

COASTAL AREA MANAGEMENT APPLICATION
THE PINNACLE AT WAYPOINTE

467 West Avenue, 17 Butler Street, & 3 Quincy Street
Norwalk, Connecticut

September 9, 2020

Prepared for:

TB Norwalk Apartments LLC
467 West Avenue
Norwalk, CT 06850

Prepared by:

Redniss & Mead, Inc.

TABLE OF CONTENTS

1.0 - INTRODUCTION	3
1.1 - Project Purpose	3
1.2 - Existing Site Conditions	3
2.0 - COASTAL AND ENVIRONMENTAL RESOURCES	5
2.1 - Consistency with General Goals and Policies.....	5
2.2 - Potential Effects on Coastal Resources.....	7
2.3 - Identification of Significant Natural Features	8
2.4 - Identification of Significant Historical and Cultural Resources	8
2.5 - Identification of Applicable Coastal Policies Affected by Project.....	8
3.0 - SUMMARY AND CLOSING.....	10
4.0 - LIMITATIONS.....	11
5.0 - SIGNATURES OF REPORT AUTHORS.....	12

I.0 - INTRODUCTION

Redniss & Mead, Inc. has prepared this Coastal Area Management (CAM) application for The Pinnacle at Waypointe, on behalf of TB Norwalk Apartments LLC, in support of a site plan approval process for a proposed mixed-use development at 467 West Avenue, 17 Butler Street, and 3 Quincy Street in Norwalk, Connecticut (the "Property"). The property is bounded by West Avenue to the west, Orchard Street to the north, Quincy Street to the east, and Butler Street to the south. The CAM Application is required since the site is located within a Coastal Boundary. The following sections of this document present a project narrative and provide information required by the CAM application.

Note: the redevelopment of the site was previously approved via Special Permit #2-17SPR and C.A.M. Site Plan Review Permit #14-17. Toll Brothers purchased the property in December 2019, and given current market conditions is reducing the amount of retail floor area and increasing the number of residential apartments, all within the guidelines of the existing Central Business District regulations. The new plan includes 393 residential apartments and 14,340 square feet of restaurant space oriented along West Avenue. Critical features of the prior plans remain including: added on-street parking, wide sidewalks, and a pedestrian street that connects the original Waypointe Block to the Children's Museum and Matthews park completing the long planned pedestrian plaza connecting from Merwin Street through Butler Street. The general building layout and drainage concept remain constant.

I.1 - Project Purpose

TB Norwalk Apartments LLC is proposing to redevelop the existing retail and commercial Property. The existing buildings on-site will be demolished and replaced with a multi-story, mixed use structure and a parking garage. The proposed building is to consist of 393 residential dwelling units and approximately 14,340 square feet of commercial floor area. There are 576 parking spaces proposed in the parking garage. Reference is made to site and utility plans by Redniss & Mead, Inc. as well as an Engineering Report by Redniss & Mead, Inc.

I.2 - Existing Site Conditions

The Property area is 4.52 acres and was almost entirely comprised of impervious surfaces. The Property is currently improved with four commercial buildings. The topography is generally flat with about one walk-out story of relief. Water falling on the site drains from the northwest to the southeast with all storm water collected by a positive drainage system that is connected to a 24" storm drain in Butler Street that is, in turn, connected to a 24" storm drain in Crescent Street. The image on the following page illustrates the location of the project site in relation to the Norwalk River, which is visible southeast of the site. The dashed line in the image represents the approximate location of the coastal zone boundary.

Location of Site in relation to the Coastal Boundary and the Norwalk River Norwalk, CT



2.0 - COASTAL AND ENVIRONMENTAL RESOURCES

Redniss & Mead, Inc. conducted a review of coastal and environmental resources at the site and adjacent areas as required by the Coastal Area Management (CAM) application. This review was conducted to determine the potential for impacts associated with the proposed project and to ensure that the project design is consistent with applicable regulations and policies.

