

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL**

**125 East Avenue
P.O. Box 5125
Norwalk, CT 06856**

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: JOHN KYDES, CHAIRMAN
DATE: OCTOBER 27, 2016
RE: MEETING NOTICE

.....
The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, November 3, 2016 at 7:00 pm**, in Room 231 in Norwalk City Hall. Please Note The Time And Location.

PLANNING COMMITTEE OF THE COMMON COUNCIL

November 3, 2016

7:00 PM

A G E N D A

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES

- A. Regular Meeting October 6, 2016

II. GUEST

- A. Introduction of Steve Kleppin, Director of Norwalk Planning & Zoning

III. BUSINESS

**A. WEST AVENUE CORRIDOR REDEVELOPMENT PLAN/
WALL STREET REDEVELOPMENT PLAN/
WASHINGTON-SOUTH MAIN URBAN RENEWAL PLAN**

1. Advance extension of Norwalk Enterprise Zone from I-95 north to Wall Street to the Common Council for approval
2. Advance Wayfinding Phase I Program to the Common Council for approval

B. **WEBSTER STREET BLOCK**

1. Review Webster Street Block development recommendations

IV. OLD BUSINESS

V. NEW BUSINESS

ADJOURNMENT

**CITY OF NORWALK
PLANNING COMMITTEE OF COMMON COUNCIL
REGULAR MEETING
OCTOBER 6, 2016**

ATTENDANCE: John Kydes, Chair; John Igneri, Travis Simms, Shannon O'Toole-Giandurco, Douglas Hempstead (7:03 p.m.); Faye Bowman (7:07 p.m.)

STAFF: Timothy Sheehan, Redevelopment Agency Director; Susan Sweitzer, Senior Development Project Manager

OTHERS: Bruce Kimmel, Council President

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:01 p.m.

ROLL CALL

The roll was called. A quorum was present.

PUBLIC PARTICIPATION

There was no one from the public that wished to address the Committee at this time.

I. APPROVAL OF MINUTES.

A. Regular Meeting September 1, 2016.

**** MR. KYDES MOVED TO APPROVE THE REGULAR MEETING MINUTES OF SEPTEMBER 1, 2016.**

**** THE MOTION TO APPROVE THE REGULAR MEETING MINUTES OF SEPTEMBER 1, 2016 AS SUBMITTED PASSED UNANIMOUSLY.**

II. BUSINESS

A. PLANNING AND ZONING UPDATE.

1. Planning and Zoning Update with Michael Wrinn, Acting Planning and Zoning Director

Mr. Wrinn came forward and said that there were a number of "soft" properties, such as the B.J.'s property, which was recently sold to a new developer.

Mr. Douglas Hempstead joined the meeting at 7:03 p.m.

The neighbors are still concerned about traffic, but the new proposed building is much more in line with the neighborhood.

Another property that just came on line was the former Factory Outlet building on East Avenue. Mr. Wrinn explained that currently the parking for the building is next to the railroad embankment, but there is a lease agreement that is about to expire and the building's parking will be moving to the rear lots and the parking along the railroad embankment will go to the East Norwalk Station.

Ms. Faye Bowman joined the meeting at 7:07 p.m.

A discussion followed about the impact of the TOD plan on future development.

Mr. Wrinn then described some additional parcels that had recently come onto the market including parcels on Newtown Avenue; the old Grumman site, Meadow Street parcels, and some parcels on West Main Street.

Mr. Hempstead asked everyone how Norwalk can develop areas for reasonable retail start ups and avoid turning everything into residential neighborhoods. Mr. Sheehan pointed out that one issue was that the City needs to determine what industrial uses that they want to have in the City. Discussion followed about the new industrial and high tech uses.

Mr. Wrinn pointed out that while the location is important, there is also a marketing aspect. Mr. Sheehan added that there was also the owner's vision for the building. The reason that there has been more bars and restaurants in SoNo is because there is a greater return on investment on bars and restaurants rather than retail.

Mr. Kydes asked about High Street and the old VFW. Mr. Wrinn said that it would be turned into residential units.

Mr. Kimmel asked if it would be possible to use the Master Plan to deny a project. Mr. Wrinn said that it was possible. Mr. Sheehan said the land use regulations guide what can be done on the property and the Master Plan can be used to determine consistency.

Mr. Kydes asked about the Loehmann's property. Mr. Wrinn said that the project is still in the review stage by the developer.

Mr. Kydes asked about TransLux on Richards Avenue. Mr. Wrinn said that there had been some permits for expansion at the rear of the building, but not much else.

Mr. Kydes asked about the SoNo Hotel. A brief discussion followed about the details of that parcel.

B. WEST AVENUE REDEVELOPMENT PLAN

1. Advance DECD Grant of \$3M. To Common Council

2. Authorize Mayor to execute any and all documents associated with the DECD Grant.

Ms. Sweitzer said that this is an additional \$3 million for infrastructure. The improvements already completed have been utilities improvements, such as an upgrade on the electric and the streetscape improvements. There will also be some side streets by Loehmann's and Orchard Street. Because the utilities improvements are done underground, they are not evident, but the entire area will benefit. She went on to describe the area where the improvements were done.

Mr. Hempstead asked about the parking lot at the YMCA. He pointed out that Norwalk Hospital is now Western Connecticut Hospital and the parking lot was supposed to revert back to the City if Norwalk Hospital no longer wants it. Mr. Sheehan said that he would review the legal issues.

**** MS. O'TOOLE-GIANDURCO MOVED TO ADVANCE DECD GRANT OF \$3M. TO COMMON COUNCIL.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. IGNERI MOVED TO AUTHORIZE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH THE DECD GRANT.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Hempstead asked for a quick update on the mall. Mr. Sheehan said that Mr. Ireland had said that the development had foundation approval. They are still waiting on approval of the signage and site modifications. Mr. Hempstead asked what the viability of having two hotels so near each other was. Mr. Sheehan said that there had been some concerns expressed about the viability of having two hotels so close together.

Mr. Hempstead asked about the POKO development. Mr. Sheehan stated that developers who are not actually developing a project should not talk about other developments. Mr. Sheehan said that he had been in touch with Citibank and that his sense was that it would be going forward.

ADJOURNMENT

**** MR. SIMMS MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

DATE: OCTOBER 28, 2016

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: ELIZABETH STOCKER, AICP, DIRECTOR OF ECONOMIC
DEVELOPMENT

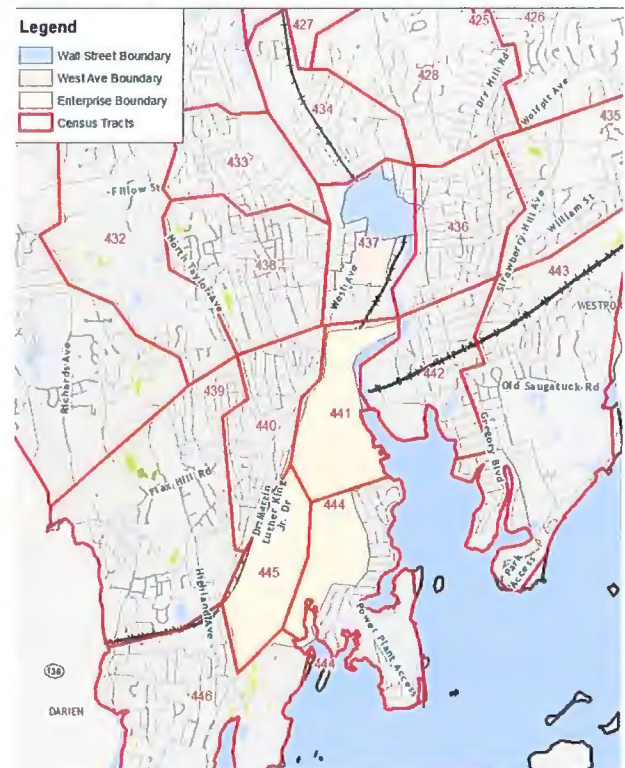
RE: EXPANSION OF NORWALK ENTERPRISE ZONE

Introduction

Mayor Rilling and his development team have been exploring various incentive tools for the West Ave./Wall Street area as a means to help attract private investment to the area and increase the grand list. During the past 18 months, we explored Tax Incremental Financing (TIF), CGS Section 12-65b and the Enterprise Zone. After careful analysis of each option, it was determined that the Enterprise Zone would be the most effective tool to implement because it provides the greatest amount of certainty for both the developer and the City. All properties within the EZ would be eligible for an EZ benefit for a predetermined amount and time period. Further, the City may set a goal of reaching a set amount of increased assessments within the EZ or a time period for the program and then sunset the program upon reaching such goals.

On the other hand, incentives utilizing TIF and Section 12-65b would be granted by Norwalk on a case by case basis pursuant to the CT General Statutes. The process for each of these programs does not give the City or developer any certainty as administrations change and as projects come forward. The Mayor and his team determined that the EZ is clear and Norwalk has experience with the EZ going back to 1982.

An Enterprise Zone is an area in which local and state tax incentives are offered to encourage business investment and jobs for residents in disadvantaged Census Tracts. State Enterprise Zone benefits are available to manufacturing firms and certain service sector firms meeting specific investment thresholds. There is also a benefit to all property owners within the Enterprise Zone who make property improvements significant enough to cause an increase in the property assessment.



The current Norwalk Enterprise Zone includes Census Tracts 441, 445 and 444. These Census tracts are distressed or federally designated “qualified” Census Tracts in which at least 50% of households have an income less than 60% of the Area Median Gross Income (AMGI), rendering development in the area difficult due to high construction, land, and utility costs relative to its AMGI.

The Enterprise Zone was established in 1982 to attract business and investment in South Norwalk in order to create a stable, diverse mixed-use community. These are the same programmatic goals that the EZ incentive is intended to bring to Census Tract 437. Since 1982 the Enterprise Zone has only been expanded once that was in 2010 to include Reed Putnam Development Parcels. Since 1982, more than 100 South Norwalk businesses have successfully used Enterprise Zone benefits to leverage their investment in Norwalk.

The Mayor and the City’s development staff recommends incorporating Census Tract 437 to the City’s existing Enterprise Zone to equalize the City’s urban development incentives and further enhance new businesses investment and development throughout the City’s entire urban core.

Development in Census Tract 437

Census Tract 437 has a number of developments planned and underway that are beginning to make a difference. However, Wall Street has significant store front vacancies and properties such as the Riverview office building that are struggling to attract tenants that will improve the community and create employment opportunities for local residents. Further there are a host of City owned assets in this area that could be positioned to leverage new development. We have an opportunity to adopt a new EZ and increase the probability of private investment in the Wall Street area.

Zoning

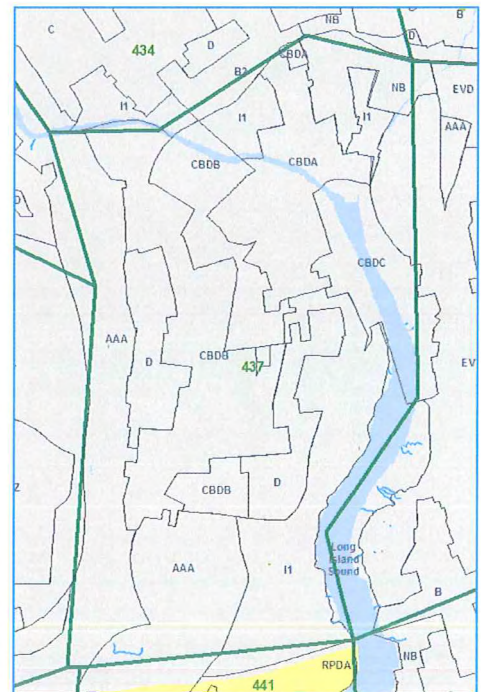
Per Chapter 585, Section 32-70, an enterprise zone, if covered by zoning, shall be zoned in part, to allow commercial or industrial activity.

The following commercial and industrial zones are in Census Tract 437:

- CBDD – mixed use
- I1 - industrial
- NB – neighborhood business

Zoning in Census Tract 437 is primarily Central Business Design District. According to Section 108-504, the provisions of this zone are intended to promote mixed-use developments within the downtown area which will provide new retail, residential, hotels, restaurants and office opportunities.

Areas zoned I1 permit manufacturing and related uses, including warehouse, office, retail and single- and two-family housing.



Areas zones NB permit a diversity of uses which serve neighborhood retail and service needs at a scale appropriate to the residential areas which surround it.

Geography, Demographics and Economics

According to Chapter 585, Section 32-70, the addition of a Census Tract to an existing Enterprise Zone requires that the Census Tract be contiguous to the existing Enterprise Zone and meet at least one of the following criteria:

(A) Fifteen per cent or more of the persons within the census tract shall have income below the poverty level.

- a. There are 2,135 people living in Census Tract 437. 408 people or 19.1% have income below the poverty level, meeting the 15% requirement. (Source: American Community Survey 2010-2014 5-Year Estimates)

(B) Fifteen per cent or more of the families within the census tract shall receive public assistance or welfare income.

- a. There are 1020 households in Census Tract 437. 178 families or 17% receive food stamps/SNAP benefits, meeting the 15% requirement. (Source: American Community Survey 2010-2014 5-Year Estimates)

or

(C) The unemployment rate of the census tract shall be at least one hundred fifty per cent of the state's average.

- a. Census Tract 437 has a 9.4% unemployment rate. The State of Connecticut has a 9.6% unemployment rate. (Source: American Community Survey 2010-2014 5-Year Estimates, the April 2015 Connecticut unemployment rate is 6.3% (Bureau of Labor Statistics))

Connecticut Department of Economic and Community Development (DECD) staff has reviewed the information presented herein and have deemed it sufficient for the State to make a favorable determination for the inclusion of Census Tract 437 into the EZ. Upon the Common Council's approval to advance this request to DECD, the commissioner will further consider the development rationale, proposed local effort and job creation potential of the expanded zone as demonstrated by the City.

