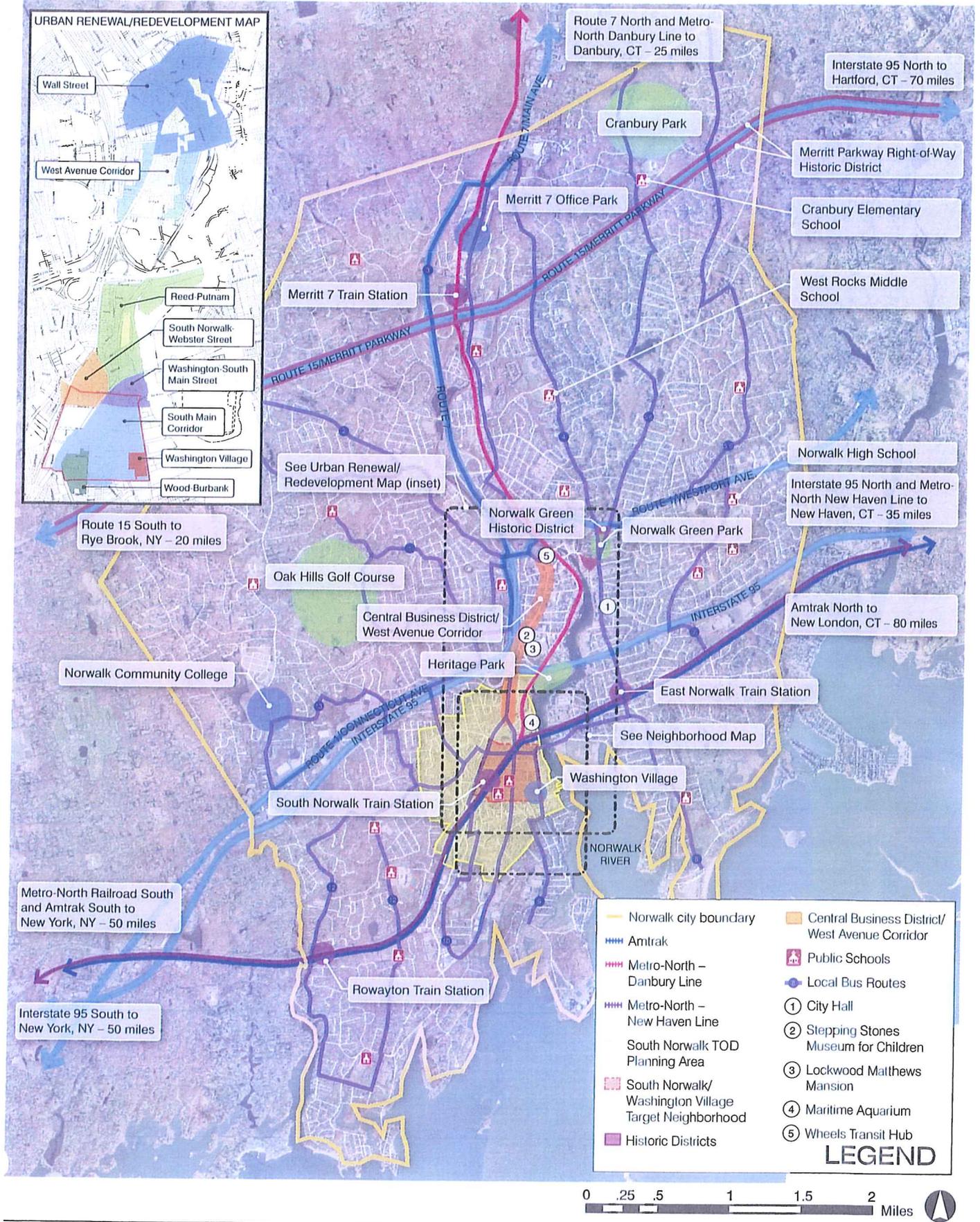


ATTACHMENT 21: CITY MAP



