

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: SEPTEMBER 30, 2021
RE: MEETING NOTICE

The next scheduled meeting of the Planning Committee of the Common Council will be held on Thursday, October 7, 2021 at 7:00pm. To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



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



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



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



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Maritza Alvarado at malvarado@norwalkct.org to provide written public comment prior to the meeting.

**PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
OCTOBER 7, 2021
7:00PM
AGENDA**

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. ADMINISTRATION

- A. Approval of the Minutes of September 2, 2021 Meeting.

II. NEW BUSINESS

A. PLANNING AND ZONING

1. Update on Zoning rewrite
2. Update on Industrial Zones and Waterfront Study

B. BUSINESS DEVELOPMENT & TOURISM

1. Authorize the Mayor, Harry W. Rilling, to execute all documents to increase the contract amount for Marketing Services between the City of Norwalk and Dorenburg Kallenbach Advertising, LLC, fifty thousand dollars (\$50,000) to execute an Economic Development focused marketing campaign and website.

ACCT: 0921 3780 5777 C0781

2. Authorize the Mayor, Harry W. Rilling, to execute a contract with Studio 162, LLC (Lauren Clayton) to complete two Martin Luther King, Jr. Corridor art installations in a total amount not to exceed \$26,500.

ACCT: 0921 1450 5777 C0792

C. REDEVELOPMENT

1. Webster Street RFQ Update

D. TRANSPORTATION, MOBILITY AND PARKING

1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and Vanessa Hangen Brustlin, Inc. (VHB, Inc.) for the Seaview Avenue Corridor Preliminary Engineering and Conceptual Design Services in a total amount not to exceed \$32,000.

ACCT: 0918 4021 5777 C0599; Seaview Ave. Improvements

III. OLD BUSINESS

ADJOURNMENT

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**PLANNING COMMITTEE
OF THE COMMON COUNCIL
REGULAR MEETING
SEPTEMBER 2, 2021
VIA TELECONFERENCE**

ATTENDANCE: John Kydes, Chair; Thomas Keegan; Thomas Livingston;
Barbara Smyth; Darlene Young (7:37 p.m.)

STAFF: Sabrina Church, Director Business Development and Tourism;
Steve Kleppin, Director of Planning and Zoning; Jessica Vonashek,
Chief Economic and Community Development; Michael Yeosock,
Transportation, Mobility and Parking

OTHERS: Steven Ivan, Housing Development Project Manager, Norwalk
Redevelopment Agency

CALL TO ORDER

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

ROLL CALL

Mr. Kydes called the Roll as indicated above.

PUBLIC HEARING FOR THE PY46 (FY20) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) SUBMISSION TO HUD

Mr. Kydes opened the public hearing. No members of the public wished to comment, and he closed the public hearing at 7:04 p.m.

PUBLIC PARTICIPATION

No members of the public wished to comment.

I. ADMINISTRATION

A. Approval of the Minutes of August 5, 2021 Meeting.

**** MR. KEEGAN MOVED TO APPROVE THE MINUTES AS PRESENTED
** MOTION PASSED WITH ONE (1) ABSTENTION (MS. SMYTH)**

II. NEW BUSINESS

A. REDEVELOPMENT

**** MR. LIVINGSTON MOVED TO ADVANCE THE PY46 CAPER TO THE
COMMON COUNCIL WITH AUTHORIZATION FOR THE MAYOR TO
SIGN ALL FORWARDING DOCUMENTATION REQUIRED BY HUD.**

Mr. Ivan provided an overview of the first year of the five-year consolidated plan that was included in the backup materials. Mr. Keegan asked about the number of homeless people in Norwalk as identified in the Plan. He noted that 19 children were included. Mr. Ivan explained that this number was provided by a consultant and pulled from the consolidate plan. He said he did not believe the plan has specific information about children. Mr. Keegan said that he would hope whoever is responsible for this would make the children and their families a priority.

**** MOTION PASSED UNANIMOUSLY**

D. PLANNING AND ZONING

1. Update on the Industrial Zone Study and the Waterfront Study.

Mr. Kleppin offered to attend next month's meeting to discuss this item, especially the Industrial Zone Study. He reported that the Committee met last week and edits are being made. He added that there will be detailed recommendations.

Mr. Kleppin reported that the Waterfront Study just began. They held four different interviews with stakeholders to try and get a sense of what is working and what is not working. The quick takeaway is that there is significant siltation and the Harbor and the River need to be dredged. He added that they talked to the people doing water quality studies.

Mr. Livingston said it sounds like they are asking the waterfront property owners what they think and asked if they are going to ask the broader population. He said the waterfront is a tremendous asset to the City. Mr. Kleppin said there will be several public hearings held along the way.

Mr. Kleppin said they are constantly learning the properties and added that this is a first step. There is a need to protect the waterfront and find public access. He said they are trying to interview as many stakeholders as possible. Mr. Livingston asked if members of the Common Council will be included in the discussions. Mr. Kleppin said that Ms. Young and Mr. Kydes are on the Committee overseeing the Study. Mr. Livingston said that the more input from the members of the Common Council, the better.

Mr. Kydes asked Mr. Kleppin to keep the Planning Committee involved and asked to have this item put on the agenda for next month's meeting.

B. BUSINESS DEVELOPMENT & TOURISM

1. Review of the Arts Commission's MLK Corridor Arts Program.

Ms. Church shared her screen and explained that the Common Council authorized a capital budget for the Arts Commission for \$50,000. The Arts Commission commissioned art for the MLK Corridor. A sub committee was created and their first activity was to hire a Curator for the project. Mr. Julio Pardo, who is a resident of the community, was chosen.

Ms. Church reviewed the steps taken to identify areas where Mr. Pardo and the Arts Commission felt they would be able to bring the community together through art. Two locations were chosen, they sent out an RFP and then facilitated a clean up of the areas.

The submission were showcased and received community input. Ms. Lauren Clayton's proposal was chosen. Ms. Clayton has strong ties to the community. Both pieces will cost \$30,000. They hope to use the remaining funds to have students paint traffic boxes.

Ms. Church invited the Committee members to participate in the ribbon cutting event in November.

In response to Mr. Kydes' question, Ms. Church explained that the State funded the City \$1 million for a multitude of things that were prioritized by the community. A portion of that funding is going to the arts.

Ms. Smyth said she was glad Ms. Clayton has ties to the community. She added that the mural is beautiful and welcoming.

Ms. Young joined the meeting at 7:37 p.m.

C. TRANSPORTATION, MOBILITY AND PARKING

1. Update on Rowayton Sidewalk project.

Ms. Vonashek reported that the contract for the Rowayton sidewalk project was signed. She anticipates having the design concepts by the end of the year. Mr. Livingston expressed his thanks to Ms. Vonashek.

2. Update on Transportation Master Plan.

Ms. Vonashek reported that the Technical Advisory Committee held their first meeting. Community meetings will be scheduled. Mr. Yeosock said an electronic survey will be available.

Ms. Smyth asked if the Technical Advisory Committee will be looking at public transportation. Ms. Vonashek said they will and noted that members of the Transit District were on their call. During their call, they also talked about ensuring that people are able to get to their places of employment. She said that they discussed how people are moving out of their cars and using public transportation.

Ms. Vonashek discussed the Wall Street RFP.

III. **OLD BUSINESS**

Ms. Vonashek reviewed the Main Street Small Business program. She said the program started in November 2019. She shared her screen and highlighted the various programs,

noting she has \$165,000 to spend on the program. Four business have applied for a matching grant.

Mr. Livingston asked if someone is obligated to pay back the grant if they sell their building. Ms. Vonashek said they get the money free and clear. She noted that this money is to be used for basic façade improvement.

Ms. Vonashek reported that she received a lot of feedback about resident's frustration with garbage cans. She said she was able to work with the Department of Public Works and purchased garbage and recycling bins for Wall Street and Washington Street. The existing bins were painted and relocated to Whistleville, where there were no public garbage receptacles.

Ms. Vonashek talked about the holiday lights. She said that soon after they were installed, some of the lights were not operational. They realized the outlets were not strong enough and have been working with SNEW to identify and better address the issue for this holiday season.

Ms. Vonashek reported that 30 small business grants for \$5,000 were awarded. Two thirds of the business were women and minority owned business entities. In total \$150,000 was provided to small business through this program. She noted that over 220 businesses submitted their names for this funding.

Ms. Vonashek reported that they spent \$4,500 to create neighborhood banners in various locations in Norwalk. They installed 35 neighborhood banners and have an additional 35 that need to be installed in various locations.

Through the Arts Commission, \$13,400 was committed to create the custom local art work covering the dining barriers on Washington Street.

Ms. Vonashek said that for the next fiscal year, they are looking at adding six programs, including the storefront façade project, holiday and seasonal decorations, City Ambassadors, neighborhood banners, public art initiative and local programs in the urban core.

Ms. Young asked Ms. Vonashek who they were looking to work with as City Ambassadors. Ms. Vonashek said they talked to some of the non-profits and to the Open Door Shelter to see if they were interested in working with them on this program. Ms. Young said the Open Door Shelter did something like this a few years ago and believes the residents were paid to do some cleaning in the South Norwalk area. She said she would love to know more about the Ambassador program; this is a good initiative to bring back.

Mr. Keegan asked Ms. Vonashek if there are plans for a storefront holiday decoration contest. Ms. Vonashek said she believes the Wall Street Neighborhood Association holds an event around decorating their storefronts. Mr. Keegan suggested that would be something to consider.

Mr. Kydes asked Ms. Vonashek for an update on the Webster Street parking lot. Ms. Vonashek explained that an RFQ was created to get responses from developers.

ADJOURNMENT

**** MS. SMYTH MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:11 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

Norwalk Industrial Zones Study

Norwalk, CT

September 2021



Photo Credit: Geoff Steadman

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Contents

Introduction	1
Background & Analysis	4
Process & Outreach	24
Recommendations	34
Appendices	64

Introduction

This study considers Norwalk’s industrial uses and its zoning for industrial and commercial uses as key resources for economic development and job growth. The study builds off the Citywide Plan’s goals and will inform future updates to the Building Zone Regulations.

The goal of this study is to assess the spatial affects and appropriateness of different types of industrial development in different areas of the city and to evaluate current land use and regulations around industrial zoning. The recommendations of this study help to clarify, from a zoning perspective, the differences between those uses that have an affect on abutting properties - through noise, traffic, outdoor storage, etc. - and those that are desirable in terms of placemaking and creating vibrant, mixed-use neighborhoods.

The recommendations outlined in this study result from conversations with city staff, industrial business owners, residents, and other local stakeholders. Ultimately, these recommendations are informed by contemporary standards for urban industry and seek to balance economic development opportunities with placemaking.

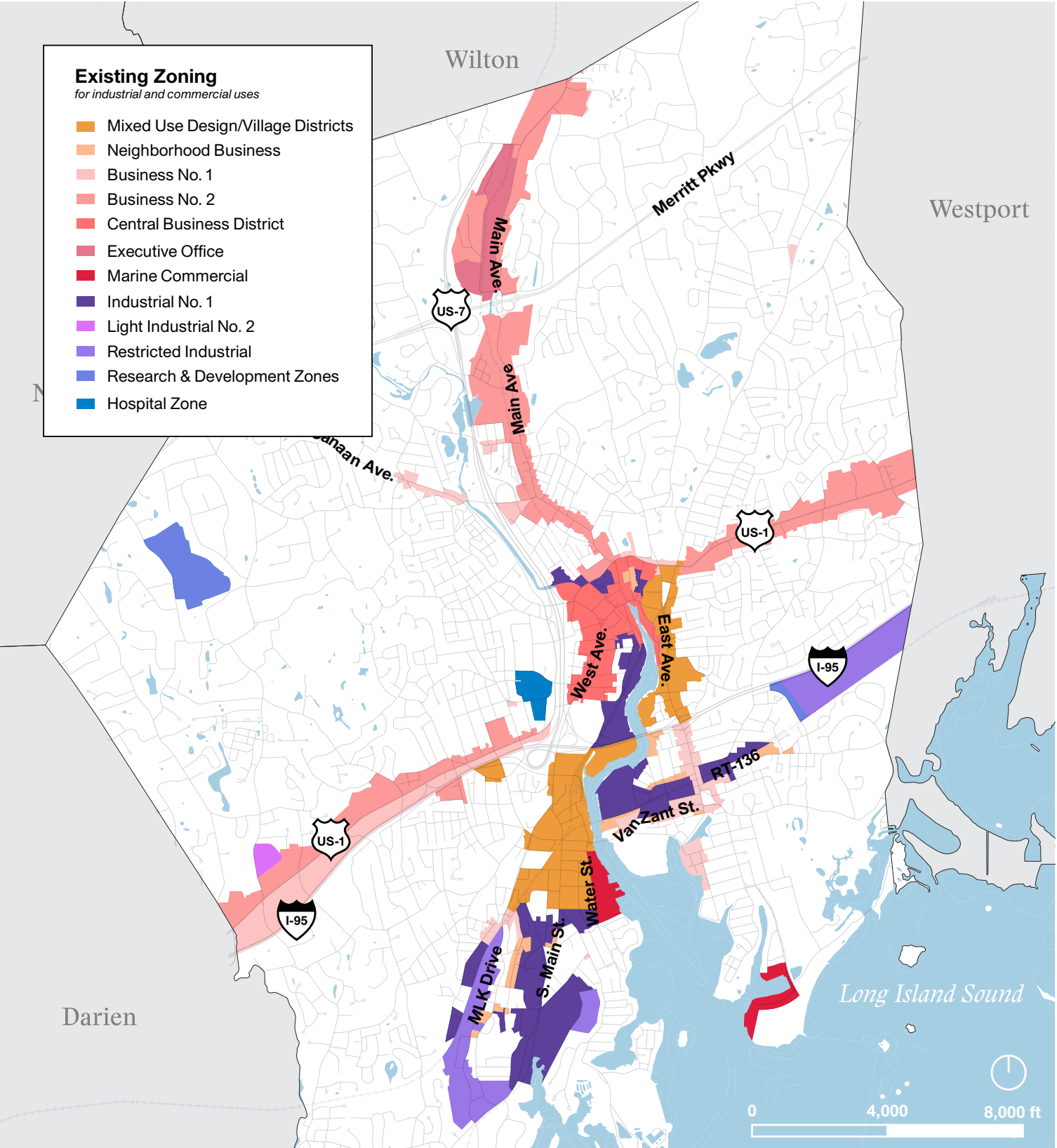


Figure 1. Existing Zoning Districts for Industrial and Commercial Uses

Different industrial use types are currently permitted to locate in the existing zoning districts shown in this map. The type of industrial uses allowed in each district varies. In many cases the regulations for industrial use types are confusing to navigate and do not align with the actual impact or dimensional needs of 21st century industrial uses.

Industrial Use Types Defined

Throughout this report we will use descriptive terms for manufacturing and other industrial uses that are introduced here for clarity of meaning.

Manufacturing is a type of industrial use that involves the making or production of items, often on a large scale using machinery. Within manufacturing, uses are grouped into higher impact (heavy) and lower impact (light or boutique/artisan) based on things like levels of noise, air and water pollution as well as the volume of goods that come to and from the site by truck.

Beyond manufacturing, other industrial uses include things that involve storage, movement and bulk purchase and sale of goods (e.g. warehousing, wholesale, distribution, contractor yards) as well as industrial services (utilities, waste management, contractor offices, maintenance and repair), and computer and internet infrastructure like data centers. This also includes research and development (R&D) uses like labs and biotech that create prototypes but do not produce on a large scale. Like manufacturing, these are often grouped into higher impact (heavy) and lower impact (light) industrial uses.

Figure 2. The Intensity and Impact Spectrum of Different Industrial Use Types

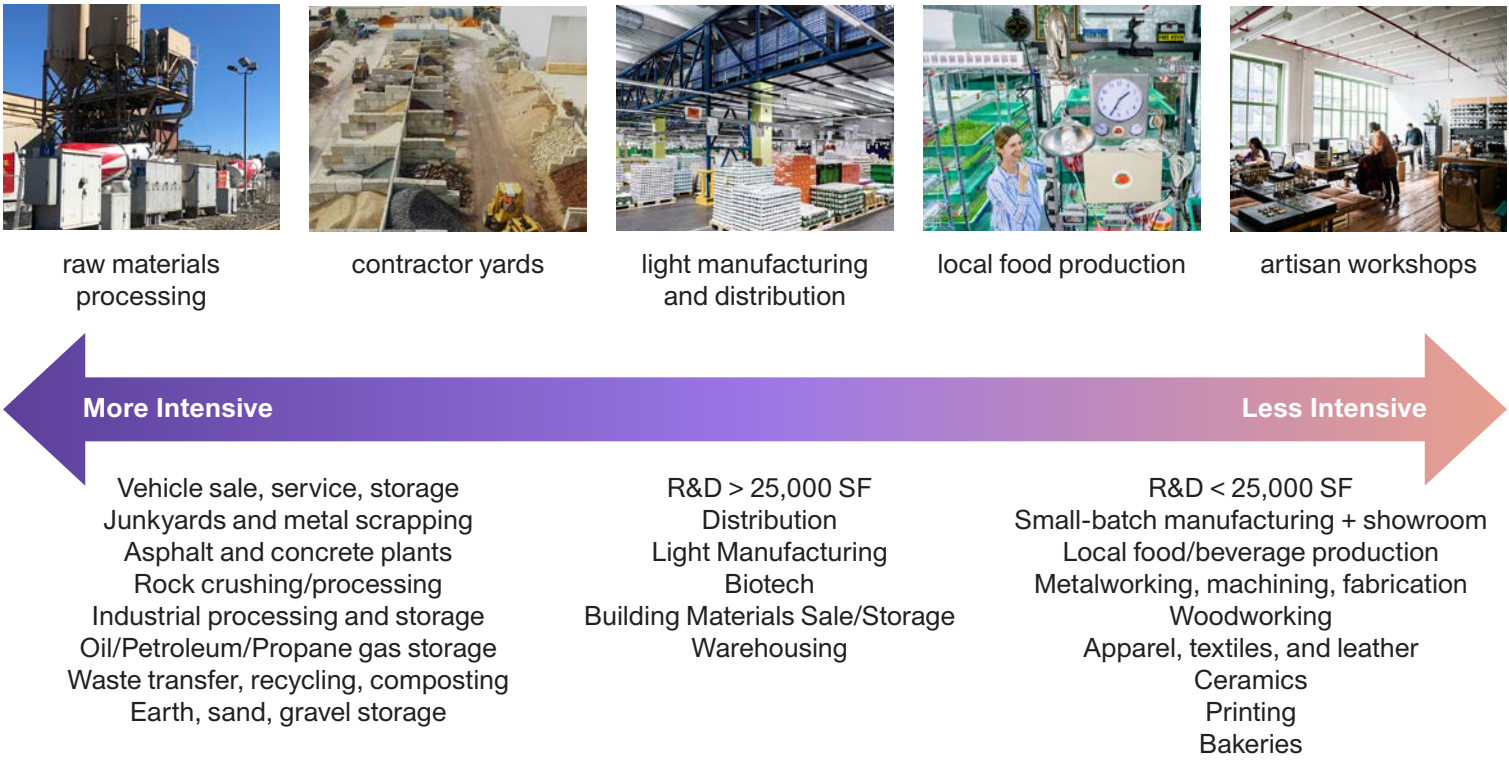


Table 1. Classification of Sample Existing Norwalk Industrial Businesses by Intensity of Use

Name	Area	Address	# Jobs	Industry Classification*	Intensity
Rt Vanderbilt Co Inc	East Norwalk	30 Winfield St	100 to 249	All Other Nonmetallic Mineral Mining	Mining
Grasso Co	SoNo East	314 Wilson Ave # 1	50 to 99	Site Preparation Contractors	Contractor Yard
Connecticut Section Amer Water	Waterfront	164 Water St	20 to 49	Electric Power Distribution	Utilities
PDC International Corp	SoNo East	8 Sheehan Ave	50 to 99	Packaging Machinery Manufacturing	Heavy Mfg.
Lion Cords Div	SoNo East	149 Woodward Ave	20 to 49	Other Communication & Energy Wire Manufacturing	Heavy Mfg.
Norwalk Transit District	SoNo East	275 Wilson Ave	100 to 249	All Other Transit & Ground Passenger Trnsprt'n	Transportation
Dispatch A Ride	SoNo East	275 Wilson Ave	100 to 249	Interurban & Rural Bus Transportation	Transportation
Show Motion Inc	SoNo East	2 Meadow St	20 to 49	Other Commercial & Industrial Mach/Equip Rntl/Lsng	Equip. Rental
Commerce Packaging Corp	SoNo East	305 Wilson Ave	20 to 49	Industrial & Personal Svc Paper Merchant Whlsrs	Light Mfg.
Two Men & A Truck	East Norwalk	25 Van Zant St # 1a-1	20 to 49	General Freight Trucking, Local	Distribution
Winchester Interconnect	Waterfront	68 Water St	100 to 249	Electronic Stores	Retail/Wholesale
Sequel	SoNo East	145 Woodward Ave	100 to 249	Engineering Services	Watch Wholesale
Paganos Inc	Waterfront	142 Water St	20 to 49	Fish & Seafood Markets	Wholesale Food
Hillard Bloom Shellfish Inc	Waterfront	132 Water St # 1	20 to 49	Shellfish Farming	Food Harvest/Sale
Ariston Wholesale Flowers	East Norwalk	14 Strawberry Hill Ave	20 to 49	Flower, Nursery Stock/Florists Supls Mrchnt Whlsrs	Nursery/Wholesale
Connecticut Materials Testing	SoNo East	7 Lexington Ave	20 to 49	Testing Laboratories	R&D / Lab
K W Griffen Co	Merritt	100 Pearl St	20 to 49	Surgical & Medical Instrument Manufacturing	Advanced/Artisan Manufacturing
Buck Scientific Inc	East Norwalk	58 Fort Point St	20 to 49	Analytical Laboratory Instrument Manufacturing	Advanced/Artisan Manufacturing
John G Kyles Inc	Merritt	25 Perry Ave	20 to 49	Surgical & Medical Instrument Manufacturing	Advanced/Artisan Manufacturing
Sales One LLC	East Norwalk	16 Fitch St	20 to 49	Jewelry, Watch, Precious Stone/Metal Mrchnt Whlsrs	Boutique/Artisan Manufacturing
Marine Max Inc	Waterfront	130 Water St	20 to 49	Boat Dealers	Retail
Mayan Corp	SoNo East	79 Day St	10 to 19	All Other Leather Good & Allied Product Mfg	Boutique/Artisan Manufacturing

* Descriptive titles are from Federal classification system definitions, aka NAICS codes. Note that Dooney & Bourke have been removed from this list because it appears that their full company employment was registered to their Norwalk location which is inaccurate. Job numbers provided are for the Norwalk location and not for the business overall.

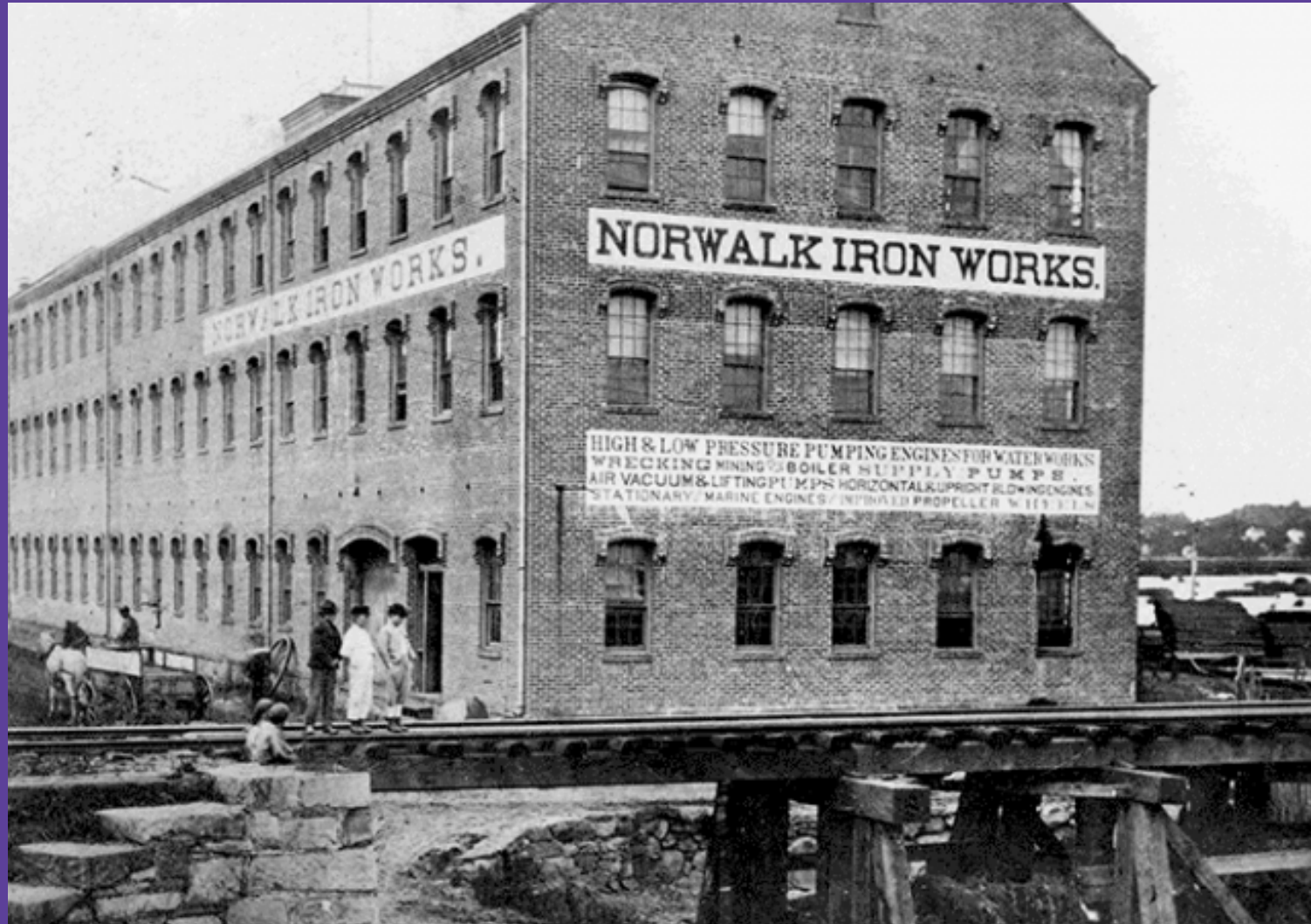


Figure 3. Norwalk Iron Works Historical Photo

Background & Analysis

Norwalk has a rich history of industry that developed along the Norwalk River. In the late 19th century, a vibrant economy included pottery, hat making, printing, oystering, and lock making. Many of these old industrial buildings can still be seen along Wall Street and Water Street, and in fact form the spine of the city's historic urban fabric. Industrial development in the 20th century differed in that it sought more space outside and at the fringes of the city. Norden Systems' large facility on the eastern side of the city and South Norwalk's industrial zones, which were developed on wetlands, are notable examples of this trend.

Today, Norwalk faces important decisions about its portfolio of industrial land. On the one hand, development pressure for market-rate housing and a scarcity of large parcels is driving up land values, especially when they are close to transit. At the same time, cities are looking to preserve their commercial tax base with new development strategies as conventional brick and mortar retail loses ground to e-commerce. It is also worth noting that, although Norwalk has a higher number of industrial businesses than peer cities, it has fewer industrial jobs than these peer cities (see Figure 6 and Figure 7). In other words, Norwalk is receiving less economic benefit from its numerous industrial businesses than peer cities with a similar level of industrial development and the effects of these land uses. This suggests that a more deliberate approach to cultivating mutually beneficial industrial development could yield great results.

This study therefore identifies market opportunities that are unique to Norwalk's history, location, and workforce; unearths supply chains and clustering of similar suppliers; and considers labor market access and specialized local expertise that can ground policy and development strategies that differentiate Norwalk as a business location.

Figure 4. Historical Origins of Today's Industrial Zones

This graphic shows a 1934 aerial map of South Norwalk with today's industrial zones overlaid, as an example of how today's industrial zones often were located at the edges of developed residential neighborhoods and were not fully integrated into the street network. The disconnects, tensions and synergies between historic industrial districts and nearby residential areas persist to modern day and need to be addressed more directly and thoughtfully in the zoning regulations in order to cultivate desirable, mutually beneficial industrial development.



Defining 21st Century Industry

21st century industrial development has marked differences from that of the 20th century. Namely, industrial businesses tend to be smaller and have new standards for space. Most people associate the word “industrial” with 19th and 20th century industrial development - conjuring images of large factories that are noxious, loud, and cause environmental degradation. However, as these more traditional industrial uses have moved outside of the city, the nature of urban industry has shifted. Urban industrial uses are much more nuanced. They include emerging niche markets (like brewing and distilling, food businesses, specialty building products, and artisanal fabrication), research and development, showroom and distribution space for wholesalers, e-commerce and last-mile fulfillment, and service-focused heavy commercial (like auto repair, industrial service businesses such as contractors, commercial laundry, property management, etc.) that are vital for the economic wellbeing of a region.

The Urban Manufacturing Alliance’s national report on the State of Urban Manufacturing highlights the significant shifts in 21st century industry that make the manufacturing sector an essential factor for urban economic growth, employment, as well as placemaking. Heavier industries in Norwalk, such as concrete plants and metal scrap yards are unlikely to grow given land values and the space demands for such industries, Conversely, light manufacturing, light industry, or research and development can be a significant engine for economic development in cities. At a smaller scale, encouraging artisanal and boutique manufacturing, such as bakeries, textile production, and ceramics; can support local makers, enrich mixed-use neighborhoods, and activate the ground floor where retail is not viable.

Not all industrial uses are the same

This study draws a clear distinction between different industrial users. On the one hand, heavy industrial uses that already exist in the city may be necessary for the region that will remain, but may not grow given market constraints; there are intensive operations, such as contractor yards and

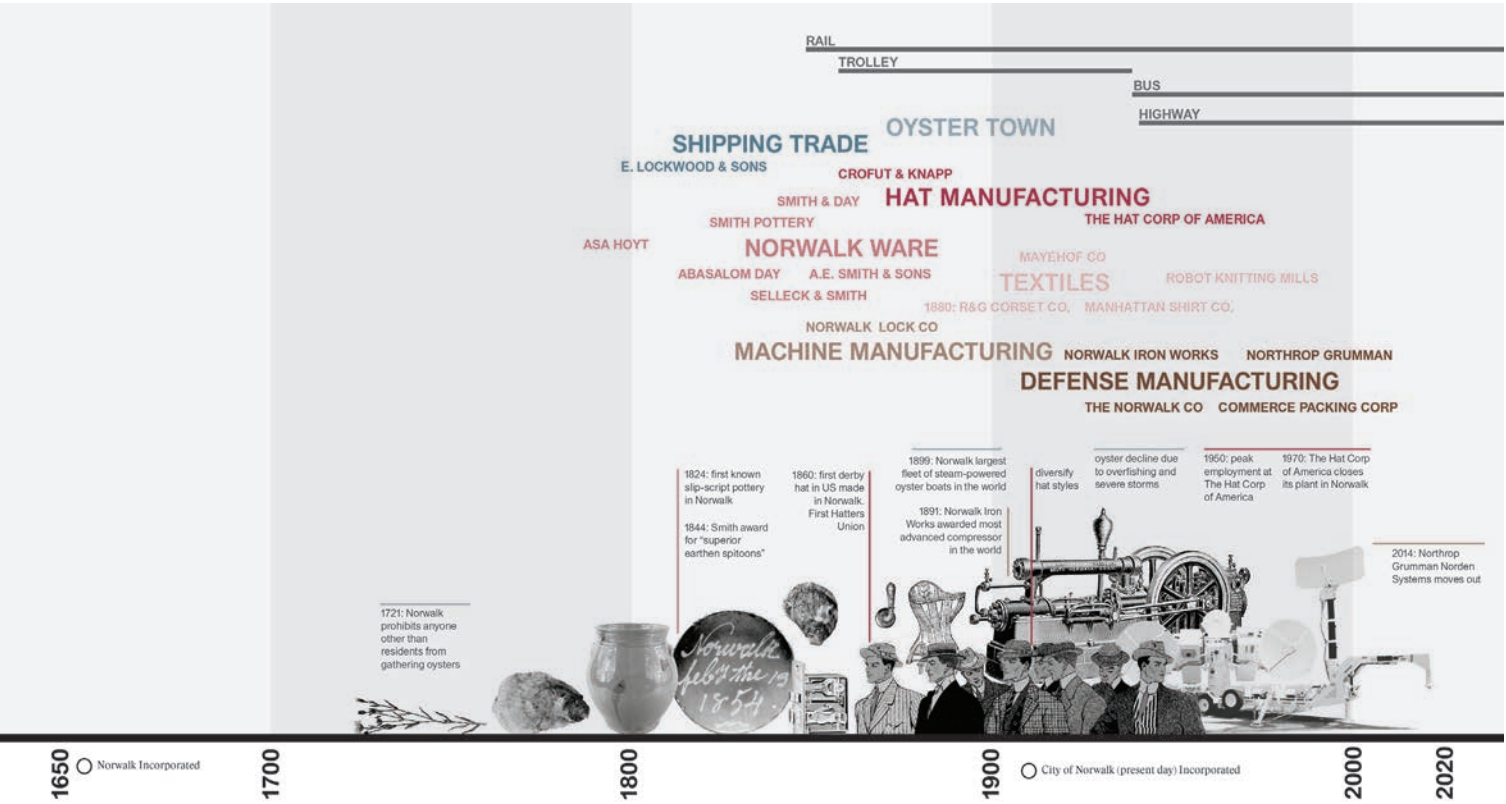


Figure 5. Norwalk’s Industrial Development History

Norwalk’s industrial development history has shaped the types of industrial uses that persist today, which in many cases are more specialized or high-tech aspects of former traditional industries. These industries not only shaped the physical qualities of the industrial land (such as utility and street networks) in the City and also shaped the skillsets and knowledge base of the local workforce. Leveraging this history will help attract 21st century industrial development that is uniquely well-suited to Norwalk.

large-scale warehousing, that have greater impacts on abutting users that need to be regulated or strategically located; and there are those light industrial, smaller warehousing and storage facilities, research and development labs, and boutique manufacturing uses that contribute to the overall economic development of the city. Examples of heavy manufacturing include rock crushing, concrete production, oil storage, and metal scrapping. Examples of light manufacturing include food and beverage, green energy, and biomedical. Examples of boutique or artisan manufacturing include smaller scale and lower impact uses like distilleries, ceramics, and maker space.

Norwalk’s Industrial Market in Comparison

A comparative study of peer cities shows that Norwalk is a regional leader in industrial businesses. The peer cities analyzed were: Bridgeport, Danbury, East Hartford, Fairfield, Farmington, Greenwich, Groton, Manchester, Middletown, Milford, Wallingford, Waterbury, and Stamford. Across these cities, “industrial” sectors were measured for the number of establishments and number of employees. Because industrial is a broad reaching category, for the purposes of this analysis, “industrial” was defined as the following sectors: (1) Manufacturing, (2) Construction, (3) Administration and Waste Management Services - which includes building services, private security, back office, cleaning services, landscaping, waste management, environmental services, (4) Warehousing and Transportation - a.k.a. Logistics, and (5) Wholesale Trade.

Growth in Establishments, but not Employment

Among its peer cities, Norwalk has the largest number of “industrial” businesses, representing almost 30% of total businesses, but employment levels are lower than several other cities including Danbury, Bridgeport, Wallingford, and Waterbury. The average industrial employment size is 7, which is the smallest in Connecticut.

This disparity between the number of establishments and employment is consistent across each of the analyzed sectors from Construction to Administrative, Waste Management, and Remediation Services, to Wholesale Trade. However, the difference is most pronounced in the manufacturing sector where its employment is only 3% of its total employment compared to 8% in Bridgeport and 11% in Danbury.

Data about the logistics sector is suppressed for Norwalk except for 2016 and 2018. Our analysis takes reported data from the prior year and adds it to the next year so as to not cause any impact of that sector on the data. This adjusted data is reflected in the “Norwalk Adjusted.” Adjusting for these data inconsistencies, Norwalk leads in establishment growth in the “industrial” sector, but has declining employment. In contrast, Fairfield County has shown 15% growth in employment in these sectors.

Figure 6. Industrial Establishments Peer City Comparison

Norwalk has a higher number of industrial establishments than all peer cities. Norwalk also has a higher percentage of industrial establishments than most peer cities, except Danbury, Milford and Wallingford.

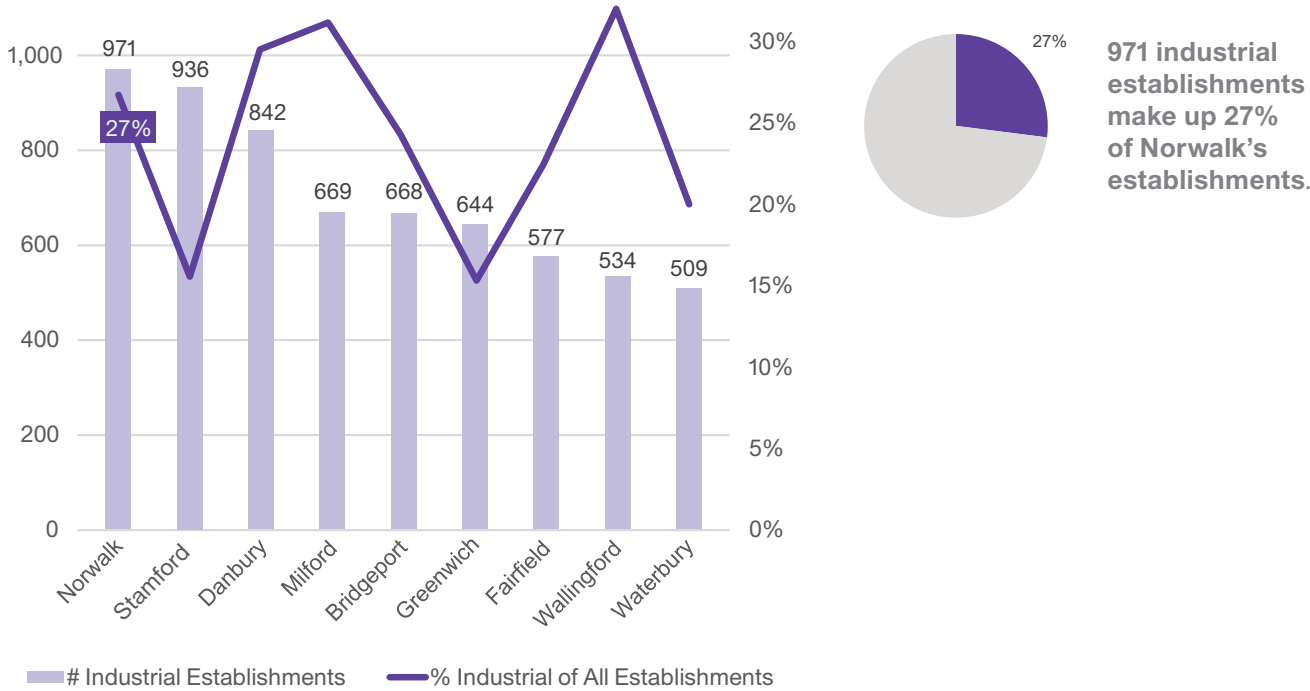
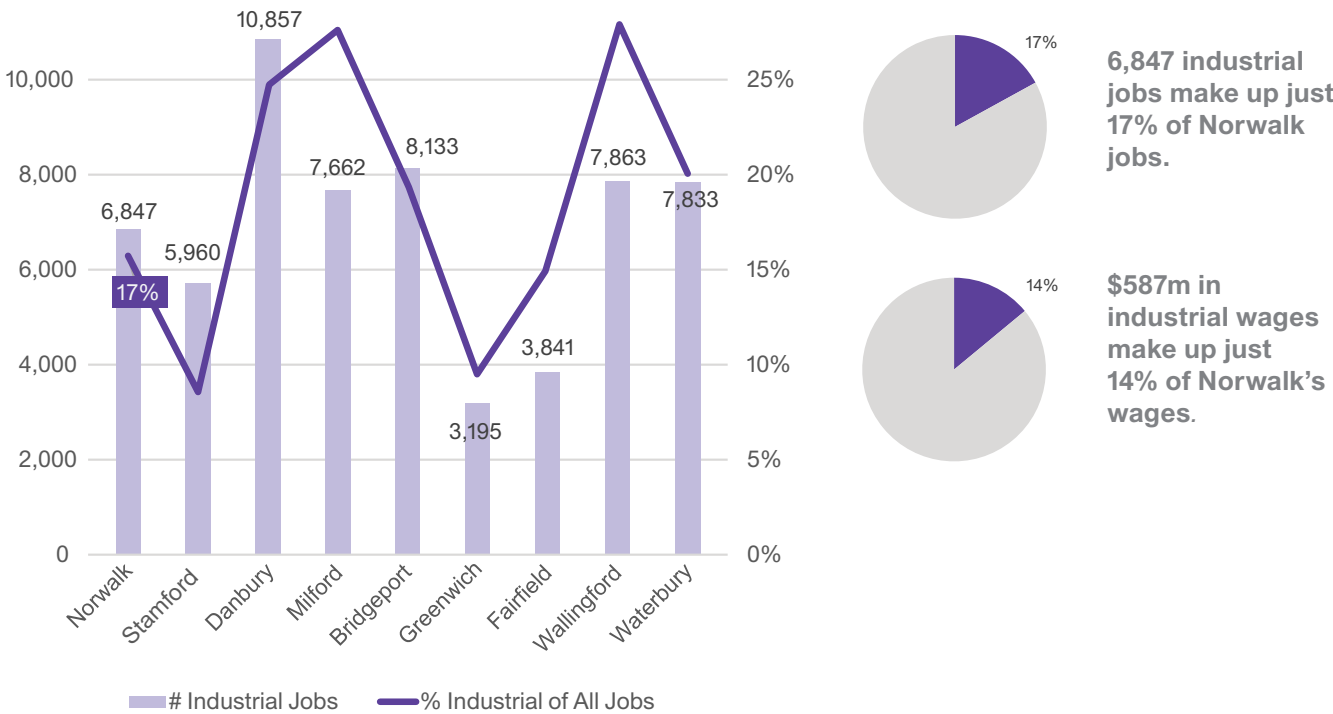


Figure 7. Industrial Employment Peer City Comparison

Despite having the highest number of establishments among peer cities, Norwalk has a comparatively lower number and percentage of jobs, meaning that in general Norwalk’s industrial businesses have fewer employees. Additionally, Norwalk’s industrial wages make up a lower percentage of wages than the percentage of jobs, meaning that Norwalk’s industrial jobs have comparatively lower wages versus other non-industrial jobs in the City.



