

**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: NICK KYDES, CHAIRMAN
DATE: JUNE 27, 2012
RE: MEETING NOTICE

.....
The next scheduled meeting of the Planning Committee of the Common Council will be held on **Monday, July 2, 2012 at 7:30 pm**, in Room A330 in Norwalk City Hall. Please Note the Time and Location.

PLANNING COMMITTEE OF THE COMMON COUNCIL

July 2, 2012

7:30 PM

A G E N D A

CALL TO ORDER

ROLL CALL

I. APPROVAL OF MINUTES – June 7, 2012

II. BUSINESS

A. REDEVELOPMENT PROJECT UPDATES

B. CONNECTIVITY

1. Review RFP for Downtown Norwalk Wayfinding System

C. WASHINGTON STREET DESIGN DISTRICT II URBAN RENEWAL PLAN

1. Review status of the 20 North Water Street Brownfield Grant and related mitigation requirements

D. NORWALK TOD DISTRICT

1. Review potential zoning modification

E. CDBG

1. **Action:** advance to the Common Council the Globe Theater Resolution supporting the redevelopment concept and

directing the Redevelopment Agency to begin work on the
Section 108 Loan Guarantee application

F. WALL STREET REDEVELOPMENT PLAN AREA

1. **Action:** advance to the Common Council the Wall Street
Place Resolution in support of the project related Urban Act
application to the State of Connecticut

III. NEW BUSINESS

IV. OLD BUSINESS

ADJOURNMENT

**CITY OF NORWALK
PLANNING COMMITTEE
REGULAR MEETING
JUNE 7, 2012**

ATTENDANCE: Nicholas Kydes, Chair; David McCarthy, Carvin Hilliard, Warren Peña, Michael Geake, Douglas Hempstead; Matthew Miklave (7:23 p.m.)

STAFF: Munro Johnson, Redevelopment Agency; Tim Sheehan, Redevelopment Agency Director

OTHERS: Council Member Kimmell; Frank Farricker, Globe Theater; Atty. Robert Maslan, Corporation Counsel

CALL TO ORDER

Mr. Kydes called the meeting to order at 6:50 p.m. A quorum was present.

Public Hearing Neighborhood Assistance Act Credit Program

Mr. Kydes called the public hearing to order at 6:50 p.m.

Mr. Johnson came forward and explained that this was the tenth year that the program has been presented to the Committee. The City acts as a pass through for corporations partnering with various charities. The corporations receive tax credits in return.

Mr. Kydes requested an overview of the verification process for the various organizations. Mr. Johnson said that the organizations were required to file a 990 form with the Agency and many of them were also recipients of CDBG funding. Discussion followed.

Mr. Kydes asked if there was anyone from the public who wished to address the Committee on this issue. No one present from the public wished to address the Committee at this time. Mr. Kydes closed the public hearing at 6:57 p.m.

Mr. Kydes then called the regular meeting of the Planning Committee to order at 6:58 p.m.

ROLL CALL

Mr. Kydes called the roll. A quorum was present.

APPROVAL OF MINUTES - MAY 3, 2012

**** MR. MCCARTHY MOVED THE MAY 3, 2012 MINUTES**

The following corrections were noted: .

Page 1, under **ATTENDANCE**: Please remove Mr. Kimmel's name.

Page 1, following **STAFF**: please add the following category: "**OTHERS**: Bruce Kimmel".

Page 2, under Update on the Norwalk Company Project, paragraph 4, line 2: please change the following from: "have had input with the demolition." To " have had input or if there would be any impact on the demolition or the status of the building."

Page 6, paragraph 6, line 3: please change the following from: "the City's credit for such" to "the City's underwriting for such"

Page 7, paragraph 1, line 3: please change the following from: "with a deeper dive and" to "with further review and"

Page 7, under **OLD BUSINESS**, line 3, please change the following from: " that Mr. Keyes recuse himself from any further discussions regarding the POKO project; due to a personal conflict."
To: " that Mr. Kydes recuse himself from any further discussions regarding the POKO project; due to an abundance of caution to avoid any appearance of conflict. Mr. Kydes has stated that there is no personal conflict with POKO."

**** THE MOTION TO APPROVE THE MINUTES OF MAY 3, 2012 AS CORRECTED PASSED WITH FOUR IN FAVOR (KYDES, HILLIARD, HEMPSTEAD AND GEAKE) AND TWO ABSTENTIONS (MCCARTHY, PEÑA)**

BUSINESS

A. Neighborhood Assistance Act Tax Credit Program

Act on advancement to the Common Council the attached list of programs for inclusion in the Neighborhood Assistance Act Tax Credit Program.

**** MR. HEMPSTEAD MOVED TO APPROVE THE LIST OF PROGRAMS FOR INCLUSION IN THE NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Kydes then recused himself due to an over abundance of caution so that there would be no appearance of impropriety. He stated that he has no conflict with the Globe Theater. Mr. Hempstead then took over as Chair.

B. CDBG

Act on advancement to the Common Council the Globe Theater, Inc. \$2,000,000 Section 108 Loan request for the purpose of acquisition and redevelopment of the Globe Theater.

Mr. Sheehan then directed the Committee members' attention to two memos from him to the Committee members, one dated April 3, 2012 and the second dated May 30, 2012 in the back up material regarding the Section 108 Request.

Mr. Hempstead said that he had some concerns about the \$2,000,000 dollars up front. Mr. McCarthy agreed and said that he could not support this because he was unfamiliar with this market. He added that he would not want to risk the CDBG funding. Mr. Hilliard said that while he would like to see this done, right now it appears to be too much of a risk. He said that he would like some additional information that would indicate the risk was minimized. Then he would reconsider. Mr. Peña said that he agreed that this \$2,000,000 would put a great deal of risk on the City. Mr. Sheehan then reviewed the details around the loan application, which would go to HUD. The Redevelopment Agency would prepare the application at the direction of the Council and HUD would have the final decision as to whether to grant the loan. Mr. Peña asked what would happen if something catastrophic happened to the developer. Mr. Sheehan gave an overview about this. He said that Mr. Farricker had previously indicated that the City would be served by the improvements to the theater and that there had been Committee discussion regarding the value of those improvements.

Mr. Sheehan said that the Agency wanted to be exceedingly cautious about the risk associated with this loan. Mr. Peña said that while he loved the plan and the idea, he would like to move on so that the Committee could discuss Plan B. Mr. Sheehan said that Mr. Farricker had heard the Committee's concern regarding risk and responded in the memo dated May 31st.

Mr. Miklave joined the meeting at 7:23 p.m.

Mr. Sheehan said that Mr. Farricker was making a counter proposal that would mitigate some of the risk and that the Committee would be able to discuss the details with Mr. Farricker who was present.

Mr. Geake said that while he also loved the idea, he would prefer to see someone else assume the risk because if things went south, the City would end up with another failed business.

Mr. Miklave then thanked the Redevelopment Agency for their hard work. He said that while everyone wanted to see the Globe renovated, he could not understand how the deal would work.

It would need to be an economically reasonable plan. He pointed out that the Planning Committee had seen many, many plans and some of them failed because there were some totally unexpected events. Mr. Miklave then used 50 Washington Street as an example. Mr. Hempstead spoke about a facade program that the City had many years ago.

Mr. Kimmel joined the meeting at 7:30 p.m.

Mr. Sheehan then directed everyone's attention to page 2 of the memo dated May 31st and said that there was no evidence that Mr. Farricker or the newly formed Globe Theater, Inc. had ever redeveloped a theater of this size. He went on to list of some information requests. At the end of the day, the CDBG funding is what the City uses for the various other groups.

Mr. Miklave said that the Committee was being asked to advance a \$2,000,000 dollar loan that would place the CDBG funding at risk. The consequences of a failure would have a dramatic impact on the other organizations. He said that he would not be comfortable doing this. Mr. McCarthy agreed.

Mr. Kimmel asked how many years the Council had been working on this building. Mr. Hempstead said that this was about the fourth year and the third proposal he had seen.

Mr. Johnson said that there was another technical issue with the 108 that would most likely be addressed by HUD. HUD asks for two sources of collateral before the CDBG funding is used. He pointed out that currently there was only one.

Mr. Farricker joined the Committee to address the various questions and issues presented. He asked if he could review the pending contract with the Committee in executive session. Atty. Maslan quickly reviewed the contract. Discussion followed about what details could be discussed in public session. It was determined by the Committee not to go into Executive Session.

Mr. Farricker continued, saying that when he had spoken to the Committee the last time, he felt positive about the fact that his proposal was the best. However, it is clear that the potential risk of the CDBG funds was too great for the City to consider. He said that he has attempted to restructure the business deal so that Norwalk would not bear any of the risk. The front loading of funding involved the direct acquisition of the property and the remediation of the building, along with the architecture and engineering work in order to file for tax credit application. He said that it was clear that the previous proposal was a non-starter. Because of this, he then reviewed the situation and back loaded the request.

Atty. Maslan then spoke briefly about the FOI requirements and said that this was confidential and private material between other parties.

Mr. Farricker addressed the risk of having the City using Block Grant funding, the Globe would take possession of the property and the seller would take a note for the balance of the funds up to 1 million dollars. This leaves the final million dollars. Initially, the only funding that would be needed from CDBG would be \$275,000. This amount will be drawn down and will be privately secured to ensure the repayment of the \$275,000. He said that a letter of credit would be given to the City before the funds are issued.

Mr. Farricker indicated that without the City's support, the project will not be able to leverage the tax credits. If the project fails, the guarantor will repay the \$275,000 immediately. The funds used will be for the theater as it is right now. General remediation will be executed before the tax credits are released. Mr. Farricker said that the City will not be in the theater business and stated he had done project renovations before. He then reviewed the basic structure with the Committee. As far as the specific compliance in regards to blight, Mr. Farricker said that he had spoken to HUD representatives in Hartford and other locations about this.

