

Phase II

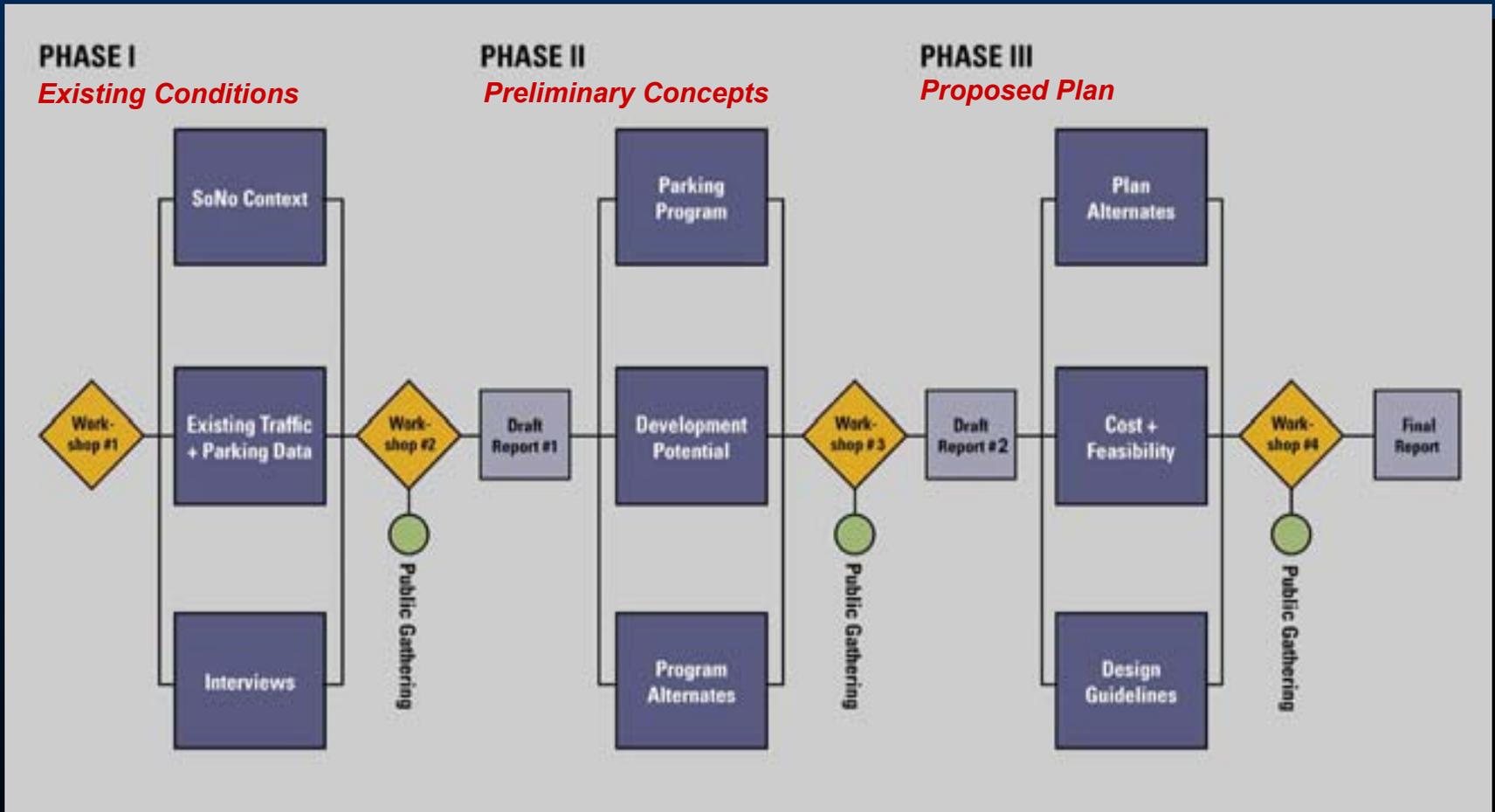
Preliminary Concepts

SEA Consultants, Inc.
Desman Associates
Bonz & Company, Inc.

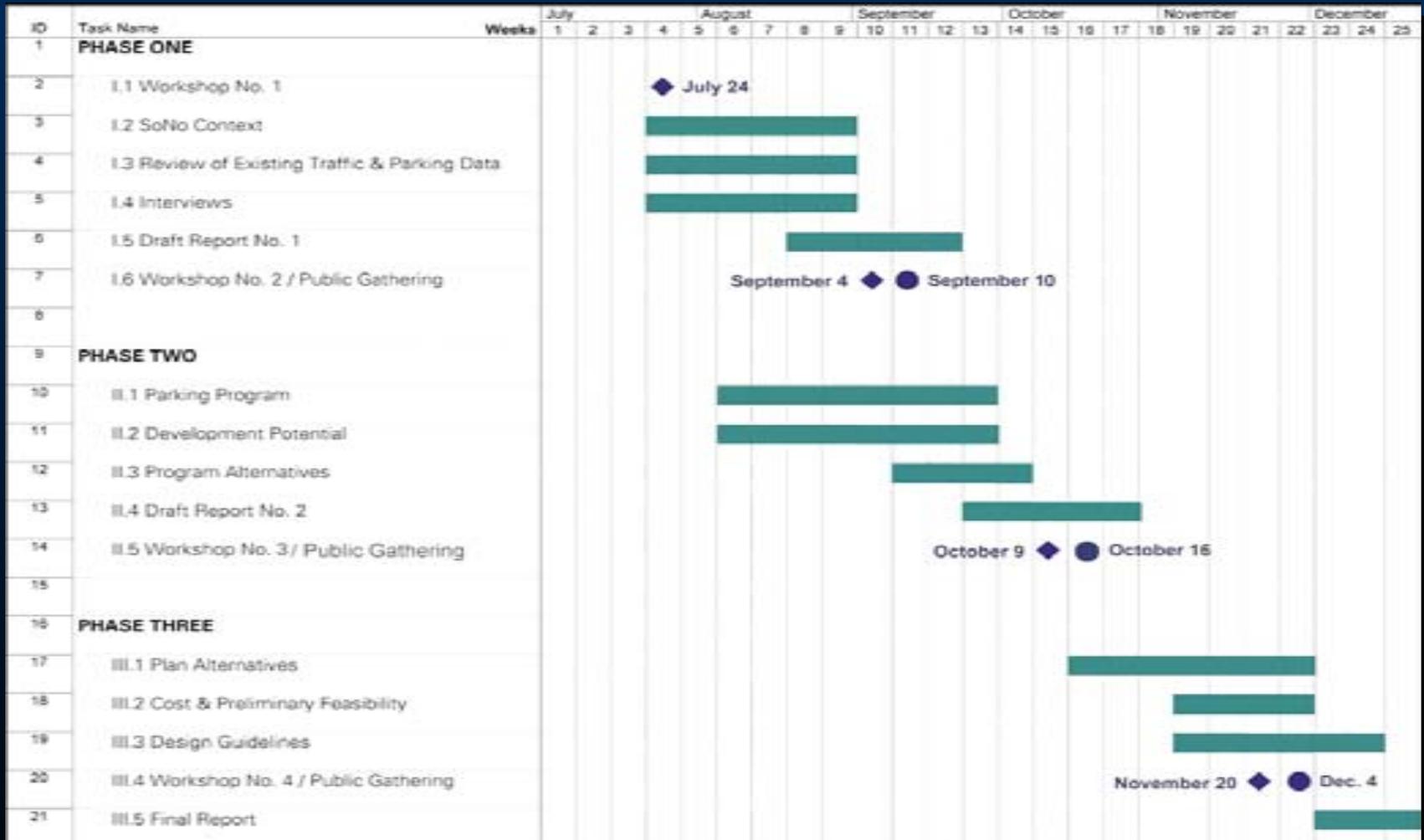


Norwalk Webster Block Planning & Urban Design Study

Planning Process



Project Schedule

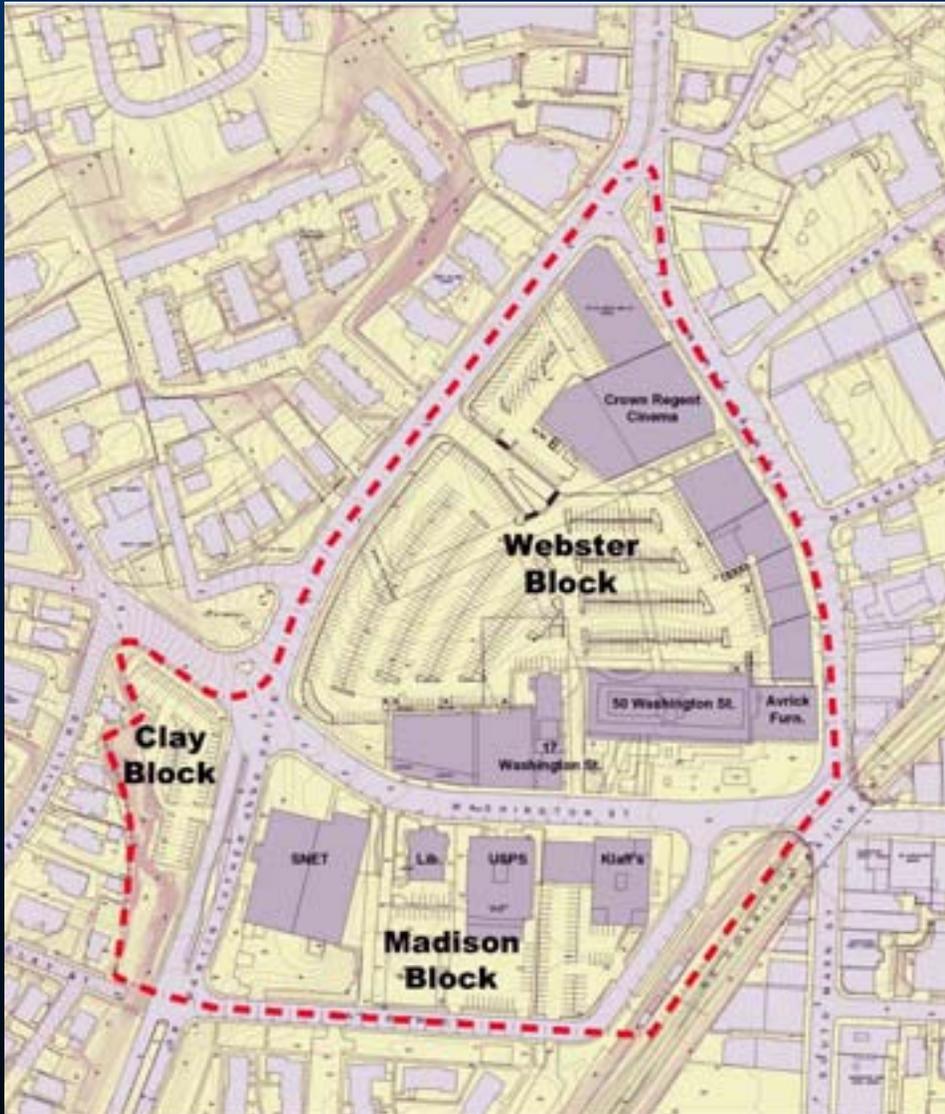


Phase II Results

- 1. *Parking Demand Analysis***
- 2. *Initial Development Concept***
- 3. *Preliminary Sketch Plans***
- 4. *Next Steps***