Fairfield County’s Industrial Market

An analysis of real estate transactions, industrial sector growth, and employment numbers in Fairfield County shows that the region is fairly consistent with the broader forecast about 21st century industrial businesses, namely that manufacturing firms tend to be smaller and require less space than they have historically.

Observation 1: Manufacturing firms tend to be smaller (Figure 10).

- Firms with over 500 employees have declined by 25 %
- Small and mid-size firms have shown growth.
- This reflects a broader trend of manufacturing firms that are more likely to be small or mid-sized, not large.

Observation 2: There is a sizable demand for industrial space in Fairfield County (Figure 9).

- Based on data about new employment in the manufacturing sector, there was a range of 160 new employees in 2012 and up to 481 new employees in 2019
- Using standard multiplier of area required for each new employee (892 SF/employee), the industrial space demand in Fairfield County can be estimated between 142,000 SF and 429,000 SF

Observation 3: Industrial space demand tends to be mid-range from 10,000 SF - 50,000 SF (Figure 11).

- Of the 15 recent industrial recent real estate transactions that occurred between July and September of 2020, all 15 transactions were for spaces less than 50,000 SF
- Ten of the transactions (66%) were for spaces with areas between 9,000 to 20,000 SF.
- This demonstrates that the demand for industrial spaces tends to be for smaller or mid-size spaces.

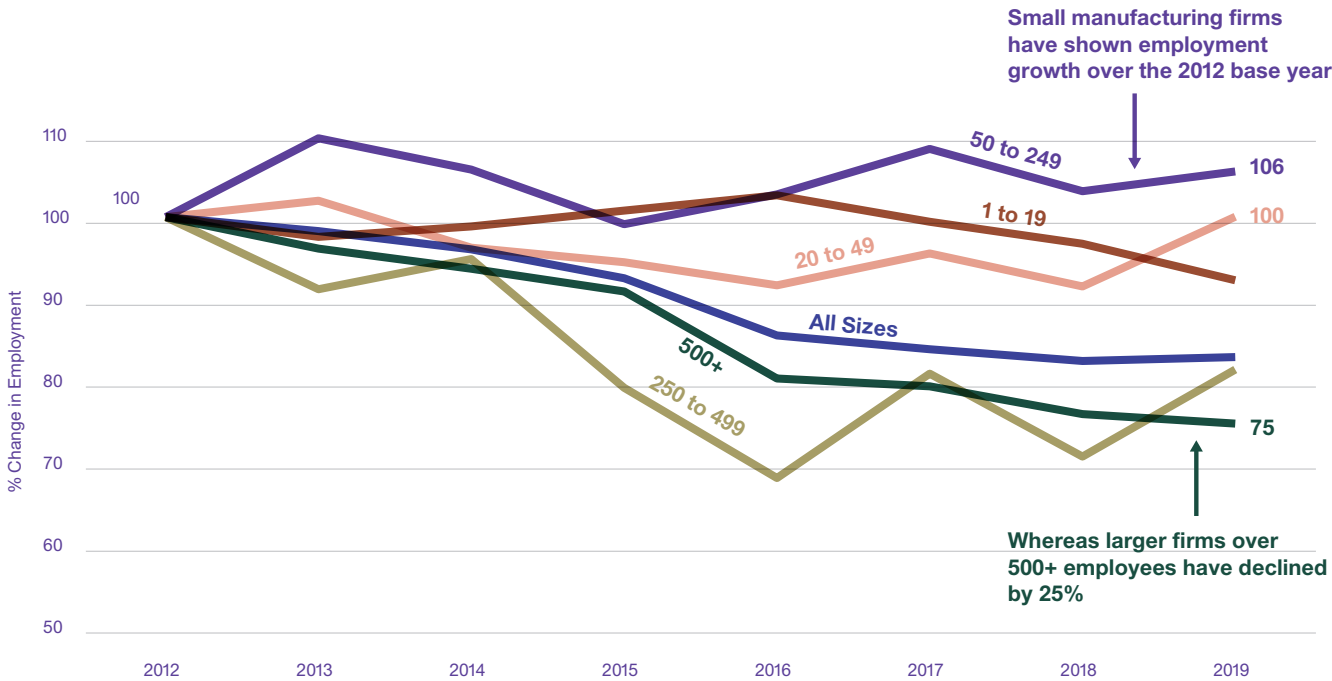


Figure 10. Manufacturing Firm Size
The change in number of different size firms suggests that industrial strategies in Norwalk should focus on improving the process for smaller entities. As the market moves in that direction, the city can work proactively to make it a more sound proposition for new businesses to move in.

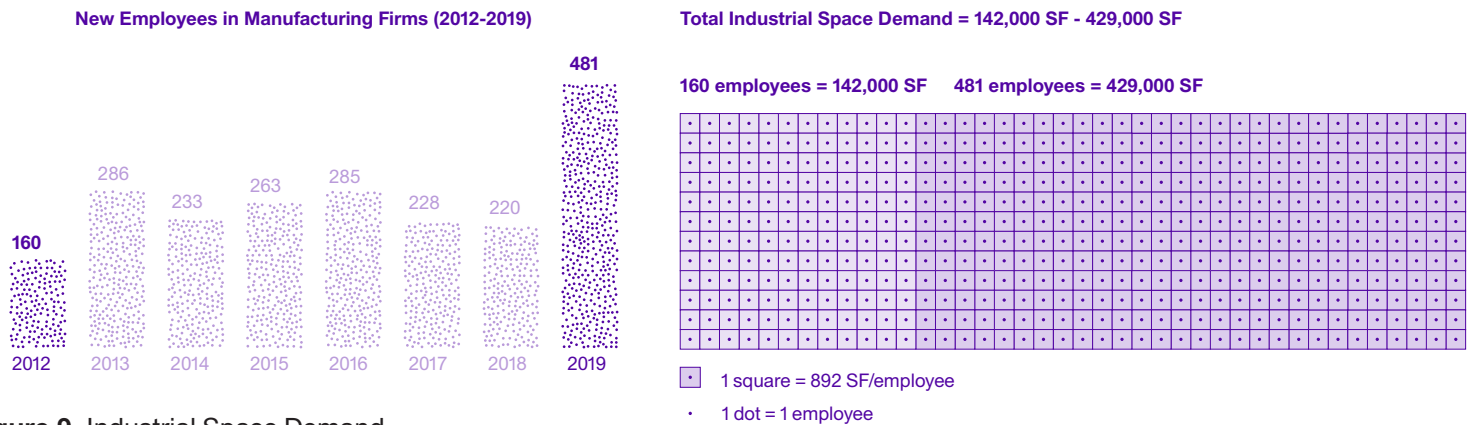


Figure 9. Industrial Space Demand
Based on the number of new employees between 2012-2019, it is possible to estimate the demand for industrial space using a per-employee square footage approximation.

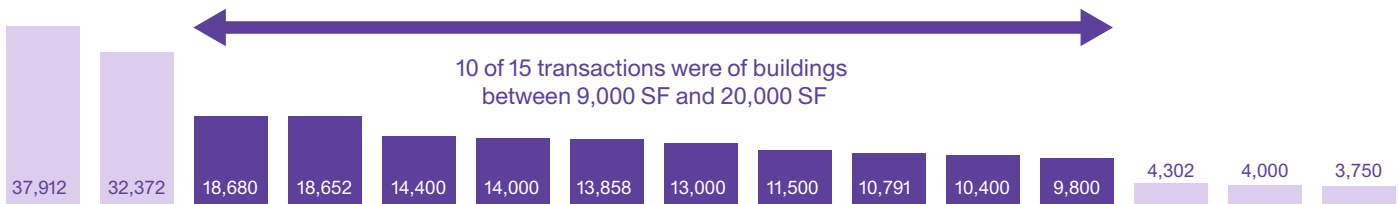


Figure 11. Industrial Sales and Leasing Transactions by Building Area
Based on the 15 total transactions from July-September 2020 (which represented a total area of 217,000 SF or 3% of available supply), the majority of transactions were focused on mid-size spaces (9,000 - 20,000 square feet).

Norwalk's Industrial Market

In addition to an analysis of Fairfield county, the City's Office of Business Development and Tourism has also observed the demand for industrial spaces and qualified trends that are specific to Norwalk. In general, there are three types of space in demand in the city: small, medium and large.

- There are smaller spaces between 5,000-10,000 SF which are suitable for boutique manufacturers. While spaces of this size exist, particularly in Norwalk's CBD, many of these buildings have low ceiling heights, making them not viable for industrial use.
- Medium scale-spaces between 10,000-25,000 SF are low in stock in the city; there is a need to develop more spaces of this scale
- Spaces greater than 25,000 SF tend to employ more people and are also in low stock as there are few sites in the city that allow for this scale of development.

These inquiries not only range in scale, but they also range in type. The industrial businesses that are seeking space in Norwalk include: Research and Development (with some component of distribution), Green Energy and Infrastructure, Food and Beverage Manufacturing, Fabric & Textile Production, and Biomedical Manufacturing. Again, these businesses qualify as "industrial" but also represent a broader shift in trends in the types of industries that are looking to find space in urban settings.



Figure 12. Norwalk's Existing Building Stock for Industrial Use Types
Photos show 25 Van Zant Street (left) and 300 Wilson Avenue (right).

Figure 13. Norwalk "Industrial Type" Establishments and Employment Compared to State of CT (2019)

In the chart, establishments is abbreviated as "Est" and Employment is abbreviated as "Emp". Location quotient (LQ) is a way of measuring how much a particular industry cluster is unique and specialized in Norwalk's regional economy, compared to that of the State of Connecticut, with a number higher than one representing an industry that is more unique or specialized to Norwalk.

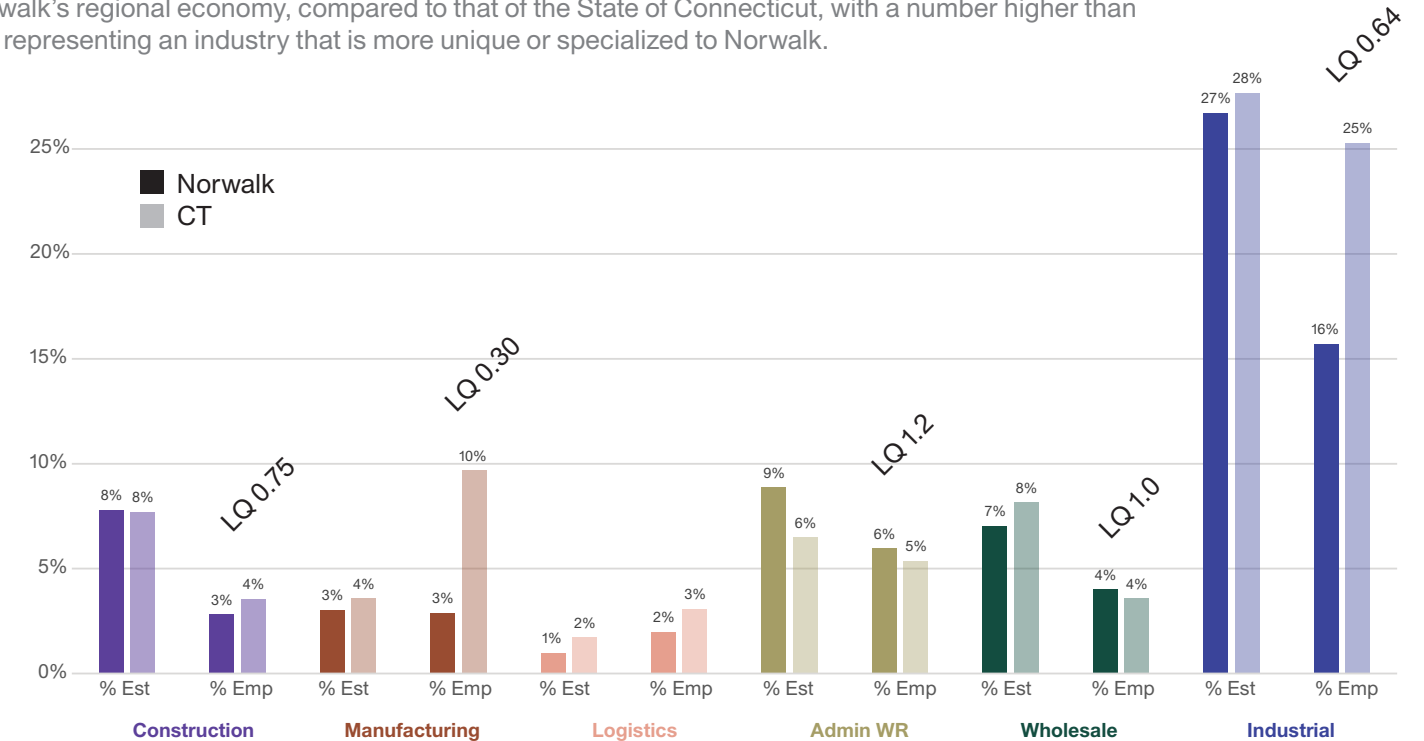


Figure 14. Norwalk's Emerging Industrial Sectors

These five emerging industrial sectors were identified through an analysis of inquiries with the City's Office of Business Development and Tourism.

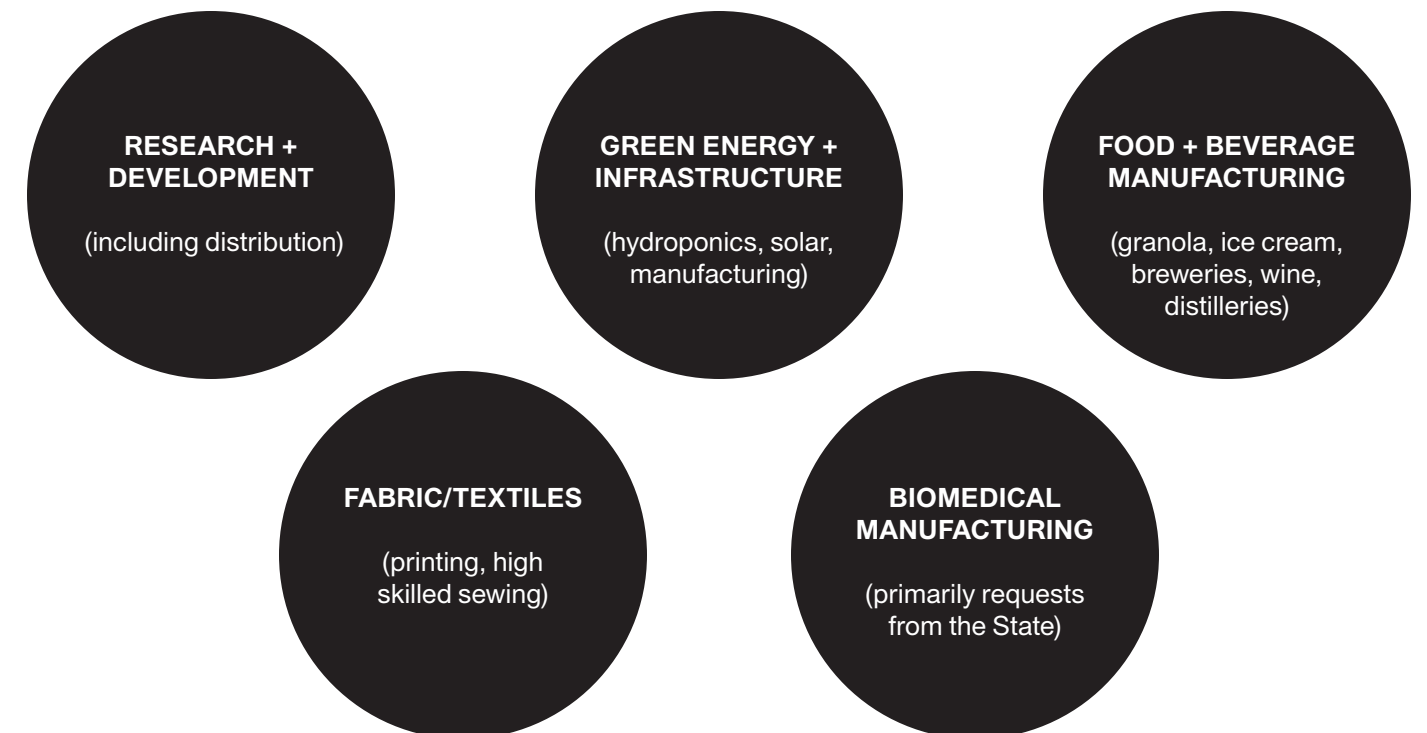


Figure 15. Norwalk’s Existing Industrial Sectors and Businesses

The bubbles on the chart below represent significant industrial business sectors and sub-categories within each sector that make up the unique mix of industrial businesses that contribute to Norwalk’s economic vibrancy and character. Larger bubbles represent sectors or sub-categories that have more businesses. This data visualization demonstrates how diverse the existing industrial business ecosystem is and also highlights the outsized role of construction and building services, as well as ancillary industries like retail and trade services. Going forward, the City of Norwalk can leverage this diverse industrial foundation to encourage more boutique industrial uses that help to balance out the current mix by growing some of the less developed sectors that benefit from the concentration of industrial uses.

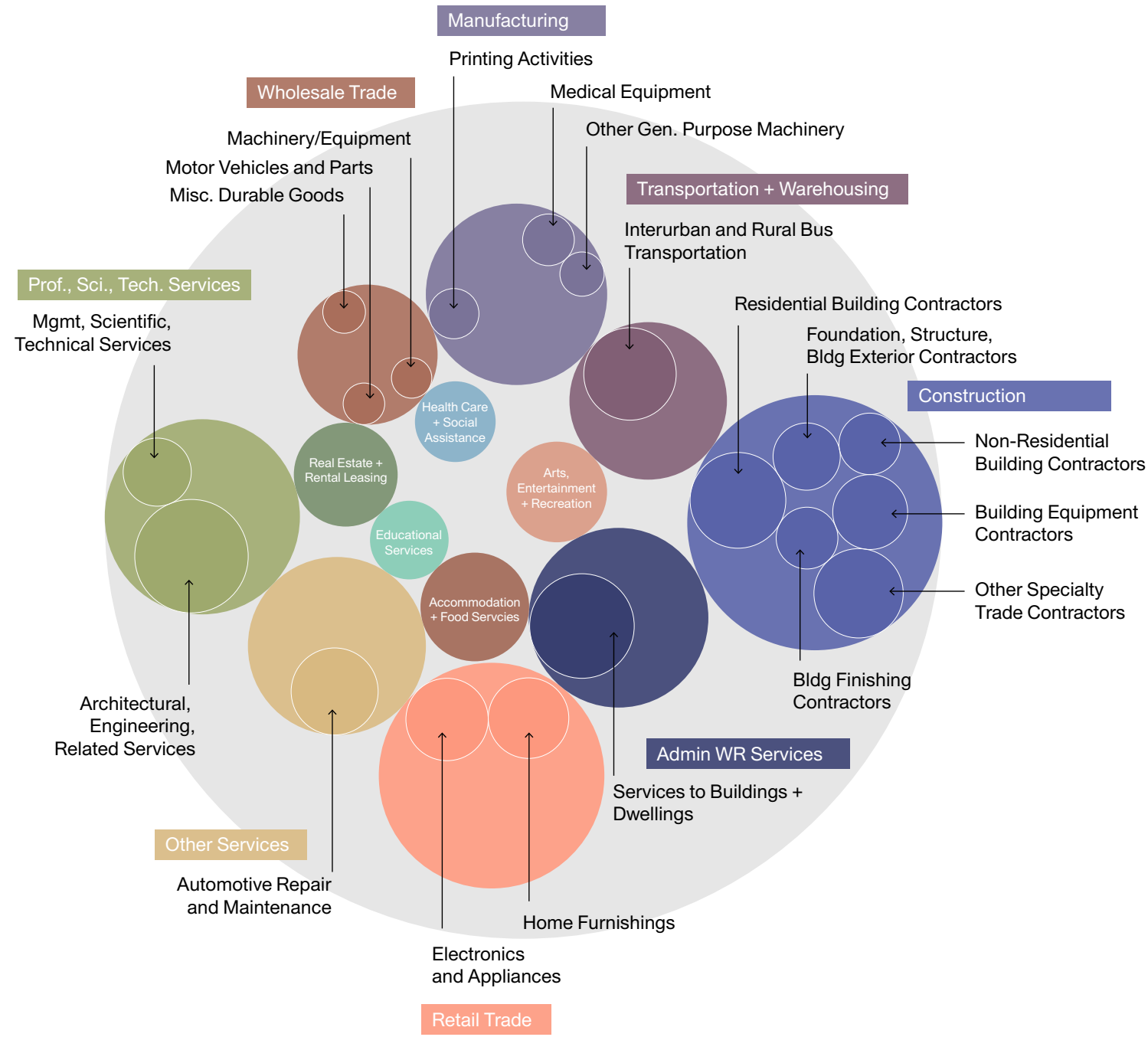
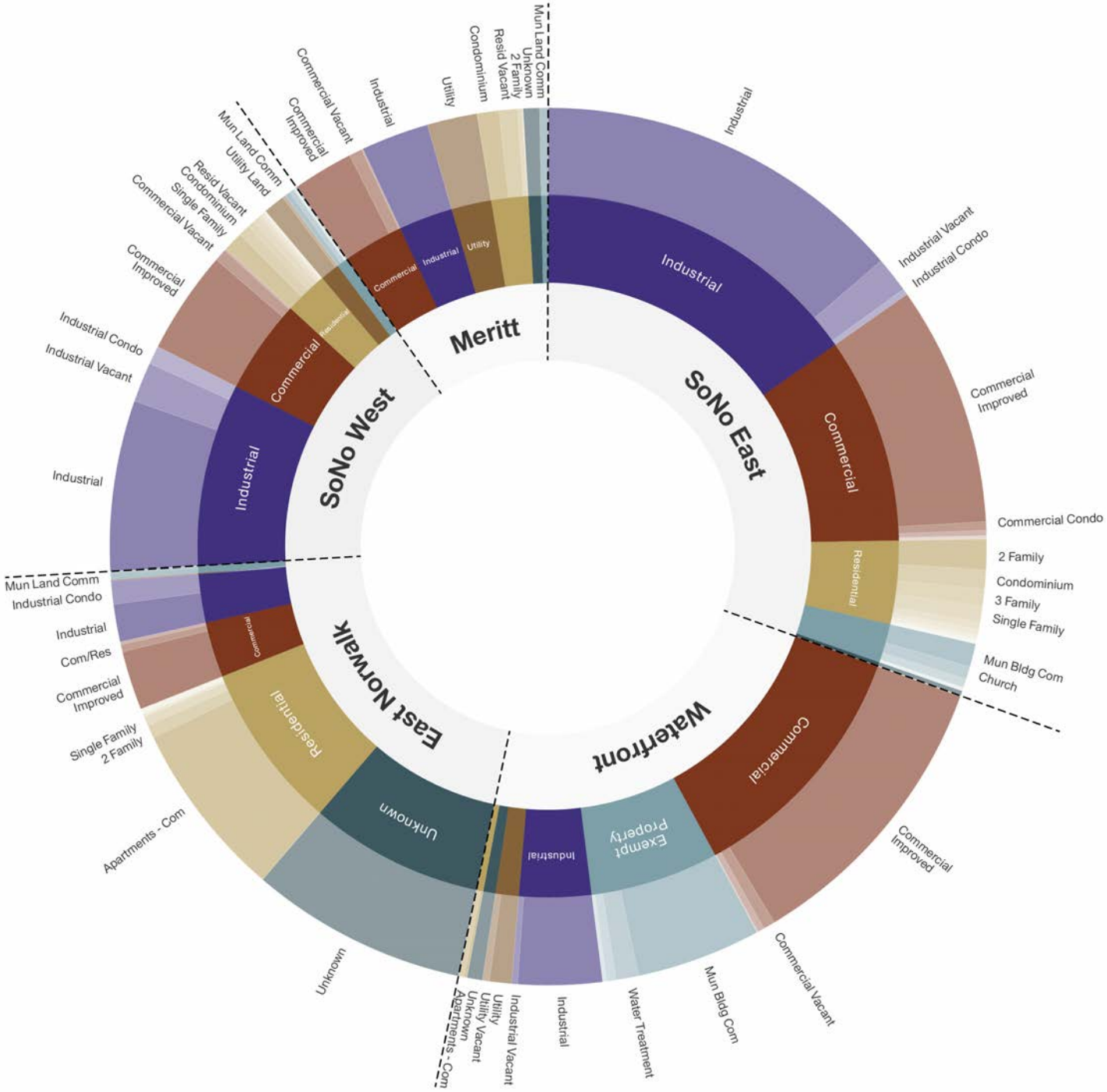


Figure 16. Norwalk’s Existing Land Use by Neighborhood

Zoning regulates what land uses are allowed in each district, but it doesn’t always support the mixing of land uses that is common at the neighborhood level. This analysis, based on spacial data at the parcel level, shows the mix of existing land uses (by land area they occupy) that contribute to each neighborhood of the City of Norwalk. This analysis also highlights the distribution by neighborhood of “Exempt Property” meaning public facilities and other non-taxable land uses.



Norwalk’s Existing Industrial Zones

Norwalk has three designated industrial zones: Industrial-1, Restricted Industrial, and Light Industrial (see Figure 1 for a map of existing industrial zones). The Industrial-1 zone houses many of the city’s heavy industrial uses such as scrap yards, concrete manufacturing, and petroleum storage. The Restricted Industrial and Light Industrial districts do not allow heavy manufacturing or processing and instead are principally intended for light manufacturing, research and development. However, across the city, many other commercial districts also allow some degree of light or boutique manufacturing and research and development. Consequently, Norwalk’s existing industrial zones do not reflect either current land use patterns or the economic development goals for industrial land. Rethinking industrial land and industrial zones raises the following key themes and issues:

Clarifying Industrial Uses

“Industrial” can have many connotations. In order to encourage industrial uses for economic development while considering issues such as infrastructure, traffic, abutting uses, and environmental factors, industrial uses should be further clarified and defined. Importantly, heavier industrial uses that might be necessary for the city and region should not be considered in the same category as light manufacturing or boutique manufacturing. These different uses have specific space requirements and appropriate land-use mixes; which impacts where they should be located.



Figure 17. Industrial Use Adjacency Issues in Norwalk

Norwalk existing industrial zones lack clarity about different types of industrial uses and where they should be located.

Transportation and Access

Well-located industrial sites require easy and efficient access to major transportation corridors because of freight traffic and regional distribution networks. Locating these businesses near major roads and interstate on-ramps and exits prevents truck traffic on local and residential roads; and consequently, this efficient access is also appealing to industrial businesses that have frequent deliveries or rely on regional transportation.

Balancing Multifamily Residential Development

Norwalk is a leader in employment in the region; to maintain its commercial and industrial tax base, it is essential to protect industrial zones as employment centers. Doing so means restricting multifamily development from encroaching on industrial land. Because multifamily housing development drives the market, it threatens remaining industrial land in the city. Industrial zones that are well connected to major transportation corridors, well-buffered from residential neighborhoods, and large enough to support industrial development are therefore important to preserve. Therefore, multifamily residential uses should be limited or prohibited within the city’s industrial zones and instead be directed towards the areas of the city that already have growing mixed-use residential commercial development.

Marine and Water Dependent Uses

Finally, the Norwalk River waterfront hosts a variety of uses from water-dependent industrial uses to recreation to commercial and cultural uses. The identity of the waterfront depends on water-dependent and marine businesses; and development along the waterfront should balance uses that benefit from proximity to water (views, access, etc.) versus those that depend on the water for operations (boat building, fishing, etc.). A further examination of waterfront uses will be detailed in Part II of this study.

Existing Zoning Districts by Industrial Use

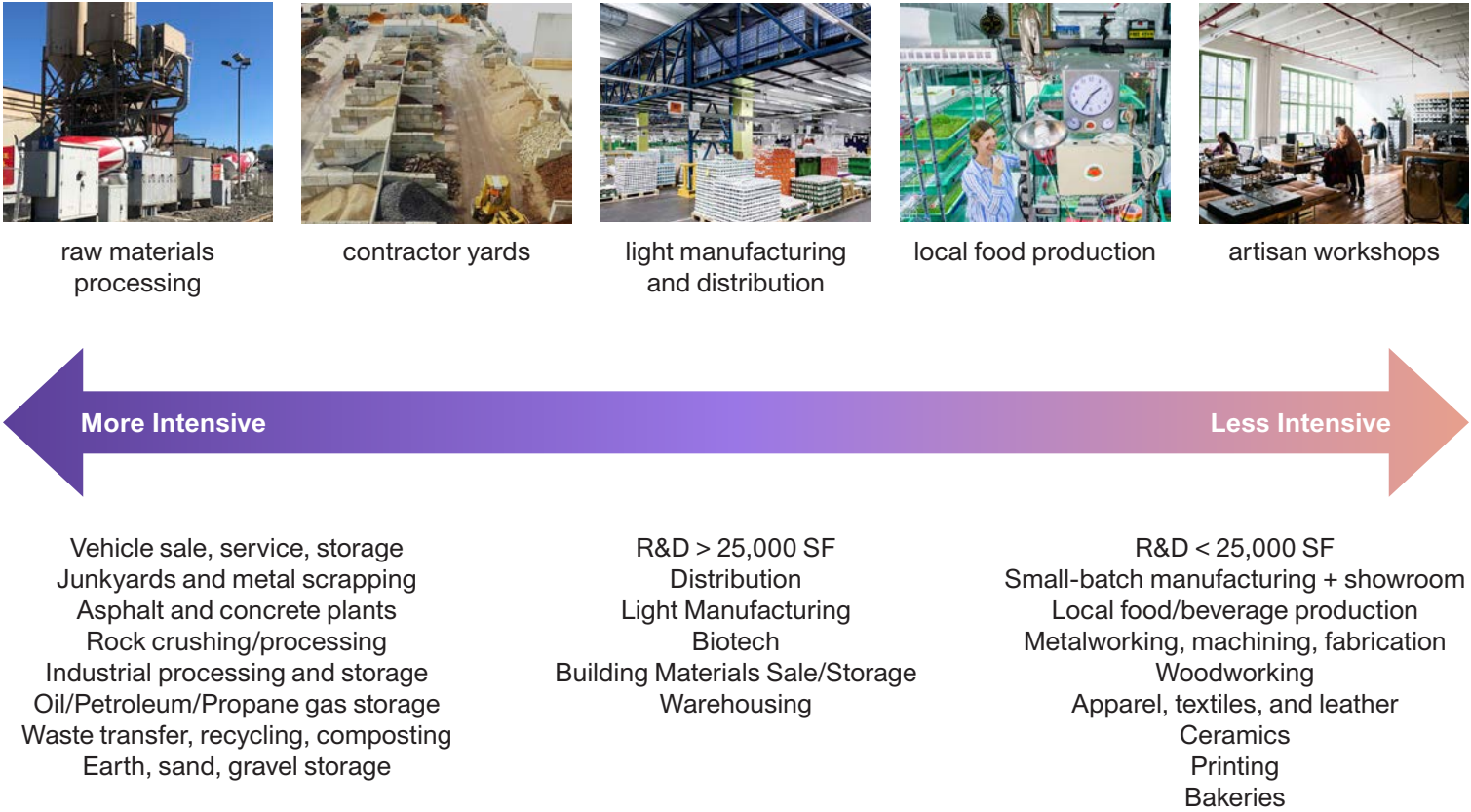
Table 2. Existing Zoning Districts by Industrial Use

Zoning District	Industrial Uses	Other Uses	Multi-family	Intensity
Industrial-1	Light Manufacturing Warehousing Transportation Oil Storage Contractor Yards Public Utility Supply Municipal Sewage Research & Development Waste Management* Motor Vehicle Junkyard* Gas Storage* Concrete Plant* Municipal Public Utility*	Commercial	Special Permit	
Restricted Industrial	Manufacturing Research & Development Public Utility Warehousing* Artist Workspace	Offices Commercial	Special Permit	
Light Industrial	Light Manufacturing	Commercial	Special Permit	
Marine Commercial	Water Dependent Processing Marinas Seafood Processing Water-Related Research & Development Boat Building/Repair	Commercial Expansion of Existing*	Special Permit	
Business 1	Research & Development Light Manufacturing Warehousing* Contractor Yards*	Commercial Cultural	By Right	
Business 2	Expansion of Existing Light Manufacturing* Warehousing* Expansion of Contractor Yard*	Offices Commercial	By Right	
Executive Office	Light Manufacturing Research & Development Warehousing*	Offices Commercial < 30k	Special Permit	
CBD	Boutique Manufacturing (<15k) Boutique Manufacturing (>15k)* Light Manufacturing (< 15k) Water-Dependent Warehousing Research & Development	Offices Commercial Cultural Artist Live/Work*	By Right	
CBD-W	Marinas Water Dependent Processing Boat Building	Offices* Commercial	By Right	

Zoning District	Industrial Uses	Other Uses	Multi-family	Intensity
Neighborhood Business	Boutique Manufacturing (<3k)	Commercial (<8k)	By Right	
Reed Putnam Design District Sub Area C, E	Boutique Manufacturing (<3k)*	Offices Commercial	By Right	
Washington Street Design District	Expansion of Existing* Boutique Manufacturing (<3k)*	Marinas Boat Docks Restaurant/Retail	By Right	
South Norwalk Business District	Research & Development Boutique Manufacturing (<3k)	Offices Commercial	By Right	
SoNo Station Design District	Boutique Manufacturing Printing Research & Development Artist's Studios	Commercial Cultural	By Right	

* Indicates land uses only allowed by Special Permit (SP)

Figure 18. The Intensity and Impact Spectrum of Different Industrial Use Types



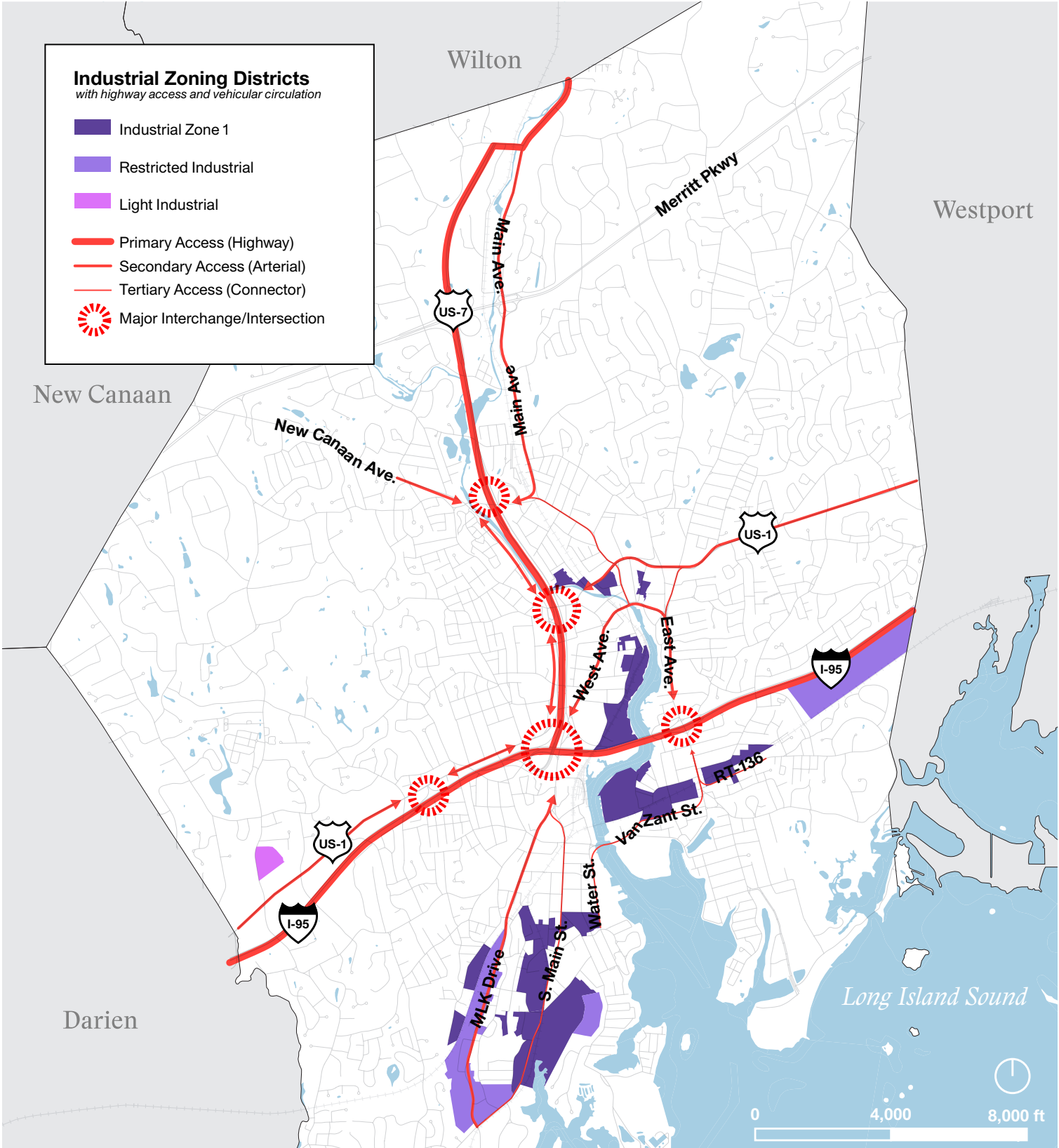


Figure 19. Existing Industrial Zoning District Transportation and Access

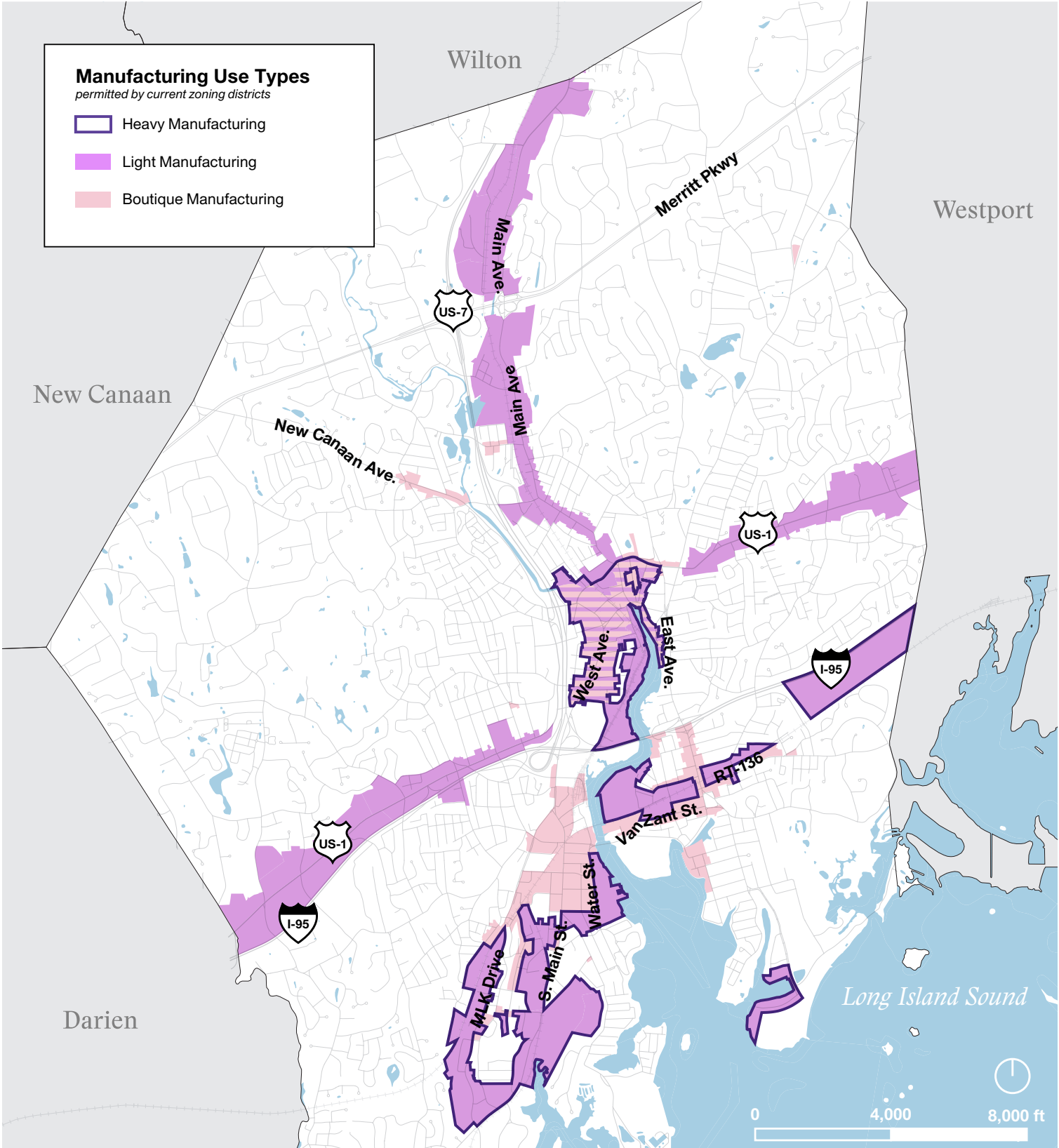


Figure 20. Manufacturing Uses Permitted by Existing Zoning

Process & Outreach

Process & Outreach

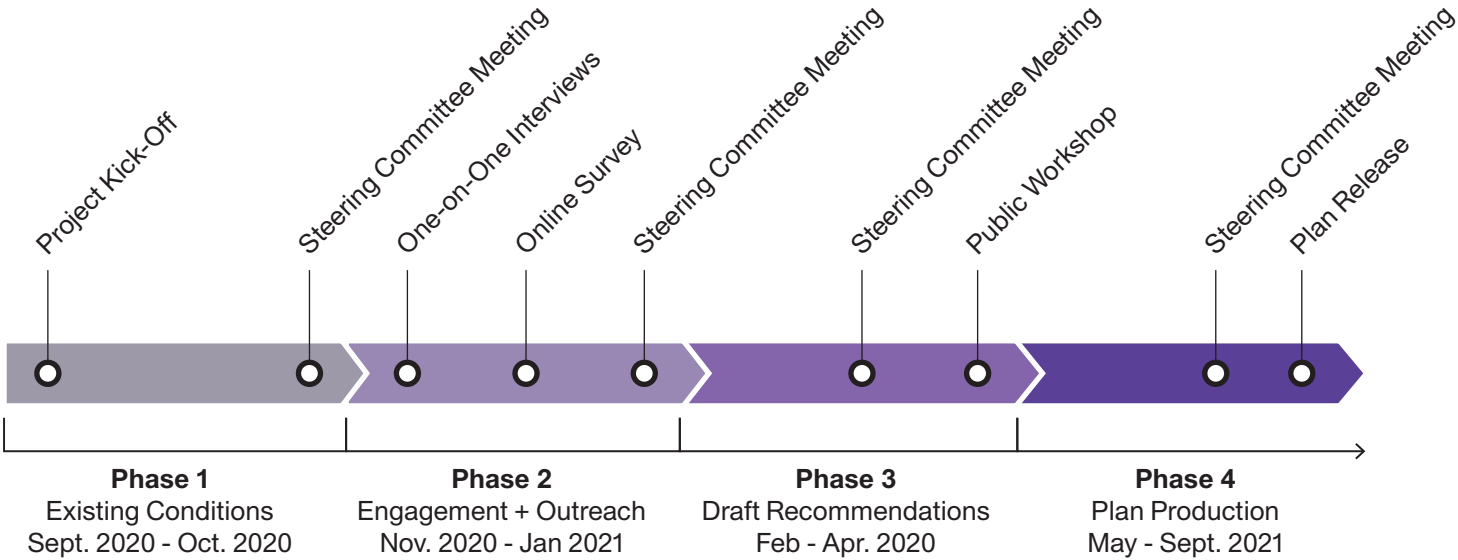


Figure 21. Planning Process

The project team worked with the City to conduct several forms of outreach throughout the duration of the study. A key aspect of the engagement strategy was to hear from distinct communities within the city, from residents of different neighborhoods to business owners, local developers, council people, and industrial users. While there were a diversity of opinions, the goal of the engagement process was to find areas of consensus and agreement and to share the economic development opportunities of industrial zones. The following sections outline the Project Team’s process and various forms of engagement.

