TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: JOHN KYDES, CHAIRMAN
DATE: APRIL 30, 2020
RE: MEETING NOTICE

The next scheduled meeting of the Planning Committee of the Common Council will be held on Thursday, May 7, 2020 at 7:00pm. To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.

Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.

Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the “raise your hand indicator” and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.

Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Sabrina Church at schurch@norwalkct.org to provide written public comment prior to the meeting.
PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
May 7, 2020
7:00PM
AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC HEARING – Draft PY46 Action Plan (2020-2021) and 5-year ConPlan (2020-2024)

The draft plan can be viewed at the following link:
https://www.norwalkct.org/1412/Community-Development-Block-Grant

PUBLIC HEARING – Amendment of the Citizen Participation Plan to include a 5-day comment period to accommodate deployment of CDBG-CV Funding

Program application for CDBG-CV funds can be found at the following link:

PUBLIC PARTICIPATION

I. ADMINISTRATION
   a. Approval of the Minutes of the March 5, 2020 Regular Meeting.

II. NEW BUSINESS
   a. FY2021 Capital Budget
      1. Approve advancement of the FY2021 Capital Budget to the Common Council.
   b. Neighborhood Assistance Act Tax Credit Program
      1. Approve scheduling a public hearing on the 2020 NAA Tax Credit Program applications to be held during the June 4, 2020 Planning Committee Meeting.
   c. Enterprise Zone
      1. Approve the advancement of the expansion of the Enterprise Zone Ordinance to include Census Tract 437 to the Ordinance Committee of the Common Council.
   d. Update on the East Norwalk Train Station proposed improvements and additional transit oriented initiatives.

III. OLD BUSINESS

ADJOURNMENT
TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: NORWALK REDEVELOPMENT AGENCY STAFF
RE: 2020-2024 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT (CONPLAN) and PY46 ANNUAL ACTION PLAN (AAP)
DATE: APRIL 29, 2020

As the administering agent for the City’s CDBG program, the Agency has developed the:

1. **2020-2024 Consolidated Plan** for Housing and Community Development (ConPlan) draft which identifies Norwalk’s priority needs for housing and community development for the upcoming five program years (2020-2024) and identifies goals for addressing these needs.

2. **Annual Action Plan (AAP)** for Program Year 46 (PY46), which runs July 1, 2020 – June 30, 2021. The draft AAP outlines the allocation of $1,050,515 in CDBG funds for PY46 activities, based on funding recommendations made by the Planning Committee at their meeting on March 5, 2020. All activities proposed for funding are directly associated with priority needs and goals identified in the draft ConPlan.

These documents, in draft format, are available for public review from April 20, 2020 until May 19, 2020 at the Agency’s CBDG page on the City of Norwalk’s website: [http://www.norwalkct.org/1412/Community-Development-Block-Grant](http://www.norwalkct.org/1412/Community-Development-Block-Grant). An Executive Summary is included in the attached memo by the Consultant who assisted in developing the documents.

At the May 7, 2020 meeting of the Planning Committee, Council members will hear citizen input/comments regarding the 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan. Any written comments received by Agency staff will be read into the record.

**TIMELINE:**
At the June 4, 2020 meeting of the Planning Committee, Agency staff will request the Planning Committee’s advancement of the following to the June 9, 2020 meeting of the Common Council:
- 2020-2024 ConPlan and the PY46 AAP for approval
- Authorization for the Mayor to execute any and all documents associated with the submission of the 2020-2024 ConPlan and PY46 AAP to HUD and all documents consistent with the approved ConPlan and PY46 AAP.

**REQUESTED ACTIONS:**
- None at this time
DATE: April 29, 2020
TO: Norwalk Redevelopment Agency / Planning Committee
FROM: Marjorie Willow, Principal
RE: 2020-2024 Consolidated Plan and 2020 Annual Action Plan Summary

The 2020-2024 five-year Consolidated Plan (CP) and 2020 Annual Action Plan (AAP) are currently on display for public comment. The CP details the priority needs and goals for affordable housing and community development in Norwalk to be addressed over the next five years. The Year 1 AAP sets forth the City’s allocation of available funds to be invested in projects that are consistent with the priority needs and goals in the CP.

The CP includes a quantitative analysis based on a HUD-required template and a qualitative analysis that emphasized a local community engagement process, which included the following:

- Public meetings (2) held on November 4 and 6, 2019 with 12 attendees
- Stakeholder workshops (6) held on November 5 and 6, 2019 with 15 attendees
- A web-based survey available online from October 4 – November 30 with 76 responses received from (all respondents did not respond to all questions):
  - South Norwalk (17)
  - East of Norwalk River (13)
  - West of Norwalk River (11)
  - Downtown (8)
  - East of Rt 7 (7)
  - West of Rt 7 (6)
  - North of Rt 15 (5)
- A 30-day public comment period beginning on April 20 and ending on May 19, 2020
- A virtual public hearing scheduled for May 7 to obtain final comments on the documents before the Common Council will take action for approval.

