

URBAN RENEWAL PLAN  
FOR THE  
SOUTH NORWALK PROJECT NO. 1 AREA

PROJECT NO. CONN. R-34

REDEVELOPMENT AGENCY OF THE CITY OF NORWALK  
NORWALK, CONNECTICUT

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B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Project Area.

The boundaries of the Urban Renewal Project Area, hereinafter referred to as Project Area, are as shown on Map No. SN-1, "Project Boundary" and as described in the attached Boundary Description, Exhibit A.

2. Proposed Actions

The proposed action for the area is clearance and redevelopment and provision of some public improvements. Clearance is proposed for all properties within the area with the exception of those noted as "not to be acquired" in Section D.1.a.ii, of this Plan. The parcels "not to be acquired" contain uses and structures which are compatible with the proposed Renewal Plan and which, due to realization of the project will be assured adequate long-term protection.

Other renewal actions proposed are the widening, realignment and/or repaving of some existing streets, closing and the establishment of new streets, and that realignment, construction, or reconstruction of utilities which is necessary for the effectuation of the Renewal Plan proposals.

C. LAND USE PLAN

1. Land Use Plan - Map No. SN-2, "Land Use Plan" shows the proposed:

- (a) Thoroughfare and street rights-of-way
- (b) Public uses
- (c) Commercial, parking and residential areas

2. Land Use Provisions and Building Requirements

The regulations and controls governing the use and development of real property in each separate use area are set forth below:

a. Permitted uses in specific use areas as shown on Land Use Plan Map No. SN-2 are as follows:

(1) Housing for Moderate Income Families Use Area

The only uses shall be: Multiple dwellings for five or more families, including off-street parking, appurtenant recreation and social rooms and any other buildings and/or uses accessory to the multiple dwelling use.

For purposes of the definition of the financial characteristics of development in this area, the term "Housing for Moderate Income Families" shall be as defined by the Administrator of the Federal Housing and Home Finance Agency. It is the intent of the Redevelopment Agency of Norwalk to encourage the development within this area of such rental or cooperative housing which shall be within the financial means of those families whose incomes are too high to permit them to be admitted to low-rent public housing and too low to enable them to secure standard housing on the existing private rental market.

(2) Commercial Use Area. The only permitted uses in areas so designated on the Land Use Plan shall be as follows:

(a) Retail stores and banks.

- (b) Personal service stores such as, but not limited to, barber shops, shoe repair shops, beauty parlors and tailors; provided that where steam pressure is used in clothes pressing, it shall not exceed 15 pounds pressure per square inch, and steam condensate shall be discharged through a roof vent or to the rear of the building.
- (c) Business, professional or governmental offices. Theatres, restaurants, and bowling alleys, excluding amusement parks, galleries, and circuses, whether open or closed.
- (d) Outlets and pickup stations for laundries and automatic self-service laundries consisting of not more than 30 machines; cleaning establishments where non-combustible fluid is used except that combustible fluid may be used in connection with the incidental cleaning of spots.
- (e) Signs, accessory to an establishment located on the same lot, provided such signs shall be limited as follows:
- i. Not more than one such sign shall be permitted for each tenant on the premises on each wall fronting on a street;
  - ii. The aggregate area, in square feet, of all signs on any wall shall be not greater than two times the length in feet of such wall;

Such sign or signs shall be parallel to the face of the building and no part thereof shall project more than 12 inches beyond the face of the wall to which applied nor any distance beyond or above the building in any other direction.

iv. Flashing, moving or intermittently illuminated signs or advertising devices are prohibited as are signs which may be mistaken for traffic control devices.

v. Temporary signs made of cardboard, paper, canvas, or similar impermanent materials may not be placed on the outside of any building.

(3) Parking Use Areas. Areas so designated shall be used only for the parking of motor vehicles, and, where adjoining structures, for loading and unloading connected therewith provided that such loading or unloading shall not restrict the maximum effectiveness of the areas for their intended parking use.

(4) Public Use Areas. Landscaped open space shall be the only uses with the exception of such land which adjoins residential uses fronting on Hamilton Avenue in which case the parking of motor vehicles in connection with said residences shall be permitted.

(5) Plaza Use Area. Areas so designated shall be utilized for park, playground and pedestrian circulation.

b. Regulations and Controls on Land Use

(1) Regulations and Controls Applying to all Sections of the Urban Renewal Area

- (a) The site plan and exterior design of all buildings and development proposed for the project area shall be subject to the approval of the Planning Commission of the City of Norwalk and the Redevelopment Agency of the City of Norwalk.
- (b) Unless paved, all open areas which are visible from the street shall be landscaped.
- (c) No hotels, motels, rooming or boarding houses shall be permitted in any portion of the project area.
- (d) No use shall be permitted which is noxious or offensive by reason of emission of odor, dust, noise, smoke, gas, fumes or radiation or which in any other way presents a nuisance and hazard to public health and safety.
- (e) There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed or color.

(2) Regulations and Controls Applying to Specific Use Areas as Designated on the "Land Use Plan". The regulations and controls governing the use and development of real property in each separate use area are set forth below:

(a) Housing for moderate income families use areas

- i. The area designated on the Land Use Plan as "Housing

for Moderate Income Families - Accessory Open Space" may only be utilized for open, recreational uses.

ii. Minimum lot area required for each dwelling unit shall be as follows:

<u>For each dwelling unit</u>	<u>Minimum required square feet of lot area</u>
With one habitable room	625
With two habitable rooms	750
With three habitable rooms	900
With four or more habitable rooms	1,250

For purposes of this control, a habitable room is defined as a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes excluding kitchenettes or dining bays less than 60 square feet in area, bathrooms, water closet compartments, laundries, pantries, foyers or communicating corridors, closets, private workshops, and storage spaces.

iii. Except as hereinafter specified, the maximum coverage by all principal buildings shall not exceed 25% of the total area of the parcel.

iv. No building shall exceed an unbroken length of 180 feet.

- v. The following minimum distances between buildings shall be observed:
- a. Between a principal building and one story accessory building - 20 feet;
  - b. Between any two other buildings - a distance equal to the average height of such buildings at the point where they are nearest to each other; and
  - c. Notwithstanding any other provisions and except as provided hereinafter, no building within this use area shall intrude into the area enclosed by an arc of a circle with a radius of 60 feet and extending 70 degrees on each side of a line perpendicular to the center of any legal window (other than a bathroom or kitchen window), and the exterior radii of such arc. All measurements shall be performed in horizontal projection at the sill level of the subject window. This limitation shall not apply to any wall of the same building, the plane of which the subject window is located at an exterior angle of more than 80 degrees. A minimum distance of 60 feet shall be maintained

between the subject window and any wall parallel thereto, whether such wall is a part of the same, or of another building on the same parcel.

vi. Minimum setbacks to be observed:

a. Minimum setbacks from street lines shall be 75 feet except in the case of Clay Street where the required minimum setback line shall not be less than 50 feet and except in the case of buildings to the west of Spring Street where the required minimum setback lines is 20 feet.

b. No exterior wall of any structure used for dwelling purposes shall be less than 150 feet from the westerly side of the Railroad right-of-way line.

vii. Off-street parking shall be provided in the ratio of  $1\frac{1}{2}$  parking spaces for each dwelling unit. Each such space shall be paved and provide adequate driveways and aisles, and may be provided in an enclosed garage or in a paved outdoor parking lot, or a combination of both. All open parking areas shall be screened on all sides by a

substantial solid wall or fence or thick hedge of a minimum height of four (4) feet above the average finished grade of the parking area.

(b) Commercial Use Area

- i. The maximum coverage in this area shall not exceed 90%.
- ii. The maximum height of any structure in this area shall not exceed two stories or 35 feet except in the case of structures devoted mainly to office uses in which case the maximum height shall not exceed twelve stories or 150 feet.
- iii. Side yards are not required, but where provided shall be a minimum of ten feet.
- iv. In such cases where a commercial building or buildings are located on a lot abutting a new or additional municipally owned parking facility, one off-street parking space shall be provided for each 300 square feet of building floor area in excess of twice the area of the lot.

Where a commercial building or buildings are located on a lot within 350 feet or less of a new or additional municipally owned parking facility, one off-street parking space shall be provided for each 200 square feet of retail floor area in excess of 10,000 square feet; or one off-street parking space for each 300 square feet of

office floor area in excess of 10,000 square feet; or one off-street parking space for each 500 sq. ft. of other commercial floor area in excess of 10,000 square feet; or for any sum of combinations thereof.

v. All loading and unloading shall take place on the parcel, except that in the case of properties adjoining a specifically designated Project Area off-street parking facility in which case such loading and unloading may take place from said parking facility. Loading berths where required for loading and unloading activities shall be as follows:

a. For buildings with professional, governmental, or business offices and/or retail sales and service establishments, one loading berth shall be provided for each 20,000 square feet of floor area, or fraction thereof.

b. Each such loading berth shall be paved and shall measure not less than 12 feet wide, 33 feet long and 14 feet high.

vi. No use of open areas for other than off-street parking, loading, landscaped open space, park or restaurant is to be permitted.

vii. All utility connections to structures are to be through underground services.

(c) Parking Use Area. The only structures permitted in this area are those solely intended for use as off-

street parking or loading facilities. The regulations governing said structures are the same as those governing structures in the commercial use area.

(d) Plaza Use Area. No building may be erected within this area.

(e) Public Open Space Use Area. No buildings may be erected in this area.

c. Duration of Regulations and Controls

Except as specified hereinafter, the 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 and assigns in the area of the City of Norwalk, Connecticut, covered by this Plan from its date of approval. This Plan may be modified at any time as provided for in Paragraph F, Changes in Approved Plan. Said modifications shall be included in all applicable deeds, leases and covenants.

d. Applicability of Controls to Parcels not to be Acquired

In addition to all regulations and controls applying to parcels which are not to be acquired by virtue of the application of the pertinent regulations and controls to the use areas in which they are located; said parcels shall be subject to the following special regulations and controls:

- Zone*
- (1) Existing buildings located on parcels not to be acquired, which buildings do not conform to the regulations and controls established herein concerning coverage, height and yard requirements may continue but shall not be altered, enlarged or replaced, in whole or in part, except in con-

formity with the said regulations and controls of the specific use area in which located.

- (2) Compliance with the said regulations and controls shall be secured through the execution of written agreements with the owners of each parcel which is proposed not to be acquired. Failure to obtain such agreements or subsequent failure to abide by such agreements, shall result in the acquisition of said parcels by the LPA.

- e. Proposed Zoning. Zoning changes shall be as shown on Map No. SN-4, "Proposed Zoning."

D. PROJECT PROPOSALS

1. Land Acquisition

a. Properties to be acquired

All real property within the project area boundary shown on Map No. SN-1, "Project Boundary" with the exception of parcels noted as "not to be acquired" is to be acquired for clearance and redevelopment, and is to be utilized in accordance with Map No. SN-2, Land Use Plan.