Steering Committee Meetings

To assist the consultants with the study, the City convened a Steering Committee comprised of City staff and representatives of various entities within City government that will enact and implement the plan recommendations. Common Council members who participated represent districts of the City where the majority of the industrial zones and contractor issues have arisen. Business owners and industrial property owners were interviewed and consulted as part of this process, while resident input was gathered through surveys and public meetings.

- Darlene Young, Common Council
- John Kydes, Common Council
- Lou Schulman, Zoning Commission
- Richard Roina, Zoning Commission
- Tammy Langalis, Planning Commission
- Sabrina Church, Economic & Community Development
- Steve Kleppin, Planning & Zoning
- Laura Kenny, Planning & Zoning
- Amelia Williams, Planning & Zoning

The project team met regularly with the city’s steering committee to present existing conditions, engagement strategies, and working recommendations. The steering committee provided feedback at each of the five meetings, which was then absorbed by the project team and incorporated into the study.

- September 2020: Existing Conditions Report
- October 2020: Engagement Plan
- January 2020: Engagement Takeaways
- March 2020: Draft Recommendations
- August 2020: Final Report

Public Survey

From November 2020 - January 2021 the project team launched a public survey using a web platform called Po.lis. The survey was distributed widely by the city and received a sizable response:

- 434 people voted (based on logins or individual devices),
- 366 people grouped,
- 23,356 votes were cast,
- 197 statements were submitted, and
- 53.82 votes were cast per voter on average.

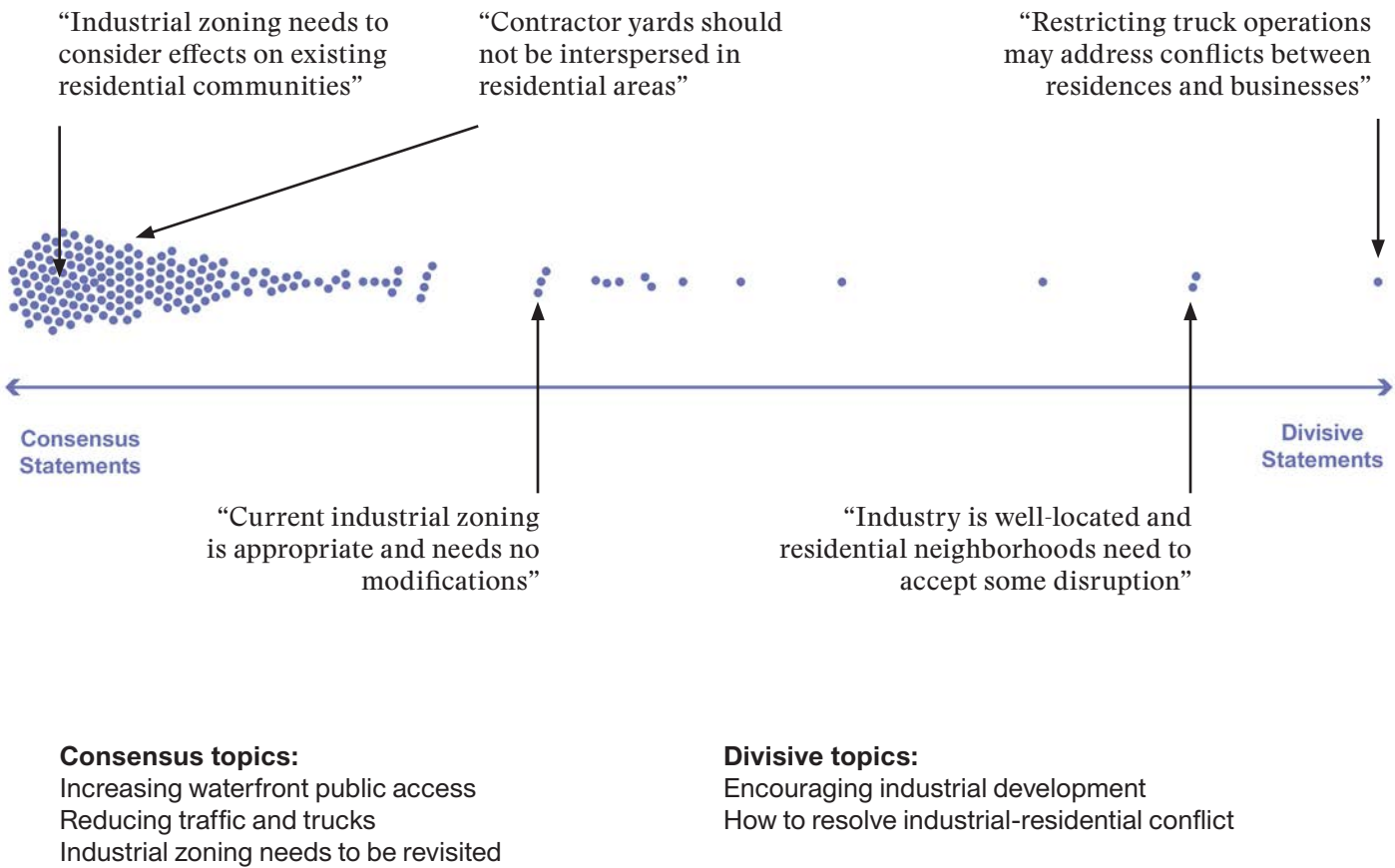
The format of the survey allowed participants to vote “Agree”, “Disagree,” or “Pass” to an initial series of statements as well as submit their own statements for others to vote on. The purpose of this survey format was to elicit and discover strong opinion groups as well as areas of consensus.

The summary of the survey results demonstrated that there were two primary groups of voters: Group A represented those generally more supportive of industrial growth and Group B represented those generally hesitant or holding a negative opinion of industrial growth.

However, between the two groups, there were several areas of consensus including: resolving traffic and infrastructure issues, distinguishing heavy industry vs. light industry, the importance of the waterfront and the environment; and the location of industrial uses, especially relative to residential areas.

Figure 22. Online Survey Areas of Consensus vs. Dissensus

Survey participants voted “Agree”, “Disagree,” or “Pass” to an initial series of statements and submitted their own statements for others to vote on. This process revealed several areas of consensus including: resolving traffic and infrastructure issues, distinguishing heavy industry vs. light industry, the importance of the waterfront and the environment; and the location of industrial uses, especially relative to residential areas.



Online Survey Summary

Group A: Pro-Industry

- More supportive of industrial growth especially for job creation
- Supports balance of land use
- Sensitive to the location of industrial uses and their relationship to residential areas

Group B: Anti-Industry

- Less supportive of industrial growth
- Norwalk should not bear regional burden of industrial development
- Industry is not well-located and there shouldn't be industry in residential areas

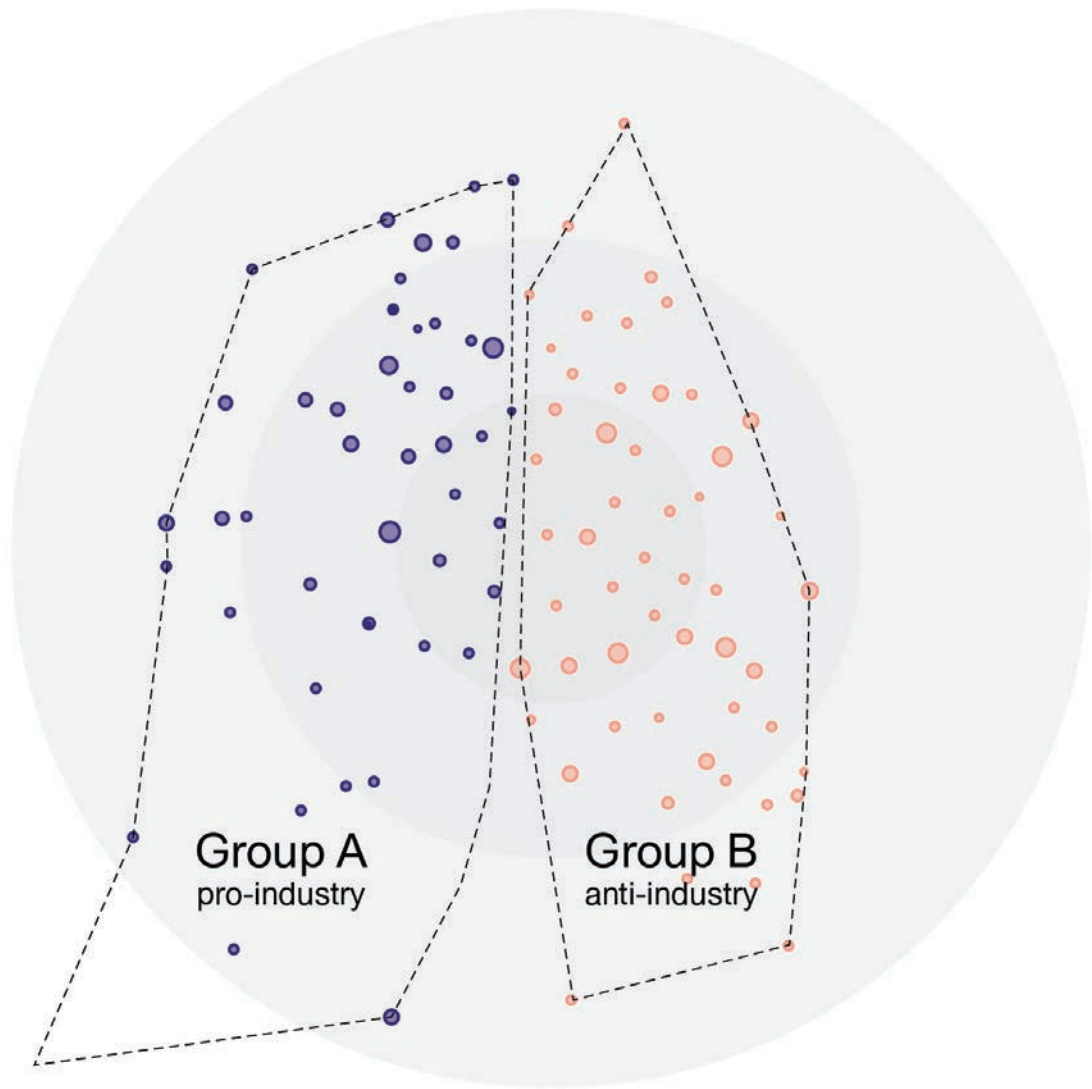


Figure 23. Online Survey Summary of Opinion Groups A and B

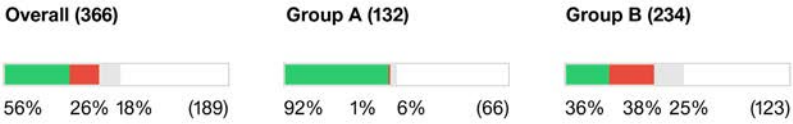
Respondents to an online pol.is survey were categorized via statistical analysis into two groups, which generally had pro- and anti-industry positions, respectively. That said, there was common agreement around the importance of good employment for the community as well as a need to better negotiate conflicts between industrial users and their residential neighbors.

Summary of Statements

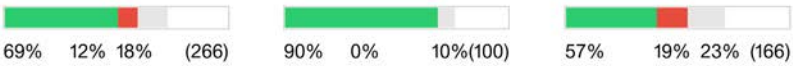
Statements that defined Group A

- Agree
- Disagree
- Pass/Unsure

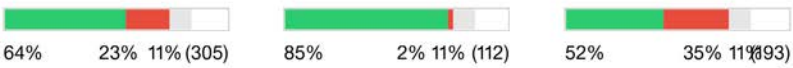
Industrial uses can be good, job-producing engines of investment for our City. A healthy mix of uses is critical to sound land-use planning.



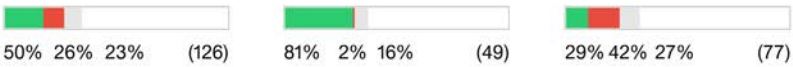
There needs to be a balance between working (industrial) and residential. Hopefully the two can coexist.



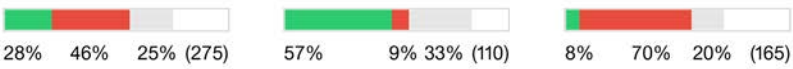
I agree that we should encourage more industrial development, but location is a crucial factor.



To survive, a city must have and support industry. It cannot live on arts, restaurants and "friendly" businesses.



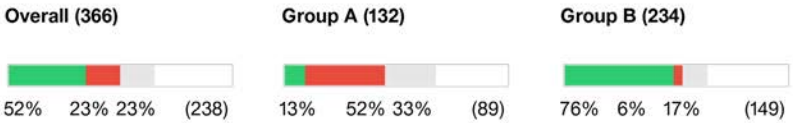
The City should actively encourage more industrial development to promote job creation.



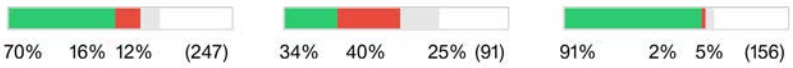
Statements that defined Group B

- Agree
- Disagree
- Pass/Unsure

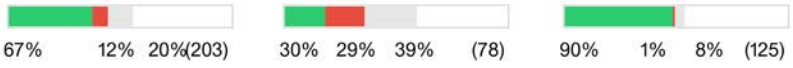
South Norwalk is working towards establishing itself as a cosmopolitan neighborhood. The industrial businesses work actively against that.



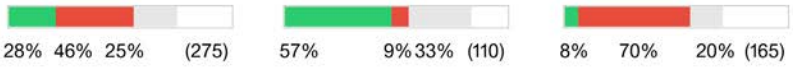
Industrial sites should not be permitted anywhere where commercial trucks must travel on residential streets to reach I-95.



Why should Norwalk house industrial zones that benefit the residents of other towns but cause blight here?



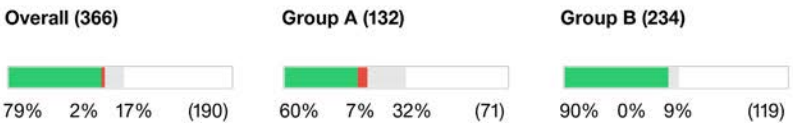
The City should actively encourage more industrial development to promote job creation.



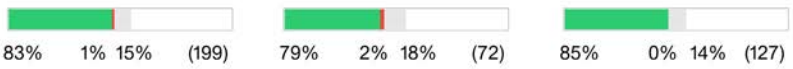
Statements that most people agreed on

- Agree
- Disagree
- Pass/Unsure

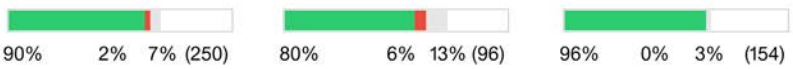
Traffic in East Norwalk pre-COVID was already terrible. Trucks will not help. Fix the problem before adding to it.



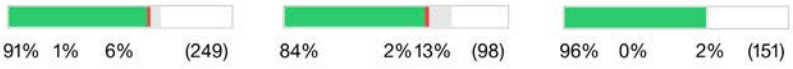
There needs to be a clear definition/distinction between light and heavy industry.



Water quality is a top priority, and we should limit industrial uses that damage the ecosystem of the harbor and Long Island Sound.



Industrial zoning needs to take into consideration the effects of the existing residential community nearby.



One-on-One Interviews

From November 2020 to January 2021, the project team conducted eight one-on-one interviews with business owners, developers, and other local stakeholders. Those interviewed represented a range of businesses and interests in industrial zones, and the goal of the interviews was to better understand the challenges and opportunities facing industrial businesses as well as businesses that are currently located within the city’s industrial zones. Topics of discussion included creating a distinction between contractor yards and other industrial uses, the scale of typical industrial buildings and tenant spaces, traffic considerations, abutting uses (especially residential uses), as well as transportation and access.

Public Workshop

On April 29, 2021 the Project Team hosted a virtual, bilingual public workshop to present initial draft recommendations to the members of the public. The two-hour long workshop consisted of a presentation and breakout sessions in which participants were asked to engage in several discussion questions around industrial uses in Norwalk and the future of the waterfront.

Video recordings of the public workshop can be accessed via the City of Norwalk’s YouTube Channel here:

- Introductory Presentation: <https://youtu.be/EO4VsfGJvmo>
- Breakout Room 1: <https://youtu.be/seQfRiz6IVo>
- Breakout Room 2: <https://youtu.be/1J6w27mGR2U>
- Breakout Room 3: <https://youtu.be/-C2biL0vN08>
- Breakout Room 4: <https://youtu.be/7FEhtrp0ZZc>
- Breakout Room 5: <https://youtu.be/0cWgCJO7ITU>



Figure 24. Public Workshop Breakout Discussion

Breakout Group discussions from Norwalk Industrial Zones Study Public Workshop on April 29, 2021

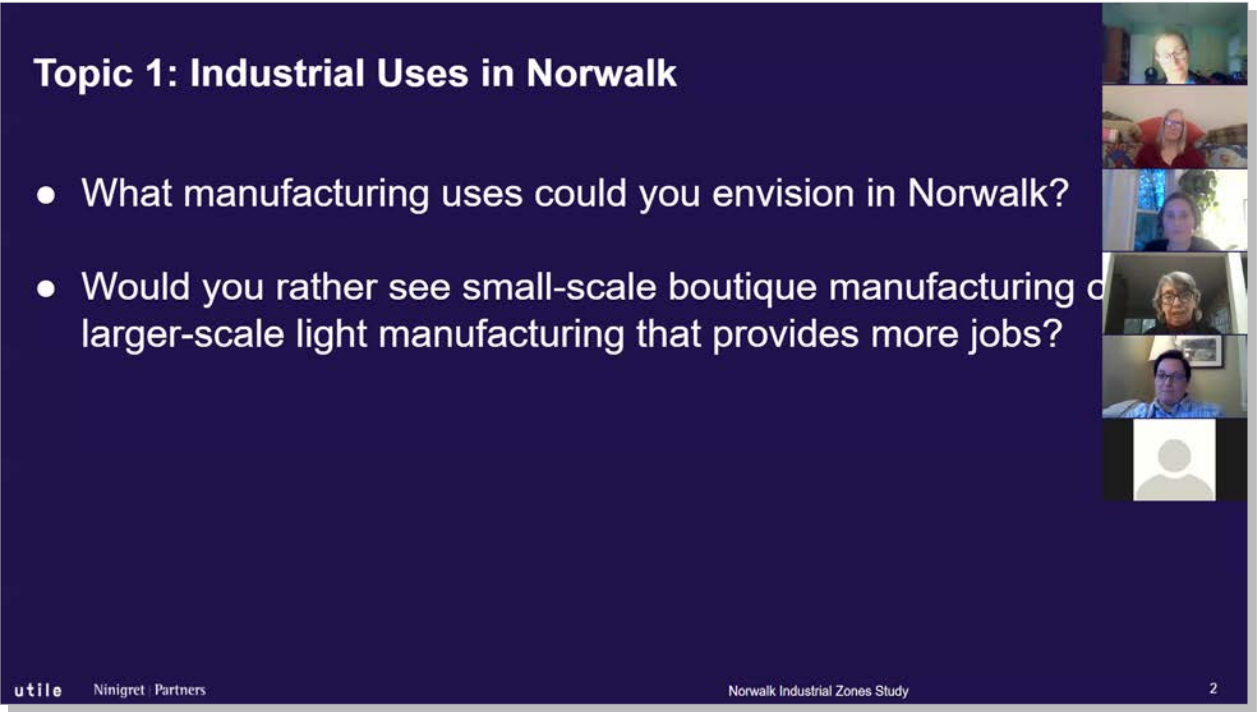


Figure 25. Public Workshop Breakout Discussion

Breakout Group discussions from Norwalk Industrial Zones Study Public Workshop on April 29, 2021

Recommendations

- | | |
|---|----|
| 1. Simplify zoning to reflect 21st century industrial trends (establish four simplified use classifications). | 36 |
| 2. Require a Special Development Plan for Norden Place. | 54 |
| 3. Distinguish contractor yards from other industrial uses and disallow self storage in select zones. | 56 |
| 4. Develop a separate waterfront plan that balances the diversity of uses. | 62 |

1 Simplify zoning to reflect 21st century industrial trends.

Four Simplified Industrial Classifications

Norwalk’s commercial and industrial zoning should be simplified to streamline the 14 zoning districts that currently allow some kind of industrial use. We understand the City is in the beginning stages of rewriting the entire zoning code, which should result in considerably fewer zoning districts. We recommend the City classify the industrial uses into four categories and be allowed in the following zoning districts:

Classification	Existing Zone(s)	Proposed Zone(s)
Heavy Industrial	I-1	I-1 (as modified)
Mixed Use Heavy Industrial/Commercial	RI, I-1, B2	I-2, Bus. (consolidated)
Mixed-Use Light Industrial/Commercial	B1, B2	Bus. (consolidated)
Mixed-Use Artisan	CBD, WSDD, SSDD, SNBD, NB, EAVD, RDP’s	I-2, Bus. (consolidated), CBD, WSDD, SSDD, SNBD, NB, EAVD, RPD’s

The revised industrial zones are distinguished by the type of industrial uses allowed, the types of contractors permitted, as well as whether or not residential uses are permitted. This streamlining of uses simplifies and incentivizes as-of-right commercial and industrial development while making clear distinctions and separations of conflicting uses. The four proposed simplified classifications are described in Table 3 in order of intensiveness of industrial use and permissiveness of mixed-use housing.

Goals/Outcomes

- Simplify zones and clarify use tables.
- Encourage the development of light and boutique manufacturing and an appropriate mix of commercial and residential uses.
- Designate areas for light industrial and more intensive industrial use types that are buffered from residential areas and well-connected to major roadways and access points.
- Define and clarify the different types of contractor uses and where they should be located.

Table 3. Proposed Industrial Use Classifications*

Classification	By-Right	Special Permit**	Multi-family
Heavy Industrial (Existing I-1 Zone)	• Heavy Manufacturing • Utilities	• Waste Management • Warehousing & Transportation • Contractor Yards (site, building materials, and storage yards) • Commercial Recreation	Prohibited
Mixed Use Heavy Industrial/Commercial (Proposed I-2 Zone)	• Light Manufacturing • Research & Development • Commercial Services • Social Services • Contractor Offices (plumbing, HVAC, electrical, etc.) • Offices • Retail & Showrooms (as accessory use)	• Heavy Manufacturing • Contractor Yards (non-earth moving outdoor supplies and vehicle parking) • Warehousing & Transportation (as accessory use) • Commercial Recreation • Off-Street Parking Facilities • Artist Live/Work & Maker Space • Self-Storage	Special Permit
Mixed-Use Light Industrial/Commercial	• Light Manufacturing • Research & Development • Warehousing (as accessory use) • Commercial Services • Social Services • Contractor Offices (plumbing, HVAC, electrical, etc.) • Offices • Retail & Showrooms (as accessory use)	• Artist Live/Work & Maker Space • Self-Storage	Special Permit
Mixed-Use Artisan (Downtown Core and Bus Zones)	• Boutique Manufacturing • Research & Development (<25,000 SF) • Artist Live/Work & Maker Space • Retail, Restaurants, Office		By Right

* This table is intended as a general reference and does not list every possible use - other uses may be considered. This table will be revised to include marine industrial and water-dependent overlay.

** Uses allowed by special permit are to preserve the City’s ability to manage potential use conflicts and ensure proper mitigation measures are included.

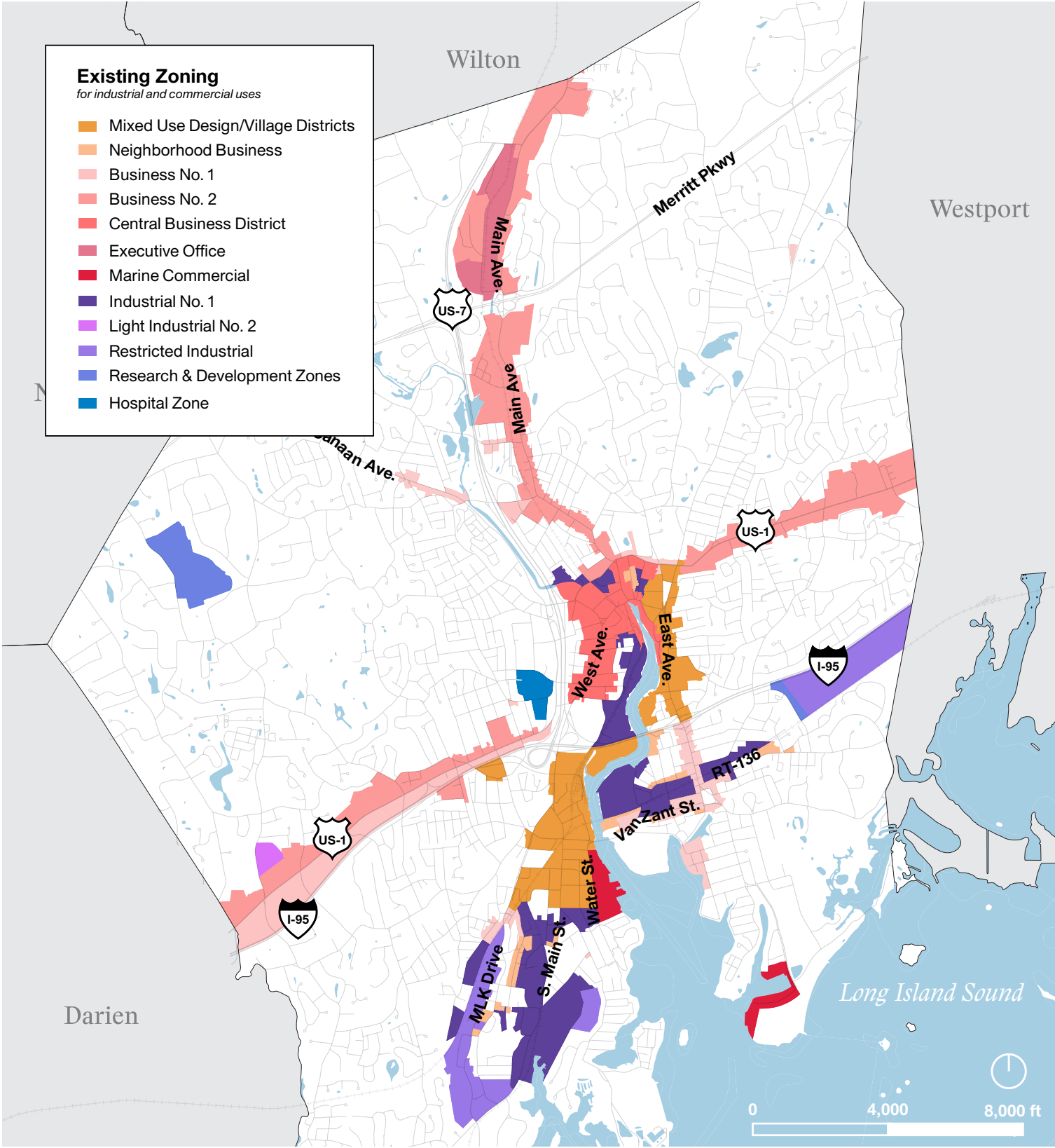


Figure 26. Existing Zoning Districts for Industrial and Commercial Uses

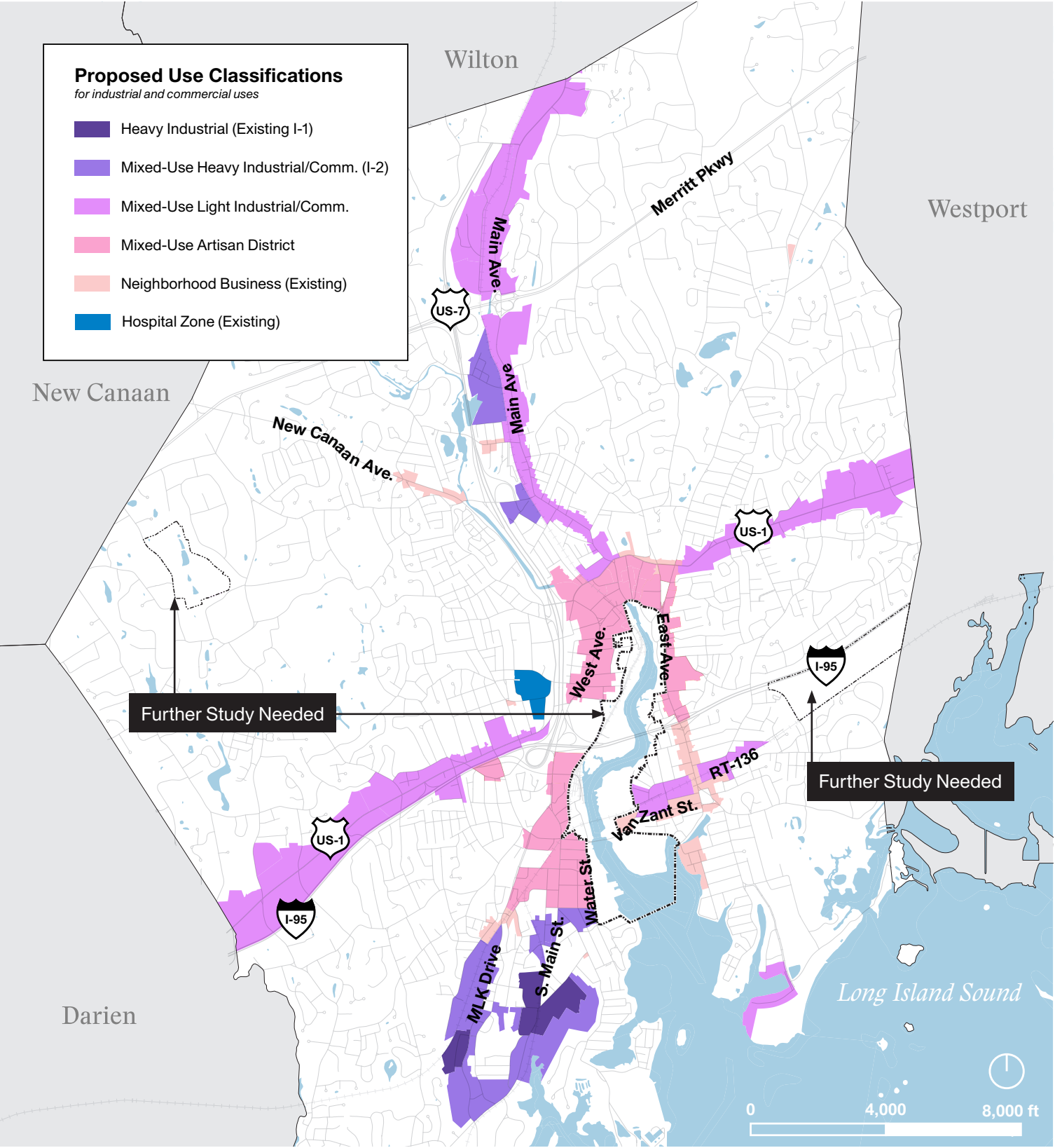


Figure 27. Proposed Simplified Use Classifications for Industrial and Commercial Uses

Considerations for Changing Use Classifications

The proposed use classifications were applied to areas where they most closely matched the existing land use mix and would support sustainable growth over time.

- Heavy Industrial (I-1):** The majority of these areas are currently zoned Industrial No. 1 (I-1), with the exception of the Rockland Road area, which is presently zoned Restricted Industrial. These areas allow heavy industrial and commercial uses, including contractor yards. We recognize the important role these uses play in the Norwalk economy but recognize they are not compatible with residential uses. For that reason, we have chosen to limit these uses to specific areas in town – allowing them to continue business in Norwalk, while also limiting their affect on residential neighborhoods. The areas along the Norwalk River that are currently zoned I-1 will be studied further in a continuation of this study looking at land-use adjacent to the waterfront, which will consider potential uses for moratorium as well as new uses that could be introduced to ensure we are making the most of our waterfront location.
- Mixed-Use Heavy Industrial/Commercial (I-2):** The majority of areas proposed for rezoning to I-2 are currently zoned Industrial No. 1 (I-1) or Restricted Industrial (RI). There are also several areas within the Business No. 2 and residential zones that contain nonconforming uses that the city should consider rezoning to the I-2 Zone because these areas contain uses that best align with the proposed uses in I-2 or would allow for more developable land and/or reduce conflict with residential uses. The city should also consider rezoning the Norden parcel to the proposed I-2 Zone pending further evaluation of that site. Despite the unique setting, we believe at this time that the I-2 Zone proposed uses would best align with that site’s goals for this area to be a job creation area, while minimizing traffic affects on the neighboring streets.

Public Process to Refine Land Use Mix

Throughout the process we heard that the conflict between certain types of contractor and industrial uses and residential uses was a significant concern for the neighbors and the City. The proposed rezoning will result in many properties becoming legally nonconforming to the new zoning

standards. We also spoke to some of the operators of these businesses who feel constrained and restricted by City regulations. The City of Norwalk Department of Planning and Zoning and its consultant team are confident that these recommendations are appropriate and in the best interest of the City based on professional research and conversations with community members. A final public hearing process will be conducted as part of the adoption of this plan.

Land Use Definitions

While the existing definitions attempt to distinguish the industrial uses and common non-industrial uses found in industrial zones, we recommend the following considerations:

Table 4. Land Use Definitions

Type	Land Uses	Considerations
Manufacturing	Heavy Manufacturing (rock crushing, concrete production, scrapping, etc.)	Do not mix with residential uses; require buffering; locate adjacent to major roadways
	Light Manufacturing (food and beverage, green energy, biomedical, etc.)	Mix with commercial uses and limited well-buffered residential uses
	Boutique Manufacturing (distilleries, ceramics, maker space, etc.)*	Mix with commercial and residential uses including retail, restaurants, and office
Other Industrial	Warehousing/Distribution (as a principle use vs. as an accessory use)	Distinguish by number of vehicles/deliveries, type of goods (e.g. oil/chemical vs nontoxic)
	Utilities & Waste Management	Same as heavy manufacturing
	Contractor Yards (Site Contractors, Gravel/Sand Storage)	Heavy truck and delivery traffic, machinery, outdoor storage
	Contractor Offices (Plumbing, HVAC, Electrical, etc.)*	Service vehicles only, indoor storage
	R&D (Biotech, labs, etc.)	> 25,000 SF vs. <25,000 SF
	Data Centers	Not an active use; best in isolated or all-industrial areas unless paired with office use
	Film/Sound Recording Studios	Impact depends on building/site buffers
	Artist Live/Work	Mix with commercial and residential uses including retail, restaurants, and office
Non-Industrial	Social Services (Day care centers, animal hospitals, clinics, etc.)*	
	Commercial Services (Leasing, building management, environmental services, etc.)*	
	Retail & Restaurants*	
	Office*	

* Indicates uses allowed in other zones as well as in industrial zones.

Relationship of Use Classifications to Dimensional Standards

Industrial uses have unique dimensional needs, which vary depending on the industrial use type - things like floor plate size, structural bay spacing, floor to floor heights, truck circulation, and loading bay placement. It is important that the dimensional standards associated with each industrial use classification are appropriate to the use types that classification is intended to support. Industrial spaces generally require higher floor-to-floor heights to allow for increased mechanical, electrical and air handling on each floor and to make it possible to use specialized equipment inside these spaces.

Additionally, it is critical that the height limits allow for multiple stories of market-rate upper floor uses such as office, lab or residential that can help to cross-subsidize the ground floor manufacturing uses in mixed-use buildings. Manufacturing uses contribute to a vibrant economy and character but typically don’t produce high enough rents to support new construction in urban areas with higher land values. The maximum height recommendations are designed to allow for a ground floor that is appropriate to the type of manufacturing that might locate on the ground floor as well as upper stories with 15’ floor-to-floor heights required for lab and R&D uses. These increased maximum height limits also allow (but do not require) taller ground floors for uses like movie studios.

Table 5. Proposed Industrial Use Classification Dimensional Guidelines

Classification	Ground Floor Height	Upper Story Height	Max Stories	Max Height
Heavy Industrial (Existing I-1 Zone)	30 - 40 ft minimum	15 ft maximum	5	85 ft
Mixed Use Heavy Industrial/ Commercial (Proposed I-2 Zone)	28 - 30 ft minimum	15 ft maximum	5	65 ft
Mixed-Use Light Industrial/ Commercial	28 - 30 ft minimum	15 ft maximum	5	85 ft
Mixed-Use Artisan (Downtown Core and Bus Zones)	20 ft minimum*	15 ft maximum	4	65 ft

* Note that some uses, like movie studios, typically require higher bay spaces and will need more than the required 20’ minimum ground floor height. The dimensional requirements allow for this but do not require it.

Other Factors Controlling Development Intensity

Dimensional standards for development such as ground floor heights, maximum building heights and maximum number of stories are just some of many factors that influence the scale and intensity of future development. Required off-street parking ratios along with parcel size both limit the scale of new development. Even with revised parking ratios (1 space per 1,600 SF of industrial space and 3 spaces per 1,000 SF of non-retail commercial space), a parcel has to be 3 acres to be able to take full advantage of the proposed height increases for the Mixed Use Industrial/Commercial use classifications. For instance, a lot size of 94,090 SF would appear to allow a building of 170,100 SF at 76 ft height, however, due to parking minimums, truck parking and apron space for maneuvering, the building can only max out at 64,700 SF and 61 ft height (illustrated in Appendix C - Figure 64 and Figure 65).

Tools to Support Context-Sensitive Change

Future industrial development must acknowledge and respond to location-specific aspects of neighborhood and district character through the design, siting, buffering strategies and transition management at the edges of industrial districts. It is recommended that, wherever appropriate, the zoning incorporates the proposed industrial use classification dimensional guidelines specified in Table 5, there may be concerns about areas where additional height or demolition of existing structures would be detrimental. In these areas tools like design overlay districts, historic preservation overlay districts, and transitional height plane requirements (see Figure 28) can be used to reduce development impacts, preserve valuable historic structures and uphold important urban design standards and dimensional norms for new development. Overlay zones and transitional height planes would allow for the underlying zoning to remain, resulting in less overall zones, while ensuring that sensitive areas are protected.

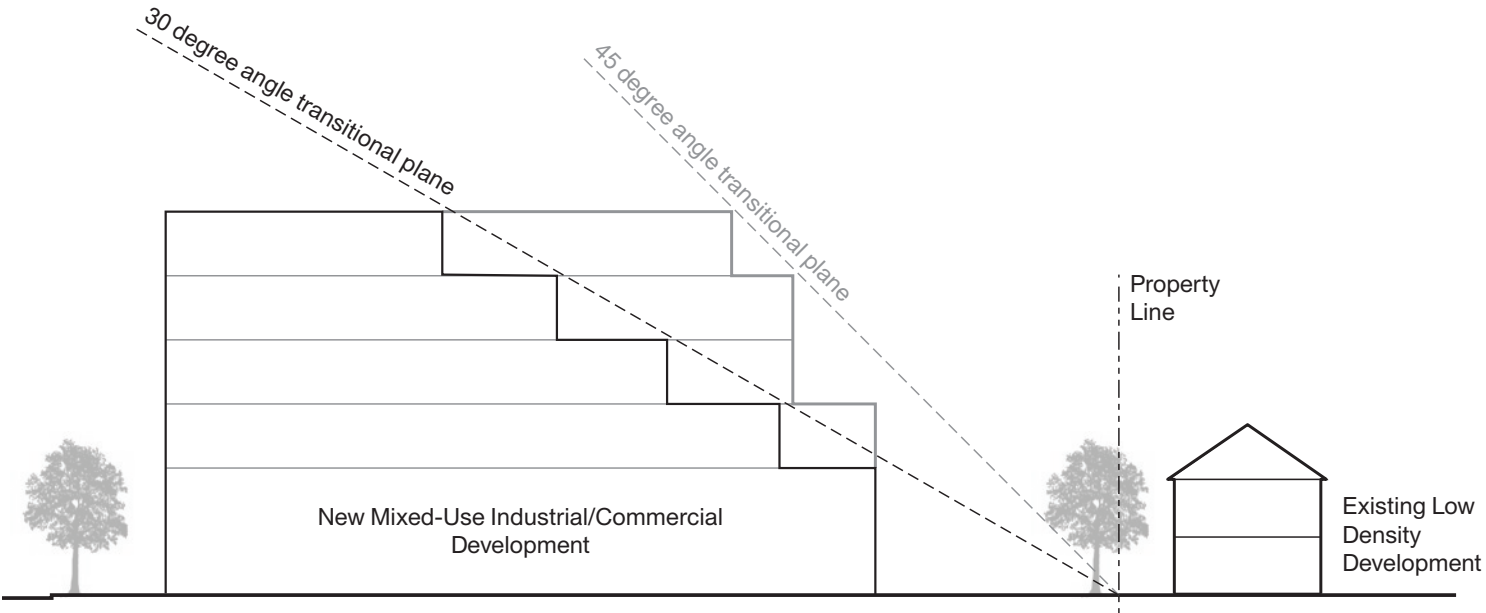


Figure 28. Transitional Height Plane Diagram

Mixed-Use Artisan

The first classification is Mixed-Use Artisan. This classification of uses is limited to boutique manufacturing uses, such as sewing/textile production, bakeries, beverage and spirits production, ceramics, and artist live-work spaces with the intent that these uses contribute to a sense of place and neighborhood fabric. Boutique manufacturing uses should not produce loud noises, fumes, or heavy traffic. The Mixed-Use Artisan classification reinforces numerous policy goals put forth in the city’s neighborhood plans including the Wall Street/West Avenue Plan. The basic premise is to encourage boutique or artisanal manufacturing as a vital ground floor use, particularly in areas where retail is not viable.