The following needs were identified as having the highest priority based on the public meetings, stakeholder workshops and the online survey (highest priority needs from survey noted in parenthesis):

- Affordable housing options (seniors, persons with disabilities, energy-efficient improvements)
- Preservation of existing affordable housing
- Public services (persons with disabilities, mental health services for homeless, hunger and nutrition services)
- Youth and senior services
- Workforce development (job creation/retention, workforce development, literacy/GED programs)
The following five-year goals were developed to address the priority needs identified through this process:

- Residential rehabilitation – 75 rental units and 15 homeowner units to be rehabilitated
- Economic development: technical assistance – 25 businesses to be assisted
- Public facility rehabilitation – 200 households and 1,000 homeless persons to be assisted
- Public infrastructure improvements – 27,500 households to be assisted
- Basic public services – 7,600 households and 166,925 persons to be assisted
- Health and mental health services – 700 households to be assisted
- Employment training – 2,700 households to be assisted
- Housing services – 20 rental units rehabilitated and 20 households assisted

The 2020 AAP includes the following projects towards meeting the five-year goals:

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Summer Youth Robotics Program – East Norwalk Improvement Association</td>
<td>$7,900</td>
</tr>
<tr>
<td>2</td>
<td>College Edge Program – Higher Education Literacy Professionals (HELP)</td>
<td>$9,702</td>
</tr>
<tr>
<td>3</td>
<td>Vocational Training and Financial Planning for Women in Substance Use Treatment – Liberation Programs</td>
<td>$15,702</td>
</tr>
<tr>
<td>4</td>
<td>Residential and Partnering Success Program – Malta House</td>
<td>$45,701</td>
</tr>
<tr>
<td>5</td>
<td>Employment First Job Placement Program – Open Door Shelter</td>
<td>$30,702</td>
</tr>
<tr>
<td>6</td>
<td>Check &amp; Check Intervention Program for K-12 Students – Serving All Vessels Equally (SAVE)</td>
<td>$25,701</td>
</tr>
<tr>
<td>7</td>
<td>New Boiler System - Carver Center</td>
<td>$40,236</td>
</tr>
<tr>
<td>8</td>
<td>Public Facility Rehabilitation - Walk Bridge</td>
<td>$100,000</td>
</tr>
<tr>
<td>9</td>
<td>Norwalk Safe House Renovations - Domestic Violence Crisis Center</td>
<td>$35,000</td>
</tr>
<tr>
<td>10</td>
<td>Home Revitalization - HomeFront</td>
<td>$17,000</td>
</tr>
<tr>
<td>11</td>
<td>Bathroom Renovation at Elmcrest Terrace Group Home - Keystone House</td>
<td>$10,075</td>
</tr>
<tr>
<td>12</td>
<td>Renovations to Malta House’s New Home</td>
<td>$50,000</td>
</tr>
<tr>
<td>13</td>
<td>Ludlow Village Handicap Accessible Housing Units for Seniors - Norwalk Housing Authority</td>
<td>$60,500</td>
</tr>
<tr>
<td>14</td>
<td>Energy Efficient Windows for 3 Supportive Houses for Homeless Families - Open Door Shelter</td>
<td>$37,000</td>
</tr>
<tr>
<td>15</td>
<td>CBDG – Administration</td>
<td>$210,103</td>
</tr>
<tr>
<td>16</td>
<td>City Neighborhoods – Norwalk Redevelopment Agency</td>
<td>$355,193</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>$1,050,515</td>
</tr>
</tbody>
</table>

The City’s total budget of $1,050,515 for 2020 consists of its 2020 allocation of $886,457 plus $164,058 in Program Income.
TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: NORWALK REDEVELOPMENT AGENCY STAFF
RE: CARES ACT FUNDING FOR THE CITY OF NORWALK
DATE: APRIL 29, 2020

In response to the Coronavirus/COVID-19 pandemic, on March 27, 2020 the President signed the Coronavirus Aid, Relief and Economic Security (CARES) Act. The City of Norwalk was allocated $521,436 of CDBG-CV funding to address the COVID-19 pandemic and its impacts on the Norwalk community.

The Notice of Funding Availability (NOFA) is attached and the application for CDBG-CV funding is posted and available to the public at the Agency’s CDBG page on the City of Norwalk’s website: http://www.norwalkct.org/1412/Community-Development-Block-Grant.

Non-profit organizations anticipating an increase in services, or those with a new proposal for directly addressing increased community needs directly related to the COVID-19 outbreak, have been invited to apply for these funds. Funds may only be allocated to activities that prevent, prepare and/or respond to the COVID-19 pandemic. Applicants must verify that no other State/Federal funding is available to meet these needs in order to avoid duplication (Pending Regulatory Framework for CARES Act being developed by HUD). Applications are due to the Norwalk Redevelopment Agency on May 20, 2020.

In order to deploy the CDBG-CV funds in accordance with federal guidelines, amendments are required to the CDBG Citizen Participation Plan to allow for a 5 day public comment period (April 24 - April 30, 2020) and to the Program Year 45 Annual Action Plan (PY45 AAP) to deploy the funds. At the public hearing of the May 7, 2020 meeting of the Planning Committee, Council members will hear citizen input/comments regarding amendment of the Citizen Participation Plan (CPP). Any written comments received by staff will be read into the record.

Anticipated Timeline (Dates are subject to change pending further guidance from HUD):

- May 7: Planning Committee public hearing on amendment to the Citizen Participation Plan to allow for a 5-day public comment period
- June 4: CDBG-CV applicants present their proposals to the Planning Committee
- June 4: Planning Committee approves the amendment to the Citizen Participation Plan being advanced to the Council for approval
June 9: Common Council approves amendments to the Citizen Participation Plan
July 2: Planning Committee makes CDBG-CV funding recommendations
July 3 – July 9: 5 day Public Comment period for the amended PY45 AAP based on the PC’s funding recommendations.
August 6: Planning Committee public hearing on the amended PY45 AAP and approves advancing it to the Council for approval
August 11: Common Council approves the amended PY45 Action Plan with the CDBG-CV proposals.
NOTICE OF FUNDING AVAILABILITY
NORWALK REDEVELOPMENT AGENCY obo CITY OF NORWALK
CDBG-CV/CARES ACT FUNDING

CDBG-CV FUNDING AVAILABILITY:

In response to the Coronavirus Pandemic (COVID-19) the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development has notified the City of Norwalk that it will receive an allocation of $521,436 in CDBG-CV funding to be used to prevent, prepare for, and respond to the coronavirus (COVID-19) outbreak. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by the President on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The Norwalk Redevelopment Agency is currently accepting applications from interested nonprofit organizations and municipal government agencies for CDBG-CV funding.

