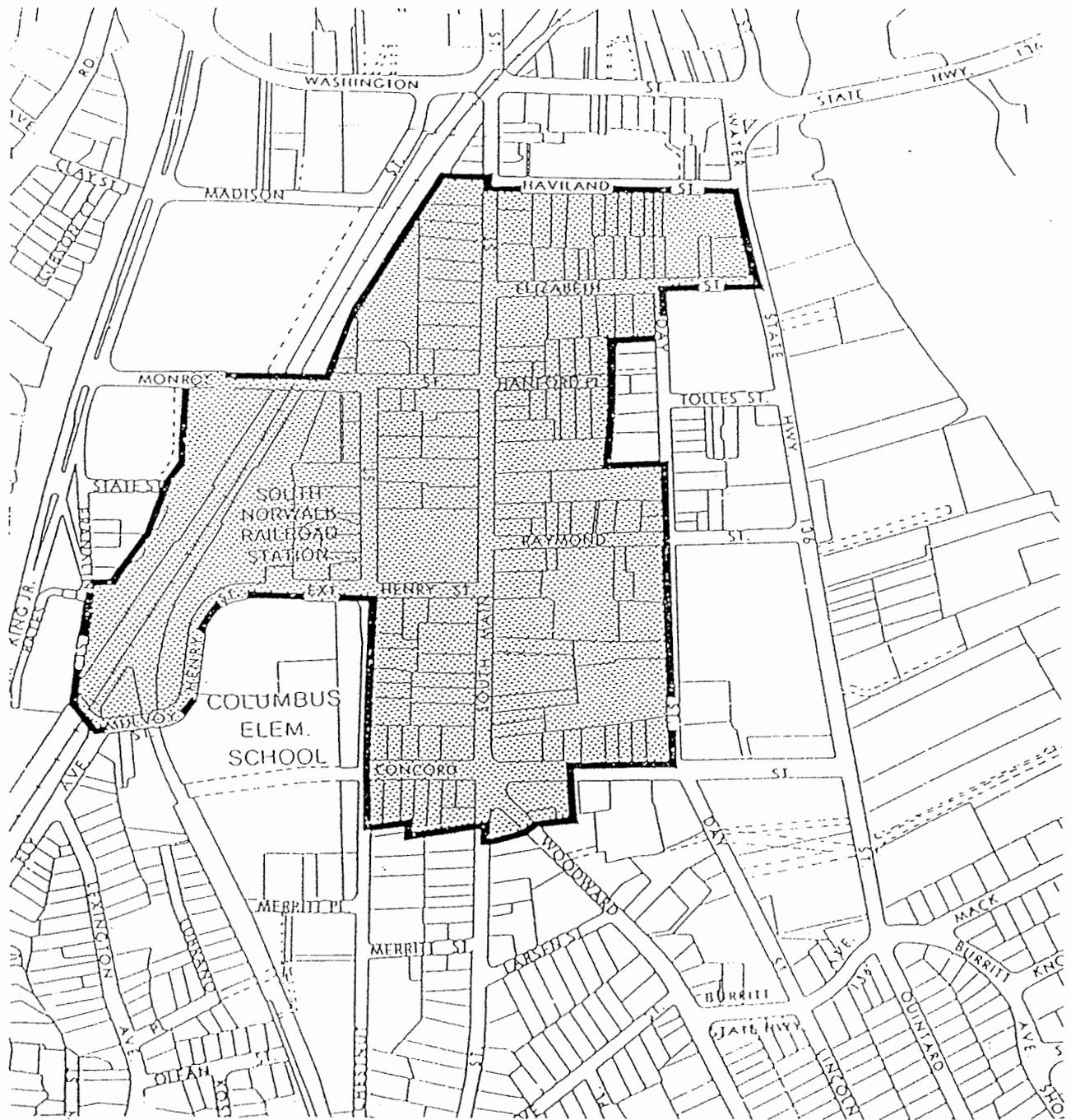


T. 1075

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN



RESOLUTION

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF NORWALK, CONNECTICUT, APPROVING THE SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN.

WHEREAS, under the provisions of Chapter 130 of the Connecticut General Statutes, Revision of 1958, as amended, the City of Norwalk and the Norwalk Redevelopment Agency propose to undertake and carry out an urban renewal program which will eliminate conditions of deterioration and blight in the South Main Corridor project area, and;

WHEREAS, there has been prepared and referred to the Common Council of the City of Norwalk for consideration and approval, an Urban Renewal Plan for the project known as the "South Main Corridor Urban Renewal Plan" dated June 20, 1990 consisting of 20 pages, 8 maps and 3 exhibits, and;

WHEREAS, the South Main Corridor Urban Renewal Plan has been approved by the Redevelopment Agency of the City of Norwalk in accordance with Connecticut General Statutes Sections 8-127 and 8-142 as evidenced by a copy of the resolution of Redevelopment Agency attached hereto, and;

WHEREAS, the Planning Commission of the City of Norwalk pursuant to Section 8-127, Chapter 130 of the Connecticut General Statutes has reviewed and commented upon said Plan and has determined the Plan to be consistent with the Plan of Development for the City of Norwalk.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Norwalk, Connecticut, as follows:

1. That it is hereby found and determined that the area in which the proposed redevelopment is to be located is a redevelopment area as defined in Section 8-125, Chapter 130 General Statutes of Connecticut, Revision of 1958, as amended, and qualifies as an eligible project area under Section 127, Chapter 130, General Statutes of Connecticut, Revision of 1958;
2. That it is hereby found and determined that the carrying out of the redevelopment plan will result in materially improving the conditions in such area;
3. That it is hereby found and determined that sufficient living accommodations are available within a reasonable distance of such area or are provided for in the redevelopment plan for families displaced by the proposed improvement at prices or rentals within the financial reach of such families;

4. That the relocation policies and requirements under the Uniform Relocation Assistance Act (Chapter 135 of the Connecticut General Statutes Sec. 8-266-283) are hereby in all respects approved;
5. That it is hereby found and determined that the redevelopment plan is satisfactory as to site planning and relation to the comprehensive or general plan of the community;
6. That the Urban Renewal Plan is hereby in all respects approved, and the Clerk is hereby directed to file a certified copy of said Urban Renewal Plan with the minutes of this meeting.

THEREFORE, it is ordered that the South Main Corridor Urban Renewal Plan dated June 20, 1990 is hereby approved and the Redevelopment Agency of the City of Norwalk is authorized and directed to take all steps necessary to carry out the Plan, including the acquisition of property by purchase, exchange or gift or through the exercise of the power of eminent domain as authorized by Chapter 130 of the Connecticut General Statutes and is further authorized to utilize all powers granted by any other pertinent legislative enactment including all powers vested in Redevelopment Agencies by Chapter 130 of the Connecticut General Statutes.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NORWALK,
CONNECTICUT, THIS 11th DAY OF September 1990.

ATTEST



ROBERT S. DAKERS
ACTING CITY CLERK

SOUTH MAIN CORRIDOR

I. PROJECT DESCRIPTION

A. Boundaries of Urban Renewal Project

The boundaries of the South Main Corridor Urban Renewal Plan, hereinafter referred to as the "Project Area", are as shown on Map No. 1, Project Boundary Map, and as described in the attached Boundary Description (Exhibit A).

B. Introduction & Background

In accordance with Chapter 130 of the Connecticut State Statutes, the City of Norwalk Redevelopment Agency has determined that there exists a need to designate the South Main Corridor (as delineated on Project Boundary Map No. 1 and described by Boundary Description Exhibit A) an Urban Renewal Project Area in order to prevent the spread of deterioration and to eliminate substandard, insanitary and blighted conditions in that area. To the degree that these conditions exist, they serve to impair the growth and development of the community and to retard the provision of housing and economic development. It is further found and determined that the existence of these conditions is beyond remedy and control solely by the regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the actions herein provided including acquisition of property for the purpose of eliminating substandard, insanitary, deteriorated, deteriorating, slum or blighted conditions; the removal of structures and improvement of sites; and the disposition of property for redevelopment. The South Main Corridor Urban Renewal Plan additionally provides for a program of voluntary repair and rehabilitation of buildings and improvements to implement the Plan.

C. Urban Renewal Plan Objectives

The South Main Corridor represents a central focus as an area of business and institutional activity surrounded by residential neighborhoods. In addition, it constitutes the primary pedestrian and vehicular connection between the recently revitalized Washington Historic District and the planned development at the South Norwalk Railroad Station site. Although the Project Area has not experienced the same level of redevelopment activity as has occurred in other sectors of SoNo, historically, it has played an important role as the traditional commercial center for the South Norwalk community and shows potential to once again assume that role.

The broad objective of this Plan is to encourage and assist in the revitalization of the South Main Corridor, including the implementation of Phase II of the South Norwalk Revitalization Program as adopted by the Norwalk Redevelopment Agency in 1980.

Specific South Main Corridor Urban Renewal Objectives:

- o To encourage private investment in the Project Area which will increase the Norwalk tax base and which will provide new, diversified employment opportunities for Norwalk residents.
- o To create an environment with a mixture of appropriate uses which will reinforce each other, adding life and character to the area.
- o To improve the physical appearance of the Project Area and establish an area identity.
- o To improve vehicular and pedestrian access in the Project Area which will attract new businesses as well as be a welcoming gateway to visitors arriving in the South Norwalk Railroad Station.
- o To promote the preservation of structures which contribute to the historic integrity of the Washington Street Historic District and the Hanford/Elizabeth/Haviland Historic District.
- o To encourage new construction of an architectural quality and scale that is consistent with the existing revitalized district.
- o To increase the supply of housing and improve the housing conditions for low-moderate income households in a manner which minimizes displacement and provides the applicable relocation benefits to those households displaced by new development.
- o To insure an adequate parking supply for the development in the Project Area.
- o To encourage the creation of active public spaces for the use of residents, shoppers, and visitors alike.
- o To reinforce the economic investment in South Norwalk to date and in particular the development proposed in the South Norwalk Railroad Station.

The objectives of the South Main Corridor Urban Renewal Plan are to encourage South Norwalk's ongoing revitalization process and strengthen the South Norwalk

economic base by providing a mechanism for integrating this new development into the existing community.

D. Proposed Renewal Strategy

The emphasis of the South Main Corridor Urban Renewal Plan is to organize land use patterns and encourage new retail, housing and office development so as to upgrade the South Norwalk image and provide new employment opportunities for area residents. This is accomplished through the establishment of subareas with designated land uses, appropriate lot and building requirements and urban design guidelines.

The Plan proposes a mixed-use development program which concentrates retail in combination with office or residential uses on South Main and Monroe Streets. New development should respect the existing building scale. A pedestrian environment reinforced through a program of street improvements should attract visitors and town people alike. This streetscape will unify and strengthen the area image.

The adjacent multi-family residential neighborhoods are to be protected and reinforced. Rehabilitation of existing structures is encouraged and any new residential development shall be of a scale and design that is compatible with the existing neighborhood character.

The Plan also protects vital existing businesses, institutions and historic structures, wherever feasible.

E. Plan Implementation

The implementation of the South Main Corridor Urban Renewal Plan will necessarily include a broad range of urban renewal actions by the Norwalk Redevelopment Agency. Such actions may include acquisition for the purpose of 1) demolition, 2) disposition, 3) rehabilitation and/or 4) new construction. Actions may also include undertaking a program of infrastructure improvements as outlined Paragraph 2 of this subsection.

The funding strategy for these urban renewal actions shall include use of City Capital Budget funds, Federal and State grants or private development funds. This strategy shall apply to Properties To Be Acquired (see Map No. 7) or Properties designated "Not To Be Acquired" obtained under provision of Paragraph 1b of this sub-section acquired directly by the City using eminent domain or those acquired by the City working in conjunction with a private developer to carry out the objectives of the Plan.

