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: MATTHEW T. MIKLAVE, CHAIRMAN

DATE: DECEMBER 28, 2011

RE: **MEETING NOTICE**

The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, January 5, 2012 at 7:30 pm**, in Room 231 in Norwalk City Hall. Please Note The Time And Location.

PLANNING COMMITTEE OF THE COMMON COUNCIL
January 5, 2012
7:30 PM

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES – December 1, 2011 Regular Meeting

II. BUSINESS

A. **WALL STREET REDEVELOPMENT PLAN**
   1. Globe Theater - Owner's Redevelopment Proposal

B. **13 AND 20 DAY STREET**
   1. Approval of Option Agreement Between the City of Norwalk and the Norwalk Housing Authority

C. **CONNECTIVITY**
   1. Information Session

D. **CDBG**
   1. Schedule Public Hearing for PY 38 and review Annual Plan Process

E. **WORKFORCE HOUSING REGULATION AND AFFORDABLE HOUSING INVENTORY**
   1. Update

F. <u>TOD GRANT REQUESTS</u>

1. Update

III. OLD BUSINESS

IV. NEW BUSINESS

ADJOURNMENT

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: MATTHEW T. MIKLAVE, CHAIRMAN

DATE: DECEMBER 28, 2011

RE: **MEETING NOTICE**

The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, January 5, 2012 at 7:30 pm**, in Room 231 in Norwalk City Hall. Please Note The Time And Location.

PLANNING COMMITTEE OF THE COMMON COUNCIL
January 5, 2012
7:30 PM

A G E N D A

CALL TO ORDER

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES – December 1, 2011 Regular Meeting

II. BUSINESS

A. WALL STREET REDEVELOPMENT PLAN
1. Globe Theater - Owner's Redevelopment Proposal

B. 13 AND 20 DAY STREET
1. Approval of Option Agreement Between the City of Norwalk and the Norwalk Housing Authority

C. CONNECTIVITY
1. Information Session

D. CDBG
1. Schedule Public Hearing for PY 38 and review Annual Plan Process

E. WORKFORCE HOUSING REGULATION AND AFFORDABLE HOUSING INVENTORY
1. Update

F. <u>TOD GRANT REQUESTS</u>

1. Update

III. OLD BUSINESS

IV. NEW BUSINESS

ADJOURNMENT

CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
DECEMBER 1, 2011

ATTENDANCE:	Matthew Miklave, Chairman; Michael Geake, Douglas Hempstead, Carvin Hilliard, David McCarthy, Jerry Petrini.
STAFF:	Norwalk Redevelopment Agency: Tim Sheehan, Munro Johnson, Susan Sweitzer, Mary Grace Weber.
OTHERS:	Common Council: Bruce Kimmel, David Watts (7:45 p.m.) Paxton Kinol, Stanley Seligson, Michael Serrao, Waypointe.

CALL TO ORDER

Mr. Hempstead called the meeting to order at 7:30 p.m.

PUBLIC PARTICIPATION

Mr. Miklave asked for members of the public in attendance who wished to speak to state their name and address, and he invited comments to be made during discussion of agenda items. He added that this meeting was an orientation session, and comments or questions on particular projects could be reserved to be made at a later time in the meeting.

Ms. Diane Ceci, 37 Olmstead Place, Norwalk stated that she was here to speak on the Choice Neighborhoods Program Day Street Option Agreement that was on the agenda as an action item. She stated that in view of new Committee members, this item should be for discussion only and not for approval to forward onto the Common Council. She added that information posted on the website is incorrect in terms of the agenda as well as the members of the Committee, and she wanted to know when the official list of members would be approved. Mr. Miklave replied that he had planned to table the item in view of new information, and that the final list of Committee members names had been revised and would be approved at the next Council meeting. Ms. Ceci asked how this meeting could take place and Mr. Miklave replied that there was a quorum of members in attendance, as listed in the roll call.

Mr. McCarthy left the meeting at 7:45 p.m.

APPROVAL OF MINUTES

Mr. Sheehan stated that there were several corrections and he requested for the edited minutes to be submitted for approval with the next agenda packet. Mr. Miklave stated that he would table approval of the minutes until the next meeting.

Mr. McCarthy returned to the meeting at 7:55 p.m.

Mr. Miklave stated that the primary objective of the meeting was to have an orientation session for the Committee members to have an overview of the projects managed by the Redevelopment Agency. He introduced Mr. Tim Sheehan, who presented a binder of information to be presented by the project managers of the Agency. Mr. Sheehan gave an overview of the statutory authorization and structure, highlighting that the Redevelopment Agency is comprised of five commissioners (Mayoral appointments) and the Agency is funded principally from state and federal grants, its own entrepreneurial efforts and in part through City operating budget funds.

He then reviewed the Operating and Capital Budget summary by project. Mr. Kimmel asked how the City Operating Budget Programs/Personnel are broken down between the two. Mr. Sheehan replied that the Operating Budget committed to these Positions and Programs is approximately 90 percent salaries / benefits and 10% for programming.

Mr. McCarthy left the meeting at 8:15 p.m.

Mr. Sheehan then gave an overview of the major projects and explained that the Agency has responsibility for the development and coordination of programs for the economic growth of Norwalk's six statutory urban renewal/redevelopment areas, as follows:

- Wall Street Redevelopment Plan
- Reed Putnam Urban Renewal Project
- West Avenue Redevelopment Plan
- South Norwalk Urban Renewal Project (Webster Street/Martin Luther King Boulevard area)
- Washington Street — South Main Improvement Area II
- South Main Corridor Urban Renewal Plan

Mr. Sheehan stated that a more in depth review of the above areas would be done by the project managers throughout this orientation session. He added that the Agency also operates at the request of the City and that separate from its statutory responsibilities, the Agency also administers various programs that enhance the social and economic health of the community in accordance with the five year Master Plan of Conservation and Development, the City's Consolidated Plan and the City's Annual Action Plan for CDBG.

Mr. McCarthy returned to the meeting at 8:45 p.m.

Mr. Sheehan introduced Mr. Munro Johnson, Ms. Susan Sweitzer, and Ms. MaryGrace Weber who presented their respective projects and fielded questions from the Committee members, as follows:

- Community Development Block Grant Program (CDBG)
- Housing Site Development
- 8-30 G Affordable Housing Documentation and Inventory
- Urban Connectivity Master Planning
- Public Parking Master Planning
- Transit Oriented Development Planning
- Fair Housing Program Neighborhood Preservation Program
- City Marketing and Business Development

Mr. McCarthy left the meeting at 8:55 p.m.

Mr. Miklave asked about the impact of these programs as it relates to the Harbor Loop Trail, pedestrian plans, bicycle trails and the development of Oyster Shell Park, and Mr. Sheehan replied that all of the initiatives identified are relevant to the Connectivity Master Plan a draft of which was included in the binder and was then reviewed later in detail by Mr. Johnson.

Mr. Miklave stated that he would move the order of the agenda to have the Waypointe status next on the agenda as a courtesy to the team of presenters that were in attendance.

WAYPOINTE STATUS UPDATE

A Power Point presentation was made by the Waypointe team, and following the in-depth discussion, Ms. Sweitzer introduced Mr. Paxton Kinol, who gave an overview of the history on the project.

Mr. McCarthy returned to the meeting at 9:15 p.m.

Following the presentation the team fielded questions, and Mr. Kimmel asked about the mix of residential and commercial property. Mr. Kinol replied that the plan has been adjusted from original assumptions in response to the market demand. He explained that north block of Waypointe, when complete, will contain 95 apartments, and approximately 12,000 square feet of retail and 1,600 square feet of restaurant space, with planned occupancy by the end of 2013.

Ms. Sweitzer asked about the timing, and Mr. Kinol replied that demolition in the Mid-Block is poised to begin along West Avenue and Orchard Street in preparation for construction of the Mid-Block Waypointe once the building permits are ready, which would likely be around the end of January. It will be concrete in the ground, first toward the front starting at the corner of Merwin and West Avenue, then we'll work back from West Avenue, and the planned six-story parking garage will arise next April at the center of the mid-block. He referred to the renderings and new motion software part of the presentation that gave a virtual tour of driving down West Avenue.

Choice Neighborhoods

Mr. Sheehan referred to the supporting documents in the packet and stated that based upon revisions to the Option Agreement as drafted by Corporation Counsel which have been negotiated and accepted , he recommended tabling the item to give the Committee sufficient time to review the revised draft Option Agreement . Mr. Hempstead asked for it to be noted in the record that this item had been discussed and reviewed in Committee at the October meeting, and sought the incorporation of some additional provision before sending it to the Council for approval to the Council. Specifically Mr. Hempstead asked about the term of the Option Agreement.

Mr. Sheehan read what the revised Agreement contained on that particular point. Mr. Sheehan clarified for the Committee that Option Agreement negotiations have been between Corporation Counsel and the Norwalk Housing Authority Counsel.

Ms. Cece stated that the document as posted on the website did not have information that was read by Mr. Sheehan. Mr. Sheehan replied that Ms. Cece was correct as what he read from was a revised document that included certain modifications. Because of these modifications Mr. Sheehan indicated he was asking for the action to be tabled. Ms. Cece asked when she could get a copy of the revised document. Mr. Sheehan indicated that he intended to provide her one immediately along with the Committee members. Mr. Miklave requested that information be provided to the Committee electronically as well.