Applications for funding are available on the City of Norwalk website: http://www.norwalkct.org/1412/Community-Development-Block-Grant

Completed applications for CDBG-CV funding consideration must be received by The Norwalk Redevelopment Agency by 5pm, May 20, 2020 via email only: lguttman@norwalkct.org

Applications will be assessed on the greatest need, positive impacts on the Norwalk community and the quickest deployment of funds.

Proposed activities must comply with CDBG-CV eligibility requirements, with the majority of the primary beneficiaries meeting the criteria for low- and moderate-income persons (pursuant to HUD income guidelines), and must be used to prevent, prepare for and/or respond to the COVID-19 outbreak.

The following are considered by HUD to be among eligible activities/expenses of CDBG-CV funds:

- Construction of a facility for testing, diagnosis or treatment.
- Rehabilitation of a community facility to establish an infectious disease treatment clinic.
- Acquisition/rehabilitation/construction of a group living facility designed to centralize patients undergoing treatment.
- Rehabilitation of a commercial building or closed school building to establish an infectious disease treatment clinic.
- Acquire and quickly rehabilitate (if necessary) a motel or hotel to expand capacity of hospitals to accommodate isolation of patients during recovery.
- Make interim improvements to private properties to enable an individual patient to remain quarantined on a temporary basis.
- Provide grants or loans to support new businesses or expand existing businesses to create jobs and manufacture medical supplies necessary to respond to infectious diseases.
- Provide short-term loans to small businesses to retain jobs held by low-/moderate-income persons.
- Provide technical assistance/grants/loans to establish, stabilize and expand microenterprises that provide medical, food delivery cleaning and other services to support home health and quarantine.
- Carry out job training to expand the pool of healthcare workers available to treat infectious disease.
- Provide testing, diagnosis or other services at a fixed or mobile location.
Increase the capacity of targeted health services for infectious disease response within existing health facilities.

Provide equipment, supplies and materials necessary to carry out a public service.

Deliver meals on wheels to quarantined individuals.

For additional details, instructions, or inquiries contact The Norwalk Redevelopment Agency by email: lguttman@norwalkct.org
ATTENDANCE: John Kydes, Chair; Tom Keegan, Tom Livingston, Lisa Shanahan, Barbara Smyth, George Tsiranides, Darlene Young (7:37)

OTHERS: Jessica Casey, Chief of Economic and Community Development; Lori Ellyn Guttman, Norwalk Redevelopment Community Development Planning Director; Steve Kleppin, Planning and Zoning Director; Katie Blake, Highstead H2H; Casey Hamilton, Highstead H2H

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:03pm

ROLL CALL

Mr. Kydes called the roll. A quorum was present.

PUBLIC PARTICIPATION.

Mr. Kydes asked if there was anyone present who wished to address the Committee on the Enterprise Zone Expansion.

Rich Bonenfant, Park Hill Avenue

Mr. Bonenfant said he thought the Enterprise Zone expansion was a bad idea because people were having trouble paying taxes, and while he understood it was important to keep the schools funded, it was a problem to give tax breaks to others. He said that they were permanent zones, and that each time a project started it started a seven year clock on improving property. He said that it would lead to all the single floor stores getting knocked down and the city getting built up. He said that he disagreed with using tax breaks as an incentive to build up the Wall Street area. He said that area would improve with parking and something to do in the area.

Diane Cece, East Norwalk

Ms. Cece said she remembered some meeting where this idea had been rejected in the past, and she asked the committee to research that and the reasons for the rejection. She said that she remembered an issue about expansion as it impacted applications
She said developers might wait for the tax break, and she’d want to know if there was retroactivity in the plan.

She also said that the last time they expanded the Enterprise Zone, they ended up with a big property flip and the mall. She said she was concerned with the criteria used to designate a census tract that was eligible for these things. She said they should be more stringent.

She said that she thought there were other incentives to use to attract business to Norwalk.

Donna Smirniotopulos, Shorefront Park

Ms. Smirniotopulos agreed that the last Enterprise Zone expansion resulted in the mall.

She said she’d been researching Enterprise Zones and they had mixed reviews, leaning to negative. She said the intent was to bring life an economically challenged area, and that it wasn’t closed borders and they should see the uptick. She said it should be working as it was.

She said the expansion seemed redundant, but that for larger developers the opportunity fund should be sufficient.

Mr. Kydes closed public participation, noting that there was a lot to discuss at the next committee meeting.

**ADMINISTRATION**

A. Approval of the Minutes of February 6, 2020 Regular Meeting

**MS. SHANAHAN MOVED TO APPROVE THE MINUTES OF THE JANUARY 2, 2020 REGULAR MEETING.**

**THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 2, 2020 REGULAR MEETING AS SUBMITTED PASSED WITH FIVE (5) IN FAVOR (TSIRANIDES, SMYTH, KEEGAN, KYDES, AND SHANAHAN) AND ONE (1) ABSTENTION (LIVINGSTON).**

**NEW BUSINESS.**

a. Authorize the Mayor, Harry W. Rilling to execute any and all agreements related to Census 2020 initiatives.