All structures located on parcels to be acquired will be demolished and cleared.

b. Properties not to be acquired

Properties not to be acquired are as shown on Map No. SN-1, "Project Boundary" and are listed as follows:

<u>Block</u>	<u>Parcel</u>	<u>Block</u>	<u>Parcel</u>
1	Part of Parcel 4	2	Part of Parcel 4
2	Part of Parcel 2	6	Part of Parcel 14
2	Part of Parcel 3	6	Part of Parcel 7
2	Part of Parcel 19	6	Part of Parcel 8
2	Part of Parcel 24		

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c. Properties not designated for acquisition that may be acquired

- (1) That portion of Parcel 19, Block 2, as shown on Project Boundary Map SN-1 which is designated as "Not to be acquired" will be acquired if the owner fails to agree in writing to rehabilitate said property within one year after the adoption of the plan or to actually complete such rehabilitation within two years from the date of such agreement.
- (2) If the Post Office Department or other applicable Federal Agency indicates that it will not demolish the three structures located on their property (Parcel 7, Block 6), the LPA will acquire these properties and undertake clearance and redevelopment within them.
- (3) Property information and engineering data to be obtained during the execution stage may indicate the need for minor revisions in severance lines, thus acquiring property not at this time designated for acquisition.
- (4) In the event that written agreements cannot be secured with any owner as required under paragraph C2d(2) --(Applicability of Controls to Parcels not to be Acquired) of this plan, then said parcel shall be acquired.

d. Properties identified to be acquired that may not be acquired

Property information and engineering data to be obtained during the execution stage may indicate the need for minor revisions in severance lines, thus not acquiring property that is currently designated to be acquired.

2. Conservation or Reconditioning

No conservation or reconditioning measures are proposed for the Project Area.

### 3. Redevelopers Obligations

- a. To prevent speculation in land holding in the project area, all private redevelopers will be required to commence and complete the building of all proposed improvements within a reasonable time following their acquisition of the land.
- b. A redeveloper may not sell, without prior approval of the governing body of the City of Norwalk and the Redevelopment Agency of the City of Norwalk any or all interest in the project area property prior to the completion of redevelopment activities.
- c. In order to prevent racial discrimination by redevelopers in the use of 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 enter into any agreement restricting the sale, lease or occupancy of any real estate in the project area on the basis of race, creed or color.

### E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Section 8-125 (c) of Chapter 130 of the General Statutes, 1959 Revision as amended states:

"A 'redevelopment plan' shall include:(1) A description of the redevelopment area and the condition, type and use of the structures therein; (2) the location and extent of the land uses proposed for and within the area, such as housing, recreation, business, industry, schools, civic activities, open spaces or other categories of public and private uses; (3) location and extent of streets and other public utilities, facilities and works within the area; (4) schedule showing the number of families displaced by the proposed improvements, the method of temporary relocation of such families, the availability of sufficient suitable living accommodations at prices and rental within the financial reach of such families and located within a reasonable distance of the area from which they are displaced; (5) present and proposed zoning

regulations in the redevelopment area; (6) any other details including financial aspects of redevelopment which, in the judgement of the redevelopment agency authorized herein, is necessary to give it adequate information..."

To meet this State requirement the following is added:

1. The Urban Renewal Area is described in Section B of this Renewal Plan. The condition, type and use of the principal structures therein are tabulated as follows:

Conditions of Principal Structures

Condition	To be Acquired	Not to be Acquired	Total
Standard	38	8	46
Standard Structurally Environmentally Deficient	64	--	64
Total Standard	102	8*	110
Substandard, due to structure Plumbing, Heating, Deficiencies	80	2**	82
Total Structures	182	10	192
% Substandard	44%	20%	42%

\* Contains one standard structure acquired and to be demolished by the U.S. Post Office Department.

\*\*2 substandard structures acquired and to be demolished by the U.S. Post Office Department.

Type of Construction of Principal Structures to be Cleared

Type of Construction	Number of Structures
Frame	132
Brick	31
Concrete	2
Concrete Block and Stone	17
Total	182

Use of Principal Structures

Use	Number of Structures		Total
	To be Acquired	Not to be Acquired	
Residential Dwelling	142	3*	145
Related Quasi-Public	3	1	4
Non-Residential			
Commercial	26	5	31
Industrial	10	-	10
Quasi-Public	1	1	2
Total	182	10	192

\* These structures acquired and to be demolished by the U.S. Post Office Department.

2. The location and extent of the land uses proposed for and within the area are shown on Map No. SN-2 of this Renewal Plan and tabulated below:

Residential	7.9
Commercial	4.9
Parking	10.
Public	3.4

3. The tentative location and extent of streets within the area are shown on Right-of-Way Adjustment Plan, Map No. SN-5 as noted in Section D of this Renewal Plan. The tentative location and extent of public utilities, facilities and works are as shown on Maps No. SN-6 through SN-15 of this Renewal Plan.

4. Schedules showing number of families to be displaced and the means of temporary relocation are shown below:

a. Families to be Relocated

	Families of Two or More Persons
Total	291
White	184
Non-white	107

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Rev. 12/16/64

b. Methods for Temporary Relocation of Project Area Families

- (1) Temporary relocation will be undertaken when necessary to effectuate the relocation and demolition plans in such cases where permanent relocation is not possible at the time.
- (2) Attempts will be made to avoid temporary relocation where possible in such cases where said temporary relocation will involve personal hardship.
- (3) Relocation payments for temporary moves will be included within the overall limitations of such payments to any one individual, family or business, with the exception of moves arranged for the convenience of the Redevelopment Agency to effect savings in project costs.
- (4) The final decisions as to temporary relocation will be made by the Executive Director after receiving recommendations from the Relocation Officer, Property Manager and Project Manager.
- (5) The standards governing adequacy of temporary relocation facilities will be that such facilities must offer substantially the same amenities as the relocatee's previous residence, except that under no circumstance shall a dwelling which constitutes a hazard to health or safety be used for temporary relocation.

c. Proposed Rehousing of Families

The following table indicates the proposed rehousing of families to be relocated. It is deemed that the living accommodations shown below will be available, represent accommodations which are at prices and rentals within the financial reach of said

families, and are located within a reasonable distance of the families, and are located within a reasonable distance of the area from which they are displaced.

	Total	Low Rent Public Housing	State-Aided Moderate Rental Housing	Private Rental Housing	Private Sales Housing
Total	291	114	59	26	37
White	184	60	37	23	27
Non-White	107	54	22	3	10

5. Present and proposed zoning districts are described in Section C of the Renewal Plan and as shown on Map No. SN-3, "Existing Zoning" and Map No. SN-4, "Proposed Zoning".
6. In the judgment of the Redevelopment Agency, no other information is necessary herein to meet State and local requirements.

Section 8 - 127 of the General Statutes 1959 Revision states in part:

"...The redevelopment agency shall request the written opinion of the planning agency on all redevelopment plans prior to approving such redevelopment plans. Before approving any redevelopment plan, the redevelopment agency shall hold a public hearing thereon, notice of which shall be published at least twice in a newspaper of general circulation in the municipality, the first publication of notice to be not less than two weeks before the date set for the hearing. The redevelopment agency may approve any such redevelopment plan if, following such hearing, it finds that: (a) the area in which the proposed redevelopment is to be located is a redevelopment area; (b) the carrying out of the redevelopment plan will result in materially improving conditions in such areas; (c) 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; and (d) the redevelopment plan is satisfactory as to site planning, relation to the comprehensive or general plan of the municipality and except when the redevelopment agency has prepared the redevelopment plan, the construction and financial ability of the redeveloper to carry it out. No redevelopment plan for a project which consists predominantly of residential facilities shall be approved by the redevelopment agency in any municipality having

a local housing authority organized under the provisions of Chapter 52 except with the approval of such local housing authority. The approval of a redevelopment plan may be given by the legislative body or by such agency as it shall designate to act in its behalf."

To meet these statutory requirements the necessary actions will be taken and the necessary findings will be made by the Norwalk Redevelopment Agency and the necessary opinions will be obtained from the Norwalk City Planning Commission prior to approval of this Urban Renewal Plan by the Redevelopment Agency and the governing body of the City of Norwalk.

F. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the Norwalk Redevelopment Agency, provided, if modified after the lease or sale of real property in the Project Area the modification must be consented to by the redeveloper or redevelopers of such real property of his successor or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedure as that which governed the adoption of this Plan.

SOUTH NORWALK RENEWAL PROJECT NO. 1

PROJECT NO. CONN. R-34

Amendments to Urban Renewal Plan

The following amendments and additions to the Urban Renewal Plan for the subject project shall hereinafter be referred to as "Amendment No. 1" and shall become effective immediately upon adoption:

1. The following items are added to Section b, (1) Page R-213-5 of the Plan. (The title of this Section is:

- b. Regulations and Controls on Land Use

- (1) Regulations and Controls applying to all Sections of the Urban Renewal Area):

- (f) Traffic flow on Railroad Avenue and Clay Streets shall be regulated as follows:

- One Way - If curb parking is permitted.

- Two Way - If curb parking is prohibited.

- (g) No curb parking shall be permitted on Bates Court.

2. The following item is added to Section b. (2) (a) Pages R-213-5 to R-213-9 of the Plan (The title of this Section is:

- b. Regulations and Controls on Land Use

- (2) Regulations and Controls Applying to Specific Use Areas as Designated on the "Land Use Plan"

- (a) Housing for Moderate Income Families Use Areas):

- viii. No structure shall exceed a height of 4 stories or 50 feet.

AMENDMENT NO. 1

Adopted: November 6, 1962

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11/6/62

RESOLUTION #64-4

RESOLUTION MODIFYING URBAN RENEWAL PLAN  
SOUTH NORWALK RENEWAL PROJECT NO. 1 WITH  
REFERENCE TO ACQUISITION AND DISPOSITION  
OF PART OF PARCELS 1-4 AND 2-19 (T. H.  
CANTY AND COMPANY)

WHEREAS the Urban Renewal Plan for the South Norwalk Renewal Project No. 1 (Conn. R-34) provides that a portion of Block 1 Lot 4 and a portion of Block 2 Lot 19 as shown and delineated on "Property Map South Norwalk Renewal Project No. 1 Conn. R-34 City of Norwalk, Connecticut Raymond and May Associates Planning and Urban Renewal Consultants Pleasantville N. Y. dated Sept. 15, 1961 Rev. June 14, 1962" being Map No. SN-16 as "not to be acquired" is not to be acquired; and

WHEREAS at the time of submission of Part I of the Application for Loan and Grant for said Project, it was provided as to Parcel 2-19 that while it was marked not to be acquired in part that this was subject to change pending a study of the economic feasibility of remodeling the theatre located on said plot; and

WHEREAS at that time no reference was made as to Parcel 1-4; however it now develops that the heat for the building to be left is supplied from another building on said plot which is to be taken; and

WHEREAS the owner of said parcels, the T. H. Canty Co. have informed the Local Public Agency in writing that it is not economically feasible for them to remodel the theatre on Parcel 2-19 and that they desire the Local Public Agency to acquire all of both Parcels 1-4 and 2-19; and

WHEREAS the acquisition of these parcels would not be a material change in the Urban Renewal Plan and could, in no way, prevent the execution of the Plan as drawn; and

WHEREAS no land in the Project Area has been disposed of, except that Re-use Parcel No. 10 has been sold to The Southern New England Telephone Company; the within change would, in no way, affect the use of said parcel,

NOW THEREFORE BE IT RESOLVED, that the Urban Renewal Plan for the South Norwalk Renewal Project No. 1 (Conn. R-34) be and is hereby modified to provide for the acquisition of that portion of Block 2 Lot 19 and that portion of Block 1 Lot 4 as shown and delineated on "Property Map South Norwalk Renewal Project No. 1, Conn. R-34 City of Norwalk Connecticut Raymond & May Associates, Planning and Urban Renewal Consultants Pleasantville N. Y. dated Sept. 15, 1961 Rev. June 14, 1962" being Map No. SN-16 as "not to be acquired", and said Plan is further modified to provide for the disposition of said parcels by incorporating them with the Disposition Parcels adjacent to each of said parcels.