Project Site



Norwalk Webster Block Planning & Urban Design Study

Project Context



- *Gateway Location*
- *SoNo Historic District*
- *Reed/Putnam*
- *South Main Corridor*

Parking Demand Analysis

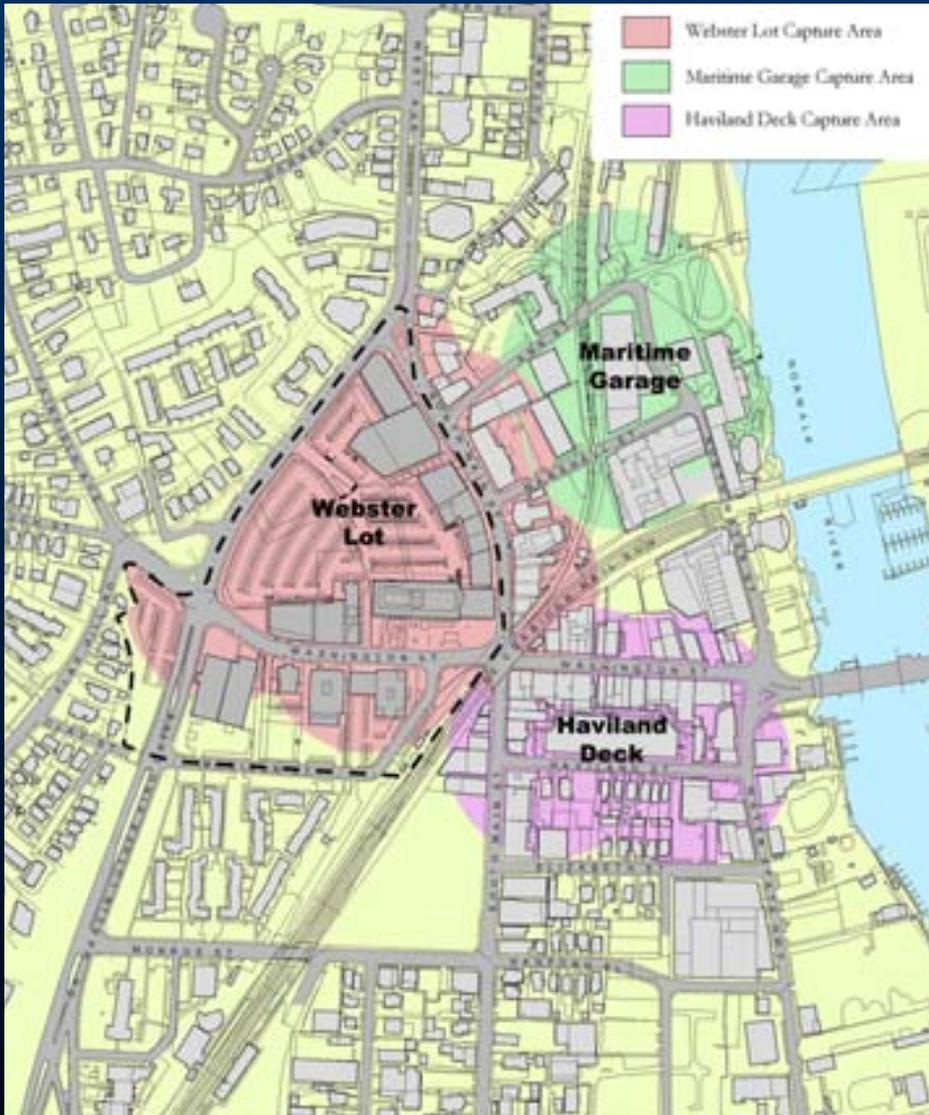
Establish Catchment Areas

1. Webster Lot

2. Maritime Garage

3. Haviland Deck

***300 Foot Radius
from lot entrance***



Parking Demand Analysis

Webster Lot Service Area:

- 1. Webster Block***
- 2. East Side of North
Main Street***
- 3. Madison Block***
- 4. Clay Block***



Parking Demand Analysis Methodology

- 1. Calculate the gross leasable area (GLA) of each use in the catchment area.**
- 2. Establish parking demand factors using industry standards and data from previous studies.**
- 3. Construct parking model.**

Parking Demand Analysis Methodology

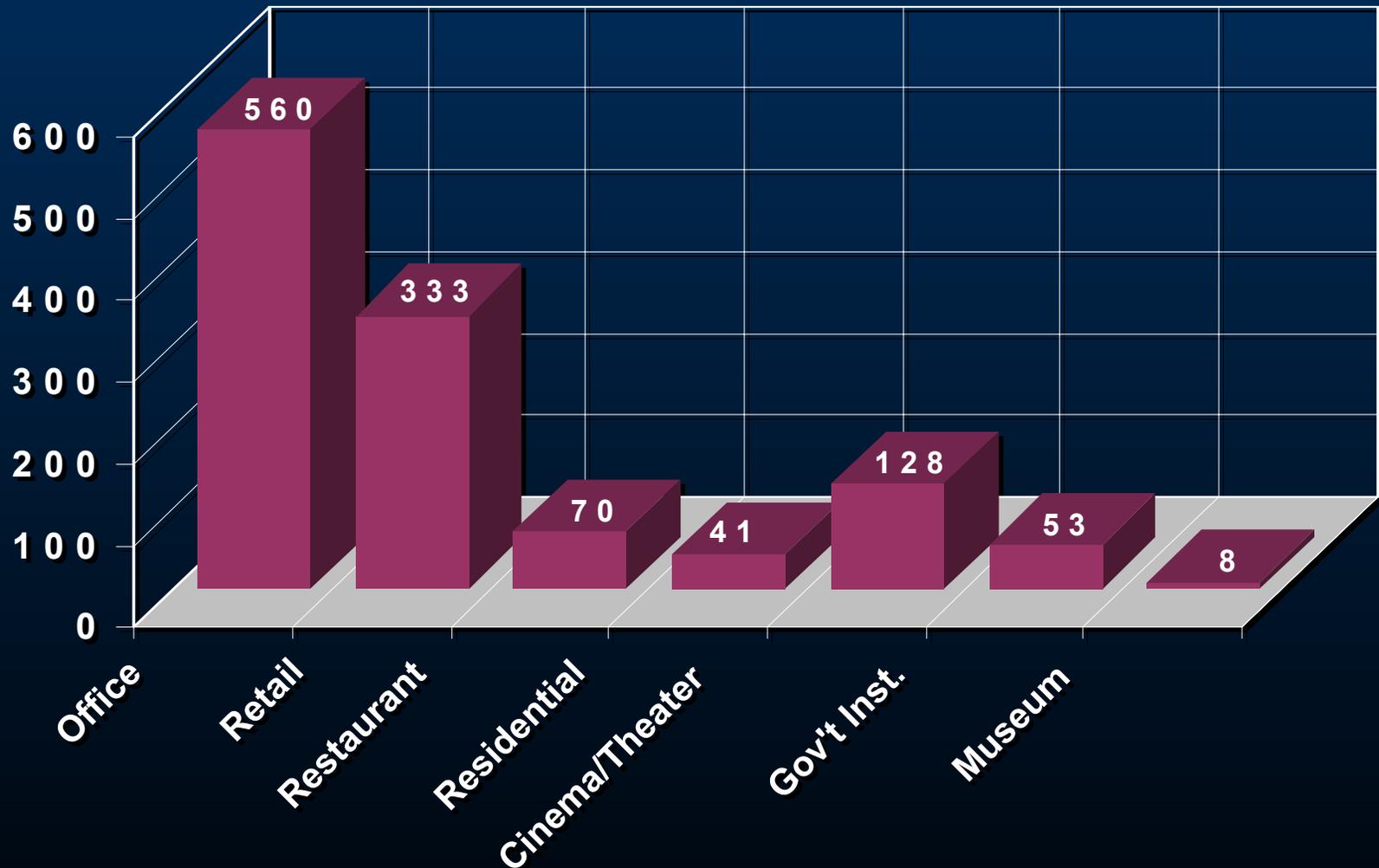
- 4. Calibrate model based on historical observations.**
- 5. Run model based on current vacancy rates and at full occupancy.**
- 6. Compare resulting demand with supply.**

Peak Weekday Demand - Existing

Land Use	Unit Type	Net Units	Demand Factor	Parking Demand
Office	SF/GLA	196,435	2.85	560
Retail	SF/GLA	151,478	2.2	333
Restaurant	SF/GLA	49,548	1.42	70
Residential	Units	46	0.89	41
Cinema/Theater	Seats	850	0.15	128
Gov't Institutional	SF/GLA	18,676	2.85	53
Museum	SF/GLA	10,003	0.8	8
Total Demand	--	--	--	1,193

Demand factors in cars per 1,000 SF except cinema (per seat)