Ms. Casey stated that Census Day was April 1, and that the City had been working to educate Norwalk Citizens about the importance of the Census.
She said that they got two grants to print and disseminate materials and advertising.

She said she’d shared a budget, and what they would be spending the money on and asked the committee to authorize Mayor Rilling to execute agreements related to that budget.

** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE ANY AND ALL AGREEMENTS RELATED TO CENSUS 2020 INITIATIVES. **
** THE MOTION PASSED UNANIMOUSLY. **

b. Community Development Block Grant (CDBG)

1. Recommend CDBG PY46 funding allocations.

Mr. Kydes said that they’d received 14 public service proposals which totaled $380,220 with only $135,408 to allocate. He said that everyone on the committee received their first choice, and for many, their second choice as well. He said they were as follows:

- East Norwalk Library - $7,900
- Higher Education Literacy Professionals - $9,702
- Liberation Programs - $15,702
- Malta House - $45,702
- Open Door Shelter - $30,702
- Serving All Vessels Equally (SAVE) - $25,701

He said that they had 10 public facilities proposals totaling over 1.1 million dollars with $605,004 available to allocate. He said that everyone on the committee go their first choices again, and they are as follows:

- Carver Center - $40,236
- Domestic Violence Crisis Center - $35,000
- HomeFront - $17,000
- Keystone House - $10,075
- Malta House - $50,000
- Norwalk Housing Authority - $60,500
- Norwalk Redevelopment Agency - $355,193
- Open Door Shelter - $37,000

** MR. LIVINGSTON MOVED TO RECOMMEND THE CDBG PY46 FUNDING ALLOCATIONS **
** THE MOTION PASSED UNANIMOUSLY.

2. Advance the draft PY46 Action Plan (2020-2021) and 5-year ConPlan (2020-2024) to public comment period (March 23, 2020 to April 21, 2020), with a contingency provision for the final allocation by HUD.

Ms. Guttman said that they didn’t need a contingency plan because funds had been approved nationwide. She said they had to provide a five year consolidated plan which was due on May 15. She said they were working with a consultant to draft that and working on fund distribution.

She said that the draft would be ready in time for 30 day public notice starting on March 23. She said that the public notice would appear in The Hour, on the City Website, the agency website and other locations around the city. She said it had to pass the common council, and then had to be sent by May 15.

** MR. LIVINGSTON MOVED TO ADVANCE THE DRAFT PY46 ACTION PLAN (2020-2021) AND 5-YEAR CONPLAN (2020-2024) TO PUBLIC COMMENT PERIOD (MARCH 23, 2020 TO APRIL 21, 2020), WITH A CONTINGENCY PROVISION FOR THE FINAL ALLOCATION BY HUD.
** THE MOTION PASSED UNANIMOUSLY.

3. Approve scheduling a public hearing on the draft PY46 Action Plan (2020-2021) and 5-year ConPlan (2020-2024) during the Planning Committee meeting on April 2, 2020.

** THE MOTION PASSED UNANIMOUSLY.

4. Advance to the Common Council permission to authorize the Mayor to submit waiver requests related to the CDBG program to HUD on behalf of the affected persons as identified by the PY46 Public Disclosure forms.

Ms. Guttman said that she had received some completed waiver forms and would send a reminder to others.

Mr. Kydes asked her to place waivers in the Caucus room to ensure that they were signed by Monday night.
MR. TSIRANIDES MOVED TO ADVANCE TO THE COMMON COUNCIL PERMISSION TO AUTHORIZE THE MAYOR TO SUBMIT WAIVER REQUESTS RELATED TO THE CDBG PROGRAM TO HUD ON BEHALF OF THE AFFECTED PERSONS AS IDENTIFIED BY THE PY46 PUBLIC DISCLOSURE FORMS.
** THE MOTION PASSED UNANIMOUSLY

c. Mapping initiative presentation by the Norwalk Land Trust.

Ms. Shanahan said that she’d been approached by the head of H2H who said that they’d done a lot of mapping of conservation areas in local suburbs and exurbs but were looking to apply it to a city. She said that they’d asked the Norwalk Land Trust to facilitate the project to start mapping an urban area. She introduced conservationists Katie Blake and Casey Hamilton of H2H noting that they were close to final draft, and that this information could yield positive opportunities for Norwalk.

Ms. Blake gave an overview of the company, and the project and said that their mission was to advance the pace and scale and practice of, regional conservation. She explained that they’d done some strategic conservation planning, developing maps like the ones in her presentation to serve as a tool to create a clear vision of what needed to be done.

She said that the framework for mapping was different for conservation in a city, the people had different priorities, so they had to think about things like street flooding, street trees and pollinators

She listed the seven drivers of urban mapping: connectivity, ecological, urban heat island, equity and social vulnerability, flood risk, recreation and public health. She noted that they’d established that economics was important to stakeholders, so they’d added that.

She noted that she and Mr. Hamilton had worked with Ms. Shanahan to ensure feedback from all stakeholders on the priorities in Norwalk.

Mr. Hamilton gave an overview of GIS research.

Ms. Young arrived at 7:37

He said they’d overlaid, areas of to show what could be could be viewed as priority. For example, he said if one was interested in ecology, they could look at ecology map, which was the darkest green and presumably highest areas of value. He said it was a lacking a broad call to action, and target for conservation efforts.
He said to find that they tried to recombine data in a way to cover off on that. They came up with three categories: preservation/conservation, equitable access to nature and climate change risk areas.