Mr. Farricker said that he was taking on significant risk and was eager to do this. He said that he fully understood that the City of Norwalk could not place the CDBG funds at risk. If the Committee could move the project forward, then the pieces can start to fall into place.

Mr. McCarthy then reiterated the overall steps of the plan and said that this plan would mitigate the risk for him. Mr. Sheehan said that his department's review of this was very quick because it was submitted so late. He reiterated the small amount of predevelopment that is needed could be done through a small predevelopment loan as long as it is guaranteed. He then asked why the 108 had to be employed. He also asked about some of the details in the May 31st memo.

Mr. Hilliard said that Mr. Farricker's response addressed his concerns. He then asked about the disbursement of the funding. Mr. Farricker said that any time he needed money, he would work closely with the City to make sure the funds were disbursed in the proper way.

Mr. Peña said that he appreciated Mr. Farricker's willingness to rearrange the funding.

Mr. Miklave asked what was the tax status of the theater. Mr. Farricker said that there had been a discussion early on with the Committee about reasonable PILOT tax payments.

Mr. Miklave asked what would happen once the theater was up and operating. Mr. Farricker said that in order to draw down the 1.75 million, a secured credit facility would back that draw if there is a default, the full 108 would become due. In response the City would call the guarantees provided. He added that it was much easier to get someone's guarantee rather than someone's check. Mr. Miklave agreed.

Mr. Miklave asked about the need for the 108 loan. Mr. Farricker said that the 108 would enable the project to get the tax credits advanced as part of a committed "capital stock". The credit facility will not be available until the project is completed.

Mr. Kimmel asked about the market study that was mentioned in one of the memos. Mr. Farricker said that at the last meeting, there was a request for a market study so that the Committee could decide whether they wanted to move forward with the project. He explained that because he was addressing the risk. A significant amount of market work has been already done. A smaller market study was completed and currently there is a bid out for a larger study. It is hoped that this larger study will be completed by September and will focus on the day to day operations of the theater and how it will be managed.

Mr. Geake then asked what the next steps would be. Mr. Hempstead said that he believed that the Committee would be directing the Agency to review the document. He said that he would like to have the information packet at least a week before the meeting and reminded everyone that July 4th would be mid-week.

Mr. Farricker then outlined the process that would be necessary. Mr. Sheehan said that the Agency's issue was an indication of support from the Council. He reminded everyone that the application would be coming back before the Committee at a later date. The current action would be for the Redevelopment Agency to prepare an application for the Committee's approval.

Mr. Miklave said that this proposal made more sense but he would want a document or resolution before voting on it. This resolution would not be binding to the City. Mr. Farricker said that he would appreciate moving this project forward in this manner.

The discussion then moved to when the July meeting would be. Mr. Hempstead suggested July 2nd at 7:30 p.m. This was agreeable to all.

**** MR. MCCARTHY MOVED TO REQUEST THE REDEVELOPMENT STAFF TO DRAFT A RESOLUTION REGARDING THE GLOBE THEATER.**

**** THE MOTION PASSED WITH FOUR IN FAVOR (MCCARTHY, HILLIARD, PEÑA AND GEAKE) AND ONE AGAINST (MIKLAVE).**

Mr. Hempstead then requested that all the Committee members submit any caveats or concerns about the resolution to Mr. Sheehan during the coming week.

WALL STREET REDEVELOPMENT PLAN AREA

Review the POKO 2007 LDA related timelines base on the developer's confirmed September 1, 2011 commencement of construction.

Mr. Olson came forward to address the Committee. He said that there was a new commitment sheet from Citibank, which is on file with the Redevelopment Agency. An application for the Urban Act Grant was submitted and there was a meeting with the granting agency last Thursday. From there the application should be moved to OPM and once approved, the building will be

demolished. There have been numerous applications for affordable housing. However, this application is for the market rate units and the commercial component.

Mr. McCarthy asked about the steps of the process. Mr. Olson said that originally the construction commitment from Citibank was for 16 million, but now it is higher. There is now debt along with tax credits. Mr. Sheehan confirmed that the letter from Citibank had arrived a few weeks ago. All the funding must be in place before the demolition and construction can begin. Discussion followed.

Mr. Sheehan then gave an overview of Norwalk's history with Urban Act funding, including 95/7 and other projects. The request has been in DECD and then it will go to OPM to submit it to the bond commission for inclusion on their agenda. If the application is approved by the Bond Commission, Mr. Sheehan indicated this would significantly move the project forward. Mr. Olson is working with private lobbying parties to advance this objective also.

Mr. Kimmel asked about a September deadline that had not been met and the 36 month extension had been brought up. Mr. Hempstead said that this involved the Intent for Demolition. He reviewed the process and referred everyone to Atty. Maslan for clarification. Mr. Hempstead then read a section of the agreement where it states "construction shall commence". Atty. Maslan said that when the 90 days, that started a time period of construction. He said that there was no timetable for construction within the 36 month period. He said that there would have to be some analysis about whether or not there had been compliance or if the redeveloper has defaulted.

Mr. Miklave said that he appreciated the sense of frustration regarding the time period that it takes to get the project done. He pointed out that POKO was moving the fastest of the three developments underway in Norwalk. He said that this development team has been on the spot, on the mark on every level and in harmony with the community. The affordable housing was included before it was mandated by anyone. However, in the middle of the project, the greatest economic downturn since 1929 happened. Mr. Miklave said that he understood that people were frustrated. He said that from his standpoint, the Committee should recommend a resolution from the Council to the DCED stating the City's support for this project.

Mr. Hilliard said that out of all the developers POKO has been the most straightforward and done what they said they would do. He applauded them and said that the Committee should support them because he has been reasonable and responsible. Mr. Hempstead said that there was a contract that can be modified by asking. He said that he thought it was disingenuous to file for demolition in order to consider it construction.

Mr. Olson said that things have moved dramatically and that the timing does not require him to have the affordable housing piece in place at this time. He said that he needs to have all the financing in place and pointed out that without demolition, the construction cannot be started.

Mr. Hempstead said that there was a contract and asked if there needed to be a modification to the contract at this time. He added that he just wanted to see something move forward in a manner similar to what was agreed to.

Mr. Miklave said that 95/7 had taken 12 years and that there had been numerous times when the committee bent over backwards to help. But this was not being done for POKO. He then wondered whether this was political payback. Mr. Hempstead pointed out that the LDA had been signed under the current administration. Mr. Miklave said that the developer had been chosen by the previous administration.

Mr. Geake left the meeting at 8:58 p.m.

Mr. Sheehan said that the developer had noticed the City as per the LDA that construction had started, but there was no response by the City questioning demolition as meeting that standard. He said to raise that question now, nine months later, is difficult.

Mr. Hempstead asked Mr. Olson about what would happen next with the grant application. Mr. Olson said that DECD would be the next step and they had to send it to OPM. He then pointed out that the Council had not supported him when he applied for the TIGER grant and several others. The lack of support didn't help. He said that he was going to go forward with the project, but unfortunately, he had not received the support from the City.

Mr. Olson said that he would like to have the City to write a letter to the OPM in support of this. Mr. Olson said that it was the market rate piece was the part that driving the project and he can't get that until he gets into the ground.

Mr. Peña said that he understood the passion and that it was time for the relationship to change and be done differently. These large projects need to be supported. The City is losing over 300 jobs for local business since Northrup Grumman is leaving town. What happened in the past, happened. But now is the time to look for solutions. It's time to take action. The attorneys are here to deal with the nuances.

Mr. Miklave said that he agreed with Mr. Peña. For some reason, Norwalk simply has a way of development that takes forever. It isn't streamlined, it doesn't help the developers. Time is money for a developer. It is important to use this Committee to find a way to identify the impediments to developments and insure that the stakeholders have the right for input. It is important to help the developers move forward. He said that he would support a resolution for the development. He added that taking on a project to identify the impediments for development would be incredibly important.

Mr. Sheehan said that there were some public policy issues that put Norwalk at a disadvantage in terms of development. He then gave an example of the WPCA dealing with the water and sewer

service. He said that he would provide specifics and said that this type of situation was inhibiting development.

Mr. Peña said that it was time to change the antiquarian ways of doing business in Norwalk. The City should not be fighting and stalling projects. In the last seven or eight months on the Council, it seems that this is a problem for all the developers.

A member of the public then pointed out that the conversations that have been occurring would get community support. There is a frustration level in the community groups about this.

Mr. Hilliard said that there was an impediment to small business in terms of parking. One potential business owner found out that it would cost over \$100,000 for two parking spaces alone. This is excessive. Mr. Sheehan said that the Zoning Commission had done a modification on this. He went on to give the details for the fee in lieu modifications made in South Norwalk.

It was pointed out that Stamford's sewer fees are lower than Norwalk's and that it was easier to develop projects in other towns. Mr. Hempstead commented that Danbury was worse than Norwalk in terms of development requirements. He added that Stamford might have an overlay district, which could be one way they reduce costs of water and sewers.