Peak Weekday Demand - Existing



Existing Weekday Baseline

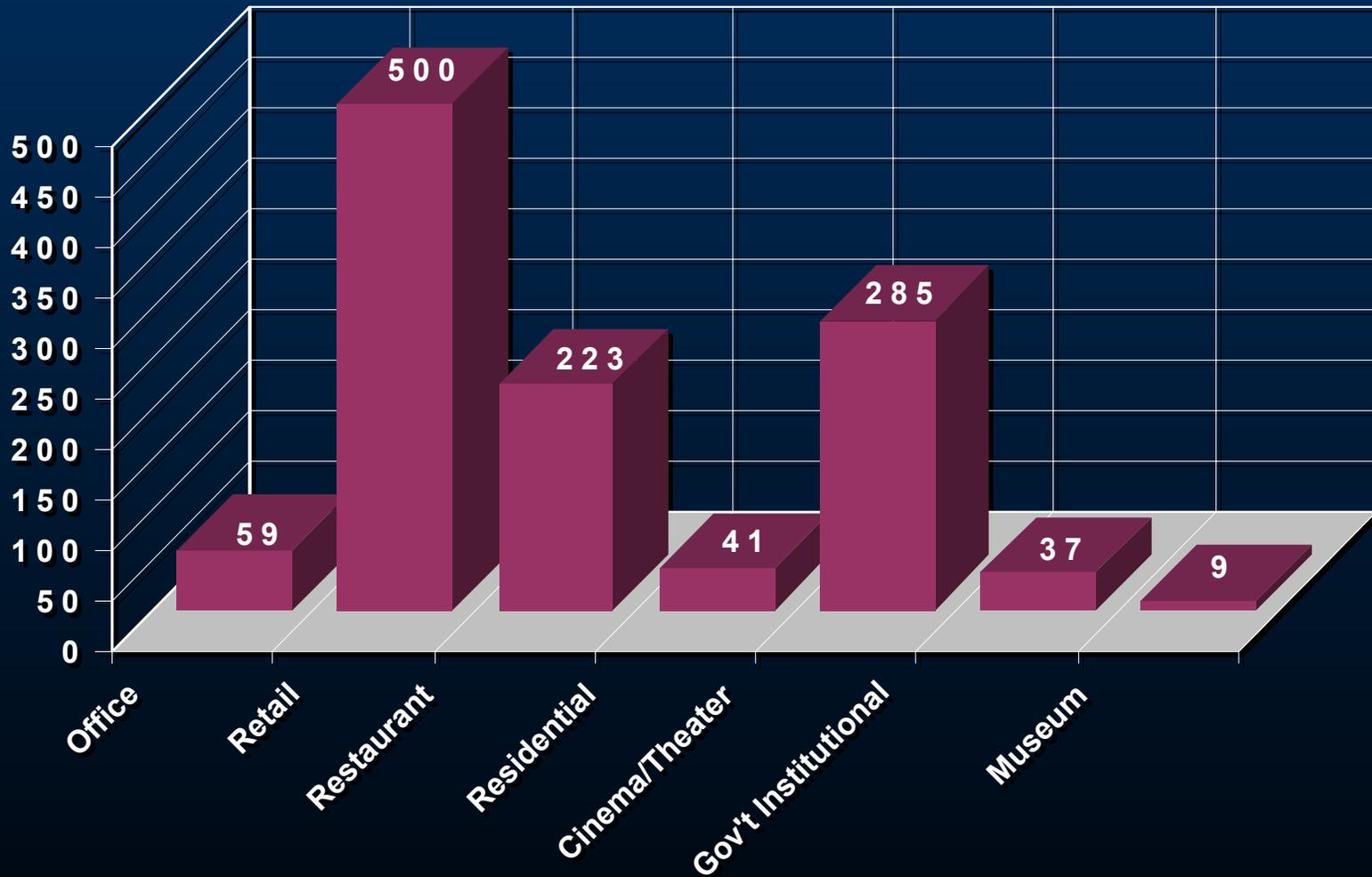
Existing Parking Supply				
Block	Off Street	On Street	Other	Total Supply
Webster Block	612	19	0	631
Madison Block	89	40	0	129
Clay Block	88	0	0	88
N. Main (East Side)	164	19	0	183
Total Supply	953	78	0	1,031
Existing Demand				1,193
Existing Unmet Demand				162
Additional Spaces Needed on Webster Lot to Meet Demand				162
Existing Webster Lot Supply				612
Total Baseline Weekday for Webster Lot				774

Peak Weekend Demand - Existing

Land Use	Unit Type	Net Units	Demand Factor	Parking Demand
Office	SF/GLA	196,435	0.3	59
Retail	SF/GLA	151,478	3.3	500
Restaurant	SF/GLA	49,548	4.5	223
Residential	Units	46	0.9	41
Cinema/Theater	Seats	1,139	0.25	285
Gov't Institutional	SF/GLA	18,676	2	37
Museum	SF/GLA	10,003	0.85	9
Total Demand	--	--	--	1,154

Demand factors in cars per 1,000 SF except cinema (per seat)

Peak Weekend Demand - Existing



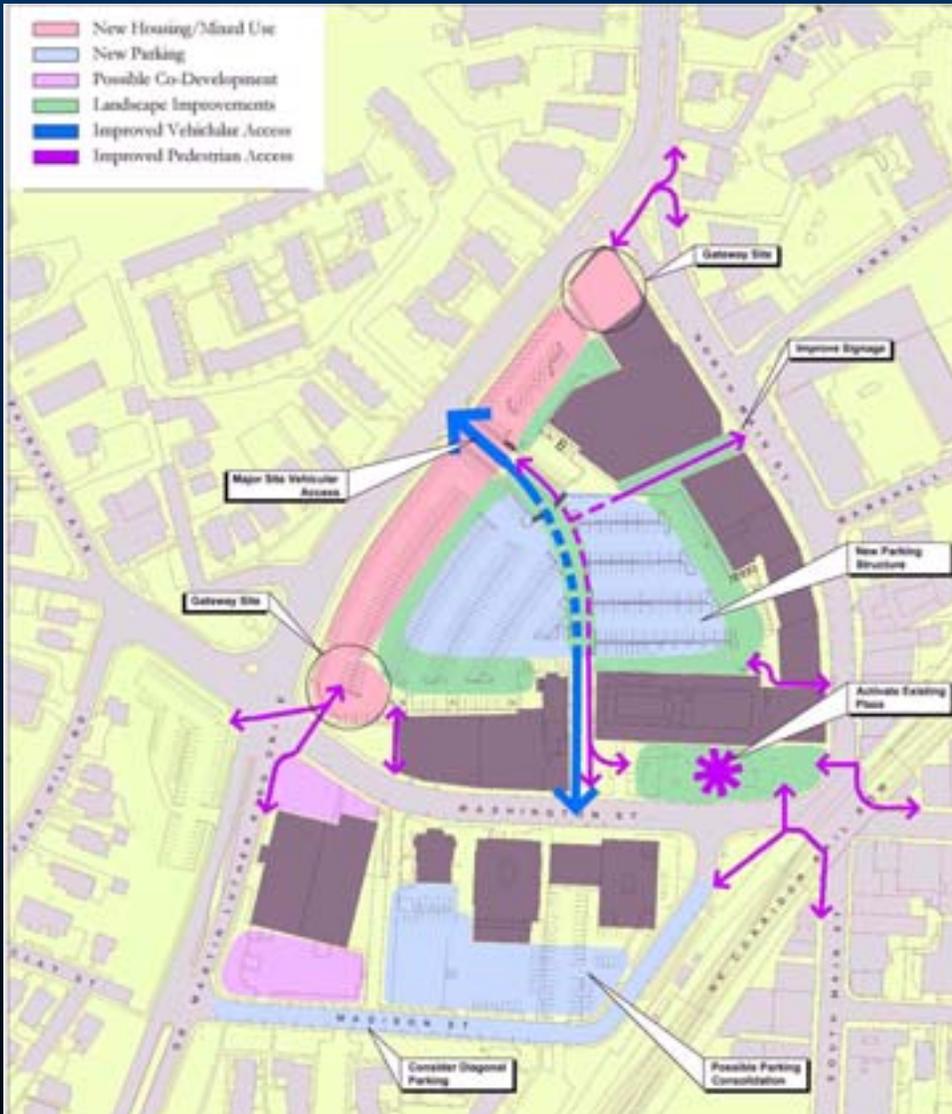
Existing Weekend Baseline

Existing Parking Supply				
Block	Off Street	On Street	Other	Total Supply
Webster Block	612	19	0	631
Madison Block	89	40	0	129
Clay Block	88	0	0	88
N. Main (East Side)	164	19	0	183
Total Supply				1,031
Existing Demand				1,154
Existing Unmet Demand				123
Additional Spaces Needed on Webster Lot to Meet Demand				123
Existing Webster Lot Supply				612
Total Baseline Weekend for Webster Lot				735

Development Concepts

Phase I Preliminary Development Concept

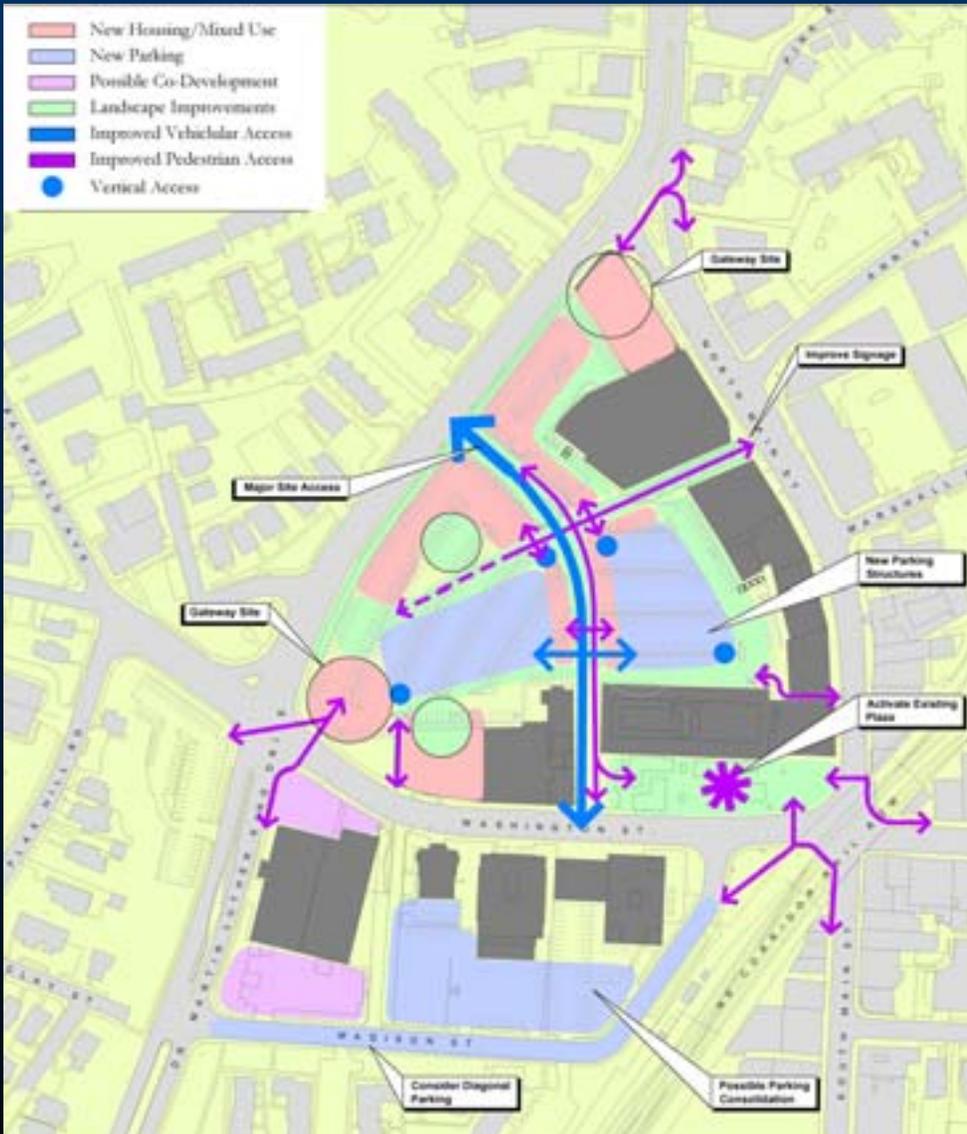
- *Through circulation*
- *Central parking area*
- *Housing along MLK Drive*