He showed what each of those maps looked like. He said the preservation/conservation map showed land that would be good for protections. He said that they’d done analysis to show areas that would be good for increased access to green. Finally, he said that the last one, climate change risk, mostly revealed areas closest to the coasts.

Mr. Hamilton said that the next steps would be to produce documentation, develop outreach maps, develop a web based application for the maps, and develop a framework that could be replicated in other urban areas. Ms. Blake said they’d have the documents in the next few months.

Ms. Shanahan thanked everyone for getting involved and helping with this project.

d. Update on the East Norwalk Train Station proposed

Mr. Kydes said that a subcommittee had been meeting on this for some time, and they were at a point where there was a substantial information to share and introduced Mr. Kleppin.

Mr. Kleppin said that the subcommittee had been meeting for about a year and the consultant was getting close to finishing the first draft of a report to share some time in March. He said he would share some information on where they were heading with the plan.

He distributed maps to the committee members and discussed lane use changes proposed. He said that one potential recommendation was relocation the DPW garage, but he wasn’t sure that was feasible.

He said that map #4 showed the area around Selleck Street and Osbourne Avenue. He said that there was a lot of affordable housing, and to try to keep that, they were recommending exploring things like façade improvements for the area.

He said items six and ten they were considering preserving those areas, perhaps by imposing village district regulations to distinguish them.

Mr. Kydes noted there was a lot of commercial use in that area.

Mr. Kleppin talked about some broader changes they would recommend. In the areas on the map labeled ‘seven’, he said that they were zoned Neighborhood Business. They
were proposing rezoning to C residential. He said that the goal was to pull some disjointed uses back toward the center, concentrating activity closer to East Avenue.

He said they were focusing on East Avenue, which was zoned Neighborhood Business, proposing that they create a new village district which allows the city to have design control in potential redevelopment. He said the area needed a boost. He said that they would offer incentives for people who wanted to redevelop (up to 3.5 stories). He said that would be tied to amenities, which the subcommittee was still considering.

He said that the area parallel with the rail tracks was industrial one zoning, he said there were small manufacturing type businesses in there. He said they’d try to enhance that.

He said that one use they’d looked at was the need for ‘maker space’, which was currently undefined. He showed a slide that showed what’s available now and what they were proposing.

After some technical issues, Mr. Kydes invited Mr. Kleppin back for the next meeting to finish his presentation.

** ADJOURNMENT.**

** MS. SMYTH MOVED TO ADJOURN.**
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lora Grassilli
Telesco Secretarial Services
April 14, 2020

Members of the Board of Estimate and Taxation
Members of the Common Council
Members of the Planning Commission
City of Norwalk

My fellow residents:

In accordance with the City Code, I have completed my review and herewith transmit my recommendations for the FY 2020-2021 Capital Budget and recommend a total capital budget of $153.83 million. Of the total recommended amount, $24.83 million will be financed from grants and other non-general fund sources, leaving a balance to be financed and repaid from the General Fund of $129 million. This total recommendation is $10 million greater than the Finance Department’s recommendation, and $54 million greater than the recommendation of the Planning Commission.

My Capital Budget recommendation reflects my continued priorities of investing in our schools, parks, facilities, and infrastructure. We are amid unparalleled capital funding in Norwalk, but there is a limit as to what we can spend. We have developed a plan that allows us to live within our means, while funding the most critical items.

This transmittal was delayed due to the COVID-19 coronavirus pandemic. At this time, we are still in the middle of a public health emergency, which has disrupted our lives. These are certainly unprecedented times. While we do not know what the future will hold and whether we will have to delay any of these projects, at this point, it’s my recommendation that we proceed as planned.

The Capital Budget provides authorization for projects and does not equate to immediate borrowing or expenditures. I believe it does not make sense for us, in the middle of this crisis, to start cutting projects haphazardly. Proceeding as planned with the Capital Budget allows the City to keep its options open.

The attached pages have full detail of the changes that differ from the Chief Financial Officer and/or Planning Commission recommendations. I did, however, want to provide further details to you on certain projects.
Education:

I am recommending $3.5 million for the Naramake Cafeteria, and $80,000 for the Silvermine Driveway this year, and $1 million for next year. This will allow for the driveway to be designed this year and constructed in 2021. Additionally, I am recommending $50.28 million for the new Norwalk High School. This is a detailed estimate provided by our consultants for 20% of the cost. The opportunity for a new high school for $50 million is something that our community simply cannot pass up.

Public Works:

I am recommending $4 million for watercourse maintenance. Last year, we conducted a detailed flood study and now have remediation recommendations. This request must be fully-funded to properly address resident concerns who have been plagued with flooding issues for a number of years.

Recreation & Parks:

I am recommending $2.5 million for the Broad River Baseball Complex and $1 million for the Brien McMahon Turf Softball Field. These projects are critical for our young people in the community and are long overdue.

Transportation, Mobility & Parking:

I am recommending $170,000 for sidewalk projects on Rowayton Avenue, Hunt Street, Witch Lane, and George Avenue. Typically, the city repairs and/or installs sidewalks in conjunction with its paving program. However, I felt it important to address these areas sooner.

My Capital Budget recommendation reflects planning and prioritization. It is imperative projects and funding are accurate, justifiable, and are critical, not just nice to have. Meeting the needs of the community while recognizing the available resources is never easy. However, I believe we have struck a good balance of capital needs that enhance the quality of life in Norwalk without placing undue burdens on residents and taxpayers.

