

**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: FEBRUARY 25, 2016

RE: **MEETING NOTICE**

.....
The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, March 3, 2016 at 6:30 pm** in Room 231 in Norwalk City Hall. Please Note the Time and Location.

**PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING**

MARCH 3, 2016

6:30 PM

A G E N D A

PUBLIC HEARING – REGARDING PY42 DRAFT ANNUAL ACTION PLAN

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

- I. APPROVAL OF MINUTES
 - A. February 4, 2016 Regular Meeting

II. BUSINESS

A. **BOARD OF EDUCATION SCHOOL FACILITIES MASTER PLAN
PRESENTATION**

B. **TRANSIT ORIENTED DEVELOPMENT REDEVELOPMENT
PLAN**

- 1. Review the Cecil Group responses to previous Committee comments
- 2. Approve scheduling a Planning Committee Public Hearing on April 7, 2016 at 7:00 PM on the TOD Redevelopment Plan and zoning recommendations
- 3. Authorize staff to release the TOD Redevelopment Plan and the

recommended zoning to the Norwalk Planning Commission seeking their written comments for the Planning Committee's consideration

4. Authorize staff to release the TOD Redevelopment Plan and the recommended zoning to the Norwalk Zoning Commission seeking their written comment for the Planning Committee's consideration

C. CAPITAL BUDGET PUBLIC HEARING

1. Approve scheduling a Public Hearing on the City of Norwalk's FY 2017 Capital Budget for April 7, 2016 at 6:30 PM

III. OLD BUSINESS

IV. NEW BUSINESS

ADJOURNMENT

The Hour Classifieds 203.354.1111

One Selleck Street • Norwalk, CT 06855 • Fax 203.846.9897 • www.thehour.com

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE - PY42 ANNUAL ACTION PLAN COMMENT PERIOD & PUBLIC HEARING

As the administering agent for the City of Norwalk's Community Development Block Grant (CDBG) Program, the Norwalk Redevelopment Agency (Agency) is crafting the Annual Action Plan (AAP) for Program Year 42 (PY42) which runs July 1, 2016 - June 30, 2017.

The draft AAP outlines the allocation of an anticipated \$823,657 in CDBG funds for PY42 activities, based on funding recommendations made by the Planning Committee of the Norwalk Common Council. All activities funded in the draft AAP are directly associated with priority needs and goals identified in the 2015-2019 Consolidated Plan for Housing and Community Development.

A 30-day public comment period on the draft PY42 AAP began at 12:00PM on Thursday, February 25 and ends at 11:59PM on Thursday, March 24, 2016.

The draft PY42 AAP is available for public review at: the Norwalk Redevelopment Agency in City Hall, 125 East Avenue, room 202; the Norwalk Public Library at 1 Belden Avenue; the South Norwalk Branch Library at 10 Washington Street; the Norwalk Housing Authority's administrative offices at 24 1/2 Monroe Street; and the South Norwalk Community Center at 98 South Main Street. The draft document is also available at the Redevelopment Agency's CDBG page on the City of Norwalk's website: <http://norwalkct.org/index.aspx?nid=1412>.

Public comment must be received by the Agency no later than 11:59PM on Thursday, March 24, 2016 and may be mailed, delivered or emailed to Tami Strauss, Director of Community Development Planning (tstrauss@norwalkct.org) or Norwalk Redevelopment Agency City Hall, Room 202, 125 East Avenue, Norwalk, CT 06851).

A public hearing to receive comments on the draft PY42 AAP will be held on Thursday, March 3, 2016 at 6:30PM in Room 231 of Norwalk City Hall, 125 East Avenue. This is an accessible room. Oral language assistance for the hearing may be obtained by calling (203) 854-7810 ext 46783 or by visiting the Redevelopment Agency office (City Hall, room 202) at least 48 hours prior to the hearing.

Members of the public are invited to attend and are encouraged to speak. Persons unable to attend may submit written comments for the record no later than 12:00PM on Thursday, March 3, 2016 to Tami Strauss at the above address.

Following the close of the comment period and recommendation by the Planning Committee, the document, including public comments, will be forwarded to the Common Council. Upon Council approval, the PY42 AAP will be sent to the U.S. Department of Housing and Urban Development and upon approval (anticipated in June 2016), will serve as a binding document.

New Today

CLASSIFIED 203-354-1100

APARTMENTS FOR RENT (UNFURNISHED)

2 BR APT/E.N.W.L.K.

2nd fl. In a private house, recently renovated, new appliances; Ref.'s required. \$1600 monthly. (203) 550-2916

2 BR 1.5 bath renovated townhouse in South Norwalk. Section 8 OK. \$1395/mo. + utilities. Call Tom, (203) 243-8785

LEGAL NOTICES

LEGAL NOTICE

At a meeting of the Norwalk Zoning Commission held on Wednesday, February 17, 2016 the following action was taken:

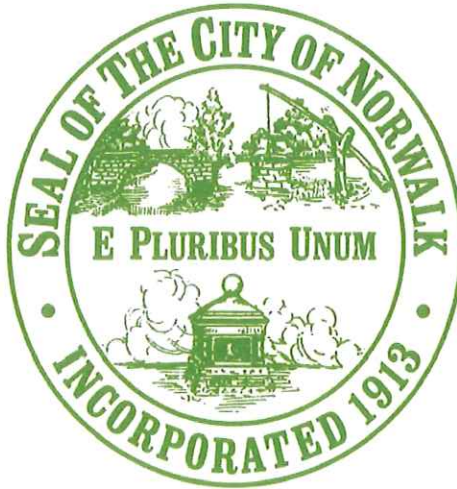
APPROVED THE FOLLOWING AMENDMENTS TO THE BUILDING ZONE REGULATIONS, EFFECTIVE FEBRUARY 26, 2016:

#14-15R - A.J. Penna & Son - Amendments to add contractors storage yards as a Special permit use in Business #2 zones as shown on a certain document entitled "#14-15R - A.J. Penna & Son - Proposed amendment to add contractors storage yards as a Special permit use on parcels of 2 acres or more that abut a limited access highway in Business #2 zones" and dated November 12, 2015. The adopted amendments will add contractor's storage yard as a new use in the Business #2 zone limited to parcels that are a minimum of 2 acres in size; that abut a limited access highway and that do not abut a multifamily development.

APPROVED THE FOLLOWING APPLICATION WITH CONDITIONS, EFFECTIVE FEBRUARY 26, 2016:

#19-15SP - A. I. Penna and

DRAFT SUBJECT TO COMMON COUNCIL APPROVAL



DRAFT ANNUAL ACTION PLAN

for

Community Development Block Grant Program Year 42

Available for public comment February 25 to March 24, 2016

Please submit comments in writing to Tami Strauss: tstrauss@norwalkct.org

or

**Norwalk Redevelopment Agency
125 East Avenue, room 202
Norwalk, CT 06851**

 Llame al (203) 854-7810 x46783 o visite nuestra oficina para solicitar un versión traducida de este documento.

 Παρακαλούμε καλέστε (203) 854-7810 x46783 ή επισκεφθείτε το γραφείο μας για να ζητήσετε μεταφρασμένη έκδοση αυτού του εγγράφου.

 Chiama lo (203) 854-7810 x46783 o visita i nostri uffici per richiedere una versione tradotta di questo documento.

 Veuillez composer le (203) 854-7810 x46783 ou visitez notre bureau pour demander une version traduite de ce document.

 Silvouplèrele (203) 854-7810 x46783 oswavizitebiwonoupoufèdemann yon vèsyondokimansa-akitradi.

Prepared by the Norwalk Redevelopment Agency

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Program Year 42 (PY42), July 1, 2016 - June 30, 2017, of the Community Development Block Grant (CDBG) Program represents the second of five years of the City of Norwalk's 5-year Consolidated Plan for Housing and Community Development (ConPlan). The Annual Action Plan contained herein summarizes the manner in which the City will utilize and administer its available community development resources to address the needs of Norwalk's low and moderate income households. The United States Department of Housing and Urban Development (HUD) allocated \$854,502 in CDBG funding for the City of Norwalk in PY42. When combined with anticipated program income, the actual amount available in PY42 is \$894,880. The recommendations contained herein are based upon the estimated funds available.

PY42 CDBG sub-awards are expected to directly benefit over 1,275 households with 3 additional projects having an area benefit. Approximately 92% of those served are expected to be of low or moderate income.

2. Summarize the objectives and outcomes identified in the Plan

The Consolidated Plan (ConPlan) establishes four priority needs, in addition to planning and programmatic administration, with associated goals to be met over the five-year period.

To meet the high priority need to increase high quality and affordable housing opportunities, the City will support 3 projects which address a total of 4 owner occupied housing units and 14 rental housing units.

To meet the high priority need to expand economic opportunities, the City will support the Redevelopment Agency's City Neighborhoods initiative which offers technical assistance to businesses.

To meet the high priority need to modernize public facilities and infrastructure, the City will support 5 organizations representing 7 initiatives. In total, 19,636 people will have improved access to improved facilities and 8 acres of brownfields will be assessed.

To meet the high priority need to increase available social services, the City will support 9 initiatives which improve the availability of social services to at least 550 families.

3. Evaluation of past performance

Program Year 42 (PY42) is the second of five years in the 2015-2019 Consolidated Plan period and to-date none of the Goals or Priority Needs have been accomplished.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Department/Agency
CDBG Administrator	Norwalk Redevelopment Agency

Table 1 – Responsible Agencies

Narrative (optional)

The City of Norwalk has designated the Norwalk Redevelopment Agency (Agency) as the administrator of Norwalk's annual entitlement of Community Development Block Grant (CDBG) funds. As administrator of the CDBG program, the Agency is responsible for overall program management, coordination, monitoring, reporting and evaluation.

The Agency is responsible for the implementation of the City's CDBG program and ensuring its activities are carried out in a timely manner consistent with grant conditions, State and Federal regulations; for acting as contact point between the CDBG program and other City departments, Federal and State agencies and the general public; for seeking out and applying for other funding sources to help leverage funds; for monitoring all activities for timely implementation; for preparing certificates of consistency for Norwalk social service providers; for compiling and submitting grant reports; for supervising personnel; for initiating and obtaining approvals for program and budget amendments; for processing payment requests; and for ensuring that appropriate program and financial records are maintained. The Agency works with the Mayor and Common Council for appropriate program approval, as stated in the Citizen Participation Plan.