1. Land Acquisition

a. Properties To Be Acquired

It is proposed that the Redevelopment Agency will acquire certain parcels on which blighted buildings or incompatible land uses have developed. Once acquired, the Redevelopment Agency will either:

- (1) Demolish those structures determined to be unsuitable for rehabilitation and offer parcels or assembled parcels for new development in accordance with the Land Use Plan and Urban Design Guidelines of this Urban Renewal Plan; or
- (2) For those structures suitable for rehabilitation and compatible with the Plan, it may rehabilitate such structures in conformance with the Urban Design Guidelines and dispose of said property in accordance with applicable regulations. If a sale cannot be consummated by the time rehabilitation is accomplished, the property may be rented pending continuing sale efforts; or
- (3) Sell or lease property subject to rehabilitation in conformance with the Land Use Plan and Urban Design Guidelines of this Urban Renewal Plan.

The Redevelopment Agency may establish such interim uses (i.e. parking) as permitted in the Urban Renewal Land Use Plan as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, provided such interim use does not have an adverse effect upon the surrounding area.

All real property indicated on Map. No. 7, Land Acquisition Map, is to be acquired for redevelopment for purposes specified in this Urban Renewal Plan.

b. Properties Not Designated for Acquisition

For those parcels not designated for acquisition, a program of rehabilitation is proposed to maintain and restore existing structures to long term usefulness. For

vacant parcels not designated for acquisition, private development shall be in accordance with the Urban Renewal Plan.

All properties in the Project Area, including those designated "Not To Be Acquired", shall be subject to the controls and regulations of the use district of which they are a part and shall comply with all standards set forth in the Land Use Plan and the Urban Design Guidelines. Failure to comply with applicable controls may result in the acquisition of said property by the Redevelopment Agency. Upon acquisition of such properties, the properties become subject to the development options outlined in Paragraph 2a of this subsection.

- c. Property information and final engineering design to be obtained during the execution stage of this Plan may indicate the need for minor revisions requiring the acquisition of property not at this time designated for acquisition.
- d. Obligations of Private Developer Acquiring Property from the Norwalk Redevelopment Agency
 - (1) To prevent speculation in land holding in the Project Area, all private developers will be required to commence and complete the building of all improvements proposed to properties acquired from the Redevelopment Agency within a reasonable period of time.
 - (2) A developer may not sell, without prior approval of the Common Council of the City of Norwalk and Redevelopment Agency, any or all of the developer's interest in Project Area properties acquired from the Redevelopment Agency prior to the completion of the approved development program except that sale of condominium units contemplated as part of that program shall be exempted.
 - (3) In order to prevent discrimination by developers in the use of the property in the Project Area, each conveyance (or lease) will contain a covenant binding the purchasers (or lessees) and their successors in interest not to restrict the sale, lease or occupancy of any real

estate in the Project Area on the basis of race, color, religion, sex, national origin or physical disability.

2. Infrastructure Improvements

The public infrastructure plan, outlined on Map No. 6 Right-of-Way Adjustment Plan, includes:

- (a) South Main Street Improvements: State grant funded sidewalk improvement project; and Transportation Improvement Program (102 - 8H2C)
- (b) Henry Street one-way traffic movement; and
 Road grade adjustment at the Monroe Street Railroad Bridge; and
 Traffic signalization at Monroe Street & Chestnut Street funded as part of the SoNo Railroad Station development project

The South Main Corridor Urban Renewal Plan shall include these infrastructure improvements, but it is not limited to these. All construction within the Plan Boundary shall develop necessary infrastructure including street and sidewalk improvements; roadway widening and/or realignment; public parking; and improvement of utilities including underground relocation.

All improvements shall be consistent in design and quality with the Plan Urban Design Guidelines.

II. LAND USE PLAN

A. Land Use Plan

Proposed land uses, thoroughfares and street rights of way shall be as shown on Map No. 4, Proposed Land Use Plan.

B. Land Use Provisions

In order to achieve the objectives of this Urban Renewal Plan, the use of land in the Project Area shall be subject to the regulations and controls specified in this section. The locations of designated land use categories are shown on Map No. 4, Proposed Land Use Plan.

The Project Area has been divided into six (6) designated land use categories: (A) Mixed-use No. 1. requiring a first floor retail use combined with office or residential on upper floors; (B) Mixed-use No.2. permitting retail, office, commercial or light industrial use on the first and second floors combined with office or residential on upper floors; (C) Residential; (D) SoNo Station Project Area to acknowledge the unique land use plan for that development parcel; (E) Institutional; and (F) Public Open Space. These categories further define the development options in appropriate locations and establish special characteristics for these areas.

Individual development projects should be designed so as to respect the character of the area and the integrity of historic or architecturally significant buildings. Development design should be consistent with the Plan Urban Design Guidelines.

Off-street parking requirements for all Land Use Areas shall be as defined by the Zoning Ordinance of the City Of Norwalk.

A structure which is non-conforming in regard to meeting the land use or height requirements of this Plan may continue provided that if it is enlarged, altered or reconstructed, the structure shall be brought into conformity with the applicable regulations of the Plan as well as the Urban Design Guidelines.

1. Land Use Category A: Mixed-Use No.1

includes first floor retail combined with office or residential on upper floors. Retail shall be defined as sales establishments whose primary purpose is to display and offer for sale commodities or goods directly to the consumer reserving a substantial amount of floor space and window space for display of goods. Retail stores may also offer personal or business services and may include restaurants offering food and beverages primarily for consumption on the premises.

The general objective of Land Use Category A is to establish continuous ground floor retail at the street level with buildings situated directly on the property line to establish an active and attractive commercial environment on South Norwalk's primary commercial arteries.

Uses above the first floor may include multi-family dwellings, offices, schools or art studios.

Uses in areas designated Mixed-Use category shall be developed with an urban character. South Main Street in particular is an important City artery. It is the objective of this Plan to extend the commercial revitalization of the Historic District to the South Main Corridor including Monroe Street to make the connection with the South Norwalk Railroad Station. Focal points of commercial, retail and office activity are to be encouraged at the key intersections of South Main/Monroe Street and at South Main/Concord/Woodward Avenue. Mixed use development shall not encroach on adjacent residential areas.

Rehabilitation of existing buildings is encouraged and all work should be consistent with the Plan's Urban Design Guidelines.

Building height regulation in Land Use Category A: Mixed Use No. 1 shall permit a maximum of 4 stories and 50 feet and a minimum of 2 stories and 25 feet.

2. Land Use Category B: Mixed-Use No. 2

The objective of Land Use Category B is to encourage the mixed-use development of streets where first floor retail space would not necessarily be desirable or marketable. First and second floor permitted uses shall include retail, office, commercial or light industrial uses.

In all other respects, including uses above the second floor, height, off-street parking requirements, the development character shall be consistent with that described in Land Use Category A: Mixed-Use No. 1.

3. Land Use Category C: Residential

Development in Land Use Category C areas shall focus on the retention of existing housing stock through rehabilitation and the strengthening of existing neighborhoods with new housing. New development shall seek to minimize the displacement of existing residents, but when relocation is unavoidable, relocation benefits shall be provided in accordance with applicable regulations.

Residential developers should recognize the need to improve the housing conditions for low-moderate income families and therefore integrate affordable units into all projects where feasible.

Development scale in Land Use Category C: Residential shall permit building heights of 4 stories or 45' and a minimum of 2 stories or 25'.

4. Land Use Area D: SoNo Station Project Area

Land Use Category D acknowledges the unique program established for the South Norwalk Railroad Station site. The project is intended to enhance the immediate South Norwalk neighborhood as well as to maximize the development potential of the railroad station. The mix of uses includes a railroad station facility with improved services and parking, housing, retail, offices, health club, theaters, child day-care, community centers and open space.

The development project shall include all right-of-way and traffic improvements necessary to minimize the impact of additional vehicular traffic on South Norwalk streets and arterials, particularly those in residential neighborhoods.

Development scale shall conform to the height and building area of the SoNo Station Design District regulations.

5. Land Use Area E: Institutional

Land Use Category E is intended to preserve and protect the institutional uses which serve both the residential and commercial neighborhoods. Developers of these sites should recognize the on-going need for public service agencies and places of worship convenient to the adjacent community. Institutional uses shall include places of worship, churches and church buildings, public and private schools, child day care centers, community centers or other non-profit centers, meeting or concert halls, museums and youth day camps.

Development scale in Land Use Category E: Institutional shall permit 4 stories and 50 feet and a minimum of 2 stories and 25'.

6. Land Use Category F: Public Open Space

Land Use Category F recognizes the importance of parks, playgrounds and open space to the community. The designated area, at the intersection of Raymond and Day Streets, is centrally located and shall be maintained as an attractive recreational resource for South Norwalk

residents, workers, and shoppers alike. Design of public spaces and recreational facilities should conform to the requirements of the Plan Urban Design Guidelines.

This public open space shall be complemented by the additional recreational areas required as part of all residential developments.

III. URBAN DESIGN GUIDELINES

A. Design Objectives

The Urban Design Guidelines which follow are intended to illustrate the urban design features considered to be an essential part of all development, including rehabilitation, within the South Main Corridor. These Guidelines serve as a vehicle to insure that Norwalk derives maximum benefit from this development and that such development occurs at an appropriate scale and adds character to the district.

The Urban Design Guidelines are set forth to assist developers, architects, and property owners working with the City to achieve the Urban Renewal Plan Objectives as outlined in Section I. This guide is intended to facilitate the establishment of a cohesive environment, blending existing and new or rehabilitated development projects into a harmoniously functioning area. These objectives will be a major consideration of the Redevelopment Agency during its review of development projects.

Buildings within the Project Area should be considered as integral parts of an overall development area and developed with consideration for both proposed and existing buildings with respect to appropriate height, mass, siting, circulation patterns, location, materials, orientation, signage, lighting and use.

B. Design Regulations

1. Building Facades

Design and materials for all building facades should reflect the tradition and style of South Norwalk's heritage as is evidenced by the Washington Street Historic District. New development should relate to the existing streetscape environment in scale, architectural style, shape and surface treatment in order to create a visual harmony between new and existing structures and to minimize clashing of styles. Natural materials such as brick, stone and wood should be emphasized. Reflective materials are not

permitted.

Facades of buildings with retail uses should maintain 60% glazed surface area of the first floor.

Building facades, particularly those with residential use, should be designed with projections (balconies, bay windows, etc.) or recesses (terraces, inset windows, etc.) along their streetfront elevations in order to create architectural interest.

Front building facades of all structures should be designed with consideration for the pedestrian and incorporate design elements, such as awnings, marquees or arcades, which provide protection.

2. Pedestrian Circulation

Ease of pedestrian circulation is a major objective. Where natural linkage routes between the South Norwalk Railroad Station and the Historic District cross development sites, the developer(s) should provide controlled easements and access. These routes should connect both public and private development. Efforts should be made to create a street level retail pattern which is interesting and attractive to the pedestrian along primary travel corridors.

Property owners and/or developers are encouraged to provide pedestrian seating with traditional benches, walls, steps or planter edges.

Pedestrian circulation routes should be convenient, well-lit and provide connections to long-term parking. Priority should be given to walkways which access rear parking to insure adequate lighting, appropriate landscaping, decorative paving surfaces and provisions for continued maintenance. Lighting can be individual pole fixtures or wall sconces with a minimum height of 10' to reduce potential for vandalism.

3. Streetscape & Open Space Improvements

Streetscape improvements, including public open spaces, should be incorporated into the site design of all new structures and to the extent possible of all rehabilitated buildings as well.

The design and quality of streetscape improvements should be carried over into improvements of public

plazas and other urban open spaces.

Streetscape improvements including sidewalks, granite curbing, historic lighting and street furniture must be consistent in design and quality with public improvement projects on North Main Street and Washington Street. Particular attention should be given to such elements as sidewalk paving design, street tree treatments, street light design, street furniture, allocation of space for benches, planters, bollards, trash receptacles, bus shelters, public art and similar features. Special care should be taken to preserve the historic character established by the streetscape design of Washington Street and reinforced by more recent improvements on North Main Street.

