

ECONOMIC AND COMMUNITY DEVELOPMENT OF THE COMMON COUNCIL

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

TO: MEMBERS, ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE
COMMON COUNCIL

FROM: JOHN KYDES, CHAIRMAN

DATE: DECEMBER 29, 2022

RE: MEETING NOTICE

There will be a Special Joint meeting of the Economic & Community Development Committee and the Planning and Zoning Commission on Thursday, January 5, 2022 at 7:00pm, followed by the Regular Meeting of the Economic & Community Development Committee. To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



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



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



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



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

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
JANUARY 5, 2023 @ 7:00PM
AGENDA**

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. ADMINISTRATION

- A.** Approval of the Minutes of December 1, 2023 Meeting.

II. NEW BUSINESS

A. TRANSPORTATION, MOBILITY, AND PARKING

1. Authorize the Mayor, Harry W. Rilling, to execute an amendment to increase the Fuss and O'Neill contract by \$60,000 for Additional Transportation Engineering and Related Design Services for East Wall Street Improvements. (Jim Travers & Garrett Bolella)

ACCT: 0922-4120-5777-C0232 (\$40,000)

0923-4120-5777-C0824 (\$20,000)

2. Update on the Transportation Master Plan. (Presentation – Mike Yeosock)

B. BUSINESS DEVELOPMENT & TOURISM

1. Review of the Arts and Cultural District proposal and approval process. (Presentation - Sabrina Godeski)

III. OLD BUSINESS

ADJOURNMENT

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**CITY OF NORWALK
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
VIA TELECONFERENCE
DECEMBER 1, 2022**

ATTENDANCE: John Kydes, Chair; David Heuvelman; Thomas Livingston;
Lisa Shanahan; Barbara Smyth; Darlene Young

STAFF: Sabrina Church, Director of Business Development and Tourism;
Jessica Vonashek, Chief of Community and Economic Development;
Stephen Kleppin, Director of Planning and Zoning

OTHERS: Joshua Goldstein and Nora Niedzielski Eichner, Common Council
members; Greg Belew and Doug Brown, Quarterra; Brian Gafney
Antunovich Associates; Brian Bidoli, Norwalk Redevelopment Agency

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:00 p.m.

ROLL CALL

Mr. Kydes called the Roll as indicated above.

PUBLIC PARTICIPATION

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted.

Ms. Diane Lauricella discussed the Waterfront Industrial Zone Study and expressed concern that there were barely talks about the issue of contaminated soil. She said there are know toxic sites that will inhibit potential growth and redevelopment.

Ms. Lauricella said it was left out of the study to make it look nicer. She said she is not suggesting that she wants to scare people off but these sites are in the public record. She asked that this matter be reconsidered.

Ms. Lauricella said she agrees there should be some neighbor notification to let people know that there is going to be an ADU proposal.

There were no other speakers this evening.

I. ADMINISTRATION

A. Approval of the Minutes of November 3, 2022 Meeting.

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

II. NEW BUSINESS

A. REDEVELOPMENT AGENCY

1. PRESENTATION AND UPDATE ON WEBSTER STREET LOT.

Mr. Bidoli explained that this was looked at as a Redevelopment project. He said they issued a bid for the procurement of the lot and received strong responses to their nationwide search. They are bringing forth the selected firm, Quarterra.

The Divisional President from Quarterra gave an overview of their corporate structure and noted they are a very well capitalized company. He described local projects they've worked on. He said they have been working on preliminary concept plans. He noted that they do a great deal of community engagement and will start out with listening tours and soliciting feedback.

Mr. Brian Gaffney presented their plan. The plan is to build a parking garage that borders Martin Luther King drive with a series of single family houses in addition. In addition they will put a bike lane along Martin Luther King drive as well as a pedestrian promenade. This is a mixed-use with about 420 apartment units along with retail and incubator space. The park space will be on top of the parking structure.

The timeline was presented. They plan to reach out to the community over the next six to nine months. They envision the timeline happening through the fall and then they will begin designing the project period from there they are in the range of 18 to 20 months for construction the time however the timeline is not set in stone. They plan to begin the project with the construction of the parking garage.

Mr. Kyde's asked if the project will be able to move forward if they are not able to purchase a abutting parcels. He was told it can move forward; however, they will continue to have conversations with the parcel owners.

Mr. Livingston noted the current economic condition and asked about their sense of financial wherewithal and if there is anything that could affect that. The representative from Quarterra described how they are capitalized and said they raise their own private equity funds. They also have large institutional investors. The equity side of the project is very strong. The construction lending market has been impacted by the economy however they have a solid 18 months before they start construction.