ATTACHMENT 21: NEIGHBORHOOD MAP

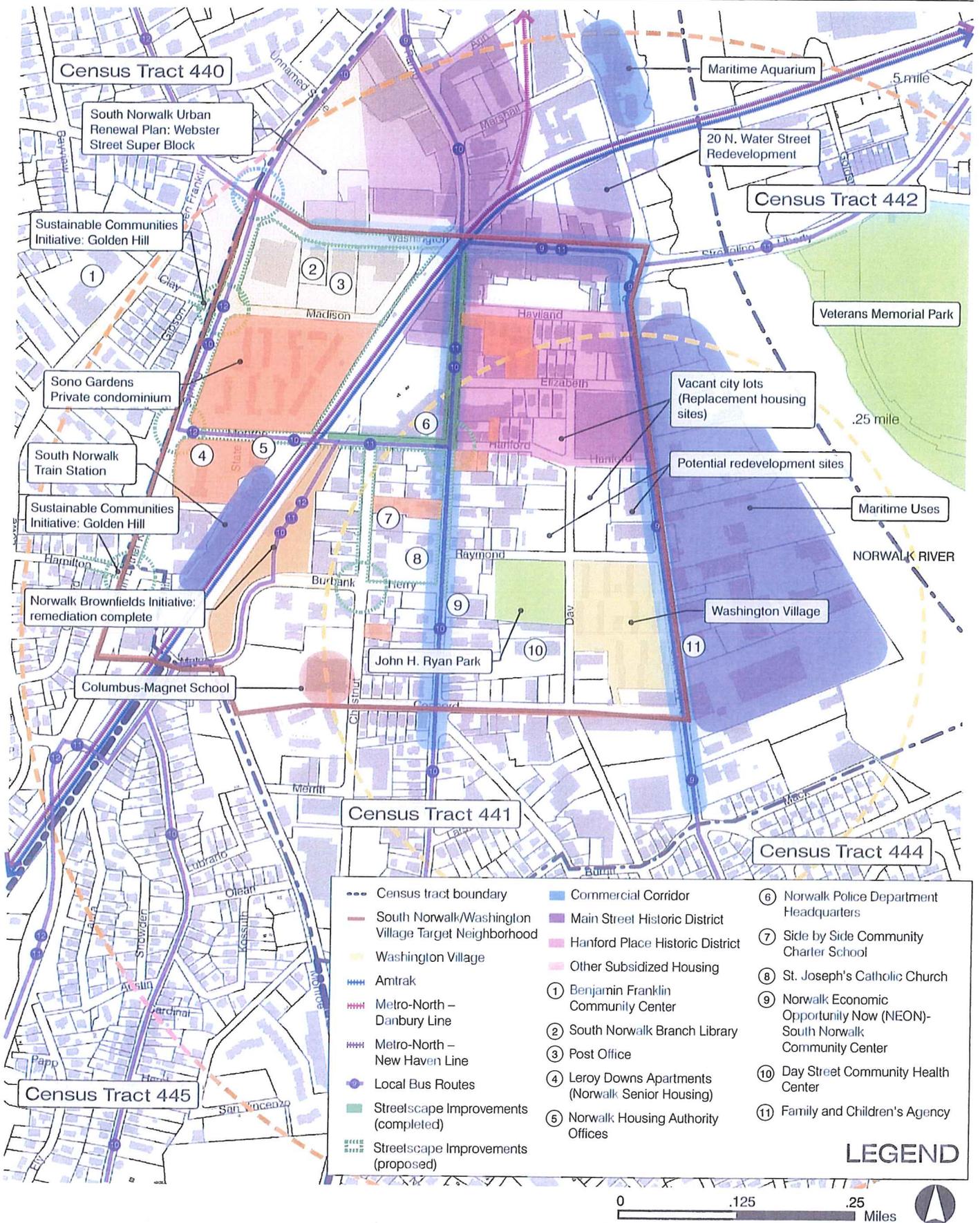