Figure 29. Example Media Studio: Aaron Renzy Studio



Figure 30. Example Small-Batch Artisan Manufacturing



Figure 31. Example Art Studio: Trestle Art Space



Figure 32. Example Jewelry Studio: Michele Mercado

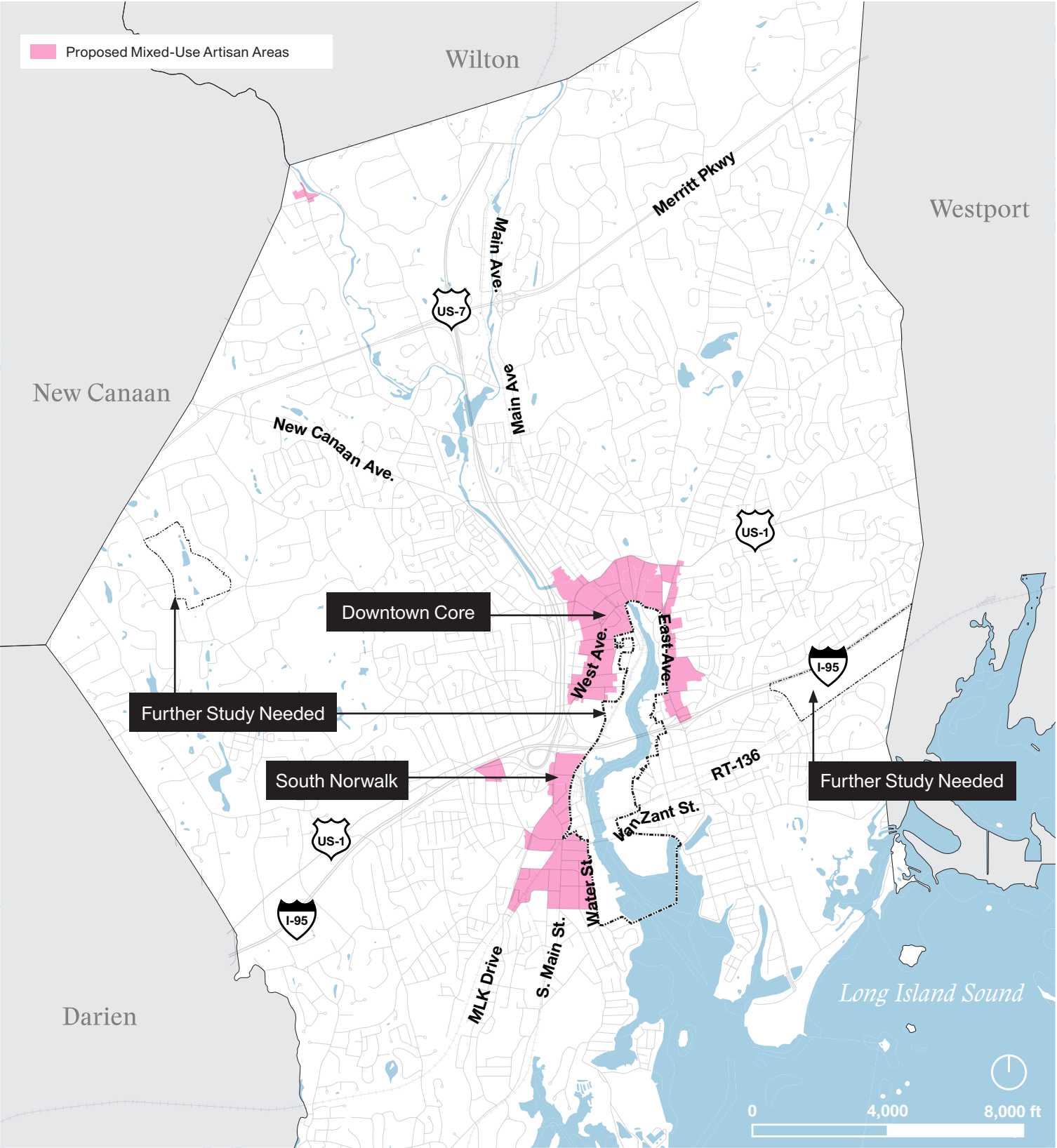


Figure 33. Proposed Mixed-Use Artisan Areas
Map shows in pink the areas where the Mixed-Use Artisan use classification would be appropriate.

Flexible Ground Floors: Accommodating Boutique Manufacturing

Boutique manufacturing can occupy spaces that are substantially smaller than typical light industrial uses, sometimes as small as 3,000 SF. Many of these types of small ground floor spaces are available in the city, however, the ceiling heights are often too low to support some of the equipment required for boutique manufacturers. This makes many of the available ground floor stock non-viable.

In order to encourage boutique and artisanal manufacturing uses on the ground floor, the identified zoning districts should require a minimum ground floor height that will accommodate boutique manufacturing uses. This minimum ground floor height will subsequently affect maximum building heights and should be adjusted to reflect typical floor-to-floor heights for residential and commercial upper floor uses.

The Mixed-Use Artisan areas are located in areas of the city which already allow boutique manufacturing either by right or by special permit. These areas are inherently mixed-use neighborhoods with retail, office, and residential uses.

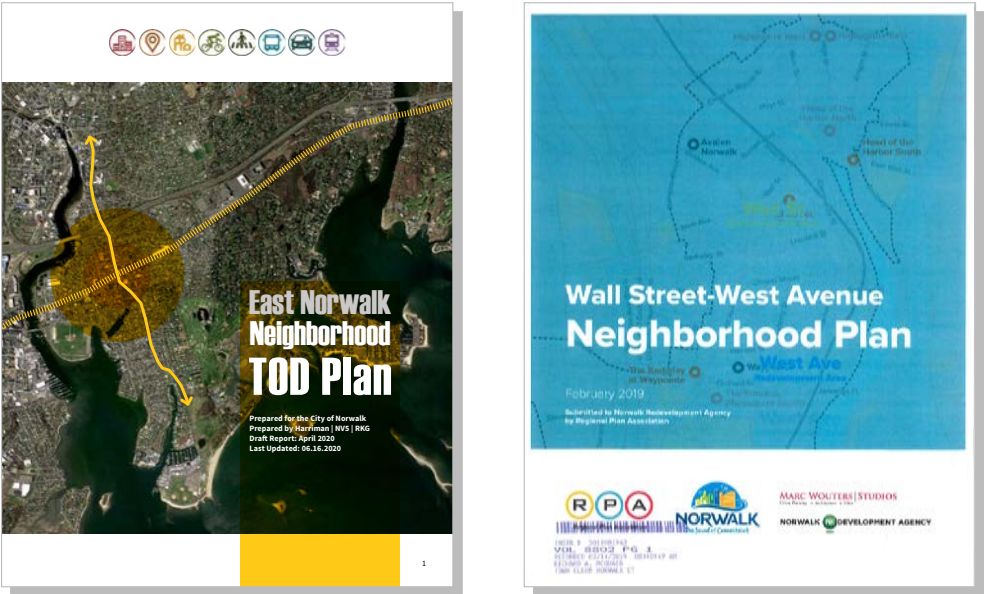


Figure 34. Existing Neighborhood Plans Supporting Boutique Manufacturing

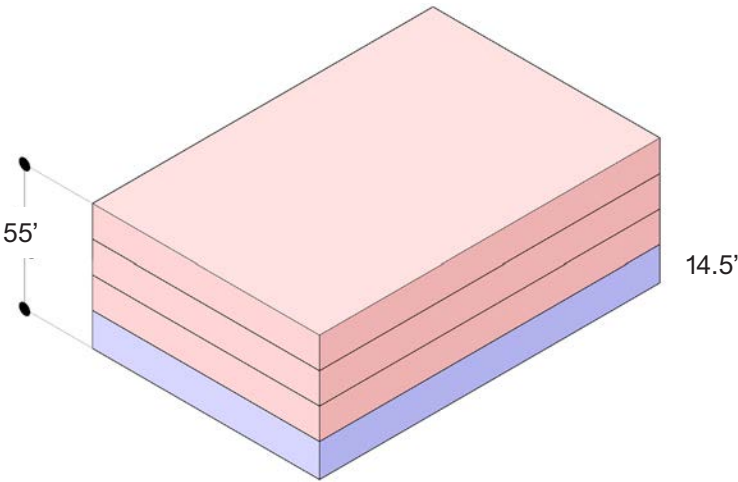


Figure 35. Existing Building Height Maximum

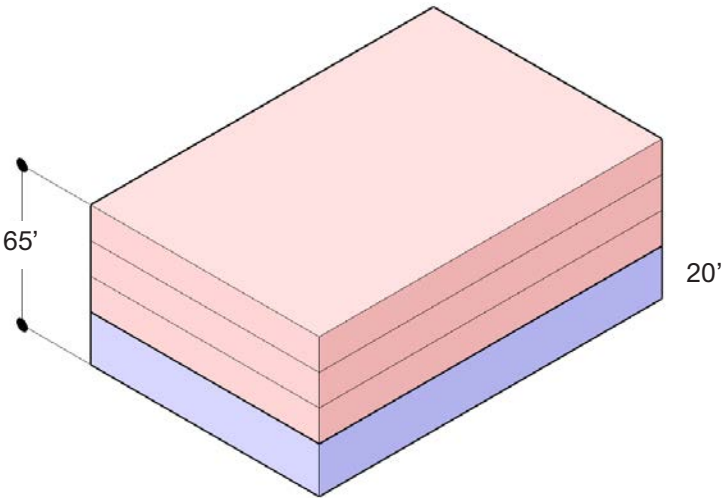


Figure 36. Proposed Building Height Maximum

Existing Building Heights

Existing zoning in some areas limit building heights to 4 stories at 55’ which only allows for 14.5 feet ground floor height and two upper floors of commercial use. This low ground floor height is an issue because anything under a 17 foot ceiling height is too low for boutique manufacturers.

Proposed Building Heights

Requiring a minimum ground floor height of 20’ and allowing a maximum building height of 65’ encourages up to three upper floors of commercial development while accommodating ground floor boutique manufacturing (including high-bay movie studios) and retail uses within up to 4 stories.

Some of the existing zones that are recommended to incentivize the proposed Mixed-Use Artisan uses, currently restrict building height to 4 stories with maximum heights at either 50 feet (East Norwalk) or 55 feet (CBD). These restrictions limit the height of ground floors and therefore prevent the possibility of boutique manufacturers on the ground floor.

Recommendation:

Maintain a limit of 4 stories, but allow some flexibility in the maximum overall height, which allows ground floors to be the appropriate height for both boutique manufacturing and ground floor retail while accommodating three floors of either residential or commercial use.

Mixed-Use Industrial/Commercial

The Mixed-Use Industrial/Commercial classifications clarify and consolidate the districts in the city where commercial, manufacturing and light industrial uses are currently allowed. In these classifications, industrial uses are limited to predominantly light industrial and light manufacturing uses, as well as research and development, limited warehousing, and other industrial services. In the Mixed-Use Heavy Industrial/Commercial classification, non-earth storing and processing yards are permissible, as well as limited supportive and compatible residential. These uses are located in areas of the city that are already well connected to transportation corridors that provide easy truck access with minimal residential traffic conflicts.



Figure 37. Brooklyn Navy Yard Building 127 (Brooklyn, NY)



Figure 38. Raymond Flynn Marine Industrial Park (Boston, MA)



Figure 39. Pennovation Works (Philadelphia, PA)



Figure 40. Farm Fresh RI Food Hub (Providence, RI)

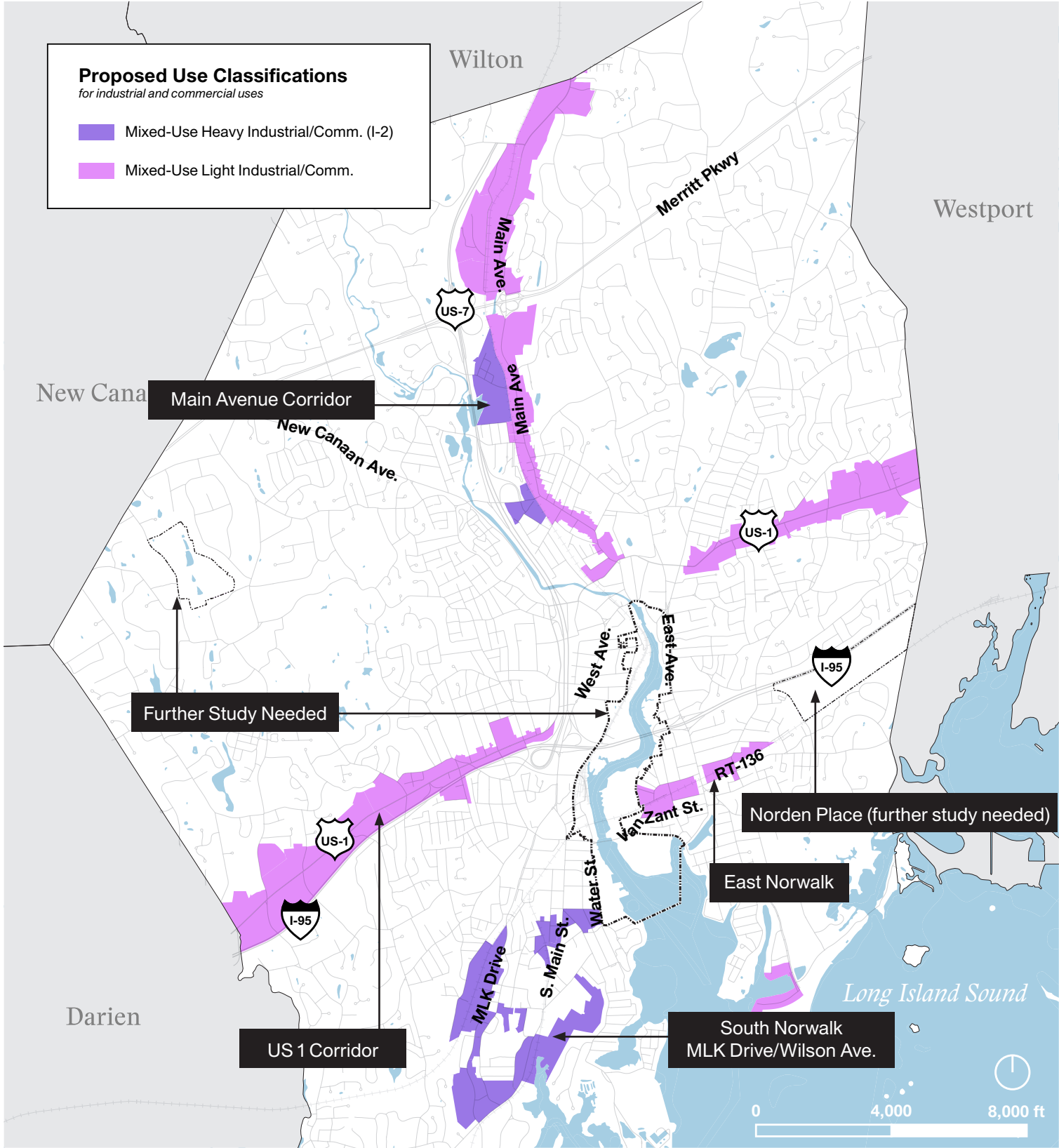


Figure 41. Proposed Mixed-Use Industrial/Commercial Areas - Light and Heavy
Map shows in shades of purple the areas where the Mixed-Use Industrial/Commercial use classifications would be appropriate.

Recommendations

- Allow commercial upper floor space to cross subsidize ground floor industrial space. Commercial upper floor uses include office, Research & Development, showrooms, and other industrial services.
- Consider lower density residential, including live/work space to subsidize the ground floor industrial space.
- Allow building heights to be a maximum of 3-4 stories at 65-85’ so that ground floor heights can accommodate 28-30’ high-bay space
- Required off-street parking ratios will determine the scale of development: revise industrial parking ratios to be 1/1600 SF of industrial space and 3/1000 SF of non-retail, commercial space

Mixed-Use Industrial Building Typology

Industrial buildings, even for smaller tenants, require specific dimensions for floorplates, truck aprons, and service bays. Contemporary industrial space requires ceilings that are at a minimum 28’ tall, higher than industrial buildings that were built between the 1950s and 1970s. The new Light Industrial/Commercial classification revises the zoning use tables and dimensional standards to reflect existing and future industrial businesses and enables contemporary industrial buildings to be built by-right.

The distinguishing feature of the Mixed-Use Industrial/Commercial classifications are that the proposed zoning would allow commercial upper floors and potentially low to moderate residential development above ground floor, high-bay industrial space. In a prototypical mixed use commercial-industrial building, the ground floor can be a 30-40 foot high-bay space that can then structurally support as many as three upper floors of other uses, predominantly commercial use such as office space or showrooms. Ultimately, these hybrid industrial/commercial buildings can cross-subsidize industrial rents on the ground floor. Precedents of this type include the Raymond Flynn Marine Industrial Park in Boston, Brooklyn Navy Yard in New York City, the New York Building in Portland, Oregon and Pennovation Works in Philadelphia. Relevant precedents in smaller cities include Idexx Synergy Center labs in Westbrook, Maine, Farm Fresh RI Food Hub in Providence, Rhode Island and several mixed-use and incubator spaces in Middletown and Hartford, Connecticut.

Mixed Use Industrial/Commercial Test Fits

Within the proposed zoning district, the ground floor should be at a minimum 28-30 feet. In order to cross-subsidize ground floor rents, building heights in this zone should be at a maximum of 65-85 feet, which allows for 3-4 upper stories of commercial use. Increasing building heights allows for the possibility of larger light industrial development, however, as in most cities, off-street parking requirements will drive the scale of development. The two test fits below (Figure 42 and Figure 43) show a minimum truck apron, industrial parking ratio of 1/1600 SF, and non-retail commercial parking ratio of 3/1000 SF. At a minimum, this development requires 2 acres of space; a five story building with a 24,000 SF footprint would require approximately 3 acres.

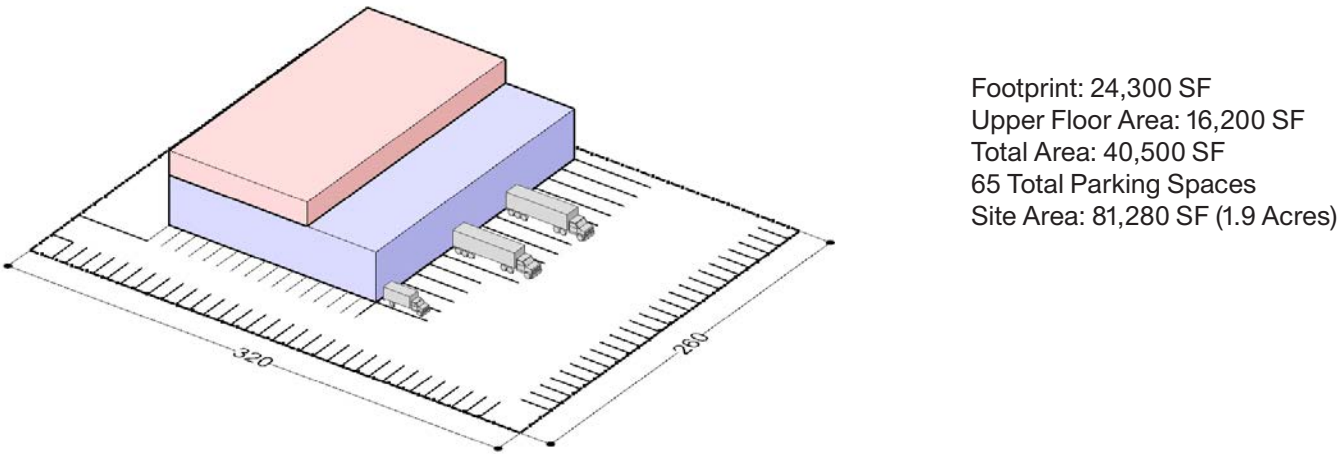


Figure 42. Example 2 Acre Mixed Use Industrial/Commercial Test-Fit

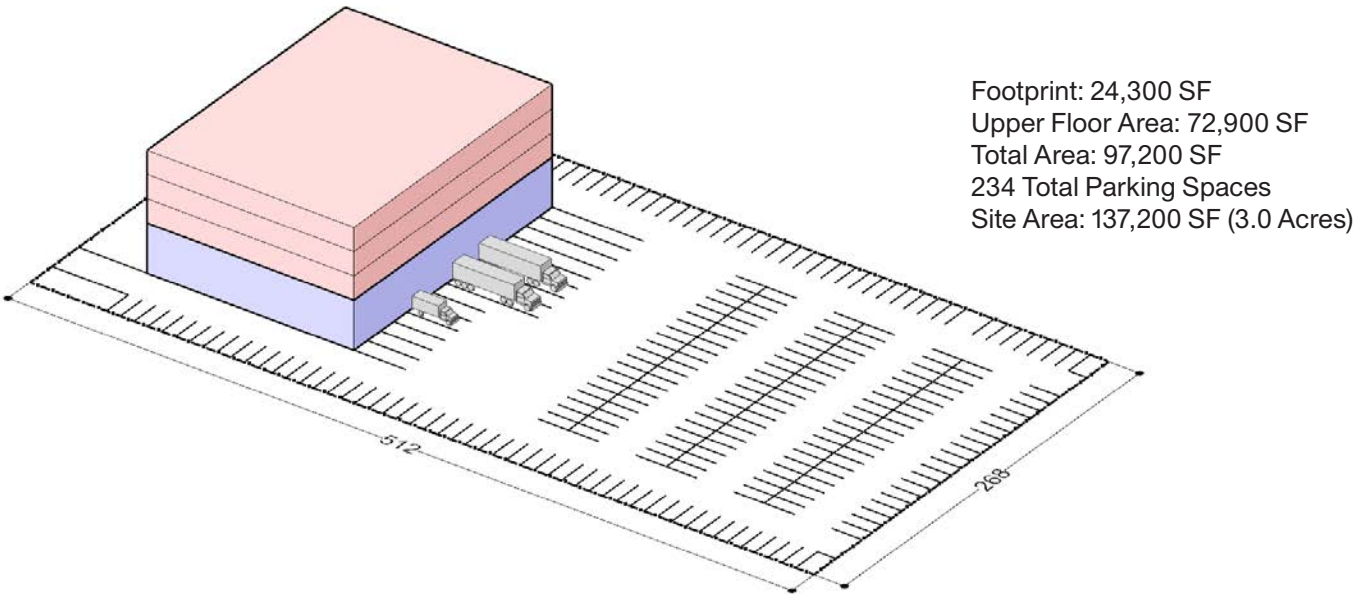


Figure 43. Example 3 Acre Mixed Use Industrial/Commercial Test-Fit

Heavy Industrial

The Heavy Industrial classification designates areas for more intensive industrial uses as well as contractor and earth processing yards. The intent of this zone is to ensure there are areas of the City that allow these uses to facilitate the needs of the community.

Despite there being nearly 68 acres of heavy industrial use classification proposed, this is an over 70% reduction from what is allowed currently (excluding the heavy industrial use within the Industrial Waterfront Land Use Plan study area boundary).

Recommendations

- Allow commercial upper floor space to cross subsidize ground floor industrial space. Commercial upper floor uses include office, R&D, showrooms, and other industrial services.
- Allow buildings heights to be a maximum of 4 stories at 85' so that ground floor heights can accommodate 30-40' high-bay space
- Required off-street parking ratios will determine the scale of development: revise industrial parking ratios to be 1/1600 SF of industrial space and 3/1000 SF of non-retail commercial space
- Review and consider a moratorium on certain uses in the I-1 zone for parcels that abut the waterfront
- Rezone Rockland Road area from RI to I-1
- Rezone areas as indicated on the proposed detailed rezoning maps in Appendix A to Industrial No. 1 (I-1)
- Consider additional building setback or upper story height setbacks when abutting residentially zoned properties (See Figure 28)
- Rezone certain areas to non-industrial uses as indicated on the proposed detailed rezoning maps in Appendix A

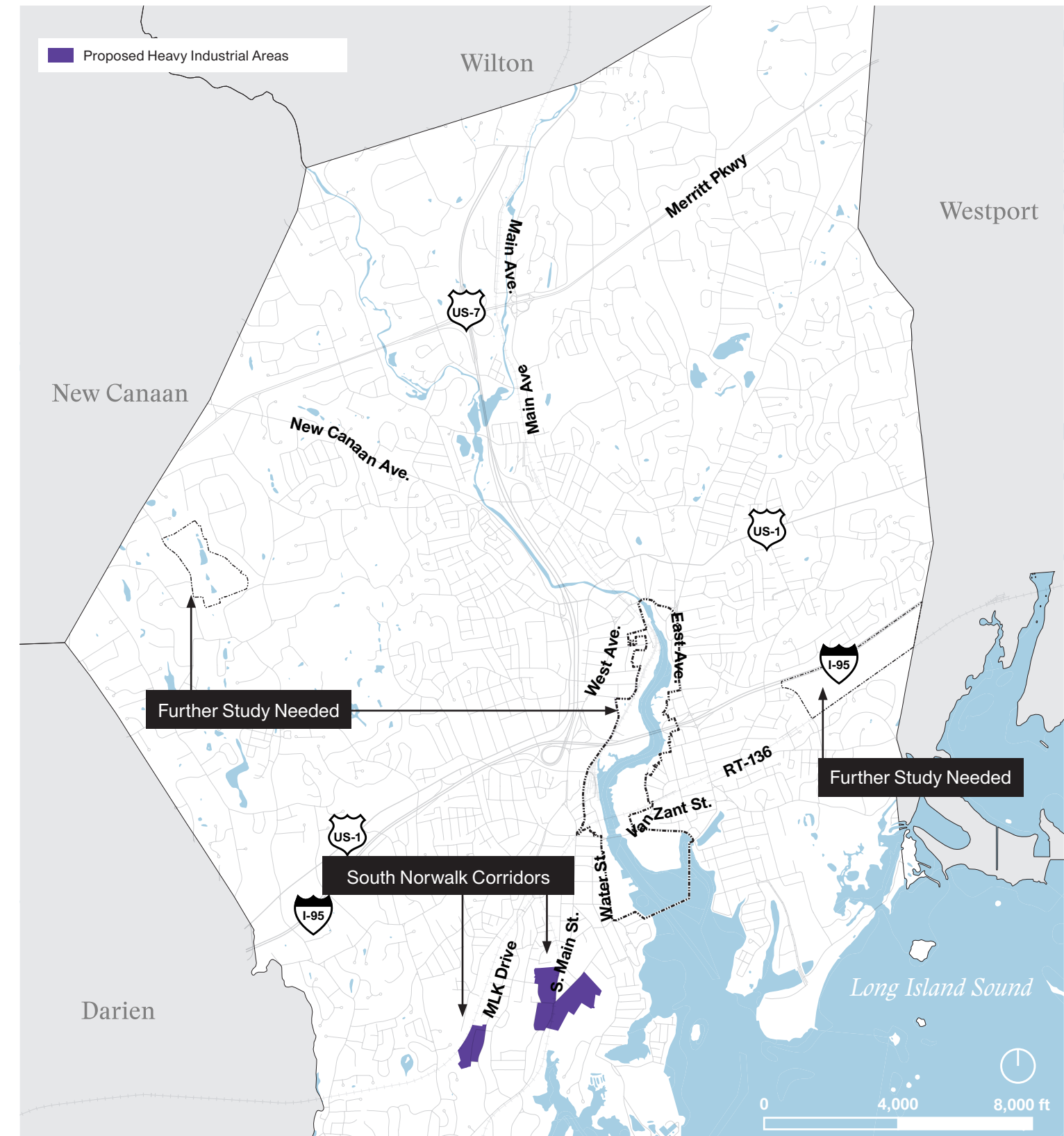


Figure 44. Proposed Heavy Industrial Areas

Map shows in dark purple the areas where the Heavy Industrial use classification would be appropriate.

2

Require a Special Development Plan for Norden Place.

The unique history and location of Norden Place make it an exception to the rest of the city's industrial zones. Because of its former use, it is one of the city's largest development sites at around 37 acres. The scale of development in this location would add to the city's commercial tax base, but there are several specific challenges that need to be addressed in planning for its future use. As illustrated in Figure 45, the site is surrounded by residential zones. Furthermore, while the site is physically adjacent to I-95, access to the highway requires driving through narrow residential roads. Heavy truck traffic to and from the site presents a major conflict with abutting residential uses; and appropriate buffering needs to be considered.

As we think about the utility of industrial zones in Norwalk, we should consider that data centers may become more popular within our industrial zones in the future. While there is currently an active data center at the Norden Place site, it is possible more data centers will pop up in the area, and other industrial zones in Norwalk in the future, if we allow them to. In March 2021, Governor Ned Lamont signed legislation offering tax incentives to certain data center developments. Under this legislation, the state will waive sales and property tax obligations for 20 years for data centers that invest at least \$200 million in Connecticut, or \$50 million if the facility is located within a state-designated enterprise zone. It will be important for Norwalk to decide if we want to capitalize on this incentive by choosing where, and to what scale we will allow data centers in the City.

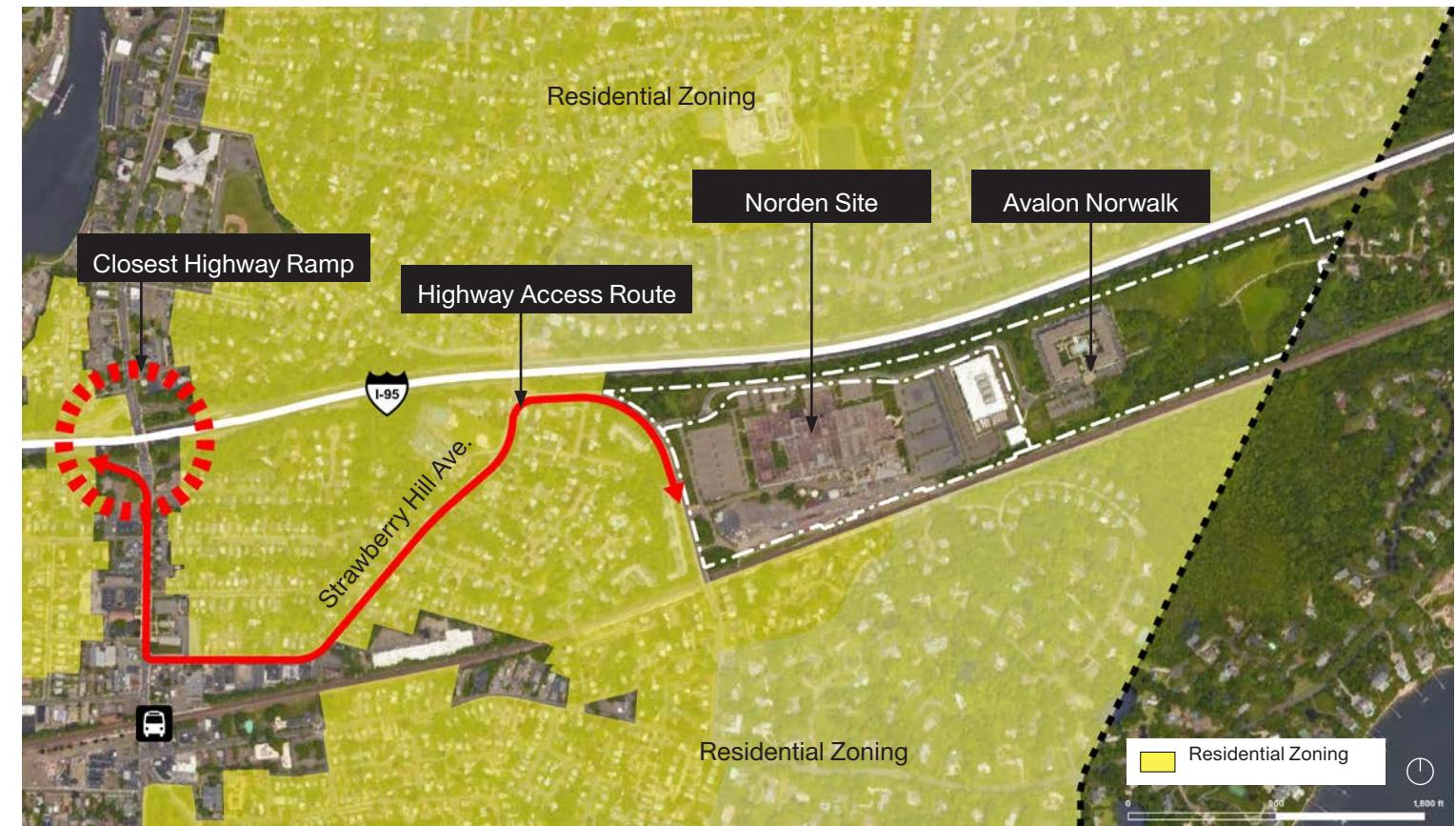


Figure 45. Circulation and Zoning Context for Norden Place and Avalon Norwalk

The negative reception of the recently proposed warehousing and distribution center reflects the inherent challenges of developing Norden Place. This recommendation outlines several parameters for the City to consider in preparing a special development plan for the Norden site:

- Encourage mixed commercial/industrial users that can add to the commercial tax base of the city and create jobs; discourage residential uses. Potential uses might include research and development, life science and biotech companies, or a data center.
- Study and propose a plan for access to I-95 considering abutting residential uses and existing roadways; this might include restricting vehicular traffic to passenger vehicles and small trucks only.
- Conduct larger study of additional ramps or direct access points to I-95.
- Propose buffering strategies along edges that abut residential uses including landscape buffers and noise reduction strategies.
- Restrict development of additional residential based on set criteria for circulation, land use conflict mitigation and quality of life.

Since the study is recommending eliminating the RI Zoning designation, it may be appropriate to either adopt the proposed I-2 designation for this area or keep the RI designation until such time as further evaluations are conducted.



Figure 46. Aerial View of Norden Place

3 Distinguish contractor yards from other industrial uses and disallow self storage in select zones.

A distinguishing land use of Norwalk's industrial zones is contractor yards, building and materials storage, and the increasing development of self-storage. Currently, contractor yards create conflicts with nearby residential uses, even though they are permitted by right in the Industrial-1 zone.

Contractor uses are diverse: plumbers and electricians have different space needs than site contractors and sand/gravel storage facilities. Some users have only a few vehicles, whereas others require frequent deliveries and large semi-trucks or dump trucks. These more intensive uses have a greater impact on their surroundings than other uses and should be treated accordingly.

In general, conflicts and challenges with more intensive contractor yards arise because of the intermingling of industrial uses and residential uses. Especially in South Norwalk, the history and pattern of development has resulted in industrial uses that are mixed with pockets of residential uses. Consequently, streets in this area, with the exception of MLK Drive, are very narrow and not well suited for large truck traffic. In addition, the street network is very irregular, which creates awkward intersections and other traffic conflicts.

While contractor yards can be necessary for the region, some are not well located. The recommendation is to provide better alternatives for contractor yards that consider the issue of abutting uses, traffic, and buffering. Designated alternative areas for contractor yards will alleviate the burden of current residential areas from housing the majority of contractor yards.

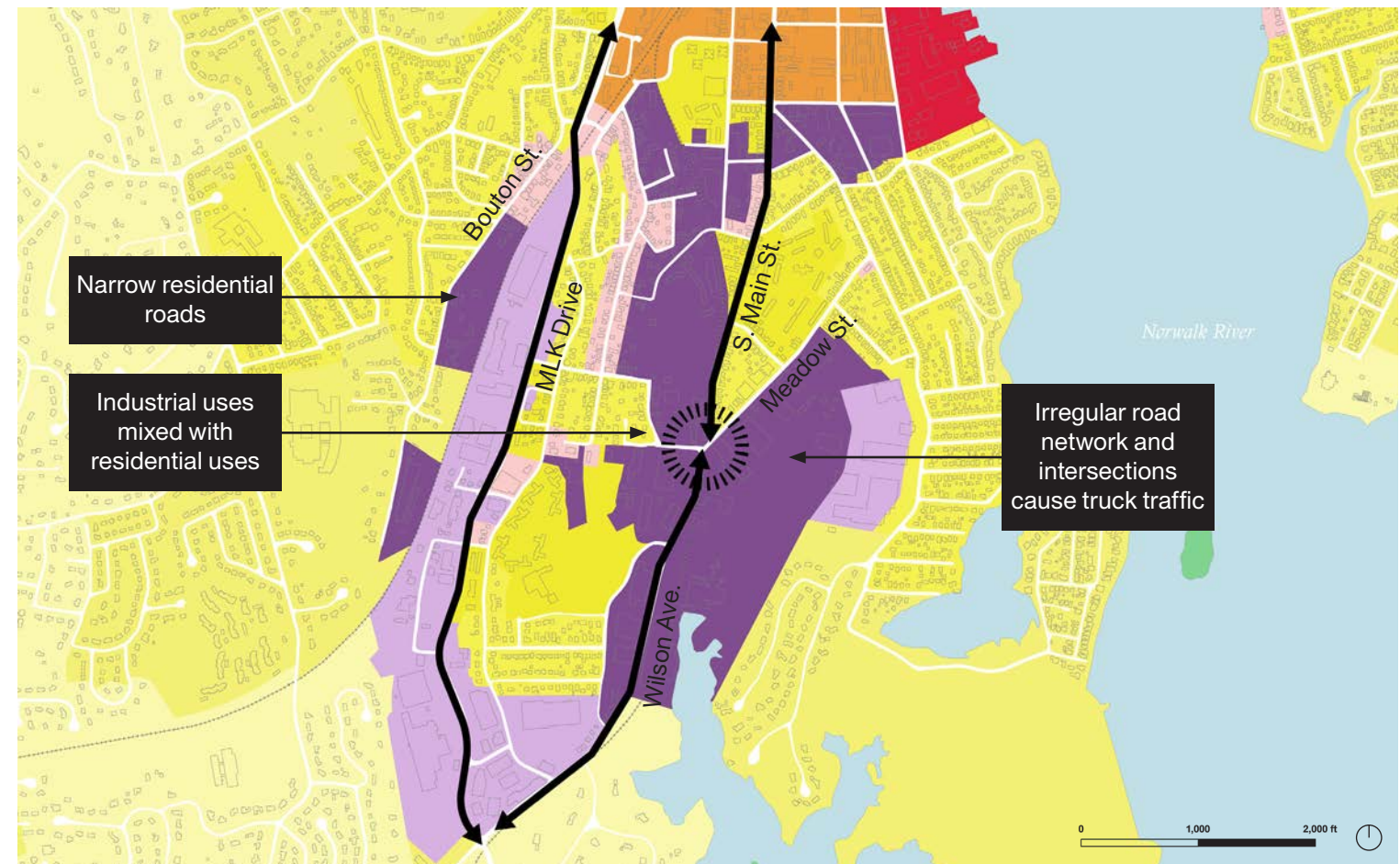


Figure 49. Contractor Yard Impacts on Surrounding Residential Uses

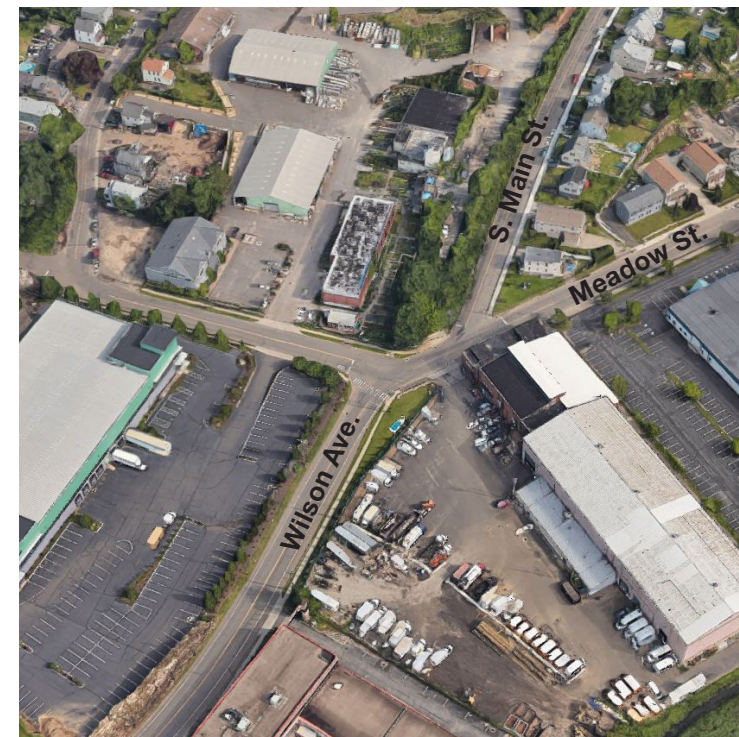


Figure 47. Example of Narrow and Easily Congested Intersection



Figure 48. Example of Street with Narrow ROW and Frequent Truck Traffic

New contractor yard locations should be based on the following criteria:

Location: When identifying alternative locations where daily operations will have less of an impact, the following should be considered:

- **Buffering:** Appropriate buffering from residential uses includes topographical change, setbacks, landscaping, increased tree canopy, or commercial use.
- **Traffic and Access:** Preferably located along major traffic corridors and close to I-95 access. Avoid residential streets.
- **Proposed Areas for Consideration:** The maps in Appendix A provide a recommended plan for rezoning that outlines where the types of contractor uses should be permitted.

Use Distinction: The existing regulations provide definitions to some of the various contractor uses; however, the terms can be redundant and lack clarity and distinction between the types of contractors. The definitions should distinguish between contractor yards with heavy truck traffic and site impacts and contractor offices that have only a few service vehicles and fewer site impacts. Distinctions should also be drawn between contractor operations with outdoor vs. indoor storage. Consider the following definition changes:

1. Eliminate the definitions of *Contractor's Office* and *Contractor's Storage Yards*.
2. Modify the definition of Indoor Contractor Parking Facility.
3. Add definitions distinguishing between the types of contractor yards.

Code Enforcement: Improve code enforcement and buffering for contractor yards.

Design Guidelines: Provide additional design guidelines for buffering including required landscape buffers, fencing, and adjusted pile heights.



Figure 50. Aerial View of MLK Drive Showing Natural Advantages for Industrial Use

Properties with frontage on MLK Drive would be better suited for businesses with frequent truck traffic because of the natural buffering and wide ROW.

Coordination with MLK Drive Enhancements

In April of 2021, the City of Norwalk was awarded a \$3 million state grant to improve Martin Luther King Junior Drive including infrastructure and streetscape improvements to support enhanced mobility, connectivity and safety as well as economic development and quality of life initiatives such as a facade improvement program. Some of the expected infrastructure investments include crosswalk and sidewalk improvements as well as reconstruction of a staircase connecting two sections of the SoNo neighborhood and improving the connection to the train station. Quality of life investments could include anything from neighborhood cleanups to public art, playground investment to enhanced urban canopy. To support and continue the positive impacts of this expected investment, it is important that policies and financing encourage industrial businesses along the corridor to provide adequate screening through landscape and public realm buffers as well as mitigation measures to reduce their impact on air quality, noise pollution and traffic congestion. The proposed continuation of industrial uses in the area will not interfere with the goals for MLK Drive in the future. To the contrary, it will contribute to the initiative by encouraging redevelopment and higher design standards along the corridor.

