



**CHAIRMAN**  
John E. Igneri

**COMMISSIONERS**  
Kelly Bloom  
Lisa M. Cooper  
David G. Westmoreland

**EXECUTIVE DIRECTOR**  
Brian T. Bidolli

TO: Members, Norwalk Redevelopment Agency  
FROM: John Igneri, Chairman  
DATE: April 8th, 2021  
RE: Regular Meeting Notice

\*\*\*\*\*

**April 13th, 2021  
5:30 P.M.  
REGULAR MEETING  
AGENDA**

The next meeting of the Norwalk Redevelopment Agency will be held on Tuesday, April 13th, 2021 at 5:30 p.m. Due to the ongoing public health situation the regular meeting will be held as a Zoom videoconference via the link provided below. The meeting will also be broadcast on the Norwalk Redevelopment Agency YouTube channel.

[https://www.youtube.com/channel/UCHMiAZt32k6BnjaKdnUaIug?view\\_as=subscriber](https://www.youtube.com/channel/UCHMiAZt32k6BnjaKdnUaIug?view_as=subscriber).

**Zoom Meeting Link:**

<https://zoom.us/j/2038547810?pwd=bVZjM3duS1QwRlR6QVMwT09yeDg3Zz09>

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

**I. ADMINISTRATION**

**1. APPROVAL OF MINUTES**

- i. Approve Minutes of the March 9th, 2021 Regular Meeting

**2. FINANCIALS**

- i. Approve Norwalk Redevelopment Agency Statement of Revenues and Expenditures for Operating Fund 100 for Year-to-Date February 28, 2021.

## **II. BUSINESS**

1. Norwalk Redevelopment Agency Strategic Plan
  - i. Approve Final Draft Agency Strategic Plan 2020-2025. Final Draft available for download at:  
[https://drive.google.com/file/d/1mjUSaUU0CL4QFFkuoeel1ufJT\\_yhJ8Iy/view](https://drive.google.com/file/d/1mjUSaUU0CL4QFFkuoeel1ufJT_yhJ8Iy/view)
2. Agency Legal Services Update
3. South Norwalk Train Station Area Study
  - i. Approve VHB Contract Amendment for services not to exceed \$25,000.00.
4. Design Review
  - i. 77 North Water Street

## **III. EXECUTIVE SESSION**

1. Discussion regarding litigation titled “John Dias v. City of Norwalk, Redevelopment Agency of the City of Norwalk, No. FST-CV-17-603229-S, Superior Court, J.D. of Stamford/Norwalk”.

## **IV. NEW BUSINESS**

## **V. OLD BUSINESS**

ADJOURNMENT

**NORWALK REDEVELOPMENT AGENCY  
MARCH 9, 2021**

**ATTENDANCE:** John Igneri, Chair; Kelly Bloom, David Westmoreland

**STAFF:** Brian Bidolli, Executive Director; Eugenia Lupinski, Finance Director; Stephen Ivan; Jonathan Hopkins

**OTHERS:** Marc Grenier, Counsel; Craig Flaherty, Bob Boothroyd, Mr. Trombetta; Michael Serrao; Mr. S. Seligson; Vincent Hynes, Bruce Beinfield; Kyle Pustola; Eric Raines; ADA Architects

**I. CALL TO ORDER**

Mr. Igneri called meeting to order at 5:30 p.m.

**II. ROLL CALL**

Mr. Igneri called the roll, a quorum was present.

**III. PUBLIC PARTICIPATION**

There was no action on this item.

**IV. ADMINISTRATION**

1. Approval of Minutes

- i. Approve minutes of the February 9, 2021 Regular Meeting

**\*\*MR.IGNERI MOTIONED TO APPROVE THE MINUTES OF FEBRUARY 9, 2021**

**\*\*MR. WESTMORELAND SECONDED THE MOTION**

**\*\* THE MOTION PASSED UNANIMOUSLY**

2. Finance

i. Approve Norwalk Redevelopment Agency Revenues and Expenditures Statement for Operating Fund 100 for Year-to-Date January 31, 2021

Ms. Lupinski stated that for the year to date period ending January 31, 2021, Operating Fund 100 had actual revenues of \$921,000 versus the budget of \$926,000 resulting in an unfavorable variance of \$5,000.