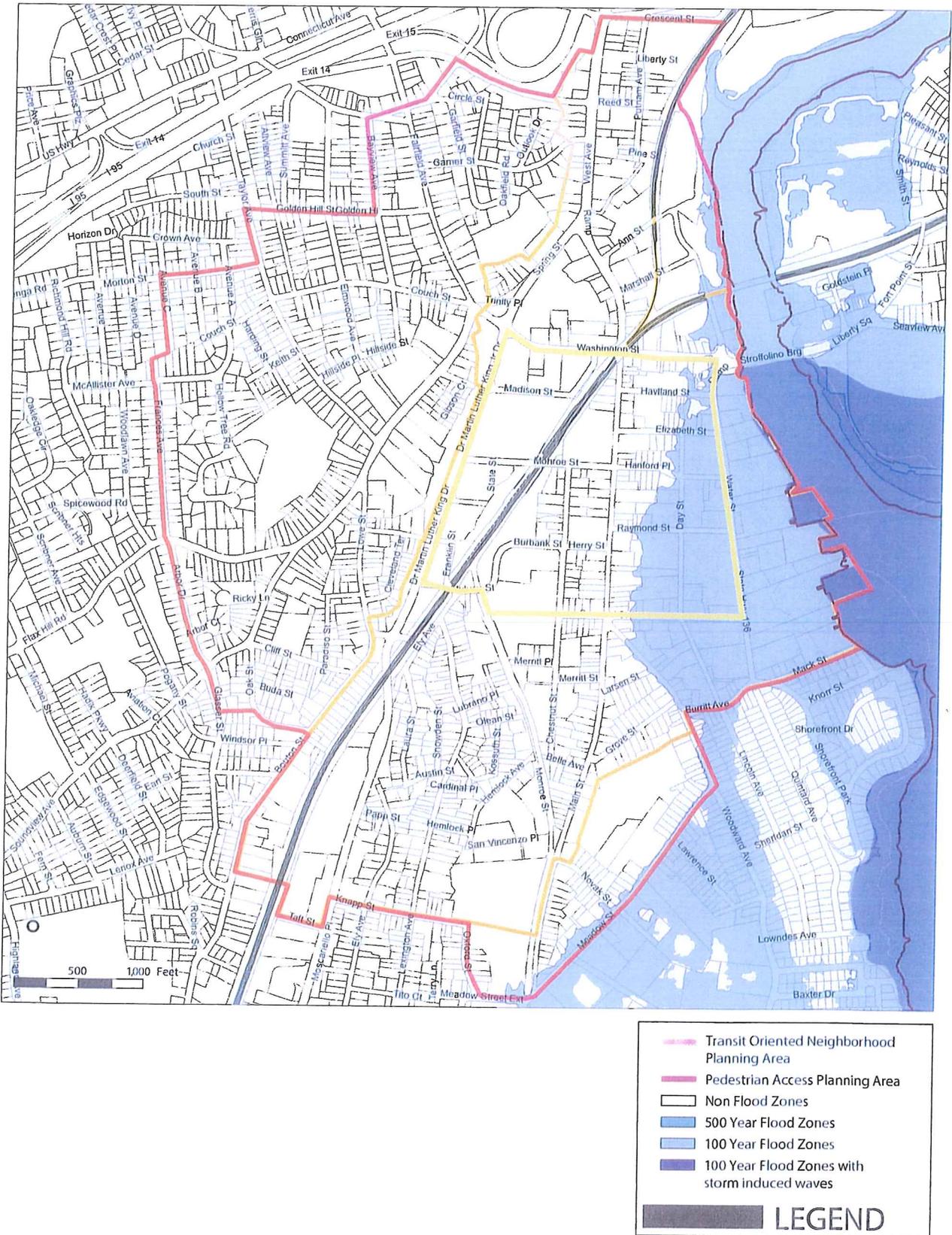


