

**MERRITT STATION NORWALK LLC
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August 11, 2020

Mr. Steve Kleppin, Director
Norwalk Planning and Zoning Department
City of Norwalk
125 East Avenue
Norwalk, CT 06851

**Re: #1-20M -Proposed changes to the Building Zone Map
#2-20R – Proposed amendments to the Building Zone Regulations
#2-20SPR – Proposed master plan approval
“North7” – 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2
Oakwood Avenue, Norwalk, CT**

Dear Mr. Kleppin:

In furtherance of the above referenced applications, we have submitted a modeling study which provides various perspectives of the contemplated improvements. We submit this letter in the hope that it will assist staff and the commissions in their review of the modeling study, and of course we will make ourselves available to discuss the materials as well.

By way of background, the purpose of this modeling study is to provide an understanding of the visible scale of the contemplated improvements. However, since the buildings have not yet been designed they are depicted as block areas, similar to plain office buildings with glass curtainwalls, without any color or architectural features to provide interest or to break up the facades. Further, none of the typical landscaping, berms or other features has been incorporated and the only vegetation depicted is existing vegetation. Thus, while this study is useful to understand the spatial relationship of the proposed buildings to their surroundings, the actual look of the buildings and their integration into the area is not portrayed here.

A few comments about this submission:

Key Plan: This sheet depicts the proposed improvements and the other improvements in the neighborhood. It also depicts the locations from which the following perspectives are taken.

Aerial View: This sheet also depicts the locations from which the perspectives are taken. In addition to providing a frame of reference to the neighborhood, it also demonstrates those areas where existing vegetation and topographic features exist.

View 1: This perspective is traveling southbound on the Route 7 Expressway and depicts Buildings 3.2, 3.1 and 2.3. The shaded area at the left side (which cannot be seen due to the vegetation) is The Curb. The dashed orange lines on the buildings represent the eleven story height currently permitted in a Commercial Planned Residential Development.

View 2: This perspective is from the intersection of Grist Mill Road and Glover Avenue looking south and depicts Buildings 3.2, 3.1 and 2.2.

View 3: This perspective is traveling northbound on the Route 7 Expressway and depicts, from left to right, Buildings 3.2, 3.1, 2.3, 2.2, 2.1 and 1.2. With the exception of Buildings 3.2 and 3.1, all of the buildings are behind the existing vegetation.

View 4: This perspective is traveling northbound on the Route 7 Expressway from a point further south than View 3, and depicts (in white outline) Buildings 2.3, 2.2 and 2.1, none of which are visible behind the existing vegetation. The improvements shaded in gray are buildings of third parties located between the Expressway and the proposed buildings, which are also not visible behind existing vegetation.

View 5: This perspective is from Main Avenue looking west, and depicts Buildings 3.2, 3.1, 2.3 and 2.2 with the three buildings of The Curb in front of them – only the top portions of the proposed buildings (the buildings where the orange dashes are located) are visible above The Curb. The building on the left is the gas station on Main Avenue.

View 6: This perspective is from the flybridge of The Towers looking north on Glover Avenue, and depicts Buildings 1.1, 1.2, 2.1 and 3.1. It also depicts the location of the new train station and the relationship of the proposed buildings to the Merritt 7 office buildings and to 399 Main Avenue.

View 7: This perspective is from Glover Avenue traveling northbound, and depicts Buildings 1.1, 1.2, 2.1 and 3.1. It also depicts the new train station and the public area in proximity to The Square.

View 8: This perspective is from Glover Avenue traveling southbound, and depicts Buildings 2.2 and 2.3. Building A of The Curb is depicted on the left. This perspective provides the best demonstration of the rationale for slightly taller buildings – the alternate design of Buildings 2.2 and 2.3 that has been submitted as part of the application provides for eleven story buildings that are therefore longer, and the elongated buildings would almost completely block the open view between the two buildings as depicted in this perspective.

You will note that we did not provide perspective views from Main Avenue south of the view depicted in View 5. The simple reason for this is that the Merritt 7 buildings will block any view

of the proposed buildings, other than possibly the very limited views between the Merritt 7 buildings.

We look forward to your review of these materials, and we will be pleased to provide such information as you, the Zoning Commission or the Planning Commission may require.

Yours sincerely,

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David Fite Waters
General Counsel