Consolidated Plan Public Contact Information

Norwalk Redevelopment Agency
125 East Avenue, Room 202
Norwalk, CT 06851
tstrauss@norwalkct.org
(203)854-7810 x46787

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Norwalk has committed significant resources to the planning and implementation of efforts to prevent and end homelessness. In 2010, the Mayor of Norwalk and United Way of Coastal Fairfield County convened a broad coalition of public and private, nonprofit and for-profit, organizations to develop the "Greater Norwalk Ten Year Plan to Prevent and End Homelessness." As a result of this planning, Norwalk has been leading the drive for increasingly regional approaches to meet the needs of homeless persons. The Norwalk/Fairfield County Continuum of Care (CoC), known as Opening Doors of Fairfield County, serves the communities of Norwalk, Weston, Wilton, Westport, Darien, Brookfield, Redding, Ridgefield, Sherman, Newtown, and New Canaan.

Early in 2014, the Norwalk/Fairfield County CoC and its neighboring CoCs, Stamford/Greenwich and Bridgeport, submitted an application to the U.S. Department of Housing and Urban Development (HUD) to merge, forming the Fairfield County CoC, also known as Opening Doors of Fairfield County. The new service area includes Bridgeport, Brookfield, Darien, Easton, Fairfield, Greenwich, Monroe, Newtown, New Canaan, New Fairfield, Norwalk, Redding, Ridgefield, Shelton, Sherman, Stamford, Stratford, Trumbull, Weston, Westport and Wilton. The Director of the City of Norwalk Human Relations and Fair Rent Department led the merger and serves as the Co-Chair of the Coordinating Council of Opening Doors of Fairfield County.

The State of Connecticut has mandated policies for the discharge of youth aging out of foster care, patients exiting health and mental care facilities and offenders exiting the corrections system. The CoC works with the appropriate state departments – the Department of Children & Families, the Department of Public Health, the Department of Mental Health and Addiction and the Department of Corrections – to enforce these policies. The Food/Fuel/Shelter and Housing Committees of the CoC are responsible for distributing these policies to CoC members. Consultation with area stakeholders revealed that while the new Service Navigator position at Norwalk Hospital is a step in the right direction toward coordinating effective and safe discharge of homeless people from physical and mental health institutions there are still institutions that are not effectively utilizing emergency housing providers as partners in the discharge planning process. Importantly, the infrastructure to provide the level of care required for homeless persons discharged from a medical facility but still in need of a low level of care does not currently exist in Norwalk. Developing the appropriate facilities is goal number seven of the "Greater Norwalk Ten Year Plan to Prevent and End Homelessness."

In its January 2016 report, Opening Doors of Fairfield County reports successfully approaching the first goal of ending Veteran homelessness by 2015 and is now working to end chronic homelessness by 2016 and end family and youth homelessness by 2021. Other recent successes include: decreasing the total number of homeless including a reduction in chronically homeless; decreasing the number of homeless families and increasing diversion resources; prioritizing the most vulnerable homeless families and individuals for housing; decreasing the number of homeless veterans including those deemed "ineligible" for veteran services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Way of Coastal Fairfield County	Goal three of the continuum of care is "affordable housing is available on a continuum of need in Greater Norwalk" this is aligned with the Strategic Plan priority need, "limited high quality and affordable housing opportunities."
Five-Year Plan - Norwalk Public Housing Authority	Norwalk Public Housing Authority	The five-year plan and the Consolidated Plan explicitly coordinated efforts to address housing issues in the City.
Ten-Year Plan to Prevent and End Homelessness	City of Norwalk & United Way of Coastal Fairfield County	The goals of the ten-year plan address housing and supportive services which are identified as priority needs in the Consolidated Plan.
Choice Neighborhoods Initiative	Norwalk Redevelopment Agency & Norwalk Public Housing Authority	This collaborative effort addresses the needs of a low-opportunity neighborhood in a comprehensive manner, in-line with the priority needs and goals identified in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Comment Period	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing Applicant organizations	To be determined	To be received		

Table 4 – Citizen Participation Outreach

spur private development to meet the needs of the community. The Agency leveraged portions of its CDBG award to access additional federal funds: two Section 108 loan guarantees, one providing seed capital to the Economic and Community Development Loan Fund and the other for the Wall Street Theater project. The Norwalk Housing Authority and the Agency were awarded a \$30 million HUD Choice Neighborhood Implementation grant in June 2014 and are leveraging significant public and private resources to reposition the neighborhood to build a better future for current residents and to welcome new households and businesses to the area.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Two City-owned vacant properties will be developed into mixed-income housing for the CNI project described above. Ryan Park, a community park adjacent to Washington Village, will be redesigned to be more responsive to community needs.

Discussion

DRAFT

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve public infrastructure: modern & safe	2015	2019	Non-Housing Community Development	Wall Street South Norwalk Citywide	Modernize public facilities and infrastructure	CDBG: \$16,930	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9843 Persons Assisted
5	Community cleanups	2015	2019	Non-Housing Community Development	South Norwalk	Modernize public facilities and infrastructure	CDBG: \$20,790	Brownfield acres remediated: 8 Acre
6	Basic services	2015	2019	Non-Homeless Special Needs	Wall Street South Norwalk Citywide	Increase in available social services	CDBG: \$39,000	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
7	Health & mental health services	2015	2019	Homeless Non-Homeless Special Needs	Wall Street South Norwalk Citywide	Increase in available social services	CDBG: \$49,548	Public service activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted
8	Housing services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Increase in available social services	CDBG: \$35,000	Homelessness Prevention: 228 Persons Assisted

Table 6 – Goals Summary

AP-35 Projects – 91.220(d)

Introduction

The projects funded in the 2016 Annual Action Plan meet the needs of low- and moderate-income individuals and households. Public service projects comprise 15% of Norwalk CDBG grant and are designed to serve low- and moderate-income individuals and families, including seniors, youth, children, persons with disabilities, victims of domestic abuse and the LGBT community.

Public facility activities will address building and site improvements to a community center, a senior center, a homeless shelter and a day-center for adults with developmental disabilities.

Housing activities include a home revitalization project which will repair 2 owner-occupied homes and an energy efficiency initiative at a senior living facility which offers 26 rental units.

Planning and Administration activities will be carried out by one subrecipient which will coordinate the development of a master plan for a public park in the Wall Street district and the administration of the City's CDBG program.

The City Neighborhoods program includes the continued implementation of the South Norwalk Renovation program through renovation of 4 housing units (2 unoccupied small-multifamily homes, 1 of which is within the CNI area); provision of technical assistance to 4 businesses; modernization of 1 park; street improvements via the development of a wayfinding system; and the assessment of 8.75 acres of potentially contaminated land.

All projects are defined in accordance with HUD's uncapped income limits. Please see the appendix of this document for a detailed list of the PY42 projects and their corresponding activities.

#	Project Name
1	PY42 - Public Services
2	PY42 - Public Facilities
3	PY42 - Housing
4	PY42 - Planning and Administration
5	PY42 - City Neighborhoods

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The activities which support Norwalk's projects, including public service, housing, public facility and public infrastructure activities are selected through a competitive process. All of the CDBG projects and activities funded in 2016 were chosen because they address the high priority needs identified by the City through the needs assessment. PY42 activities and funding amounts are detailed in the appendix. The greatest obstacle to meeting underserved needs is insufficient funds. Projects selected for CDBG funding were prioritized, in part, on the project applicants' ability to maximize the utilization of non-CDBG funds and services to serve the greatest number of beneficiaries.

	Planned Activities • <u>Breakthrough Options for Families - College Edge Program</u>: The College Edge Program is a series of readiness workshops, SAT test preparation lessons, college tours, and private coaching sessions designed to guide students to and through the college application process. \$14,000 • <u>Child Guidance Center Parenting Skills Group</u>: Child Guidance Center will provide clients access to one of three socio-emotional skills groups: "Scream Free" parent and child group sessions, Social/Emotional skills groups and Outdoor Adventure groups. \$10,000 • <u>ChoZen Few Entertainment - LIFT Program - Peer Pressure</u>: Through hands-on training, the LIFT Program will produce a documentary and PSA on "peer Pressure" with a focus on drugs and bullying. \$15,000 • <u>Community Health Center - Dental Care for Seniors</u>: Community Health Center, Inc. (CHCI) will provide comprehensive dental services to Norwalk patients over 60 years of age who would otherwise not be able to afford dental care. \$10,000 • <u>Domestic Violence Crisis Center - SustainAbilityCT (iACT)</u>: SustainAbilityCT (iACT) program will serve SafeHouse and Outreach clients and focus on economic solutions that drive employment, education and housing. \$14,548 • <u>Family & Children's Agency - Project REWARD</u>: Project REWARD will provide outpatient substance abuse treatment for women to include Seeking Safety, a treatment for women who have experienced trauma and are at high risk of re-victimization. \$10,000 • <u>Liberation Programs - Case Management Services</u>: Liberation Programs' case management services will support the residents of Gini's House, a permanent supportive housing complex for families. \$15,000 • <u>Person to Person - Emergency Assistance</u>: Person-to-Person's Emergency Assistance Program assists low-income clients through their situational crises by providing them with subsistence payments. \$20,000 • <u>Triangle Community Center - Case Management</u>: Triangle Community Center's health and mental health case management services are available to Norwalk's LGBT community. \$15,000										
2	<table> <tr> <td>Project Name</td><td>PY42 - Public Facilities</td></tr> <tr> <td>Target Area</td><td>Wall Street South Norwalk Citywide</td></tr> <tr> <td>Goals Supported</td><td>Public facility rehabilitation</td></tr> <tr> <td>Needs Addressed</td><td>Modernize public facilities and infrastructure</td></tr> <tr> <td>Funding</td><td>CDBG: \$233,228</td></tr> </table>	Project Name	PY42 - Public Facilities	Target Area	Wall Street South Norwalk Citywide	Goals Supported	Public facility rehabilitation	Needs Addressed	Modernize public facilities and infrastructure	Funding	CDBG: \$233,228
Project Name	PY42 - Public Facilities										
Target Area	Wall Street South Norwalk Citywide										
Goals Supported	Public facility rehabilitation										
Needs Addressed	Modernize public facilities and infrastructure										
Funding	CDBG: \$233,228										