I am grateful for the effort made by the departments and Planning Commission for their reviews and recommendations. Together we have balanced the needs of the community with its ability and willingness to pay for these capital expenditures.

Respectfully submitted,

Mayor Harry W. Rilling
<table>
<thead>
<tr>
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The City of Norwalk, Connecticut
FYE 2021 CAPITAL BUDGET
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The City of Norwalk, Connecticut
FYE 2021 CAPITAL BUDGET

Prepared by: FPGA, Management Budgets 03/20/2021
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The City of Norwalk, Connecticut
FYE 2021 CAPITAL BUDGET
Prepared by: Angela Fogel, Management Budgets 05/24/2020

Page 3 of 6
## Capital Budget FYE 2021

### Department Summary

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<th>Department</th>
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<tr>
<td><strong>POLICE DEPARTMENT</strong></td>
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<td>$14,264,575</td>
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**Total**

- $52,508,000
- $142,341,301
- $199,830,400
- $342,171,701
- $318,914,201
- $99,733,701
- $153,832,356

### Less Revenues

- **PUBLIC WORKS**
  - $4,608,400
- **ECONOMIC & COMMUNITY DEVELOPMENT**
  - $3,750,000
- **BOARD OF EDUCATION**
  - $14,560,000

**Total Less Revenues**

- $14,168,344
- $199,830,400
- $24,830,400
- $129,001,956

### Net to be Bonded

- $38,339,656
- $142,341,301
- $119,083,801
- $74,903,301
- $99,733,701
- $129,001,956

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**Revenue Detail**

1. Public Works: TEA21 25% Match,$1.87MM; LOTCIP, $1.5MM; Federal Local Bridge Program 80%,$1.44MM; Woodward Ave LOTCIP, $1.3MM

2. Education: Norwalk High School State Share, $173.3MM; Cranbury School State Share, $14.4MM

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Prepared by Angela Fogel, Management Budgets 4/16/2020
Applications are now available for Connecticut’s Neighborhood Assistance Act Tax Credit Program (NAA-TCP), which provides a tax credit to business firms which make cash investments in qualifying community programs conducted by tax exempt or municipal agencies. An informational publication is attached to this memo. The community programs must be approved by both the municipality in which the programs are conducted and by Connecticut’s Department of Revenue Services.

Anticipated Program Timeline

- **May 4, 2020** – Deadline for organizations to submit 2020 proposals to Agency
- **June 4, 2020** – Public Hearing regarding 2020 NAA-TCP requests
- **June 4, 2020** – Planning Committee review and advance 2020 proposals to Common Council
- **June 9, 2020** – Common Council review and approve programs for inclusion in Norwalk’s list of Neighborhood Assistance Act Tax Credit Program activities

REQUESTED ACTION:

1. Approve scheduling a public hearing on the 2020 NAA Tax Credit Program applications to be held during the June 4, 2020 Planning Committee Meeting.
TO:       PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL
FROM:     JESSICA CASEY, CHIEF OF COMMUNITY AND ECONOMIC DEVELOPMENT
          SABRINA CHURCH, DIRECTOR OF BUSINESS DEVELOPMENT & TOURISM
DATE:     APRIL 30, 2020
SUBJECT:  EXPANSION OF THE ENTERPRISE ZONE

Introduction

Over the past three meetings in December 2019, January 2020, and February 2020 the Committee has reviewed both the Enterprise Zone program and Tax Increment Financing (TIF) District as potential economic development tools for the Wall Street-West Avenue geography. With direction from the Committee, staff is pursuing both options. The Enterprise Zone requires changes to an existing ordinance for it to be used in the district and has a much shorter timeline than a TIF District that requires a consultant to do an in depth analysis before its establishment. A public hearing was held at the March meeting to begin the formal adoption process. Below we have included a summary of what has been reviewed in the past meetings on Enterprise Zones. For more information and past presentations and memos please see the following link: https://norwalkct.org/Archive.aspx?AMID=177.

What is an Enterprise Zone (EZ)?:

An enterprise zone is a designated geography in which taxes are abated as of right for a period of 7 years to encourage new development and business growth in underutilized areas. Urban enterprise zone policies generally offer tax concessions, infrastructure incentives, and reduced regulations to attract investments and private companies into the zones. Urban enterprise zones are intended to encourage development in deprived neighborhoods through tax and regulatory relief to entrepreneurs and investors who launch businesses or develop in the area.

Eligibility Criteria:

The census tracts within an EZ must be zoned to allow commercial or industrial activity and meet at least one of the following criteria:

(1) Twenty-five per cent or more of the persons within the individual census tracts shall have income below the poverty level;
(2) Twenty-five per cent or more of the families within the individual census tracts shall receive public assistance or welfare income; or – met by tract 437 (Wall/West)
(3) The unemployment rate of the individual census tracts shall be at least two hundred per cent of the state’s average. - met by tract 437 (Wall/West)

How EZs Work:

Within the Enterprise Zone, taxes on improvements to any property within the geography are deferred for a period of 7 years: 100% for the first two years, 50% for the third year, 40% for the 4th year, 30% for the 5th year, 20% for the 6th year, and 10% for the 7th year. After the 7 year term, taxes will be at the true
rate. If used for housing development, units must be affordable to 200% of the area median income or abatement will be revoked.

Background:

Norwalk has had Enterprise Zone benefits for many years (since 1982) in the South Norwalk geography (Census Tracts 441 and 445). Since its inception the City has seen only 4 properties take advantage of the program. Recent examples include Ironworks, the SoNo Hotel, and the SoNo Collection.