Limiting Self-Storage

Separately, self-storage uses have taken over valuable industrial land. While self-storage is an efficient and low-cost development, it is not the highest and best use for industrial zones. First, self-storage provides limited jobs and economic development potential; and second, the storage facilities are not an active ground floor use and do not contribute to the public realm. In the context of preserving industrial land for economic development, self-storage should be disallowed in industrial zones where other uses, such as light manufacturing or research and development would be better located and provide better economic development opportunities. Consider revising where and under what circumstances they are allowed along Connecticut Avenue, Main Avenue and Westport Avenue.

Recommendations Summary

Appendix B contains a more complete outline of uses the city should consider and how they are permitted within each zone. Table 6 highlights some of the more significant uses discussed as part of this study.

Table 6. Proposed Zoning Districts: Contractor Yards & Self-Storage

Zoning District	Contractor Uses	Self-Storage
Heavy Industrial (Existing I-1 Zone)	Contractor Yards (site, building materials, and storage yards, including earth processing)	Prohibited
Mixed Use Heavy Industrial/Commercial (Proposed I-2 Zone)	Contractor Yards (non-earth moving outdoor supplies and vehicle parking)** Contractor Offices (with minimal, orderly, contained and well-screened outside storage - such as plumbing, HVAC, electrical, etc. - earth processing is not permitted) Retail & Showrooms (as accessory use)**	Special Permit (upper stories)
Mixed-Use Light Industrial/Commercial	Contractor Offices (plumbing, HVAC, electrical, etc.)	Special Permit (upper stories)
Mixed-Use Artisan (Downtown Core and Bus Zones)	None	Prohibited

*Zoning table to be revised to include marine industrial and water-dependent overlay

4

Develop a separate waterfront plan that balances the diversity of uses.

Finally, our last draft recommendation is to develop a separate waterfront plan that looks at the Norwalk river waterfront as a unique area with a diversity of uses, regulations, and other pressures.

Like many New England cities, industrial zones are located along the waterfront because early industry relied on water for power and transportation. This particular land use pattern persisted even when railroads replaced water as the primary mode of transportation. Whether waterfront properties should remain industrial or be converted to other uses that take advantage of views and recreation should be based on a clear set of criteria. Considerations will include environmental impact and water quality, coastal resiliency, public access along the waterfront, the visual quality at the water's edge, abutting uses and urban character, and economic development opportunities related to water-dependent uses.

The Industrial Waterfront Land Use Plan will be published in Part II of this study and will make recommendations on the existing and future land use along the waterfront while synthesizing relevant data about the water, navigation channels, water quality, flood hazards, and other environmental issues.

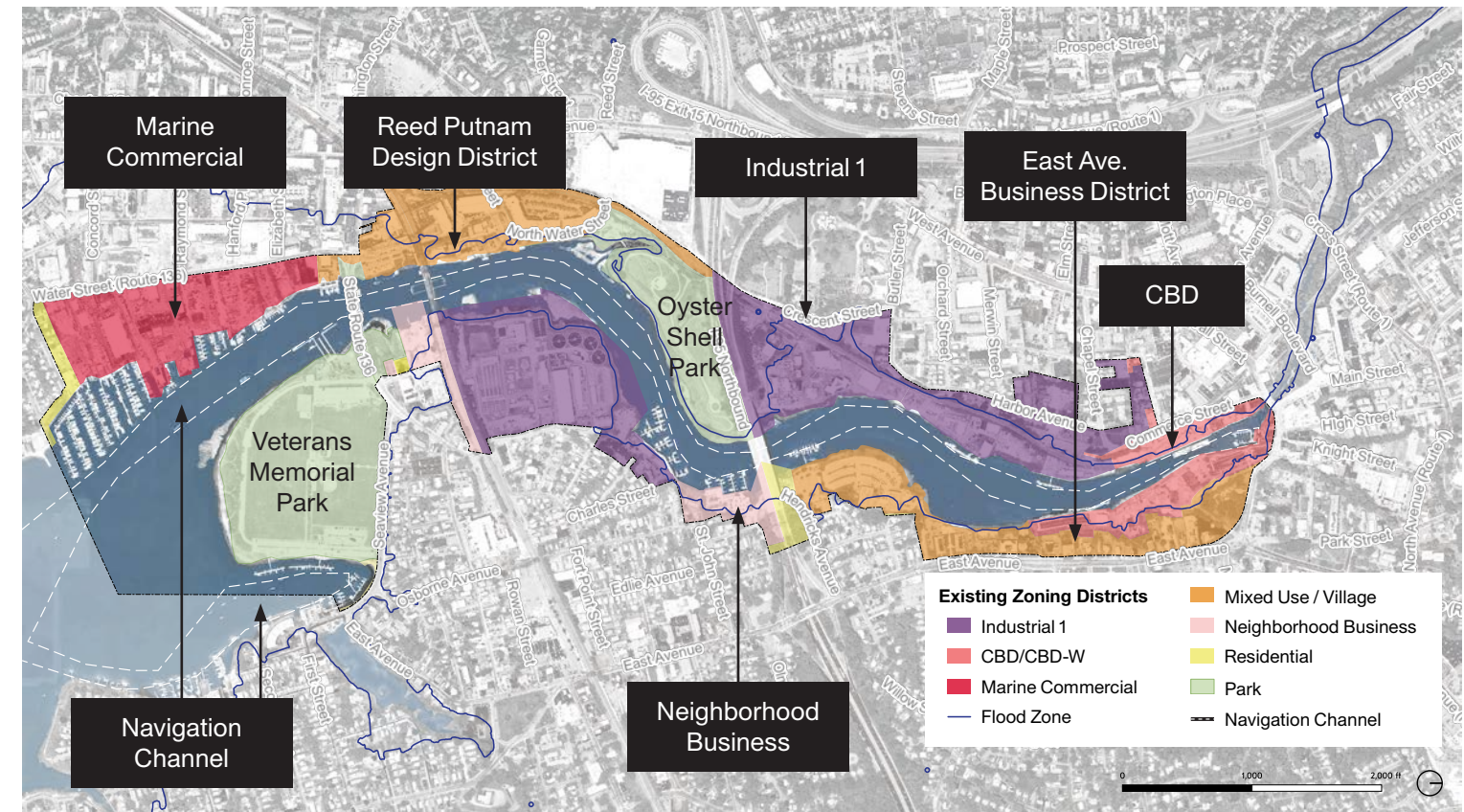


Figure 51. Existing Waterfront Zoning and Land Use

Summary of Recommendations

1. Simplify Zoning to Reflect 21st Century Industrial Trends (establish four simplified classifications)

1.1. Mixed-Use Artisan

- Maintain a limit of 4 stories, but allow some flexibility in the maximum overall height, which allows ground floors to be the appropriate height for both boutique manufacturing and ground floor retail while accommodating three floors of either residential or commercial use

1.2. Mixed-Use Industrial/Commercial (Light and Heavy)

- Allow commercial upper floor space to cross subsidize ground floor industrial space. Commercial upper floor uses include office, Research & Development, showrooms, and other industrial services.
- Consider lower density residential, including live/work space to subsidize the ground floor industrial space.
- Allow building heights to be a maximum of 3-4 stories at 65-85' so that ground floor heights can accommodate 28-30' high-bay space.
- Required off-street parking ratios will determine the scale of development: revise industrial parking ratios to be 1 space/1600 SF of industrial space and 3 space/1000 SF of non-retail, commercial space.

1.3. Heavy Industrial

- Allow commercial upper floor space to cross subsidize ground floor industrial space. Commercial upper floor uses include office, R&D, showrooms, and other industrial services.
- Allow buildings heights to be a maximum of 4 stories at 85' so that ground floor heights can accommodate 30-40' high-bay space
- Required off-street parking ratios will determine the scale of development: revise industrial parking ratios to be 1/1600 SF of industrial space and 3/1000 SF of non-retail commercial space
- Review and consider a moratorium on certain uses in the I-1 zone for parcels that abut the waterfront
- Rezone Rockland Road area from RI to I-1
- Rezone areas as indicated on the proposed detailed rezoning maps in Appendix A to Industrial No. 1 (I-1)
- Consider additional building setback or upper story height setbacks when abutting residentially zoned properties (See Figure 28).
- Rezone certain areas to non-industrial uses as indicated on the proposed detailed rezoning maps in Appendix A

****In addition to the changes listed above, Appendix A contains detailed recommendations regarding changes to the existing zone to align with the proposed industrial classifications. ****

2. Require a Special Development Plan for Norden Place.

- Encourage mixed commercial/industrial users that can add to the commercial tax base of the City and create jobs; discourage residential uses. Potential uses might include research and development, life science and biotech companies, or a data center.
- Study and propose a plan for access to I-95 considering abutting residential uses and existing roadways; this might include restricting vehicular traffic to passenger vehicles and small trucks only.
- Conduct larger study of additional ramps or direct access points to I-95.
- Propose buffering strategies along edges that abut residential uses including landscape buffers and noise reduction strategies.
- Restrict development of additional residential based on set criteria for circulation, land use conflict mitigation and quality of life.

3. Distinguish Contractor Yards From Other Industrial Uses and Disallow Self Storage in Select Zones.

- Require appropriate buffering from residential uses includes topographical change, setbacks, landscaping, increased tree canopy, or commercial use.
- Try to locate contractor yards along major traffic corridors and close to I-95 access. Avoid residential streets.
- Detailed recommendations for consideration are mapped in Appendix A.
- Eliminate the definitions of Contractor's Office and Contractor's Storage Yards.
- Modify the definition of Indoor Contractor Parking Facility.
- Add definitions distinguishing between the types of contractor yards.
- Improve code enforcement and buffering for contractor yards.
- Provide additional design guidelines for buffering including required landscape buffers, fencing, and adjusted pile heights.
- Coordinate any improvement in the MLK corridor with other city initiatives in the area.
- Limit the locations where self-storage can be located.

4. Develop a separate waterfront plan that balances the diversity of uses.

Appendix A: Detailed Proposed Rezoning Maps

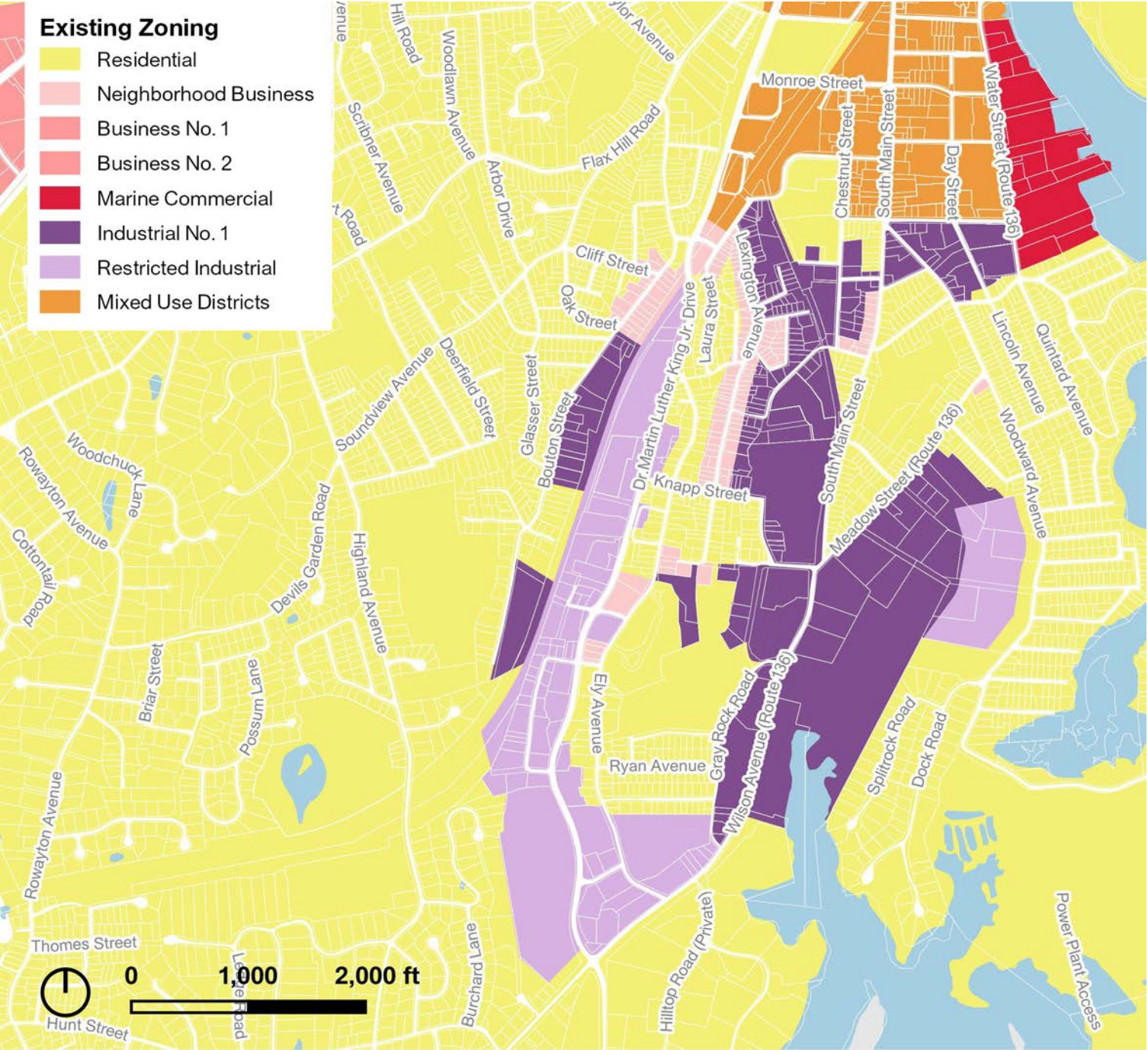


Figure 52. South Norwalk Study Area: Existing Zoning

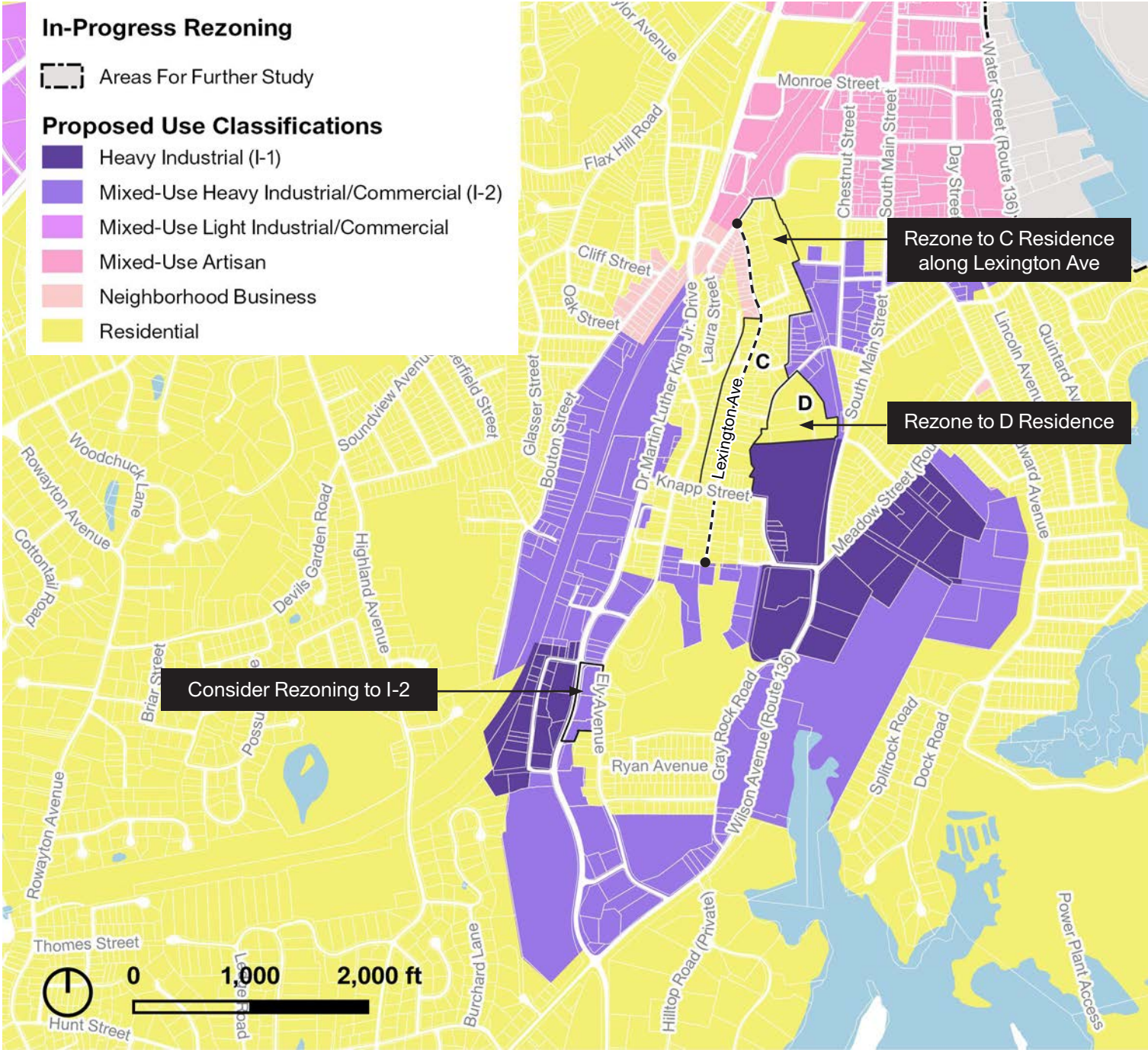


Figure 53. South Norwalk Study Area: Proposed Zoning

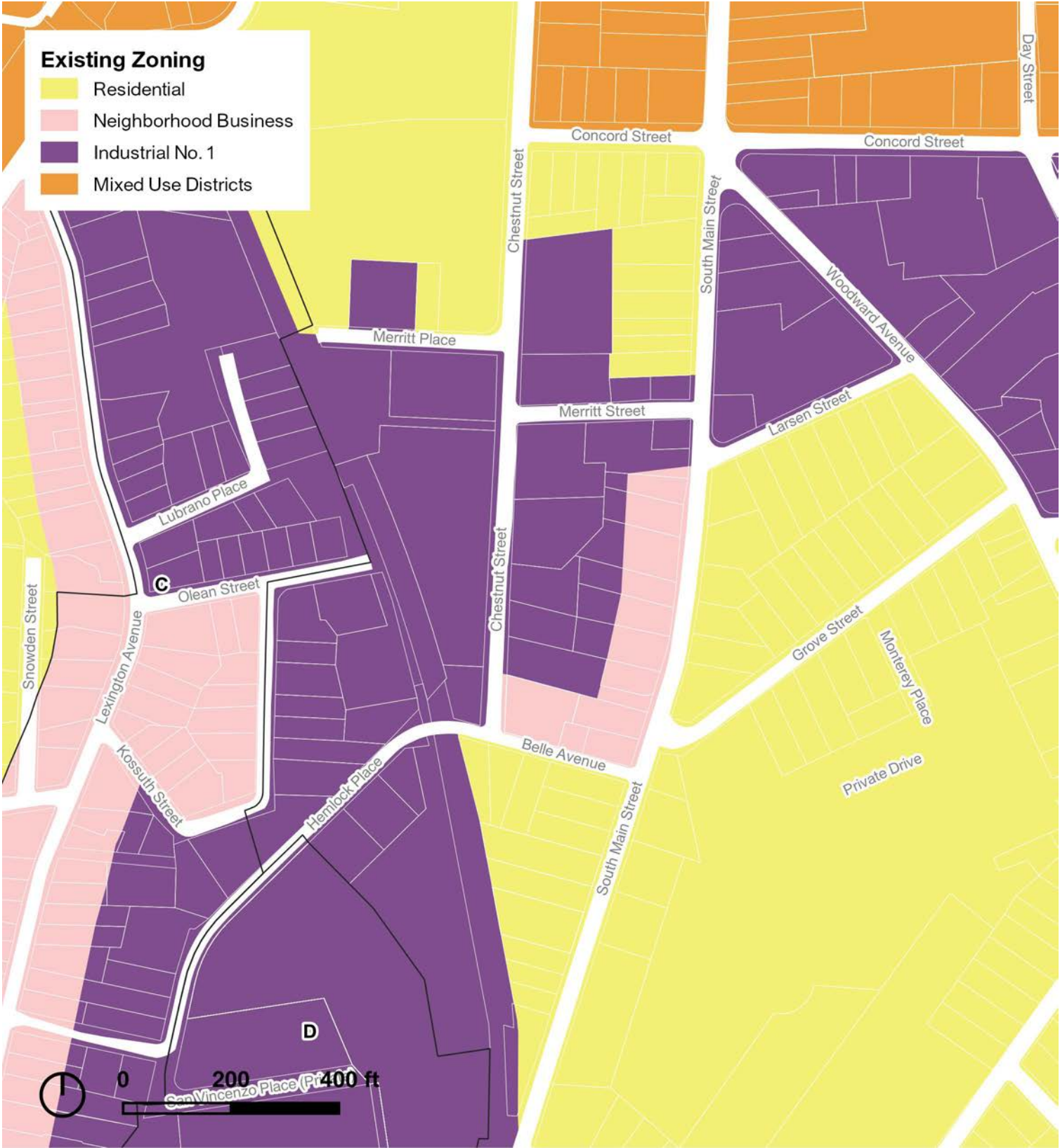


Figure 54. South Norwalk Study Area: Existing Zoning - Zoom In

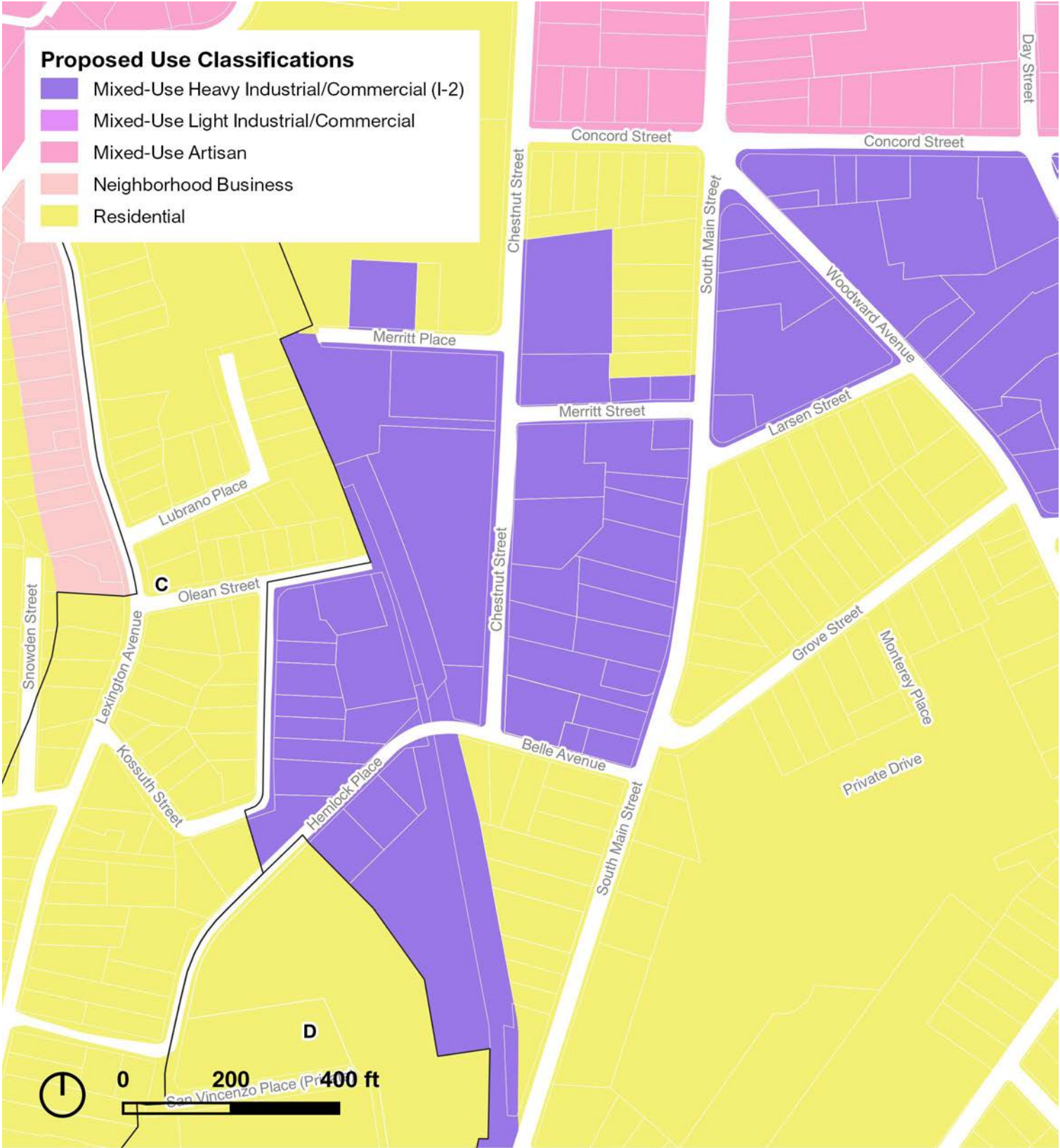


Figure 55. South Norwalk Study Area: Proposed Zoning - Zoom In

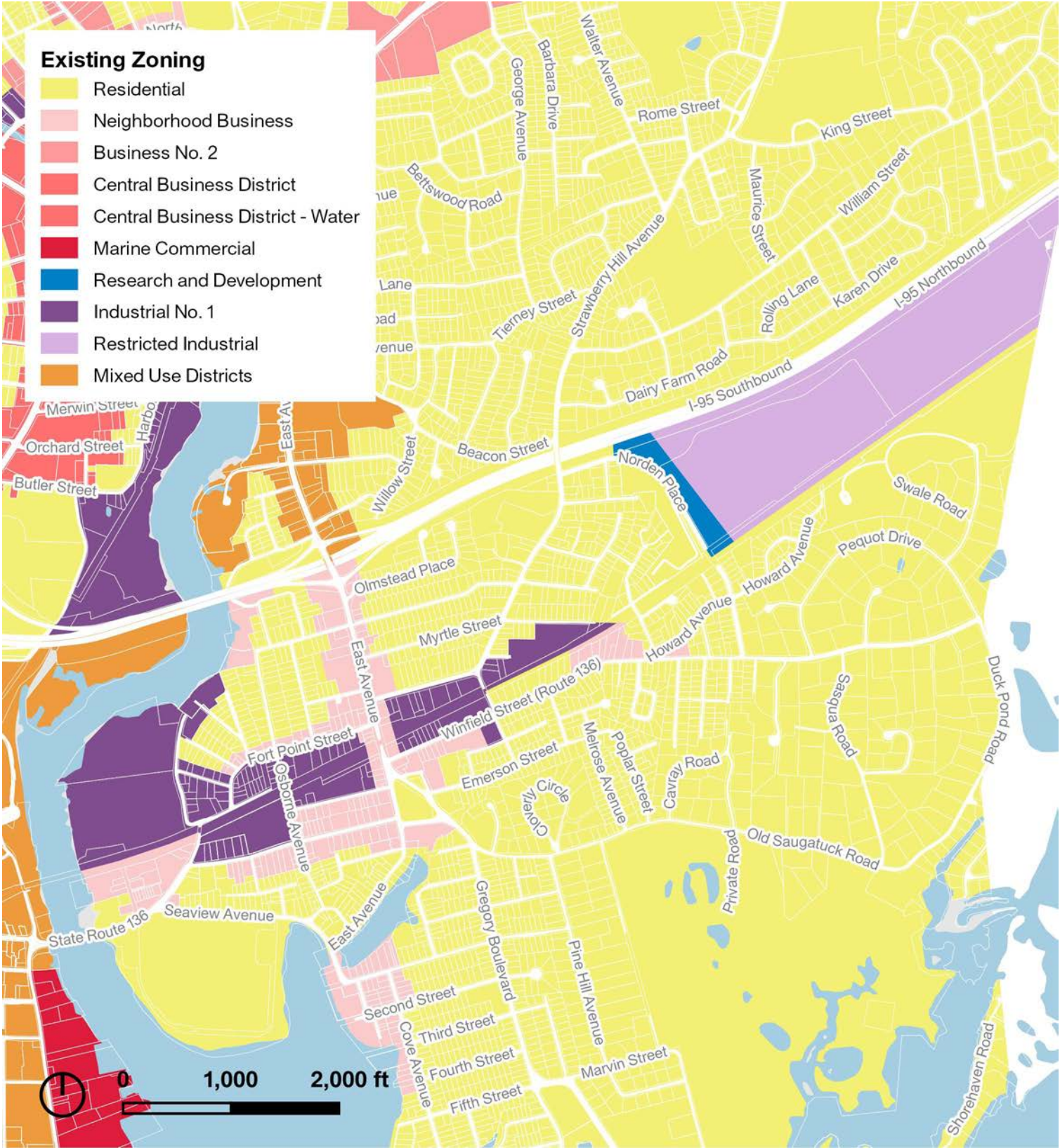


Figure 56. East Norwalk Study Area: Existing Zoning

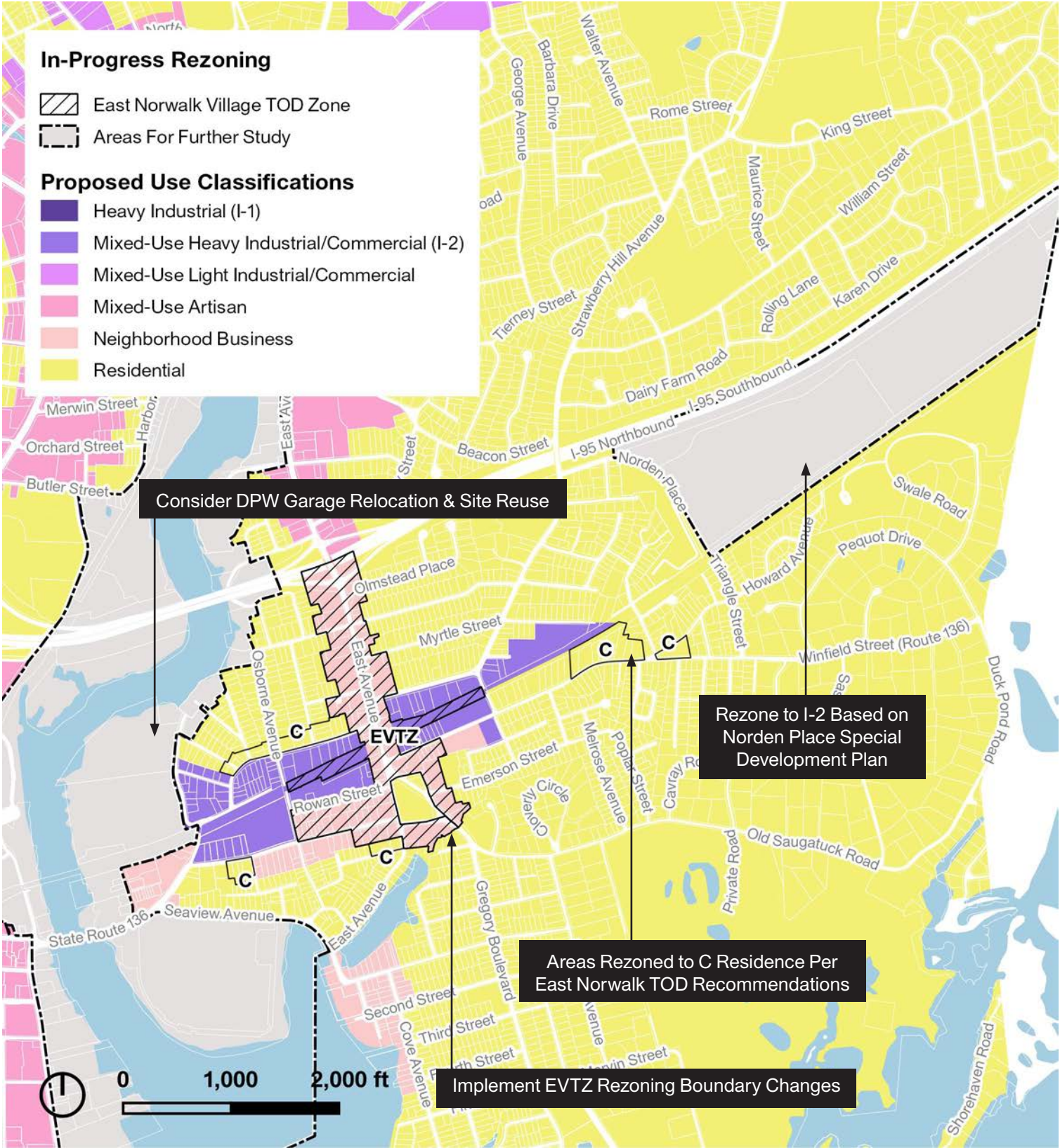


Figure 57. East Norwalk Study Area: Proposed Zoning

Maintain the Industrial-1 (I-1) zone along the water at the WPCA site until Waterfront Land Use Plan has been completed. Convert the I-1 zones adjacent to the rail lines to a Mixed-Use Light Industrial/Commercial use classification. Maintain existing Neighborhood Business District.