	Planned Activities	- HomeFront - Home Revitalization: HomeFront will perform critical home repairs and improve handicap accessibility for two very low income homeowners in Norwalk. \$10,000 - Rowayton Senior Housing - Hill Top Homes Windows: Rowayton Senior Housing will install energy efficient windows in its residences in order to benefit the low-income seniors living at Hill Top Homes. \$10,000
4	Project Name	PY42 - Planning and Administration
	Target Area	Wall Street
	Goals Supported	Residential rehabilitation Economic development: technical assistance Public facility rehabilitation Improve public infrastructure: modern & safe Community cleanups Basic services Health & mental health services Housing services
	Needs Addressed	Increase high quality and affordable housing Expand economic opportunities Modernize public facilities and infrastructure Increase in available social services
	Funding	CDBG: \$164,731
	Description	Planning and Administration activities will be carried out by one subrecipient which will coordinate the development of a master plan for a public park in the Wall Street district and the administration of the City's CDBG program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	36,236 households
	Location Description	Administration of CDBG activities will take place city-wide. Public park planning efforts will be concentrated in the Wall Street district.
	Planned Activities	<u>Norwalk Redevelopment Agency - CDBG Planning & Administration</u>: The Agency will coordinate the development of a master plan for a public park in the Wall Street district and administer the City's CDBG program for the 2016-2017 fiscal year. \$164,731
5	Project Name	PY42 - City Neighborhoods
	Target Area	Wall Street South Norwalk
	Goals Supported	Residential rehabilitation Economic development: technical assistance Public facility rehabilitation Improve public infrastructure: modern & safe Community cleanups

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will allocate CDBG funds to assist low-income neighborhoods and individuals throughout the City. Within the City there are two geographic areas of critical need, which are the focus of extensive ongoing planning and redevelopment efforts. These areas are Wall Street Redevelopment Area and South Norwalk. Since June 2004, the Wall Street Redevelopment Area of Norwalk has been determined to be deteriorated, substandard or detrimental to the safety, health, morals or welfare of the City. Wall Street is the northern anchor of Norwalk's urban corridor. Approximately 94% of residents in the Wall Street Redevelopment Area are low/moderate-income.

South Norwalk is the southern anchor of Norwalk's urban corridor. Within the South Norwalk neighborhood is HUD's "Choice Neighborhood," bounded to the north by Washington Street, the east by Water Street, the south by Concord Street and the west by Dr. Martin Luther King, Jr. Drive. South Norwalk, specifically, the Choice Neighborhood, was severely damaged by flooding caused by Superstorm Sandy, resulting in the need to replace the Norwalk Housing Authority's (NHA) Washington Village complex. The NHA and the Agency were awarded a \$30 million HUD Choice Neighborhood Implementation grant to build a new development replacing the Washington Village units and adding mixed-income and market rate units to the project.

Geographic Distribution

Target Area	Percentage of Funds
Wall Street	6%
South Norwalk	49%
Citywide	45%

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Wall Street and the Choice Neighborhood have experienced an extended period of social and financial divestment resulting in abandoned and poorly maintained properties. These conditions have cultivated the perception that the area is distressed and have detracted from residents' experiences. There are valuable assets and new projects in South Norwalk and Wall Street and continued and significant community and financial resources are required in order to fully capitalize on the investments being made in these areas.

While only 6% of HUD entitlement funds are distributed to the Wall Street area, this CDBG investment will be leveraged by \$1.6 million in HUD Section 108 loan funds for the redevelopment of the Wall Street Theater.

AP-60 Public Housing – 91.220(h)

Introduction

The Norwalk Housing Authority (NHA), the principal provider of assisted housing in the City has 1,077 public housing units and 715 housing choice vouchers. The NHA forms strategic partnerships with the City and nonprofits to serve its residents.

Actions planned during the next year to address the needs to public housing

With City of Norwalk Capital Budget funding, the NHA plans on addressing the following in its developments (with the exception of Washington Village): health and safety issues and meeting ADA requirements; heating systems; other needs, with priorities to older properties.

The NHA, partnering with the Norwalk Redevelopment Agency, was awarded a Choice Neighborhood Implementation grant in 2014 for South Norwalk. The Choice Neighborhood Initiative (CNI) project represents the largest capital improvement for the NHA in 2016. The development will replace 136 units of housing at Washington Village (an NHA family development) with 273 units of mixed income housing. When finished, the development will include a Community Center and a resource center.

Supported by the CNI, the NHA will help Washington Village residents become economically self-sufficient and more able to meet their personal wellness goals. Key partners include Norwalk Community College, Career Resources, Inc., Norwalk Community Health Center, Day Street Health Center and Norwalk Hospital.

The NHA works to encourage self-sufficiency, reduce dependency and help break the cycle of poverty. The NHA has over 100 participants in the targeted Family Self-Sufficiency program. This program serves a range of households with programs ranging from managing finances to establishing careers and improving employment.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The NHA has a resident advisory board (RAB) with membership of 18 to 22 people. On occasion, a member resigns or leaves the NHA and a volunteer member is recruited to fill the vacancy. The RAB meets at least quarterly and is briefed by the NHA staff on changes to policy and improvements to the housing developments. In addition to the RAB, the NHA Board of Directors has a resident representative, and each development has a resident group that meets three to four times a year or as needed. Each of these groups participated in the formulation of the Five Year Plan for the NHA which was completed in 2014.

For the CNI, the NHA and its consultants will reach out continuously to Washington Village residents to keep them engaged in the development of the replacement units. The NHA will implement a general "people plan" that includes a broad network of community partners. The total CNI funded commitment

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Norwalk is not a direct recipient of Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) funds. The City's Director of Fair Rent/Human Relations is the co-chair of the Opening Doors of Fairfield County Continuum of Care (CoC). The Agency works closely with social service providers in the City. The City has awarded CDBG grants and loans in support of efforts to prevent and end homelessness and meet the needs of non-homeless people with special needs. Through the CDBG goals for basic, health and mental health and housing services and employment training the City will support homeless housing and service providers to prevent and end homelessness. The Agency will continue to support social service providers in the City, financially and as a collaborative partner, in the coming year.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The members of the CoC will continue working together to reach out to homeless persons and assess their needs. Homeless and special needs housing and service providers, the Norwalk Police Department and local businesses have joined the SoNo Alliance and are connecting unsheltered homeless people with services through information and transportation. To ensure housing first, United Way's 2-1-1 call center and homeless housing and service providers will continue to conduct initial assessments with people in need followed by the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment when people are housed.

Addressing the emergency shelter and transitional housing needs of homeless persons

Open Door Shelter, Malta House and 40 South Main, the emergency shelter and transitional housing providers in Norwalk, respectively, will continue to provide comprehensive services to their clients. It is the CoC's policy that no funded program (CoC or ESG) contracted to serve families may deny admission to any family with a child under 18 or to any member of the family.

The Domestic Violence Crisis Center will continue operating its Norwalk SafeHouse emergency shelter for survivors of domestic violence.

In PY42, the Open Door Shelter will begin transforming a former empty factory increasing the number of supportive housing units from 27 to 43 as well as adding health care services and expanding their job training program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

While it does not involve a public policy, the greatest barrier to affordable housing in Norwalk is the general market condition and the cost of housing. Norwalk uses all possible sources of funding and leverage to create and preserve affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Choice Neighborhood Initiative (CNI) is an example of the City's work to overcome expectations for a return on private investment for housing, and the general condition of the housing market. By combining resources, including the CNI grant of \$30 million, housing tax credits and other resources, the City and the Norwalk Housing Authority can offer an attractive investment for housing development.

The CNI will feature a mixed income housing development of 273 units, including 136 replacement units for Washington Village, which will be owned and managed by Trinity Financial.

Land use and building regulations in Norwalk have overcome impediments to affordable housing allowing and promoting such innovations as accessory apartments. For the "inclusionary zoning" benefits for affordable housing, the development has to be located in the City's urban core. The City will examine the extension of the requirement to other areas in the City.

The City will consider changes to its Housing Code (Chapter #59-9) which defines rooming houses as three unrelated individuals living together and includes extensive requirements for certifying/permitting a rooming house. Agencies assisting people with disabilities contract with owners of residential buildings to house people with disabilities; however, the requirements for obtaining a rooming house permit create an impediment to housing people with disabilities.

education after high school.

The Agency will provide technical assistance to area businesses and employment-training programs, which together will strengthen and grow the job market by developing a qualified workforce. The Economic and Community Development loan fund will provide capital to projects with positive economic and community development benefits within the City of Norwalk's Urban Renewal Areas, expanding job opportunities.

Actions planned to develop institutional structure

Opening Doors of Fairfield Counting Continuum of Care (CoC) provides structure to the organizations which comprise the homeless institutional delivery system. The merger of the Norwalk/Fairfield CoC, Stamford/Greenwich CoC and the Bridgeport CoC into Opening Doors of Fairfield County, greatly expands the CoC's capacity.

Actions planned to enhance coordination between public and private housing and social service agencies

The Choice Neighborhood Initiative will significantly enhance coordination between public and private housing as the development will include replacement public housing units, workforce housing units and market rate units mixed together will all units designed to the same standards, regardless of the resident's income level.

The CoC will continue to be the main organization by which social service agencies coordinate and collaborate.