Implementation Process:

The implementation process for extending the EZ is as follows:

1. Public hearing held at a Planning Committee Meeting
2. Planning Committee votes on the enterprise zone extension to be forwarded to the Ordinance Committee to amend the current EZ ordinance
3. Ordinance Committee holds a public hearing and amends the Enterprise Zone ordinance to include the extended geography
4. Common Council votes on the new ordinance language
5. If approved, the property owners can take advantage of the tax deferral as of right

Key Facts:

- 7 year term
- No loss in existing tax base revenue
- As of right
- Low barriers to entry
- Low legislative involvement
- Shorter implementation process
- Little reporting required
- Must include a physical improvement as it is a deferral on property tax increases due to improvements
- Can be layered with other incentives/programs

Other Precedents:

1. South Norwalk
2. Stamford
3. New Haven
4. Many other CT Municipalities (Hartford, Bridgeport, etc.)

Conclusion:

Following the public hearing that was held in March, the second step is for the Ordinance Committee to begin the process to amend the existing ordinance (Chapter 36) to include the expanded geography of Census Tract 437. Should the action be approved, staff will work with Law Department (staff to the Ordinance Committee) to incorporate the expanded geography to then be reviewed by the full Ordinance Committee at their next meeting.

ACTION: Approve the advancement of the expansion of the Enterprise Zone Ordinance to include Census Tract 437 to the Ordinance Committee of the Common Council.
1. Create a new Village District, East Norwalk TOD Village Zone (EVTZ).
   a. Add 1 story and a moderate increase in density.
   b. Requires ground floor activation/commercial use.
   c. Required public amenities.
   d. All development must adhere to design guidelines.

6. Within the I1 Zone, allow some residential units above the ground floor commercial uses, provided the commercial uses remain, allowing property owners additional monetization.

7. Rezone to the new EVTZ and undertake street and sidewalk improvements on Gregory Boulevard in order to improvement safety for all modes of transit.
2. Look into the possibility of enacting a façade improvement program in the areas of Charles Street & Osborne Avenue, north of Fort Point Street, similar to the program employed in SoNo. Area functions as de-facto affordable housing and should be preserved.

3. Explore the relocation of the DPW garage to elsewhere in the City. If possible, master-plan the site for future uses ranging from marine commercial, open space, etc....

5. Rezone from commercial to residential to make a more consistent development pattern and concentrate growth near the train station and main corridor.
4. Rezone to a new Liberty Square Village District. A separate in-house planning exercise should be done for this area, once the Walk Bridge is complete and additional parcels are available for redevelopment. This has been considered in the past and is consistent with the Citywide Plan.

5. Rezone from commercial to residential to make a more consistent development pattern and concentrate growth near the train station and main corridor.

8. Create a promenade along Seaview Avenue, connecting the Cove Avenue area to SoNo. The area can be used for multi-purpose recreational and entertainment options.
9. Rezone to a new Cove Avenue Village District. A separate in-house planning exercise should be done for this area. This has been considered in the past and is consistent with the Citywide Plan.
5. Rezone from commercial to residential to make a more consistent development pattern and concentrate growth near the train station and main corridor.
Land Use Recommendations
East Avenue (EVTZ)

Minimum Site Requirements

- Required street-activating uses as shown in yellow
- Required public realm and open space
- Required wider sidewalks to EVTZ standards
Land Use Recommendations
East Avenue (EVTZ)

Changes to Allowed Residential Height & Density

- Increased height, F.A.R. & density allowed **ONLY** by special permit.
- Increase height from 2.5 stories & 35’ to 3.5 stories and 45’.
- Increased density from 1 unit/1,650 SF to 1 unit/1,035 SF based on certain number of points.
- Increased density from 1 unit/1,650 SF to 1 unit/825 SF based on additional number of points.
# Land Use Recommendations
## East Avenue (EVTZ)

Projects are potentially eligible for development bonuses by obtaining certain amenity calculations. Eligible Amenities:

1. Indoor pedestrian seating
2. Outdoor pedestrian plaza
3. Fountain/water feature
4. Public Art
5. Public parking facilities

(2) Amenity Points. The amenities defined above are assigned the following points:

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Description/Point System</th>
<th>Total Points Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Public Ground Floor Use</td>
<td>(a) 2 points for each 10% reduction in annual market-rate rent for five years from initial date of tenancy. Reduction must be offered to one or more tenants who occupy no less than 50% of the ground floor area.</td>
<td>10</td>
</tr>
<tr>
<td>Eligibility for LEED Silver or similar</td>
<td>3 points for any single certification or proven eligibility for such certification. Applicants must demonstrate to the satisfaction of the City that the requirements for certification have been met using the appropriate checklist and points system.</td>
<td>6</td>
</tr>
<tr>
<td>Indoor pedestrian seating or outdoor</td>
<td>1 point per five hundred (500) square feet of seating area provided plus at least three of the amenities below (one point each): Indoor/outdoor</td>
<td>13</td>
</tr>
<tr>
<td>pedestrian plaza</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Land Use Recommendations

### East Avenue (EVTZ)

#### Examples of Eligible Amenities:

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Description/Point System</th>
<th>Total Points Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rain gardens(^9)</td>
<td>(minimum 500 sf)</td>
<td></td>
</tr>
<tr>
<td>Community Garden(^9)</td>
<td>(minimum 1,000 sf)</td>
<td></td>
</tr>
<tr>
<td>Floor Junction Box(^{13})</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Integrated rain garden, building drainage, and public art (minimum 500 sf)(^{13})</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public parking facilities</td>
<td>1 point for every five spaces, must be permanently dedicated to public use with appropriate signage</td>
<td>5</td>
</tr>
</tbody>
</table>