Mr. Petrini asked if the delay poses a risk to existing or potential funding. Mr. Miklave replied that the issue has to go through the 8-24 review process. Mr. Sheehan replied that this is a HUD program and the challenge is to create a transformation plan supported by the Council, along with the terms of the agreement that has been vetted through Corporation Counsel within a year and a half window.

Mr. Hilliard stated that he has been involved for quite some time on the project and he strongly supports it as it will transform the area. He added that he has been through about a dozen public information sessions and meetings and there will be another meeting on Friday, December 9 with the groups involved from three Sub-Committees. He added that it will be at Calvary Baptist Church beginning at 8:30 a.m. Mr. Miklave asked for the details of the meeting schedule to be sent to the Planning Committee members by e-mail, and that he would like to attend.

** **MR. PETRINI MOTIONED TO TABLE APPROVAL OF THE PROPOSED OPTION AGREEMENT ON THE DAY STREET PROPERTIES UNTIL THE NEXT MEETING PENDING REVIEW OF NEW INFORMATION FROM CORPORATION COUNSEL.**

** **THE MOTION PASSED WITH FOUR VOTES IN FAVOR (HEMPSTEAD, MCCARTHY, MIKLAVE, PETRINI) ONE OPPOSED (HILLIARD) AND NO ABSTENTIONS.**

SURFACE TRANSPORTATION ENHANCEMENT PROGRAM APPLICATION.

Mr. Sheehan referred to the supporting documents and gave an overview of the program, and stated that it speaks to the Chairman's questions raised earlier about the connectivity issues. He explained that it represents a potential source of federal grant funds to effectively leverage the recent roadway improvements and infrastructure work within the City's West Avenue Corridor.

Mr. Miklave added that there is a tremendous need for improvements, and Mr. Sheehan replied that this program provides selected enhancements, including both pedestrian and lighting improvements recommended in the City's Connectivity Master Plan as well as landscape improvements not previously included due to budgetary constraints of the West Avenue roadway and infrastructure program.

** **MR. HEMPSTEAD MOTIONED TO APPROVE AND FORWARD ON TO THE COMMON COUNCIL TO AUTHORIZE THE NORWALK REDEVELOPMENT AGENCY, AS PROJECT ADVOCATE, TO PREPARE AND SUBMIT ALL REQUIRED DOCUMENTS ASSOCIATED WITH APPLICATION TO THE STP - TRANSPORTATION ENHANCEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED $750,000, ON BEHALF OF THE CITY OF NORWALK AS PROJECT SPONSOR; AND FURTHER TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH SAID APPLICATION. (FUNDING FOR THE MATCHING REQUIREMENT TO BE PROVIDED BY THE NORWALK REDEVELOPMENT AGENCY FROM PREVIOUSLY APPROVED CAPITAL BUDGET FUNDS)**

** **MOTION PASSED UNANIMOUSLY.**

Request for Approval of Mayoral signature on Consolidated Plan Certificate of Consistency for the Norwalk Housing Authority Annual Public Housing Plan.

Ms. Weber noted that the Agency had reviewed the Norwalk Housing Authority's annual Public Housing Authority Plan and deems it to be consistent with the City of Norwalk's Consolidated Plan for housing and community development. Specifically, the PHA Plan is consistent with the Housing and Income Stability Pathways set forth in the City's ConPlan. Mr. Miklave stressed that compliance with federal regulations was a critical issue and he asked that the certifications be read and closely followed.

** **MR. GEAKE MOTIONED TO APPROVE THE FOLLOWING: THE AGENCY, OPERATING AS THE CITY'S CDBG ADMINISTRATOR, DEEMS THE NORWALK HOUSING AUTHORITY'S PHA PLAN FOR FISCAL YEAR 2012-2013 TO BE CONSISTENT WITH THE CITY'S CURRENT CONSOLIDATED PLAN AND SEEKS PLANNING COMMITTEE APPROVAL TO ADVANCE THE AGENCY'S REQUEST FOR COMMON COUNCIL APPROVAL FOR THE MAYOR TO EXECUTE THE REQUIRED CERTIFICATE OF CONSISTENCY THAT MUST ACCOMPANY THE PHA PLAN WHEN SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

** **MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

Mr. Miklave requested the following be added to the agenda for the next meeting:
An update on Housing for Working Families Initiative.

Mr. Miklave asked that the complete agenda packet be e-mailed to the Committee members in advance as a matter of practice for meetings.

Mr. McCarthy apologized for having to leave and re-enter the meeting several times due to having to attend another meeting which was going on simultaneously with this one.

ADJOURNMENT

** **MR. MCCARTHY MOVED TO ADJOURN.**
** **THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:45 p.m.

Respectfully submitted,
Marilyn Knox; Telesco Secretarial Services

PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

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

FROM: TIMOTHY SHEEHAN, EXECUTIVE DIRECTOR
MUNRO W. JOHNSON, AICP
SENIOR DEVELOPMENT PROJECT MANAGER

DATE: DECEMBER 19, 2011

RE: GLOBE THEATER - OWNER'S REDEVELOPMENT PROPOSAL

As Planning Committee members will recall from last month's "orientation" meeting, the owner's representative of the Globe Theater (71 Wall Street) is seeking to redevelop the property in financial partnership with the City of Norwalk. He will be before this committee at your upcoming meeting to describe the specifics of his proposal and entertain your questions.

By way of background, the representative, Andrew Kydes, recently appeared before the committee at its meeting on August 31, 2011 and will be viewing this as a follow-up to that meeting. At the 8/31 meeting, he presented the attached materials (Attachment A) with a request that the city utilize its Section 108 Loan authority (a financing tool of HUD's Community Development Block Grant program) to help finance the project. Minutes of that meeting are attached for your reference (Attachment B). At the committee's direction and working through its chairman, staff drafted the attached memo (Attachment C) as the response to Mr. Kydes, stipulating that before a Section 108 Loan application be undertaken, certain due diligence to assess the project's feasibility should be conducted. To this letter, Mr. Kydes responded with the second attached letter (Attachment D), stating that undertaking the requested analysis was a hardship – one that he was willing to undertake, but preferably after authorization to pursue the 108 Loan.

The Committee, as staff understands it, is being asked to determine the following based on Mr. Kydes upcoming presentation:

1. The soundness of the proposal, as presented.
2. If the level of financial risk to the City associated with the proposal, as presented, is acceptable.

If the Committee makes such determinations, Mr. Kydes has asked that the proposal be forwarded to the Common Council for action.