PY42 CDBG Activities Recommended for Funding

Activity Name	Funding	Description	Number of Beneficiaries	Location Description
PY42 - Public Service				
Bread and Butter Options for Families - College Edge Program	\$14,000	The College Edge Program is a series of readiness workshops, SAT test preparation lessons, college tours, and private coaching sessions designed to guide students to and through the college application process.	20 people	1 Belden Avenue, Norwalk, CT 06851
Child Guidance Center - Parenting Skills Group	\$10,000	Child Guidance Center will provide clients access to one of three socio-emotional skills groups: "Scream Free" parent and child group sessions, Social/Emotional skills groups and Outdoor Adventure groups.	50 people	100 East Avenue; Norwalk, CT 06851
ChoZen Few Entertainment - LIFT Program - Peer Pressure	\$15,000	Through hands-on training, the LIFT Program will produce a documentary and PSA on 'Peer Pressure' - with a focus on drugs and bullying.	20 people	56 North Main St; Norwalk, CT 06856
Community Health Center - Dental Care for Seniors	\$10,000	Community Health Center, Inc. (CHCI) will provide comprehensive dental services to Norwalk patients over 60 years of age who would otherwise not be able to afford dental care.	45 people	49 Day Street; Norwalk, CT 06854
Domestic Violence Crisis Center - SustainAbilityCT (IACT)	\$14,548	SustainAbilityCT (IACT) program will serve SafeHouse and Outreach clients and focus on economic solutions that drive employment, education, and housing.	150 people	16 River Street; Norwalk, CT 06850
Family & Children's Agency - Project REWARD	\$10,000	Project REWARD will provide outpatient substance abuse treatment for women to include Seeking Safety, atreatment for women who have experienced trauma and are at high risk of re-victimization.	70 people	9 Mott Avenue; Norwalk, CT 06850
Liberation Programs - Case Management Services	\$15,000	Liberation Programs' case management services will support the residents of Gini's House, a permanent supportive housing complex for families	18 people	4 Elmcrest Terrace; Norwalk, CT 06850
Person to Person - Emergency Assistance	\$20,000	Person-to-Person's Emergency Assistance Program assists low-income clients through their situational crises by providing them with subsistence payments.	210 people	76 South Main St; Norwalk, CT 06854
Triangle Community Center - Case Management	\$15,000	Triangle Community Center's health and mental health case management services are available to Norwalk's LGBT community.	180 people	618 West Avenue; Norwalk, CT 06850
PY42 - Public Facilities				
Carver Foundation - HVAC Replacement	\$50,000	The Carver Foundation will replace the first floor HVAC and duct system at the Carver Center in order to make the Center healthier and more energy efficient.	2,224 people	7 Academy Street; Norwalk, CT 06850
ElderHouse - Automatic Restroom Doors	\$2,250	ElderHouse will purchase and install two "automatic swing door systems" for its client restrooms in order to improve access to the restrooms for seniors with disabilities, limited upper body strength and partial paralysis.	95 people	7 Lewis Street; Norwalk, CT 06851
Open Door Shelter - Elevator, HVAC and Fire Suppression for SoNo Life Center	\$140,978	Open Door Shelter will install the internal systems - heating, cooling, elevator and fire suppression - as part of the development of the SoNo Life Center located at 2 Merritt Place in Norwalk.	3,437 people	2 Merritt Place; Norwalk, CT 06854
STAR - Teaching Greenhouse	\$40,000	STAR will install a handicapped accessible teaching greenhouse for adults with developmental disabilities to promote occupational/physical therapy and healthy eating.	600 people	182 Wolfpit Avenue; Norwalk, CT 06851
PY42 - Housing				
HomeFront - Home Revitalization	\$10,000	HomeFront will perform critical home repairs and improve handicap accessibility for two very low income homeowners in Norwalk.	2 housing units (owner occupied)	LMI census tracts: 432, 433, 434, 437, 438, 440, 441
Rowayton Senior Housing - Hilltop Homes Windows	\$10,000	Rowayton Senior Housing will install energy efficient windows in its residences in order to benefit the low-income seniors living at Hill Top Homes.	26 housing units (rental)	212 Rowayton Ave; Norwalk, CT 06853
PY42 - Planning and Administration				
Norwalk Redevelopment Agency - CDBG Administration	\$164,731	The Agency will coordinate the development of a master plan for a public park in the Wall Street district and administer the City's CDBG program for the 2016-2017 fiscal year .	36,236 households	This activity will occur citywide.
PY42 - City Neighborhoods				
Norwalk Redevelopment Agency - City Neighborhoods	\$282,150	The Agency will continue the SoNo Renovation program, provide technical assistance to businesses, modernize a City park, implement street improvements, and assess potentially contaminated land.	8 acres, 4 businesses, 2 rental units, 2 homeowner units, 9,843 people in the urban core	LMI census tracts: 0434, 0437 and 0441.

**CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
FEBRUARY 4, 2016**

ATTENDANCE: John Kydes, Chair; John Igneri, Thomas Livingston, Douglas Hempstead, Shannon O'Toole-Giandurco, Faye Bowman

ABSENT: Travis Simms

STAFF: Timothy Sheehan, Redevelopment Agency; Tami Strauss, Community Development Planning Director; Susan Sweitzer, Senior Development Project Manager

OTHERS: Mayor Harry Rilling, Council Member Bruce Kimmel, Atty. Larry Cafero; Mr. Doug Adams, Mr. Paul Madden, GGP; Mr. Steve Cecil, The Cecil Group; Atty. Eric D. Bernheim, Halloran & Sage, LLP; Ms. Emily Keys Innis, Cecil Group

CALL TO ORDER.

Mr. Kydes called the meeting to order at 7:05 p.m.

ROLL CALL.

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

PUBLIC PARTICIPATION

No one wished to address the Committee at this time.

I. APPROVAL OF MINUTES

A. December 3, 2015 Regular Meeting

**** MR. LIVINGSTON MOVED THE MINUTES OF THE DECEMBER 3, 2015 REGULAR MEETING.**

**** THE MOTION TO APPROVE THE MINUTES OF THE DECEMBER 3, 2015 REGULAR MEETING AS SUBMITTED PASSED WITH FIVE IN FAVOR (KYDES, IGNERI, LIVINGSTON, HEMPSTEAD AND O'TOOLE-GIANDURCO) AND ONE ABSTENTION (BOWMAN).**

B. January 7, 2016 Regular Meeting

The following correction was noted:

Page 4, under #21 - **Rowayton Senior Housing Corporation – Hilltop Homes Windows**, paragraph 1, line 1: please change “Mr. Bob White” to “Mr. Bob Eydt”.

**** MR. HEMPSTEAD MOVED THE MINUTES OF THE JANUARY 7, 2016 REGULAR MEETING AS CORRECTED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 7, 2016 REGULAR MEETING AS CORRECTED PASSED WITH FIVE IN FAVOR (KYDES, IGNERI, LIVINGSTON, HEMPSTEAD AND BOWMAN) AND ONE ABSTENTION (O'TOOLE-GIANDURCO).**

II. BUSINESS

A. REED PUTNAM URBAN RENEWAL AREA

1. Review and approve advancing to the Common Council the SoNo Collection document and plans that CMSP has met the conditions of approval. Such approval is independent of the overpass activation approval and the Public Realm approval. Presentation to be made by Norwalk Land Development, LLC and the Cecil Group.

Mr. Kydes said that he was pleased with the progress that has been made. He said that hopefully by the next meeting, the 3D rendering would be completed.

Atty. Cafero said that they were very pleased with the progress that has been made. The Land Disposition Agreement (LDA) has been signed by GGP and will be ready to be presented to the public soon. The group is simultaneously being moved before Planning and Zoning.

Atty. Cafero said that he had been in Hartford the previous day and that the economic picture was grim. He then reviewed some of the Community Impacts decisions.

Mr. Doug Adams and Mr. Paul Madden then came forward to narrate the PowerPoint presentation. (See attached)

Mr. Kydes asked if the new design had increased the square footage. Mr. Madden said that they had moved one corner forward, but reduced the same amount of footage on the interior.

Mr. Livingston asked if another lane had been added to West Avenue. Mr. Adams said that there would be an additional lane added for 95 North where the parking entrance was.

Mr. Kydes asked how the figures were calculated. Mr. Adams said that the traffic engineers had been taking counts for the last two years.

Mr. Kimmel asked for an update on the slip ramp. Mr. Adams said that the group believes the slip ramp is an integral part of the project in terms of moving internal traffic efficiently. The design team has worked to review the ramp and believes it is the correct compromise. Discussion followed about the details.

Mr. Kimmel said that he had difficulty understanding why the slip ramp would enhance the pedestrian experience. Mr. Adams said that they had worked with Mr. Steve Cecil about this. Atty. Cafero came forward and pointed out that a pedestrian would now be able to walk continually along the south parcel. Mr. Kimmel said that the Committee needed to know what the pedestrian experience would be with the slip ramp. Mayor Rilling said that he hoped the issue of the slip ramp would not impede the project because he realized that the timing was very critical. Mr. Adams said that they were still working on resolving the issue. Mr. Sheehan said that there had been a number of significant iterations in the design and the pedestrian environments had been enhanced because of this.

Mr. Hempstead asked for clarification on the new design for North Water Street. Mr. Adams reviewed the details with the Committee.

Mr. Hempstead asked if the new configuration would have the food and beverage establishments under 6%. Mr. Adams said that it has remained under 6%.

Mr. Kydes asked for more details on the slip ramp. Mr. Adams indicated where the slip ramp would be and how it would allow traffic to circulate on the South parcel. Mr. Kydes said that he had confidence in the Cecil Group and the Redevelopment Agency that this issue would be resolved satisfactorily.

Mr. Hempstead asked for the status on the Land Disposition Agreement (LDA). Mr. Adams said that it was moving forward and the attorneys were reviewing it. Mayor Rilling said that he would be updating the Council members on this tomorrow. Atty. Eric Bernheim said that there was some confusion regarding some figures in the LDA and everyone expected this to be resolved shortly.

Mr. Sheehan then spoke about the Conceptual Master Site Plan (CMSP) conditions review and the upcoming review of the tunnel.

Mr. Steve Cecil came forward and said that there were many layers of review that were underway. The Cecil Group has worked closely with GGP on this project. Most of the issues have been satisfied in terms of the Master Plan.

Mr. Cecil said that one issue was to make sure that the sidewalk on West Avenue was activated. The internal rearrangement will allow a good circulation for pedestrians.

Mr. Cecil said that the slip ramp was an internal design review and would affect North Water Street. The focus is what the design is trying to do with North Water Street and the pedestrian safety. Mr. Sheehan said that the flow of traffic was critical and a negative flow would impact the mall. Mr. Kimmel asked if the slip ramp was a plus or minus for the developer. Mr. Sheehan pointed out that this question had been presented to the developer and the Redevelopment Agency was waiting to hear back from the developer's design team. Discussion moved to the traffic demand and distributions. Mr. Cecil said that the key elements would be how the vehicles get in and how the pedestrians enter because North Water is a city street.

Mr. Cecil then gave an overview of the details of the hotel.

Regarding the public realm uses, Mr. Cecil said that GGP was exceeding what would be considered public realm spaces. This could include meeting spaces, exterior active spaces and interior spaces. The sculpture garden at the northwest corner would have real benefits for the mall during the New England winter. There are some spaces that will be civic spaces, but could be converted to retail if they are not activated by civic organizations. Another enhancement is the creation of a clear sidewalk around the perimeter of the property. There will be facades to screen the parking garage. The air handling for the garage is still being developed.

Mr. Cecil said that there has been a very generous percentage of windows on the frontage. He went on to speak of the contextual components of the exterior. For those who are approaching from the Route 7 area, it will be important to have large architectural features that can be understood.