Adopted February 4, 1964

Amendment No. 2

R-213-21  
2/4/64

RESOLUTION NO. 64-40

WHEREAS the Local Public Agency is about to enter into a contract for the disposition of certain land in the block bounded by Flax Hill Road, North Main Street and West Washington Street in the South Norwalk Renewal Project No. 1, Conn R-34; and

WHEREAS the prospective purchaser has requested the Local Public Agency to make certain changes in the Land Use Plan so as to designate as Commercial certain areas now designated as Public Parking in order to increase the size of his proposed buildings and, in one instance, to change a small area, now designated as Commercial to Public Parking in order to straighten out the property line; and

WHEREAS the changes requested would not constitute a material change in the Urban Renewal Plan and could, in no way, prevent the execution of the Plan as drawn; and

WHEREAS the only land in the project area that has been disposed of to date or which is under contract of sale or committed for sale consists of Parcels 10 and 19, as shown and delineated on that certain map entitled "Map No. SN-17 Sheet A, Disposition Plat (tentative) South Norwalk Renewal Project No. 1, Conn. R-34, City of Norwalk Connecticut, Raymond & May Associates, Planning and Urban Renewal Consultants, Pleasantville, N. Y. Scale 1" = 50' Sept. 15, 1961 Revised June 14, 1962;" and

WHEREAS the parcels referred to in the foregoing paragraph are in no way affected by these modifications and will in no way be adversely affected by these modifications,

NOW, THEREFORE, BE IT RESOLVED By the Redevelopment Agency of the City of Norwalk that the Urban Renewal Plan for the South Norwalk Renewal Project No. 1 (Conn. R-34) be and is hereby modified to change the Land Use Plan so that it will appear as shown on a certain map entitled "City of Norwalk, Connecticut, South Norwalk Renewal Project No. 1 Land Use Plan Raymond & May Associates Planning and Urban Renewal Consultants Pleasantville, N. Y. Date Sept. 15, 1961, Revised June 14, 1962, December 16, 1964. Conn. R-34 Map No. SN-2" and that said map be substituted for the present Land Use Plan; and

BE IT FURTHER RESOLVED That the summary of land uses appearing on Page R-213-16 6/14/62 be modified to reflect said changes.

(Adopted Dec. 16, 1964)

Amendment No. 3

R-213-22  
12/16/64

EXHIBIT A

BOUNDARY DESCRIPTION

The following boundary description refers to the parcels as designated on the Project Boundary Map, SN-1.

Beginning at the intersection of the extended northerly side of Flax Hill Road and the westerly side of Fairfield Avenue;

thence southerly across Flax Hill Road to an intersection at the northwesterly corner of Lot 1, Block 4;

thence southerly along the westerly property lines of Lots 1 and 2, Block 4;

thence westerly along the northerly property line of Lot 3, Block 4 to an intersection with the westerly property line of Lot 3, Block 4;

thence southerly along the westerly property line of Lots 3, 4, 5, 6, 7, 8, 9, 10 and 11 to an intersection with the northerly side of Clay Street;

thence southerly along a line perpendicular to the center line of Clay Street to an intersection with the southerly side of Clay Street;

thence easterly along the southerly side of Clay Street to an intersection with the westerly property line of Lot 1, Block 13;

thence southerly along the westerly property line of Lot 1, Block 13 to an intersection with the southwest corner of said parcel;

thence southerly to an intersection with the northwesterly corner of Lot 6, Block 13;

thence southerly along the perimeter of the westerly boundaries of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 28 to an intersection with the northerly side of Hamilton Avenue;

thence westerly along the northerly side of Hamilton Avenue to an intersection with the extended westerly property line of Lot 3, Block 14;

thence southerly across Hamilton Avenue along the westerly property line of Lot 3, Block 14, to an intersection with the southerly property line of said parcel;

thence easterly along the southerly property line of Lot 3, Block 14 to an intersection with the westerly property line of Lot 4, Block 14;

thence southerly along the westerly property lines of Lots 4, 5, 6, 7 and 8 to an intersection with the northerly property line of Lot 9, Block 14;

thence westerly along the northerly property line of Lot 9, Block 14 to an intersection with the westerly property line of said parcel;

thence southerly along the extended westerly property line of Lot 9, Block 14, to an intersection with the southerly side of Lowe Street;

thence easterly along the southerly side of Lowe Street to an intersection with the extended easterly property line of Lot 9, Block 14;

thence northeasterly along the easterly property line of Lot 9, Block 14 to an intersection with the northeasterly property line of said parcel;

thence northwesterly along the northeasterly property line of Lot 9, Block 14 to an intersection with the easterly side of Bates Court;

thence northeasterly along the easterly side of Bates Court to a point approximately 110 feet south of the southerly side of Hamilton Avenue;

thence northeasterly to an intersection with the southerly side of Hamilton Avenue at a point approximately 15 feet east of the southeasterly intersection of Bates Court with Hamilton Avenue;

thence easterly along the southerly side of Hamilton Avenue to an intersection with the easterly side of Spring Street;

thence northerly along the easterly side of Spring Street to an intersection with the southerly side of State Street;

thence easterly and northeasterly along the southerly and southeasterly side of State Street to an intersection with the most southerly corner of Lot 3, Block 11;

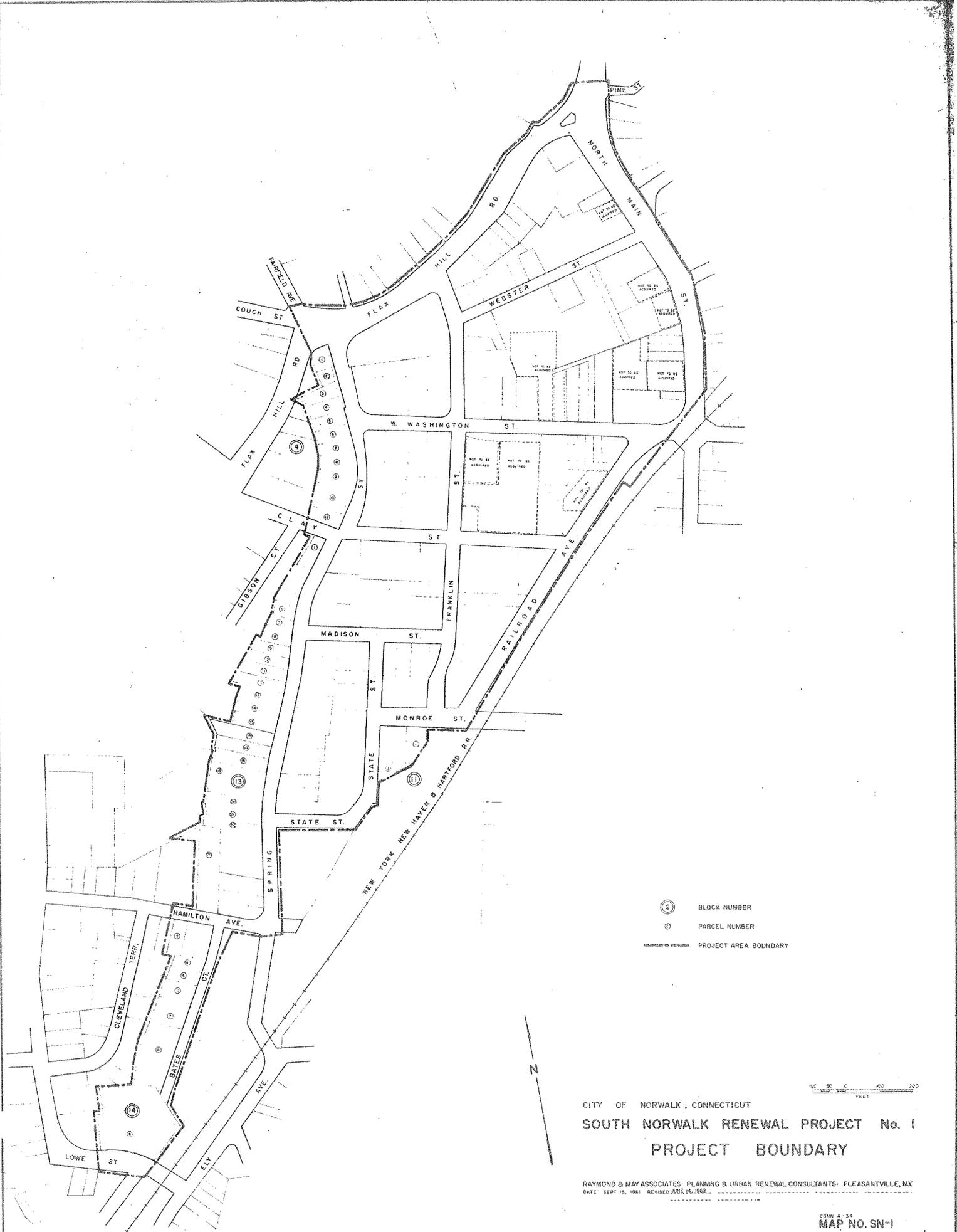
thence northeasterly and northerly along the most easterly property lines of Lots 3 and 1, Block 11 to an intersection with the most westerly boundary line of the New York, New Haven and Hartford Railroad Right-of-Way;

thence northeasterly along the perimeter of the most westerly boundary line of the New York, New Haven and Hartford Railroad Right-of-Way to an intersection with the westerly side of North Main Street;

thence northerly along the easterly side of North Main Street to an intersection with the northerly side of Pine Street;

thence westerly along a line perpendicular to the easterly side of North Main Street to an intersection with the westerly side of Flax Hill Road;