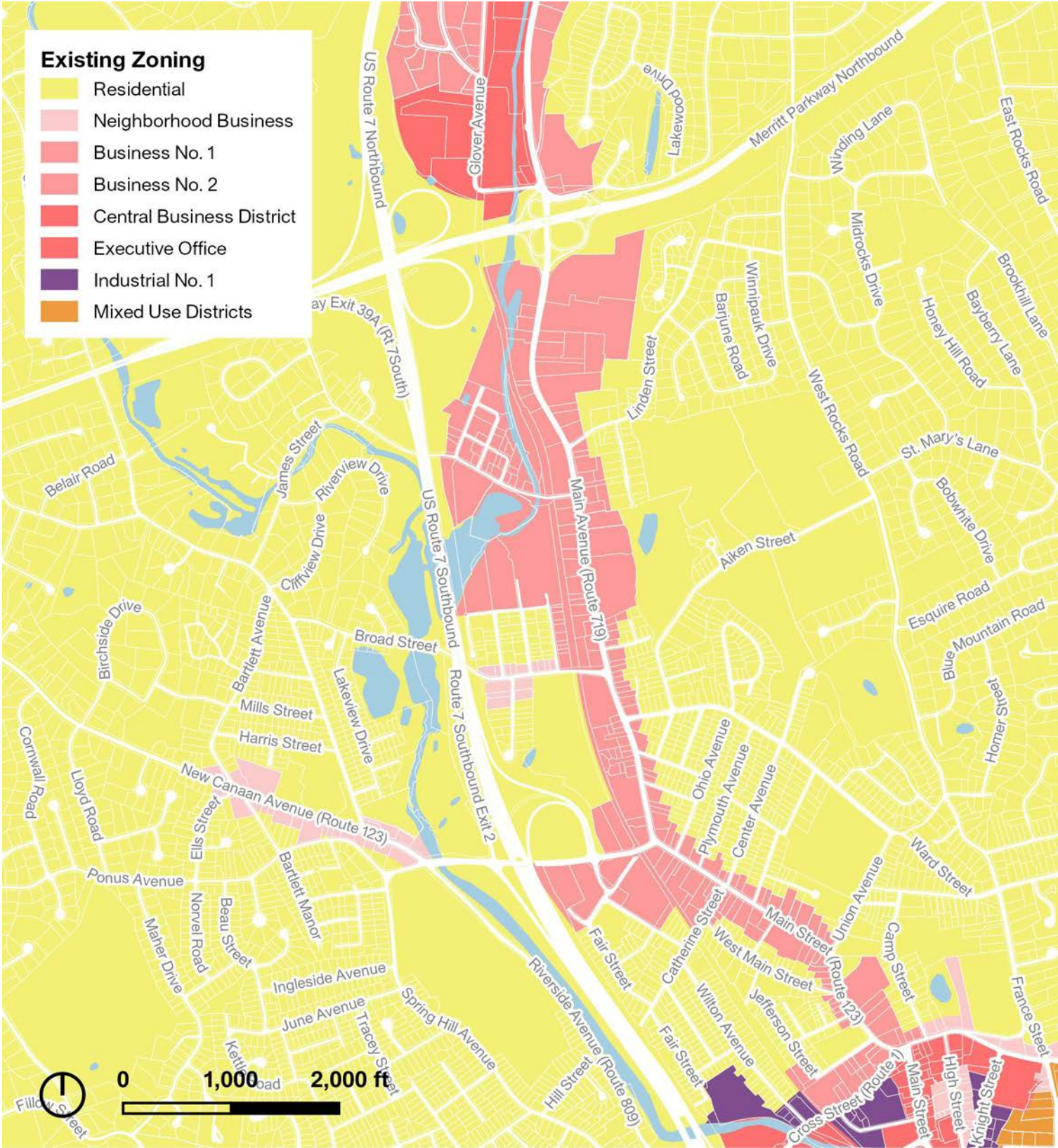


Figure 58. Perry Ave Study Area: Existing Zoning

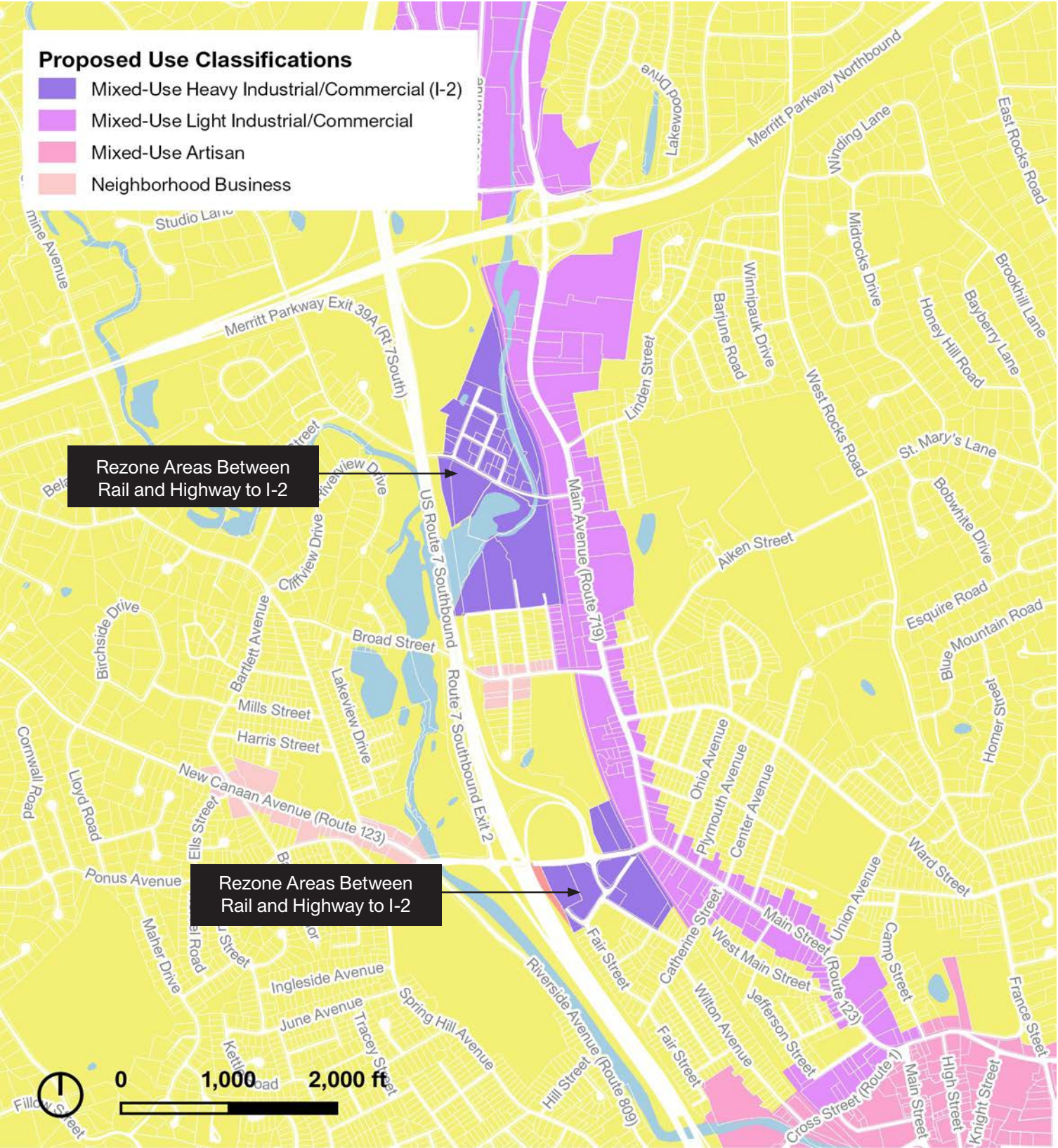


Figure 59. Perry Ave Study Area: Proposed Zoning

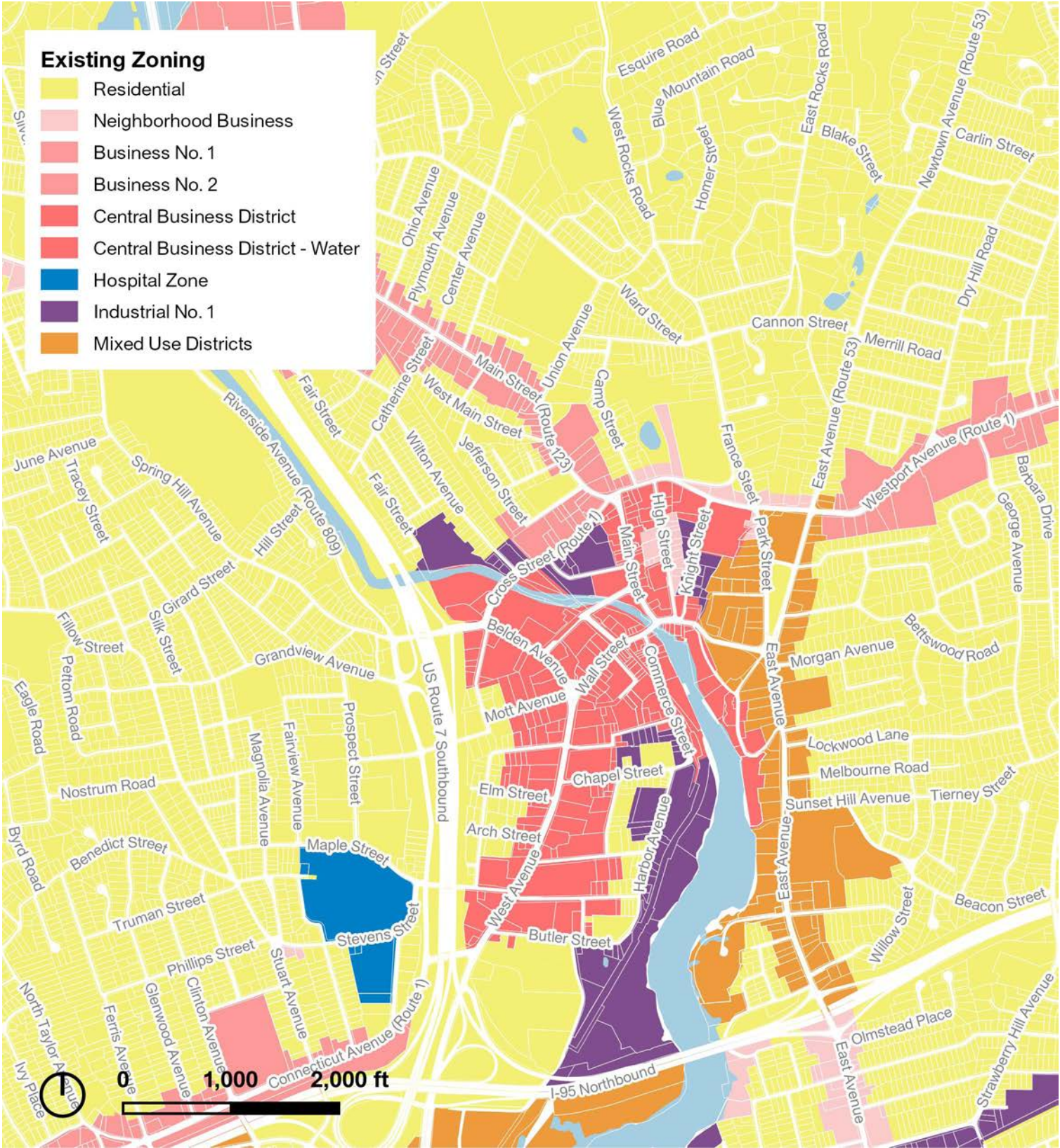


Figure 60. Downtown Core: Existing Zoning

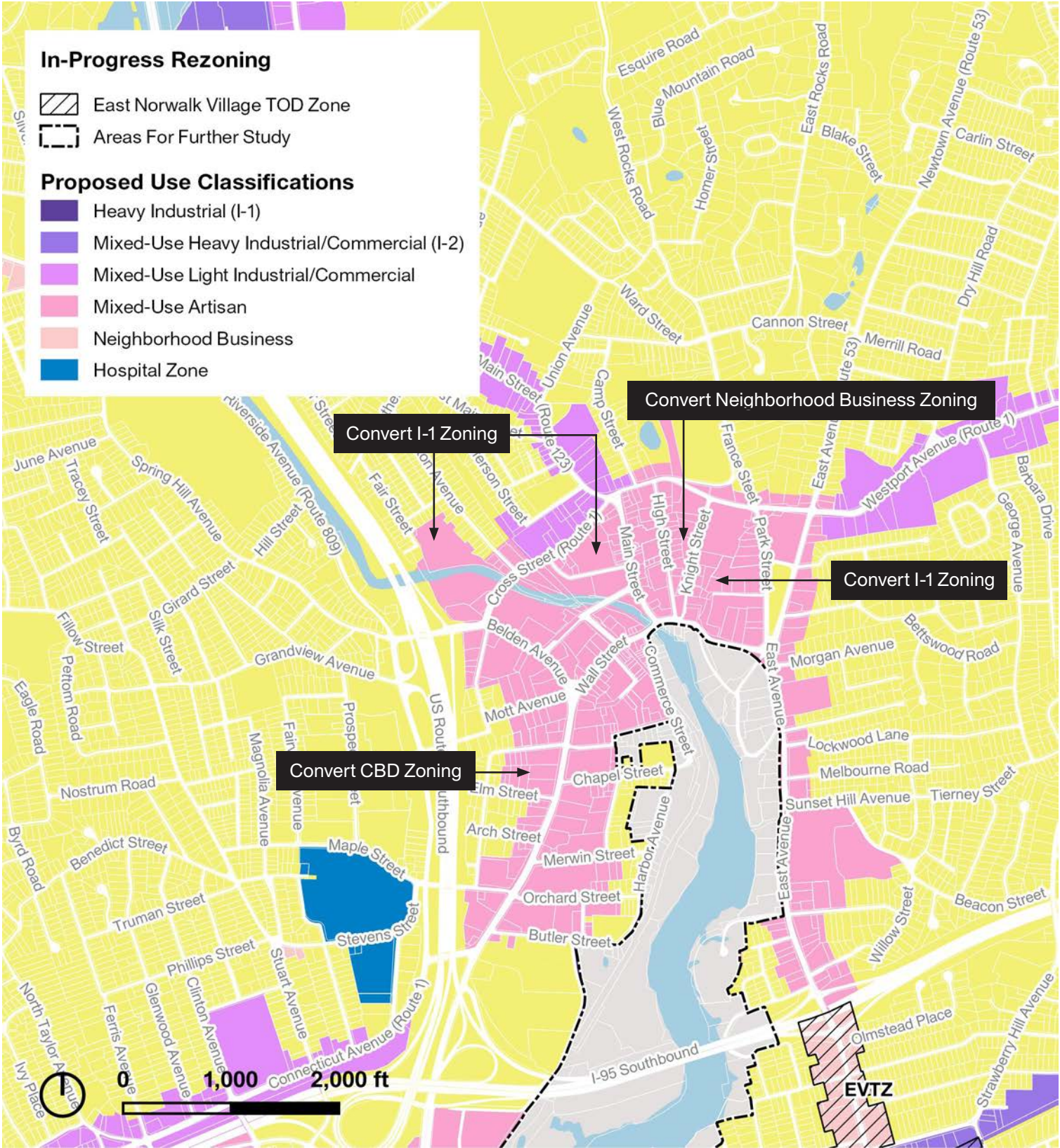


Figure 61. Downtown Core: Proposed Zoning

Maintain the I-1 zone along the waterfront until waterfront land use plan has been completed. Convert the I-1 zone in the Cross Street and Knight Street areas to Mixed Use Artisan classification. Change CBD zoning to require and incentivize artisan and maker space. Consider consolidating the CBD zones with the other zones along the West Avenue corridor (Reed Putnam Design District Sub-Areas C, D & E, Washington Street Design District, South Norwalk Business District, SoNo Station Design District) to form a proper urban core.

Appendix B: Detailed Use Table

Use	Zone			
	B-1	B-2	I-1	I-2
Commercial Vehicle & Materials Storage Yard ¹			SP or SPR	SP or SPR
Earth Processing & Construction Materials Storage Yard			SP or SPR	
Indoor Con. Parking Facility ²	SPR	SPR	SPR	SPR
Manufacturing Boutique ³	ZP	ZP	ZP	ZP
Manufacturing Heavy			SPR	
Manufacturing Light	SPR	SPR	SPR	SPR
Residential ⁴	SPR	SPR		SP
Self-Storage ⁵	SP	SP		

- Notes:
- 1. Type of vehicles and materials dependent on zone (ie: I2 allow smaller vehicles for tradesman, while I1 allows heavy equipment).
 - 2. While indoor contractor’s parking facilities allowed in every zone, the type of vehicles and size dependent on zone. Similar to contractor’s storage yards.
 - 3. Boutique manufacturing also allowed in many other zones, such as CBD, SSDD, etc.
 - 4. Residential can include Live/Work units
 - 5. Allowed only under circumstances

SP - Allowed by Special Permit
SPR - Allowed by Site Plan Review
SP or SPR - Indicates based on the size of the operation.
ZP - Allowed by Zoning Permit

Appendix C:

Detailed Industrial-Commercial

Test-Fits on Sample Parcels

Sample Sites Key Statistics for Existing Use

Sample Site A

2.16 Acres
Auto Parts
10 Jobs
Est. Wages \$879,000

Sample Site B

2.01 Acres
Advanced Manufacturing
25 Jobs
Est. Wages \$2,197,000

Combined

4.17 Acres
Mixed
35 Jobs
Est. Wages \$3,076,000

Industrial and Commercial Test-Fit Assumptions

Parking	Spots/SF (decimal)	Spots/SF (fraction)
Industrial	0.000625	1/1,600
Non-Retail Commercial	0.003000	3/1,000

Commercial Office / Life Science Dimensional Needs

Floor Plate Area Minimum	24,000sf
Floor Plate Area Maximum	32,000sf
Bays	30 - 33 ft
Floor to Floor Height	15 ft

Industrial Dimensional Needs

Floor Plate Area Minimum	24,000sf
Floor Plate Depth Minimum	135 ft
Bays	45 ft (or 30'x45' if R&D above)
Floor to Floor Height	31 ft

Job Density by Land Use

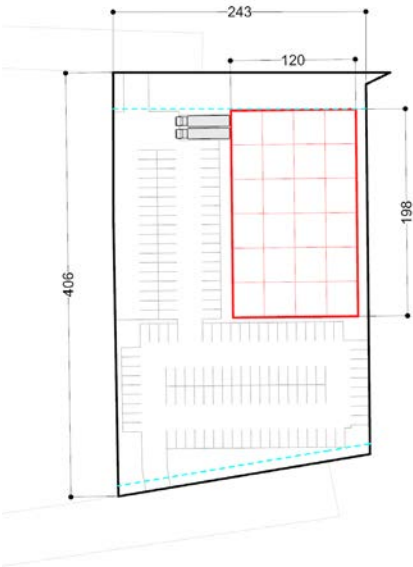
	SF/person
Industrial	923
Office	250
Lab	550

Average Salary by Industry

	Salary	Region
Office - Professional/Technical	\$138,504	Bridgeport/Stamford
Office - Information Technology (IT)	\$151,356	Bridgeport/Stamford
Office - Finance/Insurance	\$277,295	Bridgeport/Stamford
Office - HQ/Management	\$220,225	Bridgeport/Stamford
Office - Administration	\$53,200	Bridgeport/Stamford
Office - Average	\$168,116	Bridgeport/Stamford
Manufacturing - Average	\$87,878	Bridgeport/Stamford
Lab / R&D - Average	\$107,684	Westchester

Minimum Setbacks	Reason	Minimum (in feet)
Front	Zoning	35
Side	Zoning	0
Side Commercial	Light/Window Access	10
Rear	Zoning	10

Sample Site A
Scenario 1: All Commercial



Area	
Total Building Area (GSF)	46,000
Area / Industrial Floor (GSF)	n/a
Area / R&D or Lab Floor (GSF)	n/a
Area / Office Floor (GSF)	23,800
Parking	
Target Spots	143
Provided Spots	145
Provided Truck Bays	2
Economic Impact	
Jobs Provided	190
Est. Total Wages for Jobs Provided	\$32,009k
Environmental Impact	
Estimated Impermeable Surface Area	81%

Figure 62. Sample Site A - Scenario 1 - Plan View

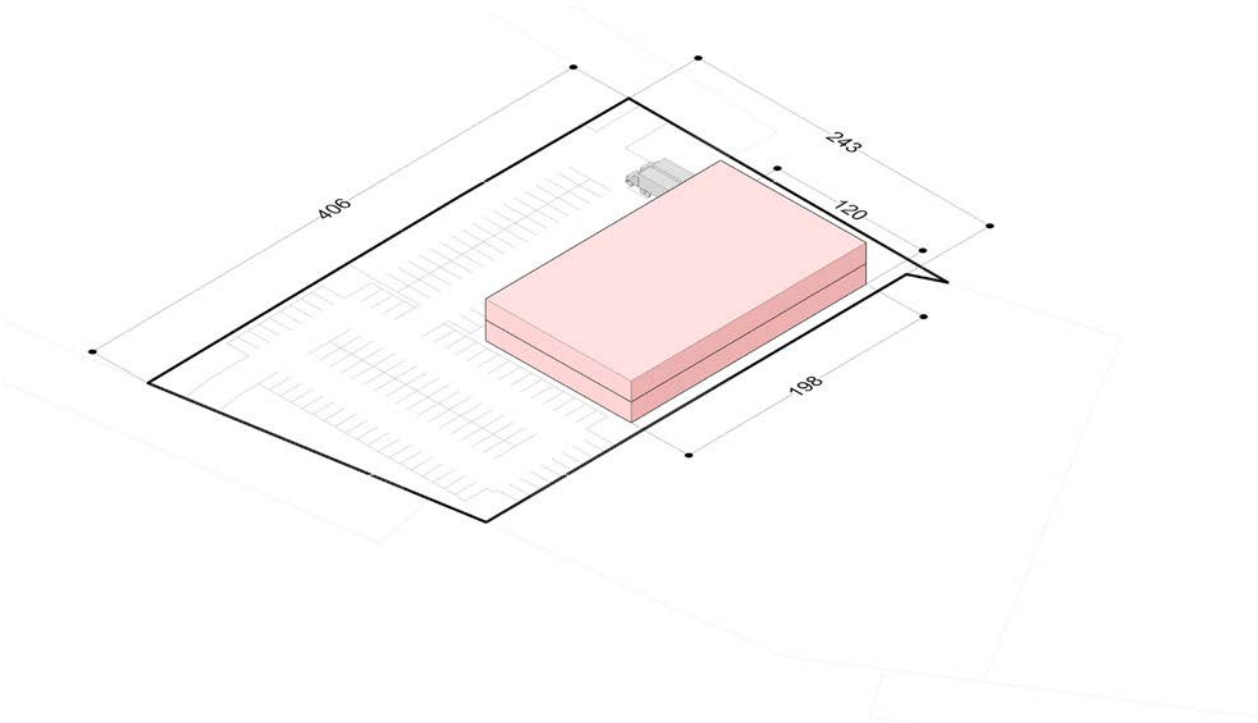
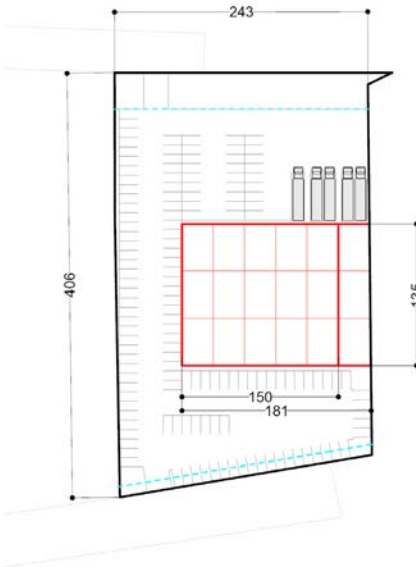


Figure 63. Sample Site A - Scenario 1 - 3D View

Sample Site A
Scenario 2: Mixed Industrial + Commercial



Area	
Total Building Area (GSF)	64,700
Area / Industrial Floor (GSF)	24,300
Area / R&D or Lab Floor (GSF)	20,200
Area / Office Floor (GSF)	n/a
Parking	
Target Spots	138
Provided Spots	141
Provided Truck Bays	5
Economic Impact	
Jobs Provided	100
Est. Total Wages for Jobs Provided	\$10,223k
Environmental Impact	
Estimated Impermeable Surface Area	89%

Figure 64. Sample Site A - Scenario 2 - Plan View

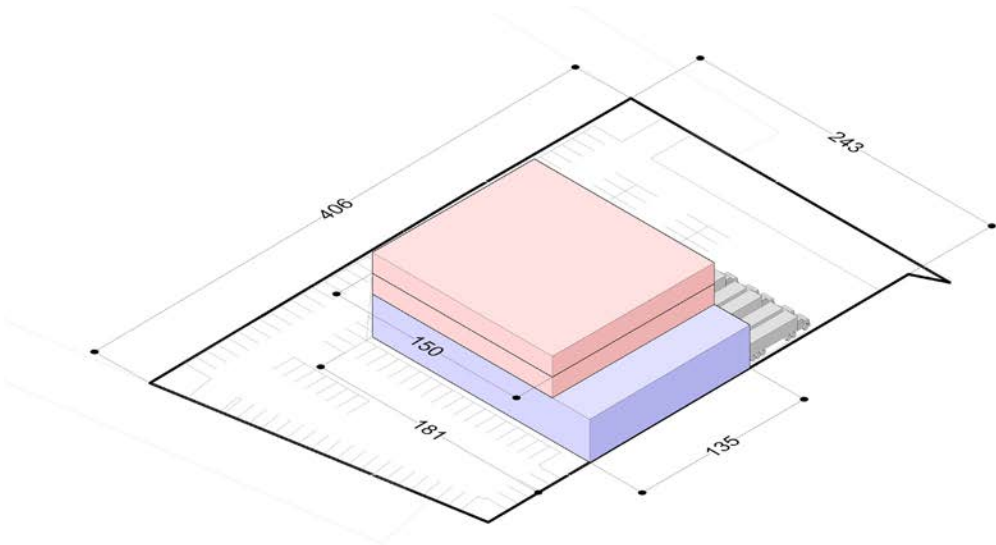
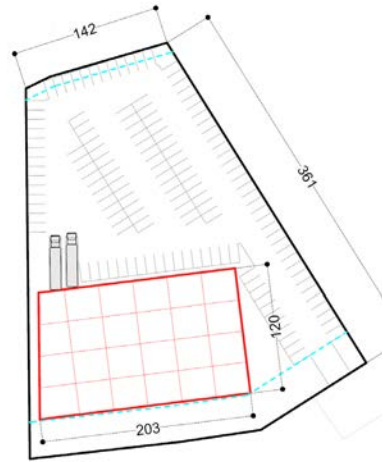


Figure 65. Sample Site A - Scenario 2 - 3D View

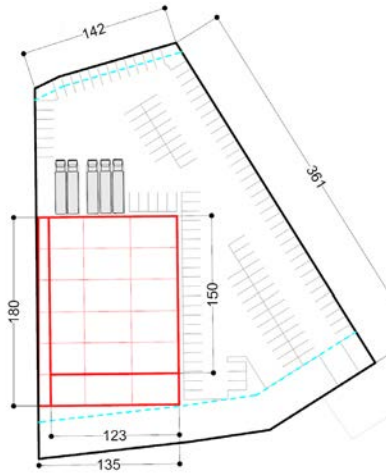
Sample Site B
Scenario 1: All Commercial



Area	
Total Building Area (GSF)	46,000
Area / Industrial Floor (GSF)	n/a
Area / R&D or Lab Floor (GSF)	n/a
Area / Office Floor (GSF)	23,300
Parking	
Target Spots	140
Provided Spots	140
Provided Truck Bays	2
Economic Impact	
Jobs Provided	186
Est. Total Wages for Jobs Provided	\$31,337k
Environmental Impact	
Estimated Impermeable Surface Area	82%

Figure 66. Sample Site B - Scenario 1 - Plan View

Sample Site B
Scenario 2: Mixed Industrial + Commercial



Area	
Total Building Area (GSF)	64,640
Area / Industrial Floor (GSF)	24,100
Area / R&D or Lab Floor (GSF)	22,100 / 18,440
Area / Office Floor (GSF)	n/a
Parking	
Target Spots	138
Provided Spots	139
Provided Truck Bays	5
Economic Impact	
Jobs Provided	262
Est. Total Wages for Jobs Provided	\$37,494k
Environmental Impact	
Estimated Impermeable Surface Area	84%

Figure 68. Sample Site B - Scenario 2 - Plan View

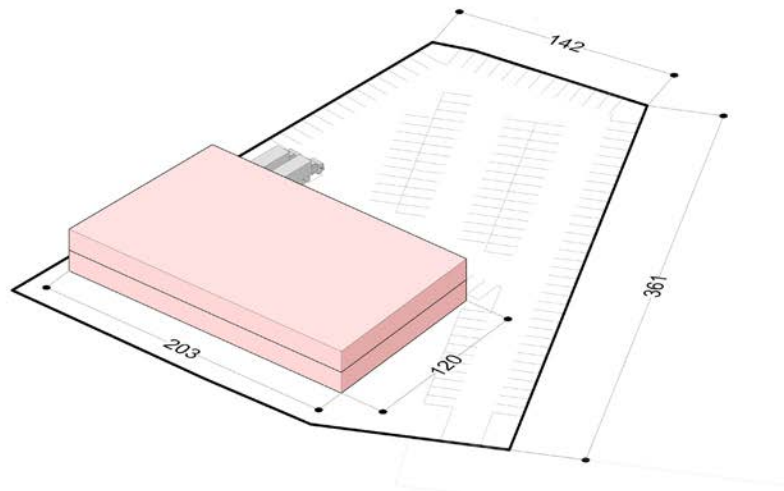


Figure 67. Sample Site B - Scenario 1 - 3D View

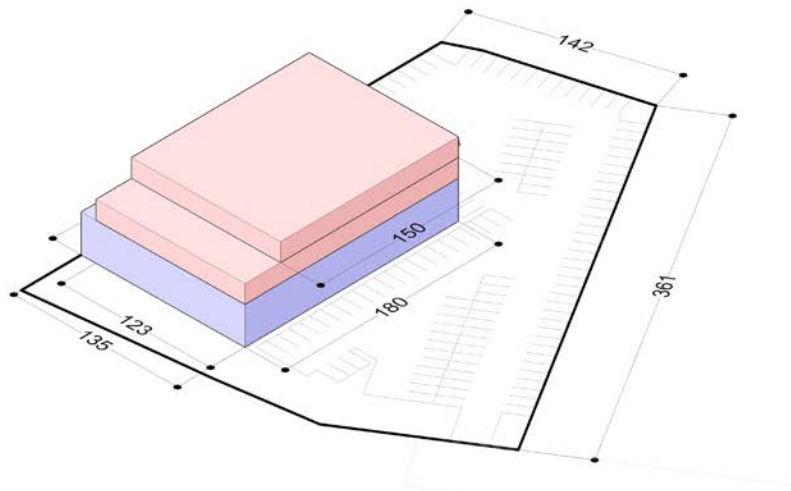


Figure 69. Sample Site B - Scenario 2 - 3D View

Combined: Sample Sites A + B
Scenario 1: All Commercial

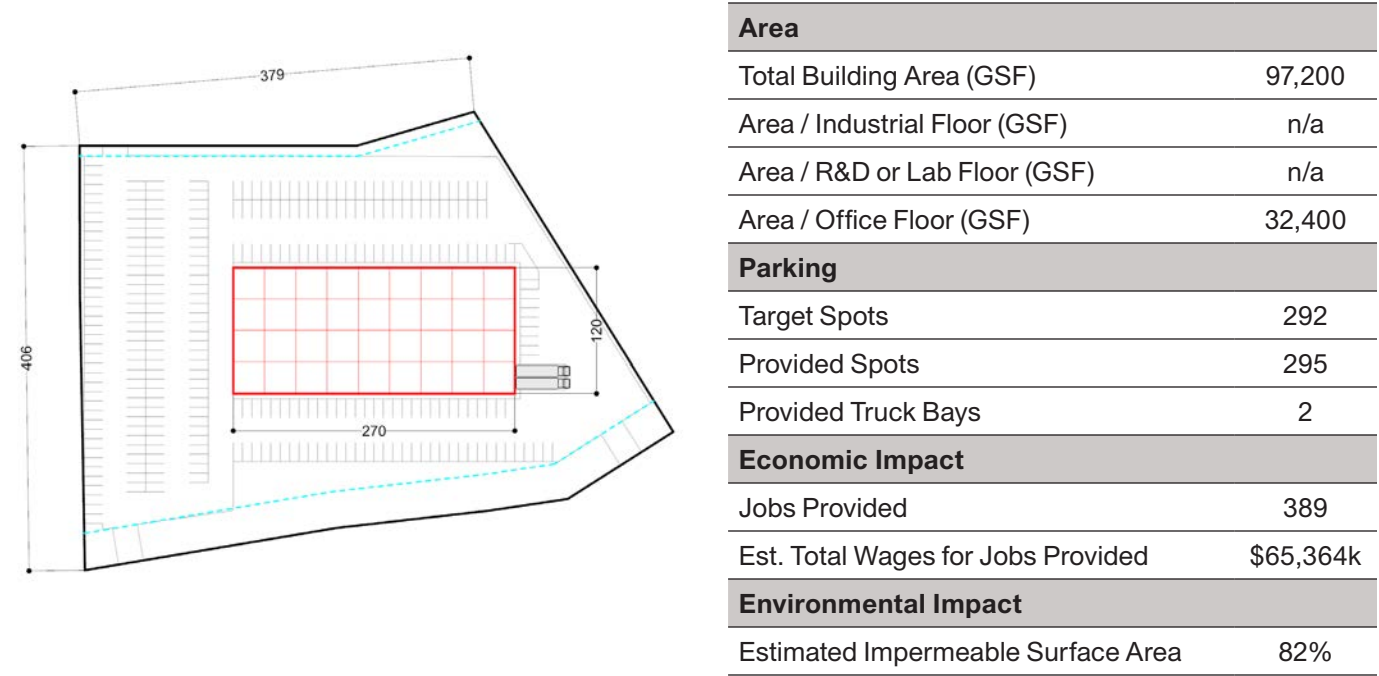


Figure 70. Combined - Scenario 1 - Plan View

Combined: Sample Sites A + B
Scenario 2: Mixed Industrial + Commercial

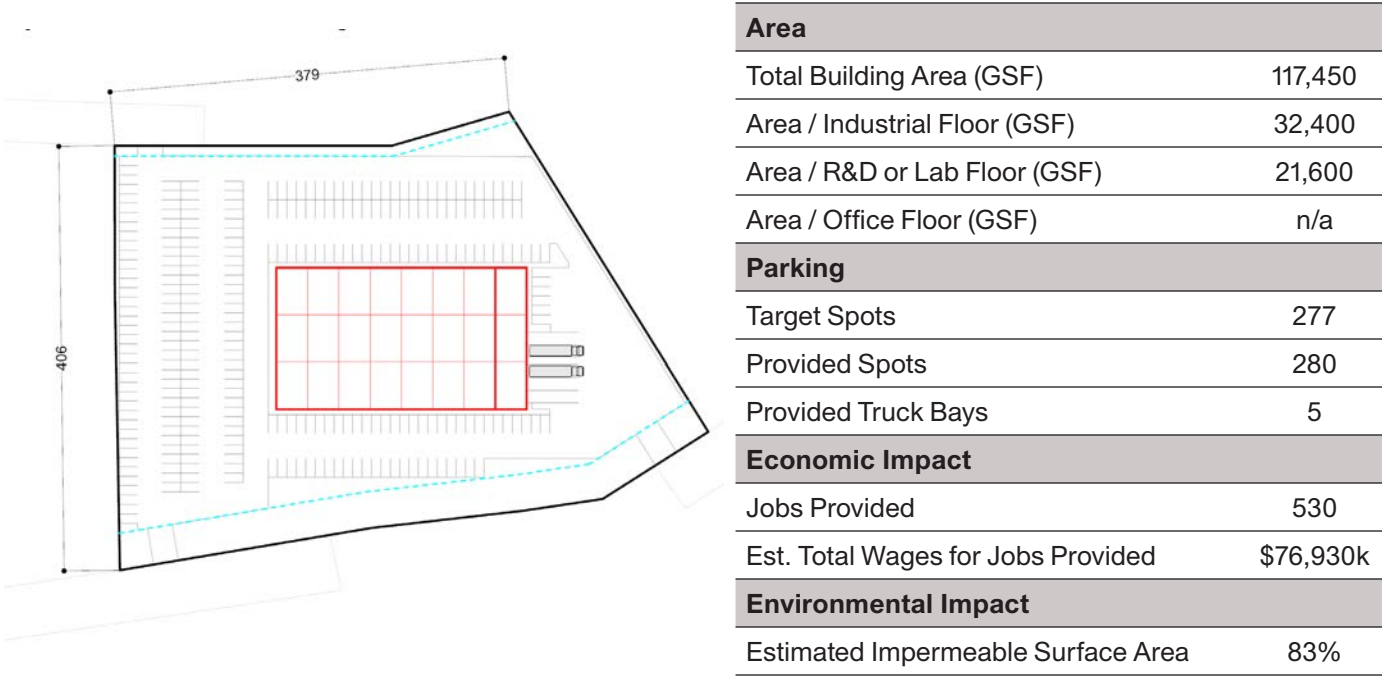


Figure 72. Combined - Scenario 2 - Plan View

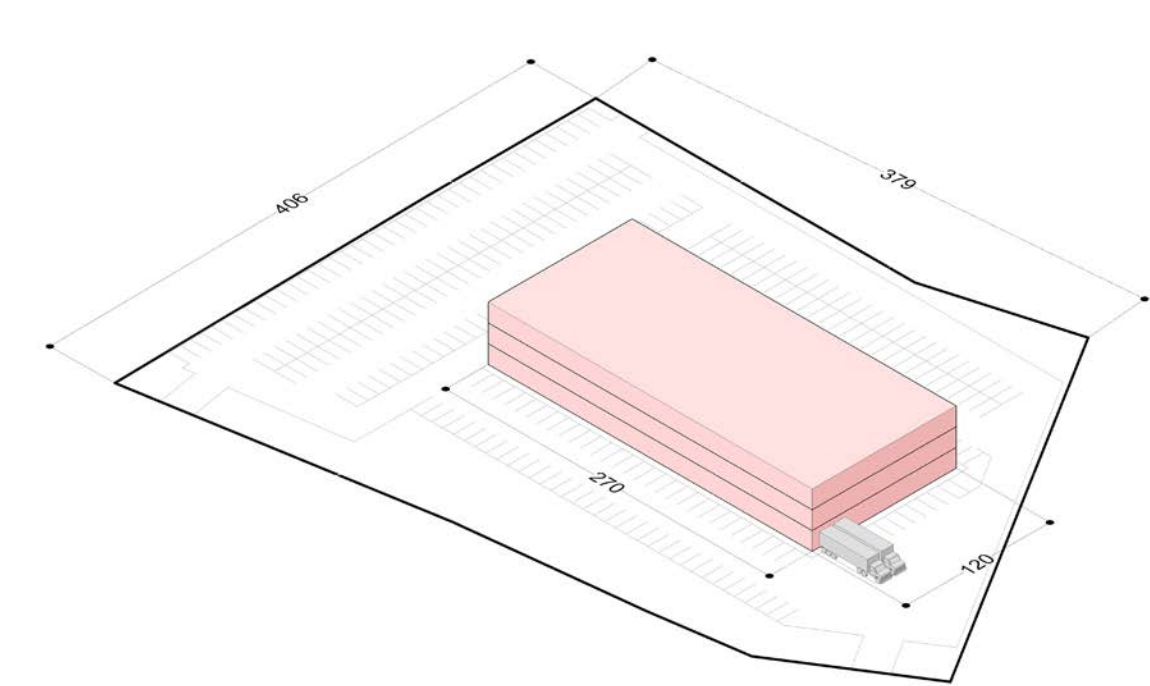


Figure 71. Combined - Scenario 1 - 3D View

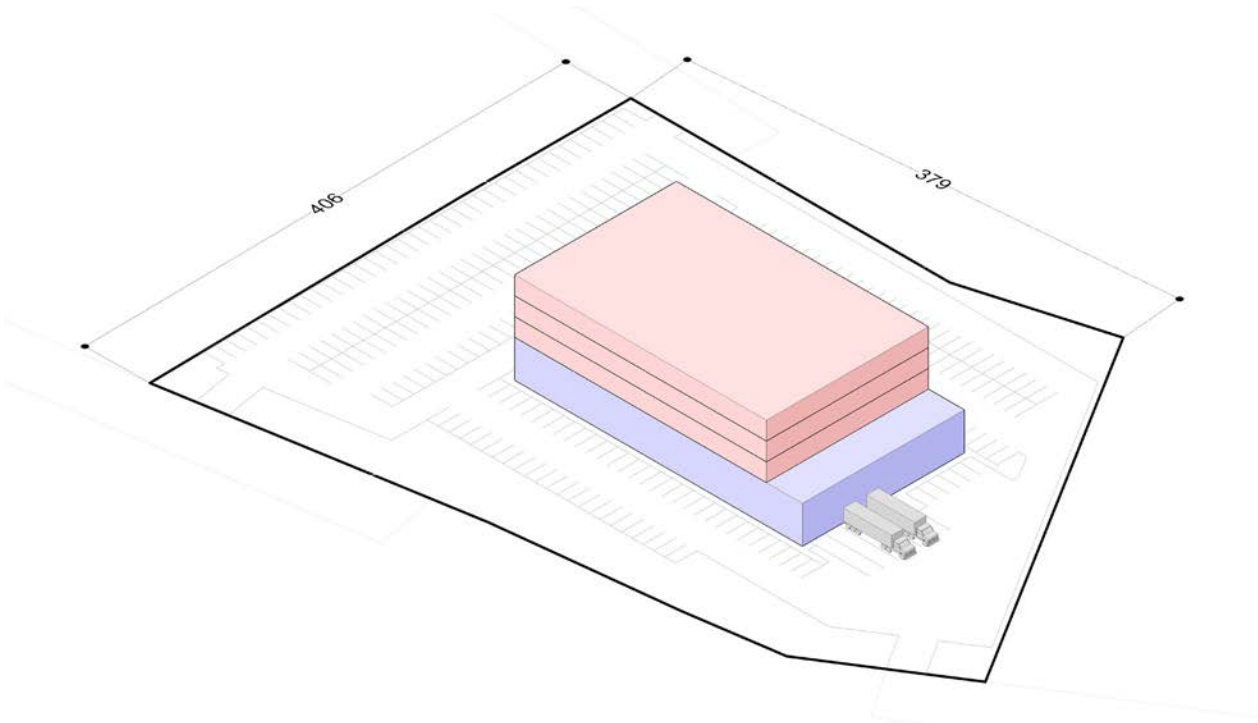


Figure 73. Combined - Scenario 2 - 3D View

Appendix D:

Industrial Business Inventory

Table 7. Classification of Existing Norwalk Industrial Businesses in Current Industrial Zones

This table is an inventory of all industrial businesses within Norwalk’s current industrial zones. The industry classifications listed in this table are based on the Federal classification system definitions, aka NAICS codes. Note that Dooney & Bourke have been removed from this list because it appears that their full company employment was registered to their Norwalk location which is inaccurate. Job numbers provided are for the Norwalk location and not for the business overall.

Name	Area	Address	Jobs	Industry Classification
Rt Vanderbilt Co Inc	East Norwalk	30 Winfield St	100 to 249	All Other Nonmetallic Mineral Mining
Winchester Interconnect	Waterfront	68 Water St	100 to 249	Electronic Stores
Sequel	SoNo East	145 Woodward Ave	100 to 249	Engineering Services
Norwalk Transit District	SoNo East	275 Wilson Ave	100 to 249	All Other Transit & Ground Passenger Trnsprtn
Dispatch A Ride	SoNo East	275 Wilson Ave	100 to 249	Interurban & Rural Bus Transportation
Westport Transit Svc	SoNo East	275 Wilson Ave	100 to 249	Interurban & Rural Bus Transportation
Wheels Bus Svc	SoNo East	275 Wilson Ave	100 to 249	Interurban & Rural Bus Transportation
Grasso Co	SoNo East	314 Wilson Ave # 1	50 to 99	Site Preparation Contractors
First Student Charter	SoNo East	334 Wilson Ave	50 to 99	Support Activities For Rail Transportation
Sono Seaport Seafood Inc	Waterfront	100 Water St	50 to 99	Full-Service Restaurants
Sequel International	SoNo East	145 Woodward Ave	50 to 99	Other Social Advocacy Organizations
UPS Customer Ctr	SoNo West	190 Dr Martin Luther King Jr D	50 to 99	Direct Mail Advertising
PDC International Corp	SoNo East	8 Sheehan Ave	50 to 99	Packaging Machinery Manufacturing
Hocon Gas	SoNo West	33 Rockland Rd	50 to 99	All Other Home Furnishings Stores
Connecticut Section Amer Water	Waterfront	164 Water St	20 to 49	Electric Power Distribution
Open Door Shelter Inc	SoNo East	4 Merritt St	20 to 49	Temporary Shelters
R J Mase LLC	SoNo West	1 Testa Pl # 2	20 to 49	Home & Garden Equipment Repair & Maintenance
Paganos Inc	Waterfront	142 Water St	20 to 49	Fish & Seafood Markets
Show Motion Inc	SoNo East	2 Meadow St	20 to 49	Other Commercial & Industrial Mach/Equip Rntl/Lsng
Cross Ways Driving School	East Norwalk	25 Van Zant St	20 to 49	Automobile Driving Schools
Lion Cords Div	SoNo East	149 Woodward Ave	20 to 49	Other Communication & Energy Wire Manufacturing
Goodwill	Waterfront	15 Cross St # 2	20 to 49	Used Merchandise Stores
Norwalk Linen Svc Inc	East Norwalk	7 Reynolds St	20 to 49	Linen Supply
K W Griffen Co	Merritt	100 Pearl St	20 to 49	Surgical & Medical Instrument Manufacturing
Fgb Construction	SoNo West	158 Bouton St	20 to 49	Highway Street & Bridge Construction
Hillard Bloom Shellfish Inc	Waterfront	132 Water St # 1	20 to 49	Shellfish Farming
Two Men & A Truck	East Norwalk	25 Van Zant St # 1a-1	20 to 49	General Freight Trucking, Local
Wusthof Trident Of America	SoNo East	333 Wilson Ave # 4	20 to 49	All Other Home Furnishings Stores
Freddy's Landscaping	SoNo East	314 Wilson Ave	20 to 49	Landscaping Services
Biomed Packaging Systems Inc	Merritt	100 Pearl St	20 to 49	Packaging & Labeling Services
John G Kyles Inc	Merritt	25 Perry Ave	20 to 49	Surgical & Medical Instrument Manufacturing
Buck Scientific Inc	East Norwalk	58 Fort Point St	20 to 49	Analytical Laboratory Instrument Manufacturing
Dorrie International Co	Waterfront	9 Wilton Ave	20 to 49	All Other Plastics Product Manufacturing
Drinx Unlimited	SoNo West	372 Ely Ave	20 to 49	Other Miscellaneous Durable Goods Merchant Whlsrs
Fedor Auto Body Work Inc	SoNo East	32 Woodward Ave	20 to 49	Automotive Body, Paint & Interior Repair/Maint
Gateway Digital Inc	SoNo West	16 Testa Pl	20 to 49	Commercial Printing (Except Screen & Books)
Rojas International Corp	SoNo West	79 Rockland Rd # 4	20 to 49	Supermarkets/Other Grocery (Exc Convenience) Strs
Sales One LLC	East Norwalk	16 Fitch St	20 to 49	Jewelry, Watch, Precious Stone/Metal Mrchnt Whlsrs
Signature Pools	East Norwalk	2 Reynolds St	20 to 49	Commercial & Institutional Building Construction
TDS Homeline Inc	East Norwalk	39 Fort Point St	20 to 49	Residential Remodelers
Captain John's Clambakes	Waterfront	99 Commerce St	20 to 49	Fish & Seafood Markets
Realm	Waterfront	140 Water St # 3	20 to 49	Electric Power Distribution
Ariston Wholesale Flowers	East Norwalk	14 Strawberry Hill Ave	20 to 49	Flower, Nursery Stock/Florists Supls Mrchnt Whlsrs
Davey	SoNo East	314 Wilson Ave # 4	20 to 49	Landscaping Services
Marine Max Inc	Waterfront	130 Water St	20 to 49	Boat Dealers

