



Regional Plan Association

# Wall Street-West Avenue Redevelopment Area Plan → Neighborhood Plan

## Working Group Meeting #5

October 17, 2017



# Today's Agenda

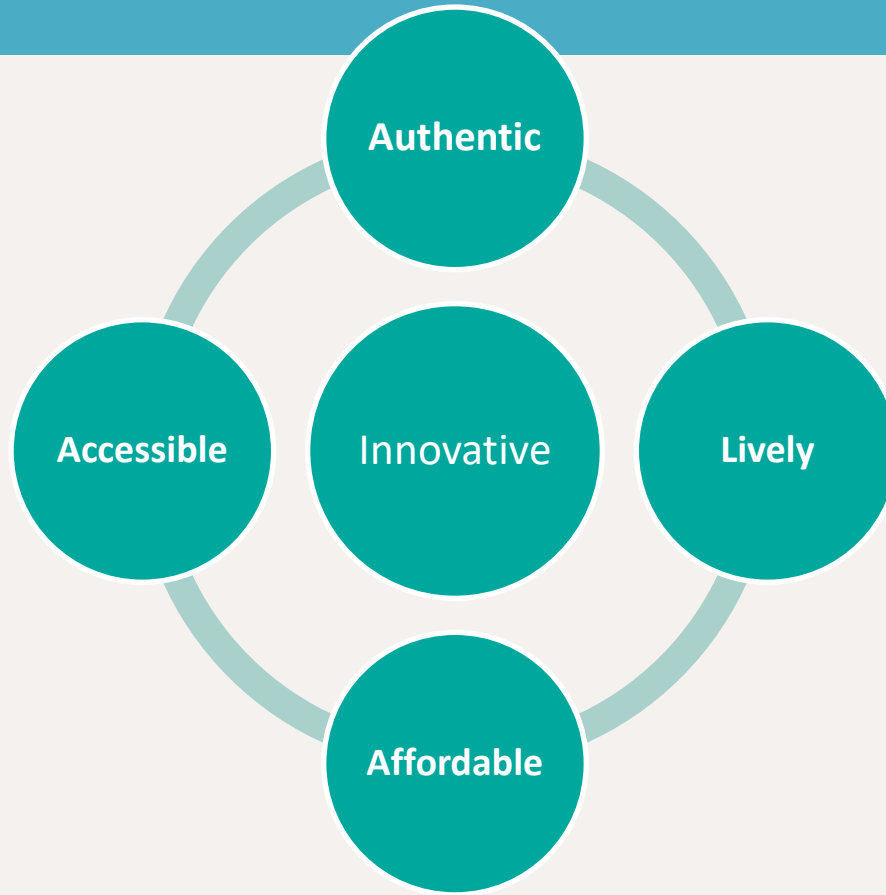
1. Welcome & introductions
2. Stakeholder engagement update
3. Plan Vision review
4. Draft plan policy discussion
5. Next steps

# Stakeholder engagement update

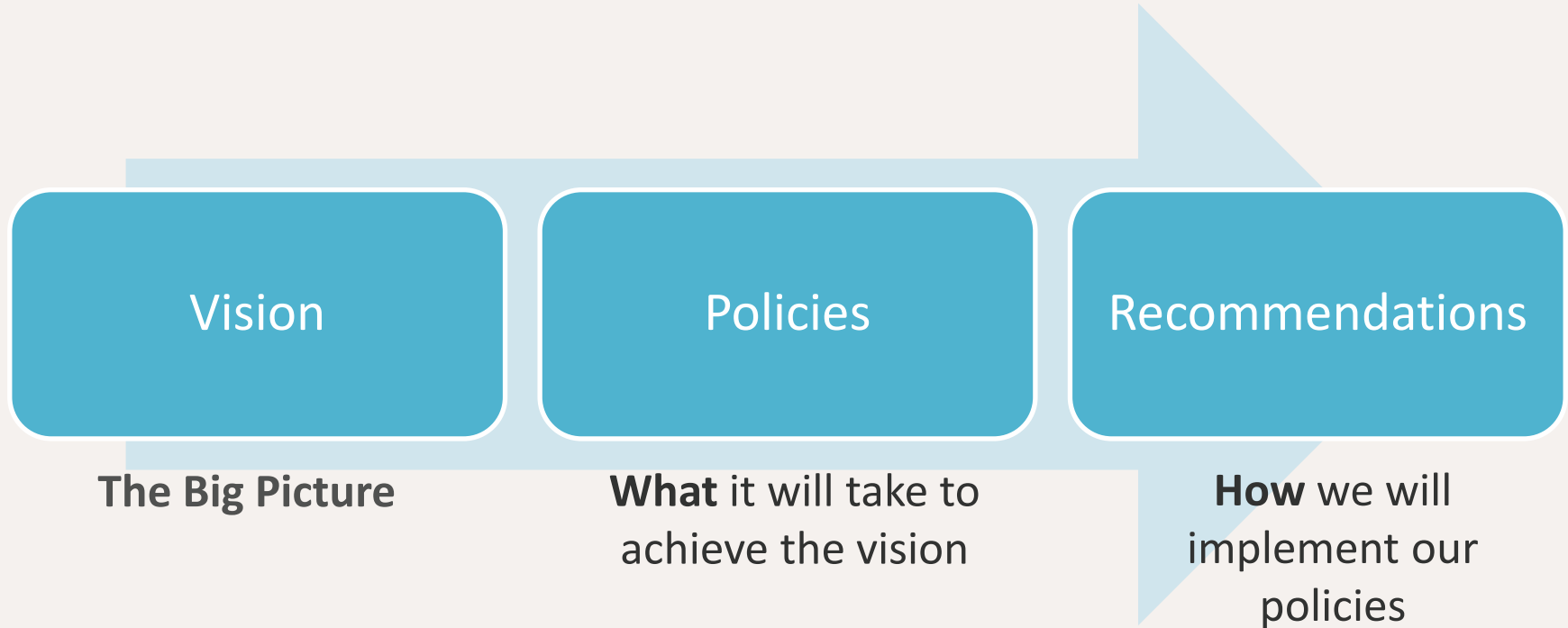
- Business Owner Survey
- Neighborhood resident meeting: Oct. 18<sup>th</sup>
- 1<sup>st</sup> Taxing District: Oct. 31<sup>st</sup>
- Norwalk Hospital: TBD
- Wall Street Theater: TBD