ADJOURNMENT

**** MR. HEMPSTEAD MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

CONNECTIVITY

WAYFINDING REQUEST FOR PROPOSALS

**PLANNING COMMITTEE OF
THE NORWALK COMMON COUNCIL**

**TO: MEMBERS OF THE PLANNING COMMITTEE OF
THE NORWALK COMMON COUNCIL**

**FROM: TIMOTHY SHEEHAN, EXECUTIVE DIRECTOR
NORWALK REDEVELOPMENT AGENCY**

DATE: JUNE 19, 2012

RE: WAYFINDING REQUEST FOR PROPOSALS

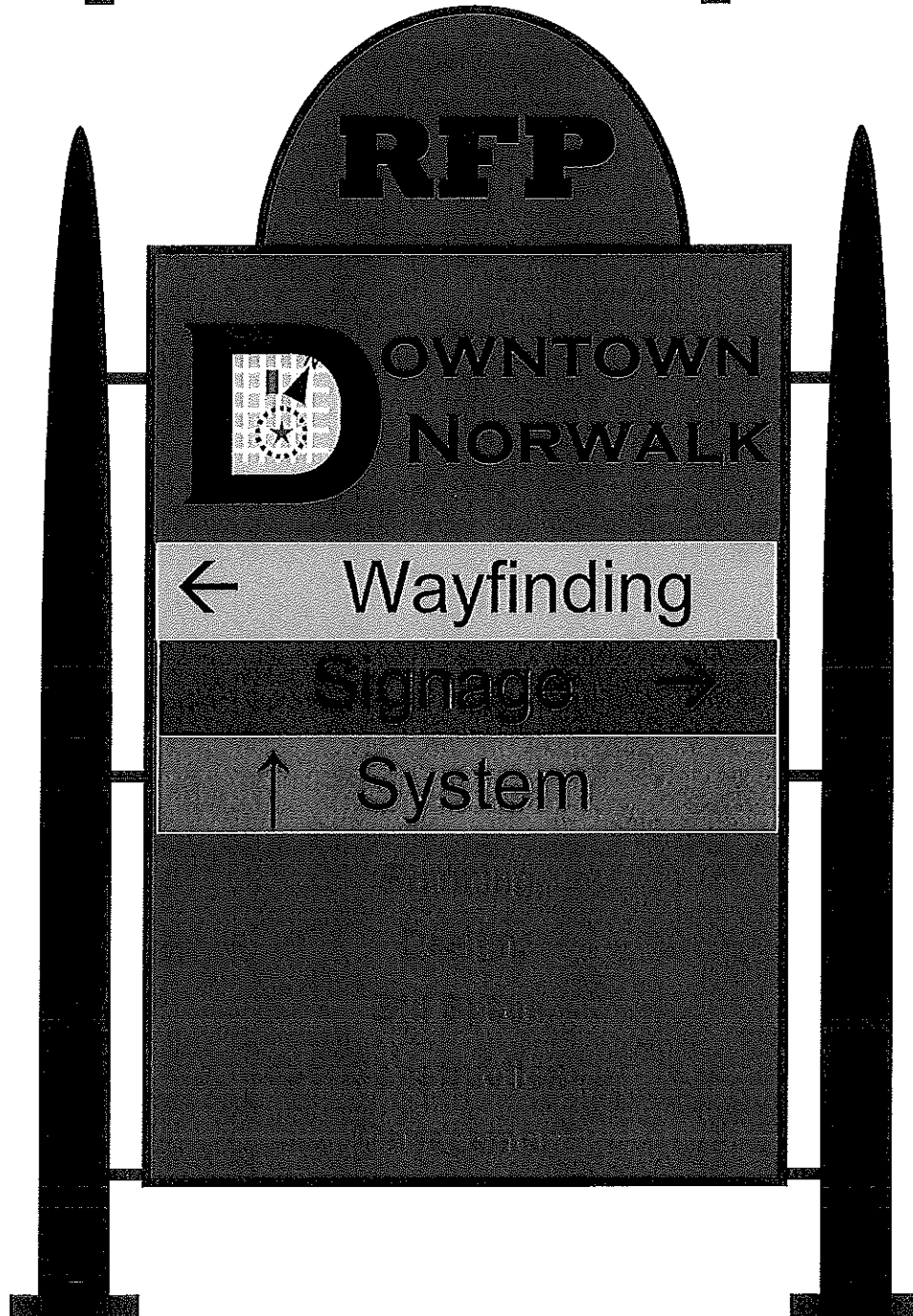
Attached please find a draft Request for Proposals (RFP) for Norwalk's downtown wayfinding system, a connectivity strategy under the approved *Norwalk Connectivity Master Plan*. As you may recall from the Master Plan, wayfinding is a high-priority item under the implementation agenda, and critical to establishing a more pedestrian-friendly environment in the downtown, promoting downtown's attractions, and encouraging people to link their trips on foot.

The document has been vetted internally among staff, and few changes are expected other than those to the timeline on page 3.

This is for information purposes only; we will return to you with this item at such time as we are ready to go to contract with the selected consulting team.

ACTION: NO ACTION REQUIRED. FOR INFORMATION ONLY.

Request for Proposals



The Norwalk Redevelopment Agency
125 East Avenue Rm.202
Norwalk, CT 06856-5125

Phone (203) 854-7810 Fax (203) 854-7734 Email: mjohnson@norwalkct.org

Request for Proposals

Downtown Norwalk Wayfinding Signage System

Planning, Design, Bid Specifications, & Construction Management

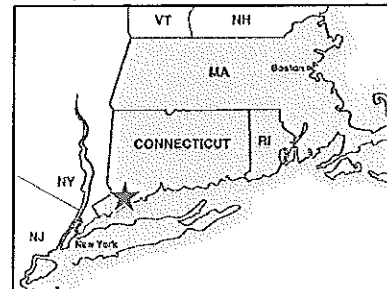
The Norwalk Redevelopment Agency is requesting proposals from experienced professional firms to plan, design, spec, and manage the construction of a downtown wayfinding signage system for Norwalk's redevelopment area (see Fig. 1). Some preliminary planning and conceptual design work has already been done in connection with the *Norwalk Connectivity Masterplan* (see Attachment A, and/or visit www.connectnorwalk.com). The selected consulting team would build upon that work through all remaining phases of the project to completion, including planning, design, bid specifications, and construction management.

I BACKGROUND AND INTRODUCTION

Downtown Norwalk is roughly 2 miles long, 0.5 miles wide, and serves as home to approximately 1/5th of Norwalk's population. Like many small New England cities, Norwalk has struggled to keep its downtown vital, and, toward that end, is juggling several redevelopment projects focused on reestablishing the downtown as an attractive place to live, work, and visit.

Common to most of those projects is a goal to make downtown more identifiable as a destination, more navigable as a district, and more legible as a collection of heretofore disconnected assets and attractions. The recently-approved *Norwalk Connectivity Masterplan* sets forth a number of initiatives aimed at achieving that goal through various transportation strategies, including wayfinding and heritage tourism, (which the plan considers interlinked). Respondents to this RFP should familiarize themselves with the masterplan's wayfinding and heritage tourism strategy specifically, but also with the other strategies generally, as the wayfinding system that gets designed and built will need to be compatible and complementary with all of the connectivity strategies (www.connectnorwalk.com/strategies).

Norwalk, CT



City of Norwalk with Outline of Downtown



II. APPROXIMATE PROJECT TIMELINE

A. RFP Release	5/18/12
B. Pre-Bid Conference	5/30/12
C. Response Deadline	6/6/12
D. Award	6/20/12
E. Planning & Design	July '12
F. Bid Specs Phase	Aug. '12
H. Bid Period	Sept. '12
I. Construction	Oct. ~

III. PROJECT SCOPE

A. Location

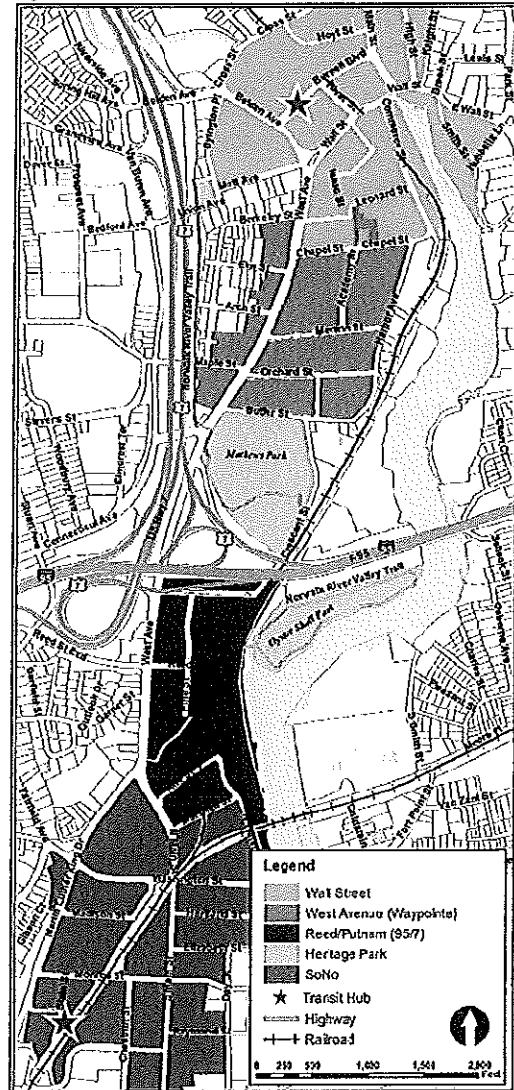
The defined area for the wayfinding project ultimately encompasses the whole of Norwalk's redevelopment zones, as illustrated in Figure 1.

B. Plan Development

As stated above and illustrated in Attachment A, much of the conceptual planning – e.g., the wayfinding signs' basic hierarchy, defined sub-districts, location placement, and thematic framework – has already been developed. Additional planning steps which need to be taken and fall under this scope include but are not limited to the following:

1. Providing a comprehensive understanding of the state and local regulatory, permitting, and approval processes for producing and installing a downtown wayfinding signage system.
2. Recommending (and upon their adoption, executing) changes to pertinent local ordinances that will facilitate the wayfinding project, establishing a basis and a process for addressing and controlling sign "clutter" (including permitted and non-permitted signs) and a fee structure for the inclusion of permitted signs into the wayfinding system. This should include, among other things:
 - a. A mapped, descriptive inventory of all existing signage
 - b. Identified jurisdiction and replacement standards and process for each
3. Identifying and recommending (and ultimately implementing) options for incorporating appropriate mobile technology like QR

Figure 1: Downtown Norwalk and its Redevelopment Areas



Codes and CRM systems for destination marketing into Norwalk's overall wayfinding system.