Name	Area	Address	Jobs	Industry Classification
A Pappajohn Co	East Norwalk	66 Fort Point St	20 to 49	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Commerce Packaging Corp	SoNo East	305 Wilson Ave	20 to 49	Industrial & Personal Svc Paper Merchant Whlsrs
Ecometics Inc	SoNo East	19 Concord St	20 to 49	Toilet Preparation Manufacturing
Landmark Exteriors	SoNo East	18 Sheehan Ave	20 to 49	Roofing Contractors
Gus Sciafani Corp	Waterfront	24 Butler St	20 to 49	Supermarkets/Other Grocery (Exc Convenience) Strs
Professional Graphics Inc	Merritt	25 Perry Ave	20 to 49	Graphic Design Services
Care Of Trees	SoNo East	314 Wilson Ave # 4	20 to 49	Landscaping Services
Casale Association Auto Body	East Norwalk	9 Van Zant St	20 to 49	Automotive Body, Paint & Interior Repair/Maint
Cmtl	SoNo East	7 Lexington Ave	20 to 49	Testing Laboratories
Connecticut Materials Testing	SoNo East	7 Lexington Ave	20 to 49	Testing Laboratories
Deering Construction Inc	SoNo East	20 Sheehan Ave	20 to 49	Site Preparation Contractors
Dog Gone Smart	Waterfront	15 Cross St # 6	20 to 49	Pet Care (Except Veterinary) Services
US Coast Guard-Auxiliary	Waterfront	50 Calf Pasture Beach Rd	20 to 49	Legislative Bodies
Eurostar Industries Inc	SoNo West	1 Testa Pl # 2	10 to 19	All Other Miscellaneous Manufacturing
Elizabeth Eakins Cotton	SoNo West	5 Taft St	10 to 19	Floor Covering Stores
North American Pharmacal	SoNo East	149 Water St # 1	10 to 19	Pharmacies & Drug Stores
Jared Manufacturing Co	Merritt	25 Perry Ave	10 to 19	Site Preparation Contractors
Norwalk Marine Contractors Inc	Waterfront	111 Harbor Ave	10 to 19	Other Heavy & Civil Engineering Construction
United Parcel Svc	SoNo West	190 Dr Martin Luther King Jr D	10 to 19	Packaging & Labeling Services
Tuff Lawn-Lawn Svc Inc	SoNo West	320 Dr Martin Luther King Jr D	10 to 19	Landscaping Services
Vernon Computer Source	SoNo East	300 Wilson Ave # 2	10 to 19	Office Machinery & Equipment Rental & Leasing
C S Unitec	Waterfront	22 Harbor Ave	10 to 19	Industrial Machinery & Equipment Merchant Whlsrs
Rema Dri-Vac	Merritt	45 Ruby St	10 to 19	Other Commercial & Service Industry Machinery Mfg
East Coast Irrigation	SoNo West	4 Taft St # D2	10 to 19	All Other Misc Store Retailers (Exc Tobacco Strs)
Gway Marketing	SoNo West	16 Testa Pl	10 to 19	Commercial Printing (Except Screen & Books)
Hair Specialty Co	SoNo East	19 Concord St	10 to 19	Toilet Preparation Manufacturing
Harvey Building Products	SoNo West	260 Dr Martin Luther King Jr D	10 to 19	Home Centers
Markitecture Inc	East Norwalk	66 Fort Point St # 8	10 to 19	Marketing Consulting Services
Mayan Corp	SoNo East	79 Day St	10 to 19	All Other Leather Good & Allied Product Mfg
Mss LLC	East Norwalk	66 Fort Point St	10 to 19	Marketing Research & Public Opinion Polling
Norwalk Glass Co Inc	SoNo West	4 Testa Pl	10 to 19	Other Building Material Dealers
RBA Properties	SoNo East	265 Wilson Ave	10 to 19	Lessors Of Residential Buildings & Dwellings
Scentic Designs Inc	SoNo East	257 Ely Ave	10 to 19	Landscaping Services
Sono Ice House	SoNo East	300 Wilson Ave	10 to 19	Fitness & Recreational Sports Centers
Sound Control Technologies Inc	Waterfront	22 S Smith St	10 to 19	Electronic Stores
Condon-Brown Builders Inc	SoNo East	265 Wilson Ave	10 to 19	Offices Of Real Estate Agents & Brokers
City Carting & Recycling	SoNo East	30 Meadow St	10 to 19	Recyclable Material Merchant Wholesalers
W B Mason	SoNo East	151 Woodward Ave # 1	10 to 19	Office Supplies & Stationery Stores
Phil's Main Roofing LLC	Merritt	12 Pearl St	10 to 19	Roofing Contractors
25 Van Zant Street Assoc	East Norwalk	25 Van Zant St # 14-8	10 to 19	Electrical Apparatus/Wiring Supls/Rel Equip Whlsrs
Ct Powdercoating	SoNo East	1 Merritt St	10 to 19	Metal Coating & Non-Precious Engraving
James E Evans Co	Merritt	1 Emerald St	10 to 19	Commercial & Institutional Building Construction
Green Mountain Products Inc	Merritt	44 Muller Industrial Park	10 to 19	Saw Blade & Handtool Manufacturing
Anderson's Septic Svc	SoNo East	13 Merritt Pl	10 to 19	Site Preparation Contractors
Cedar Life LLC	SoNo East	18 Sheehan Ave	10 to 19	Siding Contractors
Fairfield County Tick Control	SoNo West	320 Dr Martin Luther King Jr D	10 to 19	Landscaping Services
Hannes Precision Industries	East Norwalk	74 Fort Point St	10 to 19	All Other Miscellaneous Manufacturing
In 2 Blue Design LLC	Waterfront	144 Water St # 5	10 to 19	Commercial & Institutional Building Construction
Oman's Garden Ctr	Waterfront	111 Harbor Ave	10 to 19	Landscaping Services
S & W Building & Remodeling	East Norwalk	18 Reynolds St	10 to 19	Commercial & Institutional Building Construction
Chalktalksports	Merritt	25 Perry Ave	10 to 19	Electronic Shopping & Mail-Order Houses
Crystal Cleaning & Restoration	SoNo West	3 Duke Pl	10 to 19	Other Commercial & Service Industry Machinery Mfg
Darien Asphalt Paving-Excavtg	SoNo East	139 Woodward Ave # 1	10 to 19	Poured Concrete Foundation & Structure Contractors
Gone For A Run	SoNo East	151 Woodward Ave # 2	10 to 19	Electronic Shopping & Mail-Order Houses
Hunter Mechanical Inc	SoNo East	219 Wilson Ave	10 to 19	Electrical Contr & Other Wiring Installation Contr
Teroforma	East Norwalk	66 Fort Point St # 2	10 to 19	Unclassified Establishments
Visiting Nurse Svc	East Norwalk	25 Van Zant St # 8a	10 to 19	Home Health Care Services
Division Masco	SoNo West	227 Wilson Ave	10 to 19	Drywall & Insulation Contractors
Lax Calm LLC	SoNo East	345 Wilson Ave	10 to 19	Sporting Goods Stores
Simulearn Inc	Merritt	26 Pearl St # 208	10 to 19	Professional & Management Devmnt Training
St James Baptist Church	SoNo West	60 Rockland Rd	10 to 19	Religious Organizations
Planet Fitness	Merritt	26 Pearl St # 101	10 to 19	Fitness & Recreational Sports Centers

Name	Area	Address	Jobs	Industry Classification
Rrom Insulation	Merritt	25 Perry Ave	10 to 19	Drywall & Insulation Contractors
Aquarius Pool Svc Inc	SoNo West	349 Dr Martin L King Jr Dr # 1	10 to 19	Commercial & Institutional Building Construction
Board & Brush	Waterfront	68 Water St # E	10 to 19	Fine Art Schools
Comp Health	East Norwalk	10 Norden Pl # 200	10 to 19	All Other Misc Ambulatory Health Care Services
Connecticut Tick Control LLC	SoNo West	1 Testa Pl	10 to 19	Landscaping Services
Ct Roughriders Hockey Club	SoNo East	300 Wilson Ave	10 to 19	Fitness & Recreational Sports Centers
Dustbusters	East Norwalk	12 Fitch St # 1	10 to 19	All Other Specialty Trade Contractors
Ed's Garage Doors	Waterfront	136 Water St	10 to 19	Other Building Material Dealers
Eleck & Salvato Electric Inc	East Norwalk	4 Fitch St	10 to 19	Electrical Contr & Other Wiring Installation Contr
Fairfield County Vending	SoNo West	4 Taft St # D3	10 to 19	Other Direct Selling Establishments
Family & Children's Agency	Waterfront	140 Water St	10 to 19	Other Individual & Family Services
Fedor Towing & Recovery	SoNo East	32 Woodward Ave	10 to 19	Motor Vehicle Towing
Folio Magazine	East Norwalk	10 Norden Pl	10 to 19	Periodical Publishers
Garage Living Of Connecticut	Waterfront	136 Water St	10 to 19	Flooring Contractors
Guaranteed Parts Warehouse	East Norwalk	10 Fitch St	10 to 19	Motor Vehicle Supplies & New Parts Merchant Whlsrs
Inter Quip USA	SoNo West	4 Duke Pl	10 to 19	Conveyor & Conveying Equipment Manufacturing
Kostas	East Norwalk	12 Fitch St	10 to 19	Reupholstery & Furniture Repair
Next Health LLC	SoNo East	300 Wilson Ave	10 to 19	All Other Misc Ambulatory Health Care Services
Pilot Machine Designers	SoNo East	32 Hemlock Pl	10 to 19	Other Commercial & Service Industry Machinery Mfg
Pinto Rick Swimming Pools Inc	Waterfront	9 Cross St # B	10 to 19	Commercial & Institutional Building Construction
RFH Inc	SoNo West	79 Rockland Rd # 3	10 to 19	Other Specialized Design Services
Ricks Main Roofing	East Norwalk	26 Fitch St # 2	10 to 19	Roofing Contractors
Total Marine-Norwalk Inc Svc	Waterfront	160 Water St	10 to 19	Boat Dealers
Viridis	East Norwalk	66 Fort Point St # 2	10 to 19	Outdoor Advertising
Westport Star Taxi	East Norwalk	25 Van Zant St	10 to 19	Taxi Service
Children's Playhouse	SoNo West	112 Bouton St	5 to 9	Child Day Care Services
Easy Home Management	Waterfront	99 Commerce St # 1	5 to 9	Home Health Care Services
Hawthorn Smith Mfg & ConsltnG	SoNo East	32 Hemlock Pl	5 to 9	Machine Shops
Le Blanc's Auto Parts	SoNo East	34 Meadow St	5 to 9	Motor Vehicle Parts (Used) Merchant Wholesalers
Omea Speaker Systems	East Norwalk	70 Fort Point St	5 to 9	Audio & Video Equipment Manufacturing
European Woodcraft LLC	Waterfront	9 Cross St # 1	5 to 9	Finish Carpentry Contractors
Stepping Stones Marble-Granite	SoNo West	4 Taft St # D1	5 to 9	Brick, Stone/Related Constr Material Mrchnt Whlsrs
R W Haggerty Pool Svc Inc	Merritt	1 Emerald St	5 to 9	Commercial & Institutional Building Construction
Success Printing & Mailing Inc	Merritt	10 Pearl St	5 to 9	Commercial Printing (Except Screen & Books)
Chalk Talk Sports	SoNo East	151 Woodward Ave	5 to 9	Other Misc Nondurable Goods Merchant Wholesalers
Closet & Storage Concepts	SoNo West	356 Ely Ave	5 to 9	Residential Remodelers
Denner L J & Sons	Waterfront	2 Wilton Ave	5 to 9	Plumbing Htg & Air-Conditioning Contractors
Ed's Garage Doors & Openers	Waterfront	136 Water St	5 to 9	Other Building Material Dealers
Ernwell Construction	SoNo East	139 Woodward Ave	5 to 9	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Interquip USA LLC	SoNo West	4 Duke Pl	5 to 9	Industrial Machinery & Equipment Merchant Whlsrs
Klaff's Inc	SoNo East	89 Day St	5 to 9	Plumbing Fixture Fitting & Trim Manufacturing
Latino Distribution LLC	East Norwalk	25 Van Zant St	5 to 9	Advertising Material Distribution Services
Liquid Distributors Inc	SoNo West	33 Rockland Rd	5 to 9	Advertising Material Distribution Services
Lutron Lighting Systems	Waterfront	50 Commerce St	5 to 9	Electrical Apparatus/Wiring Supls/Rel Equip Whlsrs
Norwalk Convenience Mart	East Norwalk	219 East Ave	5 to 9	Other Gasoline Stations
Nukitchens LLC	Waterfront	132 Water St # A	5 to 9	Residential Remodelers
Perry Pools & Spas	East Norwalk	72 Fort Point St	5 to 9	Commercial & Institutional Building Construction
Spi Marine USA Inc S	Waterfront	50 Calf Pasture Beach Rd # A	5 to 9	Transportation Equip/Supl (Exc Motor Vhcls) Whlsrs
Teed & Brown Inc	Waterfront	20 Knight St # 6	5 to 9	Landscaping Services
A M Drapery Inc	Merritt	25 Perry Ave	5 to 9	Curtain & Linen Mills
Excellent Form	Merritt	26 Pearl St	5 to 9	Fitness & Recreational Sports Centers
Miller Stephen Plbg & Htg Inc	Merritt	20 Perry Ave	5 to 9	Plumbing Htg & Air-Conditioning Contractors
203 Fitness LLC	SoNo East	261 Wilson Ave	5 to 9	Fitness & Recreational Sports Centers
Athledic Edge	SoNo East	300 Wilson Ave	5 to 9	Fitness & Recreational Sports Centers
Audiocom	Waterfront	140 Water St	5 to 9	Other Building Material Dealers
Avalon Norwalk East	East Norwalk	8 Norden Pl	5 to 9	Lessors Of Residential Buildings & Dwellings
Bruce's Marble & Granite Inc	SoNo East	57 Chestnut St	5 to 9	Brick, Stone/Related Constr Material Mrchnt Whlsrs
Command Packaging Supply	SoNo West	221 Wilson Ave	5 to 9	Paper Bag & Coated & Treated Paper Manufacturing
Gf Machine & Marine Fab LLC	SoNo West	356 Ely Ave	5 to 9	Machine Shops
Eastern Tax Group	Waterfront	28 Knight St # 4	5 to 9	Human Resources Consulting Services
Fire Prevention Svc Inc	East Norwalk	13 Winfield St	5 to 9	All Other Support Services
Kitchenn Bath By Kim	SoNo West	2 Testa Pl	5 to 9	Other Building Material Dealers

Name	Area	Address	Jobs	Industry Classification
Limitless Transportation LLC	East Norwalk	25 Van Zant St	5 to 9	Support Activities For Rail Transportation
Norwalk Auto Craft	East Norwalk	64 Fort Point St	5 to 9	Automotive Body, Paint & Interior Repair/Maint
Peterson Engineering Group LLC	East Norwalk	25 Van Zant St # 7d	5 to 9	Engineering Services
Teel Inc	Waterfront	22 Knight St	5 to 9	Unclassified Establishments
Tucci Lumber Co	SoNo West	227 Wilson Ave	5 to 9	Other Building Material Dealers
United Marine Co	Waterfront	99 Commerce St # 1	5 to 9	Marinas
Accurate Auto Repair	East Norwalk	8 Fitch St # 4	5 to 9	General Automotive Repair
Davco	Waterfront	50 Commerce St # 3	5 to 9	Electronic Stores
Kais Cont	Waterfront	20 Knight St	5 to 9	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Q 350 Ely Manager LLC	SoNo West	365 Dr Martin Luther King Jr D	5 to 9	Other Social Advocacy Organizations
Steven Burt Seafood	Waterfront	132 Water St # 1	5 to 9	Fish & Seafood Markets
Wilton News Svc	East Norwalk	25 Van Zant St	5 to 9	News Dealers & Newsstands
Daniel Technology Inc	Merritt	26 Pearl St # 202	5 to 9	All Other Support Services
Art Resources-Bon Art	East Norwalk	66 Fort Point St # 3	5 to 9	Art Dealers
Blink Marketing	Waterfront	132 Water St # 2	5 to 9	Marketing Consulting Services
Brenda Cleaning LLC	East Norwalk	80 Fort Point St	5 to 9	Janitorial Services
Connecticut Closet & Shelf	East Norwalk	26 Fitch St	5 to 9	Family Clothing Stores
Machette Restoration	SoNo East	2 Meadow St # 2	5 to 9	Reupholstery & Furniture Repair
Motormint Gardeners' Choice	Waterfront	22 S Smith St	5 to 9	Marketing Consulting Services
New England Graphic Supplies	East Norwalk	14 Strawberry Hill Ave	5 to 9	Commercial Printing (Except Screen & Books)
Pdc International	SoNo East	345 Wilson Ave # 2	5 to 9	Other Social Advocacy Organizations
Peter's News Svc	East Norwalk	25 Van Zant St	5 to 9	News Dealers & Newsstands
Trimar Steel USA LLC	East Norwalk	8 Norden Pl # 205	5 to 9	Site Preparation Contractors
Sono Studios	Waterfront	18 Leonard St	5 to 9	Sound Recording Studios
Sound Sailing Ctr	Waterfront	54 Calf Pasture Beach Rd # A	5 to 9	Sports & Recreation Instruction
Sperry Tents	SoNo East	155 Woodward Ave	5 to 9	All Other Consumer Goods Rental
Spu Therapy	SoNo East	300 Wilson Ave # 270	5 to 9	Offices-Physical, Occptnl/Speech Thrpsts/Audlgsts
Subshots	SoNo East	89 Day St	5 to 9	Other Business Svc Centers (Including Copy Shops)
155 Woodward Avenue Assoc Elec	SoNo East	155 Woodward Ave	5 to 9	Electrical Contr & Other Wiring Installation Contr
Avery Holdings LLC	Waterfront	140 Water St	5 to 9	Offices Of Other Holding Companies
Compass Employee Svc Inc	East Norwalk	10 Norden Pl # 1	5 to 9	Employment Placement Agencies
Dwb Holding LLC	SoNo East	165 Water St	5 to 9	Offices Of Other Holding Companies
E-Biz Technologies Inc	East Norwalk	25 Van Zant St # 15-4	5 to 9	Software Publishers
Fdx Restoration Inc	SoNo East	257 Ely Ave	5 to 9	Residential Remodelers
Petro Home Svc	SoNo East	55 Day St	5 to 9	Other Petroleum Merchant Wholesale
Pooch Hotel	East Norwalk	230 East Ave	5 to 9	Pet Care (Except Veterinary) Services
Pramer Fuel	Waterfront	35 Harbor Ave	5 to 9	Plumbing Htg & Air-Conditioning Contractors
Summit Electrical & Comm LLC	SoNo East	30 Meadow St	5 to 9	Electrical Contr & Other Wiring Installation Contr
Bay Berry	Merritt	25 Perry Ave	5 to 9	Electrical Contr & Other Wiring Installation Contr
Dickson Product Devmnt Co Inc	Merritt	14 Perry Ave	5 to 9	Machine Shops
East Coast Heating & Air Cond	Merritt	5 Silver St	5 to 9	Plumbing Htg & Air-Conditioning Contractors
F Tomas Landscaping LLC	Merritt	2 Ruby St	5 to 9	Landscaping Services
In The Lead Dog Training	Merritt	15 Perry Ave # A6	5 to 9	Human Resources Consulting Services
Marini Family Deli LLC	Merritt	7 Ruby St	5 to 9	Full-Service Restaurants
Cosmos Restaurant & Pizza	Waterfront	138 Water St	5 to 9	Full-Service Restaurants
Price Rite Fuel	Merritt	7 Ruby St	5 to 9	Other Petroleum Merchant Wholesale
A Uniform Factory	East Norwalk	7 Reynolds St	5 to 9	Other Clothing Stores
A1 Electric Co	East Norwalk	52 Fort Point St	5 to 9	Electrical Contr & Other Wiring Installation Contr
Access Intelligence	East Norwalk	10 Norden Pl # 202	5 to 9	Marketing Consulting Services
Artistic Iron Works LLC	East Norwalk	11 Reynolds St	5 to 9	Ornamental & Architectural Metal Work Mfg
B & E Investment LLC	Waterfront	15 Cross St	5 to 9	Miscellaneous Intermediation
Canine College	Waterfront	15 Cross St	5 to 9	Pet Care (Except Veterinary) Services
Bogey's Grille & Tap	Waterfront	2 Wilton Ave	5 to 9	Full-Service Restaurants
Children & Families Dept	SoNo East	149 Water St # 2	5 to 9	Legislative Bodies
Brain Balance Ctr	Waterfront	15 Cross St # 2	5 to 9	Exam Preparation & Tutoring
Budget Truck Rental	East Norwalk	38 Fort Point St	5 to 9	Truck, Utility Trailer & Rv Rental & Leasing
Carnaud Metal Box Engineering	SoNo West	79 Rockland Rd	5 to 9	Metal Can Manufacturing
Cibao Deli & Grocery LLC	Waterfront	39 Harbor Ave	5 to 9	Full-Service Restaurants
Cielos Abiertos Church Of God	East Norwalk	25 Van Zant St # 1a2r	5 to 9	Religious Organizations
Clean Marine Energy LLC	Waterfront	132 Water St # 9	5 to 9	Other Scientific & Technical Consulting Services
Coastline Fuel Inc	East Norwalk	3 Van Zant St	5 to 9	Other Petroleum Merchant Wholesale
Connecticut Vacuum Products	SoNo East	46 Chestnut St	5 to 9	Small Electrical Appliance Manufacturing

Name	Area	Address	Jobs	Industry Classification
Crown Prints	Waterfront	25 Harbor Ave # 1	5 to 9	Commercial Printing (Except Screen & Books)
D & A Medical Supplies LLC	SoNo East	23 Ely Ave	5 to 9	Medical, Dental/Hospital Equip/Supls Mrchnt Whlsrs
Datacomm Management Sciences	East Norwalk	25 Van Zant St # 2a	5 to 9	Custom Computer Programming Services
Davco Custom Elctro Solutions	Waterfront	42 Commerce St	5 to 9	Electronic Stores
Don Carmelo Mexican Grill	East Norwalk	7 Winfield St	5 to 9	Full-Service Restaurants
Drayson Quarterback Academy	SoNo West	365 Dr Martin Luther King Jr D	5 to 9	Elementary & Secondary Schools
Earth Environmental Consultant	East Norwalk	25 Van Zant St # 8b	5 to 9	Research-Devmnt In Biotechnology (Except Nanobio)
East Avenue Pizza	East Norwalk	84 Fort Point St	5 to 9	Full-Service Restaurants
El Chele	East Norwalk	82 Fort Point St	5 to 9	Full-Service Restaurants
Festivities	Waterfront	2 Wilton Ave # 4	5 to 9	Caterers
Grizzly River Sports	East Norwalk	25 Van Zant St	5 to 9	Sporting Goods Stores
Start	Waterfront	16 Knight St	5 to 9	Engineering Services
Old Mill Saloon	Waterfront	2 Wilton Ave	5 to 9	Full-Service Restaurants
Healthprize Technologies LLC	East Norwalk	230 East Ave # 101	5 to 9	All Other Misc Ambulatory Health Care Services
Ischoda Yacht Club	Waterfront	138 Water St	5 to 9	Full-Service Restaurants
Izzi B's Cupcakes	Waterfront	22 Knight St # 2	5 to 9	Retail Bakeries
Knight Street Auto	Waterfront	26 Knight St	5 to 9	Automotive Body, Paint & Interior Repair/Maint
Lajoie's Auto Parts	SoNo East	46 Meadow St	5 to 9	Motor Vehicle Parts (Used) Merchant Wholesalers
LAX.COM	SoNo East	345 Wilson Ave # 1	5 to 9	Sporting Goods Stores
Luxe Coffee LLC	Waterfront	3 Brook St	5 to 9	Full-Service Restaurants
Magic John Grill Deli	East Norwalk	82 Fort Point St	5 to 9	Full-Service Restaurants
Marty's Auto Body LLC	Waterfront	23 Cross St	5 to 9	Automotive Body, Paint & Interior Repair/Maint
Mendez Deli LLC	SoNo East	133 S Main St	5 to 9	Full-Service Restaurants
Mobil	East Norwalk	219 East Ave	5 to 9	Other Gasoline Stations
Norwalk Dtc	East Norwalk	25 Van Zant St	5 to 9	Electrical Contr & Other Wiring Installation Contr
Norwalk Sailing School	Waterfront	50 Calf Pasture Beach Rd	5 to 9	Sports & Recreation Instruction
Norwalk Vintage LLC	SoNo East	2 Meadow St	5 to 9	Full-Service Restaurants
Norwalk Warehouse & Showroom	East Norwalk	25 Van Zant St	5 to 9	General Warehousing & Storage
Palmer's Electric Motors-Pumps	East Norwalk	40 Osborne Ave	5 to 9	Coml/Ind Mach/Equip (Exc Auto/Electrnc) Rpr/Maint
Planet Bistro 25 LLC	East Norwalk	25 Van Zant St	5 to 9	Full-Service Restaurants
Rainbow International-Stamford	East Norwalk	25 Van Zant St # 14-1	5 to 9	Residential Remodelers
Sebastian Kitchen Cabinets	SoNo West	4 Taft St	5 to 9	Wood Kitchen Cabinet & Countertop Manufacturing
Signature Fence LLC	SoNo East	314 Wilson Ave	5 to 9	All Other Specialty Trade Contractors
Sono Field House	SoNo West	365 Dr Martin Luther King Jr D	5 to 9	Fitness & Recreational Sports Centers
Station House Bar & Grill	East Norwalk	232 East Ave	5 to 9	Full-Service Restaurants
Sound Electrical Svc LLC	East Norwalk	14 Strawberry Hill Ave	5 to 9	Electrical Contr & Other Wiring Installation Contr
St Clair Ice Cream Co	SoNo East	155 Woodward Ave # 7	5 to 9	Ice Cream & Frozen Dessert Manufacturing
Stein Laboratories LLC	SoNo East	46 Chestnut St	5 to 9	Research-Devmnt In Biotechnology (Except Nanobio)
Step N Out Dance Studios	East Norwalk	14 Strawberry Hill Ave # 1	5 to 9	Fine Art Schools
Stone Techniques	SoNo West	349 Dr Martin Luther King J #D	5 to 9	Floor Covering Stores
Sunset Grille	Waterfront	52 Calf Pasture Beach Rd	5 to 9	Full-Service Restaurants
Tero Design Holdings LLC	East Norwalk	66 Fort Point St # 2	5 to 9	Offices Of Other Holding Companies
Terzian Trucking Co Inc	SoNo West	62 Bouton St	5 to 9	Brick, Stone/Related Constr Material Mrchnt Whlsrs
Tool Logistics II	SoNo East	46 Chestnut St	5 to 9	Machine Shops
Vareco Holdings LLC	Waterfront	132 Water St # 3	5 to 9	Offices Of Other Holding Companies
Yummy Cakes	East Norwalk	25 Van Zant St	5 to 9	Retail Bakeries
W Leon Maintenance LLC	SoNo East	122 S Main St	5 to 9	Commercial & Institutional Building Construction
Wintech Racing	SoNo East	345 Wilson Ave # 4	5 to 9	Racetracks
A Plus Computer Cellular Inc	East Norwalk	25 Van Zant St	1 to 4	Wireless Telecomms Carriers (Except Satellite)
Overtime Management LLC	SoNo West	365 Dr Martin Luther King Jr D	1 to 4	Office Administrative Services
Professional Landscaping LLC	Waterfront	2 Wilton Ave	1 to 4	Landscaping Services
Robidoux Landscaping Inc	Waterfront	26 Leonard St	1 to 4	Landscaping Services
Wise Guy's Pizza Pies	SoNo East	314 Wilson Ave	1 to 4	Full-Service Restaurants
A & E Management Svc LLC	Merritt	7 Ruby St	1 to 4	Office Administrative Services
Fink Realty	Merritt	26 Pearl St	1 to 4	Offices Of Real Estate Agents & Brokers
Haggerty Real Estate LLC	Merritt	1 Emerald St	1 to 4	Offices Of Real Estate Agents & Brokers
Lincoln Healthcare Info Co	Merritt	26 Pearl St # 2	1 to 4	Office Administrative Services
R E Michel Co	Merritt	23 Perry Ave	1 to 4	Warm Air Heating & A/C Equip & Supls Mrchnt Whlsrs
25 Vanzant Corp Shop	East Norwalk	25 Van Zant St	1 to 4	Lessors-Nonresidential Bldgs (Exc Miniwarehouses)
Airplus Inc	East Norwalk	78 Fort Point St	1 to 4	Plumbing Htg & Air-Conditioning Contractors
Alexander Glass & Mirror	East Norwalk	12 S Smith St	1 to 4	Other Building Material Dealers
Arcamone Land Surveyors	SoNo West	4 Taft St # A2b	1 to 4	Surveying & Mapping (Except Geophysical) Services

Name	Area	Address	Jobs	Industry Classification
Biowave Corp	Waterfront	8 Knight St # 202	1 to 4	Medical, Dental/Hospital Equip/Supls Mrchnt Whlsrs
Bruce Park	East Norwalk	25 Van Zant St	1 to 4	Offices Of Real Estate Agents & Brokers
Calvin Reformed Chr Of Norwalk	SoNo East	19 Lexington Ave	1 to 4	Religious Organizations
Clik Clak Co	SoNo East	300 Wilson Ave # 2	1 to 4	Offices Of Real Estate Agents & Brokers
Colonial Realty	East Norwalk	66 Fort Point St # 2	1 to 4	Offices Of Real Estate Agents & Brokers
Connecticut Organic Lawn	SoNo West	205 Wilson Ave	1 to 4	Landscaping Services
Cook Associates Your Co Store	East Norwalk	10 Fitch St	1 to 4	Commercial Screen Printing
Crystal Restoration Svc Inc	SoNo West	4 Duke Pl	1 to 4	Residential Remodelers
Custom Architectural Millwork	SoNo West	256 Dr Martin Luther King Jr D	1 to 4	Other Millwork (Including Flooring)
Design Associates Inc	Waterfront	42 Commerce St	1 to 4	Other Fabricated Wire Product Manufacturing
Domus Constructors LLC	Waterfront	9 Cross St # C	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Domus Constructors LLC	Waterfront	9 Cross St # C	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Edgar Landscaping & Design LLC	Waterfront	29 Harbor Ave	1 to 4	Landscaping Services
Express Property Svc	East Norwalk	8 Norden Pl	1 to 4	Offices Of Real Estate Agents & Brokers
Massaro Architecture	Waterfront	8 Knight St	1 to 4	Architectural Services
Fury Management LLC	Waterfront	160 Water St	1 to 4	Office Administrative Services
Grumman Engineering LLC	Waterfront	22 Knight St	1 to 4	Engineering Services
Harbor Ventures LLC	Waterfront	18 Harbor Ave	1 to 4	Offices Of Real Estate Agents & Brokers
Hocon Propane Gas	SoNo West	33 Rockland Rd	1 to 4	Petroleum Refineries
Iconic Modern Home LLC	Waterfront	39 Knight St	1 to 4	Offices Of Real Estate Agents & Brokers
Intrepid Marine Electronics	SoNo West	205 Wilson Ave # 1	1 to 4	Electronic Stores
Inventive Media Inc	Waterfront	68 Water St	1 to 4	All Other Publishers
J Cox & Son Auto Body	Waterfront	15 Knight St	1 to 4	Automotive Body, Paint & Interior Repair/Maint
Jai Lakshmi Realty LLC	SoNo East	231 Wilson Ave	1 to 4	Offices Of Real Estate Agents & Brokers
Joseph Landscape & Masonry	SoNo East	10 Tito Ct	1 to 4	Landscaping Services
Kitchen & Bath By Cam LLC	SoNo West	2 Testa Pl	1 to 4	Other Millwork (Including Flooring)
Lorex Plastics Co Inc	SoNo West	221 Wilson Ave	1 to 4	All Other Plastics Product Manufacturing
Magellan Industrial	SoNo West	227 Wilson Ave	1 to 4	Metal Service Ctrs & Other Metal Merchant Whls
Maggiore Construction Inc	Waterfront	16 Hoyt St	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Michael Solutions	SoNo East	2 Meadow St	1 to 4	Offices Of Certified Public Accountants
Molina Landscaping LLC	SoNo East	20 Kossuth St	1 to 4	Landscaping Services
Mr Mailbox LLC	Waterfront	7 Cross St	1 to 4	Hardware Stores
Ncs Wildlife Solutions	East Norwalk	11 Van Zant St	1 to 4	Exterminating & Pest Control Services
New England Marine Electronics	Waterfront	130b Water St	1 to 4	Electronic Stores
Nieto Properties	East Norwalk	25 Van Zant St	1 to 4	Offices Of Real Estate Agents & Brokers
Norwalk Seaport Assn	Waterfront	132 Water St # 3	1 to 4	Business Associations
Norwalk Water Dept	Waterfront	164 Water St	1 to 4	Legislative Bodies
Oasis Properties	SoNo East	151 Woodward Ave	1 to 4	Offices Of Real Estate Agents & Brokers
OMEX	East Norwalk	25 Van Zant St # 14-7	1 to 4	Janitorial Services
Reeds Landscaping LLC	SoNo East	44 Chestnut St	1 to 4	Landscaping Services
Rex Realty LLC	Waterfront	144 Water St # 1	1 to 4	Offices Of Real Estate Agents & Brokers
Robidoux Landscaping	East Norwalk	39 Fort Point St	1 to 4	Landscaping Services
Round Meadow Landscapes	East Norwalk	1 Van Zant St	1 to 4	Landscaping Services
S & W Properties LLC	East Norwalk	18 Reynolds St	1 to 4	Offices Of Real Estate Agents & Brokers
Sheffield Island Lighthouse	Waterfront	132 Water St # 3	1 to 4	Historical Sites
Sky Zone Trampoline Park	SoNo West	360 Dr Martin Luther King Jr D	1 to 4	All Other Amusement & Recreation Industries
Southpoint Group	East Norwalk	66 Fort Point St # 5	1 to 4	Offices Of Real Estate Agents & Brokers
SUBWAY	East Norwalk	7 Winfield St # A	1 to 4	Limited-Service Restaurants
Sunglass Hut	Waterfront	100 Water St # 112	1 to 4	Optical Goods Stores
Superior Supermarket	SoNo East	42 Woodward Ave	1 to 4	Supermarkets/Other Grocery (Exc Convenience) Strs
Tacos Mexico	East Norwalk	82 Fort Point St # 1	1 to 4	Full-Service Restaurants
TCC Multi Kargo	SoNo West	349 Dr Martin Luther King J #D	1 to 4	Industrial Supplies Merchant Wholesalers
Terzian Trucking Co Inc	SoNo East	15 Woodward Ave	1 to 4	Site Preparation Contractors
Valley Green Inc	SoNo West	205 Wilson Ave # 2	1 to 4	Nursery, Garden Center & Farm Supply Stores
Vista Group Intl Inc	East Norwalk	25 Van Zant St # 14-7b	1 to 4	Independent Artists, Writers & Performers
Womans Bd Of The Norwalk Hosp	Waterfront	5 Isaac St	1 to 4	Civil & Social Organizations
Wusthof Trident Of America	SoNo East	345 Wilson Ave	1 to 4	Offices Of Dentists
Bill Landan Marine Svc LLC	Waterfront	108 Water St	1 to 4	Navigational Services To Shipping
Caruso Jr John J MD	Waterfront	160 Water St	1 to 4	Offices Of Physicians (Exc Mental Health Specs)
Currie's Tires For Less	Waterfront	24 Hoyt St	1 to 4	General Automotive Repair
Fjord Fisheries	SoNo East	35 Lexington Ave	1 to 4	Meat Markets
Joker Guitars LLC	SoNo West	2 Testa Pl	1 to 4	Musical Instrument & Supplies Stores

Name	Area	Address	Jobs	Industry Classification
Maclaren USA Inc	East Norwalk	25 Van Zant St # 14-7	1 to 4	All Other Misc Store Retailers (Exc Tobacco Strs)
Sleep Etc	SoNo East	46 Chestnut St	1 to 4	Furniture Stores
John Gkyles Inc	Merritt	26 Pearl St	1 to 4	All Other Misc Store Retailers (Exc Tobacco Strs)
Patterson Tree Svc Inc	Merritt	5 Ruby St	1 to 4	Landscaping Services
Premier Worldwide Express Inc	Merritt	10 Pearl St	1 to 4	All Other Publishers
Servers Storage Networking LLC	Merritt	25 Perry Ave	1 to 4	Lessors Of Miniwarehouses & Self-Storage Units
Afk Karting Co	SoNo East	28 Kossuth St	1 to 4	Other Waste Collection
Child & Family Guidanc	SoNo East	149 Water St	1 to 4	Child & Youth Services
Affordable Self Storage	SoNo West	162 Bouton St	1 to 4	Lessors Of Miniwarehouses & Self-Storage Units
Alexa Grocery	SoNo East	133 S Main St	1 to 4	Supermarkets/Other Grocery (Exc Convenience) Strs
Black Bridge Motors	SoNo East	314 Wilson Ave	1 to 4	General Automotive Repair
Bloom Brothers	Waterfront	120 Water St	1 to 4	Other Personal Care Services
Breen, C B Pe	East Norwalk	25 Van Zant St	1 to 4	Engineering Services
Cabling Technologies LLC	East Norwalk	14 Strawberry Hill Ave # 1	1 to 4	Electronic Stores
Callanen International	SoNo East	145 Woodward Ave	1 to 4	Other Personal & Household Goods Repair & Maint
Calvary Baptist Church	SoNo East	21 Concord St	1 to 4	Religious Organizations
Cocchia's Liquor Store	SoNo East	23 Ely Ave	1 to 4	Beer, Wine & Liquor Stores
Control Wizards Inc	East Norwalk	26 Fitch St # 3	1 to 4	Plumbing Htg & Air-Conditioning Contractors
Creative Castle Networks	East Norwalk	18 Reynolds St	1 to 4	Computer Systems Design Services
Crown & Bower LLC	East Norwalk	25 Van Zant St # 1a-1	1 to 4	Dental Laboratories
Dance Dimensions	Waterfront	15 Cross St # 1	1 to 4	Fine Art Schools
Dunkin'	East Norwalk	219 East Ave	1 to 4	Snack & Nonalcoholic Beverage Bars
F & G Construction Inc	SoNo West	72 Bouton St	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Four Elements Group	East Norwalk	26 Fitch St # 3	1 to 4	Process, Physical Distr/Logistics Consulting Svcs
G T Hauling LLC	East Norwalk	70 Fort Point St	1 to 4	General Freight Trucking, Local
Gardella Brothers LLP	Waterfront	144 Water St	1 to 4	Offices Of Lawyers
Golden Million Chinese Rstrnt	East Norwalk	82 Fort Point St # 1	1 to 4	Full-Service Restaurants
Greenwich Vintage Motors	SoNo West	349 Dr Martin L King Jr Dr # 2	1 to 4	New Car Dealers
Hiller Sports	Waterfront	140 Water St	1 to 4	Sporting Goods Stores
Homemade Libations By Cocchia	SoNo East	25 Ely Ave	1 to 4	All Other Misc Store Retailers (Exc Tobacco Strs)
Hometown Gas Stations	East Norwalk	219 East Ave	1 to 4	Other Gasoline Stations
International Pool Svc Contr	SoNo East	34 Kossuth St	1 to 4	Other Services To Buildings & Dwellings
IST Baseball Headquarters	East Norwalk	25 Van Zant St # 3b	1 to 4	Fitness & Recreational Sports Centers
Lance Wovens LLC	East Norwalk	66 Fort Point St	1 to 4	Men's Clothing Stores
Mid Ocean Marine LLC	Waterfront	132 Water St # 6	1 to 4	Navigational Services To Shipping
Milton's Dumpster Svc LLC	East Norwalk	25 Van Zant St	1 to 4	Other Waste Collection
Motorworks Outfitters	Waterfront	99 Commerce St	1 to 4	General Automotive Repair
Nautical Boutique	Waterfront	50 Calf Pasture Beach Rd	1 to 4	Boat Dealers
New England Fiberglass Repair	Waterfront	144 Water St	1 to 4	Marinas
North American Rink Bldrs LLC	SoNo East	300 Wilson Ave	1 to 4	Commercial & Institutional Building Construction
Norwalk City Animal Control	Waterfront	13 S Smith St	1 to 4	Legislative Bodies
Norwalk Lawn & Outdoor Power	Waterfront	54 Commerce St	1 to 4	Outdoor Power Equipment Stores
Victoria & Adriana LLC	East Norwalk	12 Fitch St	1 to 4	Offices Of Lawyers
Purepoint Energy	Waterfront	22 S Smith St	1 to 4	Coml/Ind Mach/Equip (Exc Auto/Electrnc) Rpr/Maint
Rockland Construction	SoNo West	5 Rockland Rd	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Sciaudone's Garage	Waterfront	28 Leonard St	1 to 4	General Automotive Repair
Scuba Girl LLC	East Norwalk	25 Van Zant St # 6	1 to 4	Sporting Goods Stores
South Norwalk Boat Club Inc	Waterfront	17 Mack St	1 to 4	Civil & Social Organizations
Sheffield Island Cruises	Waterfront	132 Water St	1 to 4	Travel Agencies
Show Mgmt Assoc	Waterfront	8 Knight St # 205	1 to 4	Offices Of Lawyers
Shufelt's Garage	Waterfront	28 Hoyt St	1 to 4	General Automotive Repair
Simply Delicious	SoNo East	314 Wilson Ave	1 to 4	Caterers
Socci & Socci Landscaping	SoNo East	33 Hemlock Pl	1 to 4	Landscaping Services
Sono Automotive LLC	SoNo East	46 Meadow St	1 to 4	General Automotive Repair
South China LLC	SoNo East	44 Woodward Ave	1 to 4	Full-Service Restaurants
Statham Woodwork	SoNo East	38 Hemlock Pl	1 to 4	Finish Carpentry Contractors
Steel Shed	Waterfront	140 Water St # 4	1 to 4	Automotive Body, Paint & Interior Repair/Maint
T R Stone Co	SoNo East	15 Woodward Ave	1 to 4	Masonry Contractors
Tauck Tours Inc	East Norwalk	10 Norden Pl	1 to 4	Travel Agencies
Tick Box Technology Corp	Waterfront	15 Chapel St	1 to 4	Other Management Consulting Services
Titanus Inc	East Norwalk	66 Fort Point St # 5	1 to 4	Men's Clothing Stores
Travel World News	Waterfront	28 Knight St # 9	1 to 4	Travel Agencies

Name	Area	Address	Jobs	Industry Classification
Tripp Design	Waterfront	144 Water St # 2	1 to 4	Architectural Services
Tt Trade Group LLC	SoNo West	4 Duke Pl	1 to 4	Unclassified Establishments
World Packaging Corp	SoNo East	300 Wilson Ave # 1	1 to 4	Packaging & Labeling Services
Yuriy Construction	SoNo East	7 Lexington Ave	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Bayberry Products Co	SoNo East	305 Wilson Ave	1 to 4	All Other General Merchandise Stores
Cedar-Life	SoNo West	4 Taft St # A1b	1 to 4	Roofing Contractors
Essay Video	SoNo West	4 Taft St # A2	1 to 4	Motion Picture & Video Production
Jkb Daira Inc	Waterfront	22 S Smith St # 3	1 to 4	Small Arms Ammunition Manufacturing
Jkb Daira Inc	SoNo East	345 Wilson Ave # 14	1 to 4	Sporting Goods Stores
Miguel Handyman LLC	SoNo East	123 S Main St	1 to 4	Residential Remodelers
Mike Vodak Assoc	East Norwalk	25 Van Zant St # 6	1 to 4	Pension Funds
Resumes Etc	SoNo West	225 Wilson Ave	1 to 4	Document Preparation Services
Acutape Corp	Merritt	25 Perry Ave # 9	1 to 4	Industrial & Personal Svc Paper Merchant Whlsrs
Anthony D Carusos Plbg & Htg	Merritt	25 Perry Ave	1 to 4	Plumbing Htg & Air-Conditioning Contractors
C & G Woodcraft	Merritt	11 Ruby St	1 to 4	All Other Misc Store Retailers (Exc Tobacco Strs)
Fitzgerald-Norwalk Awning Co	Merritt	12 Pearl St	1 to 4	Textile Bag & Canvas Mills
Artworx Lithographic	Waterfront	8 Knight St	1 to 4	Commercial Printing (Except Screen & Books)
B & B Auto Body	East Norwalk	26 Fitch St # 6	1 to 4	Automotive Body, Paint & Interior Repair/Maint
Balliwick Roofing	Waterfront	52 Commerce St	1 to 4	Roofing Contractors
Blue Water	SoNo East	300 Wilson Ave	1 to 4	All Other Specialty Food Stores
Bouton Street Garage	SoNo West	64 Bouton St	1 to 4	General Automotive Repair
Builders Beyond Borders Inc	East Norwalk	66 Fort Point St # 3	1 to 4	Gift, Novelty & Souvenir Stores
Burden Brothers Grocery	SoNo East	45 Ely Ave # 1	1 to 4	Supermarkets/Other Grocery (Exc Convenience) Strs
C J S Liquor LLC	SoNo East	23 Ely Ave	1 to 4	Beer, Wine & Liquor Stores
Castillo H Remodeling LLC	Waterfront	18 Harbor Ave	1 to 4	Residential Remodelers
Cava Capital LLC	Waterfront	132 Water St # 2	1 to 4	Miscellaneous Financial Investment Activities
Crys Handyman	Waterfront	1 Brook St	1 to 4	Residential Remodelers
Cubesmart Self Storage	SoNo West	162 Bouton St	1 to 4	Lessors Of Miniwarehouses & Self-Storage Units
Educational Resources Network	East Norwalk	25 Van Zant St # 7b	1 to 4	Media Representatives
Environmental Land Solutions	Waterfront	8 Knight St # 203	1 to 4	Landscape Architectural Services
Exquisite Surfaces-Ct	SoNo East	139 Woodward Ave	1 to 4	Dimension Stone Mining & Quarrying
Fairfield County Antq & Design	Waterfront	39 Knight St	1 to 4	Used Merchandise Stores
Fairfield County Restoration	East Norwalk	15 Strawberry Hill Ave	1 to 4	Finish Carpentry Contractors
Fort Point Phoenix Automotive	East Norwalk	8 S Smith St	1 to 4	General Automotive Repair
George Subkoff Antiques	Waterfront	29 Knight St	1 to 4	Used Merchandise Stores
Glenn's Garage	East Norwalk	2 Fitch St	1 to 4	Motor Vehicle Supplies & New Parts Merchant Whlsrs
Greenwich Fine Woodwork LLC	SoNo East	7 Lexington Ave	1 to 4	Finish Carpentry Contractors
Hairtech Salon	SoNo East	6 Woodward Ave	1 to 4	Beauty Salons
Indoor Air Svc	East Norwalk	26 Fitch St # 3	1 to 4	All Other Specialty Trade Contractors
J & J Upholstery	SoNo West	4 Taft St # D4	1 to 4	Reupholstery & Furniture Repair
Kostas Upholstery LLC	Waterfront	29 Harbor Ave	1 to 4	Reupholstery & Furniture Repair
Laundry Basket Of Norwalk	Waterfront	15 Cross St	1 to 4	Coin-Operated Laundries & Drycleaners
Lea's Laundry LLC	East Norwalk	70 Fort Point St	1 to 4	Coin-Operated Laundries & Drycleaners
Los Luceros Family Grocery	SoNo East	42 Woodward Ave	1 to 4	Supermarkets/Other Grocery (Exc Convenience) Strs
Maclaren NORTH America	SoNo West	4 Testa Pl	1 to 4	Womens Children/Infnt Clothing/Acces Mrchnt Whlsrs
Marathon Woodworks	East Norwalk	70 Fort Point St	1 to 4	Finish Carpentry Contractors
Marin's Garden Design LLC	East Norwalk	80 Fort Point St # 1a	1 to 4	Landscape Architectural Services
Marine Patrol Base	Waterfront	100 Water St	1 to 4	Police Protection
Mclaughlin, John Agt	Waterfront	68 Water St	1 to 4	Offices Of Real Estate Agents & Brokers
New & Used Tire Solution LLC	SoNo East	1 Merritt St	1 to 4	Tire Dealers
Norwalk Symphony	East Norwalk	25 Van Zant St # 14-8	1 to 4	Musical Groups & Artists
Parkington Boatworks	Waterfront	132 Water St	1 to 4	Marinas
Ocean Blue Enterprise	Waterfront	144 Water St	1 to 4	Sports & Recreation Instruction
Odd Job Landscaping	SoNo East	89 Day St	1 to 4	Masonry Contractors
P B & J Design	East Norwalk	25 Van Zant St	1 to 4	Graphic Design Services
Pelagic Beast Fishing Charters	Waterfront	144 Water St	1 to 4	All Other Amusement & Recreation Industries
Petzolds Yacht Sales	Waterfront	50 Calf Pasture Beach Rd	1 to 4	Boat Dealers
Public Storage	Waterfront	35 Hoyt St	1 to 4	Lessors Of Miniwarehouses & Self-Storage Units
R & K Homes LLC	East Norwalk	26 Fitch St	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Rainbow Painting	SoNo East	11 Lexington Ave	1 to 4	Painting & Wall Covering Contractors
RAS Construction	East Norwalk	11 Winfield St	1 to 4	Commercial & Institutional Building Construction
Richmond Fund Advisors	SoNo West	365 Dr Martin Luther King Jr D	1 to 4	Other Management Consulting Services

