



**NORWALK PLANNING & ZONING COMMISSIONS**  
125 East Avenue  
Norwalk CT. 06851

**MEMORANDUM**

**MAY 1, 2020**

**TO:** Planning Commission, Frances DiMeglio, Chair  
Zoning Commission, Louis Schulman, Chairman  
Harry W. Rilling, Mayor, City of Norwalk

**FROM:** Staff (SK)

**RE:** Major Projects Update

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The following is a brief update on the numerous projects recently approved or currently underway throughout the city. We can provide additional details on particular projects at the next Commission meeting.

**RED** indicates active construction                      **BLUE** indicates pending applications

**MAIN AVENUE, CRANBURY & SILVERMINE**

Silvermine Tavern: 192, 193 & 194 Perry Av/1 River Rd: Silvermine Tavern Village District construct new barn, add 4 units cluster housing, rehab Silvermine Tavern inn & restaurant buildings, convert mill buildings to single family residence with guest house, rehabilitate country store with 4 inn rooms or 3 apts., reconfigure pkg. lot, add valet pkg. *Construction complete*

White Barn Theater: Special Properties III, LLC – 78 Cranbury Road/440 Newtown Ave – 15 unit conservation development. *Approved October 2015. Extension of time granted.*

The Curb Grist Mill Village: 150-174 Glover Ave – 761 unit Commercial Planned Residential development (3 separate sites) – Approved January 2016. *Construction complete 235 units Bldg. A; construction nearly complete Bldg. B and construction underway Bldg. C.*

The Village: Main Norwalk LLC - 272-280 Main Ave – New ±100,000 sf retail development. *Approved April 2017; extension of time granted to 2020.*

Malta House: 139 West Rocks Rd. Maternity home for 15 residents. *Approved June 2019; no permits issued for construction*

Merritt 7 Train Station: Upgrade Danbury Line RR station/ConnDOT Scheduled to start construction in 2020.

Innovation Center: 15 Oakwood Ave – New 24,000 sf office & RD, 3 artist live/work space: *Approved April 2018; extension of time pending, no permits issued for construction*

Yew Street Partners: Brierwood Road – 5 unit conservation development. *Approved effective April 27, 2018; no permits issued for construction*

Aiken Street: 73 Aiken Street - 17 unit conservation development. *Approved effective September, 2018; no permits issued for construction; extension of time granted to 2020.*

Shawn's Lawns: 2 Muller Avenue – Contractor's storage yard with motor vehicle repair. *Approved November 2019; no permits issued for construction.*

Garavel Subaru: 512 - 528 Main Avenue – New 45,506 square foot structure for Garavel Subaru car dealership

**WESTPORT AVENUE**

19 Willard Rd: 7,000 sf millwork shop in existing building – Approved 2019

10 Willard Rd: 10 Willard LLC – Map change from B Residence/Business #2 to entirely Business #2 zone and special permit for mixed use development with 116,648 sf storage and 219 multifamily dwelling units – *Approved April 17, 2020.*

**CONNECTICUT AVE & WEST NORWALK**

EDG Properties: 71-75 Connecticut Av – 33 units and 14,800 sf medical office. *Approved Oct. 2018; construction underway.*

Ponus Ridge Middle School: Hunters Lane – Additions for K-8 STEM School; Approved effective August 2018; *Construction nearly.*

St. Matthew Church: 216 Scribner Avenue – Church recreation center – Under construction

Bob's Stores: 59 Connecticut Ave (former Toys R Us) New furniture store tenant – Construction complete.

## NORWALK CENTER & EAST AVENUE

6 Butler St: Relocate 8,600 sf historic building from 3 Quincy St for reuse as office. *Approved October 2017 extension of time granted to Oct. 11, 2020; no permits issued for construction.*

The Pinnacle 467 West Avenue: New 521,821 sf mixed use development with 330 dwelling units, 496 seat iPic movie theater (42,826 sf), 22,509 sf restaurant, 0 sf retail, 23,979 sf fitness center, 3,602 sf office & 942 pkg. spaces. Replaced all previous South Block approvals. *Approved October 2017; extension of time granted to Oct 11, 2020; demolition & site work underway; no permits issued for construction.*

**1 Jennings Place**: King Industries – 15,000 sf building for Maritime Rowing Club. *Currently under construction.*

Wall Street Place (POKO): Wall & Isaacs Sts: Mixed use development at former Isaacs St municipal parking lot. Phase I plans for 101 multifamily units, 16,800 sf of retail & restaurant space; approved in 2008. Project includes first fully automated 213 sp parking garage and 100 sp of public parking. *Currently under litigation.*

## SOUTH NORWALK

The SoNo Collection: 100-101 N. Water St – 8 story, 1,097,572 sf mixed use shopping ctr. development with 660,410 sf retail, 44,391 sf restaurant, ±3,000 sp. parking garage. Approved June 2016. *Conditional CZC issued*

**Maritime Aquarium**: 10 North Water St – Replacement of IMAX and seal tanks; related interior renovations to existing Aquarium building. *Plans approved; construction underway.*

**Washington Village**: 0 Raymond St: - Trinity Financial/Housing Authority – Replace 136 units at Washington Village with new 273 unit multifamily development; *zoning permit issued for Buildings C, D & E; currently under construction.*

**Harbourside SoNo**: 123 Water St - New 6 story development with 129 residential units and 3,870 sf retail; revised plans approved Aug, 2018; *zoning permit issued April 2019, currently under construction.*

SoNo Metro: 1 Chestnut Street - New 5-6 story, ±122,000 sf mixed use development w/5,800 GSF ground floor retail, 11,000 sf office and 122 multifamily dwelling units (16 units in former LeRoy Shirt Factory and 106 units in new bldg.) Approved November 9, 2018; *site work underway*

Residence Inn by Marriott at SoNo: 43 South Main St – 8 story 102 room extended stay hotel w/89 space parking garage. *Conditional CZC issued*

**One Bates Court**: 1 Bates Court - 40 residential units – Approved December 2016. *Currently under construction.*

**Web Construction**: 34 Meadow Street – Contractor's storage yard. *Almost complete.*

Columbus Magnet School: 11 Ingalls Avenue: New 60,000 sf magnet school – *Approved October 2018; no permits issued*

Clarke Capital 64 South Main St/8, 10, 12 & 14 Elizabeth St - New mixed use development TOD with 19,400 sf retail and 40 dwelling units in five buildings – *Approved March 15, 2019; extension of time granted to 2021; no permits issued for construction*

GWL 4 Meadow LLC: 4 Meadow St – Convert former FedEx bldg. to indoor contractor parking facility – *Approved July 2019*

320 Wilson Avenue: 45,800 sf high bay light manufacturing/warehouse building Plans approved October 2019.

## EAST NORWALK

**230 East Avenue** – 5-6 story, 273,408 sf mixed use development with 189 dwelling units(215,025 sq ft), 39,492 square feet office, 4,260 sq ft gross (2,130 sq ft active) restaurant, 5,550 sq ft gross (4,163 sq ft active) retail and 15,939 sf Pooch Hotel (existing) in 4 buildings. *Approved effective April 13, 2018, modified plans approved May 2019; zoning permit issued June 2019; under construction.*

**Third Taxing District**: 16 Rowan Street – 2 story storage building. *Approved October 2017; Under construction*

## ROWAYTON

111 Rowayton Ave: 5 multifamily dwelling units – *Plans approved October 2019; no permits issued.*