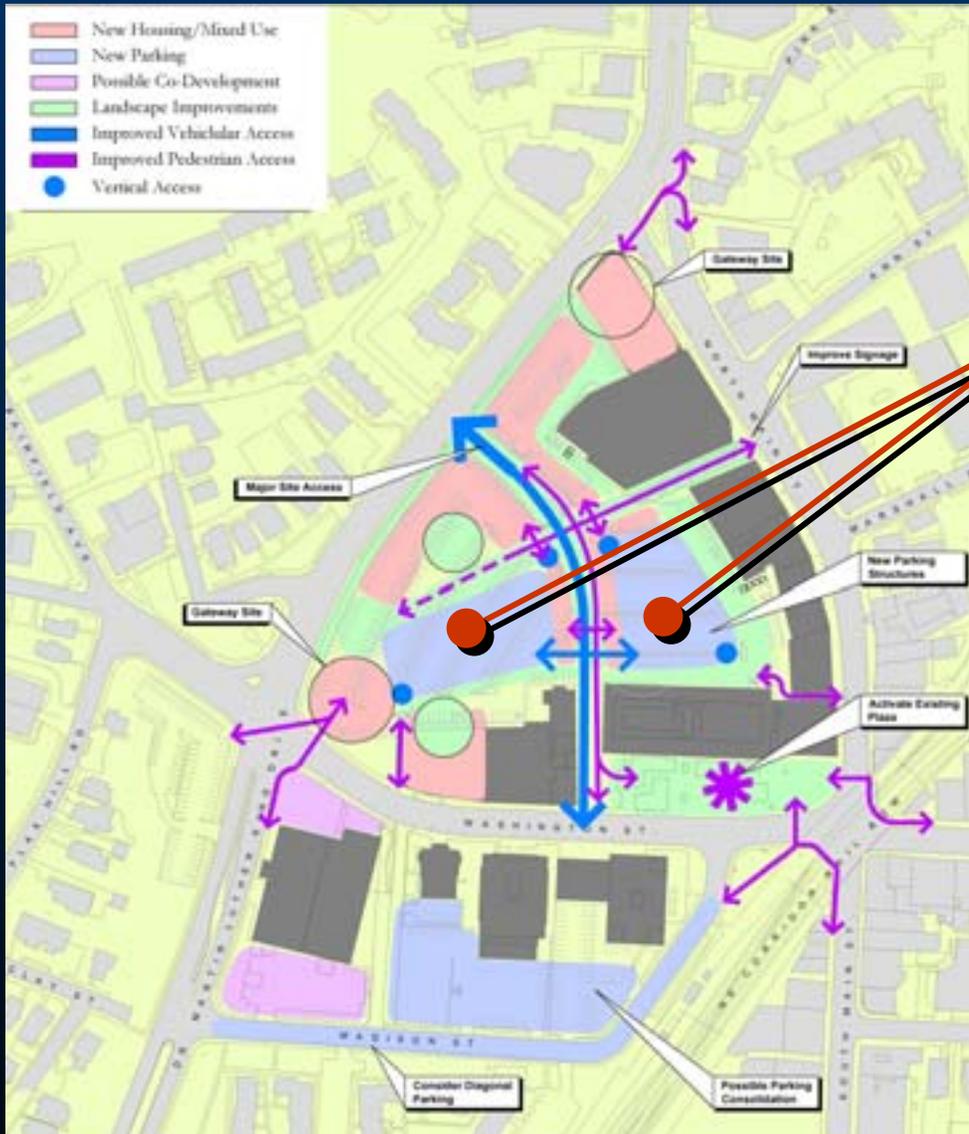
Development Concepts

Phase II Preliminary Development Concept

- *Two parking garages*
- *New street*
- *New pedestrian way*
- *Housing brought into site along new street*



Development Concepts



Parking

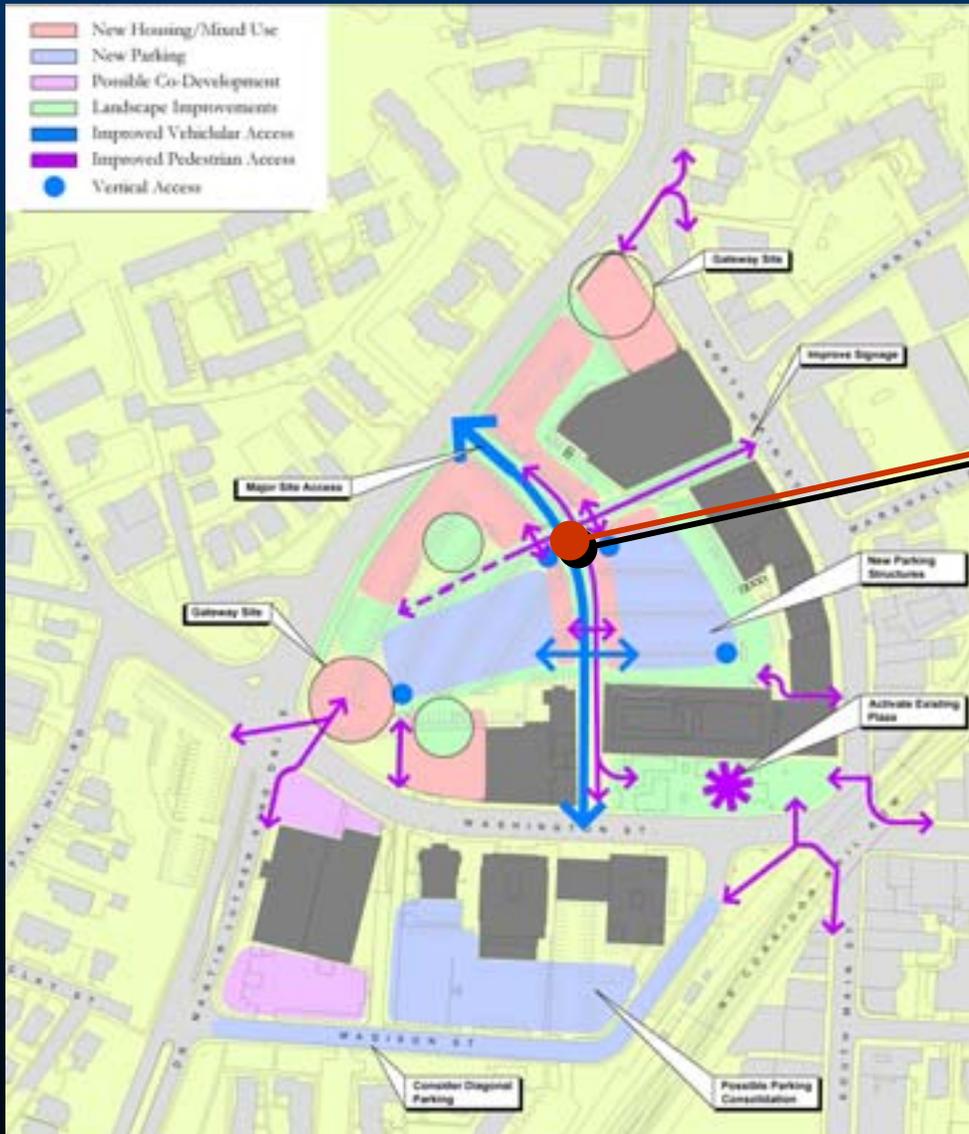
- *Circulation/public open space*
- *New housing development*
- *New investment*
- *Improve image*
- *Activate plaza/improve connections*

Development Concepts



- *Parking*
- *Circulation*
- *New housing development*
- *New investment*
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improve connections*

Development Concepts



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Circulation



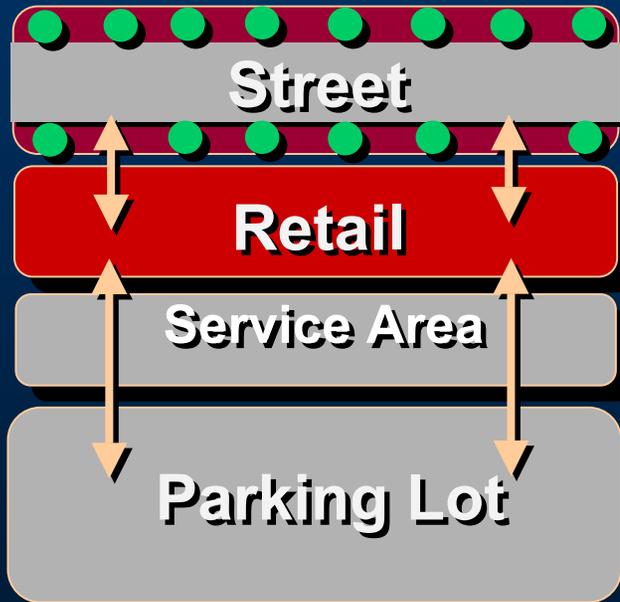
Downtown Street



Suburban Strip Mall

Urban & Suburban

- ***Typical downtown retail is organized along a street***
- ***Typical suburban strip malls open their front doors to parking lots***