Figure 5: Flood Zones



South Norwalk

All Roads Lead To The Design District

POINTS OF INTEREST

- Bow Tie Cinemas Multiplex 8
- IMAX Theater
- Lockwood-Mathews Mansion
- Maritime Aquarium
- Norwalk Museum
- Norwalk Seaport Association
- Site of Oyster Festival
- Site of Norwalk Jazz Festival
- Site of SoNo Arts Celebration
- SoNo Switch Tower Museum
- Stepping Stones Children Museum

ART & DESIGN

- Cayambe
- Haviland Street Gallery
- New England Design Association
- Perry-Matto Gallery
- Quechua
- SoNo Academy
- SoNo Galerie

DESIGN DISTRICT OFFICE

(Over 500M SF Total Office Space)

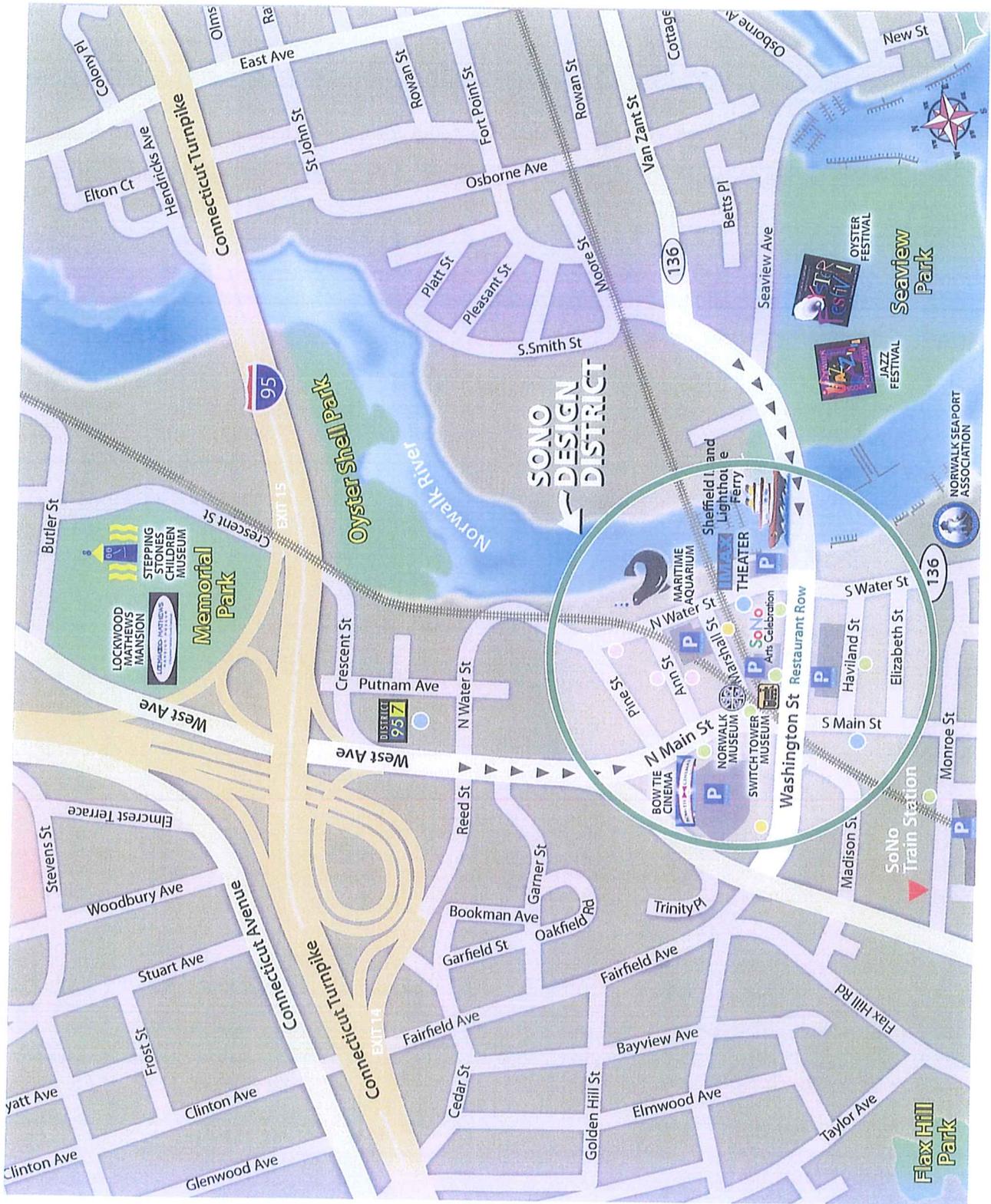
- LOCK BUILDING (100,000 SF office space)
- 50 WASHINGTON STREET (185,000 SF office space)