She said that there were total actual expenditures of \$880,000 versus the budget of \$937,000 which resulted in a favorable variance of \$57,000. She said this was primarily due to an unfavorable  
City of Norwalk

Redevelopment Agency  
March 9, 2021

variance of legal expenses in the amount of \$70,000 for Wall Street litigation which was offset by favorable variances of \$101,000 in personnel costs, and \$26,000 in other administrative costs. The actual operating surplus of \$41,000 versus a budgeted deficit of \$11,000 resulted in a favorable variance of \$52,000.

She said a balance sheet would be presented at the end of the quarter.

**\*\*MR.IGNERI MOTIONED TO APPROVE THE NORWALK REDEVELOPMENT AGENCY OPERATING FUND 100 REVENUES AND EXPENDITURES STATEMENT FOR YEAR-TO-DATE JANUARY 31, 2021**

**\*\*MR. WESTMORELAND SECONDED THE MOTION**

**\*\* THE MOTION PASSED UNANIMOUSLY**

#### **IV. BUSINESS**

##### **1. MLK Façade Improvement Grant Program**

i. Approve funding for projects selected for Phase I of the MLK Façade Improvement Grant.

ii. Authorize Executive Director to enter into contracts as required for Phase I of the MLK Façade Improvement Grant.

Mr. Bidolli reviewed a package containing applications for the MLK façade improvement grant program funded with CDBG resources. He said they'd received 13 applications and this action would be approve utilization of \$103,000 of CDBG funds to complete the first six projects.

**\*\*MR. WESTMORELAND MOTIONED TO APPROVE BOTH ITEMS i AND ii TOGETHER**

**\*\*MS. BLOOM SECONDED THE MOTION**

**\*\* THE MOTION PASSED UNANIMOUSLY**

##### **2. Norwalk Redevelopment Agency Strategic Plan**

i. Presentation of Final Draft Agency Strategic Plan 2020-2025 available for download at:

[https://drive.google.com/file/d/1mjUSaUU0CL4QFFkuoeel1ufJT\\_yhJ8Iy/view](https://drive.google.com/file/d/1mjUSaUU0CL4QFFkuoeel1ufJT_yhJ8Iy/view)

Mr. Bidolli gave a presentation with an overview of the strategic plan. He said that it had been informed by surveys and discussions with stakeholders with the overarching goal of prioritization and of defining roles between the Redevelopment Agency and the city.

He said they'd approached the strategic plan with a three phase process—discovery, design and deployment. He said discovery included taking inventory, talking to key stakeholders, establishing advisory committees, fielding a survey and conducting outreach. He said

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design included organizational analysis, policy recommendations and an implementation matrix. He said deployment included spreading the word via newsletters as well as social and traditional media.

He indicated the plan was focused on implementation and project prioritization given the depth and quality of existing plans in the City. He said the Agency conducted a comprehensive review of past plans, obtained input from stakeholders, through interviews, surveys and workshops, and analysis of new data.

Mr. Igneri said it was a wonderful project, and that it helped him better understand the work of the Agency. He asked about how they would adjust going forward for the COVID effect. Mr. Bidolli said that they would address it at the project level and gave the example of the South Norwalk TOD study which they'd started pre-COVID but added to the scope to ensure that the impact of the pandemic was adequately addressed.

Mr. Westmoreland suggested that they have another public hearing a week before the regular meeting so that they could consider public feedback in the adoption of the strategic plan. The other commissioners agreed. Mr. Bidolli said he would schedule the public hearing.

### 3. Design Review

#### i. 637 West Ave

##### 1. Approve design proposal for 637 West Ave.

Mr. Craig Flaherty from Redness and Meade introduced himself and his team which included the applicant, planning and construction architects and landscape experts.

He shared a PowerPoint and noted that Wells Fargo was downsizing, and a medical office would open in the building. He showed the façade they recommended last month, which the board did not approve. He showed a new façade with pillars, and limestone, and new doors for symmetry.

He shared the architectural drawings, noting they pushed back the mechanical screen 15 feet from West Avenue, and they were not visible from the street. He said they were slightly visible from Chapel Street.

He noted the updated the landscape plan to reflect the changes, and removed accent lighting from the front of the building.

Mr. Igneri said he supported it. Mr. Westmoreland thanked the design team for taking their feedback seriously, and said he was happy with design. He said preserving the portico and columns was good for West Avenue.