Looking at the different studies and alternatives for the North Water Street underpass, there had been a proposal to cut a hole in the parking deck. However, it was suggested that a major improvement could be created by notching the eastern border entrance. This will work without interfering with the traffic circulation on the parking deck and decrease the length of the underpass.

Mr. Sheehan said that he wanted to make a clarification regarding the public realm. There is certainly enough space in the plan for the CMSP, but the details on how it will be activated will be presented to the Committee at a later time.

Mr. Hempstead asked if the screening for the parking garage satisfied the GMP or CMSP plans. Atty. Bernheim explained that the screening was more of a design feature. Mr. Cecil said that they know that from a Master Planning view, the area covered was sufficient but they are still working on the design.

Mr. Hempstead asked what would happen if no one was able to agree on the design for the garage. Atty. Bernheim pointed out that the conceptual Master Site Plan would be approving the overall project, such as they want screening. The design review will be the ones who agree upon the actual design. Mr. Cecil said that if the design review group didn't like the design, then the project would not move forward until the design satisfied the reviewers.

Mr. Sheehan reminded everyone that how the underpass is activated would be coming back to the Council for review. Discussion followed as to whether or not there was evidence that the requirements have been met. Atty. Bernheim indicated that there would be a number of items, including the public realm that would be coming back to the Committee at a later date.

Mr. Sheehan explained that the Committee was accepting that there was sufficient space in the mall to meet the CMSP requirements. However, what is not before the committee is how the space might be used. Mr. Sheehan said that there seems to be some confusion about between what is a conceptual master site plan and the final design plans.

Mr. Kydes thanked everyone for their time and efforts on this project.

Mr. Hempstead asked if the City had actually hired a traffic analyst. Mr. Sheehan said that the City had engaged Tighe and Bond to review the traffic information. Mr. Kydes asked for an update at the next meeting. Mr. Sheehan made a note of this.

B. TRANSIT ORIENTATED DEVELOPMENT REDEVELOPMENT PLAN

- 1. Continue review of TOD Master Plan (Part II) Cecil Group**
- 2. Review of TOD Urban Renewal Plan - Cecil Group**

Ms. Emily Innis came forward and gave an overview of the discussion at the January 7th meeting. She then narrated a PowerPoint presentation for the Committee members.

Mr. Cecil said that the Redevelopment plan was enabled by Connecticut General Statutes. This area is centered on the train station and matching up the boundaries. This plan is to support the transitions of an area that should be a mixed use zone. This will also allow for pedestrians, bikes and vehicles to create a higher quality environment. He outlined the strategies that were being proposed. There will be a focus on neighborhoods, economic

development, urban design Character and diversity. Other key elements include circulations and transportation, with the rail station links and security and safety.

In the past, there were many zones that were altered as needed but now a best practice is to have uniform design guidelines that will help with the look and feel of the area. The current zoning is a mishmash. Ms. Innis said that one concern was as someone goes down South Main, there needs to be a gradual transition from the taller buildings to the residential buildings.

Ms. Bowman said that this presentation was missing public input. She said that the residents were not looking for larger buildings, but wanted residences. Mr. Sheehan said that there had been a number of public meetings on this in the past and he indicated he would be happy to provide Ms. Bowman with lists of the attendees. He went on to speak about how the TOD plan had developed and said that he would be happy to have more public input. However, he reiterated that there had been a number of meetings in the past on this issue.

Ms. Bowman said that there were a number of concerning issues, including the current overcrowding in the school system. Mr. Sheehan replied that there had been a recent study about the new urban multiple family developments that were over one year old and the net increase was 25 students. Ms. Bowman replied that the Superintendent of Schools had told the public that South Norwalk was the fastest growing area in Norwalk.

Mr. Cecil said that there had been a number of initiatives had happened, but pointed out that the area around the Train Station was locked in and did not have some of the opportunities that other areas had. Mr. Sheehan said that there were untapped areas, such as Webster Street, but did not believe that there would be a spread beyond the current urban zone.

The discussion moved to the fee in lieu of parking. Mr. Sheehan pointed out that this practice had been suspended but still existed in the regulations.

Ms. Innis then reviewed the suggested zoning changes that would change over time. She displayed slides showing the various urban renewal plans, which have their own design districts. She said that consolidating the various plans and design requirements could be done in a number of different ways.

Mr. Hempstead asked about the decreasing of setbacks while increasing building heights. Ms. Innis said that this was done to increase density. Discussion about the details followed.

Mr. Livingston asked about the 10% affordable housing in the area and pointed out that currently, there was a large number of low income units. He wished to know what would happen to the people who were displaced. Mr. Cecil said that aside from Washington

Village, which was a special case, the studies have shown that this type of development will increase the number of units available if the balance is maintained. The fact that the Choice Neighborhood Grants was awarded to Norwalk for Washington Village is a major benefit. Discussion followed about the details of affordable housing.

Mr. Cecil said that many of the lower rent units were located in two and three family houses, some of which were historic. However, the goal was not to replace these residences, but to add to the housing stock.

Mr. Kimmel asked about the 35/65 ratio. Mr. Sheehan explained that it applied to offsite housing. Mr. Sheehan then gave an overview of how the State standard and the affordability standards differed. Ms. Innis said that the Cecil Group would be happy to look at the other standards.

Mr. Igneri said that the State was losing young people who did not drive as much as the older population. He asked if the younger people would be attracted to the TOD housing. Mr. Cecil said that there were more people commuting to Norwalk rather than from Norwalk. People are looking for food, culture in terms of evening activities and walkability. The young people are attracted to a real neighborhood with contextual history rather than a development. That's why infill is so important to the plan. Ms. Innis said that one of the key elements is being respectful of the design context.

Ms. Innis said that the mix use allows for jobs and residences. The discussion moved to what was being leased and the size of the leased property. Mr. Hempstead pointed out that they were actually looking for an incubator for businesses.

Ms. Innis said that they would be back before the Committee again with more information.

C. COMMUNITY DEVELOPMENT BLOCK GRANT(CDBG) PROGRAM

1. Approve CDBG PY42 preliminary funding allocations as per the Committee

**** MR. LIVINGSTON MOVED TO APPROVE THE CDBG PY42
PRELIMINARY FUNDING ALLOCATIONS OF \$123,548.00 FOR PUBLIC
SERVICES.**

**** THE MOTION PASSED UNANIMOUSLY.**

Ms. O'Toole Giandurco recused herself.

**** MR. LIVINGSTON MOVED TO APPROVE THE CDBG PY42
PRELIMINARY FUNDING ALLOCATIONS OF \$535,378 FOR PUBLIC
FACILITIES/HOUSING.**

**** THE MOTION PASSED UNANIMOUSLY.**

Ms. O'Toole Giandurco rejoined the meeting.

**** MR. HEMPSTEAD MOVED TO APPROVE THE CDBG PY42 PRELIMINARY FUNDING ALLOCATIONS OF \$164,731.00 FOR PLANNING AND ADMINISTRATION.**

**** THE MOTION PASSED UNANIMOUSLY.**

2. Authorize advancement of a draft Annual Action Plan consistent with the Committee allocation for public comment.

**** MR. LIVINGSTON MOVED TO AUTHORIZE ADVANCEMENT OF A DRAFT ANNUAL ACTION PLAN CONSISTENT WITH THE COMMITTEE ALLOCATION FOR PUBLIC COMMENT.**

**** THE MOTION PASSED UNANIMOUSLY.**

3. Authorize a Public Hearing on the draft Annual Action Plan based on Committee allocations on March 3, 2016, at 6:30 p.m.

**** MR.IGNERI MOVED TO AUTHORIZE A PUBLIC HEARING ON THE DRAFT ANNUAL ACTION PLAN BASED ON COMMITTEE ALLOCATIONS ON MARCH 3, 2016, AT 6:30 P.M.**

**** THE MOTION PASSED UNANIMOUSLY.**

III. OLD BUSINESS

There was no additional old business to consider at this time.

IV. NEW BUSINESS

There was no new business to consider at this time.

ADJOURNMENT

**** MR. LIVINGSTON MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

City of Norwalk
Planning Committee of the Common Council
Regular Meeting
February 4, 2016

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

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

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: SUSAN SWEITZER, SENIOR PROJECT MANAGER

RE: TOD DISTRICT REDEVELOPMENT PLAN & DISTRICT ZONING
RECOMMENDATIONS
PRESENTATION OF THE CECIL GROUP

DATE: FEBRUARY 25, 2016

.....

In October 2011, the Common Council adopted the South Norwalk Railroad Station Area Transit-Oriented Development Strategy Master Plan. The Plan identified challenges and opportunities presented in the Plan area; evaluated the potential of the neighborhood based on goals and objectives identified in the planning process; and produced a series of recommendations for incorporation into a TOD District Redevelopment Plan to support and address these findings;

Identify zoning changes that support TOD neighborhoods encouraging moderate scale, mixed use, mixed-income development; expanding housing opportunities; fostering a "park once" district

Design Guidelines to provide guidance to developers in proposing new projects and/or building renovations and to assist the Agency's design review

Circulation and transportation to focus on improving pedestrian corridors and streetscaping, supporting bicycle use and improving vehicular circulation

The proposed TOD District Redevelopment Plan consolidates the existing South Norwalk Redevelopment/Urban Renewal Plan areas (*South Norwalk Improvement Area I* and the *South Main Corridor Urban Renewal Plan*) into a single TOD District Plan with uniform District zoning.

The Agency engaged the services of The Cecil Group in 2014 to draft the implementation of the Plan areas consolidation as well as proposed Zoning amendments. The Cecil Group made a summary presentation to the Planning Committee at their meeting on January 7, 2016 and again on February 4, 2016 to review the recommendations coming out of the Master Plan in the form of the draft TOD District Redevelopment Plan and to prepare the Planning Commission for a review of the proposed Zoning recommendations. There were comments and questions brought forward in February by Planning

Committee members that The Cecil Group is prepared to address on March 3, 2016. (See attached presentation materials from The Cecil Group).