Enterprise Zone Benefits (local investment)

There are various benefits for the City and property owners in an EZ. The greatest benefit is the certainty for those properties that are improved having the real estate assessment fixed for up to seven (7) years from the time such improvement is made. Fixing the assessment will allow a phase-in of any increase in assessment attributable to such improvement. Chapter 36 of the Norwalk Code covers this aspect. (see attached) The schedule for deferring any increase in assessment is on a sliding scale as follows:

Year	Percentage of Increase Deferred
First	100
Second	100
Third	50
Fourth	40
Fifth	30
Sixth	20
Seventh	10

If a property is developed with a residential component, all dwelling units must be rented to any person whose income does not exceed 200% of the HUD published area median income of the City of Norwalk or for any conversion condominium declared after the designation of the Enterprise Zone, any unit is sold to any person whose income does not exceed 200% of the HUD published area median family income for the City of Norwalk.

Enterprise Zone Benefits (state investment)

There are additional state benefits for eligible businesses that are located within an EZ when they expand their business. These additional benefits will help Norwalk attract more businesses to the area. Eligible businesses include manufacturers, warehouse distributors (new construction/expansion only) and certain designated service related businesses. Benefits include:

- A. A 5-year, 80% abatement of local property taxes on all qualifying real and personal property that are new to the Grand List of the city/town as a direct result of a business relocation, expansion or renovation project;
- B. 10-year, 25% or 50% credit on that portion of the Connecticut Corporate Business Tax that is directly attributable to this business relocation, expansion or renovation project as determined by the Connecticut Department of Revenue Services and as provided under section [12-217\(e\)](#) of the Connecticut General Statutes.
- C. Exemption from real estate conveyance tax.

In order to qualify for the 50% credit, at least 30% of the new employees must be residents of the Enterprise Zone or residents of the municipality in which the plant is located and eligible under the federal Workforce Investment Act (WIA). The local Connecticut Department of Labor Job Service Office is the contact concerning the availability of WIA eligible applicants.

A financial analysis will be available for discussion at your meeting. The Mayor and development staff recommend the review and reconsideration of this incentive after a period of 10 years or a \$300 million increase in the assessment value.

Action Requested:

Approve advancing to the Common Council the expansion of the City's Enterprise Zone to include Census Tract 437 for its approval and authorize the Mayor to execute any related documents regarding such expansion with the State of Connecticut Department of Economic and Community Development.

Authorize the review and reconsideration of the Enterprise Zone by the Common Council ten (10) years from the date of this authorization or upon the Enterprise Zone reaching a \$300,000,000 increase in the assessment value.

Chapter 36: Enterprise Zone ^[1]

[HISTORY: Adopted City of Norwalk Common Council 7-13-1982. Amendments noted where applicable.]

GENERAL REFERENCES

Phased increased assessment — See Ch. 78.

[1]: *Editor's Note: Former Ch. 36, Electrical Code, adopted 5-14-1957, effective 5-25-1957, was repealed 7-24-1979.*

§ 36-1 Applicability.

The provisions of this chapter shall apply to such areas within the City of Norwalk which the Common Council shall from time to time designate by resolution as Enterprise Zones in accordance with provisions of Public Act No. 81-445 of the Connecticut General Statutes.

§ 36-2 Benefits; eligibility.

- A. All real property in the Enterprise Zone which is improved during the period when such area is designated as an Enterprise Zone shall have its real estate assessment fixed. Such fixed assessment shall be for a period of seven years from the time of such improvement and shall defer any increase in assessment attributable to such improvement, according to the following schedule:

Year	Percentage of Increase Deferred
First	100
Second	100
Third	50
Fourth	40
Fifth	30
Sixth	20
Seventh	10

- B. The Common Council shall have the power, by resolution, to grant additional deferments of up to 100% of assessment attributable to such improvements for a period of up to seven years from the date of the improvement referred to in Subsection A above. Any owner of property within a designated Enterprise Zone who seeks to take advantage of the additional deferments available under this subsection shall submit his/her application to the Redevelopment Agency of the City of Norwalk on forms to be supplied by said Agency.
- (1) Said Redevelopment Agency shall review the application and determine if such additional deferment is necessary in order to promote the further development of industrial, commercial or residential property upon the real estate of the applicant.
 - (2) The Redevelopment Agency shall make a recommendation to the Common Council on the applicant's request and shall specify its reasons for recommending approval or denial of the application.
 - (3) Upon receipt of the recommendation of the Redevelopment Agency, the Common Council may approve or reject the application in question by a majority vote. Said additional deferment of assessment shall become effective upon its approval by the Common Council.
- C. Any fixed assessment on any residential property shall cease if, for any residential property, any dwelling unit in such property is rented to any person whose income exceeds 200% of the median family income of the City of Norwalk; or, for any conversion condominium declared after the designation of the Enterprise Zone, any unit is sold to any person whose income exceeds 200% of the median family income of the City of Norwalk.
- D. In the event of a general revaluation by the City of Norwalk in the year in which such improvement is completed, resulting in any increase in the assessment on such property, only that portion of the increase resulting from such improvement shall be deferred. In the event of a general revaluation in any year after the year in which such improvement is completed, such deferred assessment shall be increased or decreased, in proportion to the increase or decrease in the total assessment on such property as a result of such revaluation.
- E.

No improvements of any real property which qualifies as a manufacturing facility under Section 32-9p(d) of the Connecticut General Statutes shall be eligible for the benefits under this chapter.

- F. In the case of any real property which qualifies for the deferred assessment granted under the provisions of Chapter **78** of the Code of the City of Norwalk (Phased Increased Assessment), for each year of the deferment, said property shall qualify for the deferment under Subsection **A** of this section or the deferment under **§78-4**, whichever is greater, for the year in question.

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: SUSAN SWEITZER
SENIOR PROJECT MANAGER

RE: NORWALK WAYFINDING SYSTEM

DATE: OCTOBER 28, 2016

As projects have developed within the urban corridor, starting with the visitor destinations like the Washington Street Historic District and the Maritime Aquarium, continuing with the Stepping Stones Museum for Children, Mathews Park, Waypointe Market Place and soon to be the Globe Theater on Wall Street, there has been an increasing need for a consistent, comprehensive system of wayfinding to assist visitors find destinations and locate parking. The complicated nature of Norwalk's road network, multiple downtowns and the system of river and rail crossings make the development of a wayfinding system challenging. Finding one's way into the City, around within the City and out of the City can be discouraging. In 2015, we were fortunate to have the assistance of a consultant from the wayfinding industry, Craig Berger, to identify the general needs of a successful Norwalk system and to draft a Request for Proposal with which to seek services in designing the system. Mr. Berger identified a number of firms with known competency in developing wayfinding for cities comparable in size to Norwalk and he also participated in the selection of the preferred firm, **merje**, to provide a preliminary analysis and concept design to inform the City on the order of magnitude and potential budget requirements for a comprehensive wayfinding system. Working with several stakeholder groups representing City destinations from SoNo, West Avenue and Wall Street, staff and the public, the consultants drafted a Wayfinding Assessment outlining the community needs and recommendations for a system that included gateway signage, vehicular signage, arrival signage, pedestrian signage and kiosks in static and web-based formats. The Assessment also addressed wayfinding hierarchies of information, criteria for inclusion on signage in different tiers, technology plans and program management and maintenance. The consultants also worked up options for sign design that were reviewed by stakeholder groups, City staff and members of the public as well as posted on the City website for comment. A preliminary sign location plan was also created to establish a potential phasing of installation as well as recommended sign removals.

The Assessment led to a Phase I sign implementation package (attached) identifying specific site locations (a comprehensive site mapping of these locations will be available at the Planning Committee meeting), appropriate sign types by hierarchy to establish gateway signs for City districts (SONO, West, East and Wall), vehicular directional signs, pedestrian signs, proposed message schedule for each sign type and criteria for inclusion in sign messaging. The finalized Sign Location Plan and message schedule will be reviewed with stakeholders, City staff and, as required, DOT. In addition, Phase I design finalized the details of the sign construction, including materials, colors, finishes and typography as well as installation methods. The deliverable for this contract will be a complete set of documentation drawings suitable for bidding as well as a final budget for the Phase I of installation. In addition, the consultant will develop a finished City orientation map design that can be used on static kiosks or in digital formats such as apps. Phase I will also include recommended assignment of wayfinding management and maintenance.

ACTION REQUESTED: **Advance the Phase I Wayfinding design package including a signage mapping, proposed sign types, message schedules and criteria for inclusion on the sign types to the Common Council for its approval.**

NORWALK CT
PHASE 1
SECONDARY PROGRAMMING

PEDESTRIAN / VEHICULAR / DISTRICT / GATEWAYS

August 30, 2016
Revised September 15, 2016

merue

MERUE | ENVIRONMENTS & EXPERIENCES
120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.meruedesign.com

NORWALK WAYFINDING SYSTEM LEGEND



Gateway Sign



District Gateway



Vehicular Directional



Pedestrian Directional



Kiosk

SECTION 1: SIGN LOCATION PLANS



SPECIFICATIONS

NOTES:

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merje

120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjdesign.com

www.merjodesign.com

DATE 08/30/2016

CLIENT / PROJECT

DRAWN BY:
 GS

NORWALK CT

These drawings are meant for DESIGN INTENT ONLY and are not for construction.

PHASE 1

expectations and conditions of the job. Comments shall be furnished with the file and conditions

PROJECT NO.

shown on this drawing. Shop drawings and details must be submitted to the client for

SHEET III L

All copy shall be proofread by client and legal requirements checked by local department.

Sign Location Plan:

REVISIONS 09/15/2016

1

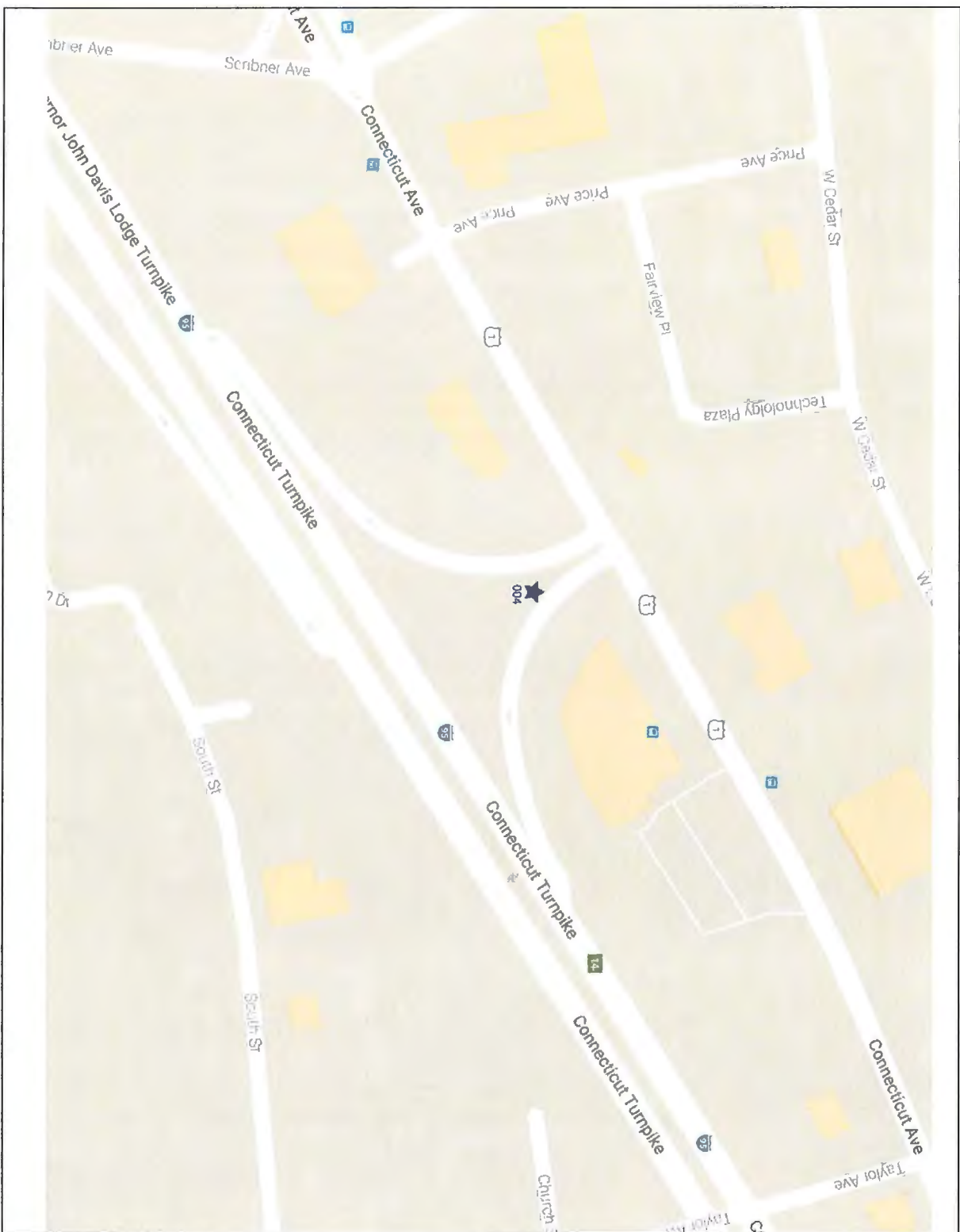
SHEET NO.