FUTURE DEVELOPMENT

- District 95/7 (1MM SF Mixed Use)
- Hotel (8 Story/123 Room-10,000 SF Office)
- Tarragon Development (280M SF Mixed Use)

PREMIER RESIDENCES

- (Total Consumer Expenditure \$177M within 1/2 mile)
- Corset Factory
- Jefferson at Maritime
- SoNo Lofts



South Norwalk Neighborhood Data

Population Characteristics

	Target Neighborhood	Norwalk	Fairfield County
Total Population	1,966	85,603	916,829
Race/Ethnicity			
% White	43%	69%	75%
% Black/African-American	32%	14%	11%
% Hispanic/Latino	35%	24%	17%
Age Breakdown			
Under 5	7%	7%	6%
5 to 17	11%	15%	19%
18 to 24	12%	7%	8%
25 to 54	52%	46%	42%
55 to 69	13%	15%	16%
70 and older	6%	9%	10%
Total Households	921	33,217	335,545
% One-person HHs	45%	29%	25%
% Female-headed HHs	18%	13%	12%

Source: 2010 U.S. Census

Income-related Characteristics

	Target Neighborhood	Norwalk	Fairfield County
Median Household Income	\$42,476	\$76,384	\$82,558
Under \$15,000	19%	10%	8%
\$15,000-\$29,999	13%	9%	10%
\$30,000-\$49,999	21%	15%	12%
\$50,000-\$99,999	26%	30%	26%
\$100,000 or higher	22%	37%	42%
Poverty Rate	31%*	8%	8%
Unemployment Rate	15%	7%	9%
% Not in the Labor Force	25%	28%	32%

Source: 2007-2011 American Community Survey

*Compared to 26.64% in the 2013 HUD Mapping Tool

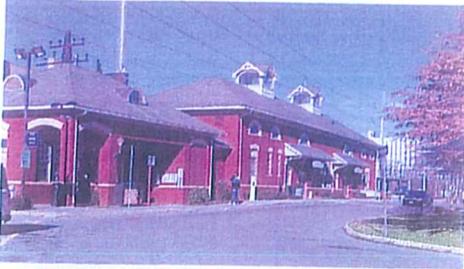
Housing Characteristics

	Target Neighborhood	Norwalk	Fairfield County
Total Housing Units (2010 Census)	1,011*	35,415	361,221
Vacancy Rate	9%**	6%	7%
Homeownership Rate	23%	62%	69%
Housing Data (2007-11 ACS)			
Median Home Value	\$231,000	\$460,200	\$466,700
Median Rent	\$1,237	\$1,274	\$1,249
Built 1939 or before	32%	24%	22%
Built since 1990	19%	10%	13%

*Compared to 969 Housing Units and **19.36% Vacancy Rate in the 2013 HUD Mapping Tool

Exhibit II-5

Washington Village/South Norwalk Neighborhood Assets



Renovated historic South Norwalk Rail Station



View of South Main Street



Columbus Magnet Elementary School



Norwalk Public Library - South Norwalk Branch



Norwalk Police Department Headquarters

South Norwalk Railroad Station. Connects riders to Grand Central Terminal in New York City and Union Station in New Haven, and is the transfer point for the Metro-North Danbury-Norwalk Line. A peak-hour terminal for some express trains, the station also links commuters and residents to public bus transportation and commuter shuttles providing access to employment centers in Norwalk. In 2008, renovations were done on the main station house to enhance the usability and visibility of the station. In 2012, permanent art exhibits were installed in the both the east-bound lobby and in the tunnel connecting to the west-bound lobby.