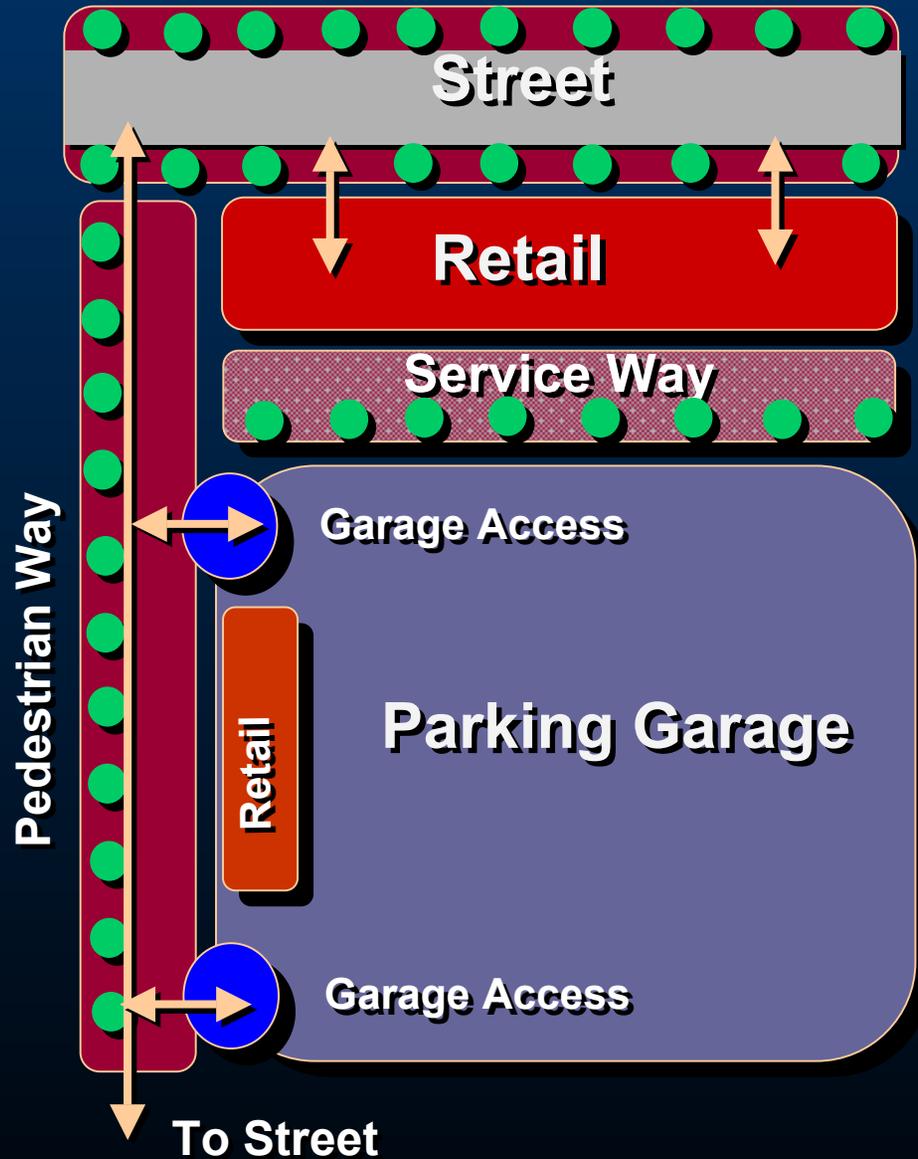
Webster Lot

Circulation

Existing Webster Lot

- ***The existing Webster Block combines downtown and suburban models***
- ***The result can be confusing and visually unappealing***



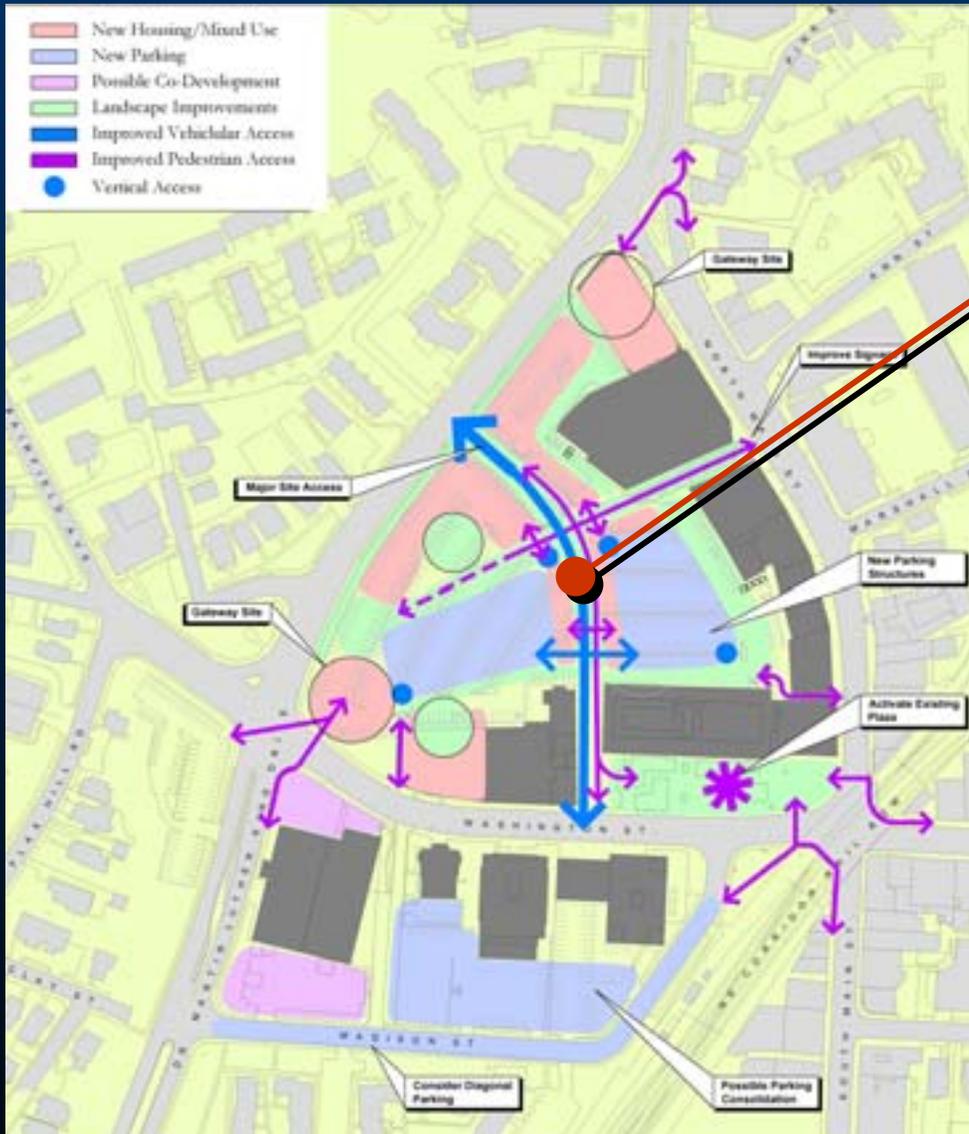


Circulation

Proposed Circulation

- *Buildings are accessed from the street*
- *Building backs become well-landscaped service alleys*
- *Visitors arrive at the garage and are directed to the street system*

Circulation



New Street

- **Central organizing element**
- **Principal access to surrounding streets**
- **Pedestrian Scale**
- **High quality landscaping**

Circulation

Streets & Alleyways

- *Pedestrian Scale*
- *High quality landscaping*
- *Extend SoNo Context into Webster Block*



Circulation

Pedestrian Paths

- *Activate with adjoining retail and restaurant uses*
- *Movable seating*
- *High quality landscaping*



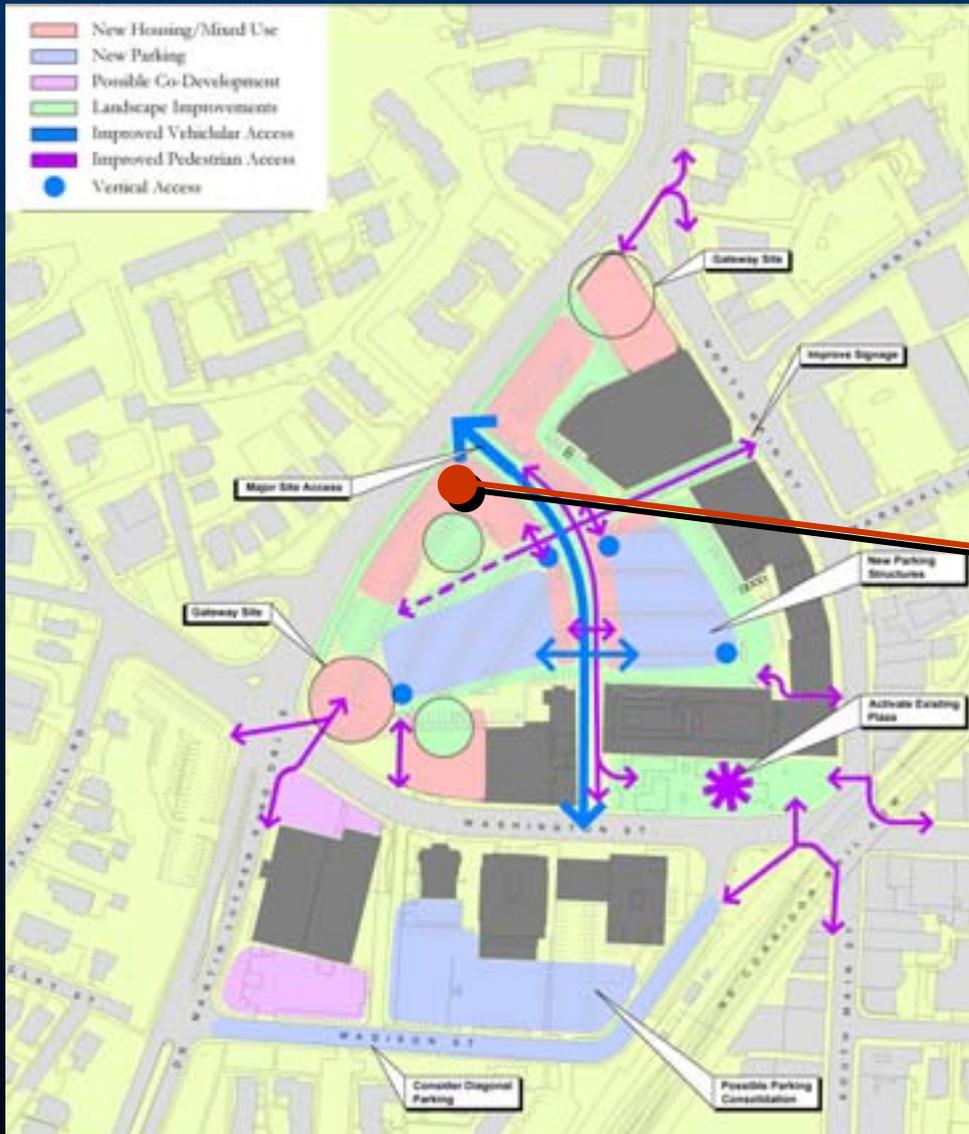
Circulation

Signage

- *Clear, uniform parking sign system*
- *Pedestrian sign system*
- *information kiosks*



Development Concepts



- *Parking*
- *Circulation*
- *New housing development*
- *New investment*
- *Improve image*
- *Activate plaza/ improve connections*

