



2020-06-05

15 OAKWOOD AVENUE - HMTX WORLD HEADQUARTERS

Narrative of Updates Since 2018 Submission and Pre-approval

INTRODUCTION

This document outlines the changes made to the project since the 2018 submission of the drawings to the zoning department and its subsequent pre-approval. The “2018 Submission” refers to the last drawing package that was reviewed by the city, dated 2018-03-07. Since pre-approval, the project has undergone standard development to meet applicable building codes, fire suppression requirements, integration of mechanical and plumbing systems, and general refinement in preparation for construction. Provided below is information about the overall changes to the project that are pertinent to the final review. Please note that this narrative is meant to capture the majority of the primary changes made to the drawing package but may not be inclusive of all.

GENERAL UPDATES

- **Parking** - The 2018 submission included a parking deck above the existing parking lot to meet the demand of the new building as well as the existing buildings. The owner has since acquired an additional parcel of land to the south of the new building where we will be constructing a surface parking lot to meet the demands of the new building. The parking counts for the new building in the drawing set now reflect the 50% reduction (for 29 stalls, total) as approved by the City of Norwalk. See sheet G005 for approval letter. Of the 29 parking stalls serving the new building, note that 20 are located in a new surface parking lot, 7 are located in the building’s entry plaza, and 2 are located in the existing parking lot. See additional description in the Traffic section of this document.
- **Additional Property** - The new parcel of land now shows up throughout the drawing set. It includes a new entrance drive, a 20-stall surface parking lot, site lighting, new landscaping, and civil utilities.
- **Front Entrance Courtyard** - The entrance courtyard at the south side of the new building is now rectilinear and contains 7 parking stalls. Previously a circular plaza was shown.
- **Footpaths** - An additional site footpath has been added to the north side of the building as code required emergency egress pathway. Another footpath has been added to the west side of the building for fire fighter access to the building. Both new paths were required to meet applicable codes and requirements and required minor updates to the site plans, landscaping, and site lighting.

CIVIL UPDATES

- **C101** - The shape of the northeastern rain garden has changed but the capacity has not been decreased.
- **C101** - The geometry of the raised boardwalk has changed and a sitting area and new footpath tom Oakwood Avenue were added.
- **C101** - The new sidewalk is not proposed in front of the existing office building as a result of the removal of the proposed parking garage.
- **C102** - The two catch basins located in the existing parking lot shall be routed through the stormwater quality manhole and the oil separator and sanitary connection for the parking garage has been eliminated.
- **C102** - An overflow drainage pipe has been added providing relief from the roof drainage cistern located on the southern portion of the building.
- **C102** - A below grade sanitary sewer connection is shown from the northern portion of the building to the southern portion of the building. The connection to the city sewer remains at the north end of Seir Hill Road.
- **C102** - The city sewer was relocated north of the plaza connection to Seir Hill Road. Access has been provided to the north via a compacted gravel accessway in the area of the relocated sewer.
- **C102** - Seir Hill Road was expended to serve the new building plaza point of arrival and the new 20 space parking lot.
- **C102** - Electric service to the building is indicated from the Seir Hill Road extension.
- **C102** - New drainage is proposed in the Seir Hill Road Extension and the new 22 space parking lot.
- **C103** - The soil erosion controls have been extended to address the extension of Seir Hill Road, the new 20 space parking lot and associated utility improvements.
- **C104** - This is a new drawing that details the proposed layout and utility improvements to Seir Hill Road and the 20 space parking lot located in the newly acquired property from the DOT. The primary focus of the modification to the application occurs in this area of the site.
- **C105** - This is a new drawing that details the proposed site grading and soil erosion controls to Seir Hill Road and the 20 space parking lot located in the newly acquired property from the DOT. The primary focus of the modification to the application occurs in this area of the site.

- **C901** - Additional details have been added to the plan to address additional items to be built.
- **C902** - Additional details have been added to the plan to address additional items to be built.
- Updated civil drainage report is provided as an attachment.

LANDSCAPE UPDATES

- **L101** - The landscaping concept has remained the same. Minor updates made to accommodate new footpaths.
- **L102** - A new drawing that shows the landscaping plan for the newly acquired parcel of land and parking lot. All plant species are native to the region.
- **L103** - The size of the green roof is still the same, but the configuration of the paving has been updated. The 2018 submission showed a curved path, we now show a rectilinear path.
- **L105** - Site lighting plan has undergone minor changes to accommodate the new footpaths. Parking deck and associated lighting has been removed. Note zero foot-candles at property lines.

ARCHITECTURAL UPDATES

- **G003-G004** - Minimal updates on code summary sheets to address fire rating requirements. Note updated parking calculations. Building height and average grade have not changed since 2018 submission.
- **A001-A002** - Added footpaths now shown. Front entrance courtyard geometry has changed and now includes 7 parking stalls.
- **A003** - A new drawing that shows the site plan for the newly acquired parcel of land and parking lot.
- **A101-106 Floor plans** - Minor updates to all plans. All major spaces, building functions, and locations of rooms are the same.
- **A201-253** - Stone cladding now shown between grids 1.7 and 3.4 on the east façade. Previously this was shown as plaster. Building height and average grade have remained the same.
- **A501-A553** - Exterior details now included that show relevant site and roof information including an enlarged plaza plan (3/A503), rain garden diagram (8/A502), and rooftop mechanical screen (1/A552).

ELECTRICAL UPDATES

- E052 - New sheet that shows the photometric analysis of the newly acquired south property / parking lot. Note zero foot-candles shown at property lines.
- E101-104 - Electrical lighting plans now provided.
- Electrical light fixture cut sheets are provided as an attachment.

TRAFFIC UPDATES

A new traffic report is provided as an attachment.

The original traffic report dated January 2018, evaluated the use of an elevated parking structure to replace the existing parking lot for 15 Oakwood Avenue. This parking structure was evaluated in the traffic study to provide a total of 102 parking spaces. This covered 40 stalls (2 beyond the 38 required) for the existing buildings, 59 required for the new building, and 3 additional beyond code requirements.

The parking counts were based on requirements as determined by zoning regulations. 59 total new parking spaces were required at the time for the new building. Since the actual occupancy and parking demand is so low for the new building, the team sought approval for a 50% reduction based on the actual use and number of occupants. That reduction has been approved (see letter on G005) and the requirement for the new building is now 29 total.

The new traffic report dated February, 2020 has been modified to remove the parking structure and provide an additional surface parking lot into the traffic analysis. The Property Owner has purchased additional land from the State of Connecticut to the south of the development, and adjacent to the current Seir Hill Road to provide additional parking. The parking garage structure has been eliminated from the project scope. The Owner will construct a new surface parking lot on this adjacent tract of land to provide the additional parking stalls required for the new building facility. Seir Hill Road has been extended to provide a new vehicular access to the Innovation Center facility.

The existing parking lot will remain and includes the same 40 parking spaces, but 2 of them will now serve the new building. This existing surface parking lot is accessed from Oakwood Avenue. The new surface parking lot will provide an additional 20 new parking stalls and is accessed by Seir Hill Road. An additional 7 stalls have been provided adjacent to the main entrance of the building in an enclosed entrance courtyard. The 29 total new parking spaces include 28 standard stalls, and 1 ADA stall. A total of 67 parking stalls are now shown (29 for the new building, and 38 for the existing buildings) in the updated civil and architectural plans.