**\*\*MR. WESTMORELAND MOTIONED TO APPROVE THE DESIGN PROPOSAL FOR 637 WEST AVE.**

**\*\*MR. IGNERI SECONDED THE MOTION**

**\*\* THE MOTION PASSED UNANIMOUSLY**

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March 9, 2021

ii. 724 West Ave

1. Approve design proposal for 724 West Ave.

Mr. Bob Boothroyd the project manager for the project shared images of the proposed project. He said they proposed restoring the Parish House, he said it was a Civil War era structure. He said the windows would be replaced, and they would attempt to restore the front door which was original.

He shared design specifications and said they would keep the fire escape for the office use. He said they would enclose the porch and add handicapped access in a manner that blended with the architecture and would be made of pressure treated pine.

ADA Architects said they'd reviewed the project to ensure that they were within the guidelines for restoring a house on the national historic registration list. He commended them for wanting to restore the building.

Mr. Westmoreland said the building was an important fixture on the street and asked if the history room at the library had photos. Mr. Boothroyd said he had handful of photos, most of them were of the church with glimpses of the Parish House.

**\*\*MR. WESTMORELAND MOTIONED TO APPROVE THE DESIGN PROPOSAL FOR 724 WEST AVE.**

**\*\*MS. BLOOM SECONDED THE MOTION**

**\*\* THE MOTION PASSED UNANIMOUSLY**

**III. NEW BUSINESS**

There was no action on this item.

**IV. OLD BUSINESS**

There was no action on this item.

There being no further Agency business, Mr. Westmoreland moved to adjourn the meeting. Mr. Ignieri seconded, and the motion passed unanimously.

The meeting adjourned at 6:20 p.m.

Respectfully submitted,  
L. Grassilli  
Telesco Secretarial Services

**Norwalk Redevelopment Agency**  
**Explanation of Statement of Revenues & Expenditures**  
**Year-To-Date February 28, 2021**

- Operating Fund 100 had revenues of \$1,052,329 versus budgeted revenues of \$1,058,660 for an unfavorable variance of \$6,331.
- Total actual expenditures of \$980,130 versus budgeted total expenditures of \$1,064,122 resulted in a favorable variance of \$83,992. This is primarily due to an unfavorable variance in legal expenditures of \$61,449 resulting from the Wall Street litigation which was offset by favorable variances in personnel expenditures of \$117,049 and other administrative expenses of \$28,392.
- The actual operating surplus of \$72,199 versus a budgeted operating deficit of \$5,462 resulted in a favorable variance of \$77,661.

**Norwalk Redevelopment Agency Inc.**  
Statement of Revenues and Expenditures - Board 2021 Rev&Exp Comparison-YTD,Budget,Prior YTD  
100 - NRA Operating - Fund 100  
From 7/1/2020 Through 2/28/2021  
(In Whole Numbers)