South Main and Washington Street Historic District. With an extensive and cohesive collection of late 19th and early 20th century commercial structures, this commercial corridor and its eclectic shops is a dining and nightlife destination, with an 1895 railroad bridge serving as its visual anchor.

Hanford Place Historic District. This district includes a cohesive grouping of 36 buildings of late 19th and early 20th century residential architecture, including Queen Anne, Colonial Revival, Italianate, and Second Empire styles.

Norwalk Main Post Office. Listed on the National Register of Historic Places, this building is an example of "starved classicism," and inside has Works Project Administration-funded murals by artist Kindred McLeary.

Columbus Magnet Elementary School. An alternative public elementary school serving grades K-5, Columbus Magnet operates on a Bank Street model and is designated a Higher Order Thinking (H.O.T.) School, drawing students selected by lottery from across the city.

Side-by-Side Charter School. A regional public charter school serving grades pre-K-8 with students selected by lottery from surrounding Connecticut towns and cities.

Norwalk Public Library – South Norwalk Branch. The library offers a host of programming for children of all ages, as well as ESL classes for adults.

John H. Ryan Park. The only public park within the target neighborhood, Ryan Park is 2.5 acres in size. Its current configuration and programming could be improved to better serve the surrounding community, and making improvements to Ryan Park is a key priority for Washington Village residents.

Day Street Community Health Center. The Center offers comprehensive primary medical, dental, and behavioral health services for all ages.

Norwalk Police Station. Opened in 2005, this \$24 million 58,000 square foot state-of-the-art facility anchors the corner of Monroe and Main Streets in the heart of South Norwalk.

Norwalk Housing Authority Main Office. Situated adjacent to the South Norwalk train station, the NHA serves over 2,000 families citywide via traditional public housing and through the Section 8 Housing Choice Voucher program.

Washington Village / South Norwalk Transformation Plan

Change. Growth. Opportunity.

March 2013

The South Norwalk neighborhood is poised for significant change. The Transit-Oriented Development Plan for the South Norwalk Train Station is being implemented, starting with street, sidewalk and lighting improvements near the station. Plus, a new mixed-use development at 20 North Water Street is breaking ground. Change is coming!

South Norwalk is one of the City's only truly walkable neighborhoods. The SoNo area of South Norwalk is a regional entertainment and dining destination with blocks of bars, galleries, and boutiques. In addition to the Maritime Aquarium at Norwalk, visitors come to South Norwalk to attend the annual SoNo Arts Celebration and Oyster Festival.

However, the community has not achieved its full potential given its assets and location. The commercial area continues to struggle with vacancies; crime is still considered a problem; and the only public park is seen as

unsafe and a hangout for unwanted visitors. The recent flooding of South Norwalk during Super Storm Sandy pointed to the need to do something now – especially with Washington Village, the oldest public housing development in the State, which suffered damage from the storm and forced most of the residents to temporarily relocate.

Using a FY2010 Choice Neighborhoods Initiative planning grant from the U.S. Department of Housing and Urban Development, the Washington Village/South Norwalk Transformation Plan was developed over an 18-month period through a broad-based, community planning process that included residents, businesses and elected officials. The vision for the future of South Norwalk includes strategies identified as critical to improving the neighborhood, its housing, the people, and their educational opportunities. These strategies provide a roadmap for managing change that builds a better future for those who live here now and welcomes new residents.