2.1 - Consistency with General Goals and Policies

The proposed project is consistent with the general goals and policies outlined in C.G.S. 22a-92(a), as follows:

- (1) *To insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.*

The proposed project is consistent with the CBD zone uses and existing uses in the area. Given the separation of the project site from the Norwalk River by city roads, curbs, sidewalks, Metro-North train tracks and developed properties, and the existing developed shorefront in the vicinity, there will be no disruption to the natural environment.

- (2) *To preserve and enhance coastal resources in accordance with the policies established by chapters 439, 440, 446j, 446k, 447, 474 and 477.*

The proposed project will preserve and enhance coastal resources in accordance with the policies established by the aforementioned chapters. As more particularly described in the Site Engineering Report, the quality of storm water runoff from the site will be improved with the addition of oil/grit separators, permeable paver through-block arcade, and permeable paver tree pits

- (3) *To give high priority and preference to uses and facilities which are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.*

The proposed project will not interfere with existing waterfront uses.

- (4) *To resolve conflicts between competing uses on the shorelands adjacent to marine and tidal waters by giving preference to uses that minimize adverse impacts on natural coastal resources while providing long term and stable economic benefits.*

The proposed facility is consistent with both local zoning and applicable goals and policies of the Coastal Management Act.

- (5) *To consider in the planning process the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and reduce the necessity of public expenditure to protect future development from such hazards.*

The Property is located outside of the 100-year flood zone for the Norwalk River and will not affect erosion patterns in the River.

- (6) *To encourage public access to the waters of Long Island Sound by expansion, development and effective utilization of state-owned recreational facilities within the coastal area that are consistent with sound resource conservation procedures and constitutionally protected rights of private property owners.*

The proposed development will be located on private property and therefore will not adversely affect state-owned recreational facilities. The revitalization of this area will encourage uses of nearby publicly owned parks and other facilities. The Property does not abut and is located over 600 feet from the nearest coastal resource and, therefore, does not offer any opportunity to encourage public access to the shorefront.

- (7) *To conduct, sponsor and assist research in coastal matters to improve the data base upon which coastal land and water use decisions are made.*

The proposed development will not impede the goals of the State or efforts of third parties to conduct, sponsor or assist in research into coastal matters.

- (8) *To coordinate the activities of public agencies to insure that state expenditures enhance development while affording maximum protection to natural coastal resources and processes in a manner consistent with the state plan for conservation and development adopted pursuant to part I of chapter 297.*

The proposed project is consistent with state policies and objectives to the extent that state funding will be provided.

- (9) *To coordinate planning and regulatory activities of public agencies at all levels of government to insure maximum protection of coastal resources while minimizing conflicts and disruption of economic development.*

The proposed development will not impede the duties of planning and regulatory activities of public agencies. This proposal offers the redevelopment of an already developed site with uses allowed within the zone. It allows for the continued economic development of the area and the City of Norwalk without foreclosing any opportunities related to the coastal resource.

- (10) *To insure that the state and the coastal municipalities provide adequate planning for facilities and resources which are in the national interest as defined in section 22a-93 and to insure that any restrictions or exclusions of such facilities or uses are reasonable.*

The proposed facility will not adversely affect any facilities which are defined as "in the national interest" in accordance with 22a-93.