|                                  | YTD Actual | YTD Budget | YTD Variance | Prior YTD Actual | Annual Budget | Annual Budget \$ Remaining |
|----------------------------------|------------|------------|--------------|------------------|---------------|----------------------------|
| <b>REVENUES</b>                  |            |            |              |                  |               |                            |
| Grant Revenues                   |            |            |              |                  |               |                            |
| Grants - City Positions          | 95,035     | 95,035     | 0            | 96,200           | 142,553       | 47,518                     |
| Grants - NRA Project Funds       | 585,977    | 585,977    | 0            | 548,870          | 878,966       | 292,989                    |
| Grants - CDBG City Neighborhoods | 148,211    | 155,727    | (7,516)      | 166,757          | 233,590       | 85,379                     |
| Grants - CDBG Program Admin      | 134,602    | 132,365    | 2,237        | 132,965          | 198,547       | 63,945                     |
| Grants - CDBG CV Admin           | 49,624     | 38,891     | 10,733       | 0                | 58,337        | 8,713                      |
| Grants - Other                   | 0          | 35,309     | (35,309)     | 3,280            | 52,964        | 52,964                     |
| Total Grant Revenues             | 1,013,450  | 1,043,305  | (29,855)     | 948,072          | 1,564,957     | 551,507                    |
| Other Revenues                   |            |            |              |                  |               |                            |
| Interest Income from Notes       | 34,769     | 7,355      | 27,414       | 7,608            | 11,033        | (23,736)                   |
| Interest Income - Other          | 118        | 8,000      | (7,882)      | 18,712           | 12,000        | 11,882                     |
| Miscellaneous Revenues           | 3,991      | 0          | 3,991        | 520              | 0             | (3,991)                    |
| Rental Income                    | 0          | 0          | 0            | 20,470           | 0             | 0                          |
| Total Other Revenues             | 38,879     | 15,355     | 23,524       | 47,310           | 23,033        | (15,846)                   |
| Total REVENUES                   | 1,052,329  | 1,058,660  | (6,331)      | 995,382          | 1,587,990     | 535,661                    |
| <b>EXPENDITURES</b>              |            |            |              |                  |               |                            |
| Personnel                        |            |            |              |                  |               |                            |
| Salaries                         | 503,239    | 573,489    | 70,250       | 520,066          | 852,041       | 348,802                    |
| Taxes & Benefits                 | 191,794    | 238,593    | 46,799       | 202,051          | 357,889       | 166,095                    |
| Total Personnel                  | 695,033    | 812,082    | 117,049      | 722,117          | 1,209,930     | 514,897                    |
| Administrative Expenses          |            |            |              |                  |               |                            |
| Professional Fees - Legal        | 144,783    | 83,333     | (61,449)     | 250,920          | 125,000       | (19,783)                   |
| Professional Fees - Other        | 9,000      | 10,000     | 1,000        | 8,333            | 15,000        | 6,000                      |
| Consultants/Contracted Svcs      | 21,240     | 23,333     | 2,093        | 24,415           | 35,000        | 13,760                     |
| Occupancy                        | 79,700     | 75,511     | (4,188)      | 72,496           | 113,267       | 33,567                     |
| Office Expenses                  | 8,934      | 19,024     | 10,090       | 14,206           | 28,536        | 19,602                     |
| Insurance                        | 0          | 8,843      | 8,843        | 340              | 13,264        | 13,264                     |
| I.T. Expense                     | 6,907      | 7,751      | 845          | 5,631            | 11,627        | 4,720                      |
| Training                         | 3,392      | 7,857      | 4,465        | 4,449            | 11,786        | 8,394                      |
| Agency Marketing                 | 9,518      | 13,053     | 3,535        | 5,795            | 19,580        | 10,062                     |
| Miscellaneous                    | 1,623      | 3,333      | 1,711        | 132              | 5,000         | 3,377                      |
| Total Administrative Expenses    | 285,097    | 252,040    | (33,057)     | 386,717          | 378,060       | 92,963                     |
| Total EXPENDITURES               | 980,130    | 1,064,122  | 83,992       | 1,108,834        | 1,587,990     | 607,860                    |
| NET OPERATING SURPLUS/(DEFICIT)  | 72,199     | (5,462)    | 77,661       | (113,452)        | 0             | (72,199)                   |

**Norwalk Redevelopment Agency Inc.**  
**Statement of Revenues and Expenditures**  
100 - NRA Operating - Fund 100  
From 2/1/2021 Through 2/28/2021  
(In Whole Numbers)