# Plan Vision / Neighborhood Identity



# Getting from the vision to an action plan...



# Innovative

**Attracting new types of industries, jobs, retail & entrepreneurs, recognizing that the way we live and work is changing and capitalizing on physical, economic and networking opportunities**

# Innovative: Policies

- **Incentivize & promote innovation, creativity and entrepreneurship**
  - Live/work spaces, co-working spaces, maker spaces, start ups
- **Foster collaboration with anchor institutions and area companies & businesses**
  - Health, science, design & arts, and tech
- **Enhance partnerships between artists, residents & businesses**
- **Support local commercial & industrial business**

# Authentic

**With preserved historic character, growing arts organizations, local businesses and restaurants, connections to the waterfront and established industrial uses**



# Authentic: Policies

- **Capitalize on neighborhood assets**
  - People: Residents, businesses owners, religious institutions
  - Places: Library, Wall Street Theater, Garden Cinema, Lockwood Mathews, Stepping Stones, Jefferson School
  - Open spaces: Freese Park, Union Park, Mathews Park, Harbor Loop Trail, Norwalk River Valley Trail, waterfront, Waypointe Plaza
- **Identify and protect historically significant buildings**
- **Identify appropriate scale and types of uses for redevelopment sites**

# Accessible

**With adequate parking, easy connections to transit, better streets and sidewalks for walking, better wayfinding, bicycle infrastructure, designated truck routes and waterfront access compatible with industrial uses**

# Accessible: Policies

- **Create more reliable, faster and safer transit connections**
- **Improve aesthetics and operations of Pulse Point transit hub**
- **Improve sidewalks and streetscapes**
- **Create bike paths that link neighborhood to jobs and transit**
- **Make on-street parking business friendly**
- **Make Yankee Doodle garage attractive and easy to use**
- **Designate truck route connecting industrial waterfront to I-95**
- **Improve connections between the neighborhood and it's waterfront**

# Affordable

**For residents to rent and buy homes, for commercial businesses to thrive, for industrial businesses to operate and utilize the river, and for government to maintain infrastructure and public spaces**

# Affordable: Policies

- **Protect existing neighborhood residents and businesses from displacement**
- **Make it easier and more affordable to maintain and upgrade buildings, infrastructure and public spaces**
- **Make it easier for people to do business in the neighborhood**
- **Make sure that local residents and businesses benefit from neighborhood improvements**

# Lively

**With more people, more shops, fewer vacant storefronts and stalled developments, more activities, active sidewalks, well-maintained and programmed public spaces, nightlife, daytime uses, and arts & cultural opportunities**

# Lively: Policies

- **Activate ground floor and sidewalk spaces**
- **Enhance and maintain streetscapes and open spaces → placemaking**
- **Encourage walking & biking in the neighborhood**
- **Incentivize investment in buildings, infrastructure and open/public space**
- **Brand and promote the neighborhood as an innovation district**
- **Create opportunities for pop-up events and installations**

# Next Steps

- **Neighborhood residents meeting: Oct. 18<sup>th</sup>**
- **1<sup>st</sup> Taxing District meeting: Oct. 31<sup>st</sup>**
- **Citywide POCD workshop: Nov. 18<sup>th</sup>**
  - Test neighborhood plan policies
- **Next working group meeting: November (date TBD)**
  - Discuss Plan recommendations & concept map