[illegible]

1

1

1



SPECIFICATIONS

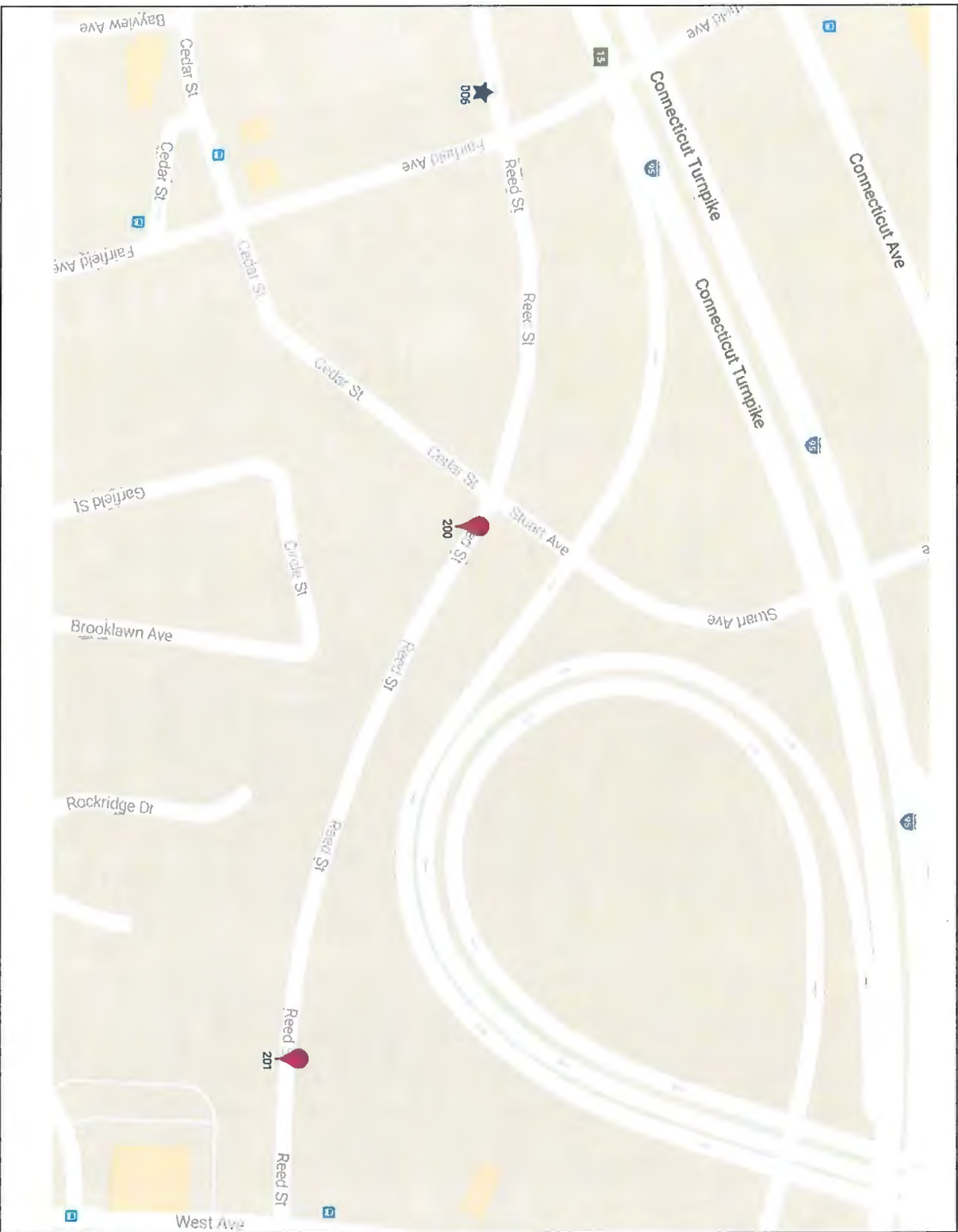
- NOTES:
1. Select sign locations are provided on these plan sheets.
 2. The Message Schedule provides more detailed guidance of sign location in the Message Schedule.
 3. Refer to the Message Schedule for the final message of each sign.
 4. Utilize the above legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merje

120 North Church Street
 Suite 208
 West Chester, PA 19380
 T 484.265.0548
www.merjedesign.com

DATE	08/30/2016	CLIENT / PROJECT	NORMALK CT
DRAWN BY:	GS	Wayfinding and Signage System	PHASE 1
These drawings are meant for DESIGN PURPOSES ONLY and are not for construction. They are not to be used for any other purpose without the written consent of the designer. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals.		PROJECT NO.	
		SHEET TITLE	Sign Location Plans NORMALK CT
REVISIONS: 09/15/2016		SHEET NO.	SL.2



SPECIFICATIONS

NOTES:

1. General sign locations are provided on these plan sheets.
2. Dimensions and quantities are provided for the final messages of each sign.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

menue

120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.menueexperience.com

DATE	08/30/2016	CLIENT / PROJECT	NORMALK CT
DRAWN BY	GS	Wayfinding and Signage System	PHASE 1
These drawings are meant for DESIGN PURPOSE ONLY and are not to be constructed by all dimensions and conditions of the job. Contractor must be familiar with the site and conditions and must be familiar with the dimensions and conditions of the site. All dimensions and conditions must be verified on the drawing. Shop drawings and details must be submitted to the client for approval. All work shall be provided by client and sign requirements checked by sign department.	PROJECT NO.	SHEET TITLE	Sign Location Plans NORMALK CT
REVISIONS: 09/15/2016	SHEET NO.	SL.3	



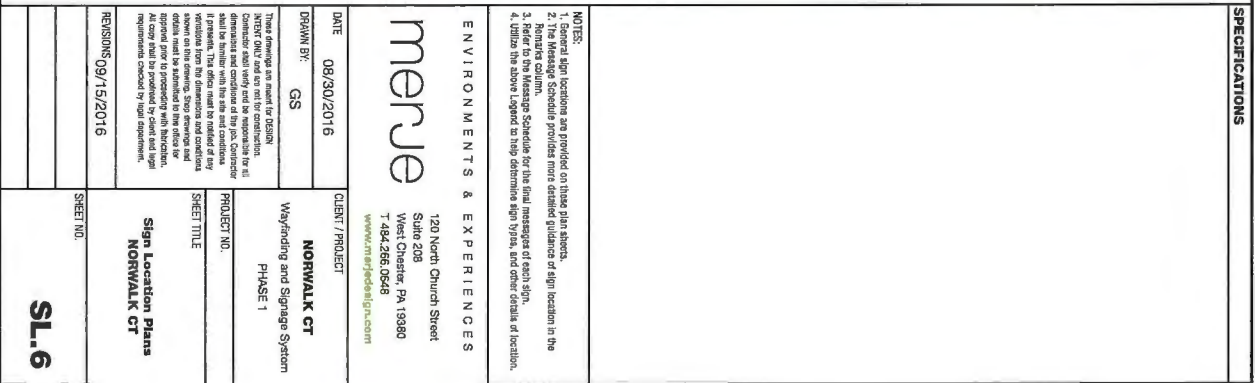
SPECIFICATIONS

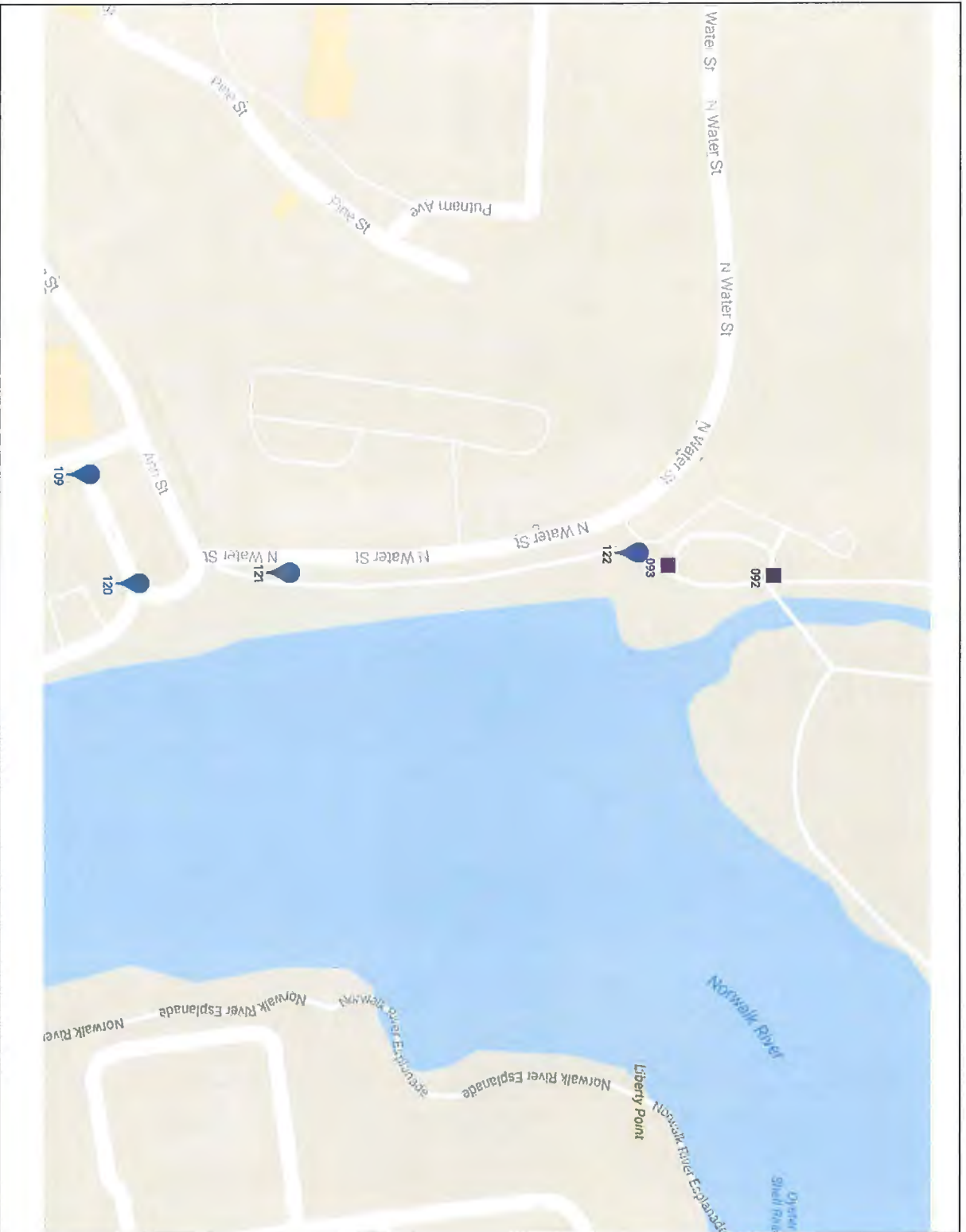
NOTES:
 1. General sign locations are provided on these plan sheets.
 2. The location of the sign is provided in the Remarks column.
 3. Refer to the Message Schedule for the text messages of each sign.
 4. Utilize the above legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merue
 120 North Church Street
 Suite 208
 West Chester, PA 19380
 T 484.256.0648
www.merueadvertising.com

DATE	08/30/2016	CLIENT / PROJECT	NORWALK CT
DRAWN BY	GS	Wayfinding and Signage System	PHASE 1
PROJECT NO.		SHEET TITLE	Sign Location Plans NORWALK CT
REVISIONS	09/15/2016	SHEET NO.	SL.4





SPECIFICATIONS

NOTES:

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merje
120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjdesign.com

DATE 08/30/2016

DRAWN BY: GS

These drawings are meant for DESIGN INTENT ONLY and are not for construction.

NORWALK CT
Wayfinding and Signage System
PHASE 1

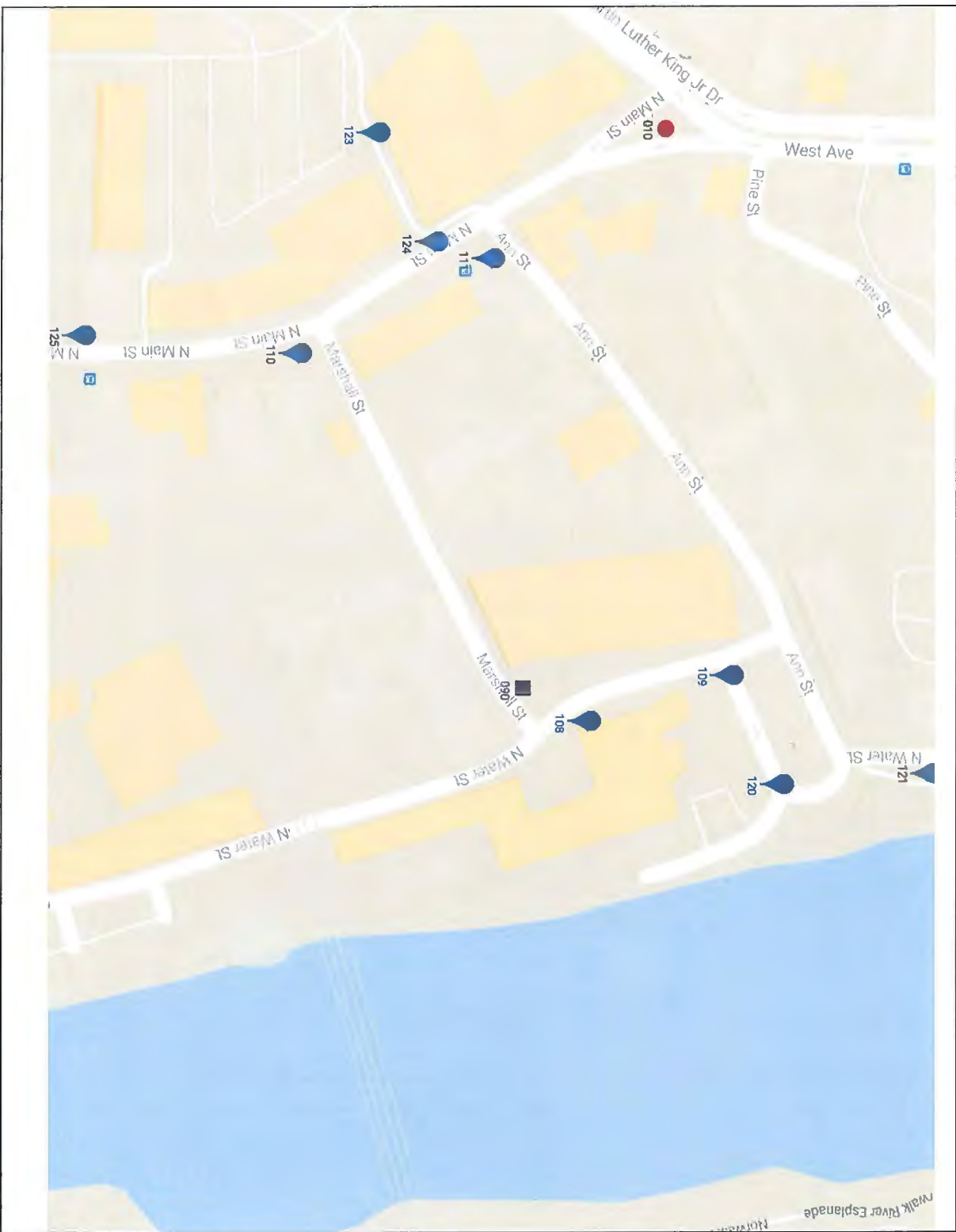
PROJECT NO.	
SHEET TITLE	

Sign Location Plans NORWALK CT

REVISIONS 09/15/2016

SHEET NO.