2.2 - Potential Effects on Coastal Resources

The subject site is located in an urban area on the west side of the Norwalk River. At its closest point, the site is located approximately 600 feet from the developed shorefront of the Norwalk River, separated by city streets, sidewalks, curbs, railroad tracks and other residential and industrial properties. Based on a review of the City of Norwalk's Building Zone Map, the site is located within the Coastal Zone Boundary. As part of this evaluation, Redniss & Mead, Inc. has reviewed available information regarding coastal resources in the vicinity of the site to determine whether they would be affected by the proposed project. In general, coastal resources include:

- A. General Resources
- B. Bluffs & Escarpments
- C. Rocky Shorefronts
- D. Beaches & Dunes
- E. Intertidal Flats
- F. Tidal Wetlands
- G. Freshwater Wetlands
- H. Coastal Hazard Areas
- I. Developed Shorefront
- J. Islands
- K. Shorelands
- L. Shellfish Concentrations
- M. Coastal Waters & Embayments
- N. Air Resources & Quality

Based on the Connecticut Department of Environmental Protection (CTDEP) Coastal Resources Map (dated 1979), coastal resources were not identified within the boundary of the site, nor is the site located within the coastal flood hazard area. Based on the City of Norwalk Inland Wetlands and Watercourses Map (dated 2009), there are no mapped inland wetlands within 50 feet and no mapped watercourses within 100 feet of the proposed activity. As such, no adverse effects are expected regarding the resources identified above.

2.3 - Identification of Significant Natural Features

The Property is almost entirely developed with building, walks, and drives. There are no significant natural features to be affected by the proposed development.

2.4 - Identification of Significant Historical and Cultural Resources

No significant cultural resources have been identified at the site. Given that the project involves the demolition or alteration of certain buildings which are greater than 50 years in age, a historic review will be completed as part of the site plan approval process by the City of Norwalk Zoning Commission site plan review process or demolition permit process.

2.5 - Identification of Applicable Coastal Policies Affected by Project

Redniss & Mead, Inc. has reviewed applicable coastal use policies which could be affected by the project, including:

- A. General Development
- B. Water and Dependent Use
- C. Ports & Harbors
- D. Coastal Structures & Filling
- E. Dredging & Navigation
- F. Boating
- G. Fisheries
- H. Coastal Recreation & Access
- I. Sewer and Water Lines
- J. Energy Facilities
- K. Fuels, Chemicals, & Hazardous Material
- L. Transportation
- M. Solid Waste
- N. Dams, Dikes & Reservoirs
- O. Cultural Resources
- P. Open Space & Agricultural

For the most part, given that the site is not located on the shoreline, these policies would not be affected by the project. However, the following would be affected:

- A. General Development - The proposed project is consistent with the CBD zone uses and historic uses throughout the area. Given the distance between the site and the Norwalk River (as well as the existing developed shoreline) there will be no disruption to the natural environment and the creation of jobs and redevelopment of a previously disturbed site is consistent with principals for sound economic growth.

- I. Sewer and Water Lines - the proposed development is located in an area where municipal water and sewer lines already exist, and the project will not include extension of sewer and water lines into coastal areas. Certain upgrades to stormwater management will be incorporated into the project as proposed on the accompanying plan sets.

3.0 - SUMMARY AND CLOSING

Based on a review of the proposed Pinnacle at Waypointe development, as well as information concerning coastal resources in the site vicinity, no adverse coastal impacts are anticipated with the project, so no specific mitigation plans are necessary. Activities will be conducted in accordance with all local, state, and federal requirements, including those for environmental remediation and management of stormwater. For these reasons and other stated above, the proposed use is consistent with state goals and policies for coastal management and should be acceptable to the City of Norwalk.

4.0 - LIMITATIONS

In completing this application, Redniss & Mead, Inc. has relied upon information provided by TB Norwalk Apartments LLC, its subcontractors, information contained in previously prepared documents, and resource maps prepared by others.

This application was prepared specifically for the City of Norwalk on behalf of TB Norwalk Apartments LLC. No person or other body shall be entitled to rely upon or use information presented in this report without written consent of TB Norwalk Apartments LLC and Redniss & Mead, Inc.

5.0 - SIGNATURES OF REPORT AUTHORS

This report has been prepared by Redniss & Mead, Inc. The names listed below are the principal authors of this report. Requests for information regarding the content of this report should be directed to those individuals.



Craig J. Flaherty, P.E.
Senior Engineer