Aerial View of Proposed Redevelopment

Housing

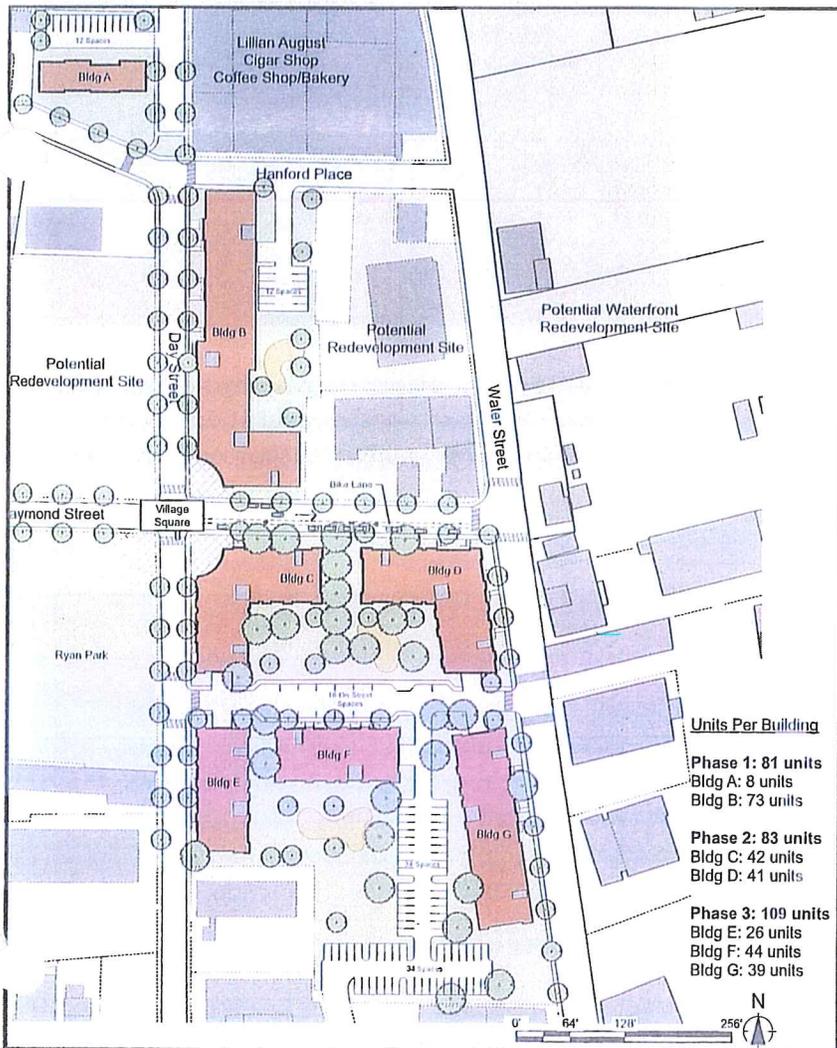
Bigger units. Modern amenities. Mixed-income.

The housing plan centers around the demolition of 136 public housing units at Washington Village, and the construction of a 273-unit new mixed-income community back on-site and on two City-donated vacant parcels on Day Street. This includes 136 replacement public housing units, 67 workforce housing units, and 70 market rate units mixed together with all units designed to the same standards, regardless of the resident's income level.

The new community will include both townhouses and apartment buildings with units ranging from 1- to 4-bedrooms. Building entrances will front directly on public streets and the intersection of Raymond and Day streets will become a "Village Square." The new

development will be "green" and energy-efficient. The design of the buildings will reflect the character of the existing structures in the historic district, with the use of brick and traditional windows. The units will be larger in size and have more storage space. 10% of the units will be wheelchair accessible, and nearly 100% of the units can be visited by those in wheelchairs.

The development will include a Community Center with fitness room, a Leasing and Management office, and a Resource Center, including space for service providers, case management workers, and a computer center. The Community Center will be located directly across the street from Ryan Park, the local public open space.



Preliminary Site Plan



Townhomes on Hanford Place



Residential Courtyard

People / Education

Job training. Economic opportunity. Nurturing our future.