SL.7



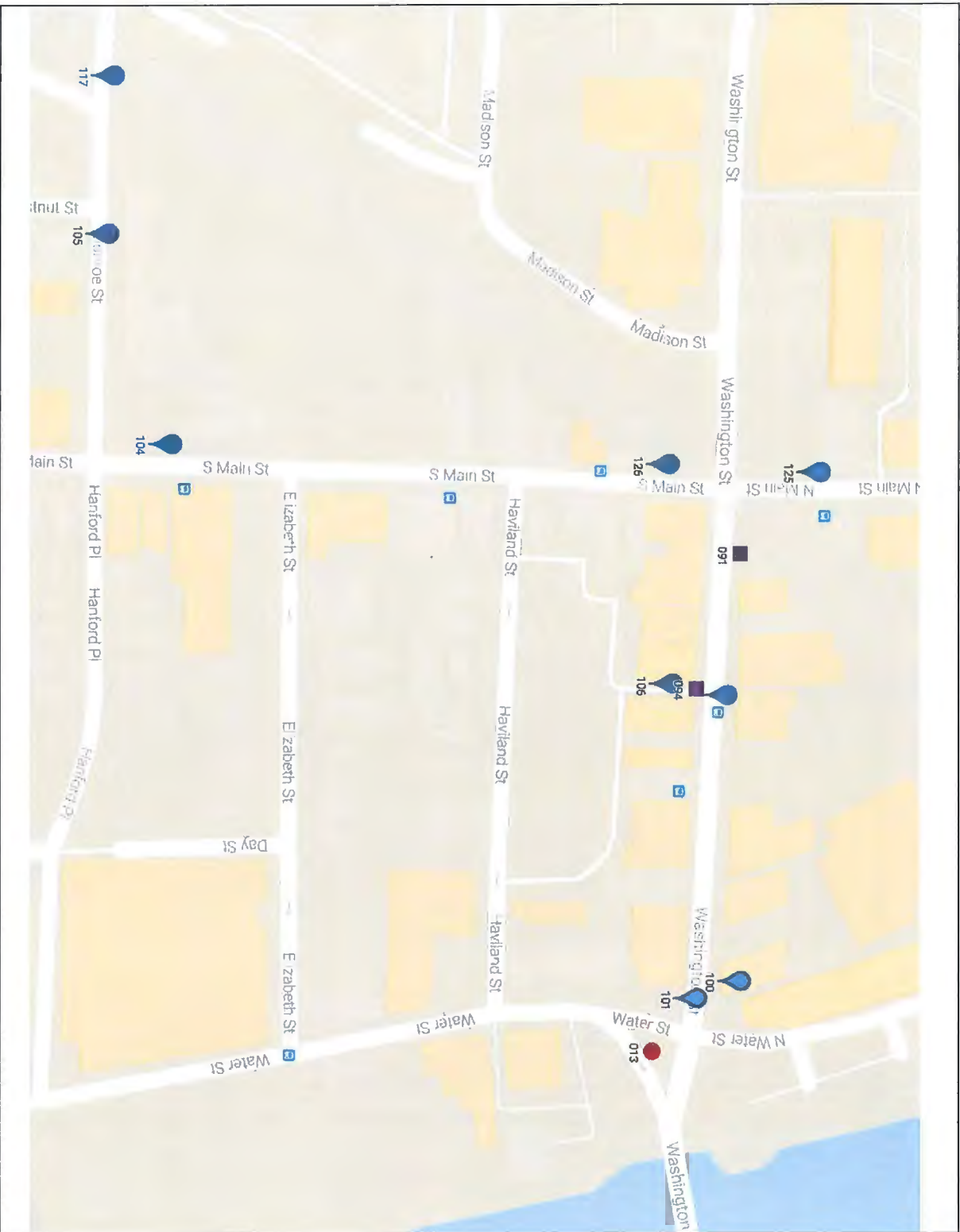
SPECIFICATIONS

NOTES:
 1. General sign locations are provided on these plan sheets.
 2. Specific sign locations and details are provided on the separate sheets of this project.
 3. Refer to the Message Schedule for the final messages of each sign.
 4. Utilize the above legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merue
 120 North Church Street
 Suite 208
 West Chester, PA 19380
 T 484.266.0648
www.merue.com

DATE	08/30/2016	CLIENT / PROJECT	NORWALK CT
DRAWN BY:	GS	Wayfinding and Signage System	PHASE 1
PROJECT NO.		SHEET TITLE	Sign Location Plans NORWALK CT
REVISIONS	09/15/2016	SHEET NO.	SL.8



SPECIFICATIONS

NOTES:
 1. General sign locations are provided on these plan sheets.
 2. The MassDOT's design manual provides more detailed guidance of sign location in the Remarks column.
 3. Refer to the Message Schedule for the final messages of each sign.
 4. Update the above legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merje
 120 North Church Street
 Suite 208
 West Chester, PA 19380
 T 484.286.0648
www.merjedesign.com

DATE	08/30/2016	CLIENT / PROJECT	NORWALK CT
DRAWN BY	GS	Wayfinding and Signage System	PHASE 1
PROJECT NO.		SHEET TITLE	Sign Location Plans NORWALK CT
REVISIONS	09/15/2016	SHEET NO.	SL.9

SECTION 2: CRITERIA FOR INCLUSION

CRITERIA FOR INCLUSION

The City of Norwalk Wayfinding System looks to include a variety of destinations. The following Criteria Ranking System provides guidelines in determining which type of destinations qualify and what types of wayfinding tools they may be listed on.

2-STEP INCLUSION PROCESS:

Listed below is a two-step process for determining whether or not a particular destination is eligible for inclusion in the City of Norwalk Wayfinding System Program.



• STEP 1: ELIGIBLE CATEGORIES
Destinations must fall under one of the following categories and meet the criteria established.

100. COMMERCIAL ATTRACTIONS

101. Arboreta and Botanical Gardens: A place where a wide variety of live plants are cultivated for scientific, education, and ornamental purposes, often including a library, arboretum, greenhouses, laboratory spaces, and open grounds. These are facilities with a reasonable guarantee of permanence, and where adequate labeling of plants is common and proper documentation of the collection takes place. Must have facilities that are open to the general public.

102. Breweries: A licensed site which shall be open to the general public for tours, tasting and sales a minimum of 1,500 hours per year, and provide an educational format for informing visitors about beer and beer processing.

103. Unique Natural Areas: A naturally occurring area or site of interest to the general public. Such areas may include Riverfronts, Bays and Beaches.

104. Specialty Shopping Centers:
A group of specialty shops (antique, craft, outlet, farmers' market, etc.) retail stores, and restaurants with ample parking facilities, that are recognised as a national or regional destination. Specialty shops must offer goods or services of interest to tourists and that derive the major portion of their income during the normal business season from motorists that do not reside in the immediate area. The goods or services shall be readily available to tourists, without the need for scheduling appointments or return trips.

105. Wineries: A licensed site, which produces a maximum of 200,000 gallons of wine per year. Winery shall maintain a minimum of 3000 vines or five acres of vineyard on site. Winery must be open to the general public for tours, tasting and sales a minimum of 1,500 hours per year and provide an educational format for informing visitors about wine and wine processing.

106. Zoos, Zoological Gardens, Animal Parks and Aquariums: A place where animals, reptiles or fish are kept, often indoor and outdoor spaces. The facility must have spaces that are open to the general public.

200. COMMUNITY DESTINATIONS

201. Business Districts: An area within the City which is officially designated as a business district by government officials.

202. Courthouses/Government Buildings: A public building, structure, or complex used by a federal, county, state or municipal government for the purposes of convening official legal activities and that is open to the public.

203. Fairgrounds: Includes county and state fairgrounds.

204. Military Bases: A facility operated by the State or Federal Government for training or support of military troops, or for maintaining and storing military equipment.

205. Shopping Centers- Neighborhood: A group of 15 or more shops, retail stores, or restaurants usually concentrated within a neighborhood, often at a corner that functions as the node or nucleus of the neighborhood, surrounding its location.

206. Shopping Districts: A group of 30 or more shops, retail stores, or restaurants usually grouped along a street or within a neighborhood typically spanning two or more contiguous blocks.

207. Neighborhoods: A residential community which is organized in a formal association that meets a minimum of 4 times a year. A residential neighborhood that is organized under a formal adopted plan or neighborhood association that meets four times a year. Neighborhoods receive only an Arrival ID sign, no directional signage.

300. CULTURAL/INSTITUTIONAL

301. Arenas: Includes stadium, auditoriums and civic or convention centers.

302. Colleges or Universities: An educational institution that is nationally accredited, grants degrees at the associates, bachelor, professional, masters, and/or doctoral levels, and that has a physical campus of at least 5 acres. (Campus signage is the responsibility of the destination)

303. Hospitals: An institution providing primary health services and medical or surgical care to persons, primary inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions. The facility must have 24-hour emergency care with a doctor on duty at all times. (Campus signage is the responsibility of the destination)

304. Institutions: A center operated by a municipal, county, state, or federal government unit that is open to the public.

305. Libraries: A repository for literary and artistic materials, such as books, periodicals, newspapers, recordings, films, and electronic media, kept and systematically arranged for use and reference operated either by the City or by a non-profit organization. Private Media outlets (e.g. Book Stores, Best Buy, etc.) do not qualify under this definition.

306. Museums: A facility in which works of artistic, historical, or scientific value are cared for and exhibited to the general public. (Campus signage is the responsibility of the destination.)

307. Observatories: A facility designed and equipped to observe astronomical, meteorological or other natural phenomena.

308. Theatres, Performing Arts, and Concert Halls: Any not-for profit facility used for the public's enjoyment of the performing arts that has a minimum occupancy capacity of 200 people and associated parking.
400. HISTORICAL/ARCHITECTURAL
401. Historic Sites: A structure or place of historical, archaeological or architectural significance listed on or eligible for listing on the National Register of Historic Places maintained by the U.S. Department of Interior or otherwise designated by the City. The site must be accessible to the general public and provide a place where visitors can obtain information about the historic site.
- Historic Sites may include the following types, provided they meet the above criteria:
- Houses
 - Commercial buildings
 - Farms, farmsteads and barns
 - Religious sites, places of worship, cemeteries and monuments
 - Bridges
 - Railroad Stations
 - Waterbodies
402. Historic Districts: A district or zone listed on or eligible for listing on the National Register of Historic Places maintained by the U.S. Department of Interior or otherwise designated by the State or the City. Historic districts may provide the general public with a single, central location such as a self-service kiosk or welcome center, where visitors can obtain information concerning the historic district.
- Historic Districts may include, but not be limited to, the following:
- Historic residential streets
 - Shopping streets and districts
 - Courthouses and public buildings
 - Landmarks
 - Buildings of architectural design, or artistic merit
403. Architectural Districts: A district or area that has a significant concentration of buildings that are exemplary examples of a particular architectural style as determined by the City. Often architectural districts may be the focus of walking or motor tours.
500. RECREATIONAL
501. Beaches, Piers & Waterfronts: Areas with access to and views of the rivers, streams, and lakes which are recognized by the City, County, or State as having significant recreational or cultural value and are open to the public a minimum of 180 days per calendar year.

502. Boat Launches: A public facility for the launching of boats and parking of motor vehicles and trailers.
503. Canoeing, Rafting, and Kayaking: Public areas with established canoeing, rafting, and/or kayaking facilities. Individual private facilities are not eligible for signage.
504. Golf Courses: A golf facility open to the public and offering at least nine (9) holes of play. Miniature golf courses, driving ranges, chip and putt-putt courses, and indoor golf shall not be eligible.
505. Hiking and Biking Trails/Routes: Areas designated for recreational hiking, biking, walking, etc., which are publicly accessible, and owned and maintained by either the Local or County government or the State Department of Conservation and Natural Resources, or non-profit organizations. Signs will only be installed at locations that direct the motorist to an established trailhead with parking facilities.
506. Hunting and Fishing Areas: Areas so designated and under the jurisdiction of the State Department of Agriculture and Consumer Services, Department of Environmental Protection, or the Oregon Department of Fish and Wildlife.
507. Parks: National, State, Regional and Forests: An area so designated and under the jurisdiction of the State Department of Natural Resources, State Historical Commission, National Park Service, U.S. Department of the Interior, County government, or non-profit organization with facilities open to the general public.
508. Parks—County: An area so designated and under the jurisdiction of the County government with facilities open to the general public.
509. Parks—City: An area so designated and under the jurisdiction of the City with facilities open to the general public and with enough amenities that its appeal is broader than a particular neighborhood or singular district.
510. Sports Facilities: Regional (multi-jurisdictional) facilities such as minor-league and little-league baseball fields, youth athletic fields, BMX courses, skateboard parks, etc. Recreational fields associated with K-12 schools are not considered a part of this system.
600. TOURIST SERVICES
601. Scenic Overlooks: An area, usually at the side of the road, where persons can observe a scenic area such as significant geology, unique botanical resources, or across expanses of land or water.
602. Visitor Information Centers: A facility where the primary purpose of its operation is to provide information and tourist supportive services. Adequate parking must be provided to support such center.