Temporary vending stands and carts are encouraged in public open spaces and plaza areas to add street level activity and a marketplace ambiance. All stands, carts and pertinent signage must be approved by the Redevelopment Agency and periodically reviewed for appearance and cleanliness and licensed by the appropriate agencies of the City of Norwalk.

4. Vehicular Circulation and Parking

Parking access should be restricted to less active side streets where possible and the number of curb cuts for parking ingress and egress should be minimized to improve traffic flow.

Centralized parking is preferred and should be located with clear signage directing traffic from main arteries and pedestrians to through-block accessways.

Parking structures shall be designed to minimize their impact on surrounding land uses, particularly where abutting residential zones. This can be accomplished by reducing their presence and bulk through the use of recesses, stairs, railings, landscaping, surface treatment, ground floor retail and by locating parking to the extent possible below grade.

Surface parking areas must be paved with a durable dust-free surface, adequately drained, and appropriately lighted. Lots should be designed with sufficient screening to provide a buffer, yet not so dense as to compromise security. Trees should be located to provide shade and allow for

ground water percolation.

Service and loading areas should be confined to the rear of buildings or within parking structures to the extent possible. Developers must demonstrate that sufficient off-street loading will be provided to meet the needs of the specific use proposed.

All curb cuts including parking, rear access or driveway must be approved by the Redevelopment Agency.

5. Landscaping

Planting of trees, both street trees and open space landscaping, appropriate to the area's character and drainage pattern should be encouraged. Existing trees should be preserved wherever possible. New trees should be of no less than 4" caliper. Where appropriate or required, landscaped buffers should be planted with materials appropriate to the site conditions and adequate for the intended purpose.

Property owners and/or developers should be encouraged to take advantage of small underutilized spaces to create pocket parks or courtyards. These spaces should be open to the public and well-maintained. Adjoining property owners should coordinate their open space plans.

6. Building Rehabilitation Guidelines

The following guidelines are to insure that building alterations are compatible with the South Main Corridor character and are integrated with the character of the adjacent Historic District.

a. Historic Mixed-Use Structures

- (1) Reveal Building Piers at Storefront Level

The building piers or columns visually link the upper and lower parts of the building and provide a "frame" for the street level storefronts and display windows.

- (2) Preserve facades; in particular, any

architectural detail, the original combination of building materials and historic colors

- (3) Preserve size of original window openings where feasible.

These features are critical to the building design. Energy conservation can be achieved through the use of thermal glass.

- (4) Preserve the building cornice

The building cornice is designed as an integral part of the building design. It adds dimension and acts as the building's "top". It should be preserved and properly maintained.

- (5) Building painting

Colors should complement the building. Neutral, muted colors are appropriate for large base areas (masonry, stone, etc.). Contrasting colors should be reserved for trim and detail with the brightest hues on the accent trim. Similar building materials should not be painted different colors. Different colors should be limited to different materials. Proper painting methods are outlined in the Secretary of Interior Standards for Rehabilitation.

b. Retail Storefront

- (1) Storefront windows should be maintained on a continuous plane with the facade and should not be recessed. Window displays should be highly visible to the pedestrian.
- (2) Use of tinted glass should be avoided
- (3) The bottom of the lower window panel should not be higher than 2' above sidewalk grade.
- (4) Use of awnings is encouraged in order to both provide protection to the pedestrian and to provide color to the streetscape. It is important that the awning is of appropriate scale and

design for the building facade.

- (5) Signage should be of good quality and design. It should be located 9'-14' above the sidewalk. Sign heights should be uniform. Signage should be well maintained.
- (6) Storefront windows should also be well maintained in order to provide an attractive pedestrian streetscape.
- (7) Storefronts representative of distinctive historic period designs shall be maintained where economically feasible.

c. Historic Residential Structures

Residential Rehabilitation Standards have been developed to serve as a basis for rehabilitation of existing residential structures. These Standards, as set forth in Exhibit B, attached hereto and made part hereof, are directed toward the rehabilitation of residential structures on a long term basis with an estimated useful life of 25 years, except for normal replacement items. The requirements set forth in these standards supplement all State and local codes adopted by the City of Norwalk and all ordinances applicable to the regulation and control of building construction and renovation, and constitute additional control and requirements. Wherever local or state code regulations or requirements permit lower standards than those required, the Residential Rehabilitation Standards shall apply. Failure to comply with the Property Rehabilitation Standards within a reasonable period of time, as determined by the Redevelopment Agency, shall subject the property owners to the penalties imposed by the Housing Code of the City of Norwalk.

7. Signage

It is the purpose and intent of this regulation to protect the line of vision necessary for traffic safety and otherwise protect public health and safety. In addition these signage regulations serve to protect property values, improve the

physical appearance of commercial areas and enhance the aesthetics of the community.

Signs on existing historic or architecturally significant buildings should maintain and enhance the symmetry of the building facade, should be aligned with and compatible with signage pertinent to other businesses in the same or adjacent buildings and should avoid covering or overlapping architectural elements of the building.

Banners of durable fabric construction affixed to the structure so as not to obstruct pedestrian traffic nor project more than thirty-six (36) inches from the building are permitted as permanent signs subject to the review of the Redevelopment Agency and the approval of the Zoning Inspector. Banners shall be maintained in acceptable condition.

Projecting signs and symbols are permitted but shall not exceed an area of six (6) square feet and shall not project more than forty (40) inches from the building, shall provide a minimum of ten (10) feet of clearance from a sidewalk and shall not extend above the sills of the windows on the second floor.

Non-tenant signs and product advertising shall be prohibited.

All signs shall conform to the Signage Regulations as defined in the Zoning Ordinance of the City of Norwalk.

All signs shall be reviewed for approval or disapproval by the Norwalk Redevelopment Agency.

8. Property Maintenance

Properties which have been rehabilitated shall be properly maintained.

IV. OTHER REGULATIONS AND CONTROLS APPLYING TO THE PROJECT AREA

- A. All projects, new construction as well as rehabilitation, must also be in compliance with all applicable codes and ordinances. These include, but are not limited to: Norwalk Housing Code, Connecticut Building Code, Norwalk Electric Code, Norwalk Plumbing Code, Norwalk Fire Prevention Code, Norwalk Building Ordinance and Norwalk Building Zone Regulations.

- P. No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes; glare; electromagnetic disturbance; radiation, smoke, cinders, obnoxious dust or waste, undue noise or vibration, light or other environmentally hazardous features so as to be detrimental to the public health, safety or general welfare.
- C. At no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, religion, sex, national origin or physical disability. Further all developers shall comply with all federal, state and local laws in effect from time to time prohibiting discrimination or segregation by reason or race, color, religion, sex, national origin or physical disability in the sale, lease or occupancy of any property in the Project Area.
- D. All utility lines including cable television and all service connections shall be located underground whenever possible.
- E. In the event of any question regarding the meaning of the controls or other provisions of this Urban Renewal Plan, the interpretation placed thereon by the Redevelopment Agency shall be final and binding.
- F. Displacement and relocation will be minimized in the implementation of the Plan. To the extent that displacement is required to advance the objectives of the Plan all such activities will be carried out in conformance with the provisions of Chapter 135 of the Connecticut General Statutes, Section 8-266 through 8-283, Uniform Relocation Assistance Act.

V. DEVELOPMENT PLAN REVIEW

- A. The Redevelopment Agency shall review for approval or disapproval all development plans for new construction and building rehabilitation to determine compatibility with urban design objectives. These plans must include proposed use, site plan, exterior design of all buildings, architectural treatment, landscaping, design of all signs and other items subject to Urban Design Guideline review. In such review, the Agency may draw upon technical assistance as it deems necessary. Plans or any portion of plans may be rejected for non-

compliance with the Urban Renewal Plan Land Use Requirements or Urban Design Guidelines as set forth in Sections II and III respectively.

- P. The Agency shall inform all proposed developers and redevelopers of the urban design requirements and objectives prior to the disposition of any project land or buildings. It is the responsibility of the developer or redeveloper to be informed of all Urban Renewal Plan requirements for any project within the South Main Corridor area on any site not acquired from the Redevelopment Agency.
- C. Review procedures of the Agency shall be such that there is a continuing review of the developer's proposals at various stages of the design process to facilitate and achieve a final approval of the plans.

VI. DURATION AND EFFECTIVE DATE OF REGULATIONS AND CONTROLS

The foregoing regulations and controls contained in this Plan shall be binding and effective by deed or lease upon all purchasers or lessees of land and their heirs or assigns in the area of the City of Norwalk designated the South Main Corridor Urban Renewal Area (Map No.1) from the original date of approval of this Urban Renewal Plan by the Common Council of Norwalk, Connecticut for twenty (20) years unless amended as provided in Section VIII. This Plan shall be recorded on the City of Norwalk Land Records.

VII OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Section 8-142 of Chapter 130 of the General Statutes, 1959 Revision, as amended, states:

"... As used in this part, an urban renewal plan means a plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the area of urban renewal project, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and the other public improvements ..."

To meet this State requirement, the following is included:

- A. Proposed land acquisition, redevelopment and rehabilitation is shown on Map No. 7, Land Acquisition Map, and is described in this Urban Renewal Plan.
- B. Existing and proposed zoning is shown on Maps No. 5 & 6, Existing Zoning Map and Proposed Zoning Plan.
- C. Land uses, and building requirements are described in Section II And III of this Urban Renewal Plan and illustrated on Map No 4 , Proposed Land Use Plan.
- D. Proposed traffic improvements are shown on Map No 8, Rights-of-Way Adjustment Plan.
- E. The Urban Renewal Plan is based on local objectives as set for the Project Description.
- F. The implementation of this Plan would be financed with local, state or Federal funds and funds from private sources.

VIII PROCEDURE FOR CHANGES IN THE APPROVED PLAN

This Urban Renewal Plan may be amended any time by the Norwalk Redevelopment Agency provided: if amended after the lease or sale of real property in the Project Area by the Redevelopment Agency, the amendment must be consented to by the developer or developers of such real property or his/their successor in interest affected by the proposed amendment. Where the proposed amendment will substantially change said Plan, the approval of the proposed amendment shall follow the same procedures as that which governed the adoption of this Plan. All amendments to said Plan shall be recorded in Section X herein.

IX. EXHIBITS & MAPS

Attached hereto and part of this Urban Renewal Plan are the following:

- Exhibit A Boundary Description dated June 15,1990
- Exhibit B Property Rehabilitation Standards dated January 21, 1981
- Exhibit C Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings dated January 1980
- Map No. 1 Project Boundary dated
- Map No. 2 Site Context Map dated
- Map No. 3 Existing Land Use Map dated
- Map No. 4 Proposed Land Use Map dated
- Map No. 5 Existing Zoning Dated

- Map No. 6 Proposed Zoning Map Dated
- Map No. 7 Property Acquisition Map Dated
- Map No. 8 Rights-of-Way Adjustment Plan Dated

X. AMENDMENTS TO URBAN RENEWAL PLAN

Amendment No.	Date of Approval Redevelopment Agency Common Council	Section or Maps Revised as part of Amendment
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d:somain

EXHIBIT A

BOUNDARY DESCRIPTION

Commencing at a point described by the intersection of the centerline of Haviland Street extended with the centerline of Water Street and proceeding southerly along the centerline of Water Street for a distance of 290 feet more or less to a point described as the intersection of the centerline of Elizabeth Street extended and the centerline of Water Street;

Thence westerly along a line describing the centerline of Elizabeth Street for a distance of 300 feet more or less to a point described as the intersection of the centerline of Elizabeth Street with the centerline of Day Street extended;

Thence southerly along the centerline of Day Street for a distance of 128 feet more or less;

Thence westerly along the northern property line of the property described as District 2 Block 58 Lot 14 for a distance of 170 feet more or less;

Thence southerly along the western property line of properties described as District 2 Block 58 Lots 14, 13, 11, 10, 9, and 8 for a distance of 401.2 feet more or less to a point described by the southwest corner of property described as District 2 Block 58 Lot 8;

Thence easterly along the southern property line of property described as District 2 Block 58 Lot 8 for a distance of 200 feet more or less to the centerline of Day Street;

Thence southerly along the centerline of Day Street for a distance of 880 feet more or less to the intersection of the centerline of Concord Street;

Thence westerly along the centerline of Concord Street for a distance of 330 feet more or less;

Thence southerly along a line described as the easterly property line of property described as District 2 Block 82 Lot 9 for a distance of 130 feet to the intersection of the southerly property line of property described as District 2 Block 82 Lot 9.