- Public Art\(^{8}\)
- Green wall\(^{6}\)

**Outdoor only**

- Shaded public seating\(^{7,8}\)
Land Use Recommendations
Proposed Special Permit Uses in I1 Zone

Residential Units in the I1 Zone

- Allow residential in I1 by special permit, at moderate density, as an accessory use to the principal, “industrial” use.
- Will ensure that the underlying industrial use remains.
- Provides an opportunity for the property/business owner, to further monetize their property supporting the principal use.
- Can provide housing opportunities in a live/work environment.
Land Use Recommendations
Proposed Special Permit Uses in I1 Zone

Residential Units in the I1 Zone

- Allow residential in I1 by special permit, at moderate density, as an accessory use to the principal, “industrial” use.
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Land Use Recommendations
Potential Buildout
Land Use Recommendations
Potential Buildout

Specification and Applicability of Amenities

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<tr>
<th>Proposed Development</th>
<th>Amenities Capacity</th>
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<tbody>
<tr>
<td></td>
<td>Arcade</td>
</tr>
<tr>
<td>Stories</td>
<td>2.5 and 3.5</td>
</tr>
<tr>
<td>FAR</td>
<td>0.92</td>
</tr>
<tr>
<td>Bldg. Coverage</td>
<td>0.38</td>
</tr>
</tbody>
</table>

- A pedestrian plaza with public art and a water feature could be embedded in front of the project by increasing the setback from the sidewalk to 25 ft.
- The south facing part of the building enjoys constant sun exposure
- Green infrastructure could be achieved by adding solar panels at roof level or a water retention feature that could become both water feature and green infrastructure
- Public art could be displayed on the building perimeter and at pedestrian plaza

<table>
<thead>
<tr>
<th>Lot Size in SF/Required Lot Area Per Unit</th>
<th>Maximum Number of Dwelling Units Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>114,500 SF / 1,650 SF</td>
<td>69</td>
</tr>
<tr>
<td>114,600 SF / 1,035 SF</td>
<td>110</td>
</tr>
<tr>
<td>114,500 SF / 825 SF</td>
<td>138</td>
</tr>
</tbody>
</table>
**Land Use Recommendations**

**Potential Buildout**

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### Specification and Applicability of Amenities

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</tr>
<tr>
<td>Stories 2.5 and 3.5</td>
<td><img src="checkmark.png" alt="Checkmark" /></td>
</tr>
<tr>
<td>FAR 0.93</td>
<td><img src="checkmark.png" alt="Checkmark" /></td>
</tr>
<tr>
<td>Bldg. Coverage 0.35</td>
<td><img src="checkmark.png" alt="Checkmark" /></td>
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### Lot Size and Maximum Number of Dwelling Units Allowed

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<th>Required Lot Area Per Unit</th>
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</thead>
<tbody>
<tr>
<td>128,196 SF / 1,650 SF</td>
<td>77</td>
<td></td>
</tr>
<tr>
<td>128,196 SF / 1,035 SF</td>
<td>123</td>
<td></td>
</tr>
<tr>
<td>128,196 SF / 825 SF</td>
<td>155</td>
<td></td>
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</tbody>
</table>
Land Use Recommendations
Potential Buildout

Figure 48: WINFIELD STREET RE-DEVELOPMENT SCENARIO

- East Norwalk Train Station
- Enhanced Street Trees and Plantings
- 2.5 Stories
- 3.5 Stories
- Widened East Avenue (Walk-Bridge Program)
- Widened Sidewalk with Cafe Seating
- Improved Pedestrian Connectivity

*FOR ILLUSTRATIVE PURPOSES ONLY, NOT AN ACTUAL PROPOSAL.
Land Use Recommendations
Design Guidelines

Greenwich, Connecticut
Source: Google Streetview

Consistency in storefront height, depth of cornice, relationship to street, relative height

Greenwich, Connecticut
Source: Google Streetview

Strong horizontal lines, depths of cornices link varied building styles

Greenwich, Connecticut
Source: Google Streetview

Different building styles provide variety; storefronts and relationship to the street provide consistent pedestrian experience

Newburyport, Massachusetts
Source: Google Streetview

Combination of strong verticals and horizontals differentiates buildings while similar height and materials unifies the overall mass of the buildings
Land Use Recommendations

Design Guidelines

Rockport, Massachusetts
Source: Google Streetview
Consistent storefronts, strong horizontal lines, repeating roof styles

Rockport, Massachusetts
Source: Google Streetview
Public space on corner provides break between buildings and street

Rockport, Massachusetts
Source: Google Streetview
Single building, massing varied but relationship to the street consistent; porch provides shaded public space

Rockport, Massachusetts
Source: Google Streetview
Roof style, building color, strong horizontals provides consistent look

East Norwalk: Discussion of Design Guidelines
Land Use Recommendations

Design Guidelines

Westport, Connecticut
Source: Google Streetview
Renovation of historic building; landscaping

Westport, Connecticut
Source: Google Streetview
Integration of second building with public space and landscaping

Brookline, Massachusetts
Use of interior arcade for public events (winter farmers market)

Unknown
Source: https://siarcchargingstation.net/
Examples of public charging stations
Land Use Recommendations
Design Guidelines

Lighting, Landscaping & Parking

Sidewalks, Street Furniture, and Crosswalks

Storefronts