CRITERIA FOR INCLUSION

700. TRANSPORTATION
701. Airports: A public use facility licensed by the Department of Transportation, Flight of Way (FOW) for landing and takeoff of aircraft and for receiving and despatching passengers and cargo. (Airport site signage is the responsibility of the destination.)
702. Heritage Roads, Historic Routes and Trails: A road, trail, or route designated by Department of Transportation Flight of Way (FOW). United States Department of the Interior or other Federal agency as being part of a national or state recognized historic or heritage park/trail system. Bike paths are not eligible for signage under this system.
703. State Highways: A state designated, limited access highway.
704. Parking Lots, Garages & Decks: A parking facility for public parking. These include all City or privately owned lots. Fees may or may not be charged for parking.
705. Water Tours: A guided tour on a body of water using a passenger-carrying vessel with access to a docking facility and adequate legal parking.

CRITERIA FOR INCLUSION ~ WAYFINDING TIERS

• STEP 2: DETERMINE WAYFINDING TIER
To determine the destination's tier it must be ranked using the objective criteria outlined below.

The Criteria Ranking System sets up a tiered system with specific attributes aimed at determining which Wayfinding tools are appropriate for a destination. The Criteria Ranking System begins with Tier 1, the most visible and highly prescriptive of the Wayfinding tools (i.e. vehicular signage with specific type face and message requirements) and moves down to destinations that can be accommodated by more general wayfinding tools such as pedestrian signs, orientation maps, websites, and brochures.

Once a destination is determined to fall into a particular Tier, that destination is eligible for wayfinding prescribed in that Tier and all subsequent Tiers. For example, destinations eligible for Tier 2 wayfinding are also eligible for Tiers 3 and 4, but not Tier 1. Please note that privately-owned and maintained entities are eligible for inclusion in Tier 4 only.

TIER 1: These are identified as major destinations and receive directional information to their locations on vehicular signs from a large radius throughout downtown and its major routes. These destinations are typically nationally recognized or serve a primary visitor function (i.e. visitors center or convention center). These destinations also typically have a designated parking facility or significant accessible parking nearby.
(Must meet 5 out of 6 criteria attributes listed below)

- Nationally Recognized Destination
- Governmental, Historical, or Culturally Institution
- Greater than 50,000 visitors per year
- Open a minimum of 48 hours per week.
- Open 12 months a year
- Includes a Visitor Information Center or Manned Kiosk

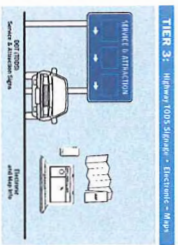
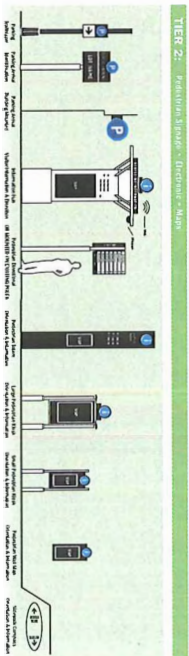
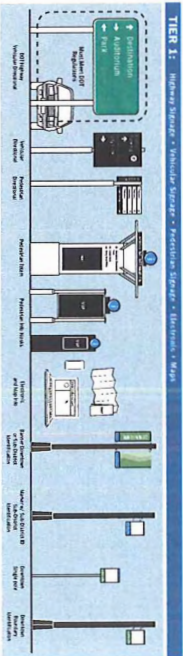
This tier of secondary destinations receive directional information to their destination on vehicular signs from a smaller radius surrounding their locations. Typically this is limited to the decision points located closest to the point of interest. These are generally recognized destinations that have access to public parking nearby.

- (Must meet 3 out of the 4 attributes listed below)
- Regionally Recognized Destination
- Greater than 10,000 visitors per year
- Open at least 40 hours per week
- Open at least 9 months out of the year
- *Bridges accommodating motorized vehicles are automatically included in Tier 2.

TIER 2: Destinations included at this level receive directional information to the destination on pedestrian signs. Information directing to their destination is generally placed within a 5-10 min walking distance. Destinations limited to this tier are primarily access via non-motorized vehicles or offer non-motorized activity (i.e. parks, trails, plazas). These destinations are generally local attractions or activities.
(Must meet 2 out of the 2 attributes listed below)

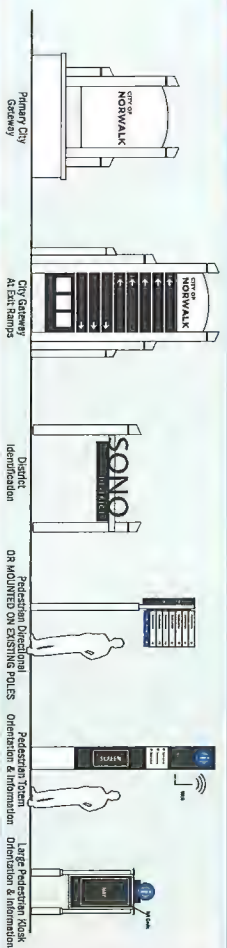
- Locally Recognized Destination
- Primarily accessed via non-motorized vehicle
- Parking Lot and Garage Directional Trailblazers and Identification Signs are typically included in Tier 2.

TIER 3: This tier captures a variety of public & privately-owned entities or amenities that do not meet the attributes outlined in Tier 1 through 3.

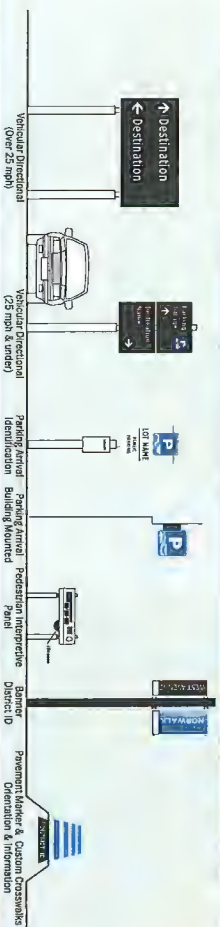


This graphic shows the wayfinding elements destinations will be identified on by tier.

PHASE 1: PROGRAM LAUNCH



PHASE 2-3: CORE PROJECT I



PHASE 4: ENHANCEMENTS

- Interior Garage Signage
- Placemaking Elements (Vertical column, Sculptural elements...)
- Streetscaping (Curb cut pads, Planters, Decorative crosswalks...)
- Public Art

PHASE 5: LONG TERM

Maintenance & Updating

PHASING PLAN

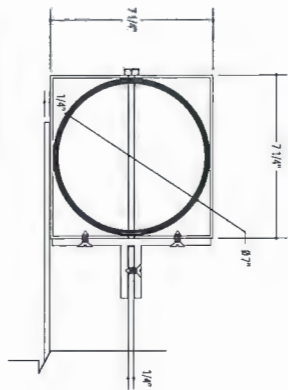
Multi-layered wayfinding programs are often implemented over the course of several years. The determination of what elements may be included in a given phase can be effected by the following:

- Availability of funding
- Cost of individual components
- Complexity / Simplicity of approvals
- Complexity / Simplicity of implementation
- Priority of need
- Sequencing of information with other elements

PHASES

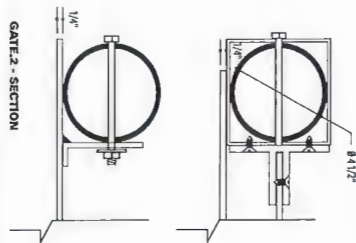


SECTION 3: SIGN TYPE DESIGN MENUS



GATE 1 - SECTION

1/4" thick aluminum panel - Router cut wave pattern.
Legend - Dimensional Cut Brushed Aluminum Letterforms
1/4" thick aluminum round post, topped with a 2 1/2" Round Cap.
Galton Basket Base System



GATE 2 - SECTION

1/4" thick aluminum panel - Router cut wave pattern.
Legend - Dimensional Cut Brushed Aluminum Letterforms
1/4" thick aluminum panel - Router cut wave pattern.
Legend - reflective background/copy
Custom 3M inks printed directly to 3930 and 3M Clear over-laminate.
1/4" thick aluminum round post, topped with a 5" Round Cap.
Transpo Break-Safe AP 4.5 break-away support system.

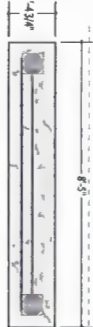


GATE 2

GATE 2

GATE 2

GATE 2



GATE 1

Top View



GATE 2

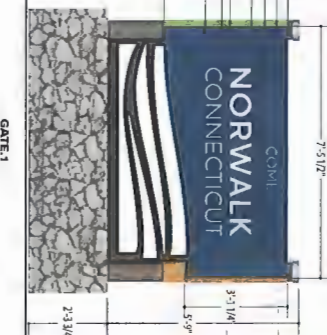
Top View



GATE 1

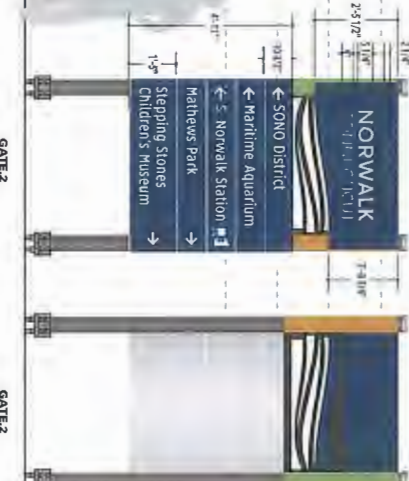
City Gateway

Locations 005, 007



GATE 1

Back View

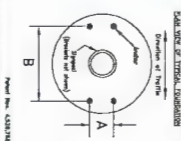


GATE 2

Back View

City Gateway
Vehicular Directional
4" High Copy
CLEARVIEW HWY
Location 001

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	1/4" Thick Aluminum Panel - Router Cut Wave Pattern	1	Sq. Ft.	12.00
2	1/4" Thick Aluminum Round Post, Topped with a 2 1/2" Round Cap	1	Each	15.00
3	Galton Basket Base System	1	Each	10.00
4	1/4" Thick Aluminum Panel - Router Cut Wave Pattern	1	Sq. Ft.	12.00
5	1/4" Thick Aluminum Round Post, Topped with a 5" Round Cap	1	Each	20.00
6	Transpo Break-Safe AP 4.5 Break-Away Support System	1	Each	15.00
7	1/4" Thick Aluminum Panel - Router Cut Wave Pattern	1	Sq. Ft.	12.00
8	1/4" Thick Aluminum Round Post, Topped with a 5" Round Cap	1	Each	20.00
9	Transpo Break-Safe AP 4.5 Break-Away Support System	1	Each	15.00
10	1/4" Thick Aluminum Panel - Router Cut Wave Pattern	1	Sq. Ft.	12.00
11	1/4" Thick Aluminum Round Post, Topped with a 5" Round Cap	1	Each	20.00
12	Transpo Break-Safe AP 4.5 Break-Away Support System	1	Each	15.00



GATE 1

City Gateway

Back View

Location 001

Location 002

Location 003

Location 004

Location 005

Location 006

Location 007

Location 008

Location 009

Location 010

Location 011

Location 012

Location 013

Location 014

Location 015

Location 016

Location 017

Location 018

Location 019

Location 020

Location 021

Location 022

Location 023

Location 024

Location 025

Location 026

Location 027

Location 028

Location 029

Location 030

Location 031

Location 032

Location 033

Location 034

Location 035

Location 036

Location 037

Location 038

Location 039

Location 040

Location 041

Location 042

Location 043

Location 044

Location 045

Location 046

Location 047

Location 048

Location 049

Location 050

Location 051

Location 052

Location 053

Location 054

Location 055

Location 056

Location 057

Location 058

Location 059

Location 060

Location 061

Location 062

Location 063

Location 064

Location 065

Location 066

Location 067

Location 068

Location 069

Location 070

Location 071

Location 072

Location 073

Location 074

Location 075

Location 076

Location 077

Location 078

Location 079

Location 080

Location 081

Location 082

Location 083

Location 084

Location 085

Location 086

Location 087

Location 088

Location 089

Location 090

Location 091

Location 092

Location 093

Location 094

Location 095

Location 096

Location 097

Location 098

Location 099

Location 100

Location 101

Location 102

Location 103

Location 104

Location 105

Location 106

Location 107

Location 108

Location 109

Location 110

Location 111

Location 112

Location 113

Location 114

Location 115

Location 116

Location 117

Location 118

Location 119

Location 120

Location 121

Location 122

Location 123

Location 124

Location 125

Location 126

Location 127

Location 128

Location 129

Location 130

Location 131

Location 132

Location 133

Location 134

Location 135

Location 136

Location 137

Location 138

Location 139

Location 140

Location 141

Location 142

Location 143

Location 144

Location 145

Location 146

Location 147

Location 148

Location 149

Location 150

Location 151

Location 152

Location 153

Location 154

Location 155

Location 156

Location 157

Location 158

Location 159

Location 160

Location 161

Location 162

Location 163

Location 164

Location 165

Location 166

Location 167

Location 168

Location 169

Location 170

Location 171

Location 172

Location 173

Location 174

Location 175

Location 176

Location 177

Location 178

Location 179

Location 180

Location 181

Location 182

Location 183

Location 184

Location 185

Location 186

Location 187

Location 188

Location 189

Location 190

Location 191

Location 192

Location 193

Location 194

Location 195

Location 196

Location 197

Location 198

Location 199

Location 200

Location 201

Location 202

Location 203

Location 204

Location 205

Location 206

Location 207

Location 208

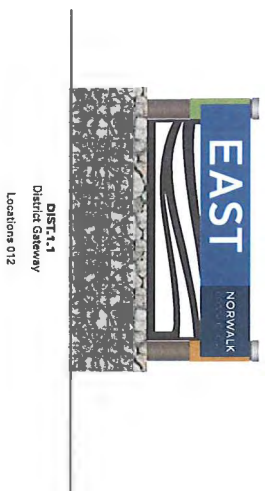
Location 209

Location 210

Location 211

Location 212

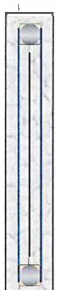
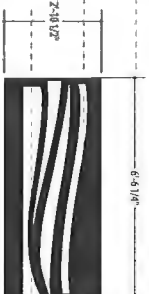
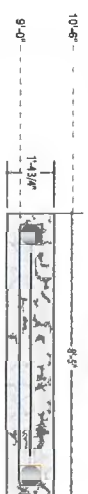
Location 213