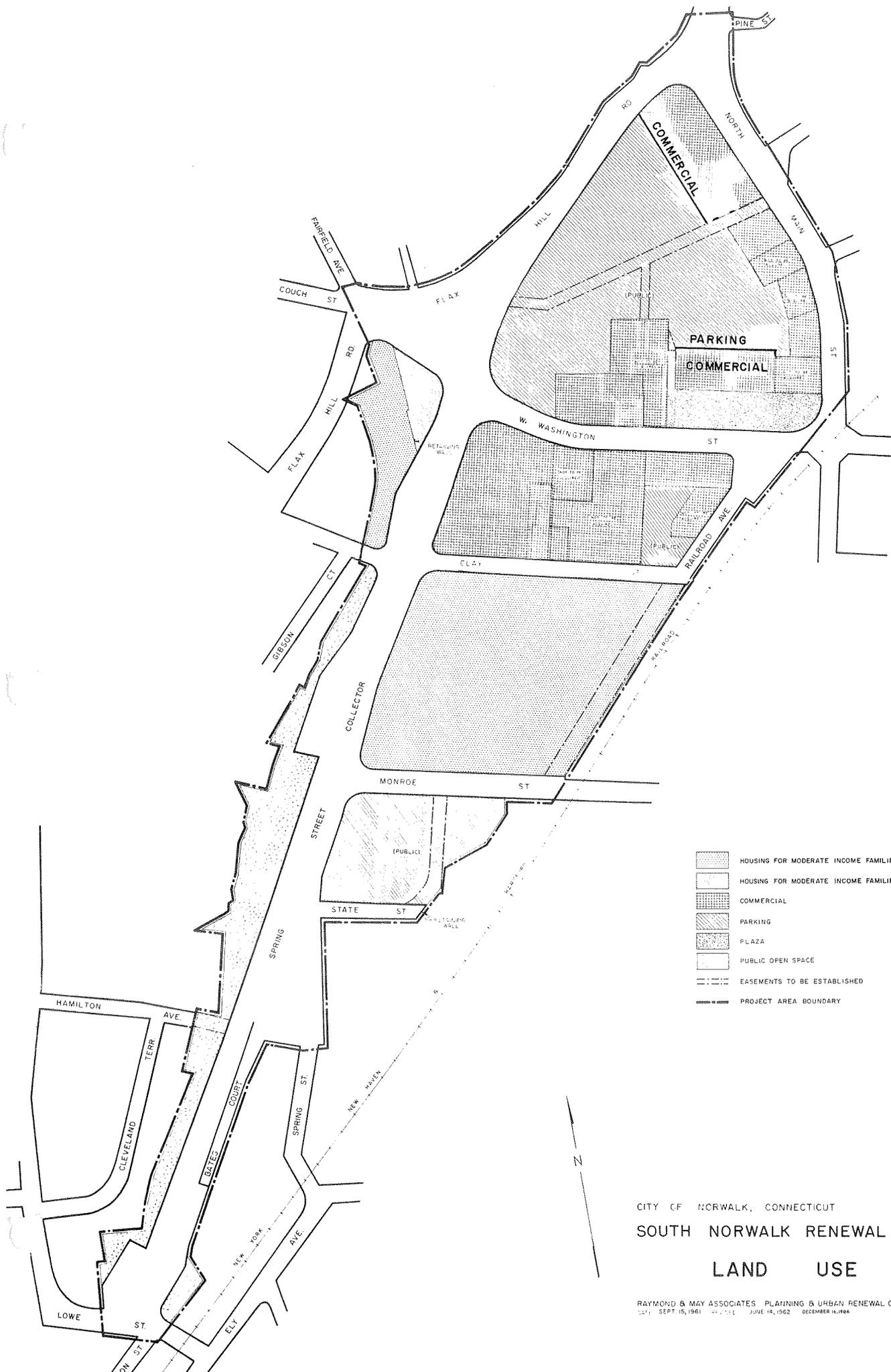
thence southwesterly and westerly along the northwesterly and northerly side of Flax Hill Road extended to an intersection at the point of beginning.



- ⊙ BLOCK NUMBER
- ⊙ PARCEL NUMBER
- PROJECT AREA BOUNDARY

CITY OF NORWALK, CONNECTICUT  
**SOUTH NORWALK RENEWAL PROJECT No. 1**  
**PROJECT BOUNDARY**

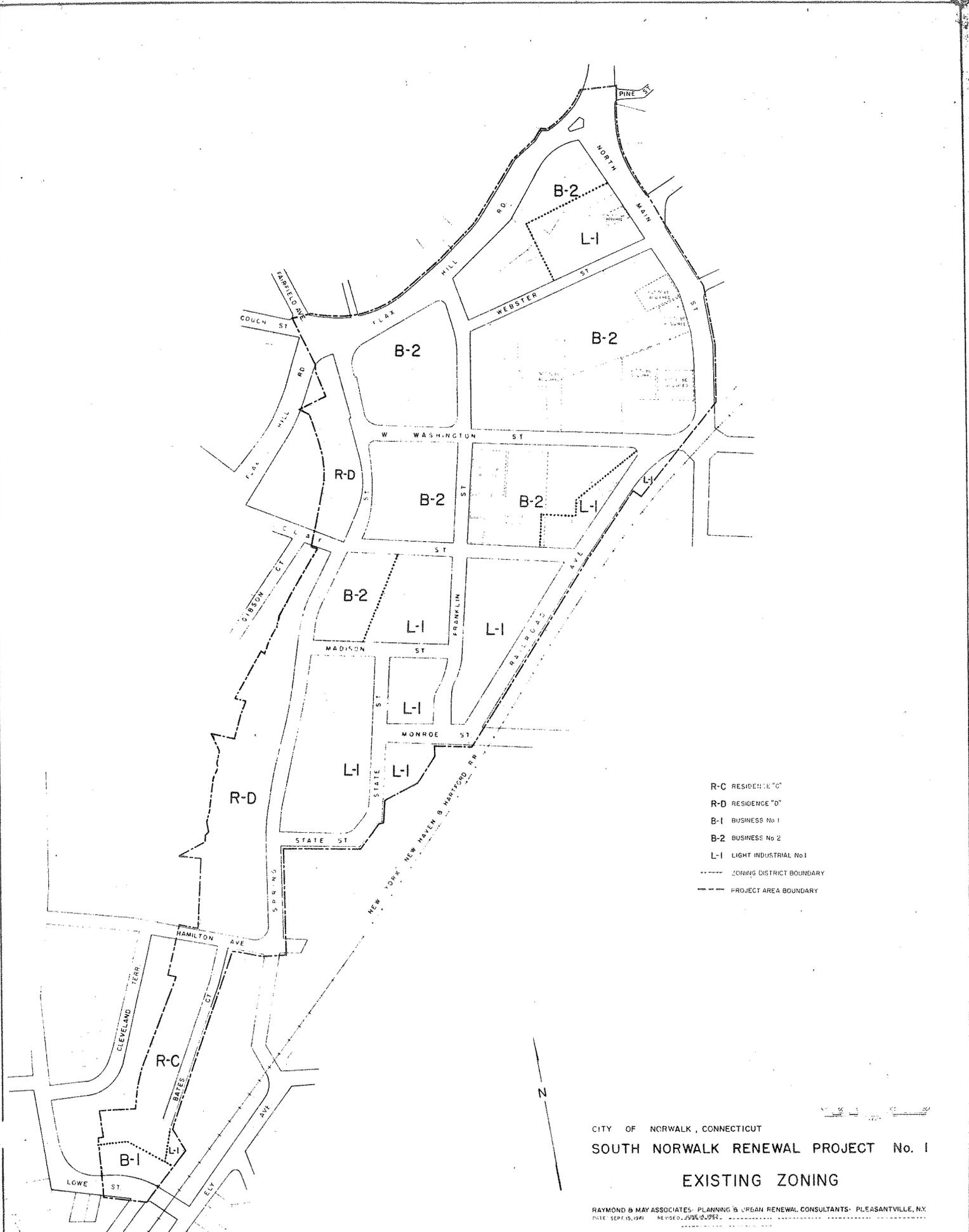
RAYMOND B. MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE: SEPT. 15, 1981 REVISED: APR. 14, 1982



-  HOUSING FOR MODERATE INCOME FAMILIES
-  HOUSING FOR MODERATE INCOME FAMILIES - ACCESSORY OPEN SPACE
-  COMMERCIAL
-  PARKING
-  PLAZA
-  PUBLIC OPEN SPACE
-  EASEMENTS TO BE ESTABLISHED
-  PROJECT AREA BOUNDARY

CITY OF NORWALK, CONNECTICUT  
 SOUTH NORWALK RENEWAL PROJECT No. 1  
 LAND USE PLAN

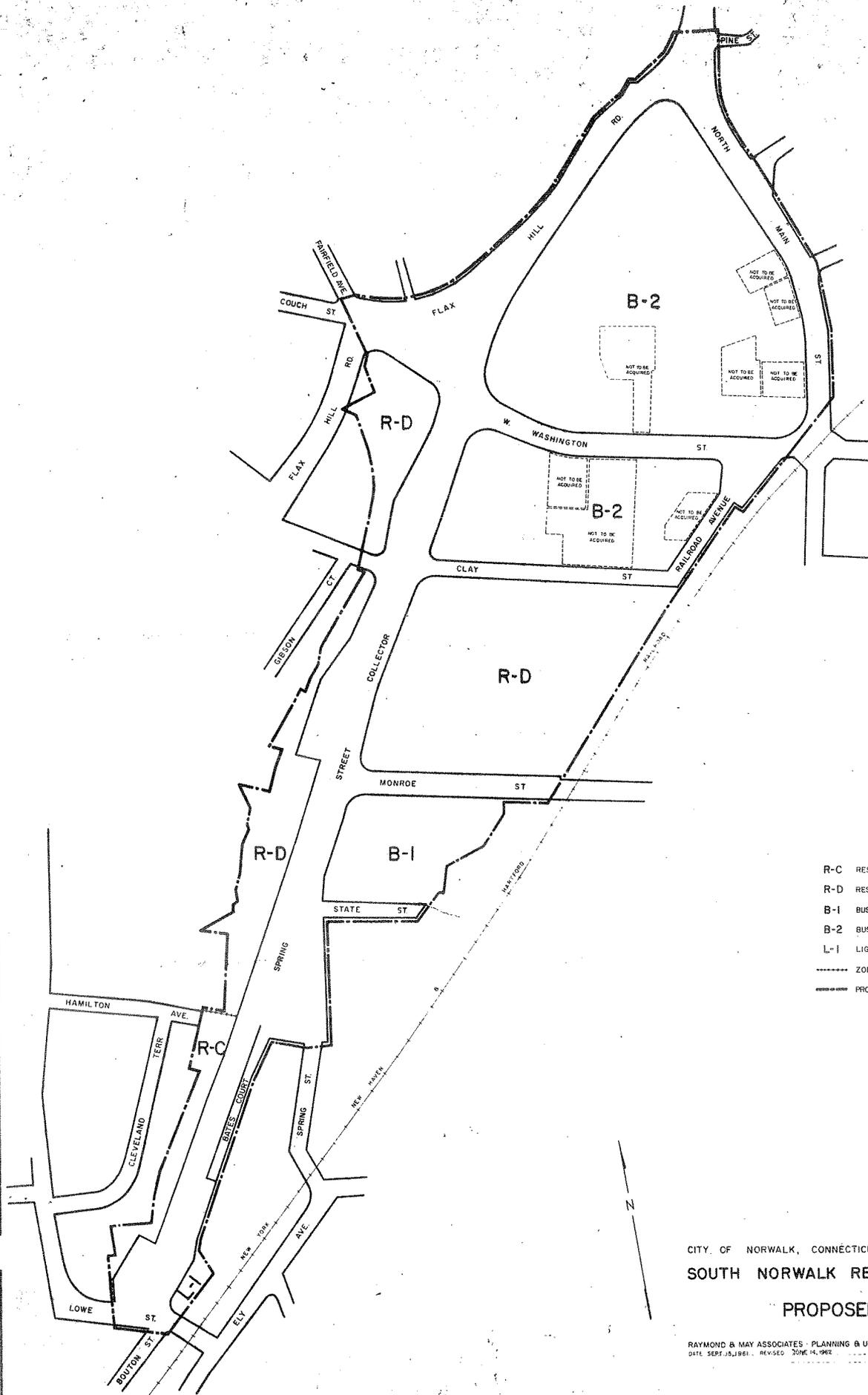
RAYMOND & MAY ASSOCIATES PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N. Y.  
 DATE: SEPT 15, 1961 REVISED: JUNE 14, 1962 DECEMBER 14, 1964