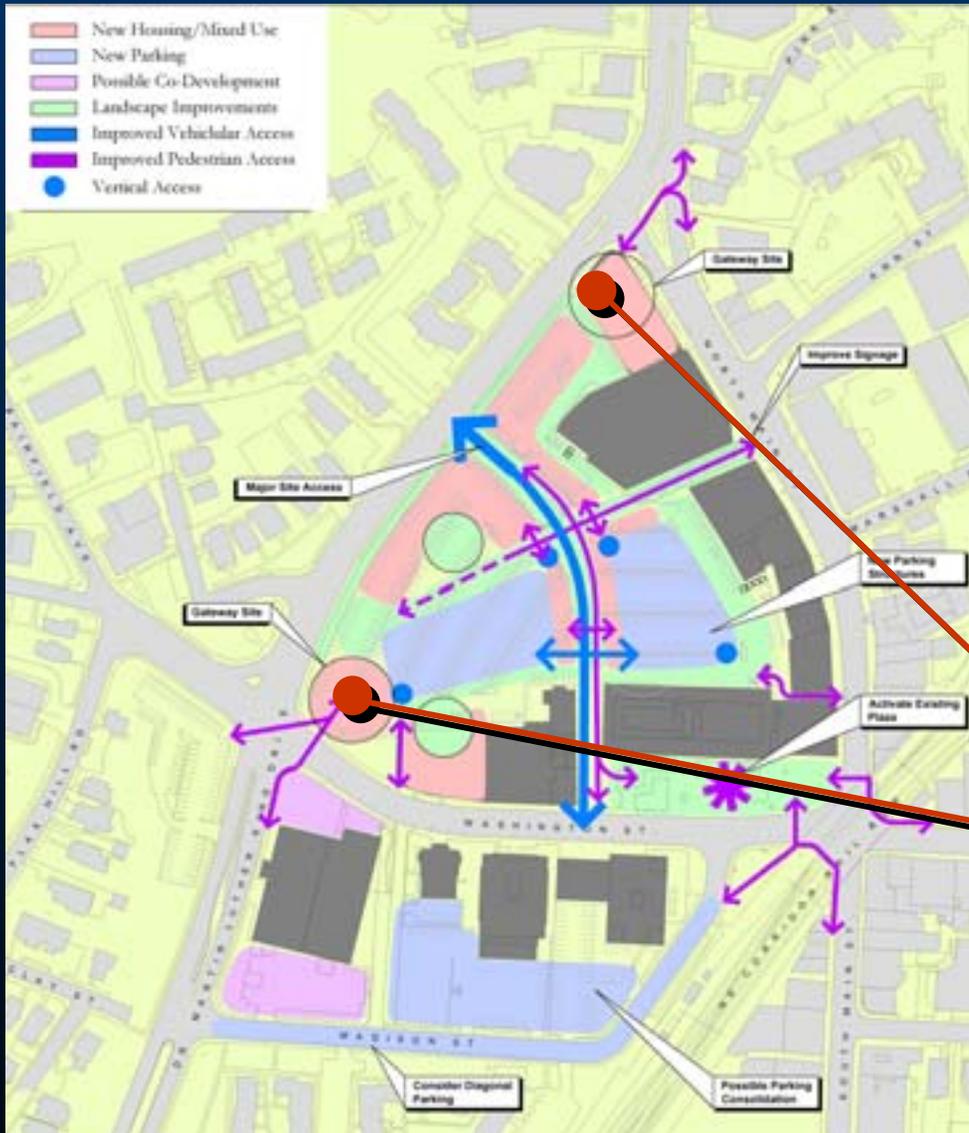
Development Concepts



- *Parking*
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Development Concepts



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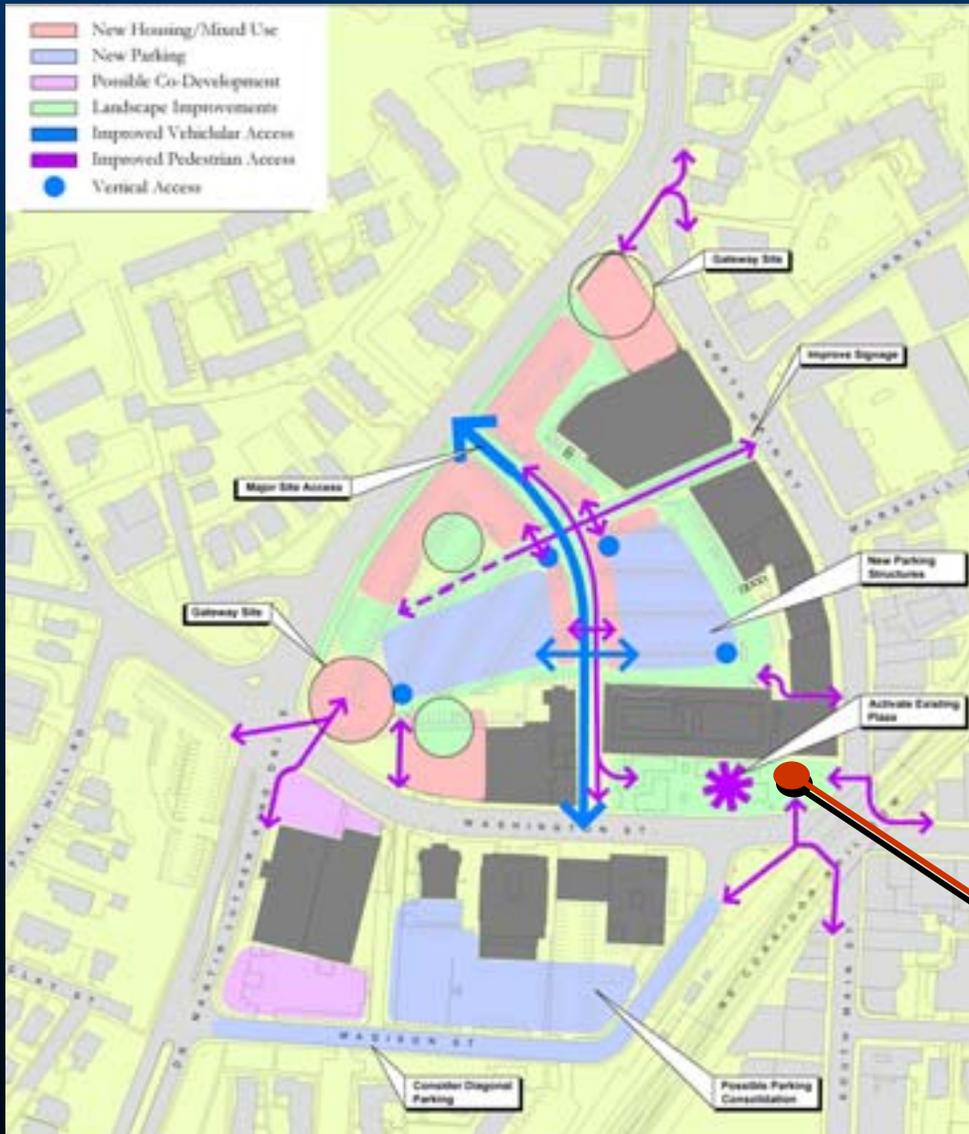
Development Concepts



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Development Concepts



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Development Concepts



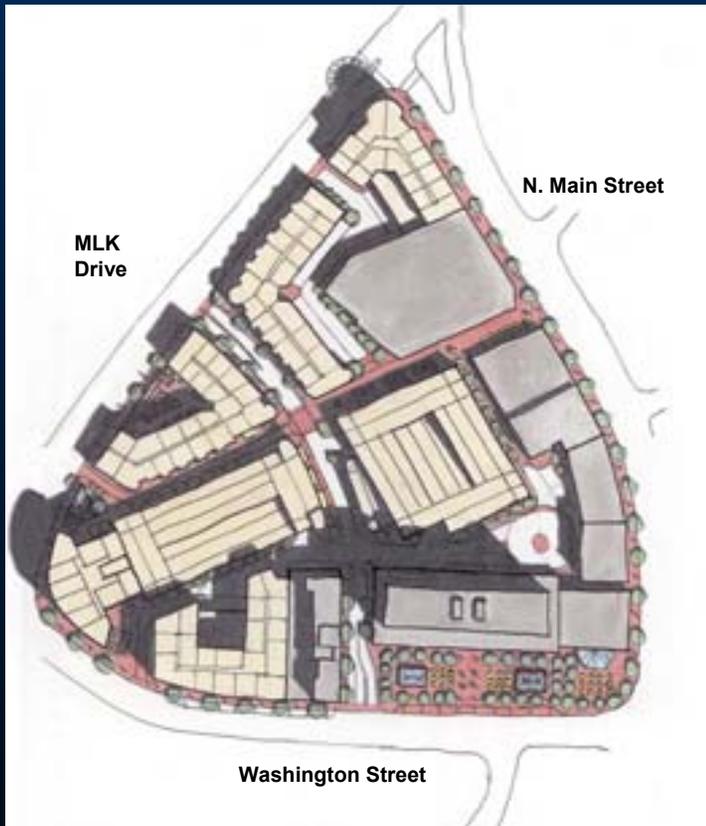
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Development Concepts

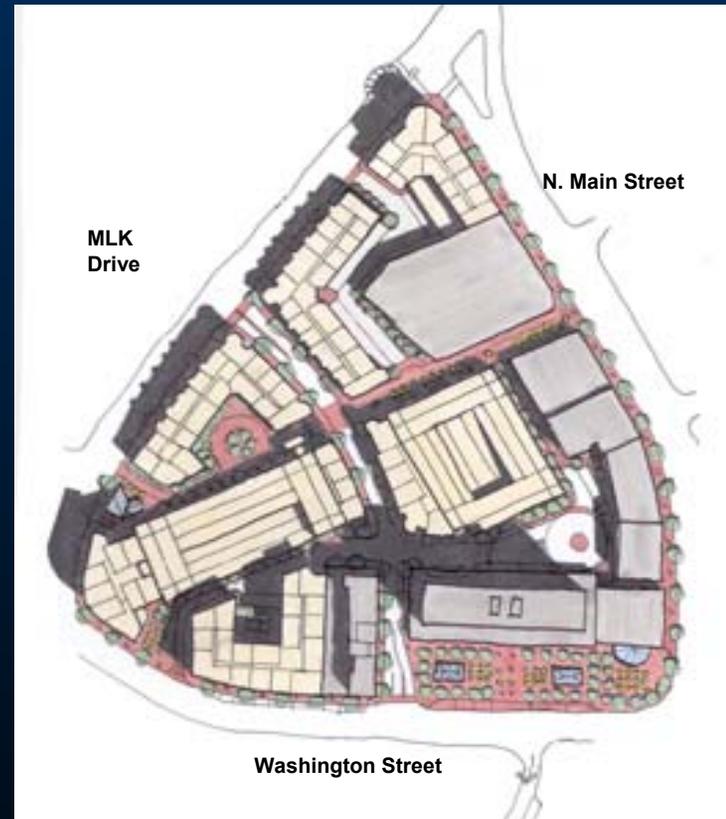


- *Parking*
- *New housing development*
- *Circulation*
- *New investment*
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Preliminary Sketch Plans