Thence southwesterly along the southern property line of the properties described as District 2 Block 82 Lots 9 and 20 for a distance of 135 feet more or less to the intersection with the centerline of Woodward Avenue;

Thence southeasterly along the centerline of Woodward Avenue for a distance of 30 feet more or less;

Thence westerly along the southern property line of the property described as District 2 Block 79 Lot 6 for a distance of 140 feet more or less to the centerline of South Main Street.

Thence northerly along the centerline of South Main Street for a distance of 50 feet more or less;

Thence westerly along the southern property line of properties described as District 2 Block 78 Lots 6, 9, and 10 for a distance of 208 feet more or less to a point describing the southwest corner of property described as District 2 Block 78 Lot 10.

Thence northerly for a distance of 40 feet more or less along the western property line of property described as District 2 Block 78 Lot 10 to a point describing the southeast corner of property described as District 2 Block 78 Lot 11;

Thence westerly along the southern property line of properties described as District 2 Block 78 Lots 11, 12, and 13 for a distance of 150 feet more or less to the intersection of the centerline of Chestnut Street.

Thence northerly along the centerline of Chestnut Street for a distance of 690 feet more or less to the intersection of the centerline of Henry Street Extension.

Thence westerly along the centerline of Henry Street for a distance of 775 feet more or less to the intersection of the centerline of Mulvoy Street;

Thence westerly along the centerline of Mulvoy Street for a distance of 180 feet more or less to the intersection of the centerline of Franklin Street.

Thence northwesterly along the centerline of Franklin Street for a distance of 112.67 feet more or less;

Thence northerly along the centerline of Franklin Street for a distance of 306.25 feet more or less;

Thence easterly for a distance of 80 feet more or less along the southern property line of the parcel described as District 2 Block 55 Lot 15;

Thence northeasterly for a distance of 480 feet more or less along the western property line of the property of the City of Norwalk described as District 2 Block 55 Lot 27;

Thence northerly for a distance of 190 feet more or less along the easterly line of the General Easement to a point where it intersects the centerline of Monroe Street;

Thence easterly along the centerline of Monroe Street for a distance of 432 feet more or less;

Thence northeasterly along the eastern property line of the Penn Central Railroad right of way for a distance of 690 feet more or less to a point describing the northwest corner of the property described as District 2 Block 45 Lot 12.

Thence easterly to for a distance of 130 feet more or less to a point where it intersects the centerline of South Main Street.

Thence, southerly along the centerline of South Main Street for a distance of 20 feet more or less to the point where it intersects the centerline of Haviland Street extended.

Thence easterly along the centerline of Haviland Street for a distance of 790 feet more or less to a point where it intersects the centerline of Water Street.

d:bound

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

7824

AMENDMENT NUMBER 2

Section II LAND USE PLAN, PART B. (1) - Land Use Category A: Mixed Use No.1 is hereby revised to read as follows: (revisions in bold italics)

1. Land Use Category A: Mixed - Use No. 1

includes first floor retail combined with office or residential on upper floors. Retail shall be defined as sales establishments whose primary purpose is to display and offer for sale commodities or goods directly to the consumer reserving a substantial amount of floor space and window space for display of goods. Retail stores may also offer personal or business services and may include restaurants offering food and beverages primarily for consumption on the premises.

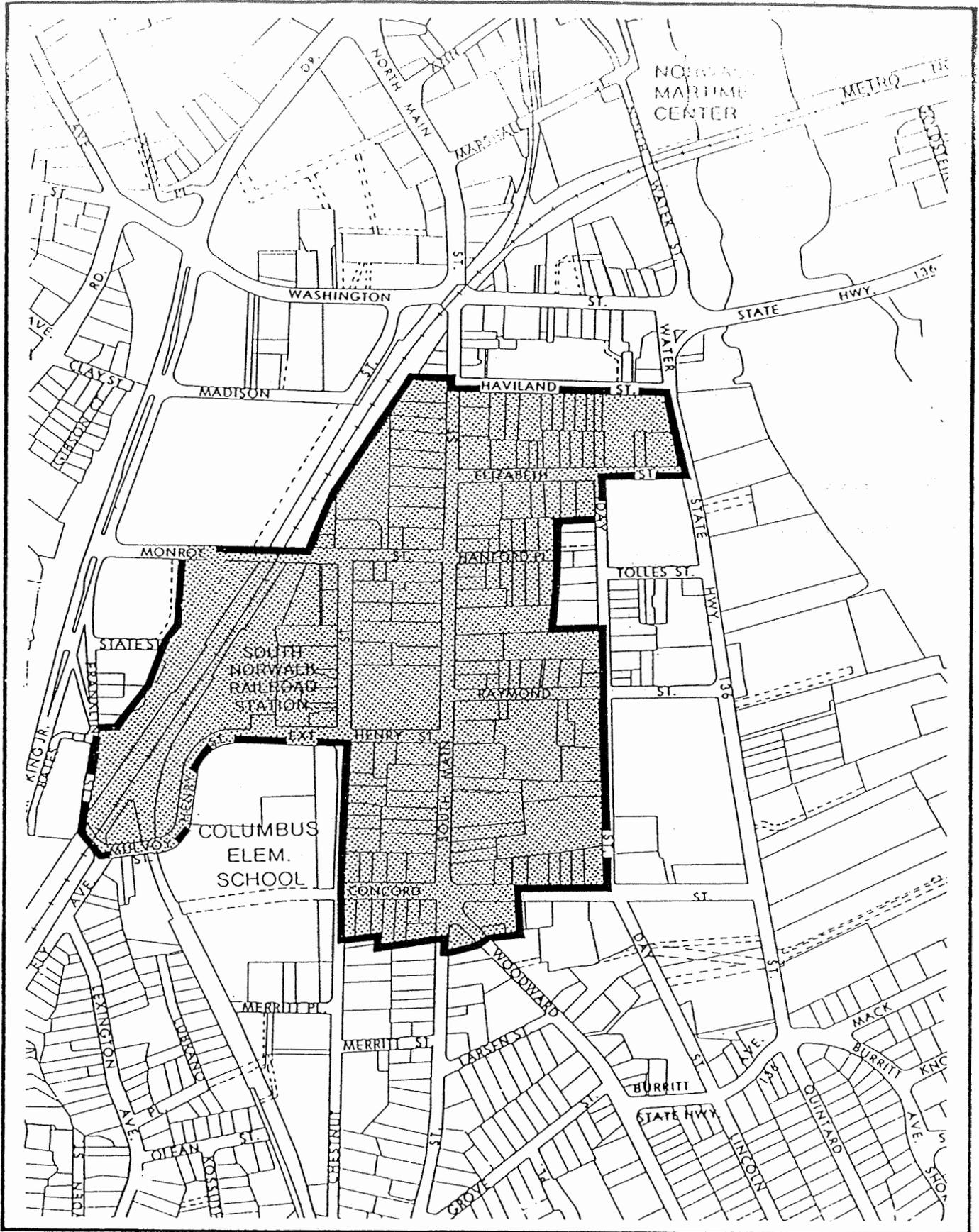
The general objective of Land Use Category A is to establish continuous ground floor retail at the street level with buildings situated directly on the property line to establish an active and attractive commercial environment on South Norwalk's primary commercial arteries.

Uses above the first floor may include multi-family dwellings, *comprised of efficiency, studio and/or one bedroom units*, offices, schools or art studios.

Effective Date - June 21, 1995

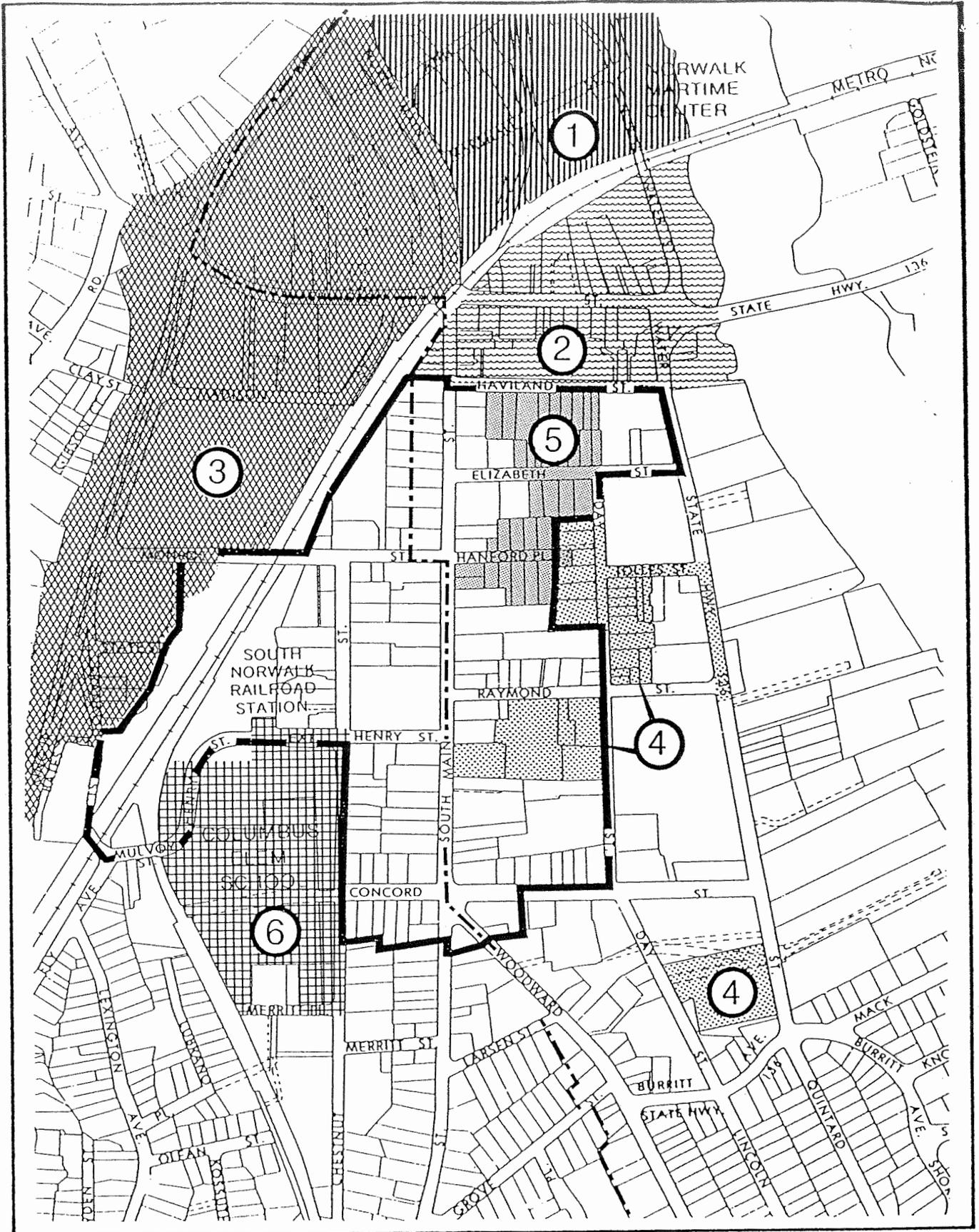
ADOPTED BY THE REDEVELOPMENT AGENCY OF THIS CITY OF NORWALK, CONNECTICUT
THIS 21st DAY OF JUNE 1995.