- R-C RESIDENCE "C"
- R-D RESIDENCE "D"
- B-1 BUSINESS No 1
- B-2 BUSINESS No 2
- L-1 LIGHT INDUSTRIAL No 1
- ZONING DISTRICT BOUNDARY
- - - PROJECT AREA BOUNDARY

CITY OF NORWALK, CONNECTICUT  
 SOUTH NORWALK RENEWAL PROJECT No. 1  
 EXISTING ZONING

RAYMOND & MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE: SEP 15, 1961 REVISED: JUNE 19, 1962

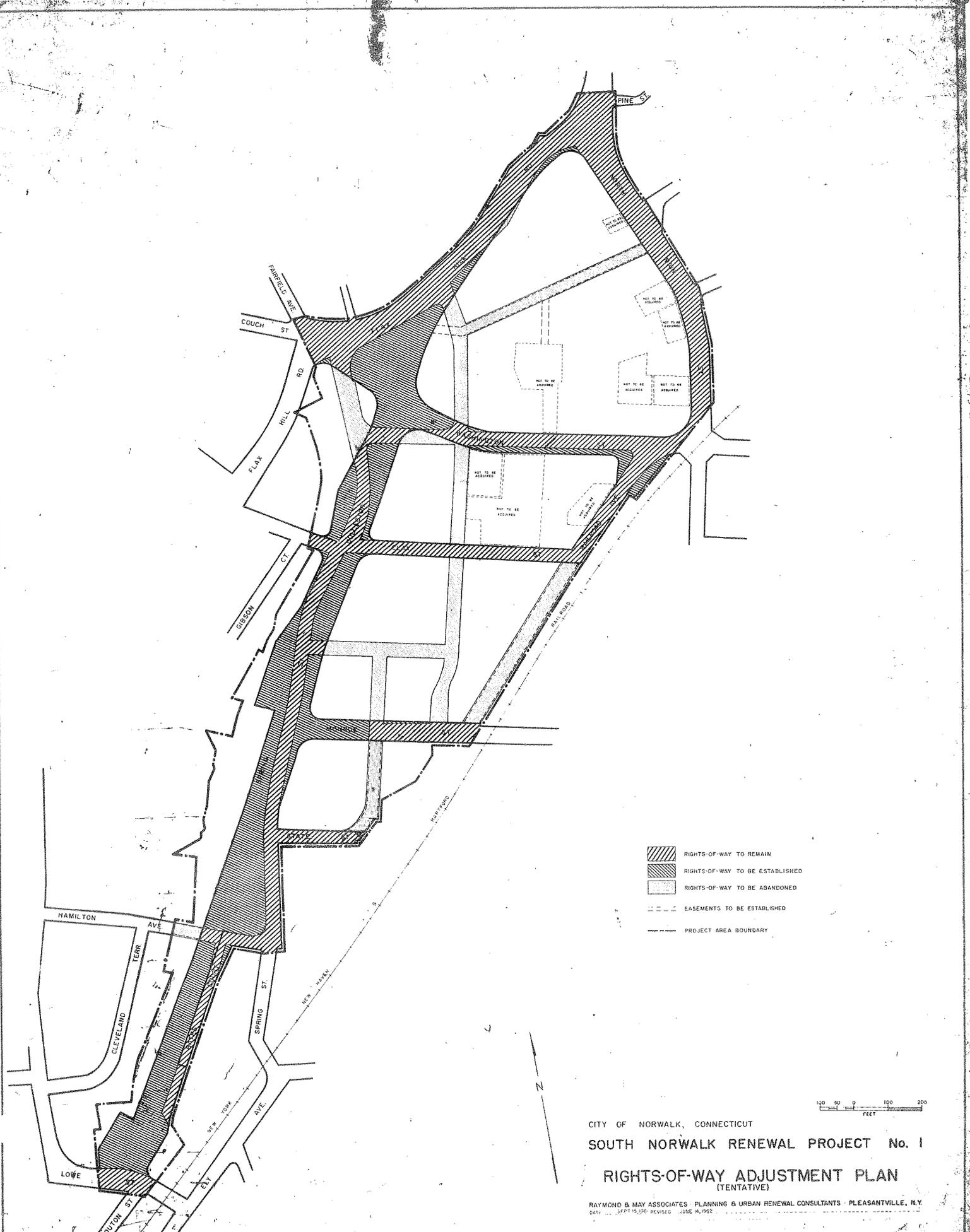


- R-C RESIDENCE "C"
- R-D RESIDENCE "D"
- B-1 BUSINESS No. 1
- B-2 BUSINESS No. 2
- L-1 LIGHT INDUSTRIAL No. 1
- ZONING DISTRICT BOUNDARY
- PROJECT AREA BOUNDARY



CITY OF NORWALK, CONNECTICUT  
**SOUTH NORWALK RENEWAL PROJECT No. 1**  
**PROPOSED ZONING**

RAYMOND & MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE: SEPT. 18, 1981 - REVISED: JUNE 14, 1982



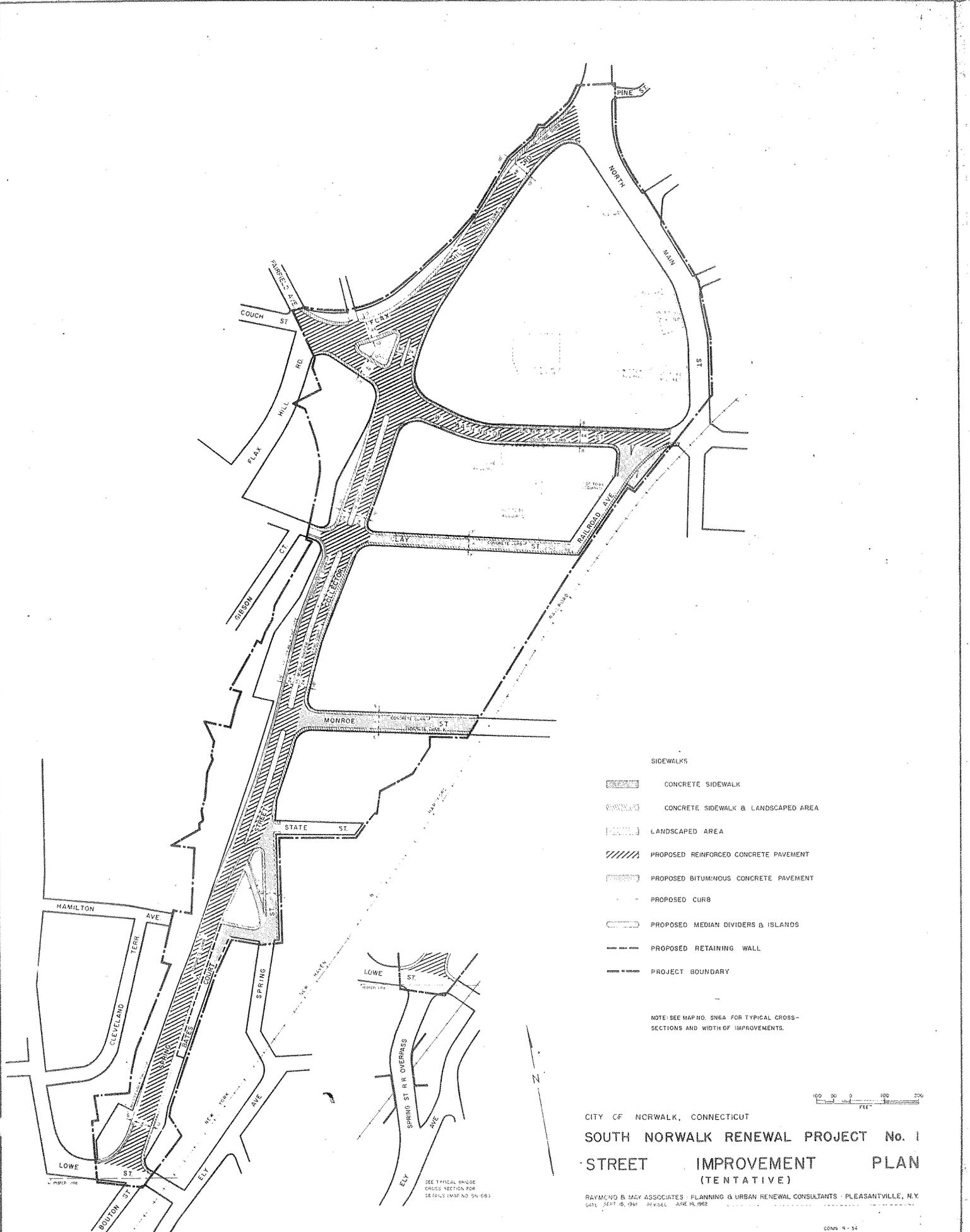
-  RIGHTS-OF-WAY TO REMAIN
-  RIGHTS-OF-WAY TO BE ESTABLISHED
-  RIGHTS-OF-WAY TO BE ABANDONED
-  EASEMENTS TO BE ESTABLISHED
-  PROJECT AREA BOUNDARY