Ms. Shanahan said she would like to know what kind of green initiatives they have planned for this project. She was told that the company has substantial ESC initiatives going on. They look to implement sustainable features where they can. They are going to be focused on energy consumption. Ms. Smyth said she likes what she is hearing and seeing. The park space is wonderful. She thanked Mr. Bidoli for his leadership on this.

Mr. Bidolli described the next steps, including out reach and working toward a term sheet. They will be doing a traffic study to look at the impact of this project. They are looking at ways to maximize the workforce/affordable housing initiative in this project.

B. PLANNING AND ZONING

**** MS. SHANAHAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE ALL DOCUMENTATION AND/OR RESOLUTIONS ASSOCIATED WITH THE CITY OF NORWALK'S OPT OUT OF THE STATE OF CONNECTICUT ACCESSORY DWELLING UNIT PROVISIONS OF PUBLIC ACT NO. 21-29 (HB 6107).**

Mr. Kleppin explained that this is a revision to the plan. Mr. Heuvelman expressed concern that that is being done is more restrictive than the State Statute. He said he would opt out of this. Ms. Smyth thanked Planning and Zoning for adding the set back information and said she would be supporting this.

Mr. Kydes said he was displeased and disappointed in the planning and zoning Commission. Without these restrictions in place they open us up to people making additional income from having a rental unit on their property. He would have liked to have seen this being a site plan review. Ms. Niedzielski Eichner said she would be joining Mr. Heuvelman in a no vote. She said that increasing housing stock for young people and seniors is crucial and feels that ADUs are crucial for this. She does appreciate the work that went into this. Mr. Goldstein said an issue is the location of the ADUs and wants to caution the Commission if they plan on being too restrictive; they would have to be very clear about that.

Mr. Kydes said the neighbors have a right to know if a neighbor is putting up an ADU. Mr. Kleppin noted that an addition to a house is not an ADU.

**** MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (MR. HEUVELMAN)**

C. BUSINESS DEVELOPMENT & TOURISM

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A GRANT AGREEMENT BETWEEN THE CITY OF NORWALK ARTS COMMISSION AND THE CONNECTICUT OFFICE OF THE ARTS IN THE AMOUNT OF \$1,200.**

Ms. Church reviewed the item and said they applied for operational funds. In the past they used volunteer time, but will use these funds for a Curator.

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**** MOTION PASSED UNANIMOUSLY**

**** MS. YOUNG MOVED TO APPROVE THE SOLE SOURCE REQUEST WITH KIVA USER FUNDS, LLC IN AN AMOUNT NOT TO EXCEED \$25,000 FOR THE MANAGEMENT AND DISBURSEMENT OF AMERICAN RESCUE PLAN ACT FUNDS FOR WMBE MATCHING WITHIN THE EXISTING KIVA PLATFORM.**

**ACCT: 0922-3710-5777-C0773
923-3710-5777-C0773**

AND TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH KIVA USER FUNDS, LLC IN AN AMOUNT NOT TO EXCEED \$25,000 TO DISPERSE \$247,500 TO NORWALK WOMEN AND MINORITY OWNED ENTERPRISES OVER THE NEXT THREE YEARS.

**ACCT: 133710-5796-AEC09 (ARPA)
0922-3710-5777-C0773
0923-3710-5777-C0773**

Ms. Church reviewed the items and noted this is a sole source because they are already using the Kiva platform. This is the seed that will be paid to administer the \$250,000. Mr. Livingston asked for clarification on the language. Ms. Vonashek said she would revise the language in the motion for the upcoming Common Council meeting.

**** MOTION PASSED UNANIMOUSLY**

B. PLANNING AND ZONING (continued)

**** MS. SHANAHAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTATION TO AMEND THE CITY OF NORWALK PLAN OF CONSERVATION AND DEVELOPMENT TO INCLUDE AND RATIFY THE WATERFRONT INDUSTRIAL ZONES STUDY.**

**WATERFRONT INDUSTRIAL ZONES STUDY LINK:
[HTTPS://NORWALKCT.ORG/DOCUMENTCENTER/VIEW/28425/FINAL-WATERFRONT-STUDYREPORT](https://norwalkct.org/documentcenter/view/28425/final-waterfront-studyreport)**

Mr. Livingston asked why they were not upselling the heavy industrial sites up – river. He said the Harbor and River are some of Norwalk's prime assets. Mr. Kleppin said they spoke with all of the people who own property or businesses in the area. He expects that Devine Brothers will

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want to continue running their business at their existing site. Mr. Livingston said they need to think about when they are not there, otherwise they are being short sited.