|                                  | <u>Month Actual</u> | <u>Month Budget</u> | <u>Month Variance</u> | <u>Prior Year Month</u> |
|----------------------------------|---------------------|---------------------|-----------------------|-------------------------|
| <b>REVENUES</b>                  |                     |                     |                       |                         |
| Grant Revenues                   |                     |                     |                       |                         |
| Grants - City Positions          | 11,879              | 11,879              | 0                     | 12,025                  |
| Grants - NRA Project Funds       | 73,247              | 73,247              | 0                     | 68,608                  |
| Grants - CDBG City Neighborhoods | 18,584              | 19,466              | (882)                 | 25,291                  |
| Grants - CDBG Program Admin      | 17,977              | 16,546              | 1,431                 | 22,313                  |
| Grants - CDBG CV Admin           | 5,317               | 4,861               | 456                   | 0                       |
| Grants - Other                   | 0                   | 4,414               | (4,414)               | 0                       |
| Total Grant Revenues             | 127,005             | 130,413             | (3,408)               | 128,237                 |
| Other Revenues                   |                     |                     |                       |                         |
| Interest Income from Notes       | 4,323               | 919                 | 3,404                 | 857                     |
| Interest Income - Other          | (314)               | 1,000               | (1,314)               | 1,288                   |
| Miscellaneous Revenues           | 0                   | 0                   | 0                     | 61                      |
| Total Other Revenues             | 4,010               | 1,919               | 2,090                 | 2,206                   |
| Total REVENUES                   | 131,015             | 132,333             | (1,318)               | 130,443                 |
| <b>EXPENDITURES</b>              |                     |                     |                       |                         |
| Personnel                        |                     |                     |                       |                         |
| Salaries                         | 56,095              | 65,542              | 9,447                 | 60,041                  |
| Taxes & Benefits                 | 23,711              | 29,824              | 6,113                 | 24,157                  |
| Total Personnel                  | 79,806              | 95,366              | 15,559                | 84,198                  |
| Administrative Expenses          |                     |                     |                       |                         |
| Professional Fees - Legal        | 1,590               | 10,417              | 8,827                 | 44,234                  |
| Professional Fees - Other        | 1,125               | 1,250               | 125                   | 1,042                   |
| Consultants/Contracted Sves      | 3,910               | 2,917               | (993)                 | 1,915                   |
| Occupancy                        | 11,160              | 9,439               | (1,721)               | 10,483                  |
| Office Expenses                  | 1,003               | 2,378               | 1,375                 | 1,224                   |
| Insurance                        | 0                   | 1,105               | 1,105                 | 0                       |
| I.T. Expense                     | 318                 | 969                 | 651                   | 295                     |
| Training                         | 376                 | 982                 | 606                   | 376                     |
| Agency Marketing                 | 250                 | 1,632               | 1,382                 | 0                       |
| Miscellaneous                    | 432                 | 417                 | (15)                  | 0                       |
| Total Administrative Expenses    | 20,165              | 31,505              | 11,340                | 59,569                  |
| Total EXPENDITURES               | 99,971              | 126,871             | 26,900                | 143,767                 |
| NET OPERATING SURPLUS/(DEFICIT)  | 31,044              | 5,462               | 25,582                | (13,325)                |



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Engineers | Scientists | Planners | Designers

100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109-2377

## Client Authorization

☐ New Contract

Date February 9, 2021

☒ Amendment No. 1

Project No. 42713.00

Project Name TOD Study for the South Norwalk RR Station

|                              |          | Cost Estimate |                |
|------------------------------|----------|---------------|----------------|
|                              |          | Amendment     | Contract Total |
| To: Brian Bidolli            | Labor    | \$24,500      | \$173,750      |
| Executive Director           |          |               |                |
| Norwalk Redevelopment Agency | Expenses | 0             | \$700          |
| 3 Belden Avenue              |          |               |                |
| Norwalk, CT 06851            |          |               |                |
| TOTAL                        |          | \$24,500      | \$174,450      |

E-mail: BBidolli@norwalkct.org

☒ Lump Sum & Expenses

☐ Time & Expenses

☐ Cost + Fixed Fee

☐ Labor Multiplier

Phone No: 203.854.7810

Estimated Date of Completion: **2 months after signed contract**

### Overview:

VHB and RKG will provide additional planning services that are in support of the SoNo Train Station Area planning efforts. As such, VHB has prepared an itemized list of tasks and subtasks to further assess and respond to the market and social impacts of COVID-19.

Scope of Services: See Attachment A

Prepared By: **Geffrey Morrison-Logan**

Department Approval:

Please execute this Client Authorization for VHB to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to VHB.

☐ Subject to attached terms & conditions.

☒ Subject to terms & conditions in our original agreement dated October 7, 2020

Vanasse Hangen Brustlin, Inc. Authorization

Client Authorization (Please sign original and return)

By \_\_\_\_\_

By \_\_\_\_\_

Print \_\_\_\_\_

Print \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_



## ATTACHMENT A

### SoNo Station Area TOD

Based on conversations with VHB, RKG Associates and the Client, we have prepared an itemized list of tasks and subtasks to advance additional scope to further assess and respond to the market and social impacts of COVID-19. The follow scope describes the work effort, deliverables and fee estimate.