EDWARD J. MUSANTE, JR.
EXECUTIVE DIRECTOR



MAP NO. 1
 PROJECT BOUNDARY MAP
 DATE:
 SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

KEY: **——** BOUNDARY LINE

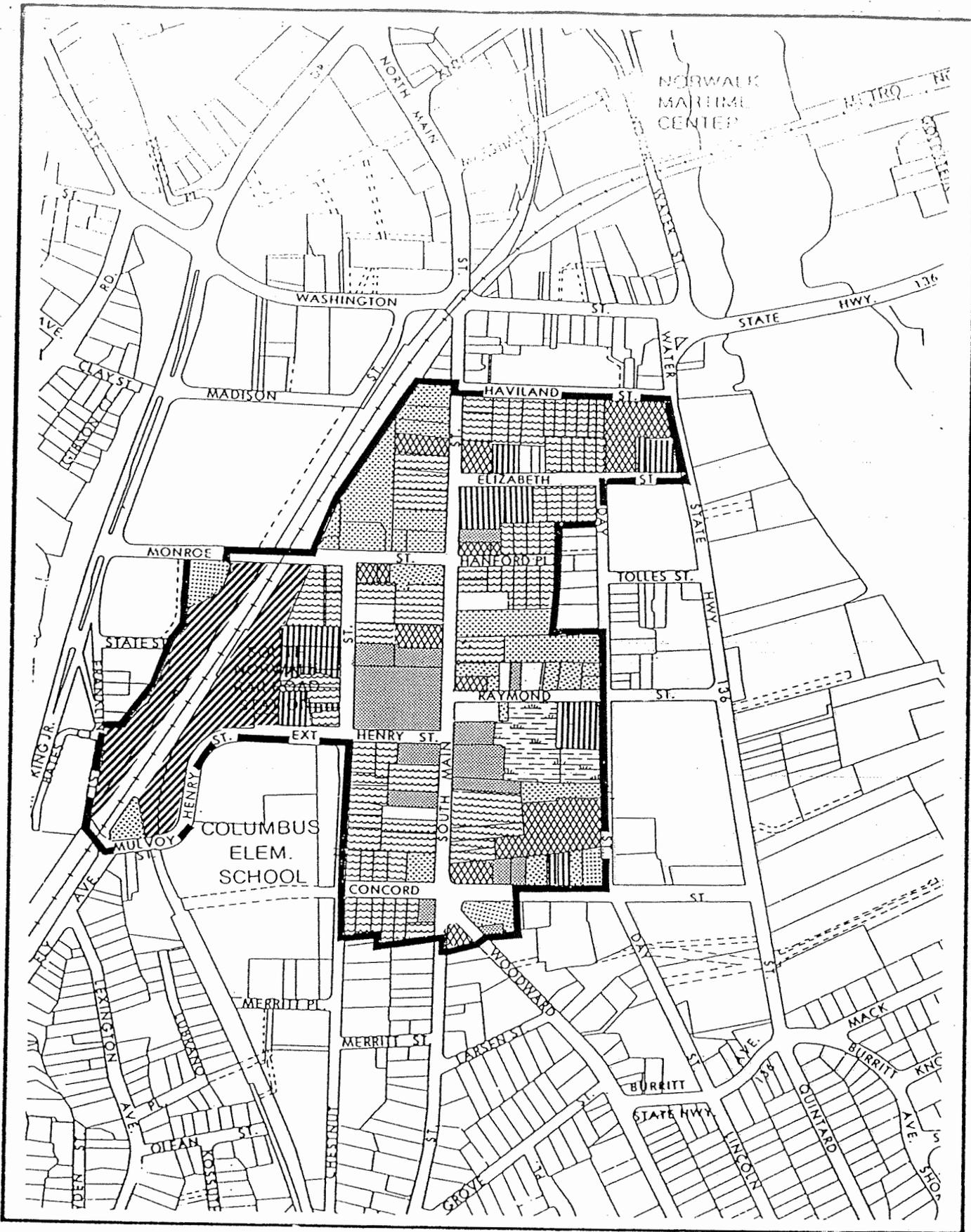


MAP NO. 2
 SITE CONTEXT
 MAP
 DATE:

- KEY:
- ① REED PUTNAM U.R. AREA
 - ② WASHINGTON-S. MAIN ST. IMP. AREA II
 - ③ S. NORWALK U.R. AREA NO. 1
 - ④ WATER ST. IND. DEVE. AREA
 - ⑤ HAVILAND/ELIZABETH/HANFORD HISTORIC DISTRICT
 - ⑥ WOOD-BURBANK U.R. AREA

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

CAM BOUNDARY



**MAP NO. 3
EXISTING
LAND USE MAP**

DATE:

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

KEY:



RESIDENTIAL



COMMERCIAL



MIXED USE



INSTITUTIONAL



INDUSTRIAL



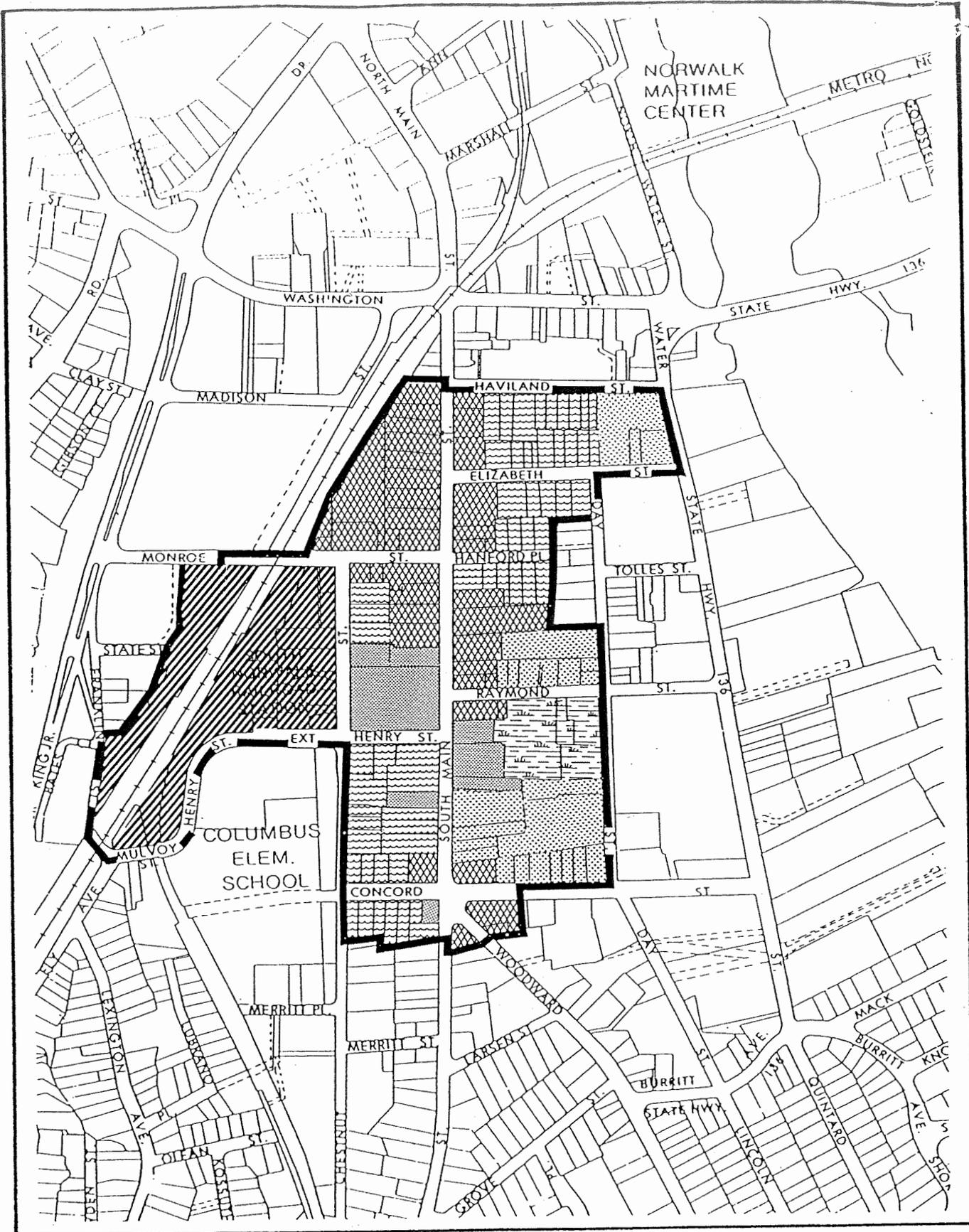
SONO RR STATION



OPEN SPACE



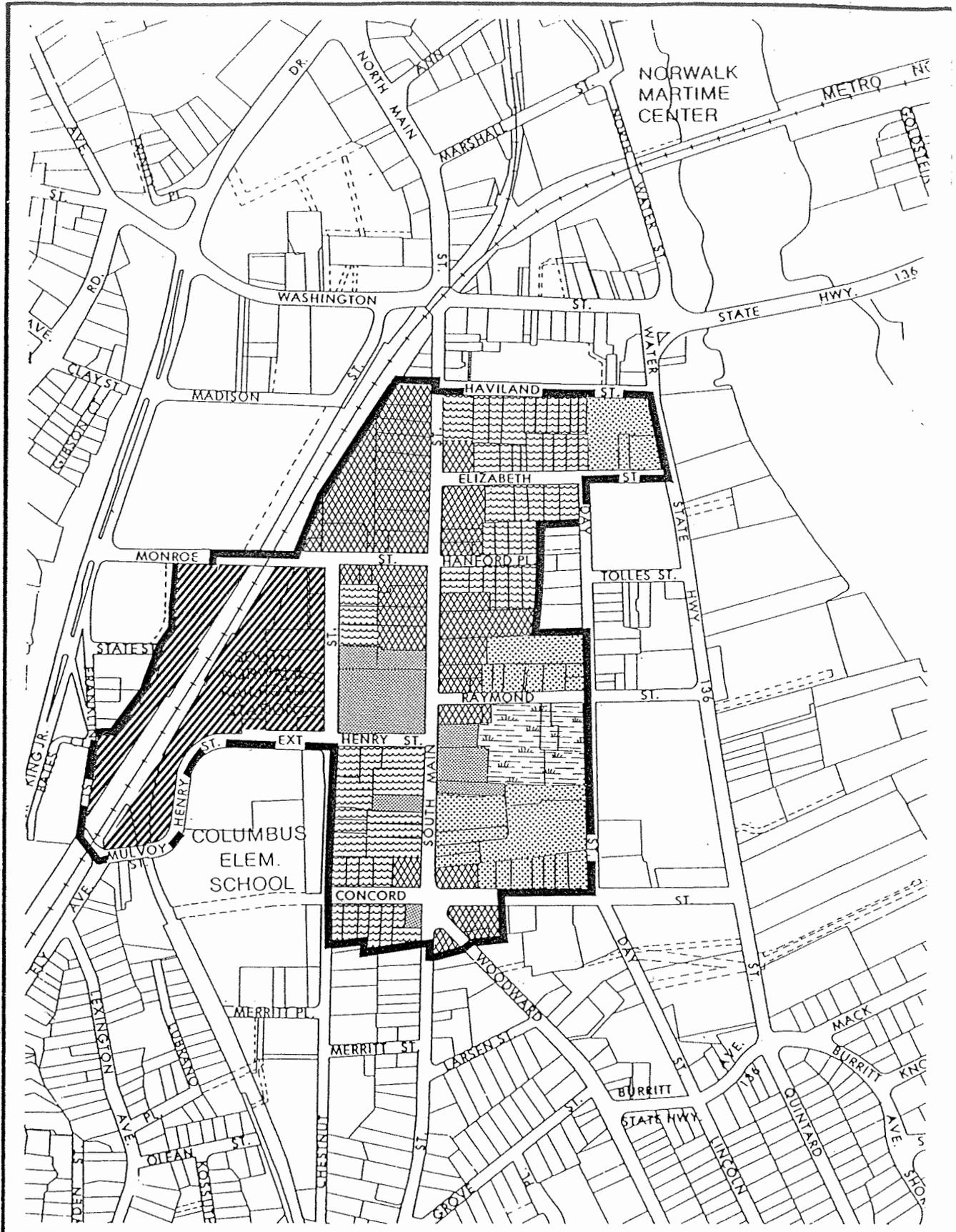
VACANT



MAP NO. 4
**PROPOSED
 LAND USE PLAN**
 DATE:

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

- KEY:**
-  MIXED USE NO. 1
 -  RESIDENTIAL
 -  MIXED USE NO. 2
 -  SONO STATION DESIGN DISTRICT
 -  INSTITUTIONAL
 -  PUBLIC OPEN SPACE

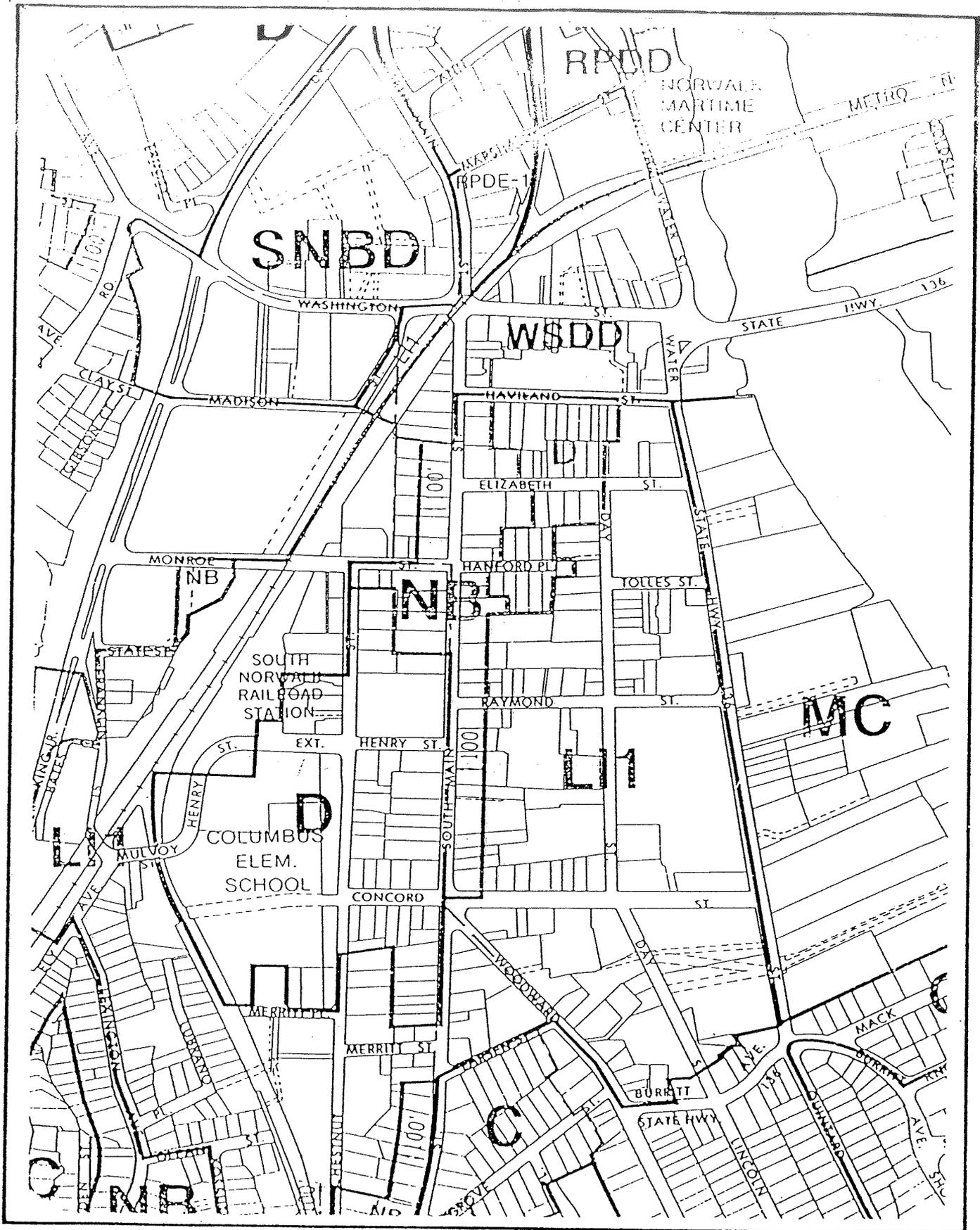


**MAP NO. 4
PROPOSED
LAND USE PLAN**

DATE: AMENDED OCT. 21, 1992

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

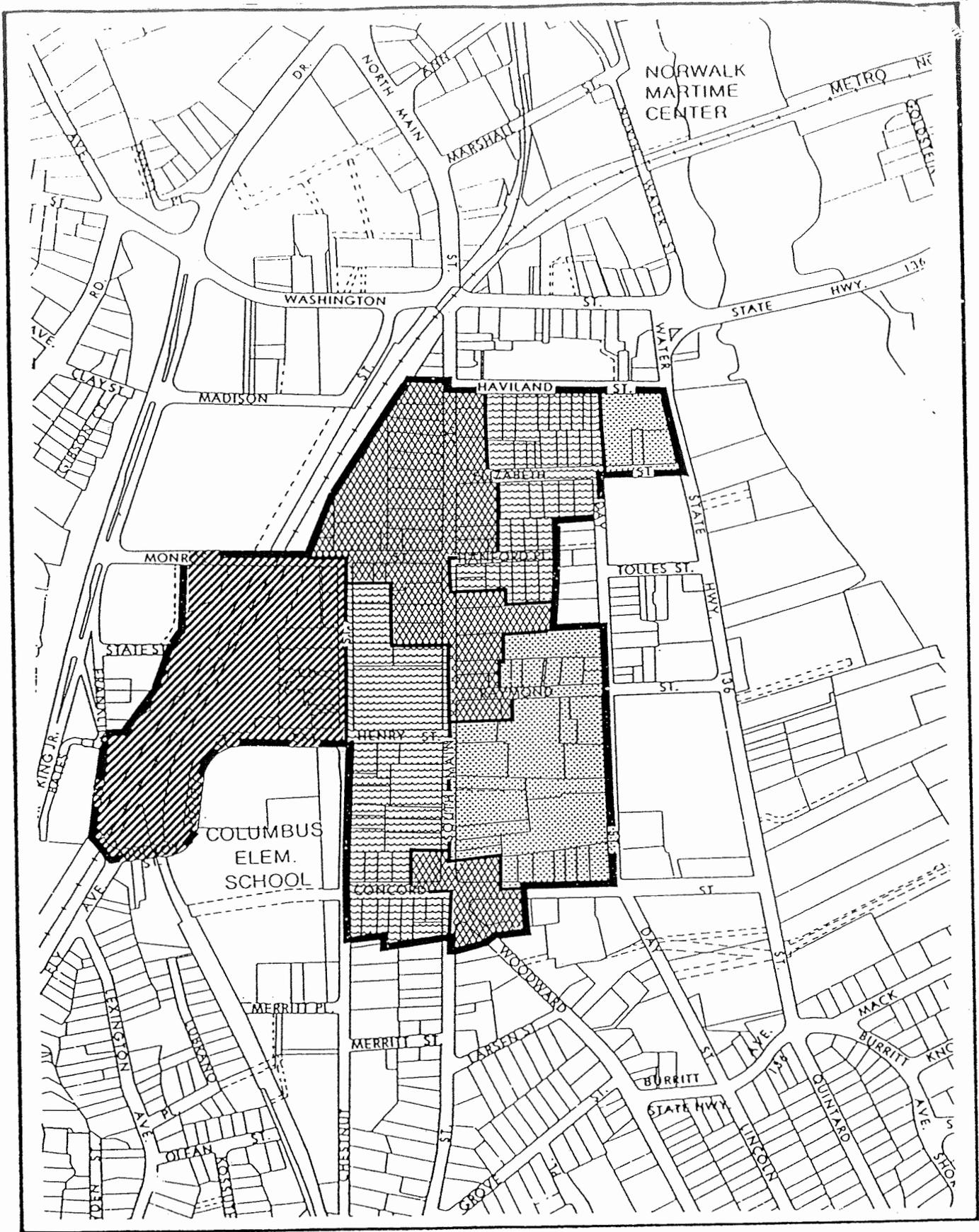
- KEY:**
-  MIXED USE NO.1
 -  RESIDENTIAL
 -  MIXED USE NO.2
 -  SONO STATION DESIGN DISTRICT
 -  INSTITUTIONAL
 -  PUBLIC OPEN SPACE



**MAP NO. 5
EXISTING ZONING MAP**

DATE:
SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

KEY: D - D RESIDENCE
 SNBD - SOUTH NORWALK BUSINESS DISTRICT
 WSDD - WASHINGTON ST DESIGN DISTRICT
 RPDD - REED PUTNAM DESIGN DISTRICT
 NB - NEIGHBORHOOD BUSINESS
 L1 - LIGHT INDUSTRIAL NO. 1

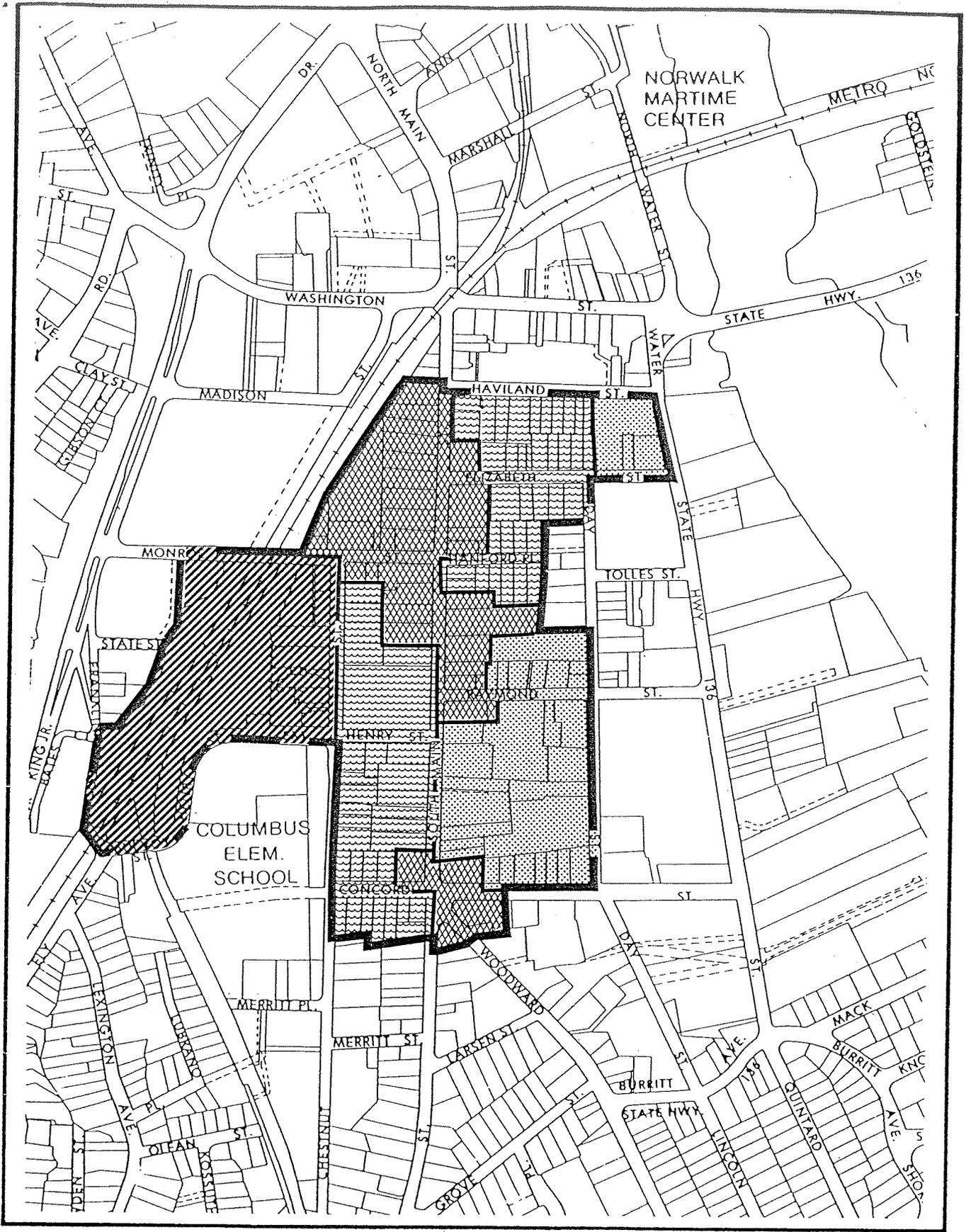


MAP NO. 6
 PROPOSED ZONING MAP

DATE:

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

- KEY:
-  MIXED USE NO.1
 -  MIXED USE NO.2
 -  D RESIDENCE
 -  SONO STATION DESIGN DIRTRICT

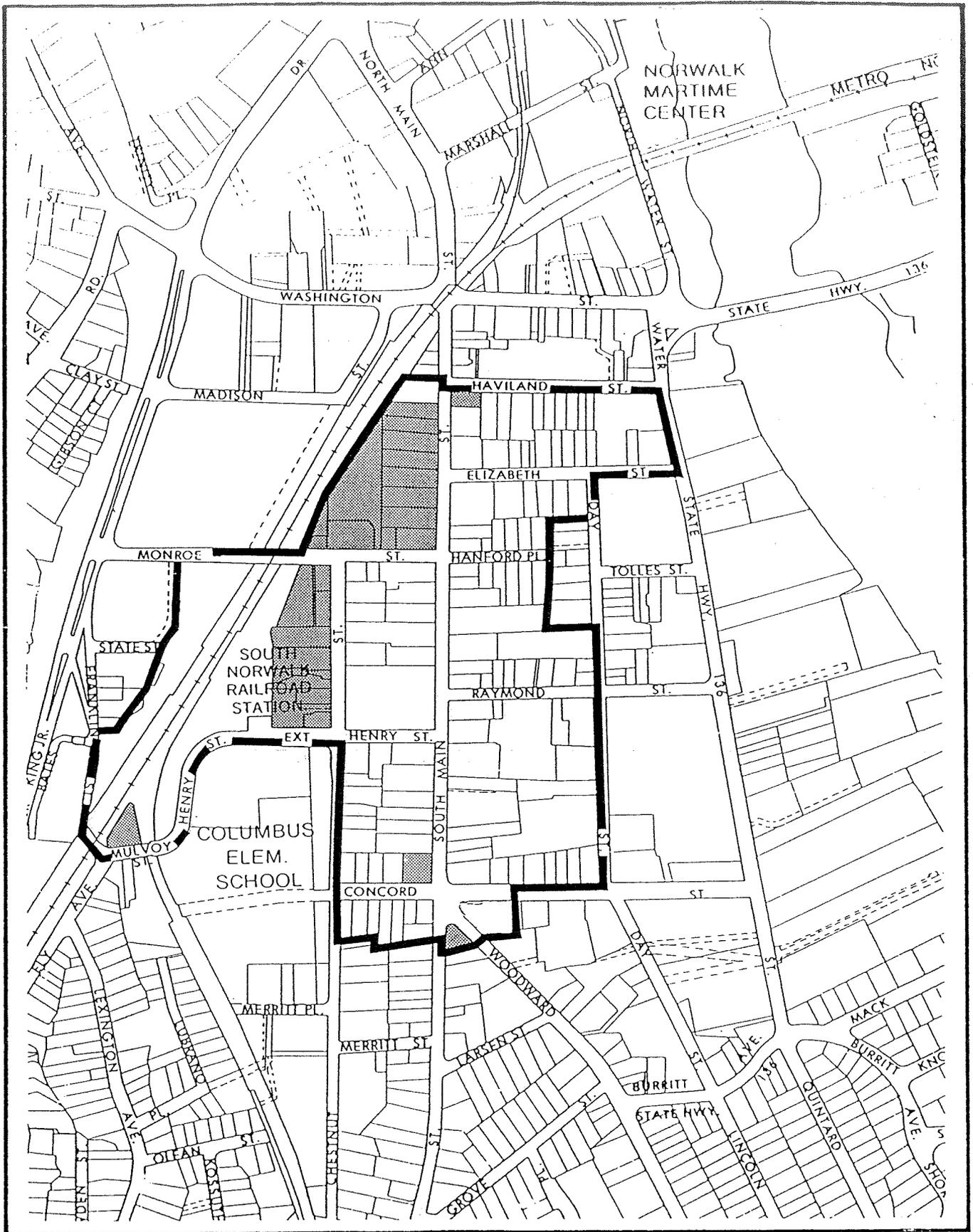


MAP NO. 6
PROPOSED ZONING MAP

DATE: AMENDED OCT. 21, 1992

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

- KEY:
-  MIXED USE NO.1
 -  MIXED USE NO.2
 -  D RESIDENCE
 -  SONO STATION DESIGN DISTRICT

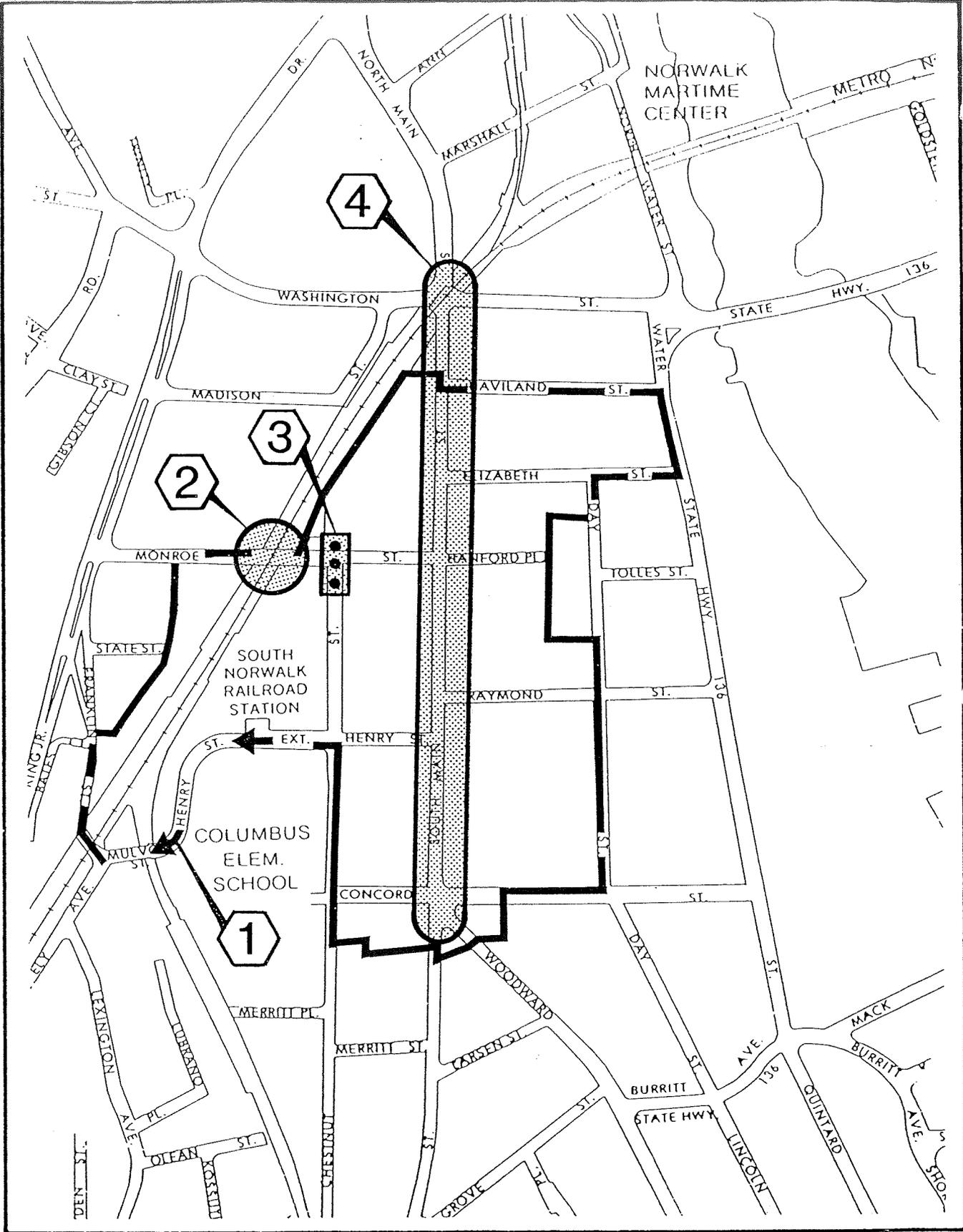


**MAP NO. 7
ACQUISITION MAP**

DATE:
SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

KEY:

-  PROPERTIES TO BE ACQUIRED
-  BOUNDARY LINE



MAP NO. 8
 R.O.W. ADJUSTMENT MAP

DATE:

SOUTH MAIN CORRIDOR URBAN RENEWAL PLAN

- KEY
- ① HENRY ST. ONE-WAY
 - ② LOWER ROADWAY
 - ③ NEW SIGNALIZATION
 - ④ S. MAIN ST. TIP

EXHIBIT B

January 21, 1981
PROPERTY REHABILITATION STANDARDS

1. The overall objective of rehabilitation activities within the South Main Corridor Urban Renewal Area is the creation of a sound, attractive business and residential district. Deteriorating or blighting influences are to be removed, and area stability and viability encouraged. This will require the blending of old and new structures, provision of public and quasi-public facilities, taking advantage of the nature of the site, and the creation of a visually attractive environment.
2. The revitalization program will require, on the one hand, expenditure of public funds for new streets, parking and utilities, and, on the other hand, expenditures by property owners to significantly upgrade or maintain existing structures. Thus, all properties are to be improved, restored, or maintained at a level necessary to accomplish satisfactorily the distribution of goods and services, provide safe, healthy, working conditions for employees and visitors, and where appropriate, provide sound, attractive residential dwelling units.
3. All buildings which are restored or rehabilitated must provide a quality of environment and structural integrity which is fully compatible with existing buildings of historic or architectural significance and new structures which are to be built in the area.

4. The rehabilitation of the exterior facades, including side and rear facades of buildings near structures of historic or architectural significance shall be in keeping with the overall character of such structures. Exhibit C will more specifically provide standards and guidelines for rehabilitation of historic and architecturally significant properties. In addition, the Building Exterior Guidelines of the Washington Street Urban Design Study dated June, 1978, shall be the guideline used by the Redevelopment Agency in making these determinations.
5. Owners of properties to be rehabilitated will be requested to prepare or have prepared plans for design improvement generally in accord with the suggestions of the Agency, and in harmony with the architectural character of the surrounding area and the objectives of the Urban Renewal Plan. Every effort will be made to assure that improvements over and above required structural changes are made in as many cases as possible, so that the quality of design achieved will help contribute to the long-term stability of the area.
6. New structures or additions must comply with local standards and requirements for new structures, except that where limitations are presented by existing construction which is to remain, reasonable modification will be permitted where the resulting conditions are deemed consistent with the objectives of the standards and requirements.

The extent to which existing work may be used or new work required, the characteristics of living unit arrangement, if any, design, finish, equipment and other building features must be suitable for the rehabilitated property, appeal to the determined market segment, and conform to the established standards. The property at the completion of rehabili-

tation must be safe and sound in all physical respects and be refurbished or altered to bring the property to a desirable and marketable condition.

