

Dear Director Kleppin and Members of the Planning and Zoning Commission,

I am writing as a resident of Norwalk to formally submit my public comment regarding **Application #2026-41 R/M**, submitted by Manresa Osprey LLC. This application requests a zoning regulation and map amendment to create a new "Special District - Manresa Wilds (SD-MW)" zone on Longshore Avenue and Manresa Island.

I am urging the Commission to **deny or heavily restrict** this zoning change request due to several critical concerns regarding how this new zone will impact our local community:

- **Traffic and Noise Impact:** I urge you to study carefully the applicant's Transportation Strategy Memorandum and consider the impact of the traffic it predicts on South Norwalk and the surrounding neighborhoods. The applicant's own traffic analysis projects that upon completion: there will be **792,000 new visitors** to Manresa Island each year, with 94- 95% of them driving. By the applicant's own count, on a normal summer weekend, more than 5,400 vehicles will travel on Woodward and Longshore Avenues to Manresa Island. And as their study points out, since each of these 5,400+ vehicles will be both going to and coming from Manresa, the number of vehicle trips on Woodward Avenue on summer weekends will be double that number: **10,800+ vehicle trips on Woodward Avenue to and from Manresa every Saturday and Sunday in the summer**. In spring, the applicant predicts 8,200+ vehicles will be traveling on Woodward **weekly** to visit Manresa- both coming and going, meaning 16,400+ vehicle trips a week. In summer, 11,280+ vehicles traveling down Woodward **weekly** to visit Manresa- both coming and going, meaning 22,560+ vehicle trips a week.

The narrow local roads leading to Manresa Island (particularly Woodward and Longshore Avenues) cannot handle the massive influx of traffic from the high-intensity commercial and other uses proposed. This tremendous volume of traffic would create significant safety hazards and completely ruin the quality of life in the surrounding neighborhoods.

- **Environmental & Infrastructure Strain:** The 125-acre Manresa Island site is historically polluted with a heavy layer of coal ash. I am deeply concerned about the environmental safety risks that intensive redevelopment or massive zoning shifts could bring to the surrounding marine life, coastal ecosystem, and local wetlands.

- **Permitted Uses and Long-Term Scale:** The proposed SD-MW text seeks broad allowances for a variety of future uses. If a specialized zone is granted, it could open the floodgates to unexpected long-term commercial developments, over-development, or massive entertainment spaces that do not align with a peaceful, natural community park.
- **Lack of Public Oversight:** Moving the land into its own completely customized, private zoning classification strips away standard community zoning protections and gives unprecedented long-term control to a private developer and any future owner.

I strongly believe that the Commission should prioritize the safety, peace, and environment of Norwalk's residential neighborhoods before approving a custom zoning district tailored entirely to a single developer's long-term commercial vision.

Thank you for your time, leadership, and dedication to protecting our community.

Sincerely,

[Your First and Last Name]

[Your Physical Norwalk Address]

[Your Email Address / Phone Number]