Providing a better environment for Washington Village residents and helping them become economically self-sufficient and meet their personal wellness goals are the objectives of the transformation plan for the community. Through intensive case management, each family will be connected to services and programs to help them achieve their goals. Key partners include Norwalk Community College, Career Resources, Inc., Norwalk Community Health Center, Day Street Health Center, and Norwalk Hospital.

Educational improvements and reforms to strengthen the educational opportunities available to South Norwalk residents from early education to college and beyond is a key element. With a goal of offering a comprehensive set of high quality education programs, some of the strategies include:

- **Early education:** Increase Washington Village children's enrollment in quality early learning programs (possibly by creating a new Head Start program in the neighborhood) and help local child care programs obtain accreditation.
- **K-12 education:** Support broader school quality reforms, promote enrollment in out-of-school time programs, and more fully utilize the facilities of local schools to meet broad community needs.
- **College and career readiness:** Connect youth with mentoring, volunteering, college guidance counseling and scholarships, and vocational training programs.



During the redevelopment process, current Washington Village residents will receive relocation counseling to help make the transition to their relocation housing of choice, whether a Housing Choice Voucher or another public housing unit, as smooth as possible for all family members including children. All lease-compliant Washington Village residents will be guaranteed the right to return to the new community if they so choose.

Next Steps

The Washington Village/South Norwalk Transformation Plan creates a vision for the future of this important neighborhood. The real design work will involve many more meetings with the Norwalk community. The plan provides a guide for pursuing funding from many different sources at the local, state and national level. A revitalization effort of this scale will take many years to implement and require the skills and resources of many individuals and organizations. NHA and the City are committed to changing this neighborhood and working closely with the community to unleash its full potential.

For additional information about the plan and planning process, please visit www.norwalkha.org

Neighborhood

Safety. Open Space. Flooding.

These are the three most common concerns expressed by the community about South Norwalk. The neighborhood plan addresses each of these important elements in creating a neighborhood of choice, and supports the investments happening around the South Norwalk Train Station.

Safety

Making the community safer will be accomplished by involving both the Norwalk Police Department and South Norwalk residents. Under the new Police Chief, the community policing model is being changed to improve community outreach, enhance community building, and increase police accountability. The Police Department is also involved Project Safe Neighborhoods, a national program to reduce gun violence. Supporting police efforts will be the creation of a Neighborhood Watch program for the entire South Norwalk community.

Open Space

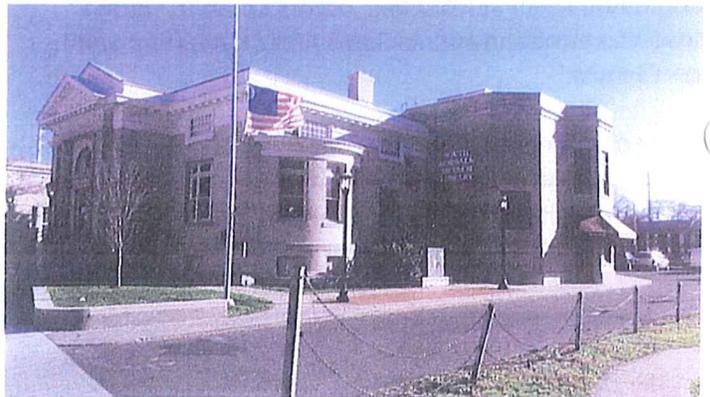
The plan recommends improving open spaces in the neighborhood, including Ryan Park. These spaces will be transformed into high quality recreation and outdoor areas that will appeal to both residents and visitors of all ages. Possible improvements include a sprayground, open play space, basketball court, outdoor event space, and a health and wellness walking path.

Flooding

As demonstrated by Super Storm Sandy, flooding is a serious problem in the neighborhood. Making the community more resilient to storms and flooding is a high priority. The City is pursuing federal disaster relief funding to implement storm resiliency measures including infrastructure improvements to support new development in the neighborhood and building new housing above the flood plain level.



South Main Street



South Norwalk Public Library



Children's Play Area