ATTACHMENT A

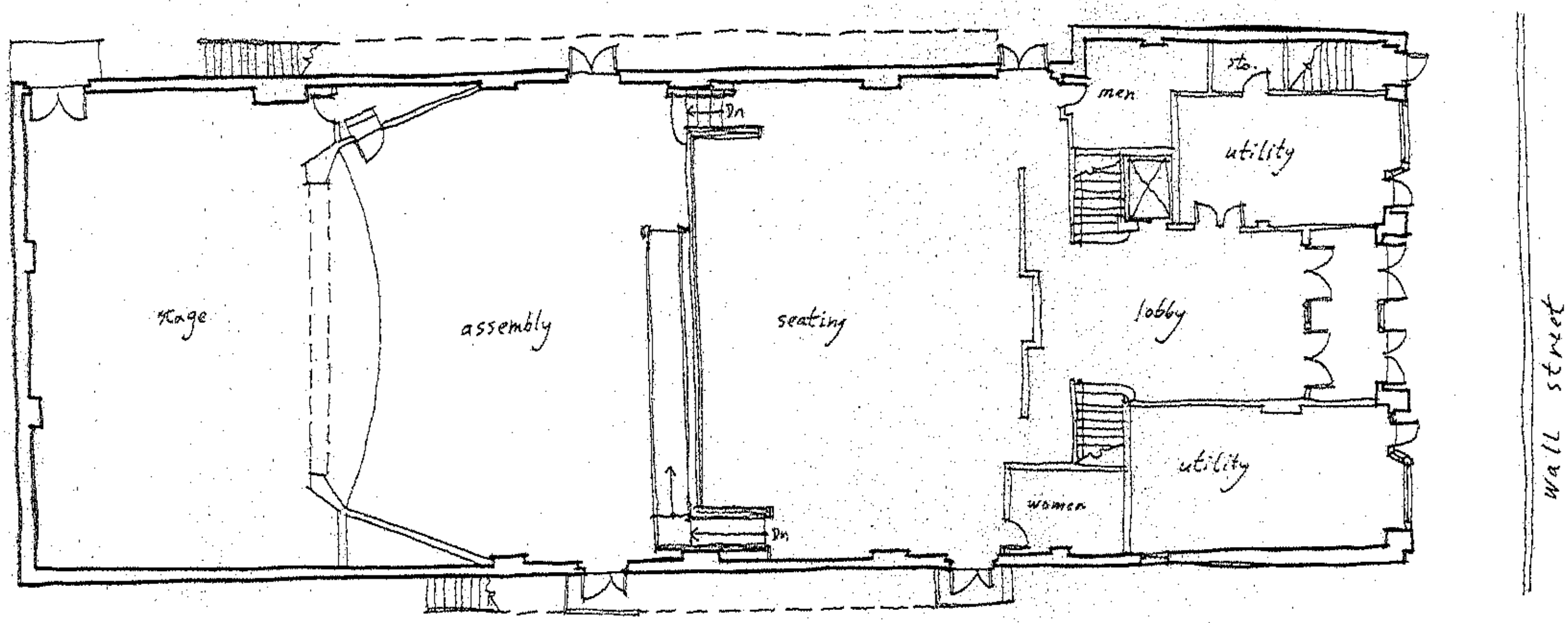
north elevation
Globe Theatre

1/8" = 1'-0"
10.01.10

Redevelopment of the Globe Theater

Norwalk, CT

Interior Plans for Globe

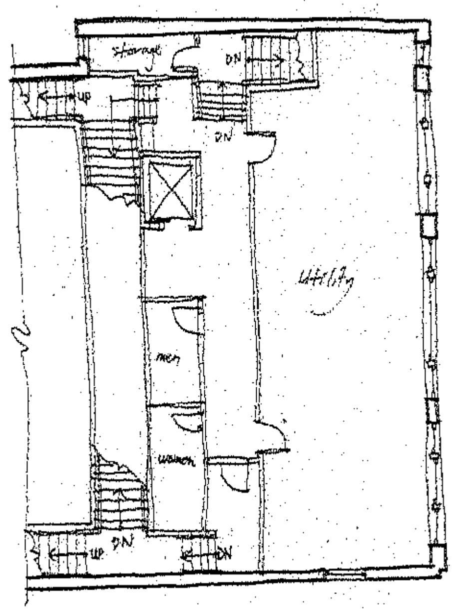


main level plan
Globe theatre
71 wall street
Norwalk, CT
Land Recovery Group, Inc.

1/8"=1'-0"
10.01.10

ellen malmon architecture llc

Stage Plan



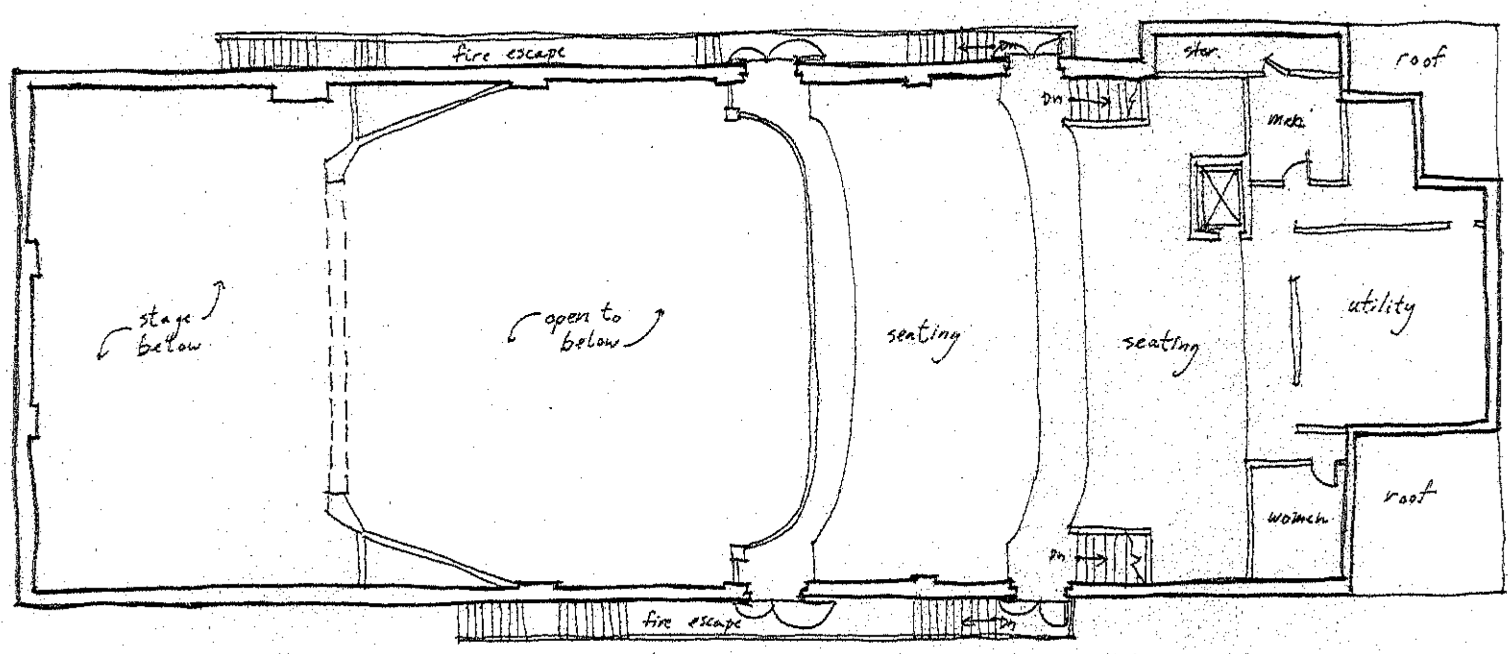
level 02 plan — 1/8" = 1'-0"

Globe theatre
71 Wall Street
Norwalk, CT
Land Recovery Group, Inc.

10.01.10
not for construction

allen malman
architecture llc

Balcony Plan



balcony level plan — 1/8"=1'-0"

10.01.10

Globe Theatre
71 Wall Street
Norwalk, CT
Land Recovery Group, Inc.