4. Identifying, and providing recommendations on, opportunities to integrate the wayfinding system into other existing and planned streetscape elements (transit shelters, bike racks, streetlights, etc.)
5. Developing a strategy for replacement, maintenance, and upkeep of the wayfinding system, including a budget, and revenue source for same.
6. Developing a strategy (e.g., signage guidelines) for the public/private interface of downtown wayfinding that will foster cohesive navigational experience for the user as well as aesthetic compatibility between public and private wayfinding signage.
7. Holding regular meetings with a community advisory group, incorporating their input & feedback into the decision-making process. Also, using electronic and social media to generate additional awareness, involvement, & support for the initiative.

C. Design

1. Develop code-compliant and community-supported designs for the wayfinding system's signs, including color scheme, typeface, branding elements, materials, etc. This task must include identity and branding work for the project area, as well as the project area's subdistricts.
2. Survey and provide recommendation on style of signage hardware (posts, kiosks, mountings, etc.). Among others that the team may include, factors reviewed and considered in formulating the recommendations should include durability, graffiti-resistance, replacement cost, and adaptability.

D. Bid Specs

1. Coordinating with City's Department of Public Works, develop bid specifications for the approved plans and designs for the Wayfinding signage system. Offer advice to selection committee on contractor selection.
2. Bid specifications should include specific placement information and clear instructions for installation and future replacement.
3. Should include specific color info (PMS #s), brand elements, materials, etc. Should flow directly from Design stage.
4. Should include housings, finishes, fastenings.
5. Must conform to all requirements of local ordinances, state statutes, and any and all other relevant authorities
6. Cost estimate the system's construction.

E. Construction Management

1. Oversee installation of the Wayfinding signage system in conformance with approved Bid Specs

2. Develop and deliver a project manual including maintenance instructions, service contact information, as-built drawings for each sign type, as-built copy schedule for each sign, and installation photos of each sign.
3. Deliver a five-year warranty from defective materials and workmanship.

IV. DEADLINE & RESPONSE CONTENTS

The deadline for submitting a response to this RFP is **6/6/12**. Please submit **5** hardcopies of your response to **Norwalk Redevelopment Agency** and a PDF to **ssweitzer@norwalkct.org** by 4:30PM on the date of the deadline.

Respondents to this RFP are requested to include the following in their submittal:

- A. Letter or Narrative describing the team's understanding of the project and intended approach.
- B. A Profile/Overview of the Team's firm, or firms. *Please note, team assembly is not prescribed but rather up to the lead firm; however, the Agency will be looking for expertise that can adequately respond to the breadth of the scope, including graphic design, planning & landscape architecture, civil engineering, and mobile destination marketing technology.*
- C. Workplan, integrating
 1. Staffing
 2. Tasks and their time estimates
 3. CostFor an example, please see Attachment B
- D. Resumes and two (2) references for *each* of the four team members allocated the most hours on the project, covering all four areas of the scope.
- E. Sample potential sign prototype, noting its key features

V. EVALUATION CRITERIA

Proposals will be evaluated on the basis of the following criteria.

- A. Completeness/thoroughness of response (20%)
- B. Workplan (25%)
- C. Understanding of the Project (20%)
- D. Resumes and References demonstrating experience on comparable projects (20%)
- E. Sample Prototype (15%)

Attachment A

Wayfinding

District Concept

Cities are composed of unique neighborhoods and areas. Creating districts is a means of formalizing those associations. The creation of districts assists in the application of wayfinding signage for an area. Districts also provide a means of organizing an area at a pedestrian scale due to the nature of their geographic size. Several districts within the study area were identified by key stakeholders and are identified here. District names as outlined here are still in discussion, the selection of these names may present the opportunity for community participation.

Wall Street District

The Wall Street District is roughly the geographic center of Norwalk. This is a place where the eastern and western halves of lower Norwalk converge.

West Avenue District

The West Avenue District is an area of significant transition from industrial, commercial and marine use, towards the potential for a mixed-use environment on West Avenue.

Med/Tech

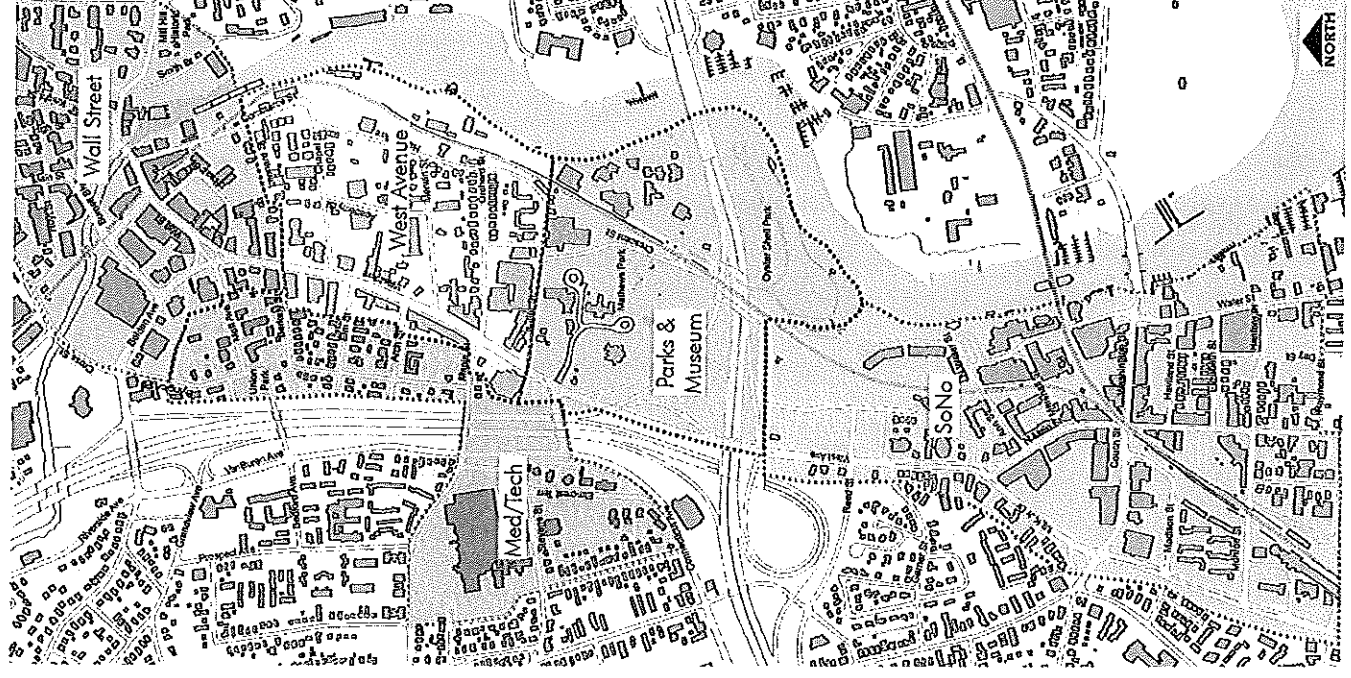
The Med/Tech area is characterized by the Norwalk Hospital at its core with medical offices and a residential neighborhood linking it across Route 7 to both Waypointe and Head of the Harbor.

Parks & Museum

The Parks and Museum District has, at its core, Mathews and Oyster Shell Parks. This is an area that is primarily recreational with access to the Norwalk River Valley Trail and Harbor Loop Trail System. This District provides a soft transition between SoNo and Waypointe.

SoNo

South Norwalk (SoNo) is the largest and most diverse district in the study area. SoNo is characterized by a healthy entertainment district, good access to and from East Norwalk and rail access via South Norwalk Station.





Comprehensive Wayfinding 112

The need for wayfinding which connects Downtown attractions has been demonstrated by the fact that many tourists visiting the area come for one attraction and are unaware of the other things going on in Downtown Norwalk. While information about other attractions and how to get to them is being provided ad hoc as a customer service by many institutions, a more systematic approach would capitalize on the density of the Downtown's rich cultural resources.

Gateway Signage: Gateway signage is used to welcome travelers, whether they be local or first-time visitors. They reinforce sense of place within the City, and assist with orientation.

Directional Signage: Directional signage is used at strategic locations within an area to assist in finding key destinations and route choice. Directional signage is most effective when placed along key corridors within a district. This signage is especially valuable for first-time visitors, but may also be helpful to residents not familiar with certain areas of the city.