Mr. Heuvelman said the problem he sees is that Norwalk is not doing industrial on the water as it did 70 years ago and is not looking at the potential to get back to the access to the water. Mr. Kleppin said a lot of material for Devine Brothers comes in by water. He added that because they are not changing the zone now, does not prevent it from being changed in the future. He said that Zoning designates changes all the time as long as it is consistent with the plans of the City.

Ms. Smyth asked about Meadow Street. Mr. Kleppin said the proposal was to keep that area as Industrial I.

Mr. Livingston said he was not going to support this. Mr. Heuvelman and Ms. Smyth also said they would not be supporting this. Mr. Kydes said he was frustrated with this and was in agreement with the group. Mr. Kleppin recommended speaking director with Devine Brothers. Mr. Livingston said they are not talking about Devine Brothers; they are talking about the property when they are not there.

**** MR. KYDES MOVED TO TABLE THE ITEM**
**** MOTION PASSED UNANIMOUSLY**

III. OLD BUSINESS

There was no old business discussed this evening.

ADJOURNMENT

**** MS. SHANAHAN MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:24 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

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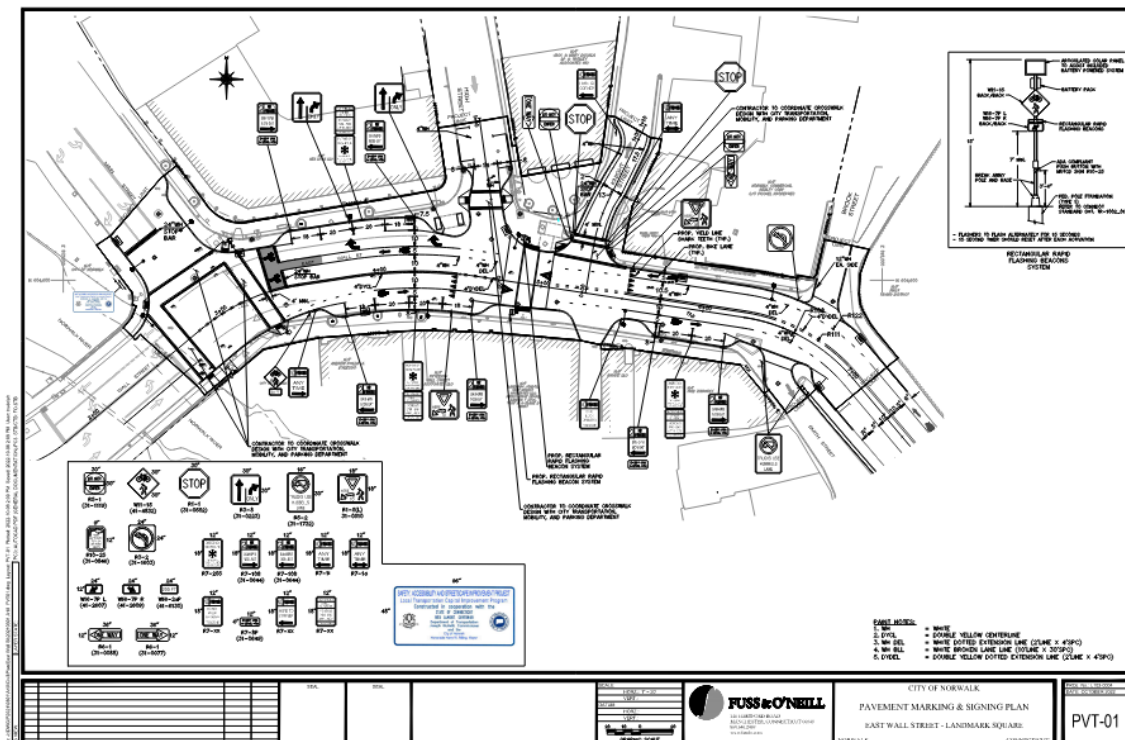


Mr. James Travers
Director of Transportation, Mobility and Parking
City of Norwalk
125 East Avenue
Norwalk, CT 06851-5125

Re: Task Amendment for Additional Transportation Engineering and Related Services
Design Services for the East Wall Street Improvements
LOT/CIP Project No. L102-0004
Norwalk, Connecticut
Fuss & O'Neill Reference No. 20210301.A10

Dear Mr. Travers:

At your request, we are pleased to provide this task amendment to perform additional requested transportation engineering design services for the proposed improvements to the East Wall Street Corridor within the limits shown below under the existing LOTCIP (L102-0004) project.