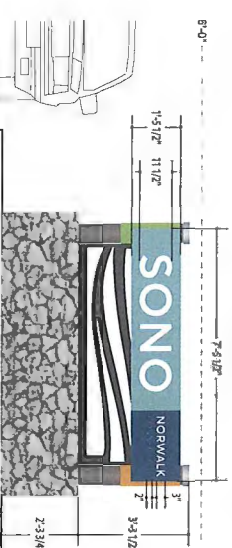
DIST.1.1
District Gateway
Locations 012



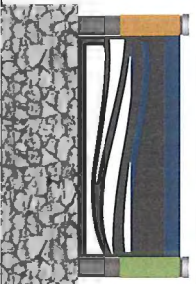
DIST.1.1
District Gateway
Locations 014



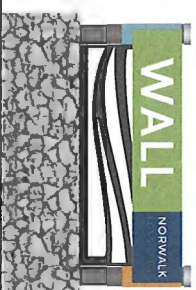
GATE.1
Top View



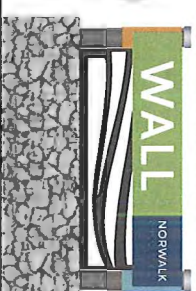
DIST.1.1
District Gateway
Locations 010/013



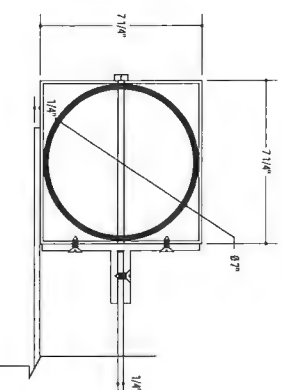
DIST.1.1
Back View



DIST.1.2
District Gateway
Locations 011

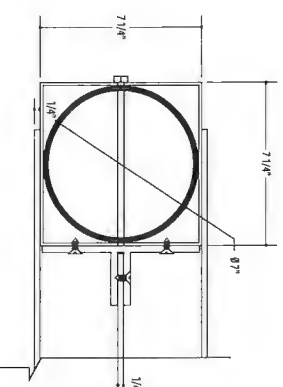


DIST.1.2
Back View



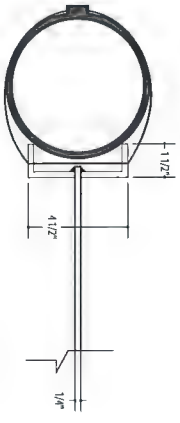
DIST.1.1-SECTION

1/4" thick aluminum panel - Router cut wave pattern.
Legend - Dimensional Cut Painted Aluminum Letterforms
NORMALKCONNECTicut - Applied Opaque Vinyl
Alternate - Reflective Vinyl - Background and Letterforms
1/4" thick aluminum round post, topped with a 7 1/2" Round Cap.
Gabion Basket Base System



DIST.1.2-SECTION

1/4" thick aluminum panel - Router cut wave pattern.
Legend - Dimensional Cut Painted Aluminum Letterforms
NORMALKCONNECTicut - Applied Opaque Vinyl
Alternate - Reflective Vinyl - Background and Letterforms
1/4" thick aluminum round post, topped with a 7 1/2" Round Cap.
Gabion Basket Base System



PED.1 / PED.2 - SECTION

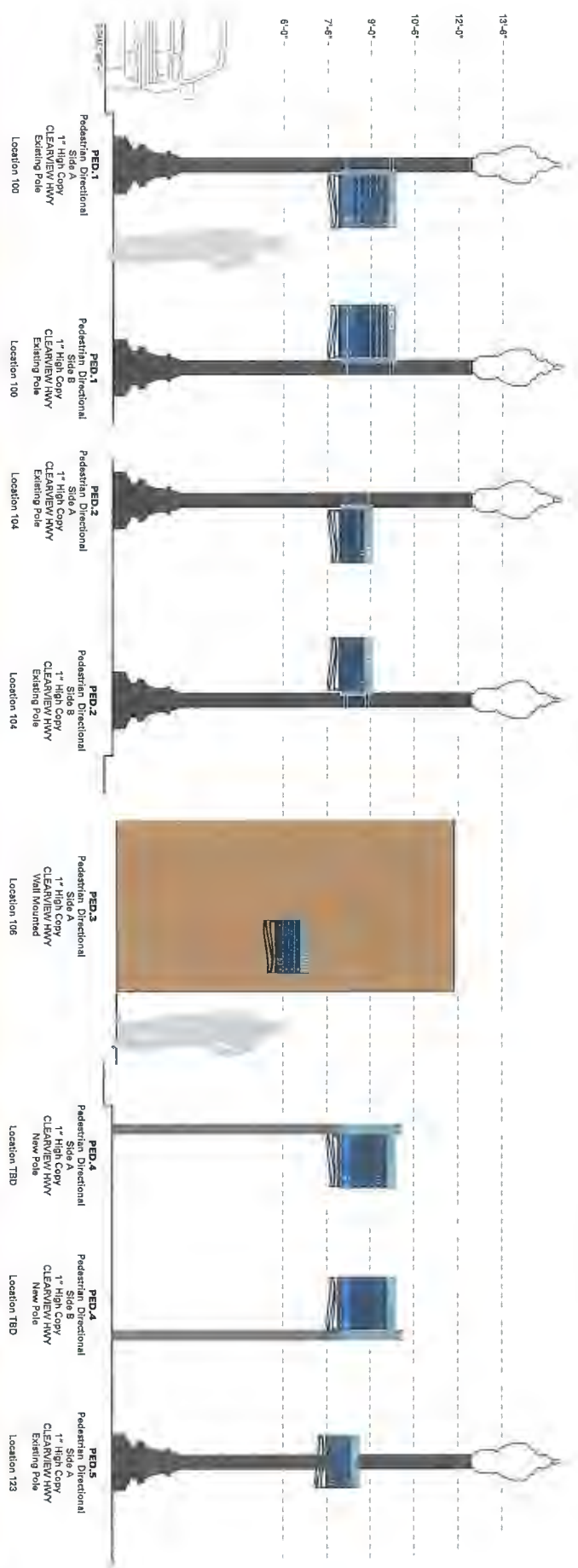
1/4" thick aluminum panel - Blind Weld to Slotted Bracket

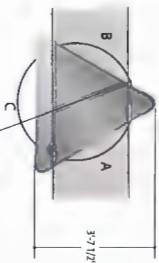
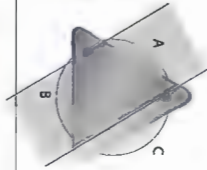
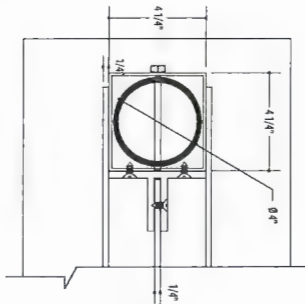
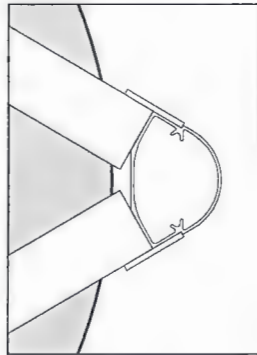
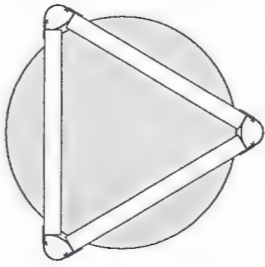
Router Cut - Wave Pattern

Legend - Direct Endbed Process

Antennae - 3M Digital Print - Applied

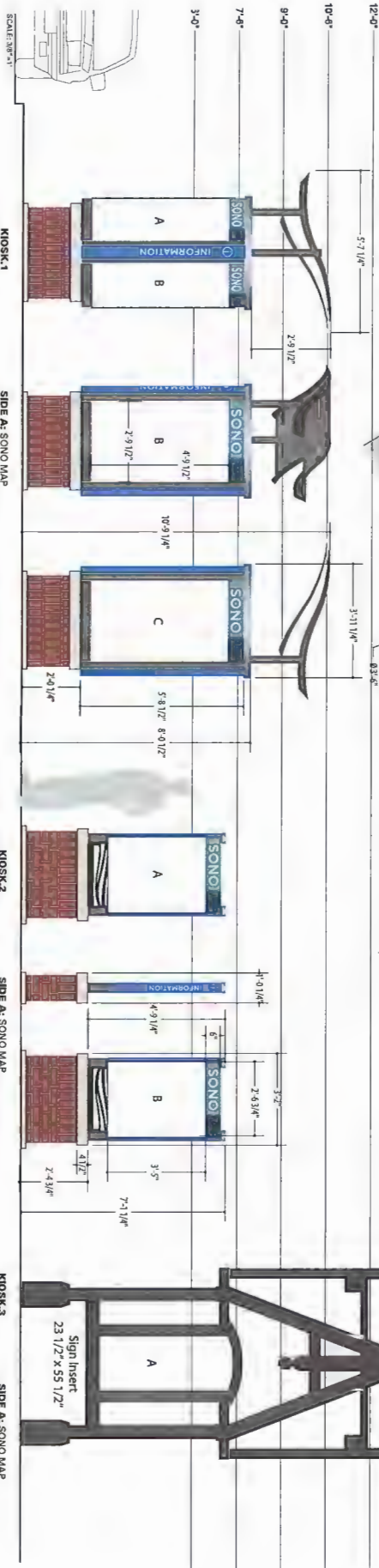
Band It Straps - Black (or Silver) to Match existing Pole





KIOSK 2 - SECTION

1/4" thick aluminum panel - flatter cut wire pattern.
 Map/Interpretive - Direct embed
 SONO - NORMANAL CONNECT (CUT) - Direct embed Process
 1/4" thick aluminum round post, topped with a 1 1/2" Round Cap.
 Brick Base with Cast Concrete Cap



KIOSK 1
 Large Kiosk
 3 Sided
 Internally Illuminated
 Wire Mesh Canopy
 Location 090

SIDE A: SONO MAP
SIDE B: City of Norwalk MAP
SIDE C: TBD - Interpretive Panel/Aquarium Events

KIOSK 2
 Small Kiosk
 2 Sided
 Non Illuminated
 Locations 091, 094

SIDE A: SONO MAP
SIDE B: City of Norwalk MAP
ALT: TBD - Interpretive Panel/SONO Events

KIOSK 3
 Existing Kiosk
 4 Sided
 Non Illuminated
 Replaces Panels
 Existing Kiosk Structures
 Locations 092, 093

SIDE A: SONO MAP
SIDE B: City of Norwalk MAP
SIDE C: Interpretive Panel
SIDE D: Events

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	WELCOME / NORWALK CONNECTICUT
Sector			
Location No.	001		
Sign Type	GATE.2		
Quantity	1		
Sheet No.	SL.4		

< SONO District
< Maritime Aquarium
< S. Norwalk Station (ICON)
> Mathews Park
> Stepping Stones Children's Museum

Comments Remove/Replace

Remove Sign Across Street-
VERIFY with Client.

VERIFY H Trailblazer can be
removed and if others are
existing.

Existing Message

<SONO Parking
< South Norwalk Train
Station
< Maritime Parking
< The Maritime Aquarium

Option:
May need to add VDIR.3
Sign(s) prior to Light (DOT
ROW) and Switch GATE.2 to
GATE.1

SPONSER?



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	WELCOME / NORWALK CONNECTICUT
Sector			
Location No.	002		< Stew Leonards < Norwalk City Hall < Town Green > Cow Pasture Beach > E. Norwalk Station (Icon)
Sign Type	GATE.2		
Quantity	1		
Sheet No.	SL.5		
Comments	Remove/Replace VERIFY H Trailblazer can be removed and if others are existing. VERIFY Police should be removed SPONSER?		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	<u>1</u>	Message	WELCOME / NORWALK CONNECTICUT
Sector	<u></u>		
Location No.	<u>003</u>		< Cow Pasture Beach < E. Norwalk Station (Icon) > Stew Leonards > Norwalk City Hall > Town Green
Sign Type	<u>GATE.2</u>		
Quantity	<u>1</u>		
Sheet No.	<u>SL.5</u>		
Comments	Remove/Replace VERIFY H Trailblazer can be removed and if others are existing. VERIFY Police should be removed SPONSER?		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	WELCOME / NORWALK CONNECTICUT
Sector			
Location No.	004		< Norwalk Community College > SONO District > Maritime Aquarium > Mathews Park > Stepping Stones Children's Museum
Sign Type	GATE.2		
Quantity	1		
Sheet No.	SL.2		
Comments	NEW SPONSER?		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	WELCOME / NORWALK CONNECTICUT
Sector			
Location No.	005		
Sign Type	GATE.1		
Quantity	1		
Sheet No.	SL.1		

Comments NEW
Coordinate Landscape with
City of Norwalk
SPONSER?



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	WELCOME / NORWALK CONNECTICUT
Sector			
Location No.	006		^ SONO District
Sign Type	GATE.2		^ Maritime Aquarium
Quantity	1		^ S. Norwalk Station (ICON)
Sheet No.	SL.3		^ Mathews Park
Comments	Remove/Replace		^ Stepping Stones Children's Museum
	SPONSER?		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1

Message WELCOME / NORWALK CONNECTICUT

Sector

Location No. 007

Sign Type GATE.1

Quantity 1

Sheet No. SL.1

Comments **NEW**

Coordinate Landscape with
City of Norwalk

Tree Trimming

SPONSER? Doubletree



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	SONO
Sector			NORWALK
Location No.	010		CONNECTICUT
Sign Type	DIST.1.1		
Quantity	1		
Sheet No.	SL.8		
Comments	Remove/Replace		
	Single Sided		
	SPONSER?		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Side A
Sector			
Location No.	011		WALL NORWALK CONNECTICUT
Sign Type	DIST.1.2		
Quantity	1		Side B
Sheet No.	SL.4		WALL NORWALK CONNECTICUT
Comments	Remove/Replace		
	Double Sided		
	SPONSER?		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1
Sector
Location No. 012
Sign Type DIST.1.1
Quantity 1
Sheet No. SL6

Message EAST
NORWALK
CONNECTICUT

Comments Remove/Replace
Single Sided
SPONSER?