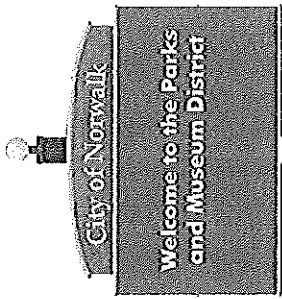
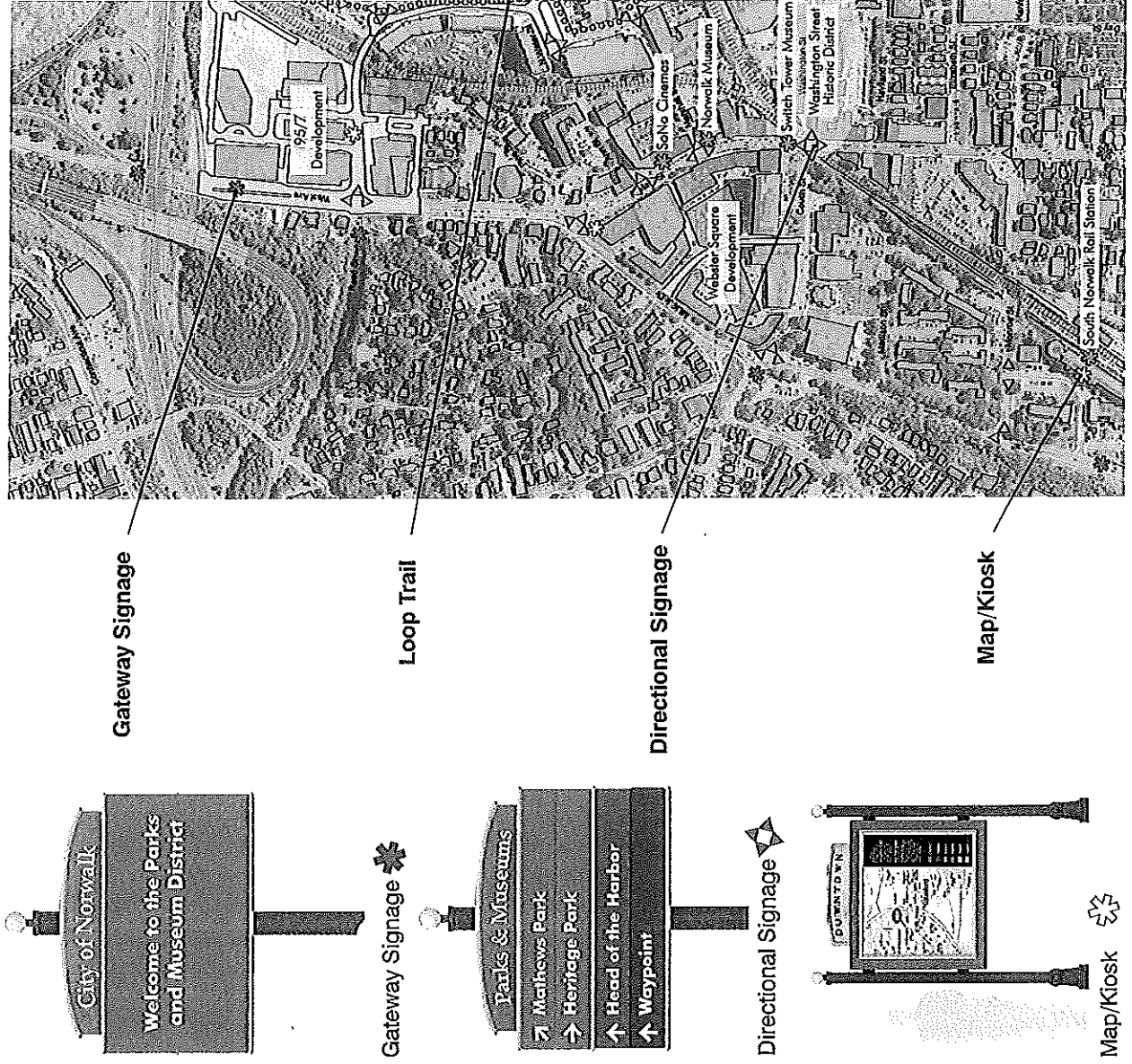
Directional signage can be tailored to vehicles or bicyclists and pedestrians. Vehicular signage may include mileage distances, while pedestrian signs may be measured in walking times to destinations.

Maps/Kiosks: Maps and/or Kiosks are placed at locations that have a high volume of pedestrians. They are placed at significant nodes within a district, sometimes a gateway and at other times the center of a district. Beyond providing orientation, maps and kiosks are placemarkers for environments that are friendly to pedestrians.

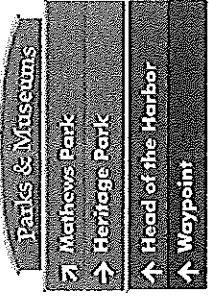
Loop Trail

✱ Significant Destination

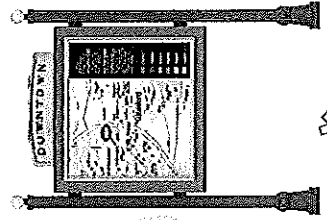
Wayfinding



Gateway Signage *



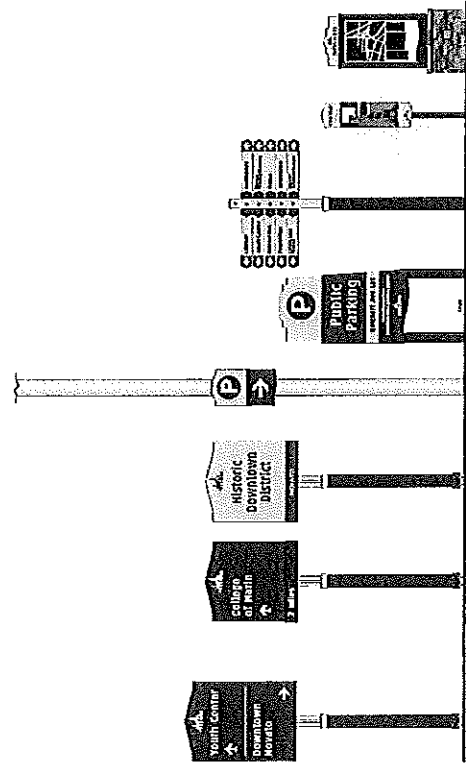
Directional Signage



Map/Kiosk *

Wayfinding

Pedestrian wayfinding signs typically give directional cues to pedestrians navigating a dense central business district or downtown area by foot. These signs include general directional information to major cultural, civic, institutional or historic landmarks, and sometimes include distances to those destinations (by mile or by block). Wayfinding signs can also indicate local “districts” or neighborhoods via specialized color-schemes or other symbolic gateway décor. Pedestrian wayfinding signs can be in the form of gateway banners, kiosks or maps, placed in the “furniture zone” of the walkway, out of the way of pedestrian traffic and at a height of 7ft or more for appropriate clearance but within legible distance of the reader. Associated hardcopy maps are often used to complement these signs.



Typical Wayfinding Sign Hierarchy, Source: Novato, CA

The need for wayfinding which connects downtown attractions has been demonstrated by the fact that many tourists visiting the area come for one attraction and are unaware of the other things going on in Downtown Norwalk. While information about other attractions and how to get to them is being provided ad hoc as a customer service by many institutions, a more systematic approach would capitalize on the density of the Downtown's rich cultural resources. To provide this information to the greatest number of visitors, wayfinding efforts should be focused on key points of entry to the downtown. The South Norwalk Rail Station, WHEELS hub, and parking garages all represent critical gateways where visitors arrive in Downtown Norwalk and begin their experience. The Maritime Aquarium, as a regional destination, is also an important wayfinding hub because of the volume of visitors that come to visit it.



Wayfinding Theme Example from Philadelphia, PA

Develop a “Theme” (W-1)

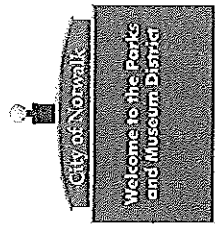
One challenge in developing a wayfinding system is deciding upon an organizational framework for what the wayfinding signage should focus on. The Connectivity initiative has identified Downtown's cultural and heritage attractions as central to a future wayfinding system, and vice versa. Downtown Norwalk has a high concentration of historic and cultural assets which, collectively, draw a large number of annual visitors, but those visitors are often unaware of the other

nearby attractions or how to find them, although they lie in a mostly continuous line along the downtown corridor. If these landmark attractions were better connected, visitors might be enticed to explore and enjoy a greater overall share of the downtown. The Norwalk River, a natural landmark, also connects many of them visually, if not directly, and possesses a wayfinding function as well.

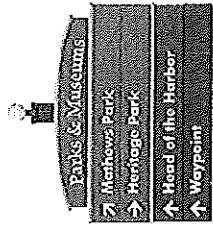
Cultural heritage tourism, or heritage tourism, is defined as "traveling to experience the places and activities that authentically represent the stories and people of the past and present. It includes historic, cultural and natural attractions" (www.culturalheritagetourism.org). These cultural landmarks provide a historical narrative to a place and provide visitors and residents with a sense of place and orientation.

Downtown Norwalk's cluster of cultural assets present a unique opportunity for heritage tourism. These assets are concentrated in the Downtown's two designated historic districts and within the Heritage Park district and include: the Norwalk Town Green, the Mill Hill Historic Park, the Stepping Stones Museum for Children, Lockwood Mathews Mansion, the Center for Contemporary Printmaking, Pine Island Cemetery, SoNo Switch Tower Museum, the Norwalk Museum, and the Maritime Aquarium.

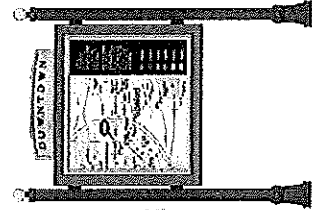
In addition to providing economic opportunities and strengthening community identity, heritage tourism also provides an inherent wayfinding system as these



Gateway signage



Directional signage



Map/Kiosk

cultural landmarks are easily identifiable visual features. The First United Methodist Church is a good example of a cultural landmark that is also a salient visual feature in Downtown Norwalk.

It is recommended that the City determine a naming convention to identify its Downtown Districts and an appropriate icon that is symbolic of the area.

Design a comprehensive wayfinding system (W-2)

Connectivity stakeholders identified a number of wayfinding elements that could enhance orientation and visual consistency in the project area including directional signage, high-tech and low-tech maps, and illumination.

Directional Signage is what most people think of when they think of wayfinding. Wayfinding signage should be:

- Standardized
- Visually attractive, utilizing distinctive colors, shapes, and symbols to establish a consistent, unifying theme to associate with the entirety of the downtown
- Include/incorporate information kiosks at a minimum of five plazas throughout the project area

Other wayfinding criterion identified by plan stakeholders include:

- Heritage Tourism should be at the core of downtown's wayfinding content, to which categories for parks &

open space, shopping & entertainment, and public facilities can be added.

- The system should be designed with ease-of-upgrading & adjustment in mind, as things do change over time.
- Signage design should anticipate and encourage a multimodal downtown, and contain consistent thematic elements to foster a unified sense of the whole area.
- The wayfinding system should emanate from five core downtown plazas with information kiosks and connect to a larger network of ancillary locations, to be determined.
- Besides wayfinding signage, hi- and low-tech maps and lighting initiatives should be deployed in the service of wayfinding and connecting the districts.

It is recommended that the City of Norwalk engage a consulting firm with specific expertise in planning and design a comprehensive wayfinding system for Downtown.