ellen malmon architecture llc

Globe Theater
Architect Sketches

Redevelopment of the Globe Theater

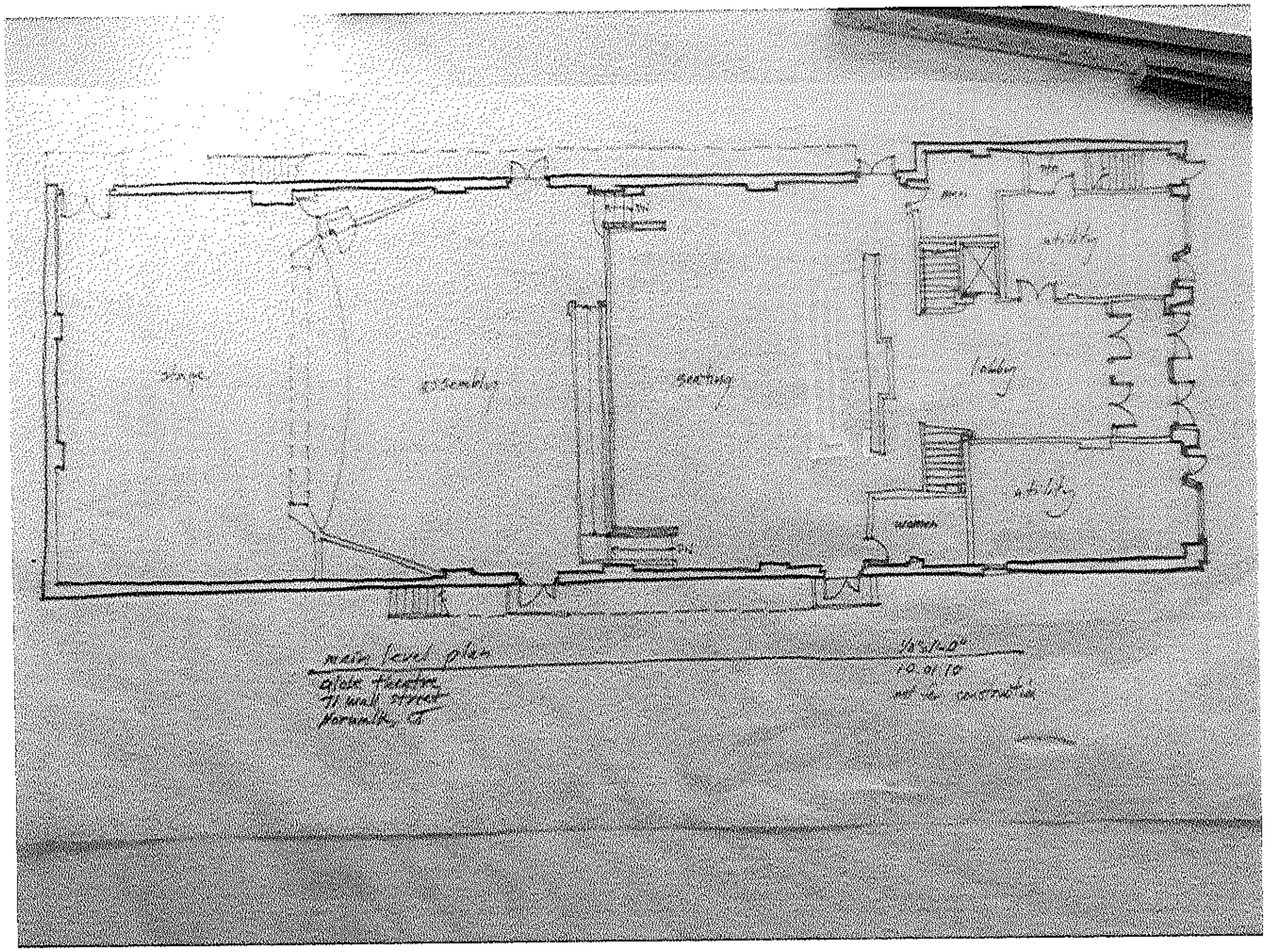
Norwalk, CT

north elevation

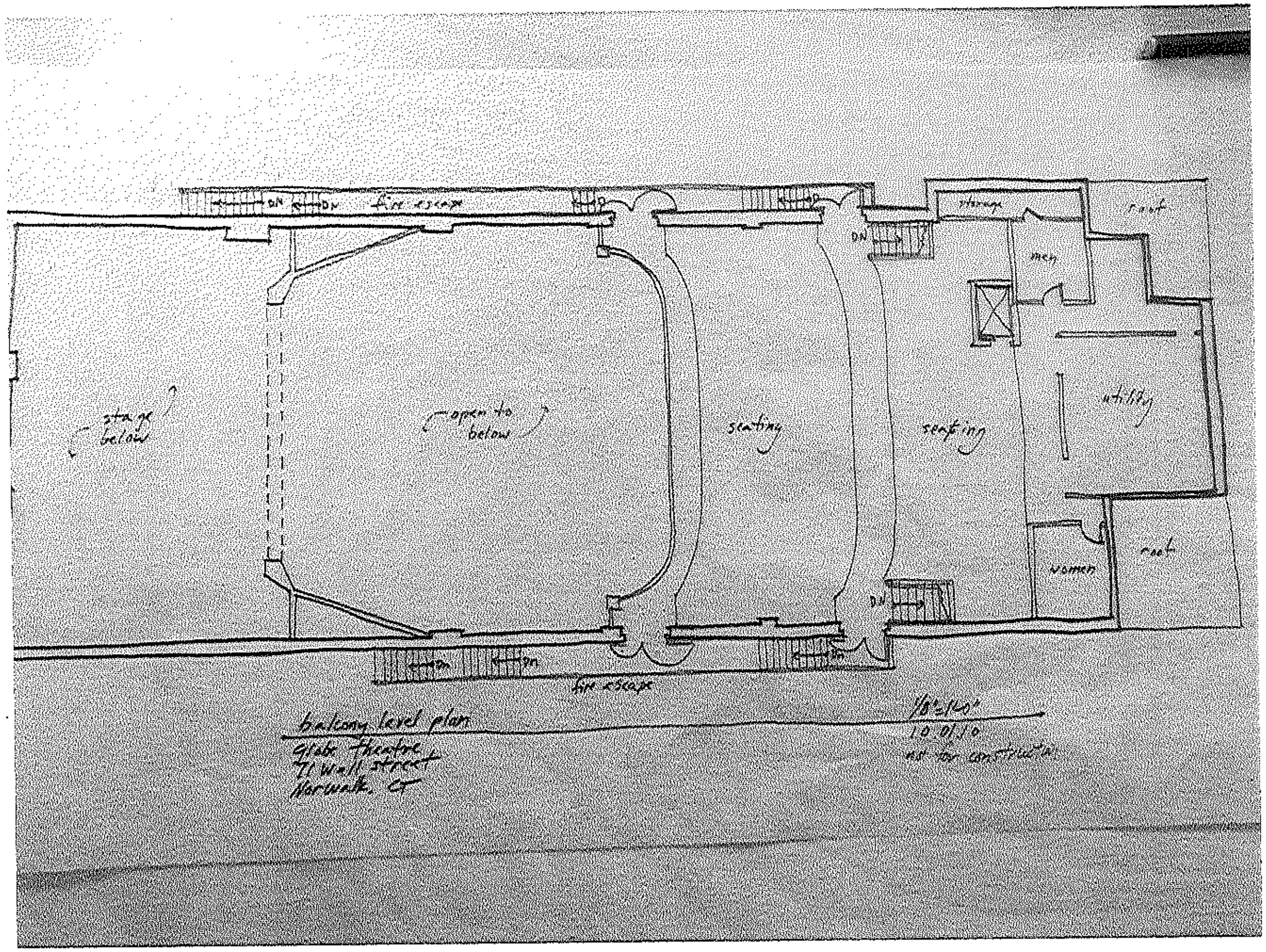
globe theatre
71 Wall Street
Norwalk, CT

1/8" = 1'-0"
10.01.10
not for construction

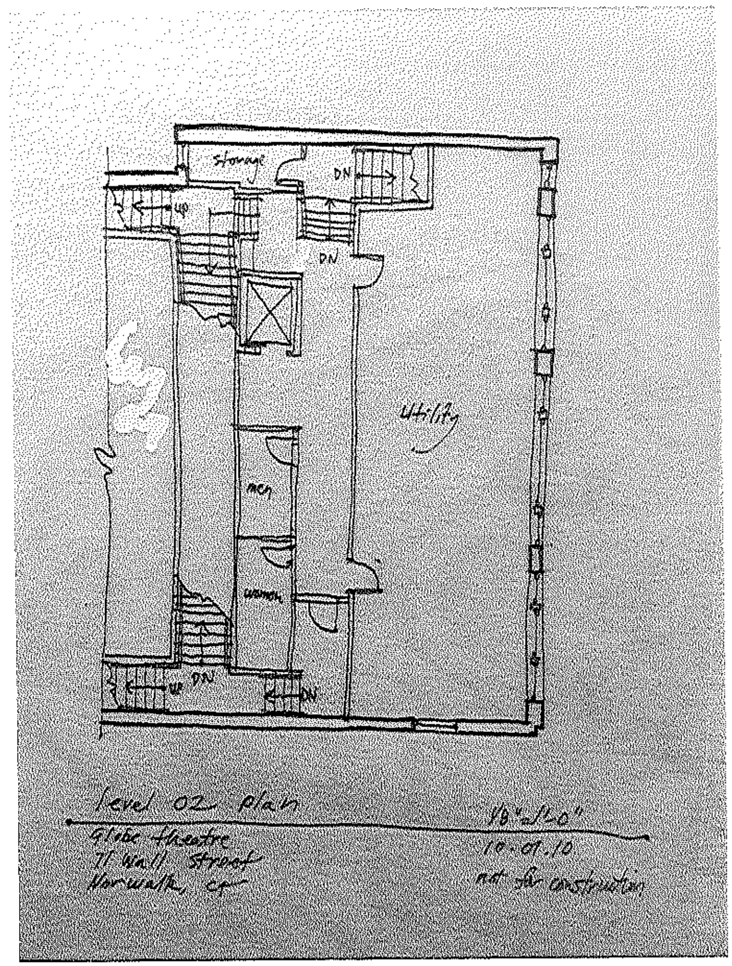
Floor Plan

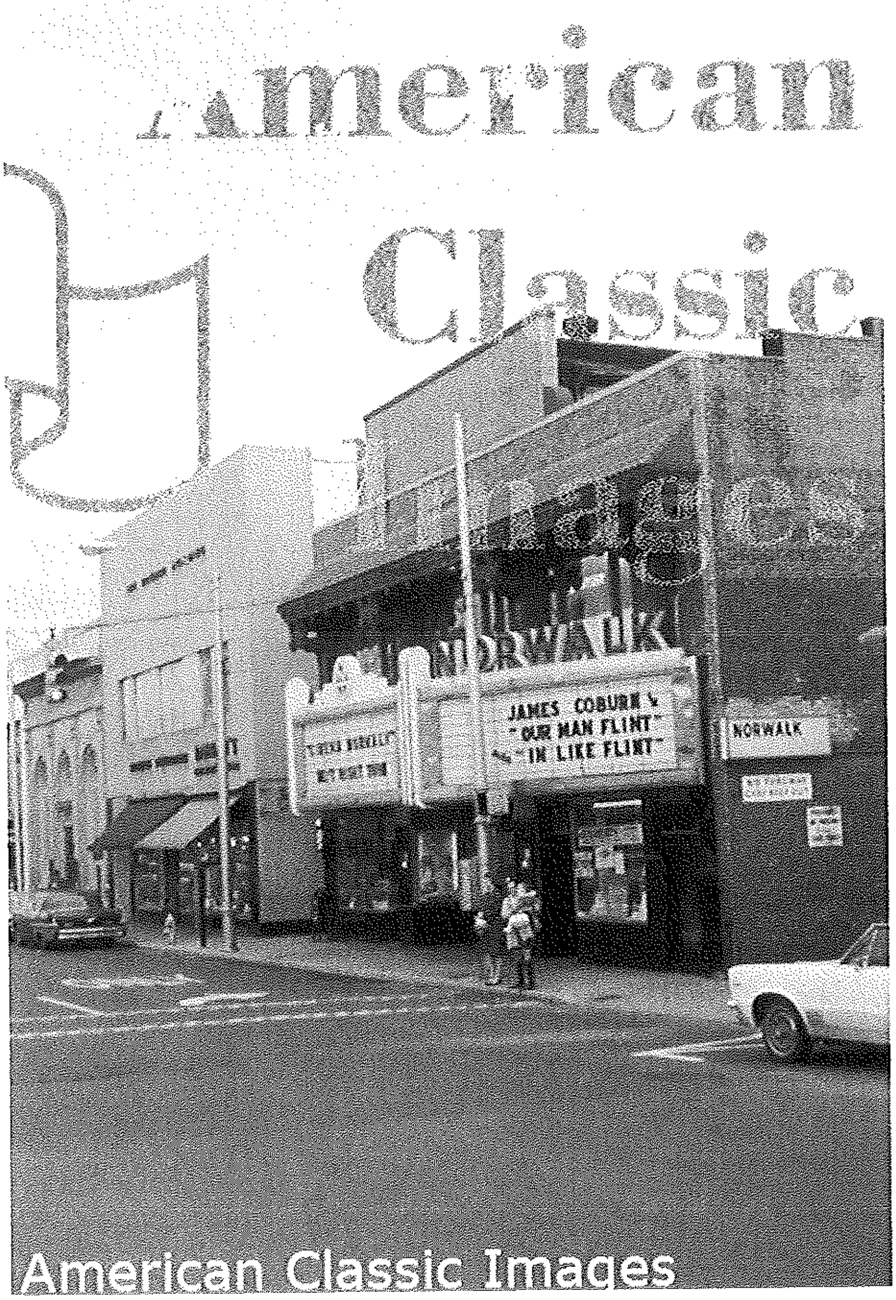

seating
lobby
utility
utility
women
main level plan
Globe Theater
71 Wall Street
Norwalk, CT
1/8"=1'-0"

Balcony


fire escape
storage
roof
men
stage below
open to below
seating
seating
utility
women
roof
DN
fire escape
balcony level plan
Globe Theatre
71 Wall street
Norwalk, CT
1/8" = 1'-0"
not for construction

Basement


storage
DN
UP
DN
men
women
utility
UP
DN
DN
level 02 plan
1/8"=1'-0"
Globe theatre
71 Wall Street
Norwalk, CT
10.07.10
not for construction



City	Norwalk - CT
State/Region	Connecticut

Theaters - Ct040: Norwallk April 1967 Norwalk - Norwalk - CT, Connecticut

No warranty for the accuracy of product image or description.