Mr. James Travers

October 6, 2022

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Scope of Services

Fuss & O'Neill is continuing to design, coordinate, and advance the East Wall Street improvements in order to implement bi-directional bicycle lanes in both the east and west directions by widening the previously designed curb-lines by five feet on both the north and south sides of the road. As the Final Plans For Review (90%) design phase advances per the February 18, 2022 agreement, additional scope of services has been requested as follows:

Traffic Operations

- Fuss & O'Neill (F&O) will obtain and review volume and count data to determine the traffic operations within the LOTCIP project.
- Intersections of East Wall and Knight Street as well as East Wall and High Street will include a capacity analysis investigating queuing and level of service.

Design Vehicle

- Conduct and verify several design vehicles such as an SU-30 box truck, city bus, and/or fire trucks to maneuver various movements throughout the project limits.

Traffic Signal Plans

- Depict traffic signal and pedestrian equipment layout at the intersection of East Wall and Main Street.
- Minor traffic signal modifications are assumed:
 - The signal plans will depict signal timing, phasing, pedestrian accommodations, vehicular detection equipment, coordination, signal head alignments, and emergency pre-emption determination
 - Provide electrical modifications to account for necessary adjustments to traffic handholes, pedestrian equipment, vehicular appurtenances, signal head relocations etc.
- Develop traffic signal special provisions if necessary
- Provide standard details for affected traffic signal equipment
- Prepare structural loading calculations for each mast arm and determine maximum load effects on the foundation.

Streetscape Elements

- As certain elements with the previously established streetscape design will be retained, some elements will be further reviewed, discussed, and coordinated with the

Mr. James Travers

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Transportation, Mobility and Parking Department to ensure there is a seamless and continuous streetscape motif between East Wall Street and Wall Street. Possible revisions or adjustments may be made to the light fixtures, benches, and/or bike racks.

- F&O will update the following documents as necessary:
 - Plans
 - Details
 - Bid Package / Technical Specifications
 - Estimate

Assumptions

The scope detailed above was developed with the following assumptions. Should any of these assumptions prove to be incorrect, additional scope and fee may result.

1. If applicable, all assumptions within the February 18, 2022 agreement apply.
2. Coordination with the Office of the State Traffic Administration (OSTA), if required, is not included.
3. Structural loading calculations and determination of maximum load effects on the foundation to validate if the existing foundations are sufficient are not included.

Fees

Fuss & O'Neill proposes a budget of **\$60,000** be established for professional services in support of this effort. Direct costs for any reproductions, mileage and mailings are included in the above costs. Fees are valid for 90 days. If authorization extends beyond this duration, Fuss & O'Neill reserves the right to renegotiate the fee.

This amendment will be completed under the terms and conditions of our original agreement titled "Technical Design Agreement for Transportation Engineering and Related Services" and dated January 25, 2022.

Unless expressly instructed by the client to the contrary, Fuss & O'Neill will consider the data provided by organizations that are engaged with respect to mapping current climate conditions and follow the recommendations of applicable municipal, state and/or federal guidelines and standards for design, including consideration of project purpose and location, and future climate conditions relevant to the design life and/or anticipated service life or duration of the project, using applicable available data relevant to the project geography.



Mr. James Travers

October 6, 2022

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Receipt of a signed copy of the Authorization to Proceed enclosed with this task amendment will serve to authorize the work outlined in the Scope of Services. Thank you for requesting consulting service from Fuss & O'Neill. We look forward to continuing our work with you on this project.

Sincerely,

John A. Guzze, PE
Project Manager

Mark G. Vertucci, PE, PTOE
Vice President

Attachments: Authorization to Proceed

Authorization to Proceed

Mark Vertucci, PE, PTOE
Fuss & O'Neill
146 Hartford Road
Manchester, CT 06040

Re: Task Amendment for Additional Transportation Engineering and Related Services
Design Services for the East Wall Street Improvements
LOT/CIP Project No. L102-0004
Norwalk, Connecticut
Fuss & O'Neill Reference No. 20210301.A10

Budget: \$60,000.00

Dear Mr. Vertucci:

I hereby authorize Fuss & O'Neill to proceed with the above-referenced project in accordance with the General Terms and Conditions and Task Amendment dated October 6, 2022.

Printed Name

Date

Signature

Title

City of Norwalk – *please complete information below.*

*Submit invoice as follows (✓ one →):	_____ Mail	_____ Email	_____ Online
Billing Contact:	Name:		
	Address:		
	Phone/Email:		
Accounts Payable Contact:	Name:		
	Address:		
	Phone/Email:		
Purchase Order Number:			

**** Indicate address, email address and website link if different than already provided.***