CITY OF NORWALK, CONNECTICUT  
**SOUTH NORWALK RENEWAL PROJECT No. 1**

**RIGHTS-OF-WAY ADJUSTMENT PLAN**  
 (TENTATIVE)

RAYMOND & MAY ASSOCIATES PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE: SEPT 15, 1968 REVISED: JUNE 14, 1969



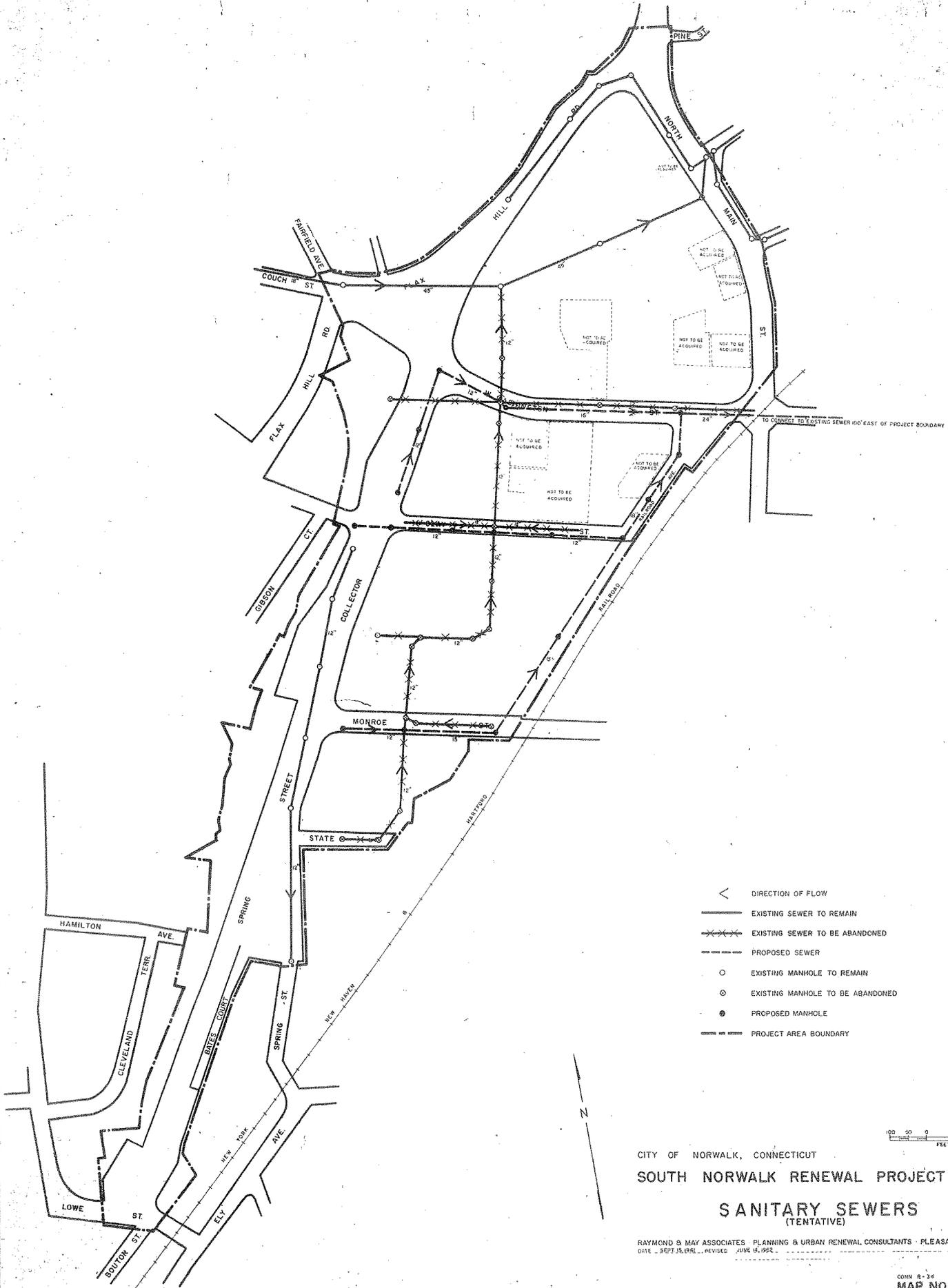
- SIDEWALKS
- CONCRETE SIDEWALK
  - CONCRETE SIDEWALK & LANDSCAPED AREA
  - LANDSCAPED AREA
  - PROPOSED REINFORCED CONCRETE PAVEMENT
  - PROPOSED BITUMINOUS CONCRETE PAVEMENT
  - PROPOSED CURB
  - PROPOSED MEDIAN DIVIDERS & ISLANDS
  - PROPOSED RETAINING WALL
  - PROJECT BOUNDARY

NOTE: SEE MAP NO. SNEA FOR TYPICAL CROSS-SECTIONS AND WIDTH OF IMPROVEMENTS.



CITY OF NORWALK, CONNECTICUT  
**SOUTH NORWALK RENEWAL PROJECT No. 1**  
**STREET IMPROVEMENT PLAN**  
 (TENTATIVE)

RAYMOND & MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE: SEPT. 5, 1961 REVISED: JUNE 14, 1962

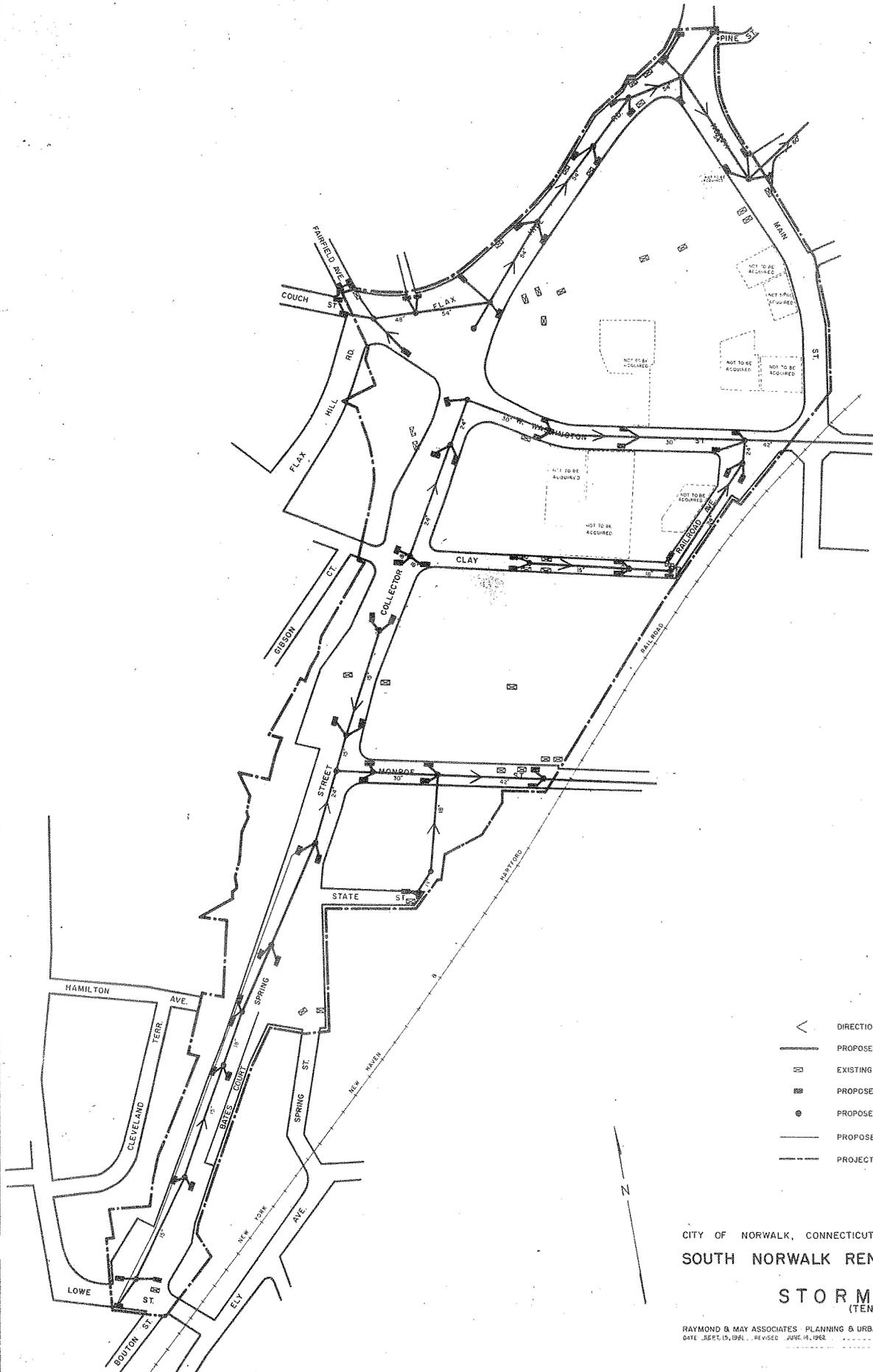


- < DIRECTION OF FLOW
- EXISTING SEWER TO REMAIN
- X-X-X- EXISTING SEWER TO BE ABANDONED
- - - PROPOSED SEWER
- EXISTING MANHOLE TO REMAIN
- ⊗ EXISTING MANHOLE TO BE ABANDONED
- ⊙ PROPOSED MANHOLE
- - - - - PROJECT AREA BOUNDARY

CITY OF NORWALK, CONNECTICUT  
 SOUTH NORWALK RENEWAL PROJECT No. 1  
**SANITARY SEWERS**  
 (TENTATIVE)

RAYMOND & MAY ASSOCIATES PLANNING & URBAN RENEWAL CONSULTANTS PLEASANTVILLE, N.Y.  
 DATE: 3/27/51 (REV.) REVISED: JUNE 24, 1952