Item code 5146

Select Options

Standard Prints with Metal and Wood Frames with Clear Plexiglas
OR
Stretched Canvas
Select a frame size and type, mouse pad, or note card:
Prints Only, Framed and Canvas

Please note that the frame options only apply to the type of frame purchased.

PROJECT GOALS

Restoration of The Globe Theater and adapting it for use as a performing arts venue has three primary goals for the Norwalk region and the Fairfield County community.

- *HISTORIC PRESERVATION* - The Globe Theater is one of Norwalk's most prominent historic buildings. It is recognized as both a statewide and national historic resource and is listed on the Connecticut Registry of Historic Resources as well as the National Registry of Historic Resources. Restoring The Globe Theater will make it one of Norwalk's most important historic buildings.

- *SUPPORTING ARTISTIC & CULTURAL OPPORTUNITIES IN THE COMMUNITY* – Restoring The Globe Theater will create a home to a variety of programs presented by the region's many fine local arts organizations as well as music, dance, repertory film, theatrical performances and educational workshops.

  COMMUNITY DEVELOPMENT/ECONOMIC REVITALIZATION – In hundreds of cities across the nation, the development of historical theaters has produced enormous economic benefits for the downtown districts, bring people back to downtown, expanding activities after 5 p.m. and stimulating the growth of restaurants and other business supporting the activities of the theater. Restoring The Globe will be identified as a central component of the Downtown Redevelopment Plan, helping to revive the Business District and will support economic effects currently underway and serve as a major catalyst for the future of Norwalk.

  PROVIDE NEW COMMUNITY RESOURCES
  The Globe Theater will provide employment for moderate and low-income persons as well as providing access to affordable entertainment by offering, on occasion discounted and free access.

City of Norwalk, Connecticut
Globe Theater Project

Section 108 Loan Application

Section 108 Loan Request:	$2 Million
Total Project Financing:	$7.048 Million
Loan Term:	20 Years
Interest Rate:	4%
Timeline:	24 Months for Construction, 18 years of Ownership
Owner:	Wholly owned by single entity purpose
Project Description:	The rehabilitation of the historic Globe Theater will include the creation of commercial spaces (wine bar/restaurant) along with the restoration of the stage for various entertainment venues. This rehabilitation will allow the creation of a regional performing arts center for music, dance and theater groups with sound stage capabilites.
Local/National Objective:	Restoration of a community asset allowing persons with disabilites as well as moderate, low and very low-income residents access to cultural spaces. Affordable and on occasion, free access to moderate and low-income persons
Eligible Activity:	Restoration and low term ownership of Historic public spaces.
Collateral:	First Mortgage on subject property

1) Project Description

Purpose Theater	The single entity purpose will substantially rehabilitate the Globe Building to create commercial retail space, entertainment space and a performing arts space for the benefit of the overall community
Objectives	By calendar year end 2011 commence construction on the subject Property with a completion date of fall 2013
Location	The subject property is located at 71 Wall Street in Norwalk, CT.
Ownership	The property owned by a single purpose entity, to allow for the syndication of tax benefits and credits necessary for the rehabilitation of the property

Business Creation

In anticipated that use and occupancy of the property will involve The creation or expansion of businesses that will employ upwards of 20 full time equivalents.

2) Source and Use of Funds

Sources		
HUD 108 Loan	$2,000,000	
CDBG	500,000	
Tax Credit Syndication	4,448,494	
		$7,048,494
Uses		
Mortgage	850,000 – see summary	
Remediation	325,000	
Hard Costs	3,903,975	
Soft Costs	1,628,025	
Financing and Marketing	342,494	
		$7,048,494

3) **Eligible Activity and National Objectives**

Section Guarantee loan funds shall be used for the following eligible activities Under Section 570.703(a)&(b), construction, reconstruction, rehabilitation or historic preservation, or installation of public facilities which meet the CDBG National Objective requirements of Section 570.200 and under Section 570.208 (a) (1) providing and servicing low and moderate income persons.

The project meets the Community Development Block Grant (CDBG) Program national objectives outlined at 24 CFR 570.208 (a)(2)

In addition to meeting the above-referenced national objective criteria, the project also meets several CDBG eligible activity criteria.

The subject property will be available to the general public for gathering, music, dance, educational purposes and various forms of entertainment.

Summaries:

Providing employment for moderate and low-income persons.

The existing mortgage of $850,000 will be paid off from 108 Loan proceeds to allow us to syndicate tax credits and secure loan with first mortgage.

THE GLOBE THEATER

71 Wall Street, Norwalk, CT

Business Plan

Mary A. Kyriakides
8 Admiral Lane
Norwalk, CT 06851

Tel: 203-286-8862
mkydes@optonline.net

I. TABLE OF CONTENTS

II. EXECUTIVE SUMARY

Mary A. Kyriakides will transform The Globe Theater into Fairfield County's premier entertainment destination. Our mix of top-level musical artists, community friendly projects and family friendly entertainment programming will ensure our long-term success.

Frank Rich will serve as General Operator and brings over 30 years of entertainment industry experience to The Globe Theater.

The Globe Theater will utilize various local and state grants and credits to renovate the theater to a state of the art version of the original 1914 venue and will officially become a place of national historic significance.

III. GENERAL COMPANY DESCRIPTION

The Globe Theater, located in Norwalk, CT., is individually owned and will be restored to its former glory as the premiere entertainment venue in Southern Fairfield County. The Globe Theater will provide a vibrant combination of musical artists, local productions, art and theater to the community, along with educational functions.

Under the leadership of entertainment industry veteran Frank Rich, The Globe Theater will create a comprehensive programming schedule. From top-level musical acts to community friendly productions, The Globe Theater will become a positive center of the arts in Norwalk and serve as the anchor for the Wall Street area of downtown Norwalk.

IV. PRODUCTS AND SERVICES

The Globe Theater will rely on several different genres, wine bar/small restaurant, beverage sales and corporate/private events for its revenue stream.

Entertainment:

Music – a range of acts suitable for the area

Plays – traveling productions, Broadway rehearsals, community productions

Seminars/Lectures – a mix of programming providing educational opportunities

Film Screenings – special screenings using the theaters state of the art media system

Beverages – the front retail spaces will provide quality food and soft beverages to our theatergoers with beer and wine sales to age appropriate customers

Rental Units:

Commercial Space – At least one storefront will be a restaurant

Corporate meetings/parties/private events/film shoots – A resource for corporations, productions and community members.

The restored Theater will be a beacon for creative endeavors throughout the community.

Ticket prices will be in line with industry standards. Special events throughout the year will serve as fundraisers for community needs.

Film and Television Production:

When scheduling allows, The Globe Theater will host qualified film, television and digital media productions, which will bring further ancillary revenue to other local Norwalk businesses.

V. MARKETING PLAN

Customers

Our customer resides in Fairfield or upper Westchester County and is looking for an entertainment venue to enjoy. Our main demographic is 25-55, residing within 45 minutes of the theater, with an active interest in music, theater or film.

The Globe Theater will launch with a comprehensive media plan incorporating traditional and social marketing tools. We have extensive press relationships that will be leveraged, as well as targeted expenditures in local television, radio and print advertising.

For business customers, we will target Fairfield County based corporations and market the theater as a resource for company meetings and events.

For private customers, The Globe Theater can host their special events and celebrations.

Competition

The Westport Playhouse, 25 Powers Court, Westport, CT 06880, produces only theatrical works with no other revenue stream.

The Ridgefield Playhouse, 80 East Ridge, Ridgefield, CT 06877, has a mix of music, theatrical and community events but is a much smaller venue without the multiple revenue streams of The Globe Theater.

Management believes that The Globe Theater will not face serious competition from either of the aforementioned venues given its superior management, programming, size and amenities as well as its proximity to Greenwich, New Canaan, Darien, Westport, Fairfield, Wilton and Southern Westchester.

VI. MANAGEMENT AND ORGANIZATION

The Globe Theater will be under the direction of Frank Rich who has over 20 years of experience in the entertainment community working with top level artists, managing multi-million dollar companies and creating engaging entertainment for film and television.