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	<u>1</u>	Message	SONO
Sector	<u></u>		NORWALK
Location No.	<u>013</u>		CONNECTICUT
Sign Type	<u>DIST.1.1</u>		
Quantity	<u>1</u>		
Sheet No.	<u>SL9</u>		
Comments	NEW		
	Single Sided		
	SPONSER?		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1
Sector
Location No. 014
Sign Type DIST.1.1
Quantity 1
Sheet No. SL.4

Message WEST
NORWALK
CONNECTICUT

Comments NEW
Single Sided
SPONSER?



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1
Sector
Location No. 090
Sign Type KIOSK.1
Quantity 1
Sheet No. SL.8

Message Side A - SONO Map
Side B - City of Norwalk Map
Side C - TBD (Interpretive Panel / Aquarium - Events)

Comments **3 Sided KIOSK**



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1

Message Side A - SONO Map
Side B - City of Norwalk Map

Sector

Location No. 091

Alternate : (Interpretive Panel / Train Museum - Events)

Sign Type KIOSK.2

Quantity 1

Sheet No. SL.9

Comments 2 Sided KIOSK



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Side A - SONO Map Side B - City of Norwalk Map Side C - Interpretive Panel Side D - Events
Sector			
Location No.	092		
Sign Type	KIOSK.3		
Quantity	1		
Sheet No.	SL.7		

Comments Existing 4 Sided Kiosk
Oyster Shell Park

Replace Existing Panels
4 Sides.

23 1/2" x 55 1/2"



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	<u>1</u>	Message	Side A - SONO Map Side B - City of Norwalk Map Side C - Interpretive Panel Side D - Events
Sector	<u></u>		
Location No.	<u>093</u>		
Sign Type	<u>KIOSK.3</u>		
Quantity	<u>1</u>		
Sheet No.	<u>SL.7</u>		

Comments Existing 4 Sided Kiosk
Oyster Shell Park

Replace Existing Panels
4 Sides.

23 1/2" x 55 1/2"



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1

Message Side A - SONO Map
Side B - City of Norwalk Map

Sector

Location No. 094

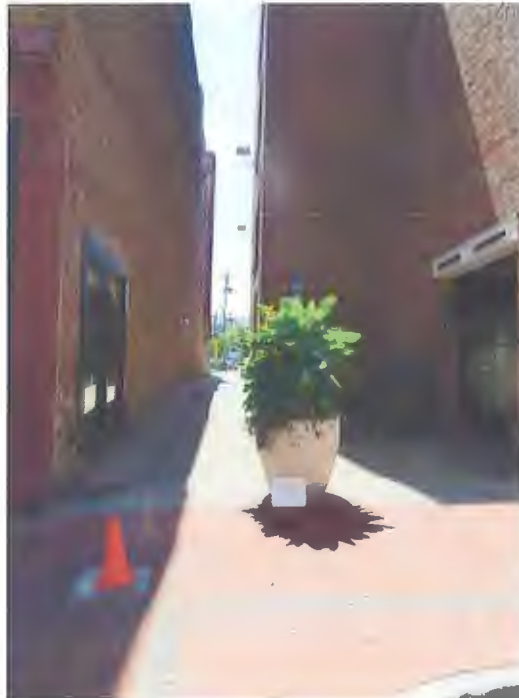
Alternate : (Interpretive Panel / SONO- Events)

Sign Type KIOSK.2

Quantity 1

Sheet No. SL9

Comments 2 Sided KIOSK



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	100	Side (A)	
Sign Type	PED.1	^ Railroad Switch Museum	
Quantity	1	^ South Norwalk Station (ICON)	
Sheet No.	SL.9	^ Post Office	
Comments	8 Message Panel	> The Maritime Aquarium	
	Mount to Existing Pole	> Oyster Shell Park	
	Move Existing Signs	> The SONO Collection	
	No Street Vendor Parking - Tow Away Zone	> (Parking Icon) N Water Street Lot	
	State Law Yield Pedestrians in Crosswalk	> (Parking Icon) Maritime Garage	
	Client to verify Parking Lot Names	Header SONO	
	Leave Space for Future The SONO Collection	Side (B)	
		< The Maritime Aquarium	
		< Oyster Shell Park	
		< The SONO Collection	



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	101	Side (A)	
Sign Type	PED.1	^ Railroad Switch Museum	
Quantity	1	^ South Norwalk Station (ICON)	
Sheet No.	SL.9	^ Post Office	
Comments	8 Message Panel	> The Maritime Aquarium	
	Mount to Existing Pole	> Oyster Shell Park	
	Remove Existing Signs	> The SONO Collection	
	< To Railroad Station	^ (Parking Icon) N Water Street Lot	
	^ Historic South Norwalk	> (Parking Icon) Maritime Garage	
	Move Existing Signs	Header	
	No Parking Anytime	SONO	
	East Coast Greenway	Side (B)	
	State Law Yield Pedestrians in Crosswalk	< The Maritime Aquarium	
	Client to verify Parking Lot Names	< Oyster Shell Park	
	Leave Space for Future The SONO Collection	< The SONO Collection	



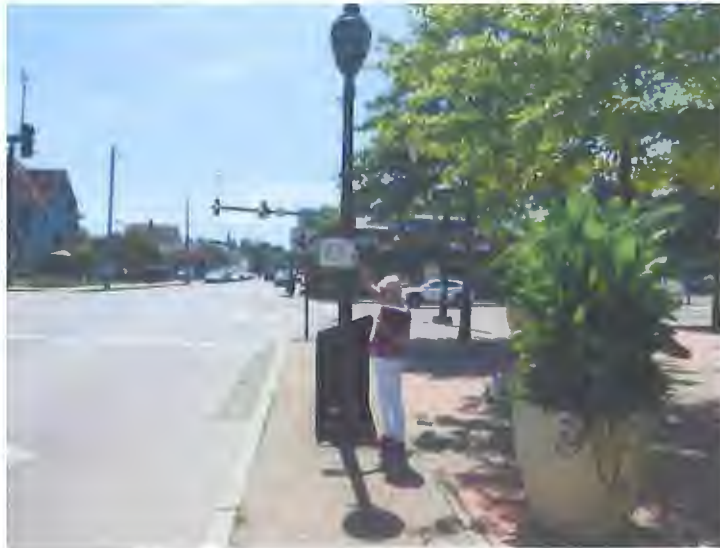
Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	104	Side (A)	> South Norwalk Station (ICON)
Sign Type	PED.2	Header	SONO
Quantity	1	Side (B)	^ SONO (Shops and Dining icon) ^ Railroad Switch Museum ^ Post Office ^ The Maritime Aquarium
Sheet No.	SL.9		
Comments	4 Message Panel Mount to Existing Pole Remove ^ Historic South Norwalk ^ To Railroad Station		



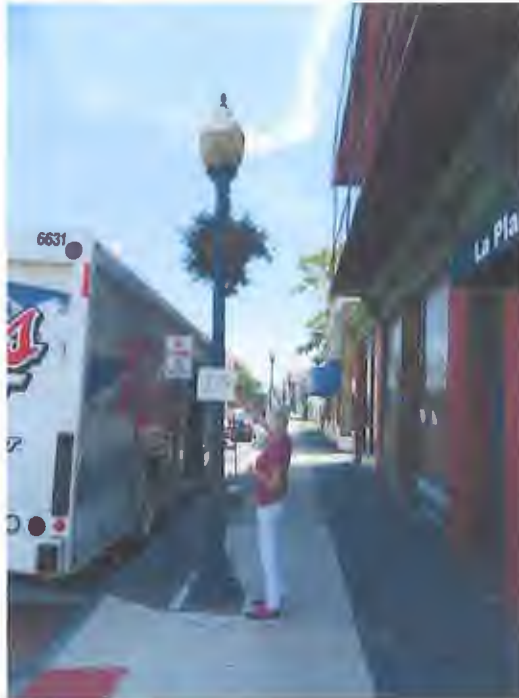
Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message Header	SONO
Sector			
Location No.	105	Side (A)	^ South Norwalk Station (ICON)
Sign Type	PED.2	Header	SONO
Quantity	1	Side (B)	< SONO (Shops and Dining icon) < Railroad Switch Museum < Post Office < The Maritime Aquarium
Sheet No.	SL.9		
Comments	4 Message Panel Mount to Existing Pole		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1
Sector
Location No. 106
Sign Type PED.3
Quantity 1
Sheet No. SL.9

Message Header
SONO

^ Train Switch Museum
^ The Maritime Aquarium
^ The SONO Collection
^ Washington Street (Shops and Dining icon)

Comments 4 Message Panel

Single Sided

Mount to Brick Wall

Leave Space for Future
The SONO Collection



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	108	Side (A)	^ The Maritime Aquarium - Main Entrance ^ Oyster Shell Park ^ The SONO Collection < (Parking Icon) Maritime Garage
Sign Type	PED.2		
Quantity	1		
Sheet No.	SL.8	Header	SONO
Comments	4 Message Panel Mount to Existing Pole Client to verify Parking Lot Names Leave Space for Future The SONO Collection	Side (B)	^ Train Switch Museum ^ Washington Street (Shops and Dining icon) ^ (Parking Icon) N Water Street Lot > (Parking Icon) Maritime Garage



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	109	Side (A)	> The Maritime Aquarium - Main Entrance > Oyster Shell Park > The SONO Collection
Sign Type	PED.2		
Quantity	1	Header	SONO
Sheet No.	SL.7		
Comments	4 Message Panel Mount to Existing Pole Client to verify Parking Lot Names Leave Space for Future The SONO Collection	Side (B)	^ Train Switch Museum ^ Washington Street (Shops and Dining icon) ^ (Parking Icon) N Water Street Lot ^ (Parking Icon) Maritime Garage



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	<u>1</u>	Message	Header SONO
Sector	<u></u>		
Location No.	<u>110</u>	Side (A)	> The Maritime Aquarium > Oyster Shell Park > The SONO Collection < (Parking Icon) Webster Lot
Sign Type	<u>PED.1</u>		
Quantity	<u>1</u>		
Sheet No.	<u>SL.8</u>	Header	SONO
Comments	8 Message Panel		
	Mount to Existing Pole Remove/Move Existing 2 Hr Parking		
	No Parking - Street Cleaning		
	Client to verify Parking Lot Names		
	Leave Space for Future The SONO Collection		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	<u>1</u>	Message	Header SONO
Sector	<u></u>		
Location No.	<u>111</u>	Side (A)	> The Maritime Aquarium > Oyster Shell Park > The SONO Collection
Sign Type	<u>PED.1</u>		
Quantity	<u>1</u>	Header	SONO
Sheet No.	<u>SL.8</u>		
Comments	8 Message Panel Mount to Existing Pole Client to verify Parking Lot Names Leave Space for Future The SONO Collection		

Side (B)
^ Train Switch Museum
^ South Norwalk Station (ICON)
^ SONO (Shops and Dining Icon)
< The Maritime Aquarium
< Oyster Shell Park
< The SONO Collection



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1

Sector

Location No. 117

Sign Type PED.10

Quantity 1

Sheet No. SL.9

Comments **Single Sided**

**Replace Existing
Mount to Wall**

Option: Keep Existing

Message **< South Norwalk Station (Icon)
Westbound & Eastbound Platform**



Description **<File Missing>**

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	120	Side (A)	^ The Maritime Aquarium ^ SONO (Shops and Dining icon) ^ (Parking Icon) Maritime Garage
Sign Type	PED.2		
Quantity	1	Header	SONO
Sheet No.	SL.7		
Comments	4 Message Panel Mount to Existing Pole Move Existing No Parking Client to verify Parking Lot Names Leave Space for Future The SONO Collection	Side (B)	^ Oyster Shell Park ^ The SONO Collection



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message Header	SONO
Sector			
Location No.	121	Side (A)	^ The Maritime Aquarium ^ SONO (Shops and Dining icon) ^ (Parking Icon) Maritime Garage
Sign Type	PED.2		
Quantity	1	Header	SONO
Sheet No.	SL.7		
Comments	4 Message Panel Mount to Existing Pole Client to verify Parking Lot Names Leave Space for Future The SONO Collection	Side (B)	^ Oyster Shell Park ^ The SONO Collection



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message Header	SONO
Sector			
Location No.	122	Side (A)	^ The Maritime Aquarium ^ SONO (Shops and Dining icon) ^ (Parking Icon) Maritime Garage
Sign Type	PED.2		
Quantity	1	Header	SONO
Sheet No.	SL.7		
Comments	4 Message Panel Mount to Existing Pole Client to verify Parking Lot Names Leave Space for Future The SONO Collection Note: Need Crosswalk added by City to direct to The SONO Collection	Side (B)	> Oyster Shell Park ^ The SONO Collection



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message Header	SONO
Sector			
Location No.	123		^ The Maritime Aquarium ^ Train Switch Museum ^ South Norwalk Station (ICON) ^ Main Street (Shops and Dining Icon)
Sign Type	PED.5		
Quantity	1		
Sheet No.	SL.8		

Comments 4 Message Panel

Single Sided

Remove Existing Sign next
to Chinatown express

The Maritime Aquarium
Ahead

^ Historic South Norwalk

Mount to Existing Pole
Center Align at Eye Level
Width not wider than base
or 4" from edge of pole.