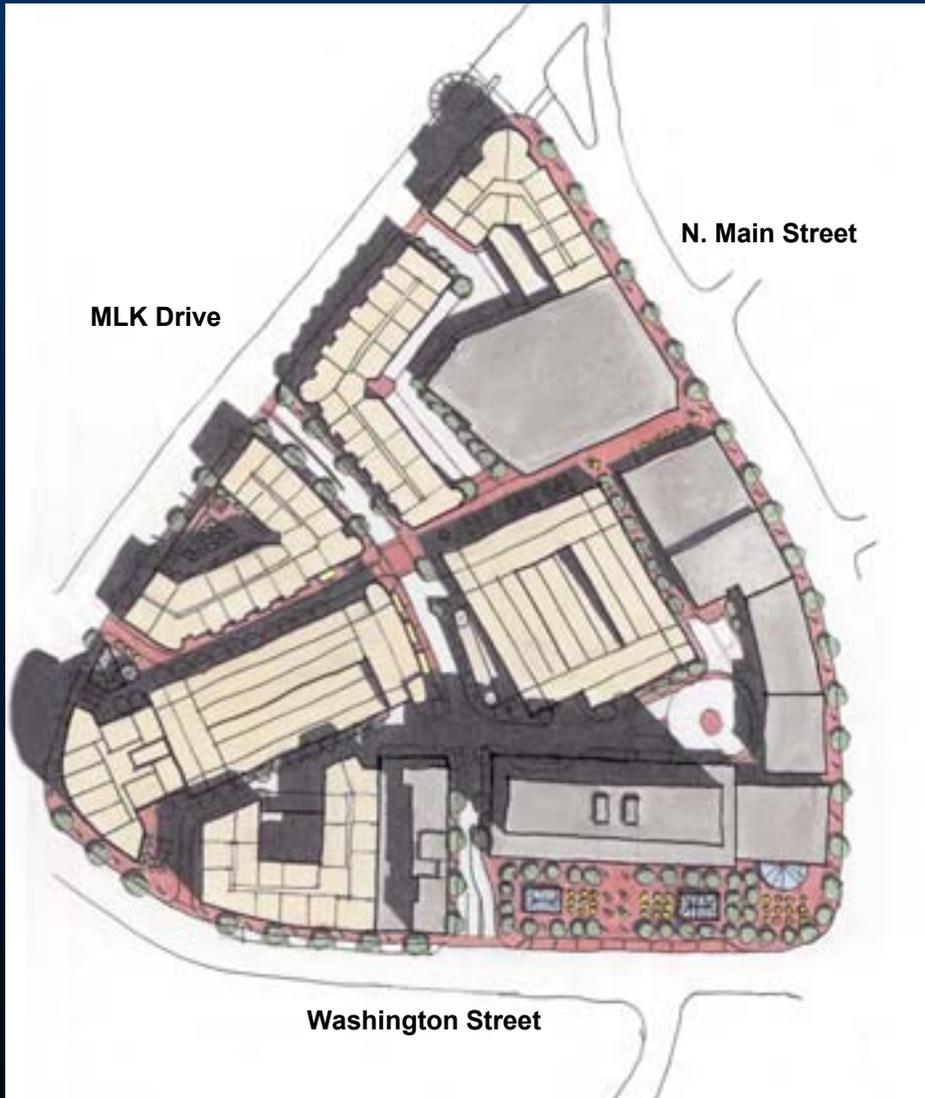


Sketch Plan A



Sketch Plan B

Sketch Plan A



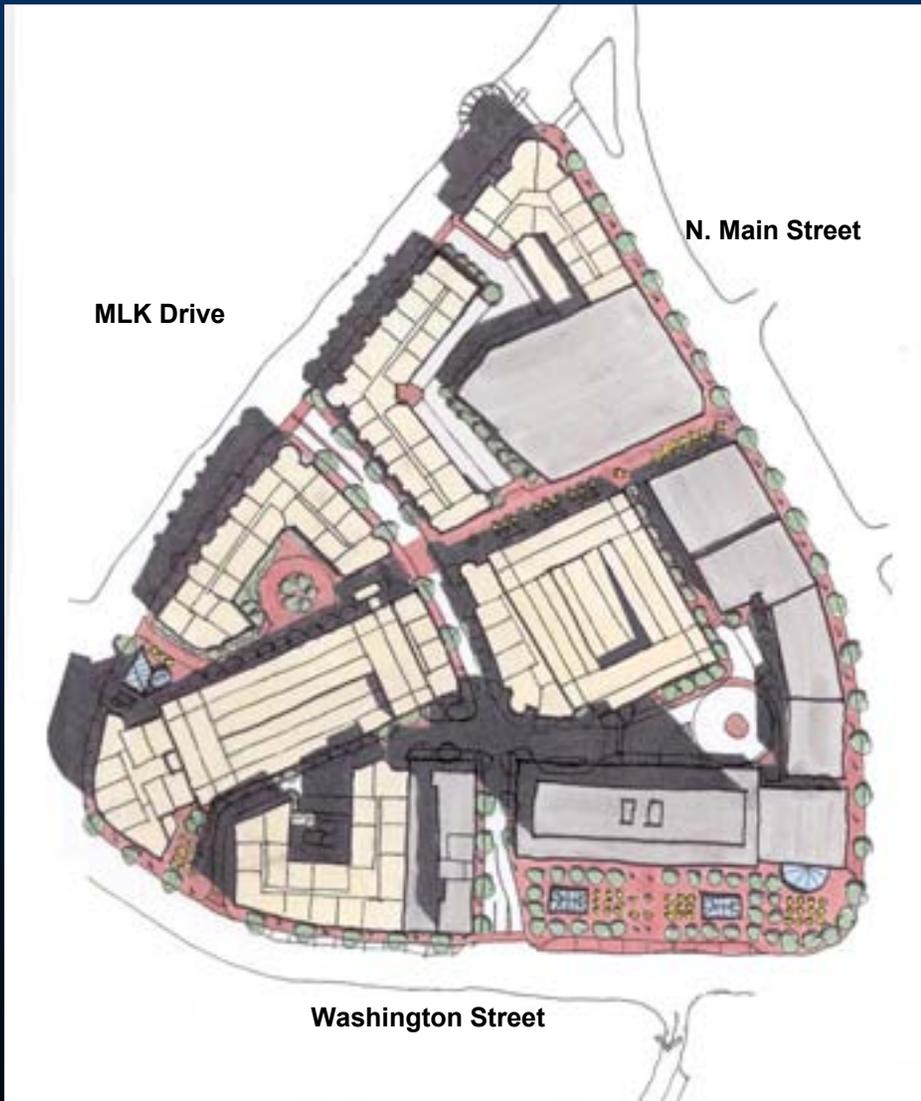
- ***New Street***
- ***New walkway along old Webster Street alignment***
- ***Two parking garages***
- ***Multiple housing sites***
- ***Courtyard opens to MLK Drive***
- ***Retail on ground floor of garages***

Level 1 Parking



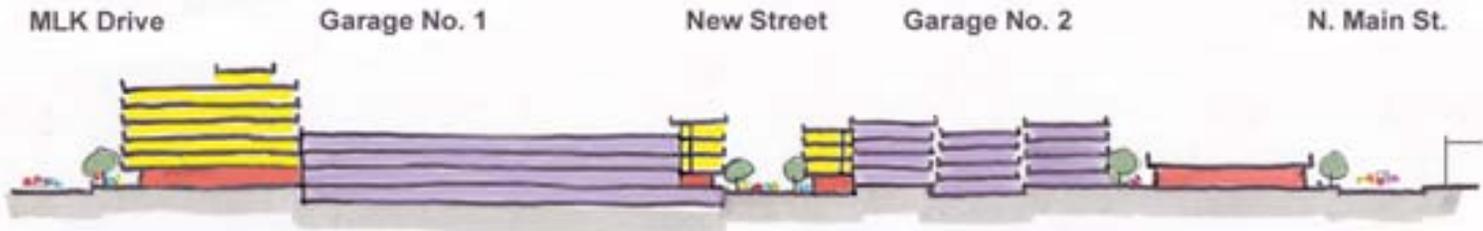
- ***Uses 10 foot grade change to create expanded parking area***
- ***Entrance on New Street***
- ***Ramp up to 4 level facility above***

Sketch Plan B

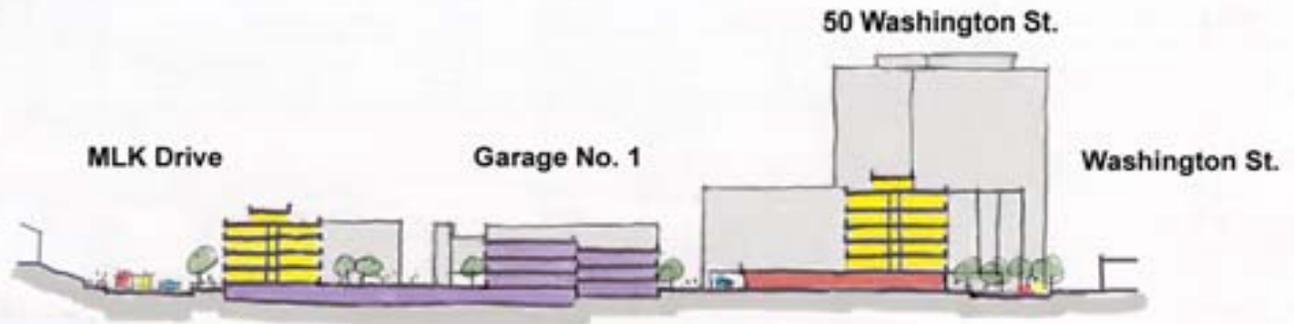
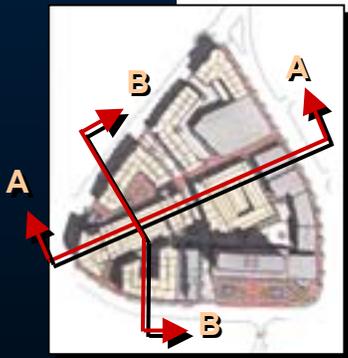


- *Similar to previous concept*
- *Courtyard opens to walkway*
- *Added low-rise housing units front garages along new street*