Mr. Rich has key contacts in the creative industry that will be instrumental in creating a coveted line up of artists and events.

Professional and Advisory Support

- The Globe Theater owned by single entity purpose
- Architect – Paul Pizzo of Landmark Architects
- Developer - Andrew D. Kydes
- Production Manager - Frank Rich
- Music Director - John Krondes
- Financial Advisor - Michael Porzio
- Law Firm – Attorneys Pullman and Comley

GLOBE THEATER PROJECTED ANNUAL INCOME STATEMENT

Expenses:	
General Salaries	$ 110,000.00
Cost of Goods Sold	$ 100,000.00
Insurance	$ 20,000.00
Maintenance	$ 50,000.00
Utilities	$ 75,000.00
Advertising	$ 65,000.00
Debt Service – Loan 4% 20 year	$ 145,000.00
Postage	$ 10,000.00
Printing	$ 30,000.00
Payroll taxes	$ 20,000.00
Real Estates taxes	$ 25,000.00
Benefits	$ 10,000.00
Contingency	$ 50,000.00
TOTAL EXPENSES:	$ 710,000.00
Revenue:	
Box Office	$ 590,000.00
Rental	$ 60,000.00
Beverages/Concession	$ 180,000.00
TOTAL REVENUE:	$ 830.000.00
Less Expenses	- $ 710,000.00
Net Profit	$ 120,000.00

TAX CREDITS

The Globe Theater, 71 Wall Street, Norwalk, CT

Federal Historic Credit No cap	0.2 0.8
State Historic Tax Credit 25% with a $2.7 million cap	0.25 0.65
State Film Credit 30% with a $15 million cap	0.3 0.5
New Markets Credit	0.39 0.15
State Green Building Credit 150 PSF	150 0.5

CONSTRUCTION BUDGET

THE GLOBE THEATER, 71 WALL STREET, NORWALK, CT

ANDREW D. KYDES - BUILDER

Division 1 – General Conditions:

This section includes all jobsite and office administration, accounting, managerial, estimating, project management and quality control services necessary to complete the project.

- Supervision
- Project management
- Accounting
- Estimating
- Engineering
- Insurance
- Reproduction fees
- Bid packages – production & configuration of work scopes
- Contract administration
- Special testing and inspection
- Jobsite facilities: trailers, phones, required facilities, etc.
- Dumpsters
- Cleaning – general & final
- Temporary utilities
- Security
- Signage

Total anticipated costs Division 1 – General Conditions:

- Four Hundred Fifty Two Thousand One Hundred Dollars and No/100 Dollars ($458,100.00)

Division 2 – Demolition – Site Work – Utility's Abatement:

- Asbestos abatement
- Demolition & selective interior demolition
- Excavation & associated site work for new means of egress to basement area
- Drainage & tie-ins
- Utility upgrades: i.e. Electrical Power and Gas Service allowances

Total anticipated costs Division 2 –Demolition – Site Work – Utility – Abatement:

- Five Hundred Four Thousand and No/100 Dollars ($504,000.00)

Division 3 – Concrete:

- Foundation, stairs, etc., for new basement egress
- Theater floor code adjustment, i.e. cap existing with new concrete
- Misc. pads for gas service, equipment pads, etc.

Total anticipated cost Division 3 – Concrete:

- Fifty Seven Thousand Seven Hundred Eighty and No/100 Dollars ($57,780.00) management, and quality control services necessary to complete the project.

- Supervision
- Project management
- Accounting
- Estimating
- Engineering
- Insurance
- Reproduction fees
- Bid packages – production & configuration of work scopes
- Contract administration
- Special testing and inspection
- Jobsite facilities: trailers, phones, required facilities, etc.
- Dumpsters
- Cleaning – general & final
- Temporary utilities
- Security
- Signage

Total anticipated costs Division 1 – General Conditions:

- Four Hundred Fifty Two Thousand One Hundred Dollars and No/100 Dollars-- ($458,100.00).

Division 2 – Demolition – Site Work – Utility's – Abatement:

- Asbestos abatement
- Demolition & selective interior demolition
- Excavation & associated site work for new means of egress to basement area
- Drainage & tie-ins
- Utility upgrades: i.e. Electrical Power and Gas Service allowances

Total anticipated costs Division 2 – Demolition – Site Work – Utility – Abatement:

- Five Hundred Four Thousand and No/100 Dollars – ($504,000.00).

Division 3 – Concrete:

- Foundation, stairs, etc., for new basement egress
- Theater floor code adjustment, i.e. cap existing with new concrete
- Misc. pads for gas service, equipment pads, etc.

Total anticipated costs Division 3 – Concrete:

- Fifty Seven Thousand Seven Hundred Eighty and No/100 Dollars, -- ($57,780.00).

Division 4 – Masonry – Restoration – Re-pointing:

- Masonry Re-pointing and restoration of exterior masonry
- Miscellaneous interior masonry / restoration / re-pointing
- Masonry @ new basement egress area – as required
- Incidentals – scaffolding, etc.

Total anticipated costs Division 4 - Masonry – Restoration – Re-pointing:

- One Hundred Fifty Seven Thousand Seven Hundred Fifty and No/100—Dollars, ($157,750.00).

Division 5 – Metals, Structural Steel, Miscellaneous Steel Fabrications:

- Structural Steel
- Reinforcement of existing beams
- New catwalk and rigging structure above stage per code
- Fire escapes – revised to satisfy code
- Rail at roof perimeter for Roof Facility / Theater
- Misc. lintels, supports, etc.

Total anticipated costs Division 5- Metals, Structural Steel, Miscellaneous Steel Fabrications:

- Four Hundred Ninety Thousand Two Hundred Seventy and No/100—Dollars, ($490,270.00).

Division 6 – Woods – Plastics, Carpentry – Rough & Finish – Millwork:

- Roof blocking
- Interior blocking
- Finish carpentry – millwork – fabrications
- Solid surfaces – counters etc.

Total anticipated costs Division 6 – Woods – Plastics – Carpentry – Rough & Finish – Millwork:

- Four Hundred Forty Thousand Six Hundred Five and No/100—Dollars, (440,605.00).

Division 7 – Thermal & Moisture Protection – Roofing:

- Roof ventilators, operators, curbs
- Demo. & dispose existing deteriorated roof system, inclusive of asbestos
- New roofing system & accessories
- Insulation
- Fire caulking
- Caulking & sealants

Total anticipated costs Division 7 – Thermal * Moisture Protection – Roofing:

- Two Hundred Seventy Thousand and No/1—Dollars, ($270,000.00).

Division 8 – Doors – Frames – Hardware – Glass & Glazing:

- Interior doors, frames and finish hardware with keying
- New windows to replace existing deteriorated units
- Aluminum entrances and storefronts
- Glass & glazing as required

Total anticipated costs Division 8 – Doors – Frames – Hardware – Glass & Glazing:

- One Hundred Fifty Five Thousand Eight Hundred Forty and No/100—Dollars, ($155,842.00).

Division 9 – Finishes:

- Fire rating @ Stage Per Code
- Gypsum Drywall & required framing – walls, ceilings, offices, restrooms, etc.
- Sound panels – allowance
- Acoustical ceiling treatment allowance
- Refinish stage flooring
- Carpeting, tile and floor treatments
- Painting
- Exterior Façade restoration

Total anticipated costs Division 9 - Finishes:

- Five Hundred Twenty One Thousand Five Hundred and N0/100 Dollars – ($521,500.00).

Division 10 – Specialties:

- Toilet Partitions
- Toilet Accessories
- Signage
- Fire Extinguishers
- Lockers
- Louvers

Total anticipated Costs Division 10 – Specialties:

- Fifty Four Thousand Seven Hundred Fifty and No/100 Dollars, -- ($54,750.00).

Division 11 – Equipment: - NOT UTILIZED

Division 12 – Furnishings:

- Window Treatments
- Auditorium / Audience / Balcony Seating
- Stage Curtains
- Sound System
- Fiber Optic System

Total anticipated Costs Division 12 – Furnishings:

- Four Hundred Eighty Thousand Two Hundred and No/100 Dollars, -- ($482,000.00).

Division 13 – Special Construction: - NOT UTILIZED:

Division 14 – Conveying Systems / Equipment:

- Elevator – 3 Stop
- Chair lift at stage for HCP Accessibility per Code

Total anticipated costs Division 14 – Conveying Systems / Equipment:

- One Hundred Fourteen Thousand and No/100 Dollars, -- ($114,000.00).

Division 15 – Mechanical Systems:

- Plumbing – restrooms, concessions, etc.
- Fire Protection
- Heating – Ventilating & Air Conditioning w/ Acoustical Considerations
- Temperature / Climate Controls

Total anticipated costs Division 15 – Mechanical Systems:

- One Million Fifty Thousand and No/100 Dollars, ($1,050,000.00).

Division 16 – Electrical Systems:

- Upgrade neutrals to existing 1200 amp electrical service
- Meter bank for segregated / individualized businesses
- Fiber Optic terminations
- House Lighting
- Stage Lighting
- Fire Alarm System
- Misc. switches, plugs, convenience items
- Concessions power and incidentals

Total anticipated costs Division 16 – Electrical:

- Three Hundred Ninety Thousand and No/100 Dollars, -- ($390,000.00).