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	124	Side (A)	> The Maritime Aquarium > Oyster Shell Park > The SONO Collection < (Parking Icon) Webster Lot
Sign Type	PED.1		
Quantity	1		
Sheet No.	SL.8	Header	SONO
Comments	8 Message Panel Mount to Existing Pole Remove/Move Existing ^ To Railroad Station Client to verify Parking Lot Names Leave Space for Future The SONO Collection	Side (B) ^ Train Switch Museum ^ South Norwalk Station (ICON) ^ SONO (Shops and Dining Icon) < The Maritime Aquarium < Oyster Shell Park < The SONO Collection > (Parking Icon) Webster Lot	



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	Header SONO
Sector			
Location No.	125	Side (A)	> Washington Street (Shops and Dining Icon) > Train Switch Museum > The Maritime Aquarium > The SONO Collection
Sign Type	PED.1		
Quantity	1		
Sheet No.	SL.8	Header	SONO
Comments	8 Message Panel	Side (B)	^ South Norwalk Station (ICON) < Washington Street (Shops and Dining Icon) < Train Switch Museum < The Maritime Aquarium < The SONO Collection
	Mount to Existing Pole Remove/Move Existing		
	^ To Railroad Station		
	< Historic South Norwalk		
	Leave Space for Future The SONO Collection		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase **1**
Sector
Location No. **126**
Sign Type **PED.1**
Quantity **1**
Sheet No. **SL.9**

Comments **8 Message Panel**

Mount to Existing Pole
Remove/Move Existing

< To Railroad Station

Leave Space for Future
The SONO Collection

Alternate:

Could be Changed to PED.2
4 message panel if SONO
Collection is removed (to far
away?)

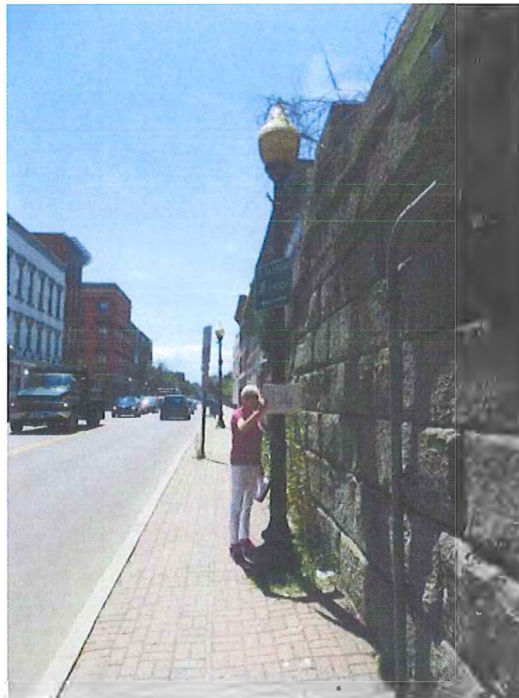
Message Header
SONO

Side (A)
> Washington Street (Shops and Dining Icon)
> Train Switch Museum
> The Maritime Aquarium
> The SONO Collection

Header
SONO

Side (B)

^ South Norwalk Station (ICON)
< Washington Street (Shops and Dining Icon)
< Train Switch Museum
< The Maritime Aquarium
< The SONO Collection



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase 1
Sector
Location No. 127
Sign Type PED.2
Quantity 1
Sheet No. SL.9

Comments **4 Message Panel**

Mount to Existing Pole
Remove/Move Existing

2 - No Parking Signs

Leave Space for Future
The SONO Collection

Message Header
SONO

Side (A)
^ Train Switch Museum
^ South Norwalk Station (ICON)
^ (Parking Icon) N Water Street Lot
< (Parking Icon) Haviland Lot

Header
SONO

Side (B)
^ The Maritime Aquarium
^ The SONO Collection
^ Oyster Shell Park
> (Parking Icon) Haviland Lot



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	<u>1</u>	Message	^ Stepping Stones Children's Museum
Sector	<u></u>		^ The Maritime Aquarium
Location No.	<u>200</u>		^ SONO District
Sign Type	<u>VDIR.3</u>		
Quantity	<u>1</u>		
Sheet No.	<u>SL.3</u>		
Comments	Single Post 4" High Copy Alternate VDIR.6 Double Post 5-6" High Copy		



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message	< Stepping Stones Children's Museum
Sector			> South Norwalk Station (ICON)
Location No.	201		> The Maritime Aquarium
Sign Type	VDIR.3		
Quantity	1		
Sheet No.	SL.3		

Comments Single Post
4" High Copy

Alternate
VDIR.6
Double Post
5-6" High Copy

Alternate Message
> SONO District



Description <File Missing>

Client **Norwalk CT**

Project Title **City of Norwalk CT - Phase 1
Wayfinding and Signage Program**

Date 08-30-2016
Revised 09-15-2016

Phase	1	Message Header	
Sector		District Name	
Location No.	FUTURE	Side (A)	
Sign Type	PED.4	TBD	
Quantity	1	Side (B)	
Sheet No.	TBD	TBD	
Comments	8 Message Panel New Pole		

Description <File Missing>

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

**125 East Avenue
P.O. Box 5125
Norwalk, CT 06856**

MEMORANDUM

TO: PLANNING COMMITTEE MEMBERS

FROM: SUSAN SWEITZER, SENIOR PROJECT MANGER

DATE: OCTOBER 28, 2016

**RE: REVIEW OF WEBSTER BLOCK DEVELOPMENT OBJECTIVES
AND PARAMETERS**

The Webster Street Block and Its Immediate Context

The current Webster Street Block is a mixture of surface parking lots and buildings of varying heights, including the tallest building in the Redevelopment Area. The lot is almost triangular: the base is Washington Street, the left side is Dr. Martin Luther King, Jr. Boulevard and the right side is North Main Street. Commercial buildings line North Main Street and Washington Street; parking lots line Dr. Martin Luther King, Jr. Boulevard. This triangle is the gateway introduction to South Norwalk for drivers travelling south along West Avenue or coming from West off of Flax Hill.

The principal façade of the tallest building faces Washington Street, and is set back from the street by a large, paved plaza. The other commercial buildings along both Washington Street and North Main Street have no setback from the sidewalk; most are one to two stories in height. The taller buildings are clustered at the corner of Washington Street and North Main Street.

The opposite side of North Main Street is also lined with buildings along the sidewalk; these buildings are one to three stories in height and many may have historic value. The buildings on the opposite side of Washington Street are also lower in height, but do not form a continuous streetwall. Unlike the buildings on the opposite of North Main Street, the buildings on the opposite side of Washington Street have gaps between them that allow for some minor landscaping treatments. A larger green area contiguous to the rail tracks is located on the corner of Madison Street and Washington Street, opposite the plaza on the Webster Street Block.

The parking on the Webster Street Block that lines Dr. Martin Luther King, Jr. Boulevard is opposite a mixture of housing types that are set back from the sidewalk. The housing includes newer multifamily developments and a mix of older two-family buildings; most of the housing is two to three stories in height. Buildings on the Webster Street Block that are contiguous to the internal parking lot and Dr. Martin Luther King, Jr. Boulevard are only one story in height.

The Webster Street Block Development Objectives and Design Parameters (*The Objectives and Parameters*) identify pedestrian links from the parking lot to the larger neighborhood, noting problems identifying which route is the most appropriate for which destination, and concerns about pedestrian safety due to vehicular traffic and low levels of lighting. The aesthetics of easily visible dumpsters, equipment, and loading areas are also noted as a concern for such a prominent location. Finally, the *Objectives and Parameters* note that the plaza on the corner of Washington Street and North Main Street is an underutilized public amenity.

The Webster Street Block's Context within the TOD Redevelopment Area

The Webster Street Lot is identified as a 5.8-acre site. A developable parcel of this size is unusual within the remainder of the TOD Redevelopment Area. Most other parcels are small and contain one or more buildings. Development of a lot of a similar size elsewhere in the Redevelopment Area would require the assembly of several parcels to create a 5.8-acre site. To develop such a site, the buildings on those parcels would have to be demolished. The cost of acquisition and the embedded value of the existing buildings would make such parcel assembly much more expensive than redeveloping the Webster Street Lot.

The Webster Street Lot has other advantages over parcels elsewhere in the Redevelopment Area. The lot is on the west side of Washington Street; east of the tracks, Washington Street is already a vibrant area. The pedestrian access from the interior of the lot leads to the US Post Office and the public library. The entry of this access is approximately one-quarter mile from the South Norwalk Metro-North Rail Station, which is the walking distance common for transit-oriented development. From the public plaza, it is less than a quarter-mile to the Maritime Aquarium. Clearly the Webster Street Lot represents a significant and soft development opportunity within the TOD Redevelopment Plan Area.

Webster Development Goals and the TOD Redevelopment Plan

Section 1.3 Statement of Objectives of the *Redevelopment Plan* defines a series of objectives around the composition of the neighborhood, diversity (of businesses, cultures, and incomes), housing, economic development, urban design character and qualities, circulation and transportation, and community security and safety. The development goals for the Webster Street Block as defined by the *Objectives and Parameters* are consistent with these objectives:

Development Goal	Redevelopment Plan Objective
1. Meeting parking demand, both new and existing	<i>Circulation and Transportation</i>
2. Improving pedestrian and vehicle circulation through the site	<i>Circulation and Transportation and Community Security and Safety</i>
3. Advancing a phased development	<i>Neighborhood, Diversity, and Housing and Economic Development</i>
4. Improving the image of the site and surrounding block	<i>Urban Design Character and Qualities</i>
5. Strategically locating new multi-family housing and/or office on the site as primary uses	<i>Housing and Economic Development</i>
6. Breaking down the scale of the superblock and reconnecting it dimensionally to the fabric of SoNo	<i>Neighborhood and Urban Design Character and Qualities</i>

The Webster *Objectives and Parameters* identifies four elements in particular that incorporate the objectives of the *TOD Redevelopment Plan* as part of the development program for this site:

- Requiring a mix of uses on the site, primarily office and residential with ground floor, pedestrian-oriented commercial/ retail uses
- Improving the existing public plaza as part of any development
- Creating safe public access from the site to the rest of the Redevelopment Area
- Addressing the surrounding context in terms of height and historic context

Webster *Objectives and Parameters* Recommended Uses and Dimensional Standards

Land Uses

The *Objectives and Parameters* suggests the following land use categories:

- A. Office/R&D/Institutional Uses
- B. Multi-Family Housing
- C. Retail and Business
- D. Boutique Manufacturing
- E. Restaurant/Taverns
- F. Public Realm (required minimum of 5% of gross square footage)

The *Objectives and Parameters* further requires that no single use be more than 70% of the total developable square footage; that multi-family housing, office, or a combination of the two should be the primary land use component, and that Public Realm is a required use.

The Webster Street Block falls within the TOD District, which is a proposed new zoning district that accompanies the *Redevelopment Plan*. The uses proposed by the *Objectives and Parameters* are consistent with those of the proposed TOD District, with the following notes:

- The term Institutional refers to nonprofit uses. The proposed TOD District allows Places of Worship, Churches and Church Buildings and Museums, Libraries and Meeting Halls
- Multi-Family Housing refers only to buildings with 12 or more units
- Business in the *Objectives and Parameters* refers to all for-profit entities not otherwise specified, and would include Banks and Financial Institutions, Health Clubs, or Printing Establishments
- Restaurants and Taverns are allowed as of right if the use has a gross floor area of less than 2,500 square feet; anything 2,500 square feet or more requires a special permit.
- Parks, Playgrounds and Open Space are allowed by right within the TOD District
- From the *Urban Renewal Plan for the Reed Putnam Area*: “The public realm area includes all public places and the building elements that are physically and/or visually accessible to the public regardless of who actually owns the space. Such places and elements can include but are not limited to, streets, pedestrian ways, bikeways, bridges, plaza, nodes, square, gateways, parks, waterfronts, natural features, view corridors, landmarks, and points at which a building establishes interaction with the public via design or use either interior or exterior that is beyond a commercial purpose” (page 25).

Dimensional Standards

The following table compares the proposed dimensional standards for the Webster Street Block with the proposed zoning for the TOD District.

	Dimensional Standard	Webster Street Block	TOD District
A	Minimum lot size if lot is subdivided	25,000 SF	9,750 SF
B	Minimum lot area per dwelling unit	500 SF	500 SF
C	Maximum ground coverage	90%	90%
D	Minimum landscaped area of lot	10%	10%
E	Floor Area Ratio		
	Minimum	3.1	None
	Maximum	3.5 (Green 4.0)	None
F	Minimum front, side, rear yard	0 feet	Front: 0-15 Side: 0-10 Rear: 10- 10 feet per story
H	Minimum frontage	150 feet	None
I	Permitted uses	A, B, C, D, E, F	See above
J	Workforce Housing	10% at 50% SMI	10% at 50% SMI
L	Tapering Height	55 feet	None
M	Upper level setback	25 feet	None
N	Upper level maximum floorplate	10,000 sq. ft.	None
O	Arts related use requirements (not limited to the ground floor)	5% of gross square footage	None
P	Maximum height	80 feet	45-65 feet depending on lot size
	With below grade parking bonus	120 feet	None

The requirements of the proposed TOD District are in effect unless specifically superseded by the requirements of the *Objectives and Parameters*.

Because of the differences in the proposed dimensional standards, and the addition of FAR to the other dimensions, a “fit” test is being undertaken. The test study will also test the ability to achieve the height bonus through the provision of parking below grade. The development *Objectives and Parameters* recommends transitioning height downward from the interior of the property to the edges of the site.

Webster *Objectives and Parameters* Design Guidelines and the Redevelopment Plan

Because the Webster Street Block is within the Redevelopment Area, the design guidelines within the *Redevelopment Plan* (Section 5.4) also apply to this block. The development *Objectives and Parameters* however has site specific guidelines which include the following.

- Transition in height relative to pre-existing buildings
- Requirement for thirty-foot commercial bays
- Required minimums for transparent materials on façades, both ground-level and above
- Specified building materials and treatments
- Treatment of the façade relative to setback height
- The depth and width of the elements above the setback
- Sidewalk depth of 15’ along major streets
- Access to parking from the east side of the site
- Interconnected public spaces
- Installation of public art
- Location of utilities underground

This review of the proposed Webster Block development objectives and parameters is intended to stimulate dialogue within the Committee to determine if the development objectives and parameters being advanced are agreeable to the Committee and should ultimately be incorporated into an RFQ for the development of the site which would be advanced to the Common Council for its approval.