7. Materials, techniques and colors must conform to and harmonize with original materials and techniques. To this end, the emphasis should be on correct period sash, doors, cornices, wall materials and signs and the removal of present day anachronisms, such as defacing or out-of-scale 20th century features or additions to 19th century buildings. Colors shall be appropriate to the period and style of the building. These general requirements shall apply particularly to visible surfaces both exterior and interior. New work adjoining old must be carefully blended to minimize the separation, unless in the opinion of qualified architectural experts it is better to make the joining areas obvious and thereby emphasize the qualities of the original work.
8. Hardware and lighting fixtures shall be selected with care to conform to authentic work of the period, and to match remaining originals where such exist.
9. All alterations, repairs, extensions or additions, and all other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.
10. All exterior facades, including side and rear facades, shall be remodeled or refurbished in keeping with the preservation of the structures of historical-architectural significance.

STANDARDS FOR REHABILITATION

All structures in the South Main Corridor Urban Renewal Area which are not acquired shall be rehabilitated by their owners; said structures shall conform to the standards of the Norwalk Building, Housing, Electrical, Plumbing and Fire Codes and to the Zoning Ordinance of the City of Norwalk, as amended, and such other local, federal and state regulations or standards as may be applicable. In addition, the following project standards shall also be followed:

1. An inspection by the Norwalk Redevelopment Agency shall be made of the interior and exterior condition, appearance and layout of all structures in the Project Area which are to remain. Based on this inspection, the Agency will provide the owner of the property with a list of required structural repairs and improvements and required improvements for elements affecting appearance and layout. The owner will be requested to prepare or have prepared plans for design improvement generally in accord with the suggestions of the Redevelopment Agency, and in harmony with the architectural character of the surrounding areas. In addition to the presentation of improvement plans, the owner will demonstrate to the agency's satisfaction, the financial capability and timetable to implement said plans.

All improvement and modernization plans will be subject to the review and approval of the Agency. The Agency is prepared to offer advice and suggestions to owners preparing such improvement plans. Aesthetic improvements, over and above structural changes, will be required so that the quality of design achieved will help contribute to the long term stability of the area. Refusal or failure to comply with the Property Rehabilitation Standards within a reasonable period of time, as determined by the Agency, shall subject the property owner to the penalties imposed by the Housing

2. Structural Standards

The construction standards and requirements set forth herein are designed to achieve a structurally sound building with a minimum live of twenty-five years exclusive of normal replacement items. The standards and requirements apply to principal buildings, extensions and additions to such buildings, and accessory buildings or structures. Any reference to removal or demolition of all or a portion of a building shall meet with the approval of the Redevelopment Agency.

- a. All structures shall be of adequate framing and construction, be weather-tight, clean, contain adequate protection from corrosion, decay, insects and other destructive forces, be of an acceptable quality of workmanship, and provide utilities and services sufficient to permit safe and healthful year-round usage.
- b. Any deterioration or failure of material, as evidenced by settlement, sagging, rotting, cracks, dampness, holes, leakage, missing materials, improper fit or closure, inadequate drainage, rodents, insects, or other conditions impairing the safety, sanitation or comfort of the building shall be repaired, replaced, or otherwise corrected in a workmanlike manner with durable materials of good quality.
- c. Where such repair or replacement is deemed uneconomical, such building or portion of a building shall be removed or demolished. All integral structural components shall be in sound condition and serviceable for the expected useful life of the rehabilitated building. Sagging of floors, roofs, partitions, stairs, and chimneys, or bulging of exterior walls shall be restored as nearly as practical to an acceptable level or plumb position, and supported or braced so as to prevent a recurrence of the condition. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

- d. All exterior surfaces shall be sound and clean. All exterior wood surfaces shall be protected from the elements against decay with paint or other protective coverings. All exterior masonry which is cracked, spalled or otherwise deteriorated shall be repaired. All scaled and chipped paint or shabby material on any surface shall be removed and replaced. Any missing or defective material, jointing or flashing shall be replaced or repaired.
- e. Leaking, cracked, sagging, wavy or otherwise deteriorated roofs shall be repaired, reinforced, or rebuilt as required. Means shall be provided for the satisfactory removal of rainwater. Roofing materials shall be appropriate to the age and original design of the structure.
- f. All structures shall have a complete and structurally sound masonry foundation, with footings below the frost level, adequate water-proofing, and termite protection. Any cracks, settlement, or missing material shall be repaired or replaced.
- g. Cellars shall be adequately vented and free of dampness.
- h. All inside and outside stairways, rails and porches shall be safely constructed and maintained in good repair.
- i. Wherever possible, all cornices, lintels, posts, porches, chimneys, decorative brickwork or other decorative architectural elements shall be retained. They shall be cleaned, repaired as necessary, and adequately weather-protected.
- j. All floors shall be smooth, even, sound, and free from holes, cracks, loose boards or excessive deflection.
- k. Walls and ceilings shall be smooth, even, sound and free from holes and cracks. Before repainting or repairing, old paint and paper

shall be repaired and surfaces shall be smooth. All unsound or rotted plaster shall be replaced. All sagging walls shall be repaired or replaced.

- l. Wherever structurally feasible, later artificial wall coverings and/or accumulated grime shall be removed and exterior walls restored as closely as possible to original materials.
- m. Wherever structurally feasible, later additions which substantially modify the appearance of a structure shall be removed, and the building restored, as nearly as possible, to its original condition.
- n. Wood trim doors and windows shall be scraped and sanded to a smooth finish before painting, or shall be replaced. Windows and doors shall be easily operable and fit properly. Wood sash shall be weather-tight and resistant to excessive infiltration or wind rattling. Surfaces shall be scraped and sanded smooth and all defective glass or putty shall be replaced before painting. Rotted, weak, or broken sash and sash cords shall be replaced. New windows and doors shall relate harmoniously to the facade in which they are placed.
- o. Lavatories, sinks, and bathrooms shall have waterproof floors.
- p. Exterior colors of all walls, doors, windows, trim, roofs, cornices, signs, lintels and other architectural elements shall be subject to the review and approval of the Redevelopment Agency.
- q. Structures fronting onto South Main Street with rear facades facing onto public parking shall improve the rear facade to provide attractive access to these structures.

3. Utility and Service System Standards

- a. Each structure shall provide sanitary facilities and adequate hot and cold running water. All drainage systems shall operate without clogging. The plumbing system shall be adequately and properly vented. All new hot and cold water supply piping shall be of non-ferrous materials. All piping shall be adequately sized to supply, drain, and vent all fixtures attached thereto, and shall be sound, tight, and free of mineral deposits or corrosion. Pipes not meeting these requirements shall be replaced. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air and sound or harborages for vermin or rodents.
- b. Heat shall be supplied to all non-storage floor areas through a system capable of maintaining 70 degrees F. when the outdoor temperature is zero degrees fahrenheit.
The heating plant shall be properly installed in a separately enclosed space and shall be properly connected to an approved flue. The system shall be durable and quiet in operation, with all mains, branch piping, and duct work safely placed in adequate concealments.
- c. Each structure shall provide adequate and safe electrical services of sufficient capacity to meet modern service requirements. All electrical installations shall be safe and in good repair; existing facilities which are inadequate or unsafe shall be replaced or increased as required.

- d. All mechanical equipment, including elevators, dumbwaiters, refrigerators, air conditioning, ventilating, cooling, plumbing, and heating shall be properly installed, adequate in capacity, not worn, shabby or dangerous. Equipment not meeting these standards shall be repaired or replaced.
4. All properties shall be graded in such a way as to provide satisfactory drainage for water runoff to a public street or drainage easement.
5. Halls, alleys, yards, and entranceways shall be free of all debris and properly maintained. No subsidiary structures, fences or similar accessory items shall be permitted which:
 - a. Obstruct a safe means of access to, or egress from, the building, or any municipal parking area;
 - b. Create fire hazards, attract or harbor rodents, or create unhealthy conditions;
 - c. Are structurally unsafe; or
 - d. Create objectionable odors, noises or view.
6. Refuse shall be kept in rodent and odor proof containers, which shall be placed behind or within suitable visual barriers.
7. All service structures, facilities, yards, parking and loading areas which are visible from residential areas or public parking areas shall be appropriately screened with suitable walls, fences and/or landscaping.
8. All driveways, parking areas, walks and plazas shall be adequately drained and suitably surfaced with dustless material. All other areas shall be landscaped and provided with appropriate trees and shrubbery.

9. Adequate lighting for night-time use shall be provided.
10. Where existing flooring in the display area of a store or other public commercial space is deemed to be worn or shabby, new, heavy duty flooring shall be laid.

Where the existing ceiling in the display area of a store or other public commercial space is deemed to be worn, inadequate or shabby, new ceiling material shall be installed. It shall be hung or attached in such a manner as to assure that there be neither warpage or sagging. The ceiling pattern shall be consistent throughout the retailing space, and be designed with the location and size of air conditioning registers and lighting fixtures in mind.

Where existing interior walls are deemed to be worn, cracked, or shabby, they shall be cleaned, patched, painted or otherwise appropriately modernized.

Where display cabinets are worn or shabby they shall be refurbished or new cabinets and counters shall be installed.

Where existing show windows, signs or awnings are worn or shabby they shall be replaced utilizing materials and designs which are deemed to be compatible with adjacent sound development.

Where existing lighting fixtures are deemed to be outmoded or inadequate, modern attractive lighting fixtures shall be installed.

11. Store fronts and all exterior facades shall be remodeled or refurbished to provide compatibility with adjacent or remodeled development.

Roof line, sign treatment, display windows and exterior facing material shall all be considered. Architectural treatment of front, side, and

BUILDING: EXTERIOR FEATURES--continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended*

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings" (Washington, D.C.: Heritage Conservation and Recreation Service, 1975 and 1976). Both are available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES--continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortarRecommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Not Recommended

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden sidingRecommended

Retaining and preserving significant architectural features, wherever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zincRecommended

Retaining original material, whenever possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

BUILDING: EXTERIOR FEATURES--continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Not Recommended

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and RoofingRecommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Windows and DoorsRecommended *

Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Not Recommended

Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.

BUILDING: EXTERIOR FEATURES--continued

Windows and DoorsRecommended*

Improving the thermal performance of existing windows and doors through adding or replacing weatherstripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.

Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Not Recommended

Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building.

Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.

Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.

Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.

Installing interior storm windows that allow moisture to accumulate and damage the window.

Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

*For more information consult Preservation Briefs: 3: "Conserving Energy in Historic Buildings" (Washington, D.C. Heritage Conservation and Recreation Service, 1978). It is available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES--continued

Windows and DoorsRecommendedNot Recommended

Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

StorefrontsRecommendedNot Recommended

Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.

Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.

Using materials which detract from the historic or architectural character of the building, such as mirrored glass.

Altering the entrance through a significant storefront.

Entrances, porches, and stepsRecommendedNot Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Removing or altering porches and steps that are appropriate to the building's development and style.

BUILDING: EXTERIOR FEATURES--continued

Entrances, porches, and stepsRecommended

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Stripping porches and steps or original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior FinishesRecommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Not Recommended

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.

Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

BUILDING: INTERIOR FEATURES--continued

Recommended

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Not Recommended

Removing plaster to expose brick to give the wall an appearance it never had.

Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.

Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, color, and texture with the earlier building and the neighborhood.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

NEW CONSTRUCTION--continued

Recommended

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features that contribute to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING,
FIRE PROTECTIONRecommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

rear facades shall be in keeping with the rehabilitation objectives expressed above.

Masonry facing shall be cleaned and pointed up as necessary.

EXCEPTIONS

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardships, a variance to such requirements may be permitted by the Norwalk Redevelopment Agency, providing that no variance shall be permitted which is less restrictive than applicable state and local codes and ordinances.

EXHIBIT C

Department of Interior
Standards For Rehabilitation And Guidelines For
Rehabilitating Historic Buildings
January, 1980

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976 and the Revenue Act of 1978. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 1208 (formerly 36 CFR Part 67).

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of historic buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Not all recommendations listed under a treatment will apply to each project proposal. Rehabilitation approaches, materials, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20243, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or are inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING SITE--continued

Recommended

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not RecommendedArcheological featuresRecommended

Leaving known archeological resources intact.

Not Recommended

Installing inderground utilities, pavements, and other modern features that disturb archeological resources.

Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.

BUILDING: STRUCTURAL SYSTEMS

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.