



HARRIMAN

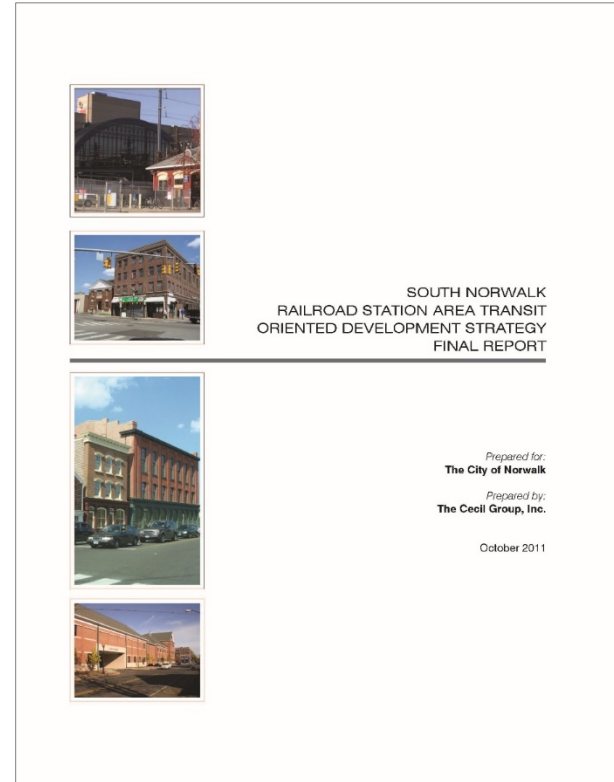
Joint Planning & Zoning Commission Public Hearing

December 18, 2017

Norwalk Redevelopment Agency
South Norwalk TOD Redevelopment Plan
Norwalk, CT

South Norwalk Transit Oriented Development Strategy

- Master planning process for the South Norwalk area
- Based on earlier studies and City policy for centering development around South Norwalk Rail Station
- Harriman (as The Cecil Group) began work in 2010
- Final report October 2011



South Norwalk Transit Oriented Development Strategy

- Involved significant public participation
 - 2010 – 2011 Community Outreach:
 - 31 Community Interviews
 - 7 Stakeholder Meetings
 - 4 Planning Coordination Meetings
 - 4 Community workshops in English, Spanish and Creole

South Norwalk Transit Oriented Development Strategy

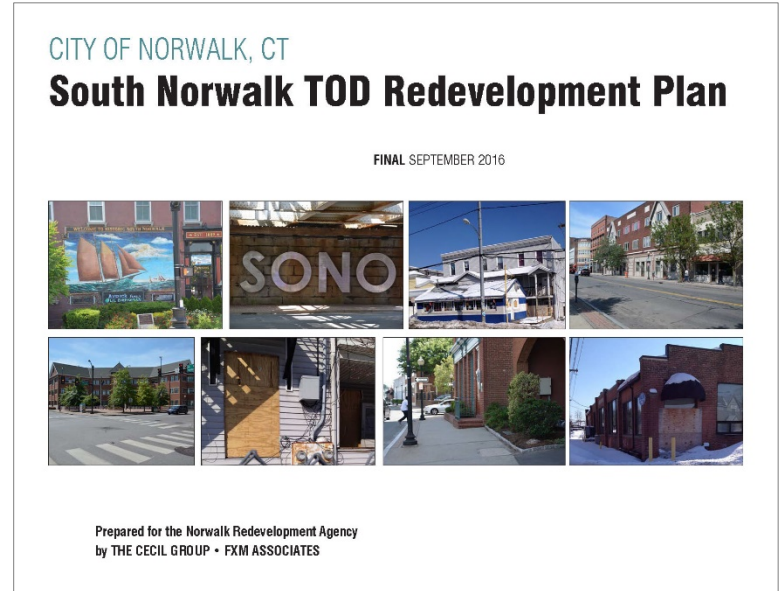
- Create a walkable district with moderate scale, mixed use redevelopment relatively close to the rail station.
- Defined specific goals for:
 - Neighborhoods
 - Economics and Development
 - Urban Design Character and Qualities
 - Diversity
 - Circulation and Transportation
 - Community Security and Safety

South Norwalk Transit Oriented Development Strategy

- Targeted development of City-owned parcels
- Circulation improvements around the rail station
- Streetscape improvements extended from the rail station to the neighborhoods
- Address parking needs within South Norwalk
- New **redevelopment plan** for the South Norwalk area
- **Zoning changes** to promote conversion of building to mixed use residential and address workforce housing

South Norwalk TOD Redevelopment Plan

- Implementation step from the *TOD Redevelopment Strategy*
- Meets requirements of Enabling legislation: CGS Chapter 130 Section 8-127
- Harriman (as The Cecil Group) began work in 2015
- Final Approval September 2016



South Norwalk TOD Redevelopment Plan

- Meetings with the following groups:
 - TOD Redevelopment Plan Advisory Committee
 - Norwalk Redevelopment Agency
 - Planning Commission
 - Mayor's Zoning Task Force
 - Zoning Commission
 - Common Council
- Additional public meetings on June 16 and June 29, 2016
- Distributed online and available for public comment
- Approved by:
 - Planning Commission: August 2016
 - Common Council: August 2016
 - Norwalk Redevelopment Agency: September 2016

South Norwalk TOD Redevelopment Plan

- Support the transition from the current conditions to a walkable, mixed-use district, centered on the South Norwalk Rail Station, and connected to the surrounding neighborhoods with safe access for pedestrians, bicyclists, and motor vehicles
- Support a range of housing options in terms of type and affordability that sustain a mix of incomes
- Accommodate existing businesses and residents
- Address current conditions of blight and prevent future blight

South Norwalk TOD Redevelopment Plan

- Based on goals and related actions from *South Norwalk TOD Strategy*
- Actions include
 - Improvements to public infrastructure to accommodate pedestrians, bicyclists, and drivers throughout the area
 - Support for a diversity of housing types, including affordable housing
 - Support for mixed use development near the rail station
 - Protection of historic resources
 - Recognition of the diverse residential population and mix of businesses and how that diversity improves the strength of the area
- Includes expanded design guidelines
- **Recommends zoning changes to support preferred development**
- Infill will be incremental over time and based on market conditions