retain cross easements for use and maintenance of the Property, including easements for vehicular access and utility maintenance. The Property remains a single zoning lot, along with the adjacent property known as 10 Norden Place, #B (Assessor’s Map 22SE / Taxing District 3 / Block 17 / Lot 40 / B), referred to herein as “Unit B.” The West Unit and the Distribution Center

will also remain subject to the existing easements and agreements of record, which allow for access and use amongst the owners within 10 Norden Place. No changes to the use of the West Unit are proposed by this application.

Norden KB is proposing the following renovations to the East Unit to accommodate the proposed use: the addition of eight (8) new loading docks in the northeast portion of the Distribution Center, the addition of six (6) new loading docks to the southeastern portion of the Distribution Center, retrofitting the existing five (5) loading docks on the southeastern portion with new doors, all as shown in the Plans.

The following site changes have been proposed to accommodate the proposed use: modifications to the parking, lighting, and landscaping to accommodate the proposed site changes and truck circulation; and the construction of a new driveway on Norden Place to provide southerly truck access to the Distribution Center, which new driveway will consolidate the two driveways that currently access Norden Place along the southern frontage of the Property. The trucks accessing the Distribution Center will utilize the southern driveway and will not utilize the northern driveway. As noted in the Plans, 10 Norden Place, inclusive of the West Unit, the Distribution Center and Unit B, will provide a total of 1,992 parking spaces. The net loss of parking spaces since the last approved application for 10 Norden Place is 110 spaces. As shown in the Parking Analysis contained in the Plans, the remaining parking spaces are sufficient for the proposed warehouse and distribution use.

Compliance with Building Zone Regulations

We respectfully submit that this proposal satisfies each of the special permit criteria set forth in Section 118-1450.C of your regulations as well as with the criteria set forth in Section 118-711.B(4) of your regulations. The proposed use is in harmony with the Restricted Industrial zone and makes excellent use of an already existing and underutilized building. As explained in greater detail in the Traffic Impact Study prepared by Tighe & Bond and submitted herewith, the proposed use will maintain stable traffic flow and will not adversely affect the safety or operating conditions of the surrounding road network in the vicinity of the site. The entrance/exit driveways have been carefully designed to prevent traffic hazards and to minimize vehicle queuing. The site provides adequate room for trucks and emergency vehicles to maneuver. Ample parking is provided.

The Distribution Center will continue to be served by the existing sanitary sewer and utility systems of 10 Norden Place and there is adequate provision for storm drainage. The proposed loading docks and access thereto are located and designed so as not to have an adverse effect on public safety or neighboring properties. As shown in the Minor Activity Application that was filed with the Norwalk Conservation

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Commission, the proposed site changes will have no impact on adjacent inland wetlands and there will be only minor activity in the upland review area. As shown in the enclosed Engineering Report prepared by Tighe & Bond and submitted herewith, stormwater management will be accommodated on-site, and the stormwater collection system will utilize a “treatment train” approach and include low impact development systems.

The Distribution Center will provide Norwalk with space that is in “increasing demand” as noted in the City of Norwalk 2019-2029 Plan of Conservation and Development (pg. 203). We believe you will find that the development will be in harmony with the purposes and intent of the Norwalk Building Zone Regulations and the Plan of Conservation and Development.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'CJ Cavolo', is positioned below the closing text.

Carolyn J. Cavolo