Cross Sections

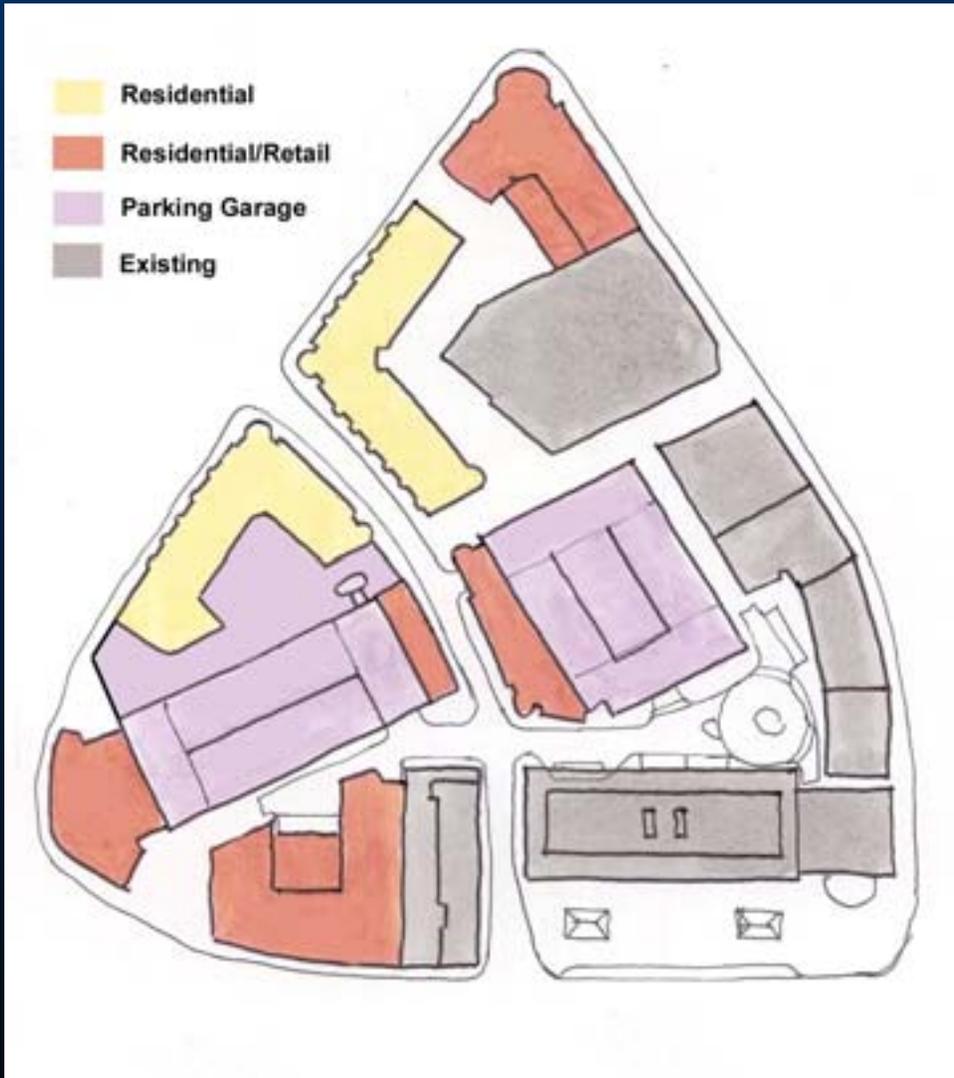


Section A-A



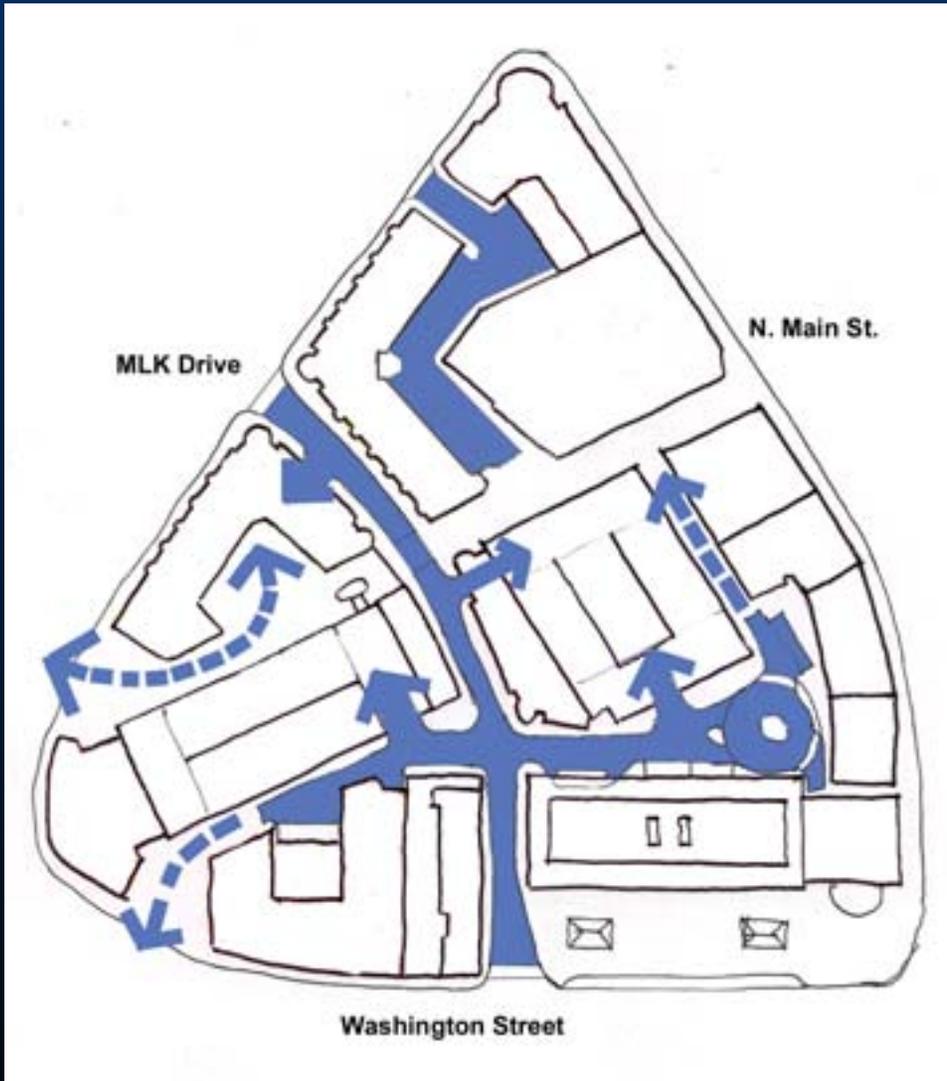
Section B-B

Land Use Plan



- *Housing along MLK Drive*
- *Mixed use housing & retail along new street*
- *Mixed use housing and retail at gateway corner sites*

Vehicular Access



- ***New street provides main vehicular & pedestrian access***
- ***Service streets lead to garages and building service areas***

Pedestrian Access



- ***Pedestrian way connects to N. Main and MLK Drive***
- ***New street connects Washington Street and MLK Drive***
- ***Garage access along pedestrian way and new street***

Phase I Plan

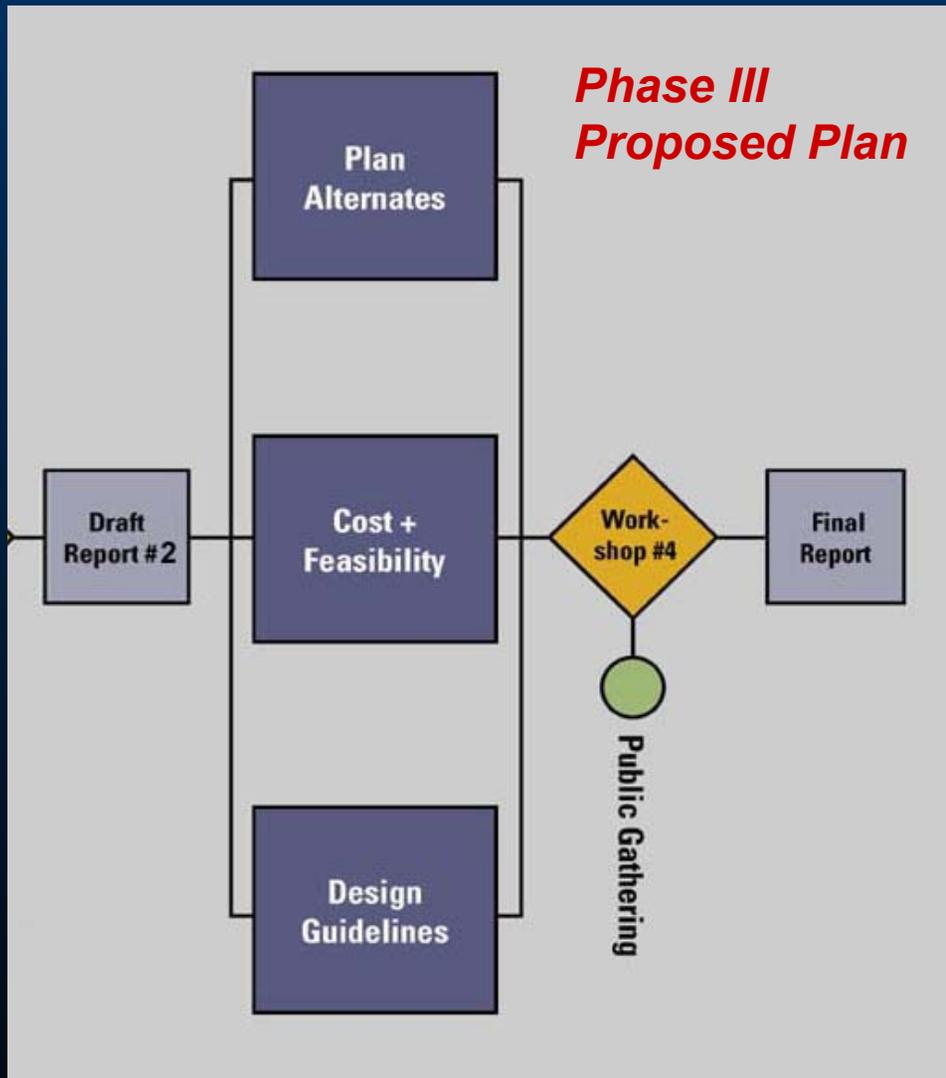


- *Housing developments on City owned land*
- *Utility relocations*
- *New Street*
- *Existing surface parking on site of future second garage*
- *New southwest garage*

Preliminary Conclusions

- *Redevelopment of the Webster Block can significantly enhance the SoNo district.*
- *Existing parking demand can be met while accommodating new development*
- *The value of City land can effectively support construction of new parking facilities.*
- *New development can include a significant percentage of affordable housing.*

Next Steps



- **Gather input from meetings**
- **Develop plan alternates**
- **Cost and feasibility analysis**
- **Design guideline materials**
- **Final meetings & report**

Phase II

Preliminary Concepts

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