Although the Norwalk Redevelopment Agency is the body formally required by State statute to conduct the Plan Public Hearing, a Planning Committee Public Hearing would serve to expand the public review process of the proposed Plan components. Therefore, the following would be the next steps toward Plan approval:

ACTIONS: Approve scheduling a Planning Committee Public Hearing on April 7, 2016 at 7:00PM on the TOD Redevelopment Plan and Zoning Recommendations;

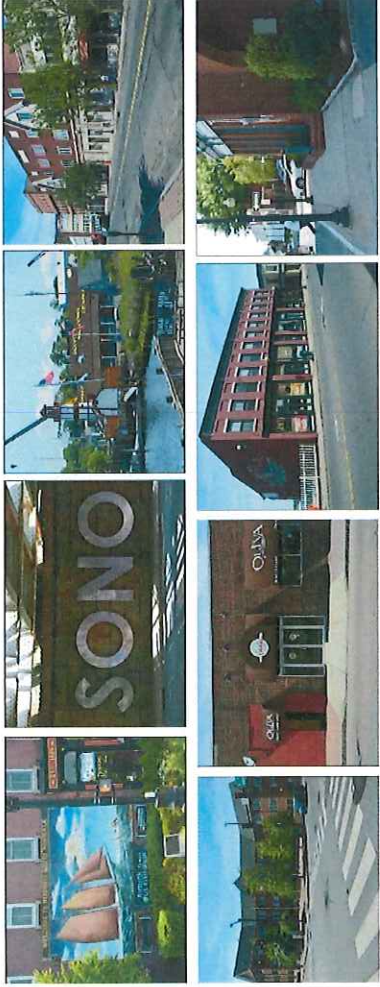
Authorize staff to refer the TOD Redevelopment Plan and Recommended Zoning to the Norwalk Planning Commission seeking their written comments for the Planning Committee review;

Authorize staff to refer the TOD Redevelopment Plan and Recommended Zoning to the Norwalk Zoning Commission seeking their written comment for the Planning Committee's consideration.

CITY OF NORWALK, CT

South Norwalk TOD Redevelopment Plan

REVISED DRAFT JANUARY 2016



Prepared for the Norwalk Redevelopment Agency
by THE CECIL GROUP • FXM ASSOCIATES

South Norwalk TOD Redevelopment Plan, Draft January 2016
Planning Committee of the Common Council, City of Norwalk
March 3, 2016



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1997

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Agenda

- Workforce Housing/Affordable Housing
- Height and Setbacks
- Questions and Answers



What is Affordable Housing?



CGS 8-30g (Title 8, Chapter 126a)

■ State Definitions

- (3) “Assisted housing” means housing which is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing, and any housing occupied by persons receiving rental assistance under chapter 319uu or Section 1437f of Title 42 of the United States Code;
- (7) “Median income” means, after adjustments for family size, the lesser of the state median income or the area median income for the area in which the municipality containing the affordable housing development is located, as determined by the United States Department of Housing and Urban Development

http://www.ct.gov/sots/lib/sots/regulations/title_08/030g.pdf

Section 8-30g-8 of the Department of Economic and Community Development Regulations

- Affordable Housing Land Use Appeals Procedures
 - Allows developers to appeal a denial for an proposal providing affordable housing
 - If the municipality does not meet the requirement for 10% of all dwelling units to be assisted housing
- 8-30g-8 is used to calculate income requirements for Workforce Housing in Norwalk's zoning code

http://www.ct.gov/sots/lib/sots/regulations/title_08/030g.pdf

CGS Section 8-30g-(8).

- 2014 Affordable Housing Appeals List – Exempt Municipalities

	Total Housing Units 2010 Census	Government Assisted	Tenant Rental Assistance	Single Family CHFA/ USDA Mortgages	Deed Restricted Units	Totally Assisted Units	Percent Affordable
Norwalk	35,415	2,334	997	261	599	4,191	11.83%

- Norwalk is over the 10% threshold and is exempt from this appeals procedure

http://www.ct.gov/doh/lib/doh/final_appeals_summary_2014.pdf

CGS Section 8-30g.

■ Sec. 8-30g-8. Maximum housing payment calculations in set-aside developments

- Step 1. Determine area median income and the statewide median as published by the U.S. Department of Housing and Urban Development for the subject municipality, and use the lesser of these figures
- (2) Step 2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of an affordable unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:

NUMBER OF PERSONS IN FAMILY	1	2	3	4	5	6	7	8
PERCENTAGE ADJUSTMENT (BASE)	70%	80%	90%	100%	108%	116%	124%	132%

- The family size adjustment that involves a half person (such as 4.5 persons) shall be calculated by taking the midpoint between the relevant figures above and below the half. For example, the adjustment for a 4.5 person household is 104 percent.
- (3) Step 3. Calculate eighty percent (80%) of Step 2.
- (4) Step 4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.
- (5) Step 5. Divide step 4 by twelve (12) months to determine the maximum monthly housing payment.

http://www.ct.gov/sots/lib/sots/regulations/title_08/030g.pdf

Connecticut Housing Finance Authority (CHFA)

■ 2014 Limits

Metro-Area	Area Median Income (AMG)	80% of AMG
Stamford-Norwalk, CT HUD Metro FMR Area	\$127,900	\$102,320

<http://www.chfa.org/Rental%20Housing/for%20Owners%20and%20Management%20Agents/Tools%20Calculators%20and%20Look-ups/HMFALimits.aspx>

Connecticut Housing Finance Authority (CHFA)

Financing Program	% of units	AMG	Adjusted for family size?
Tax Exempt Bond Financing Income/Rent Limits	20%	80%	N
Low-Income Housing Tax Credit (LIHTC) 20%-50% Income/Rent Limits	20%	50%	Y
Low-Income Housing Tax Credit (LIHTC) 40%-60% Income/Rent Limits	40%	60%	Y
Deep Target Financing Income/Rent Income	undefined	25%	Y



Connecticut Housing Finance Authority (CHFA)

- 2014 Limits for Norwalk

Tax Exempt Bond Financing Income/Rent Limits	
Median Income	\$127,900
80% of Median Income	\$102,320
150% of Median Income	\$191,850
Qualified Rent	\$2,558

Note: different standards apply to developments in service on or before December 3, 2012.



Connecticut Housing Finance Authority (CHFA)

■ 2014 Limits for Norwalk

Financing Program	Number of Persons/Family		1	2	3	4	5	6	7
	# of bedrooms	0	1	1	2	2	3	4	4
LIHTC 20%-50%	Maximum HUD Income		\$44,800	\$51,200	\$57,600	\$63,950	\$69,100	\$74,200	\$79,300
	Maximum Monthly Rent	\$1,120	\$1,200			\$1,440	\$1,663		\$,1855
	Maximum HUD Income		\$53,760	\$61,440	\$69,120	\$76,740	\$82,920	\$89,040	\$95,160
LIHTC 40%-60%	Maximum Monthly Rent	\$1,344	\$1,440			\$1,728	\$1,995		\$2,226
	Maximum HUD Income		\$22,400	\$25,600	\$28,800	\$31,975	\$34,550	\$37,100	\$39,650
Deep Target	Maximum Monthly Rent		\$560	\$600		\$720	\$831		\$927



Connecticut Housing Finance Authority (CHFA)

- HUD Section 8 Program Income Limits for Norwalk
 - Stamford-Norwalk, CT Median Family Income for 2015: \$127,900

NUMBER OF PERSONS IN FAMILY	1	2	3	4	5	6	7	8
30% of Median	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
Very Low-Income	\$44,800	\$51,200	\$57,600	\$63,950	\$69,100	\$74,200	\$79,300	\$84,450
Low-Income	\$55,250	\$63,150	\$71,050	\$78,900	\$85,250	\$91,550	\$97,850	\$104,150



How do other communities address Workforce Housing?



Comparative Communities

	2008 Population (US Census est.)	HUD Metro FMR Area	Median Income	80% AMI	2014 Exempt Municipalities
Bridgeport	144,229	Bridgeport, CT	\$89,000	\$71,200	18.78%
New Haven	129,779	New Haven-Meriden, CT	\$83,400	\$66,720	29.08%
Hartford	124,775	Hartford-West Hartford-East Hartford, CT	\$87,500	\$70,000	37.89%
Stamford	122,643	Stamford-Norwalk, CT	\$127,900	\$102,320	16.24%
Waterbury	110,336	Waterbury, CT	\$67,200	\$53,760	22.71%
Norwalk	85,603	Stamford-Norwalk, CT	\$127,900	\$102,320	11.83%
Danbury	80,893	Danbury, CT	\$112,400	\$112,400	10.05%
New Britain	71,254	Hartford-West Hartford-East Hartford, CT	\$87,500	\$70,000	21.13%
Greenwich	61,171	Stamford-Norwalk, CT	\$127,900	\$102,320	4.79%*
Bristol	60,477	Hartford-West Hartford-East Hartford, CT	\$87,500	\$70,000	13.04%

*Greenwich is not an exempt community

<http://www.chfa.org/Rental%20Housing/for%20Owners%20and%20Management%20Agents/Tools%20Calculators%20and%20Look-ups/HMFLimits.aspx>
https://en.wikipedia.org/wiki/List_of_municipalities_of_Connecticut_by_population
http://www.ct.gov/doh/lib/doh/final_appeals_summary_2014.pdf



Comparative Communities

	Affordable Housing Requirements?	Income Level?	Mechanism
Bridgeport	Y	80%	Density Bonus in overlay zone
New Haven	N	Not applicable	Tax abatement if provided
Hartford	Y	Not defined	Height bonus
Stamford	Y	50%	Required in specific zoning districts
Waterbury	N	Not applicable	Not applicable
Norwalk	Y	60% and 80%	Density Bonus
Danbury	Y	80%	Density bonus
New Britain	N	Not applicable	Not applicable
Greenwich	Y	80%	Accessory apartment
Bristol	N	Not applicable	Allows single-family homes on lots smaller than 6,000 square feet



How is Workforce Housing addressed in the TOD District?



Zoning Revisions

Workforce/Affordable Housing

- **Goal:**
 - Address affordable housing demand in the TOD zoning districts without concentrating affordable housing in any one area of the City
- **Recommendation:**
 - 10% throughout TOD District for multi-family developments over 20 units (based on existing Workforce Housing regulations)



§ 118-540. TOD District. (NEW)

- B. Uses and structures.
 - (1) Principal uses and structures.
 - (r) Multifamily dwellings of not less than 12 units, including elderly housing and including mixed use developments. A defined recreation area of not less than one hundred (100) 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.
 - [1] Maximum Height: 5 stories and 65 feet above base flood elevation for multifamily and mixed use developments that provide a minimum of ten (10) percent affordable housing and replacement of any deed restricted, institutional, or affordable units recognized in the City's Affordable Housing Inventory and in existence on the development site in compliance with Section 118-1050 Workforce Housing Regulation.