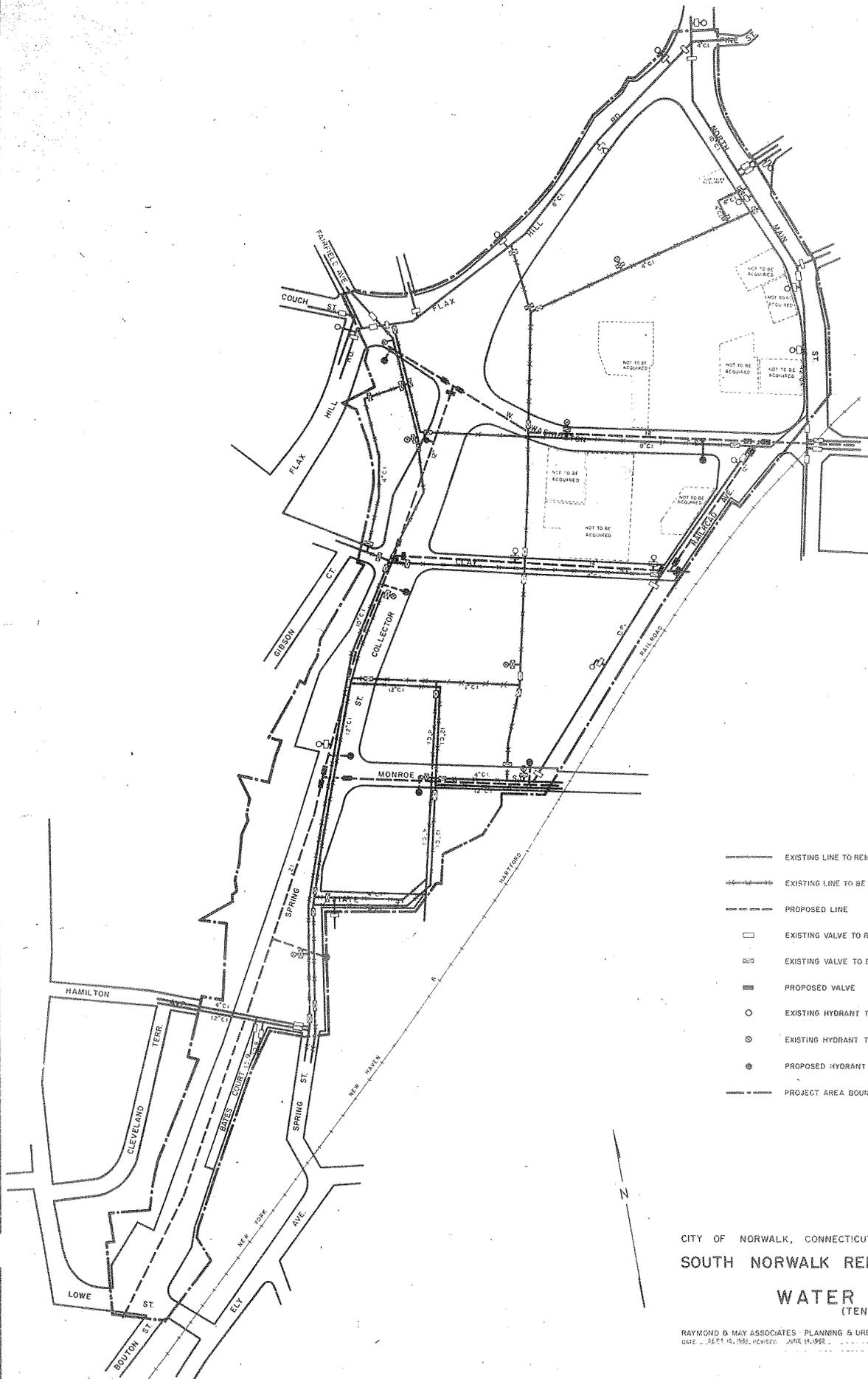


- < DIRECTION OF FLOW
- PROPOSED DRAIN
- ☐ EXISTING CATCHBASIN TO BE ABANDONED
- ▣ PROPOSED CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED ROAD UNDERDRAIN
- - - PROJECT AREA BOUNDARY

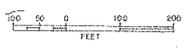


CITY OF NORWALK, CONNECTICUT  
 SOUTH NORWALK RENEWAL PROJECT No. 1  
**STORM DRAINS**  
 (TENTATIVE)

RAYMOND & MAY ASSOCIATES PLANNING & URBAN RENEWAL CONSULTANTS · PLEASANTVILLE, N.Y.  
 DATE: SEPT. 15, 1961. REVISED: JUNE 14, 1962.

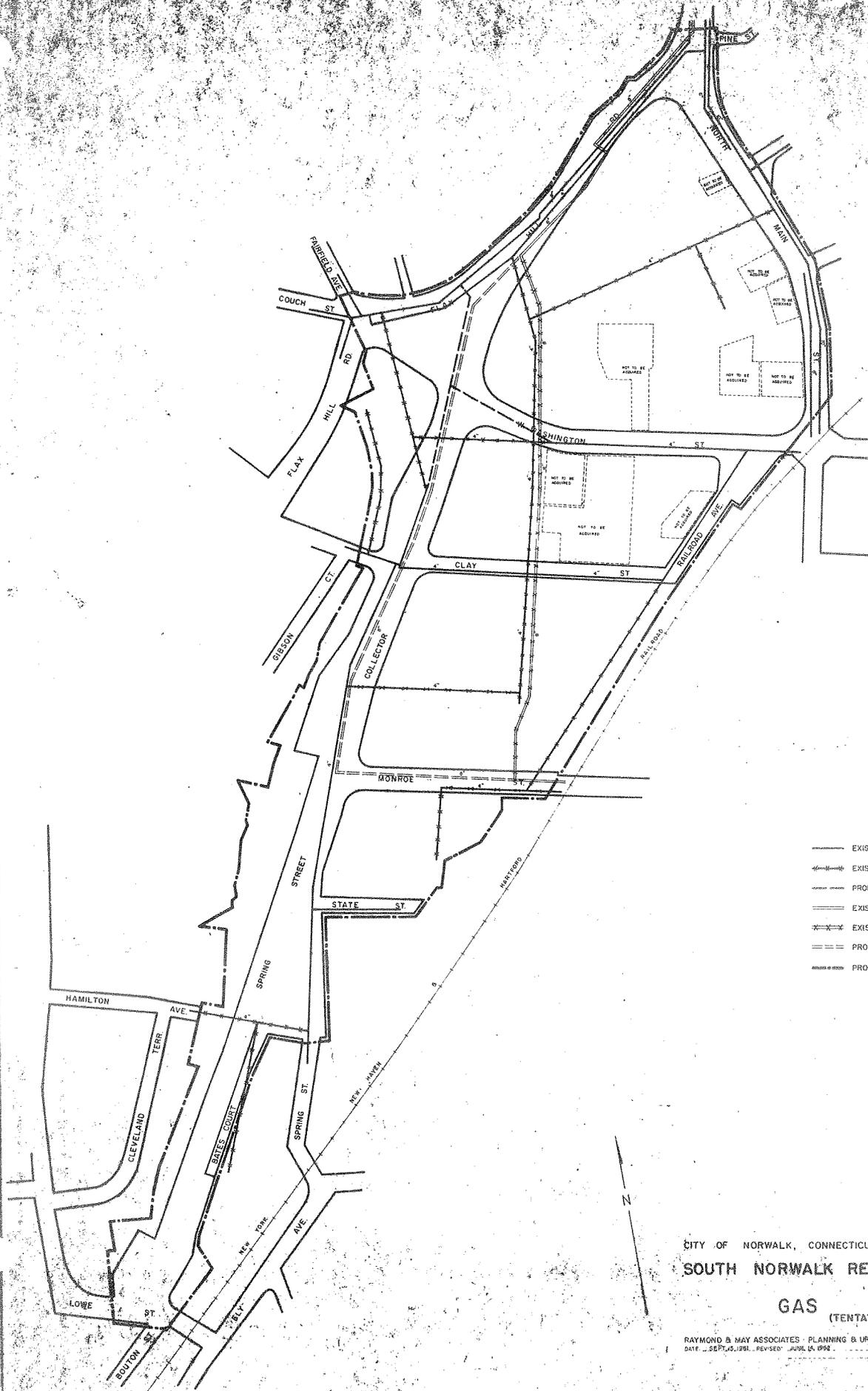


- EXISTING LINE TO REMAIN
- - - EXISTING LINE TO BE ABANDONED
- - - PROPOSED LINE
- EXISTING VALVE TO REMAIN
- ▣ EXISTING VALVE TO BE ABANDONED
- ▣ PROPOSED VALVE
- EXISTING HYDRANT TO REMAIN
- ⊗ EXISTING HYDRANT TO BE ABANDONED
- ⊗ PROPOSED HYDRANT
- - - PROJECT AREA BOUNDARY



CITY OF NORWALK, CONNECTICUT  
 SOUTH NORWALK RENEWAL PROJECT No. 1  
 WATER SYSTEM  
 (TENTATIVE)

RAYMOND & MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE - SEPT 15, 1961, REVISION - JUNE 14, 1962



- EXISTING 1/4 LB. MAIN TO REMAIN
- EXISTING 1/4 LB. MAIN TO BE ABANDONED
- - - PROPOSED 1/4 LB. MAIN
- ==== EXISTING 2 LB. MAIN TO REMAIN
- EXISTING 2 LB. MAIN TO BE ABANDONED
- ==== PROPOSED 2 LB. MAIN
- PROJECT AREA BOUNDARY

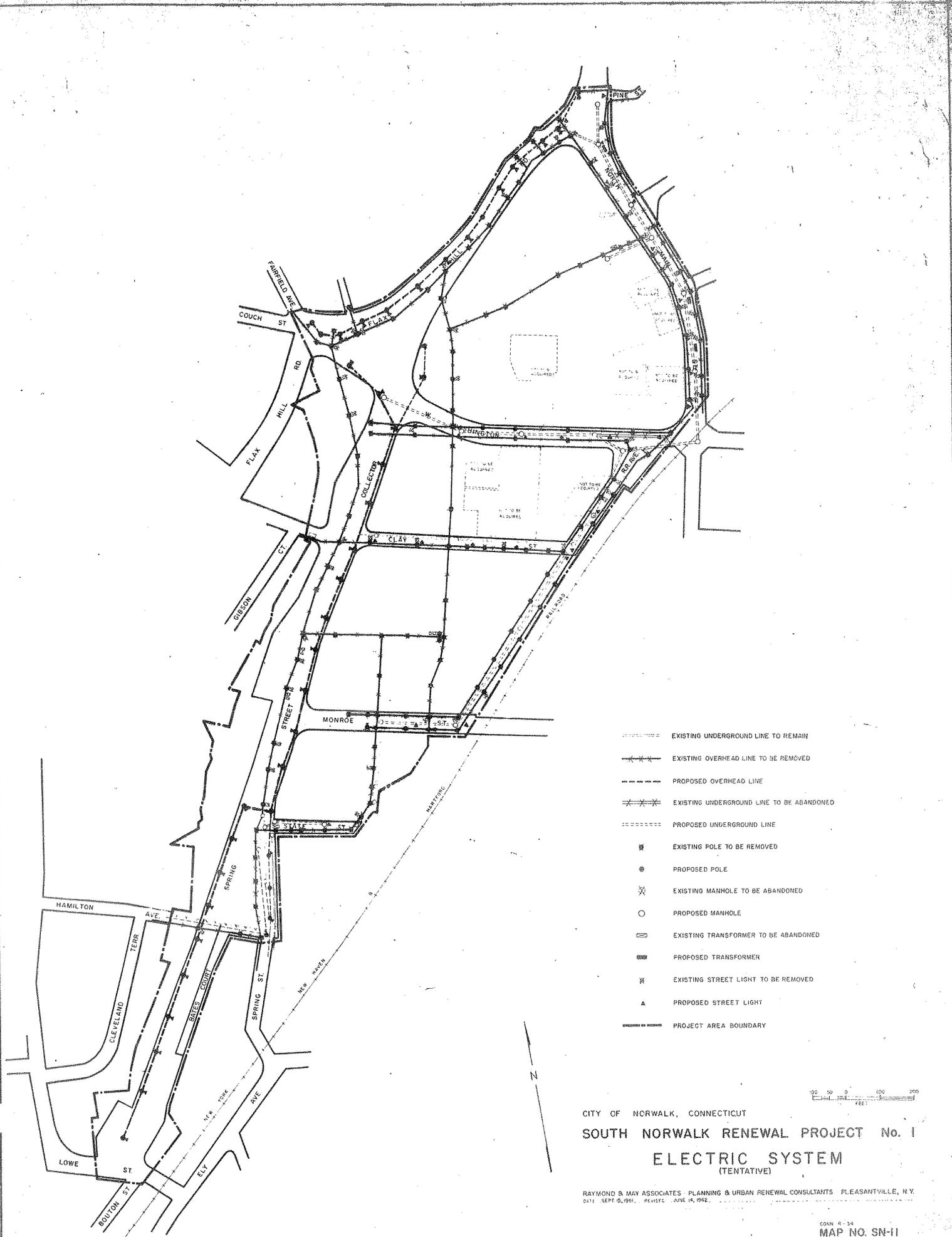


CITY OF NORWALK, CONNECTICUT  
**SOUTH NORWALK RENEWAL PROJECT No. 1**

**GAS SYSTEM**  
 (TENTATIVE)

RAYMOND B. MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.J.  
 DATE - SEPT. 15, 1981 - REVISED - JUNE 15, 1982