Recaption of Constructions Costs per CSI Division:

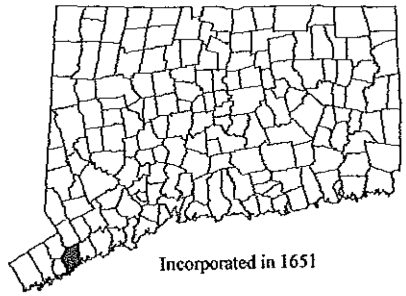
• Division 1	$ 458,100.00
• Division 2	$ 504,000.00
• Division 3	$ 57,780.00
• Division 4	$ 157,750.00
• Division 5	$ 490,270.00
• Division 6	$ 440,605.00
• Division 7	$ 270,000.00
• Division 8	$ 155,842.00
• Division 9	$ 521,500.00
• Division 10	$ 54,750.00
• Division 11- Equipment	$ 363,227.00
• Division 12	$ 482,000.00
• Division 13 – Special Construction	$ 300,000.00
• Division 14	$ 114,000.00
• Division 15	$1,050,000.00
• Division 16	$ 390.000.00
Total anticipated costs of construction	$5,146,709.00
State of Connecticut Education Fee .026%	$ 1,338.15
Building Permit	$ 77,220.71
Anticipated Design Fees	
• Architectural 3% of costs	$ 160,000.00
• Mechanical – Electrical-Plumbing	$ 100,000.00
• Structural design/review	$ 50,000.00
Total Anticipated Completion Cost	$6,298.494.86

Norwalk, Connecticut

CERC Town Profile 2010

Town Hall
P.O. Box 5125
Norwalk, CT 06856-5125
(203) 854-7701

Belongs to
Fairfield County
LMA Bridgeport - Stamford
Southwestern Economic Dev. Region
South Western Planning Area



Incorporated in 1651

Demographics

Population (2009)	*Town*	*County*	*State*
1990	78,331	827,645	3,287,116
2000	82,951	882,567	3,405,565
2009	81,644	883,706	3,497,398
2014	80,801	855,921	3,485,122
'09-'14 Growth / Yr	-0.2%	-0.6%	-0.1%
Land Area (sq. miles)	23	626	5,009
Pop./ Sq. Mile (2009)	3,581	1,412	698
Median Age (2009)	39	40	40
Households (2009)	31,712	319,735	1,311,307
Med HH Inc. (2009)	$75,065	$82,184	$68,055

Race/Ethnicity (2009)	*Town*	*County*	*State*
White	60,257	692,138	2,756,861
Black	11,871	88,315	319,730
Asian Pacific	3,537	38,551	120,457
Native American	127	1,321	9,990
Other/Multi-Race	5,852	63,381	290,360
Hispanic (any race)	16,867	141,466	426,255
Poverty Rate (1999)	7.2%	6.9%	7.9%

Educational Attainment (2009)

Persons Age 25 or Older	*Town*	*%*	*State*	*%*
High School Graduate	14,748	26%	688,198	29%
Some College	12,133	22%	537,908	23%
Bachelors or More	22,075	39%	854,541	36%

Age Distribution (2009)

	0-4		*5-17*		*18-24*		*25-49*		*50-64*		*65+*		*Total*
Male	2,760	3%	6,609	8%	3,812	5%	14,741	18%	7,682	9%	4,620	6%	40,224
Female	2,553	3%	6,095	7%	3,471	4%	14,376	18%	8,657	11%	6,268	8%	41,420
County Total	59,380	7%	158,200	18%	79,026	9%	290,586	33%	176,645	20%	119,869	14%	883,706
State Total	210,817	6%	588,675	17%	330,112	9%	1,182,009	34%	696,537	20%	489,248	14%	3,497,398

Economics

Business Profile (2005) — *% of Total*

Sector	***Establishments***	***Employment***
Agriculture	2.9%	1.2%
Const. and Mining	12.1%	5.1%
Manufacturing	5.2%	19.7%
Trans. and Utilities	3.4%	4.9%
Trade	20.7%	19.7%
Finance, Ins. and Real Estate	8.2%	7.3%
Services	43.9%	40.1%
Government	3.7%	2.0%

Top Five Grand List (2006)	*Amount*	*% of Net*
Sp 3rd River Park LLC	$46,312,472	0.5%
35 Glover Ptnrs LLC	$46,107,637	0.5%
Merritt River Res LLC	$32,414,095	0.4%
Merritt 7 Venture LLC	$31,724,989	0.4%
Norwalk Center LLC	$31,242,263	0.4%
Net Grand List (2006)	$8,456,199,854	

Top Five Major Employers (2006)

Norwalk Health Services
Stew Leonard's
MBI
Diageo
Hewitt Association

	Town	*State*
Retail Sales (2007) *All Outlets*	$2,966,058,290	$136,936,194,241

Education

2005-2006 School Year	*Town*	*State*
Total Town School Enrollment	11,158	566,606

Most public school students in Norwalk attend Norwalk School District, which has 11,039 students.

Connecticut Mastery Test Percent Above Goal

	Grade 4 Town	*Grade 4 State*	*Grade 6 Town*	*Grade 6 State*	*Grade 8 Town*	*Grade 8 State*
Reading	45	53	47	60	52	65
Math	49	57	42	61	39	56
Writing	54	63	43	61	51	61

For more education data please see: http://www.state.ct.us/sde/

Students per Computer	*Town*	*State*
Elementary:	3.0	4.0
Middle:	3.0	3.0
Secondary:	2.8	3.2

Average Class Size

Grade K 21.0 Grade 2 20.0
Grade 5 20.0 Grade 7 19.0
High School 22.0

Average SAT Score

	Town	*State*
Verbal	482	508
Math	489	508

Norwalk
Connecticut

Connecticut Economic Resource Center, Inc.

Government

Government Form: Mayor-Council

Total Revenue (2007)	$263,386,839
Tax Revenue	$215,669,320
Non-tax Revenue	$47,717,519
Intergovernmental	$28,182,974
Per Capita Tax (2007)	$2,547
As % of State Average	115.3%

Total Expenditures (2007)	$259,410,031
Education	$145,969,257
Other	$113,440,774
Total Indebtness (2007)	$183,983,249
As % of Expenditures	70.9%
Per Capita	$2,172
As % of State Average	104.0%

Annual Debt Service (2007)	$20,728,101
As % of Expenditures	8.0%
Eq. Net Grand List (2006)	$20,898,752,371
Per Capita	$246,913
As % of State Average	153%
Date of Last Revaluation (2009)	2003
Moody's Bond Rating (2007)	Aaa
Actual Mill Rate (2007)	23.16
Equalized Mill Rate (2007)	11.46
% of Grand List Com/Ind (2006)	19.0%

Housing/Real Estate

Housing Stock (2008)	*Town*	*County*	*State*
Existing Units (total)	35,143	351,806	1,449,440
% Single Unit	53.9%	65.2%	64.8%
New Permits Auth. (2008)	205	1,814	5,220
As % Existing Units	0.58%	0.52%	0.36%
Demolitions (2008)	42	640	1,462
House Sales (2007)	716	8,209	32,395
Median Price	$528,000	$593,000	$295,000
Built Pre 1950 share (2000)	31.4%	31.5%	31.5%

Owner Occupied Dwellings (2000)	20,277	224,509	869,742
As % Total Dwellings	60%	66%	63%
Subsidize Housing (2008)	3,818	28,382	149,355

Distribution of House Sales (2007)	*Town*	*County*	*State*
Number of Sales			
Less than $100,000	0	27	495
$100,000-$199,999	2	232	5,866
$200,000-$299,999	17	873	10,094
$300,000-$399,999	89	1,094	5,655
$400,000 or More	608	5,983	10,285

Labor Force

Place of Residence (2008)	*Town*	*County*	*State*
Labor Force	48,811	470,199	1,876,144
Employed	46,490	445,977	1,769,233
Unemployed	2,321	24,222	106,911
Unemployment Rate	4.8%	5.2%	5.7%
Place of Work (2008)			
# of Units	3,178	33,014	105,005
Total Employment	45,294	419,453	1,676,493
2000-'08 Growth AAGR	-0.3%	-0.2%	0.0%
Mfg Employment	2,916	40,644	186,522

Commuters (2000)

Commuters into Town from:		Town Residents Commuting to:	
Norwalk	17,865	Norwalk	17,865
Bridgeport	3,523	Stamford	7,213
Stamford	3,377	Greenwich	2,368
Fairfield	1,749	Manhattan, NY	2,210
Stratford	1,149	Westport	1,774
Milford	1,133	Darien	1,640
Trumbull	1,086	Wilton	1,320
Westport	1,027	Fairfield	1,015
Shelton	1,020	New Canaan	989
Danbury	873	Danbury	840

Quality of Life

	Town	*State*
Banks (2007)	33	1,029
Lodging (1998)	14	756
Day Care Facilities (1999)	45	1,721
Infant Mortality Rate Per 1,000 births (2001)	4.8	4.5
Crime Rate (2004) Per 100,000 Residents	3,814	2,981

	Town	*County*
Hospitals (1999)	1	7
Total Beds	328	1,954

Library (2001)	*Town*
Total Volumes	303,475
Circulation Per Capita	3.2

Distance to Major Cities	*Miles*
Hartford	60
Boston	151
New York City	41
Providence	115

Residential Utilities

Electric Provider
Connecticut Light & Power & SNEW
(800) 286-2000

Gas Provider
Yankee Gas Company
(800) 989-0900

Water Provider
Municipal Provider
local Contact

Cable Provider
CABLEVISION OF CONNECTICUT, LP
(203) 847-6666

ATTACHMENT B

CITY OF NORWALK
PLANNING COMMITTEE
REGULAR MEETING
AUGUST 30, 2011

ATTENDANCE: Douglas Hempstead, Chair; John Tobin; Laurel Lindstrom, Andrew Conroy, Clyde Mount

STAFF: Timothy Sheehan, Redevelopment Director; Monro Johnson; Susan Sweitzer, Atty. Robert Maslin

OTHERS: Andrew Kydes, Globe Theater Project ; Frank Rich, Globe Theater Project; Paul Pizio, Globe Theater architect project; Mr. Korizo, Globe Theater project; Douglas Adams, Waypoint project; Paxton Kinol, Waypointe project

CALL TO ORDER

Mr. Hempstead called the meeting to order at 7:10 p.m.