Norwalk

- § 118-1050, Workforce Housing Regulation.
 - B. Definitions.
 - Workforce Household – a household with an annual income which does not exceed eighty percent (80%) or, where required, sixty percent (60%) or one hundred percent (100%) of the State of Connecticut Median income, as adjusted for family size, as published by the United States Census Bureau and periodically updated by the U.S. Department of Housing and Urban development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in Section 8-30g-8 of the regulations of the Connecticut State Agencies.



§ 118-540. TOD District. (NEW)

- B. Uses and structures.
 - (1) Principal uses and structures.
 - (r) Multifamily dwellings of not less than 12 units, including elderly housing and including mixed use developments. A defined recreation area of not less than one hundred (100) 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.
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§ 118-540. TOD District. (NEW)

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 - [1] Maximum Height: 5 stories and 65 feet above base flood elevation for multifamily and mixed use developments that provide a minimum of ten (10) percent affordable housing and replacement of any deed restricted, institutional, or affordable units recognized in the City's Affordable Housing Inventory and in existence on the development site in compliance with Section 118-1050 Workforce Housing Regulation.

Allows additional height for developments that provide 10% or more affordable housing AND preserve existing units



§118-1050, Workforce Housing Regulation. (**Amended**)

■ **C. Regulations for Workforce Housing.**

- (1) Applicability: The workforce housing regulations shall apply to all multifamily and mixed-use development 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; 7-27-2012]:
 - Removes SoNo Station Design District
 - Removes South Norwalk Business District
 - **Adds TOD District**



§118-1050, Workforce Housing Regulation. (**Amended**)

■ D. Bonus Provisions.

- (1) Where the workforce housing units are located in one of the zones listed below and constructed on the same site and as an integral part of a new market rate development, the Commission shall allow an increase in the permitted number of dwellings (density) by not more than twenty percent (20%), provided that such bonus units shall comply with the bonus unit criteria shown below:

- Removes SoNo Station Design District
- Removes South Norwalk Business District
- **Adds TOD District**



§ 118-1050, Workforce Housing Regulation. (No change)

- D. Bonus Provisions.
 - (1) ...provided that such bonus units shall comply with the bonus unit criteria shown below:

Density Bonus Provisions	Maximum Household Income Criteria	Ratio of Bonus Market Rate Units to Bonus Workforce Units
Up to 20% Additional Bonus Density	60% of State Median Income	2 market rate: 1 workforce unit
	80% of State Median Income	1.5 market rate: 1 workforce unit
	Preservation of Existing Affordable	2 market rate: 1 preserved unit

§118-1050, Workforce Housing Regulation. (Amended)

■ E. Additional Standards.

- 1) Workforce Housing Affordability Plan: Workforce housing units shall be reasonably dispersed throughout the development and shall contain, on average, the same number of bedrooms and the same quality of construction as the other units in the development, as detailed in an Affordability Plan submitted by the applicant. Such plan may allow for equity sharing.
- (2) Workforce housing units shall be developed simultaneously with or prior to the development of the other units.
- (3) Workforce Housing Deed Restrictions: In order to maintain workforce housing units as affordable in perpetuity for workforce households, the following restrictions shall apply:
 - (a) Workforce housing units for sale shall be restricted by title to require that, in the event of any resale by the owner or any successor, the resale price shall not exceed the then maximum sales price for said workforce housing unit, as determined in accordance with Subsection C(8) above or the sum of the original purchase price and the cost of any documented fixed improvements made by the owner, whichever is greater.
 - (b) Workforce housing units for rent shall be restricted by title to require that the rents for said units shall not exceed the maximum rent as determined in accordance with Subsection C(9) above.
 - **(c) Such deed-restricted units will be registered as such on an inventory kept by the Norwalk Planning & Zoning Department.**
- (4) Where these regulations result in a fraction, the result shall be rounded up to the nearest whole number.



§118-1050, Workforce Housing Regulation. (Amended)

■ E. Additional Standards.

- 1) Workforce Housing Affordability Plan: Workforce housing units shall be reasonably dispersed throughout the development and shall contain, on average, the same number of bedrooms and the same quality of construction as the other units in the development, as detailed in an Affordability Plan submitted by the applicant. Such plan may allow for equity sharing.
- (2) Workforce housing units shall be developed simultaneously with or prior to the development of the other units.
- (3) Workforce Housing Deed Restrictions: In order to maintain workforce housing units as affordable in perpetuity for workforce households, the following restrictions shall apply:
 - (a) Workforce housing units for sale shall be restricted by title to require that, in the event of any resale by the owner or any successor, the resale price shall not exceed the then maximum sales price for said workforce housing unit, as determined in accordance with Subsection C(8) above or the sum of the original purchase price and the cost of any documented fixed improvements made by the owner, whichever is greater.
 - (b) Workforce housing units for rent shall be restricted by title to require that the rents for said units shall not exceed the maximum rent as determined in accordance with Subsection C(9) above.
 - (c) **Such deed-restricted units will be registered as such on an inventory kept by the Norwalk Planning & Zoning Department. Requires the City to track these units so that they are not “lost” upon sale or redevelopment.**
- (4) Where these regulations result in a fraction, the result shall be rounded up to the nearest whole number.



§118-1050, Workforce Housing Regulation. (Amended)

■ Bonus Density for Multifamily Development by Zoning District

Zone	Existing Density for Multifamily Development	Density with Bonus
SoNo Station Design District	43 units/acre 1,000 sf of lot per dwelling unit	10% 48 units/acre 20% 52 units/acre 30% 56 units/acre
South Norwalk Business District	26 units/acre 1,650 sf of lot per dwelling unit	10% 29 units/acre 20% 32 units/acre 30% 34 units/acre
Central Business Design District	54 units/acre 800 sf of lot area per du Subareas A/B 29 units/acre 1,300 sf of lot area per du Subarea C	10% 60 units/acre Subareas A & B 37 units/acre Subarea C 20% 65 units/acre Subareas A & B 40 units/acre Subarea C 30% 71 units/acre Subareas A & B 43 units/acre Subarea C
Washington Street Design District	No density limit: 600 sq ft of building area devoted to such uses	
TOD District	No limit on number of units; 500 sq ft of lot area per dwelling unit	
Reed-Putnam Design District	62 units/acre 700 sf of lot area Subarea D 29 units/acre 1,500 sf of lot area Subareas C & E	10% 69 units/acre Subarea D 32 units/acre Subareas C & E 20% 75 units/acre Subarea D 35 units/acre Subareas C & E 30% 81 units/acre Subarea D 38 units/acre Subareas C & E

§118-1050, Workforce Housing Regulation. (Amended)

■ Bonus Density for Multifamily Development by Zoning District

Zone	Existing Density for Multifamily Development	Density with Bonus
SoHo Station Design District	43 units/acre 1,000 sf of lot per dwelling unit	40% 48 units/acre 20% 52 units/acre 30% 56 units/acre
South Norwalk Business District	26 units/acre 1,650 sf of lot per dwelling unit	40% 29 units/acre 20% 32 units/acre 30% 34 units/acre
Central Business Design District	54 units/acre 800 sf of lot area per du Subareas A/B 29 units/acre 1,300 sf of lot area per du Subarea C	10% 60 units/acre Subareas A & B 37 units/acre Subarea C 20% 65 units/acre Subareas A & B 40 units/acre Subarea C 30% 71 units/acre Subareas A & B 43 units/acre Subarea C
Washington Street Design District	No density limit: 600 sq ft of building area devoted to such uses	Allows greater density: more units per square feet of lot area
TOD District	No limit on number of units; 500 sq ft of lot area per dwelling unit	
Read-Putnam Design District	62 units/acre 700 sf of lot area Subarea D 29 units/acre 1,500 sf of lot area Subareas C & E	10% 69 units/acre Subarea D 32 units/acre Subareas C & E 20% 75 units/acre Subarea D 35 units/acre Subareas C & E 30% 81 units/acre Subarea D 38 units/acre Subareas C. & E

Buildings/Setbacks



Development Incentives

- Goal:
 - Encourage developments that increase density around the rail station
 - Encourage development of increased residential density within $\frac{1}{4}$ mile walk distance from the rail station
- Recommendations relative to height and setbacks:
 - Building heights have been increased to a maximum of three stories for lots of $\frac{1}{2}$ acre or less and 5 stories/65 feet for lots over $\frac{1}{2}$ acre
 - Setback requirements have been reduced



Development Incentives: Related Text

- § 118-540. TOD District
 - C. Lot and building requirements.
 - (1) The height and bulk of all buildings in existence at the time of adoption of this regulation are hereby declared to be in conformance with the requirements of this section, provided that such structures are maintained, rehabilitated, and integrated into the proposed development.
 - (2) If lot size is less than or equal to one-half ($\frac{1}{2}$) acre then the maximum building height is 3 stories/40 feet above base flood elevation. If the lot size is greater than one-half ($\frac{1}{2}$) acre, then the maximum building height is 5 stories/65 feet subject to the requirements of §118-540.B(1)(r) above.
 - (3) The height of buildings along South Main Street and Chestnut Street, from the centerline of Henry Street, to the boundary of the TOD District, is limited to 3 $\frac{1}{2}$ stories/45 feet. On South Main Street, south of Henry Street, the principal façade of the building shall be set back 50 feet from the centerline of South Main Street or from an established building line.



Development Incentives: Related Text

- § 118-540. TOD District
 - C. Lot and building requirements.
 - (1) The height and bulk of all buildings in existence at the time of adoption of this regulation are hereby declared to be in conformance with the requirements of this section, provided that such structures are maintained, rehabilitated, and integrated into the proposed development.
 - (2) If lot size is less than or equal to one-half ($\frac{1}{2}$) acre then the maximum building height is 3 stories/40 feet above base flood elevation. If the lot size is greater than one-half ($\frac{1}{2}$) acre, then the maximum building height is 5 stories/65 feet subject to the requirements of §118-540.B(1)(r) above.

This is the requirement for workforce housing, shown on slide 19.