#### Task 1: Retail Analysis

- Retail gap analysis for the area to be defined as South Norwalk with Client input. This will include a comparison of retail supply and household demand by business type to generate potential gaps in the retail market. Gaps will be quantified as gaps in sales exports by business type, but also looking at business types that do not currently exist in the SoNo market but could be supported.
- RKG will utilize City retail vacancy data for the SoNo area and any information the Client has on businesses that closed due to the pandemic. RKG will request any data related to City programs utilized to help businesses remain open due to the pandemic as a way to estimate implications on small business in the coming 12-18 months.
- RKG will produce a memo for the Client describing retail opportunities and challenges, business types that may be more or less impacted by the pandemic, and strategies for ensuring retail supply and demand in SoNo are considered when planning or and approving new development projects.

*Deliverable:* Retail Gap Analysis with Accompanying Memo

#### Task 2: Washington Street/Webster Street Parking Lot Feasibility Analysis

- RKG will work closely with VHB to conduct a financial feasibility analysis of the Webster Street Parking Lot site in a similar manner to the three other sites as part of our original scope of work.
- VHB and RKG will estimate to estimate the potential build-out of the site and work to understand any property ownership and parking issues to be resolved before the property is offered for development. It is anticipated that a portion of the parking lot will be used to locate a multistory parking structure and new development.
- RKG will use the proforma model to test a preferred development scenario and answer key questions around financial feasibility and the ability of the parcel to carry costs for replacement parking, likely in a structure garage.

*Deliverables:* Technical memorandum and flexible Excel-based financial model for the redevelopment scenario. Up to two illustrative concept plans that depict location of the proposed parking structure and mixed use development potential within the parking lot area.

#### Task 3: South Norwalk Equity Analysis

- Understanding that the new investment and development in SoNo may be creating development pressures and/or increases in costs for residents in the neighborhood south of the study area, RKG will create a data story comparing the neighborhood to the rest of Norwalk looking at data commonly associated with inequitable outcomes of development investment. These may include:



- o Population change, population by age change
- o Changes to racial and ethnic composition
- o Change in education attainment
- o Changes in households/household composition
- o Changes in household income/per capita income
- o Changes in median home value, sale prices, and gross rents
- o Mobility rates (if available)

The data collected and analyzed will look closely at the neighborhood to try and identify what impacts, may be resulting in equity impacts to residents.

- Based on the quantitative findings and qualitative discussions with neighborhood leaders and the public, RKG will develop a set of recommendations for leveraging the new growth and investment in SoNo to help the surrounding neighborhood. This could include direct payments to property owners, infrastructure improvements, the addition of neighborhood amenities, improvement funds for existing residential structures, rent or sale price subsidies or down payment programs, or other community benefits.

*Deliverables:* Technical memorandum and flexible Excel-based financial model for up to three redevelopment sites in the study area.

#### **Task 4: Conference Calls**

- To review the work completed in Tasks 1-3, VHB and RKG will participate in up to two conference calls with the Client.

Fee:

|                              |                 |
|------------------------------|-----------------|
| Task 1: Retail Analysis      | \$3,500         |
| Task 2: Feasibility Analysis | \$10,000        |
| Task 3: Equity Analysis      | \$10,000        |
| Task 4: Conference Calls     | \$1,000         |
| <b>Total:</b>                | <b>\$24,500</b> |