Name	Area	Address	Jobs	Industry Classification
Santella Associates D J Inc	East Norwalk	15 Winfield St # A	1 to 4	Commercial & Institutional Building Construction
Sharp Performance USA INC	East Norwalk	25 Van Zant St # 18e	1 to 4	Other Services Related To Advertising
Shufelt's Antique-Classic Car	Waterfront	28 Hoyt St	1 to 4	Used Merchandise Stores
Sound Control	Waterfront	22 S Smith St	1 to 4	Residential Property Managers
Specialty T's	Waterfront	25 Harbor Ave	1 to 4	Other Clothing Stores
Stadler Construction	Waterfront	16 Knight St	1 to 4	New Single-Family Hsng Constr (Exc For-Sale Bldrs)
Synergy Enterprises Inc	Waterfront	16 Knight St # 3	1 to 4	All Other Support Services
Tuner Enterprises	Waterfront	68 Water St # 1flr	1 to 4	Roofing Contractors
V & P Landscaping LLC	East Norwalk	11 Van Zant St	1 to 4	Landscaping Services
World Wrestling Entrtn Inc	SoNo East	345 Ely Ave	1 to 4	Independent Artists, Writers & Performers
Zaloumis Contracting	Waterfront	140 Water St	1 to 4	Industrial Machinery & Equipment Merchant Whlsrs
Church Of God	SoNo East	155 S Main St	1 to 4	Religious Organizations
Erick Painting LLC	SoNo East	122 S Main St	1 to 4	Painting & Wall Covering Contractors
Heiwado Dojo	Waterfront	3 Brook St	1 to 4	Sports & Recreation Instruction
Iglesia Pentecostal Church	SoNo East	8 Woodward Ave	1 to 4	Religious Organizations
Luigi Dimeglio Art	SoNo East	20 Lubrano Pl	1 to 4	Museums
Seafarer Canvas	Waterfront	144 Water St	1 to 4	Boat Dealers
Traber Peter	East Norwalk	6 Reynolds St	1 to 4	General Automotive Repair
Ace Auto Sales & Svc	Merritt	18 Pearl St	1 to 4	Used Car Dealers
Connecticut Lawn Equipment Inc	Merritt	32 Perry Ave	1 to 4	Outdoor Power Equipment Stores
A C-Skip's Welding	Waterfront	50 Commerce St	1 to 4	Other Personal & Household Goods Repair & Maint
Akademios Inc	East Norwalk	25 Van Zant St # 1a2	1 to 4	Used Merchandise Stores
America's Choice Svc	SoNo East	94 Day St	1 to 4	All Other Professional, Scientific/Technical Svcs
Chavez Carpentry LLC	SoNo East	25 Knapp St # 1	1 to 4	Finish Carpentry Contractors
Calus Academy	East Norwalk	25 Van Zant St # 14-3	1 to 4	Exam Preparation & Tutoring
Drywall & Painting LLC	East Norwalk	12 Reynolds St	1 to 4	Drywall & Insulation Contractors
Ec Scott Group	SoNo East	129 Woodward Ave	1 to 4	Other Personal & Household Goods Repair & Maint
Elegant Table Linens	East Norwalk	7 Reynolds St	1 to 4	All Other Misc Store Retailers (Exc Tobacco Strs)
Esb Services	East Norwalk	25 Van Zant St	1 to 4	All Other Professional, Scientific/Technical Svcs
Factory Outlets At Norwalk	East Norwalk	230 East Ave # 101	1 to 4	Lessors-Nonresidential Bldgs (Exc Miniwarehouses)
Fairbanks Gary Co	East Norwalk	48 Fort Point St	1 to 4	Automotive Parts & Accessories Stores
Front Page Upholstery	Waterfront	22 Leonard St	1 to 4	Automotive Body, Paint & Interior Repair/Maint
G M Painting & Servicing	SoNo East	40 Woodward Ave	1 to 4	Painting & Wall Covering Contractors
G M Painting & Svc LLC	SoNo West	7 Testa Pl	1 to 4	Painting & Wall Covering Contractors
Landan & Rondano Marine LLC	Waterfront	108 Water St	1 to 4	Marinas
Harborview Of Norwalk LLC	Waterfront	17 Mack St	1 to 4	Caterers
Herb's Place	Waterfront	120 Water St	1 to 4	Full-Service Restaurants
Hightower Restoration Svc LLC	SoNo West	15 Rockland Rd	1 to 4	All Other Professional, Scientific/Technical Svcs
Homeline	East Norwalk	39 Fort Point St	1 to 4	Residential Remodelers
Imperial Eagle Plaza LLC	East Norwalk	25 Van Zant St	1 to 4	Caterers
Integrated Sports Training	East Norwalk	25 Van Zant St # 3b	1 to 4	Fitness & Recreational Sports Centers
Knock On Wood Again	SoNo West	4 Taft St # A1	1 to 4	Used Merchandise Stores
Miele, Sage Ann	SoNo East	149 Water St	1 to 4	Offices Of All Other Misc Health Practitioners
Norwalk Improvements LLC	East Norwalk	230 East Ave	1 to 4	Residential Remodelers
Performance Dance	East Norwalk	12 Fitch St # 4	1 to 4	Fine Art Schools
Pro Shine Finish	SoNo West	4 Taft St # 2	1 to 4	All Other Specialty Trade Contractors
Sal's Auto Svc	Waterfront	33 Merwin St	1 to 4	All Other Professional, Scientific/Technical Svcs
Vanderbilt Global Svc LLC	East Norwalk	30 Winfield St	1 to 4	All Other Professional, Scientific/Technical Svcs
Woodward Avenue Liquor Store	SoNo East	50 Woodward Ave	1 to 4	Beer, Wine & Liquor Stores
136 Water Street LLC	Waterfront	136 Water St		Unclassified Establishments
143 South Main Street LLC	SoNo East	143 S Main St		Unclassified Establishments
Aron Lopez LLC	SoNo East	3 Ely Ave		Unclassified Establishments
Barebones Oem Inc	Merritt	25 Perry Ave		Unclassified Establishments
Baylyn Co LLC	SoNo East	97 Lexington Ave		Unclassified Establishments
Centro Uno	SoNo East	149 Water St		Unclassified Establishments
Cff LLC	East Norwalk	39 Fort Point St		Unclassified Establishments
Damian Guevara LLC	SoNo East	105 Lexington Ave		Unclassified Establishments
OMI	SoNo East	155 Woodward Ave		Unclassified Establishments
Gebriel Group LLC	East Norwalk	7 Winfield St		Unclassified Establishments
Jose Jesus Gonzales LLC	SoNo East	27 Knapp St # B		Unclassified Establishments
Jose M Lopez LLC	SoNo East	243 Wilson Ave # 1a		Unclassified Establishments
Picante Beats LLC	SoNo East	79 Day St		Unclassified Establishments

Name	Area	Address	Jobs	Industry Classification
Play For LLC	East Norwalk	10 Norden Pl		Unclassified Establishments
Richard Cunningham	Waterfront	136 Water St		Unclassified Establishments
Singing Woods Road LLC	East Norwalk	25 Van Zant St # 19c		Unclassified Establishments
Source-Sell LLC	Waterfront	20 Knight St		Unclassified Establishments
Brown 100 Pearl Street LLC	Merritt	100 Pearl St		Unclassified Establishments
Atm	SoNo East	133 S Main St		Commercial Banking
Atm	Waterfront	2 Wilton Ave		Commercial Banking
Abcd Inc	SoNo East	149 Water St # 2		Unclassified Establishments
Atm	East Norwalk	211 East Ave		Commercial Banking
Atm	East Norwalk	10 Norden Pl		Commercial Banking
Atm	SoNo West	284 Ely Ave		Commercial Banking
Atm	SoNo East	300 Wilson Ave		Commercial Banking
Atm	Waterfront	39 Harbor Ave		Commercial Banking
ATM	SoNo East	50 Woodward Ave		Commercial Banking
Atm	Waterfront	52 Calf Pasture Beach Rd		Commercial Banking
Axis Media LLC	SoNo East	300 Wilson Ave		Unclassified Establishments
Color Express	SoNo East	149 Water St		Unclassified Establishments
Coreone Industrial	SoNo West	2 Testa Pl # 1		Unclassified Establishments
Ct Oilers Hamden LLC	SoNo East	300 Wilson Ave # 1		Unclassified Establishments
Delray Associates Inc	East Norwalk	66 Fort Point St # 2		Unclassified Establishments
Events @ 314	SoNo East	314 Wilson Ave		Unclassified Establishments
Gillermo Zaragoza LLC	East Norwalk	80 Fort Point St # B		Unclassified Establishments
Fort Morgan Times Co	Waterfront	22 Harbor Ave		Unclassified Establishments
Ginaflights LTD	Waterfront	18 Knight St		Unclassified Establishments
L T L Alliance LLC	Waterfront	22 Harbor Ave		Unclassified Establishments
Lakota Norwalk LLC	East Norwalk	66 Fort Point St # 2		Unclassified Establishments
Multichannel Merchant	East Norwalk	10 Norden Pl # 2		Unclassified Establishments
Nest Development LLC	East Norwalk	66 Fort Point St		Unclassified Establishments
Ranger Ready Repellents	SoNo East	155 Woodward Ave # 3		Unclassified Establishments
Rmmg LLC	East Norwalk	25 Van Zant St		Unclassified Establishments
Rogelio R Blanco Cascante LLC	SoNo West	284 Ely Ave # 2		Unclassified Establishments
Story & Design Co LLC	Waterfront	18 Leonard St		Unclassified Establishments
Swisstech Enterprise LLC	SoNo West	360 Dr Martin Luther King Jr D		Unclassified Establishments
Victor H Najera LLC	SoNo East	13 Lexington Ave # 1		Unclassified Establishments
Viza Management	SoNo West	365 Dr Martin Luther King Jr D		Unclassified Establishments

Appendix E:

Key Terms Definitions

Zoning - A zoning ordinance contains regulations designed to implement the comprehensive plan. It includes, but is not limited to, permitted activities, setbacks, signs, parking, landscaping, environmental restrictions, density, and site plans. It provides for allowable land uses. Zoning is comprised of districts, ordinances, and the zoning map.

Non-Conforming - When a property's use does not meet zoning ordinance specifications. The Norwalk zoning regulations define a nonconforming building or use as "one that does not conform with the regulations of the zone in which it is situated."

Legally Non-Conforming - When a property's use does not meet zoning ordinance specifications but is allowed by the zoning office. This is seen most often when a use existed prior to changes in the zoning regulations and the use is allowed to continue.

Zoning Overlay District - An area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

Transitional Height Plane - A geometric plane that establishes the maximum permitted height of a building in a higher density district relative to the maximum allowable height in an adjoining lower-density district.

Parking Ratio - The number of parking spaces provided per 1,000 square feet of floor area. In other contexts, this is sometimes used to refer to the number of parking spaces provided per residential unit.

Setback - The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Buffer, Buffering, or Buffer Zone - A piece of land or physical design element between two incompatible land uses. A buffer zone can be used as a transition zone, to protect ecological areas, as a landscape element, or to mitigate against nuisances such as noises. The Norwalk zoning regulations define a buffer strip as "a strip of land along a property line, free of any structure or other improvement and landscaped with trees and shrubs of sufficient height and mass to buffer adverse effects upon adjacent properties the year around."



Engineers | Scientists | Planners | Designers

100 Great Meadow Road, Suite 200, Wethersfield, Connecticut 06109

P 860.807.4300 F 860.372.4570 www.vhb.com

Client Authorization

☒ New Contract

Date: 9/20/21

☐ Amendment No.

Project No. 85238.21

Project Name: Seaview Avenue-First Street Corridor Concept Design Services

To: Mr. Greg Pacelli,
Transportation Planner
City of Norwalk
Transportation, Mobility and Parking
125 East Avenue
Norwalk, CT 06851

Cost Estimate	
Amendment	Contract Total
Labor	\$32,000.00*
Expenses	
TOTAL	\$32,000.00* (Tasks 1-4 Only)

Email: gpacelli@norwalkct.org

☒ Lump Sum

☐ Time & Expenses

☐ Cost + Fixed Fee

☐ Labor Multiplier

Phone No: 203-854-7275

Estimated Date of Completion: Tasks 1-4: Within 3 months of authorization

Project Summary

The City desires a review of the Seaview Avenue and First Street roadway corridors to determine the feasibility of providing complete streets to enhance the multimodal mobility. This review is detailed in the City's Request for Concept Design Services. Upon completion of the review and finalization of recommendations (Tasks 1-4), the City will then engage VHB to prepare detailed design plans, specifications and estimates for construction (Tasks 5-8).

The VHB Team concurs with the stated goals for the conceptual design efforts as outlined in Section 1.2.3 of the Request except with the goal to widen Seaview Avenue. Based upon an initial review of the roadway cross section and the City desire to provide an amenity zone and westbound bike lane along the park frontage, VHB believes the project goals can be achieved within the existing pavement curb to curb width while avoiding the relocation of nearly a dozen utility poles. This will be one of the two concepts VHB will prepare under the scope of services by suggesting a minimum 12-foot-wide multi-use path between the utility poles and the wonderful existing tree line, without detrimental impact to the root systems.

In addition, VHB believes the Seaview Avenue intersection with East Avenue can possibly be converted to a single lane approach based upon recent CTDOT traffic data. A conversion of this intersection into a mini-roundabout can provide significant benefits to all users at the intersection. This will be another concept reviewed.

Finally, the intersection of Seaview Avenue at First Street should be considered as an all way stop control intersection and quite possibly, as a raised intersection to highlight the pedestrian active area and terminus of the multi-use path as it converts to on street bike sharrows to the east.



These are initial considerations that VHB's thought leading traffic professionals have brought forward in preparing for this proposal, which are surely to be developed further through the public engagement process.

The following scope of work tasks have been adopted from the City's Request, including changes to the scope of work tasks identified in italicized text.

TASK 1 - PRELIMINARY ENGINEERING AND LIMITED SURVEY

- *The VHB Team will review the project for potential environmentally sensitive areas within its boundaries early in the process to understand if potential mitigating measures may be necessary, utilizing readily available information from the City, WestCOG and CTDEEP. Field investigations are excluded.* The VHB Team will coordinate early and continuously with CTDEEP for the purpose of identifying permit and mitigation requirements and to facilitate subsequent application processes *by the City*. The VHB Team may be required to make *one presentation to CTDEEP* as early as the Preliminary Design phase to obtain feedback before and during the *design* process. The VHB Team shall coordinate with *CTDEEP and the City* to ensure that permit applications, including all supporting documents, are identified.
- The VHB Team shall be responsible for collecting the remainder of the Survey on Seaview Avenue (between Fort Point St and Betts Place) through the City's approved vendor, *Ahneman Kirby, LLC*. The A-2 survey shall depict all street lines. Property line information shall be shown along all of the aforementioned roadway segments. GIS/record mapping may be used to identify Parcels within the Study Area. The A-2 survey will include locations of edge of pavements and the location of trees, walls, and permanent street furniture within a survey corridor from the stone wall along Veteran's Park to the back of sidewalk/retaining wall on the northerly side of Seaview Avenue. The location of all overhead and underground utilities, utility pole numbers and ownership, location and elevations of manholes, hydrants, and other street furniture will be identified by the survey. The size and invert elevation of storm water drains and sanitary sewer lines and location shall also be furnished. Pavement contour plans of existing conditions at one (1.0') foot intervals shall be established for the entire survey corridor.
- As part of this task, the VHB Team will review *potential* restrictions from City land use and environmental resources, as provided by City Planning. For example, all proposed end-use features shall be 25 feet minimum from wetlands. *This information will be provided by the City staff.*

TASK 2 - LIMITED TRAFFIC OPERATIONS AND SAFETY STUDY

- The VHB Team shall coordinate with the City to compile readily available existing traffic data (turning movement counts, traffic recorder, etc.) to complete the Study. The VHB Team will perform data collection with *weekday morning, midday and afternoon peak hour turning movement counts, as well as Saturday midday peak hours at two intersections and one automatic traffic recorder count for a minimum of 48 hours including a Saturday* within the

project Study area. It is anticipated that turning movement counts will be needed at the intersection of Seaview Avenue and East Avenue and that an automatic traffic recorder will be needed for continuous counts on Seaview Avenue. Turning movement counts may also be necessary at the intersection of Seaview Avenue and Fort Point Street.

- The VHB Team will review available crash data for Seaview Avenue from the *UConn Crash Repository Database for the last three years available*. For high crash locations, reports will be requested from the City of Norwalk Police Department to *verify if there are any* high-level trends. Specifically, the review will identify all *recorded* cyclist crashes, pedestrian crashes, and crashes that have resulted in injury and fatalities and suggest alternatives for mitigation.
- The VHB Team *will* use the traffic operations data and the findings of the safety evaluation to recommend *the preferred* configuration for the intersection of Seaview Avenue at East Avenue and Seaview Avenue at First Street *and develop* the Typical cross-sections for roadways within the corridor, and recommended improvements to the study area intersections.

TASK 3 – STAKEHOLDER MEETINGS & PUBLIC INVOLVEMENT

- The VHB Team *will* meet with the City three (3) times:
 - At the beginning of the project, as part of a project kick-off meeting;
 - Prior to beginning the design to review public input and prepared concepts; and,
 - *And prior to the start of the Preliminary Design phase.*
- It is also anticipated that the VHB Team will have one (1) field meeting with business/property owners directly impacted by the proposed design during the development of concepts. *One project-wide meeting will be held.*
- The project will require public engagement. The VHB Team will conduct two (2) evening public design meetings (including the recording of meeting minutes). The first of which shall be prior to initiating preliminary design and the second prior to commencing final design.
- *VHB will be available to meet virtually with the City on a bi-weekly basis during the project efforts and a minimum once every four weeks in person.*

TASK 4 - CONCEPT DESIGNS

- Prepare two (2) different concept design plans for the project area based on input from stakeholders and the community. This work involves the production of colored concept drawings which depict plan view improvements and include the *critical* design elements that improve corridor accessibility, connectivity, traffic operations and safety and place making. This work also includes the production of a *maximum of two* renderings illustrating key segments of the corridor.

- Provide *conceptual* cost estimates for both concept designs *utilizing available cost estimating data from CTDOT and recent bids from the City of Norwalk*.

SCHEDULE

Following written authorization, VHB expects to complete Tasks 1-4 within four months.

COMPENSATION (TASKS 1-4)

VHB will complete the Scope of Services for Tasks 1-4 on a Lump Sum basis **(\$32,000)**.

For Tasks 5-8 noted below, depending on the final recommended concepts, VHB anticipates the design fees to be an additional \$45,000-\$55,000. Significant changes in the concepts envisioned under Task 1-4 will warrant a review of these range of anticipated fees.

The following Tasks will be negotiated upon completion of Tasks 1-4 with an approved concept and approval of the City.

TASK 5 – UTILITY NOTIFICATION LETTER, MEETINGS & COORDINATION

The VHB Team will coordinate with utility companies whose facilities may be affected by the *recommended* improvements. This shall include:

- Sending letters/plans to utilities after the preliminary design submission.
- Attending up to two (2) field utility meetings to familiarize companies with the proposed improvements and incorporate recommendations or adjustments necessary based on the utility owner's review; and,
- Continue to coordinate with utility owners for design adjustments, potential conflicts and project scheduling.

TASK 6 – PRELIMINARY DESIGN (30%)

This phase will advance the recommended concept plans to a design completion of approximately 30% consistent with standard practice. The VHB Team *will* work closely with various City Staff in completing the preliminary design. Close attention will be given to a complete streets design, corridor continuity and existing rights-of-way. This phase shall include the following:

- Existing Conditions Plan;
- Environmental Screening/Permit Determination;

- Preliminary Drainage Horizontal Design Plan including baseline alignment for all roadway/sidewalk segments in accordance with industry standard design resources and special attention to the City's ROW;
- Preliminary Drainage Design Plan which includes the re-location of existing catch basin structure in addition to coordination with the City Department of Public works to identify any existing drainage issues in the Study Area;
- Construction Details shall be provided to support the design. The details shall include standard and typical City of Norwalk details and CTDOT standard and typical details. Where necessary, VHB will develop pertinent details that are not provided by City and CTDOT details;
- Grading, Drainage, and Erosion & Sedimentation Control Plans including preliminary grading, drainage modifications and erosion control and sedimentation features within the limits of proposed grading (identifying any rights to grade or install erosion control as necessary);
- Pavement Markings & Signage Plan which illustrates both regulatory (MUTCD) and decorative pavement markings (if applicable) and incorporates all regulatory, warning, guide and wayfinding signage;
- Update Traffic Signal Plans – It is anticipated that the minor updates to the traffic signal plans for the intersection of Fort Point Street (State Route 136) and Seaview Avenue may be necessary to accommodate the proposed design. The traffic signal plans *will be revised* to reflect any new geometric design of the Seaview Avenue approach, shifting of traffic appurtenances, etc.
- Landscaping Plan which includes street trees and plantings; street furniture, pedestrian scale lighting, place making (specifically within Mill Pond Park and the proposed open space area at the terminus of First Street overlooking the Norwalk Harbor) and potential impact storm water design and green infrastructure;
- Cross Sections – Preliminary cross sections will be identified at 50-foot intervals and/or at critical locations which portray all key roadway and sidewalk features and their associated vertical layouts; and,
- Preliminary Design Construction Cost Estimate based on the most recently available CTDOT Highway Cost Estimation Software.

TASK 7 – GEOTECHNICAL SERVICES

Based on the proposed scope of work (amended from the City Request), it is anticipated that geotechnical services for the proposed roadway design *may be needed, depending on the final recommended concept*. Specifically, test pits and test borings for the areas undergoing complete roadway construction, such as on Seaview Avenue along Veteran's Park where the addition of an amenity area and bike lane adjacent the northerly curb of Seaview Avenue *may* result in a shift of the southerly curb further south in the direction of the Park. Geotechnical services are also anticipated on Seaview Avenue around Mill Pond Park where the cross-section of the roadway is anticipated to need widening.

TASK 8 - FINAL DESIGN, SPECIFICATIONS, BID DOCUMENTS, INCLUDING COST ESTIMATES

This phase will advance the plans to a design completion of approximately 100% consistent with standard practice. All test pits requested and performed will be received prior to advancing into final Design. The VHB Team will be responsible for responding to relevant comments generated by the Preliminary Design Submission and for advancing all of the aforementioned design documents to completion including finalizing the cost estimate. This phase includes the submission of all Final Design Documents, Cost Estimates, Bid Documents, Specifications and Permitting.

- A minimum of one original and one (1) hard copy of all plans, reports and documents shall be submitted to the City in addition to a digital/electronic copies.
- Digital/electronic plans shall be submitted in both PDF and AutoCAD formats.
- The Final Design Plan shall consist of
 - Title Sheet
 - Index Plan
 - Existing Conditions Plans
 - Construction Details
 - Alignment and Baseline Tie Plans
 - Roadway/Sidewalk Construction Plans w/Rights for Construction Designations
 - Grading, Drainage, and Erosion & Sedimentation Control Plans
 - Pavement Marking & Signage Plans
 - Traffic Signal Plans
 - Landscaping & Planting Plan and Details
 - Cross Sections
 - Maintenance and Protection of Traffic Plans

CLIENT-FURNISHED INFORMATION

It is understood that VHB will perform services under the sole direction of the City. The City shall provide VHB with project-related technical data including, but not limited to:

- Permission to access the project areas and any off-ROW access points for field assessment.
- GIS shapefile data from the City GIS database on the ROW for this segment will be provided to VHB.
- Access to all studies listed in the Request for Quote
- Traffic count data
- City crash data
- Traffic signal plans in electronic format

VHB will rely upon the accuracy and completeness of client-furnished information in connection with the performance of services under this Agreement.

ASSUMPTIONS:

- Tasks 5-8 shall be negotiated with the City based upon the above noted tasks and the recommended concept.
- GIS shapefile data will be provided by the City.
- Meetings beyond those specified herein will be completed on a time and materials basis and will be subject to an amendment.
- Public notice fees and/or permit application fees are the responsibility of the City and are excluded in this scope and fee estimate.
- Any additional tasks beyond that identified in the preceding Scope of Work will be deemed out of scope and completed under an amendment to this original contract.

We look forward to working with the City of Norwalk and the Transportation, Parking and Mobility team.

We sincerely appreciate the opportunity to submit a proposal for this project. If you have any questions, feel free to contact Joe at (203) 482-0956.

This Client Authorization for Tasks 1-4 is subject to attached terms & conditions.

Prepared by: Joe Balskus

Document 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

VANASSE HANGEN BRUSTLIN, INC. AUTHORIZATION

CLIENT AUTHORIZATION (Please sign original and return)

By: _____

By: _____

Print: _____

Print: _____

Title: _____

Title: _____

Date: _____

Date: _____

PART II STANDARD TERMS AND CONDITIONS. The engagement of VHB by Client is under the following terms and conditions. These terms and conditions are an integral part of the collective Agreement between Client and VHB.

SCOPE OF SERVICES. VHB shall perform the services set forth in the attached Scope of Services. Requests for additional services and any associated fee adjustment must be authorized in writing before additional services can begin.

PERFORMANCE STANDARDS. VHB's services require decisions that are not based upon science, but rather upon judgmental considerations. In the performance or furnishing of professional services hereunder, VHB, and those it is responsible for, shall exercise the degree of skill and care ordinarily exercised by similarly practicing professionals performing similar services under similar conditions in the same locality ("Standard of Care"). VHB shall be entitled to rely on the accuracy and completeness of data, reports, surveys, requirements, and other information provided by Client.

SCHEDULE. VHB shall perform its services as set forth in the Scope of Services as expeditiously as consistent with the Standard of Care and the orderly progress of the Work. VHB shall not be responsible for failure to perform or for delays in the services arising out of factors beyond the reasonable control or without the fault or negligence of VHB.

PAYMENT. The fee estimate for the proposed Scope of Services is valid for 60 days from the date of Proposal. All schedules set forth in the attached Scope of Services commence upon receipt of a signed Agreement and, if requested, a retainer. Retainers will be applied to the last invoice. A RETAINER OF \$[] IS REQUIRED BEFORE SERVICES WILL COMMENCE.

Invoices will be rendered monthly and are due upon receipt. Any invoice unpaid more than 30 days after date of invoice will bear interest at 1-1/2 percent per month.

If Client fails to pay any invoice within 45 days of the date of invoice, VHB may, without waiving any other claim or right against Client or incurring any liability for delay, suspend the services until VHB has been paid in full. Sealed plans, final documents, reports, and attendance at meetings/hearings will not be provided unless payment for services is current.

If VHB is performing services for Client under multiple projects, payments must be current on all projects for services hereunder to continue. Client acknowledges VHB's right to suspend services and withhold plans and documents, as provided above, if any payments are overdue. If services are suspended for 30 days or longer, upon resuming services VHB shall be entitled to expenses incurred in the interruption and resumption of its services. If

services are suspended for 90 days or longer, VHB shall be entitled to expenses incurred in the interruption and resumption of its services and fees for remaining services shall be equitably adjusted.

The parties agree to coordinate invoices to assure timely payment. At minimum, VHB's project manager and Client's representative will confer as often as necessary about any issues involving invoicing and collections. Client's representative will contact VHB's project manager forthwith upon receipt of an invoice about any questions or issues concerning invoiced amounts. If Client's representative and VHB's project manager are unable to resolve any questions or issues, Client's representative will line item any disputed or questionable amount and pay VHB. VHB, at its option, may revise and resubmit disputed amounts at a later date.

Should it become necessary to utilize legal or other resources to collect any or all monies rightfully due for services rendered under this Agreement, VHB shall be entitled to full reimbursement of all such costs, including reasonable attorneys' fees, as part of this Agreement.

OWNERSHIP OF WORK PRODUCT. All work products (whether in hard or electronic form) prepared by VHB pursuant to the Agreement are instruments of service with respect to the Project and are not authorized, intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other Project. Any reuse by Client or a third person or entity authorized by Client without written verification or adaptation by VHB for the specific application will be at Client's sole risk and without liability or legal exposure to VHB. Client shall release, defend, indemnify and hold harmless VHB from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting therefrom. Any such verification or adaptation will entitle VHB to additional compensation at rates to be agreed upon by VHB and Client, third person, or entity seeking to reuse said documents.

Client recognizes that information recorded on or transmitted as electronic media, including CADD documents ("Electronic Documents") is subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, the Electronic Documents are provided to Client for informational purposes only and are not represented as suitable for any use or purpose.

VHB retains the copyright in all work products produced in connection with this Agreement, unless otherwise agreed to in writing by an authorized VHB representative. VHB licenses to Client on a non-exclusive basis the use of work products produced solely in connection with this Agreement. The license

may be revoked for any failure of Client to perform under this Agreement.

CERTIFICATIONS. VHB shall not be required to sign any documents, no matter by whom requested, that would result in VHB having to certify, guarantee or warrant the existence of conditions whose existence VHB cannot wholly ascertain. Any certification provided by VHB shall be so provided based on VHB's knowledge, information, and belief subject to the preceding sentence, and shall reflect no greater certainty than VHB's professional opinion developed through and consistent with the Standard of Care. VHB shall be compensated for any work necessary to assess project compliance with regulatory standards for purposes of such certification.

INSURANCE. VHB agrees to carry the following insurance during the term of this Agreement:

- Workmen's Compensation and Employer's Liability Insurance in compliance with statutory limits
- Comprehensive General Liability Insurance including Products Completed, Contractual, Property, and Personal Injury coverage with combined single limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate
- Professional Liability Insurance with a limit of \$1,000,000 per claim and in the aggregate
- Automobile Liability Insurance including non-owned and hired automobiles with a combined single limit of \$1,000,000 per occurrence

Certificates of insurance will be furnished upon request. If Client requires additional insurance coverage, and it is available, Client agrees to reimburse VHB for such additional expense.

INDEMNITY. Client and VHB shall at all times indemnify and save harmless each other, their officers, and employees on account of damages, losses, expenses, reasonable counsel fees, and compensation arising out of any claims for damages, personal injuries and/or property losses sustained by any person or entity, to the extent caused by the negligent acts, errors or omissions of the indemnifying party, its employees, or subcontractors in connection with the Project, and/or under this Agreement.

Client agrees to the fullest extent permitted by law, to indemnify and hold harmless VHB, its officers, employees and subconsultants from and against any and all claims, suits, demands, liabilities costs including reasonable attorneys' fees, and defense costs caused by, arising out of, or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products, or material that exist on, about, or adjacent to the job site.

LIMITATION ON VHB'S RESPONSIBILITY AND JOBSITE

SAFETY. VHB will not be responsible for the acts or omissions of

contractors or others at the Site, except for its own subcontractors and employees. Neither the professional activities of VHB nor the presence of VHB or its employees or subconsultants at a project site shall relieve the other parties on this project of their obligations, duties, and, including, but not limited to, construction means, methods, sequence, techniques, or procedures necessary for performing, superintending, and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. VHB and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. Client agrees that Contractor shall be solely responsible for job site safety and warrants that this intent shall be carried out in Client's contract with Contractor.

ALLOCATION OF RISK. In recognition of the relative risks and benefits of the Project to both Client and VHB, the risks have been allocated such that Client agrees that to the fullest extent permitted by law, VHB's total liability in the aggregate to Client and any persons or entities claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project and/or this Agreement from any cause or causes, including, but not limited to, VHB's negligence, errors, omissions, strict liability, statutory liability, indemnity obligation, breach of contract or breach of warranty shall not exceed the higher of \$50,000 (fifty thousand dollars), or ten (10) percent of the compensation actually paid to VHB. Client and VHB may agree to a higher limitation of liability for an increased fee.

DISPUTE RESOLUTION. All questions in dispute under this Agreement shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. On the written notice of either party to the other of the election to submit any dispute under this Agreement to mediation, each party shall designate their representative and shall meet within ten (10) days after the service of the notice. The parties shall then attempt to resolve the dispute within ten (10) days of meeting. Should the parties be unable to agree on a resolution of the dispute, then the parties shall proceed with mediation in accordance with the mediation rules of the American Arbitration Association. The cost of mediation shall be borne equally by both parties. This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

LEGAL SUPPORT. To the extent VHB is required to respond to any dispute resolution process, including, but not limited to, requests for document production, discovery or a request to appear in any deposition or legal proceeding, which is related to the Scope of Services but does not arise out of VHB's negligent

acts, errors or omissions, Client shall compensate VHB for all costs incurred by VHB, including reasonable attorneys' fees.

DESCRIPTIVE HEADINGS AND COUNTERPARTS. The headings contained in this Agreement are for convenience of reference only and shall not constitute a part hereof, or define, limit or in any way affect the meaning of any of the terms or provisions hereof. This Agreement may be executed in two or more counterparts, and any party hereto may execute any such counterpart, which, when executed and delivered, shall be deemed to be an original and all of such counterparts taken together shall be deemed to be one and the same instrument.

EXCLUSIVE REMEDIES. In the event that any dispute is not remedied through the alternative dispute resolution procedures set forth herein, all claims, actions, and rights of action arising from or relating in any way to this Agreement or the services performed thereunder, whether in contract, tort, indemnity and all other rights of action whatsoever, shall be filed in a court of competent jurisdiction within three years of the completion of such services, or all such claims, actions and rights of action shall be waived. Recovery under this Agreement shall be limited by the parties' agreement on Allocation of Risk and the remainder of this section.

Notwithstanding any other provision of this Agreement, neither party shall be liable to the other for any liquidated, incidental, special, indirect or other consequential damages incurred, regardless of the nature of the cause or whether caused by Client or VHB, or their employees, subconsultants, or subcontractors. Consequential damages include, without limitation, loss of use, loss of profits, loss of production, or business interruption; however, the same may be caused.

VHB and Client waive all claims against each other arising out of or related to this Agreement or the services to the extent that losses, damages, and liabilities associated with such claims have been compensated by the proceeds of property insurance or any other insurance policy.

VHB makes no warranties or guarantees, express or implied, under this Agreement or any other contract document with respect to its provision of professional services. In entering into this Agreement, Client has relied only upon the representations set forth in this Agreement. No verbal warranties, representations, or statements shall be considered a part of this Agreement or a basis upon which Client relied in entering into this Agreement.

NO THIRD PARTY BENEFICIARIES. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either Client or VHB. In addition, nothing herein shall be construed as creating a contractual relationship between Client and any VHB employee,

representative, or consultant. Client agrees that in the event of a dispute regarding this Agreement or the services rendered by VHB hereunder, Client shall only seek recourse against VHB and waives any right to pursue a claim against VHB's individual directors, officers or employees.

VHB's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event Client later elects to reduce VHB's Scope of Services, Client hereby agrees to release, hold harmless, defend, and indemnify VHB from any and all claims, damages, losses or costs associated with or arising out of such reduction in services.

SEVERABILITY. The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

TAXES. Any taxes or fees, enacted by local, state, or federal government and based on gross receipts or revenues, will be invoiced to and payable by Client as an additional amount due under this Agreement.

PROJECT SPECIFIC PROVISIONS. To the extent the Scope of Services involves any of the following services/geographies, the following general provisions apply accordingly:

AMERICANS WITH DISABILITIES ACT (ADA). Client understands and agrees that ADA standards are evolving and subject to varying, potentially contradictory interpretations and applications. VHB will use its reasonable professional efforts and judgment to interpret applicable ADA requirements and other federal, state and local laws, rules, codes, ordinances, and regulations as they apply to the project. VHB cannot and does not warrant or guarantee that Client's Project will comply with all ADA requirements or ADA interpretations or other applicable regulatory interpretations.

CLIMATE CHANGE/FLOOD ANALYSIS. Consultant shall not be responsible or liable for any damages, losses, litigation, expenses, counsel fees and compensation arising out of any claims, damages, personal injuries and/or property losses related to flooding conditions whether directly or indirectly due to flood water damage, and Client shall at all times indemnify and hold harmless VHB, its respective officers, agents and employees on account of any related claims, damages, losses, expenses and counsel fees related thereto.

CONSTRUCTION PHASE SERVICES

SITE VISITS. VHB shall make periodic site visits upon the request of Client or as otherwise agreed in writing by Client and VHB for

the limited purpose of determining whether work is in general conformance with VHB's plans and specifications. Such visits are not intended to be an exhaustive check or a detailed inspection of Contractor's work. VHB shall not supervise or have control over Contractor's work nor have any responsibility for construction ways, means, methods, techniques, sequences, or procedures selected by Contractor nor for Contractor's safety precautions or programs in connection with the Work.

SHOP DRAWINGS. VHB's review and approval of submittals such as shop drawings, product data, samples, and other data, shall be for the limited purpose of checking for conformance with the design concept and the information in VHB's documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades, or construction safety precautions, all of which are the sole responsibility of Contractor and other unrelated parties. Review of a specific item shall not indicate that VHB has reviewed the entire assembly of which the item is a component. VHB shall not be responsible for any deviations from VHB's documents or other documents that are not brought to the attention of VHB in writing by Contractor. VHB shall not be required to review partial submissions or those for which submission of correlated items have not been received.

GEOTECHNICAL SERVICES. Client understands that VHB does not perform geotechnical services directly and, if requested, will retain a geotechnical subconsultant on behalf of Client, and VHB shall rely on the accuracy and completeness of data furnished as if the geotechnical services were contracted directly through Client.

TANK INSPECTION. Client will provide VHB with available underground storage tank (UST) documentation as necessary. VHB assumes that the documentation and site plans will be in order, be complete and meet regulatory compliance standards. VHB's inspection services are to fulfill regulatory requirements and do not include invasive testing or equipment calibration and testing. Accordingly, Client expressly agrees that VHB shall have no liability for equipment functioning or malfunctioning, product releases or spills.

LSP SERVICES – PROJECTS LOCATED IN MASSACHUSETTS. In accordance with the Massachusetts General Laws Chapter 21E, the performance of the services contained in this Agreement may require the engagement of a Licensed Site Professional (LSP) registered with the Commonwealth of Massachusetts under Massachusetts General Law Chapter 21A and the regulations promulgated by the Massachusetts Department of Environmental Protection (MADEP) thereunder (collectively the LSP Program). These laws and regulations place upon the LSP certain professional obligations owed to the public, including in some

instances a duty to disclose the existence of certain environmental contaminants to the MADEP. In the event that any site for which VHB has provided LSP services is audited by MADEP pursuant to the provisions of the Massachusetts Contingency Plan, VHB shall be entitled to additional compensation to provide such services as may be necessary to assist Client in its response to MADEP.

Client understands and acknowledges that in the event the LSP's obligations under the LSP Program conflict in any way with the terms and conditions of this Agreement or the wishes or intentions of Client, the LSP is bound by law to comply with the requirements of the LSP Program. Accordingly, Client recognizes that the LSP shall be immune for all civil liability resulting from any alleged and/or actual conflict with the LSP Program. Client also agrees to hold VHB and its LSP harmless for any claims, losses, damages, fines, or administrative, civil, or criminal penalties resulting from the LSP's fulfillment of its obligations under the LSP Program.

**PROJECTS LOCATED IN FLORIDA.
FLORIDA STATUTES SECTION
558.0035 (2013), AN INDIVIDUAL
EMPLOYEE OR AGENT MAY NOT BE
HELD INDIVIDUALLY LIABLE FOR
ECONOMIC DAMAGES RESULTING
FROM NEGLIGENCE OCCURRING
WITHIN THE COURSE AND SCOPE
OF THIS AGREEMENT.**