Initiate low and high-tech wayfinding programs (W-3)

Norwalk's wayfinding system should take advantage of emerging web-based technologies and cell-phone/GPS-based mapping programs that could enhance visitor experience, including podcasts, and cell phone 'bump' applications that would perform wayfinding functions through wi-fi networks. Plan stakeholders discussed low-tech approaches including partnerships with local establishments that would build strengthened connectivity among each other. One example: local restaurants utilizing place-mat maps with sponsors funding the effort through advertising. Other 'low-tech' maps could be theme-based and distributed at appropriate locations, such as maps of historic resources or arts, placed at downtown galleries and museums. An example would be Norwalk's Art-Walk map.

Illumination should also be used to help connect downtown assets and help people find their way among them. Historic buildings, churches, trestles, overpasses, and other significant structures should be illuminated in ways that emphasize their significance and draw people through downtown's many attractions. Local electric providers should be approached to partner in this strategy. Plan stakeholders also recommended that lighting fixtures as well as traffic light poles be painted black so that they "disappear" at night and become less obtrusive elements in the streetscape.

Remove existing ad-hoc wayfinding signage (W-4)

To avoid duplication and reduce sign clutter, eliminate all existing wayfinding signage once new system is implemented. Signage jurisdictions (e.g. state, city, private) should be clarified prior to any removal effort. Ideally, agreements between the various signage authorities should be made to ensure that future sign clutter is kept under control, sign standards are adhered to, and maintenance and upkeep of the signage system is shared by all parties.

Attachment B

ATTACHMENT B

Mill Hill Landscape Preservation & Master Plan						
PROFESSIONAL STAFF PLAN & BUDGET						
Staff Hours by Project/Task 29 January 2009	Principal Heritage	Sr Assoc Heritage	Project Staff Heritage	Principal Museum	Associate Staff Museum	Professional Staffing Subtotal's
Task I: Project Start Up, Meeting Site Walk, Issues Objectives						
A. Start Up Meeting, Review of Existing Materials & Site Walk	4	4		4	4	16
B. Review Strategic Plan	0.5	0.5		2	4	7
C. Discuss Specific Issues Facing NHC & NHS/Develop Summary	2	2		2	2	8
D. Refine Project Objectives	1	4		4	6	15
E. Review & Adjust Stakeholders List		1				1
<i>Product: Issues Summary/Refined Project Objectives/Stakeholders List</i>						
Task I Staffing Hours	7.5	11.5	0	12	16	47
Task II: Landscape Historical Document Summary						
A. Review Historical Documents Provided by the NHS	1	2	8	2	2	15
B. Develop Draft Illustrated History Summary	1	1	8			10
C. Draft Context Statement for Mill Hill in City of Norwalk	1	3	3			7
<i>Product: Illustrated Historic Summary & Context for Review</i>						
Task II Staffing Hours	3	6	15	2	2	32
Task III: Existing Conditions Assessment						
A. Existing Conditions Field Reconnaissance & Photography		8	8			16
B. Create Draft Existing Conditions Plan with Available Mapping & Aerials		6	12			18
C. Identify Adjacent Land Uses & Development Potential	2	12	4			18
D. Draft Existing Conditions Illustrated Narrative	2	6	12	2	2	24
E. Submit Tasks I, II & III for Review and Meeting with Stakeholders & Public	6	6	4	8	8	32
<i>Product: Draft Illustrated Existing Conditions Narrative and Mapping</i>						
Task III Staffing Hours	16	36	40	10	10	108
Task IV: Master Program Plan Development						
A. Draft Preliminary Program Plan	1	1		12	40	54
B. Submit Draft Program, Review via a Telephone Conference Call	2	2		2	2	8
C. Develop Final Program Plan and Draft Phasing Plan	2	4	2	2	6	16
D. Refine Master Program Plan	2	2	2	2	4	12
<i>Product: Refined program and Phasing Plan for Review</i>						
Task IV Staffing Hours	7	6	4	16	52	90
Task V: Mill Hill Landscape Preservation & Master Plan Development						
A. Identify Opportunities & Constraints	2	8	6			16
B. Identify Pedestrian & Vehicular Interface	1	4				5
C. Explore Site Treatment Options, Connections & Improvements	3	10	10	4	4	31
D. Develop Schematic Level Estimate for Improvements	1	6	2			9
E. Submit Draft Preservation Landscape and Master Plan	4	4	24			32
F. Participate in Review Meeting with Stakeholders and Public Presentation	6	6		8		20
G. Final Preservation Landscape and Master Plan, Final Submittal	2	2	24			28
<i>Product: Final Preservation Landscape and Master Plan, Final Submittal, PDF, Burn to CD</i>						
Task V Staffing Hours	15	40	66	12	4	141
Project Staffing Summary						
Total Staffing Hours	46.5	104.5	129	54	84	418
Staffing Rates	\$ 150	\$ 100	\$ 65	\$ 175	\$ 100	
Heritage Landscapes Team Staffing Total	\$ 6,975	\$ 10,450	\$ 8,385	\$ 9,450	\$ 8,400	\$ 43,660
Heritage Landscapes Team Proposed Budget for Direct Expenses						
Travel per Diem, Mileage, Vehicle Trips (2 RT Charlotte - Norwalk)	2	\$ 300				\$ 600
Travel per Diem, Mileage, Vehicle Trips (5 RT Myslo to Norwalk 180@.55)	5	\$ 105				\$ 525
Draft Master Plan, 6 Hard Copies Plus 1 Digital Copy on CD	Allow					\$ 500
Final Master Plan, 6 Hard Copies plus 1 Digital Copy on CD	Allow					\$ 700
Budget for Expenses (to be reimbursed at direct cost only as incurred)						\$ 2,325
Total Project Budget						\$ 45,985

**WASHINGTON STREET DESIGN DISTRICT II
URBAN RENEWAL PLAN**

**Review Status of 20 North Water Street
Brownfield Grant**



**State Historic
Preservation Office**



State of Connecticut
Department of Economic and
Community Development

June 18, 2012

Maya Loewenberg
Permit Ombudsman
Office of Responsible Development
Department of Economic and Community Development

Subject: Comments on the Proposed DECD Brownfields Program Grant for Remediation
of 20 North Water Street, Norwalk.

Dear Ms. Loewenberg:

The State Historic Preservation Office (SHPO) provides here our comments and recommendations for the proposed remediation and redevelopment of the referenced property. The City of Norwalk in conjunction with North Water Street LLC (c/o Spinnaker Real Estate Partners LLC) is proposing the redevelopment of the former Norwalk Company site located at 20 North Water Street, Norwalk, CT. Redevelopment activities include: environmental assessment, remediation and monitoring of the 1.895 acre site; demolition of the existing 56,720 square foot brick building; and new construction of a 130,000 square foot mixed-use development consisting of 107 residential rental units and 18,000 square feet of ground floor commercial space. State funds are proposed for environmental assessment, remediation, abatement and monitoring. As stated in our previous comments, it is the opinion of the State Historic Preservation Office that the former machine shop building on the property known as the Norwalk Company Building is eligible for listing in the National Register of Historic Places and represents a significant historic asset of the City of Norwalk. It is further our opinion that the proposed demolition of the structure will result in an adverse effect to the integrity of historic property. Based on our consultations with the concerned parties and additional information provided in response to the Public Scoping meeting held on May 9th of this year, it is our opinion that there is no prudent or feasible alternative to proposed demolition and redevelopment of the subject property.

SHPO notes that public concerns with the demolition of the Norwalk Company Building were expressed at the scoping meeting and a number of recommendations were presented by the participants to address these concerns. Many members of the public including representatives of the Norwalk Preservation Trust and Norwalk Historical Society expressed concern that the historic building would be demolished to provide wider sidewalks and greater pedestrian connectivity between the Maritime Center and parking facilities located to the north of the subject property. Many participants in the Public Scoping Meeting also urged the retention of the existing brick façade and incorporation of this element in the proposed construction. We note that Spinnaker has provided a substantive response to this suggestion demonstrating that saving the façade is not feasible in light of the site constraints and intended use of the redeveloped property. Both Spinnaker and the City of Norwalk's Redevelopment Agency (RDA) have also



**State Historic
Preservation Office**



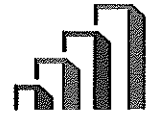
*Loewenberg – Municipal Brownfields Grant - 20 North Water Street – Norwalk
June 18, 2012
(Page 2/3)*

provided substantial information demonstrating the reasons why narrowing of North Water Street is impractical and contrary to the long-term planning for a more pedestrian friendly South Norwalk community. Although SHPO regrets the anticipated demolition of the Norwalk Company building and the diminishment of South Norwalk's historic setting, we believe that the City and developer can implement measures that support and sustain the considerable state, federal and municipal investments in historic preservation. We are therefore recommending that the following measures be incorporated as conditions of the Brownfields Grant funding to mitigate the effects of the project to the historic building and the adjacent Washington Street and South Main Street Historic District:

1. The RDA will ensure that the Norwalk Company Building is subject to historic documentation prior to demolition. That documentation will be completed in accordance with the State Historic Preservation Office's standards for state-level photographic and narrative documentation and will focus on the historically significant engineering and structural elements of the historic building.
2. The RDA will ensure that an outdoor, publically accessible interpretive exhibit is installed within the proposed courtyard of the new facilities to be constructed on the site. The exhibit will highlight the history of the Norwalk Ironworks and Norwalk Company to the development of South Norwalk.
3. The City of Norwalk will create and host, in consultation with the Norwalk Preservation Trust and the Norwalk Historical Society a website presenting the history of South Norwalk and the history of historic preservation efforts. That website will include information concerning the experiences of former Norwalk Company employees collected from oral histories and interviews.
4. The City of Norwalk will create a small-scale marketing campaign with a maximum cost of \$50,000 that highlights the historic character of South Norwalk. SHPO notes that this marketing campaign may be coordinated with DECD's Office of Tourism and other efforts undertaken by the Maritime Center to attract visitors to the area. Potential elements of the campaign may include, but are not limited to kiosk advertising at Metro-North stations or radio broadcast advertisements. The intent of this campaign is to draw attention to the unique historic setting of South Norwalk and the community that makes this place one of Connecticut's great historic neighborhoods.