# NORWALK REDEVELOPMENT

**CHAIRMAN**

John E. Igneri

**COMMISSIONERS**

Kelly Bloom

Lisa M. Cooper

William R. Speirs

David G. Westmoreland

**EXECUTIVE DIRECTOR**

Brian T. Bidolli

**Memo regarding Requested Revision to Previously-Approved 77 N Water Street Project**

April 13, 2021

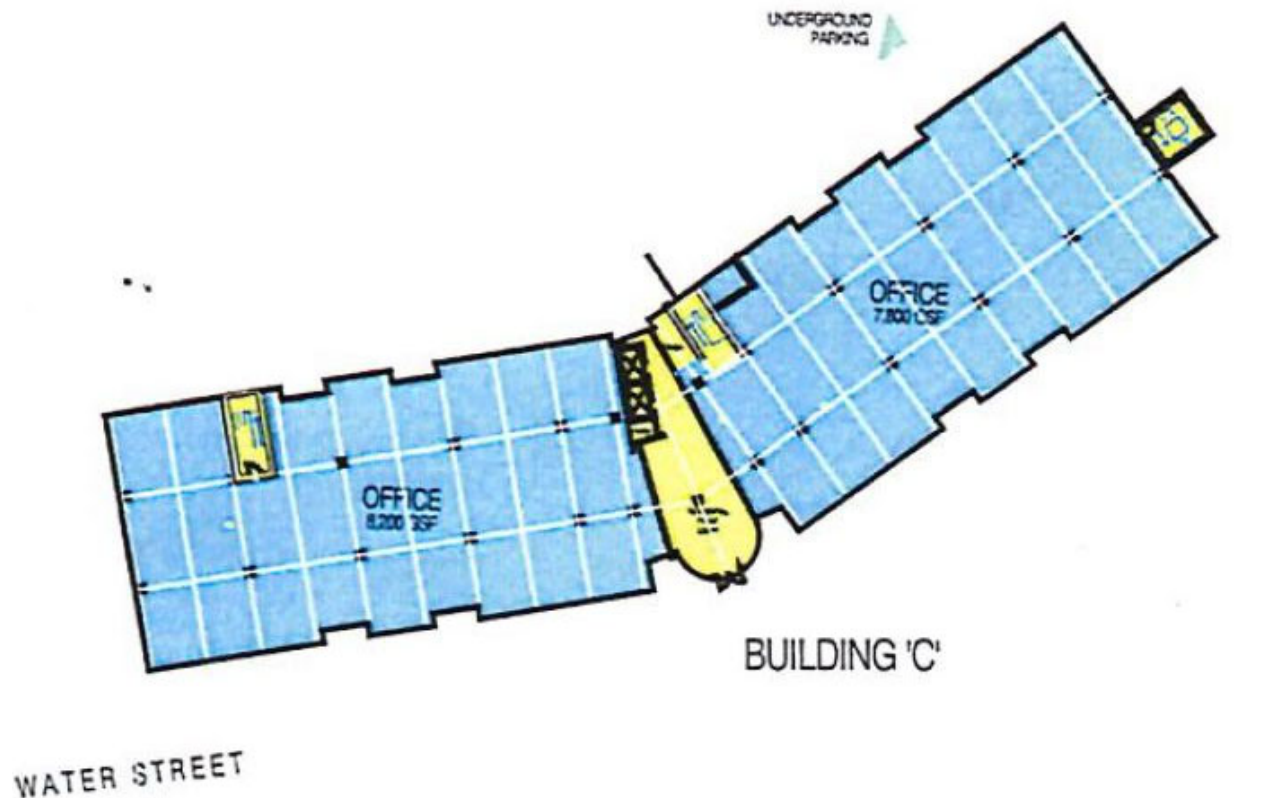
Norwalk Redevelopment Agency

3 Belden Avenue

Norwalk, CT 06850

Dear Norwalk Redevelopment Agency Chairman and Commissioners,

In the mid-2000s, the Norwalk Redevelopment Agency approved a proposed 3-building mixed-use residential and commercial development along North Water Street as being compliant with the Reed-Putnam Redevelopment Plan Design Guidelines.



*Northeasternmost Building at 77 North Water Street*

In December 2019, the owner sought a revision to the previous approval in order to allow the ground floor to be converted from commercial space to residential space. The Redevelopment Agency determined that 100% residential use on the ground floor would not comply with the Reed-Putnam Redevelopment Plan.



*Proposed full conversion of the ground floor to residential use*

However, the Norwalk Redevelopment did approve 12 new units on 75% of the ground floor as long as commercial is maintained along the southwestern quadrant of the façade.



*2019 Approved Ground Floor Plan*

In April 2021, the owner is seeking another revision to the 2019 revision and approval. This time, the applicant is seeking to redesign the commercial and residential space, while retaining the existing 25% and 75% commercial and residential ratio on the ground floor. According to the applicant, the proposed redesign of the commercial space may be more attractive to potential future commercial tenants than the current long and narrow layout.



*April 2021 Proposed Revision of the Ground Floor Plan of 77 North Water Street*

The 2019 approved revision of the ground floor plan is in keeping with the Reed-Putnam Redevelopment Plan's design guidelines and promotion of street-level pedestrian-oriented activity and mixed-use development. The ground floor commercial space, if occupied by an active commercial use, can promote those goals for walkability and urban design. The Redevelopment Agency Commission may, at their discretion and in conversation with the applicant, consider further revisions to the ground floor of 77 North Water Street.

Brian Bidolli  
Executive Director