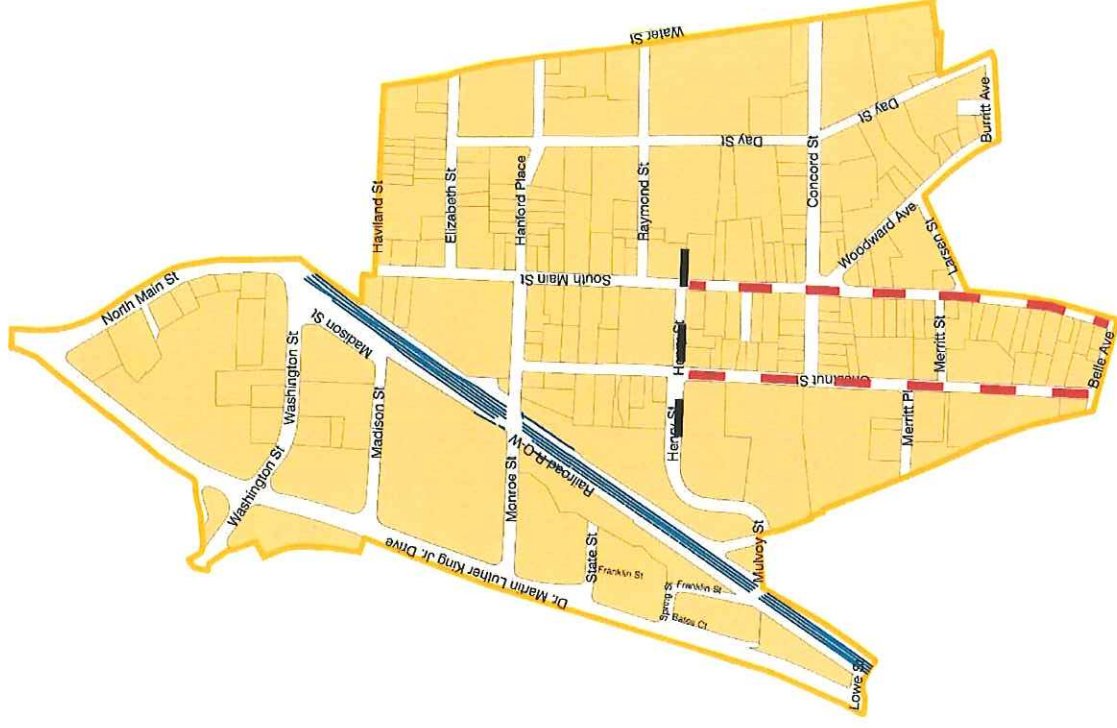
Development Incentives: Related Text

- § 118-540. TOD District
 - C. Lot and building requirements.
 - (3) The height of buildings along South Main Street and Chestnut Street, from the centerline of Henry Street, to the boundary of the TOD District, is limited to 3 ½ stories/45 feet. On South Main Street, south of Henry Street, the principal façade of the building shall be set back 50 feet from the centerline of South Main Street or from an established building line.



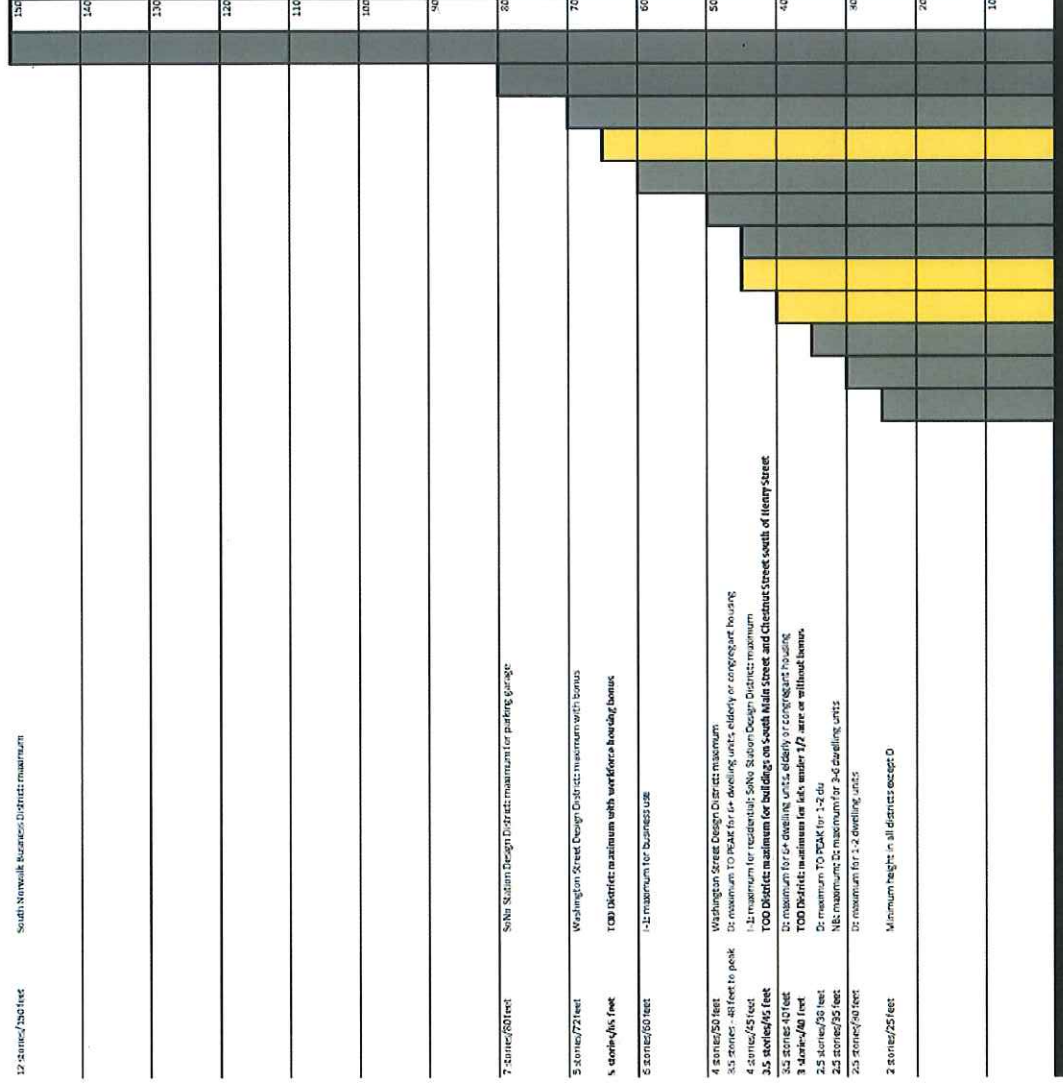
Building Height Restrictions

- Setbacks and height limitations transition from primarily commercial/mixed use to the north to primarily single-family to the south



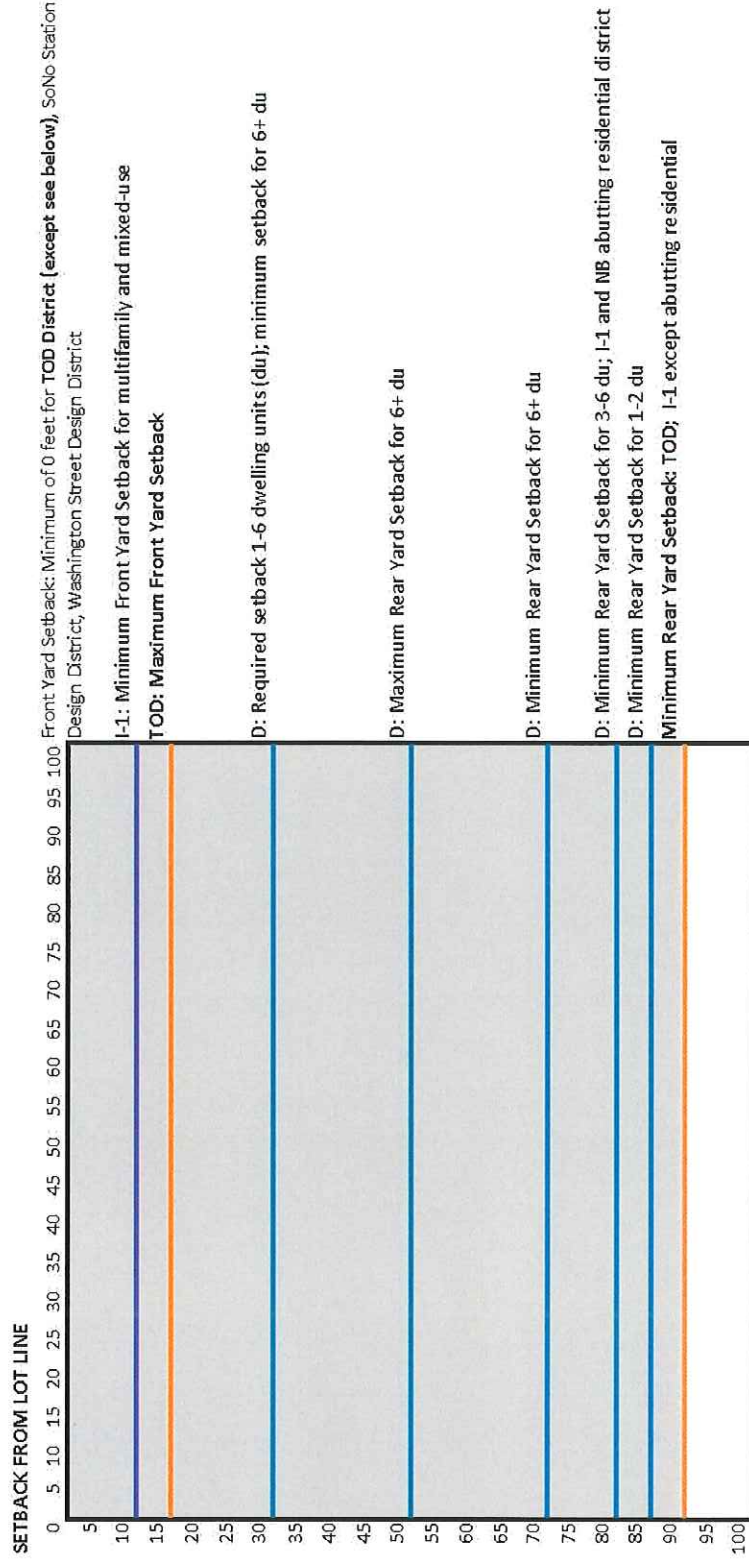
Dimensional Standards: Height

- Comparison of height requirements for underlying zoning districts





Dimensional Standards: Setbacks from Lot Lines



Dimensional Standards: Setback from Centerline or Building Line