MAP NO. 51



- EXISTING UNDERGROUND LINE TO REMAIN
- - - - - EXISTING OVERHEAD LINE TO BE REMOVED
- - - - - PROPOSED OVERHEAD LINE
- - - - - EXISTING UNDERGROUND LINE TO BE ABANDONED
- PROPOSED UNDERGROUND LINE
- ⊠ EXISTING POLE TO BE REMOVED
- ⊙ PROPOSED POLE
- ⊗ EXISTING MANHOLE TO BE ABANDONED
- PROPOSED MANHOLE
- ⊡ EXISTING TRANSFORMER TO BE ABANDONED
- ⊢ PROPOSED TRANSFORMER
- ⊗ EXISTING STREET LIGHT TO BE REMOVED
- ▲ PROPOSED STREET LIGHT
- PROJECT AREA BOUNDARY

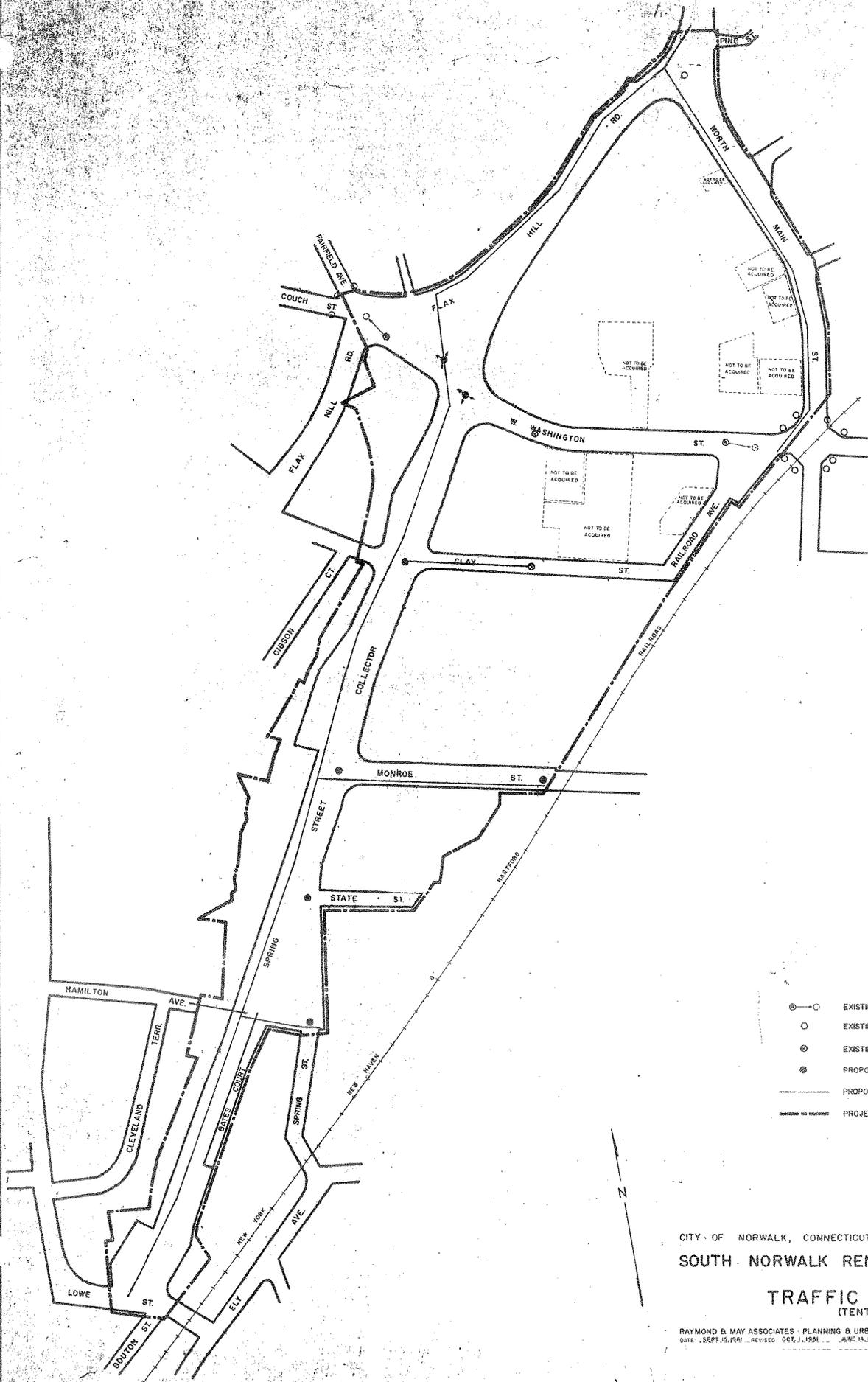
CITY OF NORWALK, CONNECTICUT  
**SOUTH NORWALK RENEWAL PROJECT No. 1**  
**ELECTRIC SYSTEM**  
 (TENTATIVE)

RAYMOND & MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE: SEPT. 6, 1961. REVISED: JUNE 14, 1962.







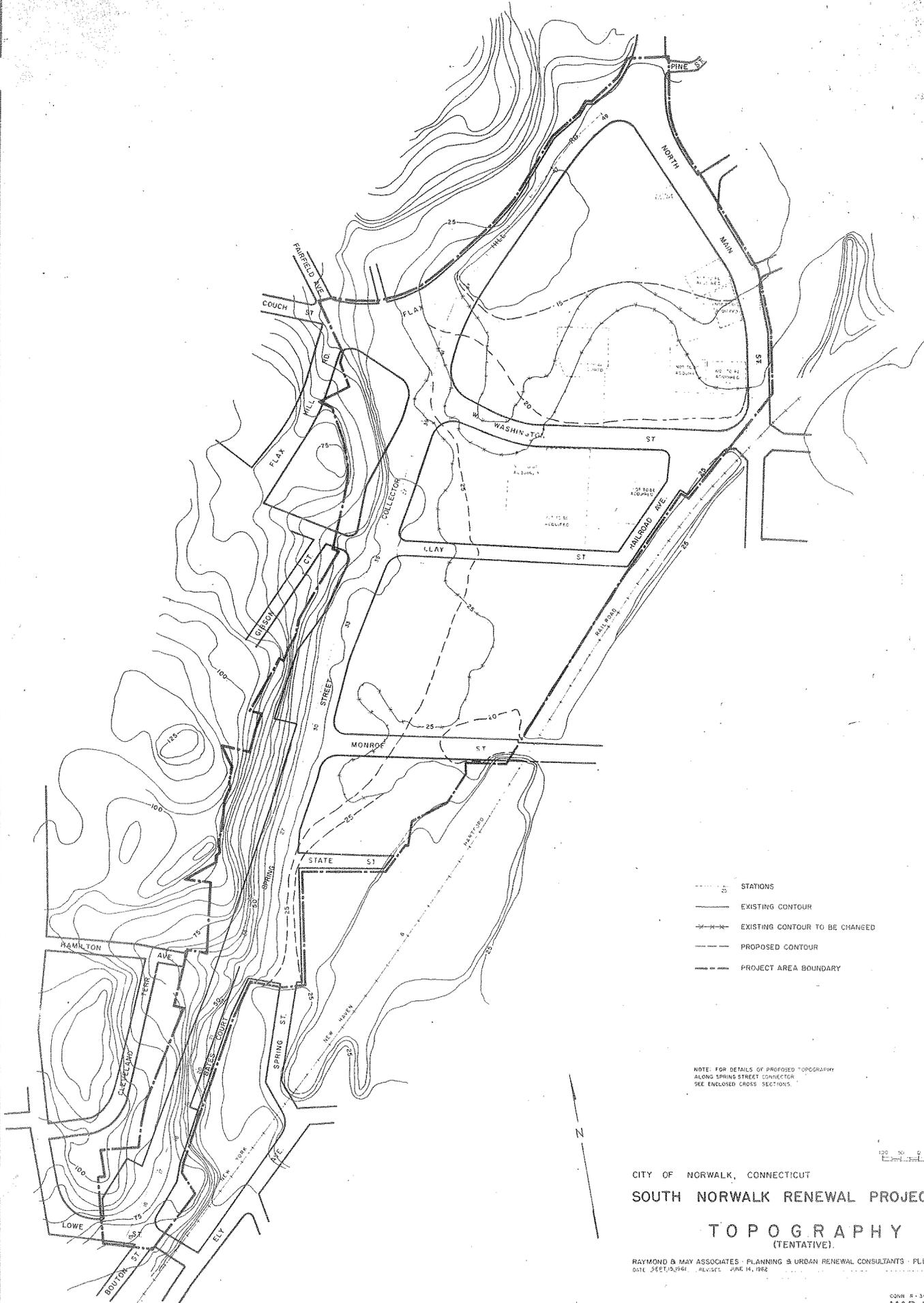


- ⊙ — ○ EXISTING TRAFFIC LIGHT TO BE RELOCATED
- EXISTING TRAFFIC LIGHT TO REMAIN
- ⊖ EXISTING TRAFFIC LIGHT TO BE REMOVED
- PROPOSED TRAFFIC LIGHT
- — — PROPOSED CABLE
- PROJECT AREA BOUNDARY

CITY OF NORWALK, CONNECTICUT  
**SOUTH NORWALK RENEWAL PROJECT No. 1**  
**TRAFFIC CONTROL**  
 (TENTATIVE)

RAYMOND & MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE: SEPT. 15, 1961 REVISED: OCT. 1, 1961 JUNE 19, 1962





- STATIONS
- EXISTING CONTOUR
- - - EXISTING CONTOUR TO BE CHANGED
- PROPOSED CONTOUR
- - - PROJECT AREA BOUNDARY

NOTE: FOR DETAILS OF PROPOSED TOPOGRAPHY ALONG SPRING STREET CONNECTOR SEE ENCLOSED CROSS SECTIONS.



CITY OF NORWALK, CONNECTICUT  
 SOUTH NORWALK RENEWAL PROJECT No. 1  
**TOPOGRAPHY**  
 (TENTATIVE)

RAYMOND B MAY ASSOCIATES - PLANNING & URBAN RENEWAL CONSULTANTS - PLEASANTVILLE, N.Y.  
 DATE SHEET 5/2/64 REVISED JUNE 14, 1962