**State Historic
Preservation Office**



DECD
State of Connecticut
Department of Economic and
Community Development

*Loewenberg – Municipal Brownfields Grant - 20 North Water Street – Norwalk
June 18, 2012
(Page 3/3)*

5. The City will complete an updated historic building inventory of South Norwalk. SHPO recommends that the City apply for funding assistance from our Survey and Planning Grants program and that the survey be completed in consultation with the Norwalk Preservation Trust and the Norwalk Historical Society.

SHPO's consultations with the involved parties leads us to believe that there is a shared concern with the economic future of South Norwalk and a belief that historic preservation efforts will be most successful when undertaken as part of a balanced approach to meeting the community's changing needs. The State Historic Preservation Office appreciates the opportunity to have reviewed and commented upon this Brownfields Program project. These comments are provided in accordance with the Connecticut Environmental Policy Act. For further information, please contact me at (860) 256-2761 or Daniel.Forrest@ct.gov. For additional guidance on coordination with the Office of Tourism and options for the recommended marketing campaign, please contact Rena Calcaterra at Rena.Calcaterra@ct.gov.

Sincerely,

Daniel T. Forrest
Deputy State Historic Preservation Officer

CC: Sheehan/Norwalk Redevelopment Agency
Fowler/Spinnaker
Bryant/Norwalk Preservation Trust
Westmoreland/Norwalk Historic Society
Farmer/CT Trust for Historic Preservation

Sheehan, Timothy

From: Forrest, Daniel [Daniel.Forrest@ct.gov]
Sent: Tuesday, June 19, 2012 7:56 AM
To: Matthew Edvardson; Sheehan, Timothy; Loewenberg, Maya
Cc: Clay Fowler; Hood, Mark; Moore, Ned; Bergstrom, Kip; tbryant23@optonline.net
Subject: RE: SHPO's recommended mitigation measures for 20 North Water Street, Norwalk, CT - Municipal Brownfields Program Grant

Matt,

Thank you for your comments in regards to our recommendation. I believe your suggestion for the rephrasing of the stipulated condition tying the release of the grant funds to the building permit, rather than the demolition is appropriate.

From: Matthew Edvardson [mailto:matt@spinrep.com]
Sent: Monday, June 18, 2012 4:22 PM
To: Sheehan, Timothy; Loewenberg, Maya
Cc: Clay Fowler; Hood, Mark; Forrest, Daniel; Moore, Ned; Bergstrom, Kip; tbryant23@optonline.net
Subject: RE: SHPO's recommended mitigation measures for 20 North Water Street, Norwalk, CT - Municipal Brownfields Program Grant

Maya,

I wanted to bring to your attention our concern regarding the request below for the added condition. This new condition request is not the purview of the State or the City at this point and is not feasible for the developer as it would significantly delay the overall project. As it stands now, we will pull a permit for the foundation and garage only before even applying for a permit for the residential & commercial structure in order to allow the construction documents to catch up with our timeline. Changing this strategy and waiting for completed CDs before doing anything (including but not limited to abatement, demolition, remediation, soil management, site & utility work) at the site will put us months behind.

The SHPO could request a stipulation be inserted that states the developer must apply for and receive a building permit prior to the State funding of / releasing the grant proceeds which I think, if phrased as such, is a reasonable request but there is no mechanism for anyone, at this point, to delay or make our demolition contingent on receiving a building permit.

Call with any questions.

Thanks,

Matt Edvardson
 Spinnaker Real Estate Partners, LLC
 20 Marshall Street, Suite #106
 South Norwalk, CT 06854
 203-354-1543
 203-354-1551 Fax
matt@spinrep.com
www.spinrep.com

----- Original Message -----

Subject: RE: SHPO's recommended mitigation measures for 20 North Water Street, Norwalk, CT
Date: Mon, 18 Jun 2012 14:38:03 -0400
From: Forrest, Daniel <Daniel.Forrest@ct.gov>
To: Loewenberg, Maya <Maya.Loewenberg@ct.gov>
CC: Hood, Mark <Mark.Hood@ct.gov>, Moore, Ned <Edwin.Moore@ct.gov>, clay@spinrep.com <clay@spinrep.com>, TSheehan@no
 Bergstrom, Kip <Kip.Bergstrom@ct.gov>

Maya,

I just spoke with Kip Bergstrom and based on that discussion and consideration of Mr. Westmoreland's comments we would like to add the condition to the remediation funding that:
 Demolition of the existing building at 20 North Water Street will not proceed until the developer has an approved building permit for the proposed redevelopment.

Please let me know if you need any additional information from our office or if you would prefer this recommendation in a formal letter.

Best wishes,
 Dan

Daniel T. Forrest
 Deputy State Historic Preservation Officer
 State Historic Preservation Office
 Department of Economic and Community Development
 One Constitution Plaza, 2nd Flr.
 Hartford, CT 06103
 (860) 256-2761 - Phone
 (860) 256-2763 - Fax

6/27/2012



From: Loewenberg, Maya
Sent: Monday, June 18, 2012 10:56 AM
To: Forrest, Daniel
Cc: Hood, Mark; Moore, Ned; Bergstrom, Kip; TSheehan@norwalkct.org; tbryant23@optonline.net; dgwestmoreland@yahoo.com; clay@spinrep.com; circuitrider@cttrust.org; Moore, Ned; Watson, James
Subject: RE: SHPO's recommended mitigation measures for 20 North Water Street, Norwalk, CT - Municipal Brownfields Program Grant

Dan,

Thank you for providing your comments and recommending mitigation measures on the subject matter.

We are going to finalize the Environmental Assessment checklist and provide a recommendation that EIE is not warranted for this project. Our recommendation will include conditions outlined in your letter. These conditions will be incorporate into the financial assistance documents between DECD and the NRA.

We will generate a Memo to OPM and will seek their concurrence on our recommendation.

Meanwhile, we will post the "No EIE finding" on the CEQ web site.

Please let me know if you have any more questions.

Maya Loewenberg
Permit Ombudsman
Office of Responsible Development
Department of Economic and Community Development
maya.loewenberg@ct.gov
(860) 270-8155



From: Forrest, Daniel
Sent: Monday, June 18, 2012 9:07 AM
To: Loewenberg, Maya
Cc: Hood, Mark; Moore, Ned; Bergstrom, Kip; TSheehan@norwalkct.org; tbryant23@optonline.net; dgwestmoreland@yahoo.com; clay@spinrep.com; circuitrider@cttrust.org
Subject: SHPO's recommended mitigation measures for 20 North Water Street, Norwalk, CT - Municipal Brownfields Program Grant

Ms. Loewenberg,

Please find attached SHPO's recommended mitigation measures for the proposed Municipal Brownfields Grant –funded remediation of the property at 20 North Water Street, Norwalk and associated redevelopment. We wish to thank all those who shared their thoughtful comments on this project. Please let me know if you have any questions regarding our recommendations.

Thank you,

Daniel T. Forrest
Deputy State Historic Preservation Officer
State Historic Preservation Office
Department of Economic and Community Development
One Constitution Plaza, 2nd Flr.
Hartford, CT 06103
(860) 256-2761 - Phone
(860) 256-2763 - Fax



6/27/2012

NORWALK TOD DISTRICT

Potential Zoning Modification

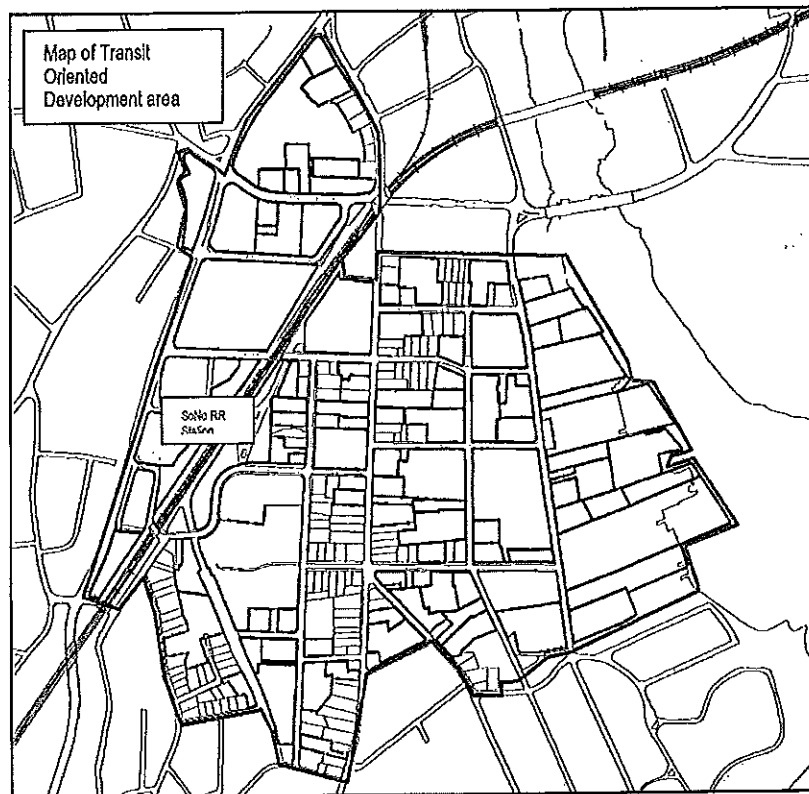
#5-12R – Zoning Commission – Proposed amendments to Section 118-700 Industrial Zone #1 to add multifamily dwellings as a new special permit use in Transit Oriented Development (TOD) areas adjacent to South Norwalk Railroad Station and related technical amendments

June 4, 2012

I. Amend Article 70, Section 118-700 Industrial Zone No. 1 to revise subsection B. (2) Special Permit Uses and structures, to add multifamily dwellings as a new special permit use (I) and amend parking requirements to read as follows:

- (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and any additional standards set forth herein:

(I) MULTIFAMILY DWELLINGS, INCLUDING MIXED USE DEVELOPMENTS, WHERE THE SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED AREA AS SHOWN ON A MAP ENTITLED “DESIGNATED PROPERTIES FOR TRANSIT ORIENTED DEVELOPMENT AT SOUTH NORWALK RAILROAD STATION.” A DEFINED RECREATION AREA OF NOT LESS THAN ONE HUNDRED FIFTY (150) SQUARE FEET PER DWELLING UNIT SHALL BE PROVIDED AND LOCATED WITH DUE CONCERN FOR THE SAFETY AND CONVENIENCE OF THE RESIDENTS FOR WHOSE USE IT IS INTENDED.



