



CITY OF NORWALK
PLANNING & ZONING
Bryan Baker
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125 East Avenue
Norwalk, CT 06851

September 18, 2020

Vincent Hynes, P.E.
Redniss & Mead
22 First Street
Stamford, Connecticut 06905

RE: #xx-20SP – TB Norwalk Apartments LLC - 467 West Avenue, 17 Butler Street & 3 Quincy Street - The Pinnacle

Tax Map: 14SE District: 1 Block: 20 Lot(s): 54 Zone: Central Business District

Dear Mr. Hynes,

This office is in receipt of the above referenced application. Provided herewith is a preliminary review sheet that outlines additional requests for information and items that need clarification or modification. It is very important that you respond to these items in a timely manner. Please note that more comments may be forthcoming based on continued review of the application and based on questions from the Commission.

Please respond to this review no later than September 25, 2020.

If you have any questions regarding this matter, please contact me directly either by phone at 203-854-7705 or by email at bbaker@norwalkct.org.

Sincerely,

Bryan Baker
Land Use Planner

Enc: Preliminary Review Sheet

cc: Craig J. Flaherty, P.E., Redniss & Mead
David Sands, TB Norwalk Apartments LLC
File

PRELIMINARY REVIEW SHEET

#xx-20SP – TB Norwalk Apartments LLC - 467 West Avenue, 17 Butler Street & 3 Quincy Street - The Pinnacle

1. The Zoning Commission will require a sign off from each applicable Code Enforcement Administrative Committee (CEAC) Agency. It is the responsibility of the applicant to obtain these sign offs and arrange any and all meetings with the Departments, if required. Applicable agencies include the following:

Department	Contact
Building Department	Bill Ireland, 203-854-7760
Public Works	Tom Little, 203-854-7290
Fire Marshal	Broderick Sawyer, 203-854-0248
Health Department	Tom Closter, 203-854-7824
WPCA	Ralph Kolbe, 203-854-3242 Christopher Cavaliere, 203-854-3235
Redevelopment Agency	Brian Bidolli, 203-854-7810
South Norwalk Electric and Water	203-866-4446
Transportation, Mobility and Parking	Mike Yeosock, 203-854-7844

To find out if a CEAC meeting is required, please contact Bill Ireland at the number listed above or at wireland@norwalkct.org.

2. **Neighbor Notification: Send proof that certificate of mailing to neighbors was sent out no later than 10 days of the date that the application was filed. The filing date for this application is September 10, 2020. Certified green cards / receipts of mailing should be postmarked no later than September 20, 2020.**
3. **Architectural Drawings**
 - a. Because the project is seeking approval by the Commission to eliminate the 10-foot upper story setback requirement, more detail should be provided regarding how the proposed design will provide for excellence in design which enhances the pedestrian experience and overall streetscape (from the CBD schedule text). There are similarly designed buildings throughout Norwalk and nationwide, so it would be helpful to have greater detail regarding what makes this proposal warrant the waiver of the upper story setback requirement.
 - i. This will help the third-party review and ultimately the Zoning Commission determine if the proposed architecture satisfies that requirement.
 - b. The area along Butler Street appears to have little activity to increase foot traffic, has any consideration been given to adding commercial space and/or amenity space along Butler Street?
4. **Public Realm Space**

- a. Please clarify that the pedestrian walkway will be public realm space and that it meets the minimum requirement of representing half of the required open space area. Reference to amenity space is made on ZSP-1B in the recreation area tabulation chart as well as the zoning chart, but I think it would be helpful to specify that the walkway is public realm space and reflect the square footage of that area in the zoning chart.
- b. An additional concern regarding the public realm space is that along the proposed restaurant space, we'd anticipate the future commercial tenants to utilize that space for outdoor dining. Therefore it would be helpful to see that the minimum public realm space square footage requirements are maintained under the assumption that most of that area may not be accessible during the outdoor dining season.
 - i. For reference, the City Ordinance for outdoor dining requires five contiguous feet of sidewalk clear of obstructions and a minimum of eight feet of unobstructed sidewalk at street corners.

5. Traffic Report

- a. Please include level of service summary.

6. Sustainability/Green Infrastructure

- a. It appears that the most prevalent type of green infrastructure being used are permeable pavers, an explanation on other types of green infrastructure/amenities being utilized would be helpful as well as if certain green infrastructure were considered and determined to be unfeasible for this project. If this is included in the submission to the Redevelopment Agency regarding their sustainability review, it would be helpful to include that in materials submitted to the Zoning Commission.

7. FAQs

- a. Common questions from the Commission and the general public often include:
 - i. Number of school children that this development would be expected to generate;
 - ii. Expected monthly rent for both market rate and affordable units;
 - iii. Traffic concerns.
8. This project will be referred to the Zoning Officer in this office for zoning compliance. If there are any outstanding issues regarding compliance, other comments may be forthcoming.
9. This application will be referred to the Senior Conservation Officer for review for Norwalk Inland Wetlands or any conservation issues. Other comments may be forthcoming by this department.