DESIGNATED PROPERTIES FOR TRANSIT ORIENTED DEVELOPMENT AT SOUTH NORWALK RAILROAD STATION

C. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and all other applicable sections of these regulations, and in addition:

- (4) The height, bulk, location and use of all buildings in existence at the time of adoption of this section are hereby declared to be in conformance with the requirements of this section, provided that, if such buildings are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified where necessary to conform to the Flood Hazard Zone and coastal area management provisions of these regulations. The owners of such property shall document by A-2 Survey or other means the height, bulk, location and use of the building as it had previously existed.

- (6) **EXISTING STRUCTURES THAT DO NOT COMPLY WITH THE SCHEDULE OF HEIGHT AND BULK REQUIREMENTS ARE HEREBY DECLARED TO BE IN CONFORMANCE WITH THESE REGULATIONS PROVIDED THAT SUCH STRUCTURES ARE MAINTAINED, REHABILITATED, AND INTEGRATED INTO THE PROPOSED DEVELOPMENT.**

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, EXCEPT THAT:

New text shown in CAPS AND BOLD.

Deleted text shown in [[double brackets & underlined]].

- (1) THE PRINCIPAL USE AND STRUCTURE SHALL BE LOCATED BETWEEN THE STREET AND ALL PARKING FACILITIES, UNDERGROUND PARKING FACILITIES, THE ROOFS OF WHICH ARE LESS THAN THREE (3) FEET ABOVE THE CENTER-LINE ELEVATION OF THE STREET, SHALL BE EXEMPT FROM THIS REQUIREMENT.

II. Amend Article 101, Section 118-1010 Workforce Housing Regulation to revise subsection C. (1) to add Industrial Zone No. 1 to list of zones requiring compliance, to read as follows:

C. Regulations for Workforce Housing.

- (1) Applicability: The workforce housing regulation shall apply to all multifamily and mixed-use developments of twenty (20) or more units in the following zones, in accordance with these workforce housing regulations [Amended effective 11-27-2009; 1-29-2010]:

D Residence Zones
Hospital Zone
Executive Office Zone
Business No. 1 Zone
Business No. 2 Zone
Golden Hill Village District
Rowayton Avenue Village District
SoNo Station Design District
Neighborhood Business
South Norwalk Business District
Central Business Design District
Marine Commercial Zone
Washington Street Design District
Reed-Putnam Design District
Commercial Planned Residential Development
INDUSTRIAL ZONE NO. 1
Light Industrial Zone No. 2
Restricted Industrial

III. Amend Article 20, Zone Designations, Section 118-230 Schedule Limiting Height and Bulk of Buildings & Size of Lot, Residential, City of Norwalk, Part 1 Industrial Zone No. 1 to add new criteria as noted below, to read as follows:

	Industrial Zone No. 1
Maximum Height:	4 stories & 50 feet; 6 stories & 72 ft on lots 30 acres or larger; 5 STORIES & 60 FEET ABOVE BASE FLOOD LEVEL FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS WHICH PROVIDE A MINIMUM OF THIRTY PERCENT (30%) WORKFORCE HOUSING IN ACCORDANCE WITH §118-1010
Minimum Size of Plot: Area	5,000 sq ft
Minimum Size of Plot: Width	50 feet
Yards:	35 feet from centerline Subject to Sect 118-1000B; EXCEPT FOR MULTIFAMILY AND MIXED USE DEVELOPMENTS WHICH SHALL BE LOCATED NOT MORE THAN TEN (10) FEET FROM PROPERTY LINE, SUBJECT TO 118-700 C.(6)
Front Yard:	
Side Yard:	None except where residence zone or coastal waters abut 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; NONE FOR MULTIFAMILY DEVELOPMENTS
Aggregate Side yard:	None except where residence zone or coastal waters abut 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; NONE FOR MULTIFAMILY DEVELOPMENTS
Rear Yard:	10 feet except where residence zone or coastal waters abut 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; NONE FOR MULTIFAMILY DEVELOPMENTS
Maximum Building Area:	50% for buildings; 90% for buildings and parking; NONE FOR MULTIFAMILY DEVELOPMENTS
Floor Area Ratio	1.0
Driveways, Minimum Width	10 feet (one-way); 20 feet (two-way)
RECREATION AREA:	150 SQ FT PER DWELLING UNIT, MAY INCLUDE BALCONIES, COURTYARDS, INDOOR RECREATIONAL FACILITIES, LANDSCAPED ROOFS AND OUTDOOR RECREATIONAL AREAS
RESIDENTIAL DENSITY	1,650 SQ FT OF LOT AREA PER DWELLING UNIT, SUBJECT TO §118-1010 800 SQ FT OF LOT AREA PER DWELLING UNIT FOR MULTIFAMILY DEVELOPMENTS WHICH PROVIDE A MINIMUM OF THIRTY PERCENT (30%) WORKFORCE HOUSING IN ACCORDANCE WITH §118-1010

New text shown in CAPS AND BOLD.

Deleted text shown in [[double brackets & underlined]].

CDBG

Globe Theater Resolution

A Resolution

From: Common Council of the City of Norwalk, Connecticut
Regarding: the Section 108 Loan Request As Made By Globe Theater Inc.

WHEREAS, the Common Council of the City of Norwalk, Connecticut has, since approving the Wall Street Redevelopment Plan in 2004, sought the redevelopment of the Globe Theater to house a public cultural use that would increase the economic value and enhance the livability of the Wall Street area; and

WHEREAS, the Common Council has long recognized the potential need for public financing to accomplish this objective and recognized that the City could be called upon to participate in a redevelopment financing structure along with other private and public investors; and

WHEREAS, the Globe Theater Inc. is seeking to advance a redevelopment concept that would transform the Globe Theater into an activated performance venue and has requested the City's consideration of a public investment in the form of a Section 108 Loan Guarantee; and

WHEREAS, the intended use of the Section 108 Loan Guarantee funding and the entire project's proposed financial structure has been reviewed by the Planning Committee of the Common Council over the course of several meetings; and

WHEREAS, the intended Section 108 Loan Guarantee has been determined by the Planning Committee to warrant continued but cautious advancement into the formal application process with HUD with certain structuring requirements and restrictions; and

WHEREAS, such requirements and restrictions include but are not limited to the following: (A) the provision by the developer of cash equivalent collateral to guarantee any predevelopment draw on the City's guarantee currently estimated at \$275,000; (B) upon drawing on the remaining City guarantee the City be fully secured for such funds by an A rated bank or better; (C) these guarantees are to be equal to the City's full financial exposure during the term of the Section 108 Loan Guarantee; (D) the Redevelopment Agency be charged with approving the requested guarantee disbursements; (E) the final application contain an in-depth market study that considers the economic feasibility of the intended project whose results are acceptable to the City; and

WHEREAS, if this structure is achievable, it significantly mitigates the City's potential call risk by HUD upon the City's annual entitlement allocation of Community Development Block Grant (CDBG) funds which are being used to secure the debt structure should the Globe Theater Inc. default on the secured loan and warrants meaningful consideration from the full Common Council; and

WHEREAS, such consideration take the form of directing the Redevelopment Agency as the City's CDBG Administrator to prepare for the Common Council's further review and consideration a Section 108 Loan Guarantee Application consistent with the terms as generally outlined herein.

NOW THEREFORE BE IT RESOLVED: that the Common Council of the City of Norwalk on this date hereby approves this resolution and indicates its support for the proposed redevelopment of the Globe Theater as presented by the Globe Theater,

Inc. and directs the Norwalk Redevelopment Agency to undertake the development of the requested Section 108 Loan Application consistent with the terms and conditions so outlined herein for the consideration of this legislative body.

WALL STREET REDEVELOPMENT PLAN AREA

Wall Street Place Resolution

RESOLUTION

WHEREAS, the Common Council of the City of Norwalk adopted a master plan for the Wall Street area, called the *Norwalk Wall Street Area Planning Update*; and,

WHEREAS, the Common Council of the City of Norwalk subsequently adopted a redevelopment plan for the Wall Street area, called the *Wall Street Redevelopment Plan*; and,

WHEREAS, the Common Council of the City of Norwalk subsequently selected POKO IWSR, LLC as the preferred developer for Wall Street Redevelopment Parcel 2a (also known as “Wall Street Place”), later approving a Land Disposition and Development Agreement with that same developer; and,

WHEREAS, in connection with said agreement, the City of Norwalk committed over \$10 million in public resources to advancing “Wall Street Place;” and,

WHEREAS, POKO IWSR, LLC has obtained approval from the City of Norwalk’s Zoning Commission to construct “Wall Street Place”; and,

WHEREAS, the City of Norwalk’s preferred developer for Redevelopment Parcel 2a, POKO IWSR, LLC, has applied to the State of Connecticut for an Urban Act grant as part of the development’s financing,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF NORWALK:

That the Common Council supports the developer’s application to the State of Connecticut for an Urban Act grant and awaits a timely determination on this application by the State Bond Commission;

AND BE IT FURTHER RESOLVED:

That the Council president is authorized to write such letters of support that might convey the letter and spirit of this resolution for purposes of the Urban Act application.

*Discussed by the Planning Committee at their June meeting
Submitted by the Norwalk Redevelopment Agency*