PUBLIC PARTICIPATION

There was no one present from the public who wished to address the Committee.

APPROVAL OF MINUTES

July 26, 2011 Special Meeting

**** MR. TOBIN MOVED THE MINUTES**

Page 2, paragraph 3, line 1: please change "if the Brownsfield's property had the Mayor's support" to "if the brownfields property at 31 Rose Street had the Mayor's support"

**** THE MOTION TO APPROVE THE MINUTES OF JULY 26, 2011 SPECIAL MEETING AS CORRECTED PASSED WITH FOUR IN FAVOR (HEMPSTEAD, TOBIN, LINDSTROM AND CONROY) AND ONE ABSTENTION (MOUNT).**

BUSINESS

TRANSIT ORIENTATED DEVELOPMENT PILOT PROGRAM

a. **Approve the language of the Certified Resolution authorizing the Mayor to apply for a TOD Facilitation Grant for design and engineering of South Norwalk**

pedestrian access and streetscape improvements and authorizing the Mayor to enter into a Memorandum of Understanding with the South West Regional Planning Agency as required by Public Act 07-7

b. Authorize the full execution of the Certified Resolution.

Mr. Sheehan gave a brief overview of the grant and said that the Agency would administer the funds.

** **MS. LINDSTROM MOVED TO APPROVE THE FOLLOWING:**

A. APPROVE THE LANGUAGE OF THE CERTIFIED RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR A TOD FACILITATION GRANT FOR DESIGN AND ENGINEERING OF SOUTH NORWALK PEDESTRIAN ACCESS AND STREETSCAPE IMPROVEMENTS AND AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SOUTH WEST REGIONAL PLANNING AGENCY AS REQUIRED BY PUBLIC ACT 07-7

B. AUTHORIZE THE FULL EXECUTION OF THE CERTIFIED RESOLUTION.

** **THE MOTION PASSED UNANIMOUSLY.**

Mr. Conroy asked what the process was for the coordination with DPW and the Redevelopment. Mr. Sheehan said that it ultimately comes through Tighe & Bond. He added that Dick Lawrence reports back to Mr. Alvord. If there are bid specifications, DPW usually sends the bids out. Discussion followed about the number of studies that were being approved. Mr. Conroy said that he would like some kind of confirmation that DPW had reviewed the project.

<u>WALL STREET</u>

a. **The Globe Theater – Review, consider, and act on the developer's request for a 108 Loan from the City for the redevelopment of the Globe Theater, presentation of request by the developer.**

Mr. Sheehan said that originally this project had been part of a HUD program that would allow the borrower to take out a 108 loan for the project. The Section 108 Loan Program is controlled by the City as the HUD identified entitlement CDBG community and as such, the Common Council must review and approve this project along with the associated financing before the application can be submitted to HUD.

Mr. Kydes came forward and passed around a photo of the Globe Theater from the early 60's. He reviewed some of the projects. He then introduced the architect for the project. The architect was responsible for the Stamford Theater. The architect said that he specialized in theaters. He said that the Globe was a sound building and gave a brief overview of the project. He said that by making it more of a community arts center and theater, it would provide the cross section that is needed to support the business. Sketches have been done, but the structural engineers have not yet been inside the building.

Mr. Korizo, a financial consultant, came forward and introduced himself. He explained that he was experienced in international banking, mortgages, and now is doing financial consulting. He said this was a work in process. He said that this would help revitalizing the downtown area.

Mr. Korizo said that a corporation was in the process of being formed and the ownership would be transferred to it. He also reviewed the projections on the increased value of the building and reviewed the current mortgage terms with the Committee. He added that it would be important to find the proper mix of revenue producing programs and programs that are for the benefit of the community.

Discussion followed about tax credits.

Mr. Sheehan pointed out that this was a preliminary financial picture and said that the Committee needed to indicate whether this should advance into a 108 loan application, which would be much more detailed.

Mr. Mount asked whether or not the amount would be viable in this economic climate. Mr. Kydes said that Norwalk does not have a performing theater. He then listed a number of neighboring towns and cities that do have performing arts centers. This would help regenerate and rejuvenate the downtown area. Mr. Mount said that he would like to have some type of contingency plan available. Mr. Kydes said that if the project came up short financially, he would apply for private funding.

Mr. Rich pointed out that 35 million had been spent on revitalizing the Waterbury Palace, which has been very successful. Some of the potential programs for the theater were then given. The final seating capacity would be between 400 and 500. Mr. Conroy asked how many parking spaces were required. Mr. Kydes said that there were 150 parking spaces.

The discussion then moved to where the restaurant would be located along with details about the third floor utilization.

Mr. Hempstead asked about the CDBG funding and the assumptions about this funding that were being made. Mr. Sheehan reviewed the process with the Committee. Discussion followed. Concerns about tax credits, the creation of the organization. Mr. Sheehan said that he would have some correspondence completed within the next two weeks because of the holiday week-end involved. This will allow the Committee to be prepared for the October meeting.

WAYPOINTE

a. Review and discuss Phase II of the Waypointe project as submitted by the developer for consideration by the Zoning Department and Redevelopment Agency.

It was stated that this project was still in flux. Mr. Douglas Adams reported that the application had been submitted on the 12th, a week before the due date.

Mr. Hempstead expressed concerns about the public spaces and gathering spots. One of the staff members said that he believed that Norwalk could become a gathering space for Fairfield County.

Mr. Adams and Mr. Paxton Kinol, the developer for the project, then gave an updated PowerPoint presentation of current plans for the development.

15 Merwin Street would be one of the primary focuses of the project. It is the old Bigelow Tea building. The residential building will be in the front and the parking garage will be hidden behind it. The outside facade will resemble older factory buildings. The development representative then displayed a site plan for the project. Color renderings will be available in a few weeks.

The discussion then followed about the demographics. Mr. Sheehan stated that Avalon had contributed a total of seven students to the public school system. Mr. Kinol explained that the families with children in the Stamford Avalon he was involved with tended to move to other locations when their children reach school age.

A question was asked about the parcels between the river and the current back of the development. Mr. Kinol said that there had been some discussion about having rowing clubs on the flood plain with a high rise hotel on the upper plateau.

CONNECTIVITY

a. Regional examples of proposal within Connectivity Plan
b. Schedule bus tour discussed at last meeting.

Mr. Johnson reported that he had been in touch with Mr. Schulmann about a bus tour. Mr. Conroy said that he was more interested in videos of the roundabouts. Discussion about the types of roundabouts and the difficulty of merging into the flow of traffic followed. It was agreed that there would not be a bus trip to visit a roundabout. A video of traffic patterns from a driver's perspective would suffice.

WALL STREET Cont'd

b. Landmark Square Safescaping - Presentation by Agency consultant and DPW

The Landmark Square Project is moving forward. Mr. Johnson said that the intersection where Knight Street meets Wall Street is Landmark Square. He then introduced Ms. Susan James who displayed pictures of the intersection as it is today. She said that the goal was to reclaim some of the asphalt and also create an intermodal space. One important aspect is indicating to the various users how they are to move through the space. She indicated where the pedestrian areas would be. This will be done through the use of different paving materials, improved curbing, and the installation of green spaces.

Mr. Johnson said that there had been meetings with DPW about the plans and have been involved in the planning of this reconfiguration.

Mr. Hempstead asked about the maintenance issues such as pruning trees. Mr. Conroy suggested that Annapolis and Alexandria be contacted and asked how they maintain their projects.

Mr. Mount asked why this particular spot was chosen. Mr. Johnson said that it was part of the Master Plan for Mill Hill. Ms. James said that there were safety issues for the pedestrians who park in the municipal lot and cross the street to the southern side of Wall Street.

The discussion then moved to porous pavement options for the trees that are planned for the project.

Mr. Conroy said that the regulations stated that once the work is done, the owners of the businesses are responsible for maintaining the trees. Mr. Sheehan said that the owners were responsible for clearing the sidewalk and keeping it clear, but the trees would be City property because the City would be removing the current trees and replanting.

CHOICE NEIGHBORHOODS

a. Review and act upon the propose option agreement on the Day Street properties as developed by Corporation Counsel.

This was not discussed at this time.

SMALL BUSINESS LOAN GUARANTEE PROGRAM

a. Update

This was not discussed at this time.

WALL STREET PLACE

a. Review and discuss with Corporation Counsel the Land Disposition Agreement by and between: the City of Norwalk, Connecticut, the Redevelopment Agency of the City of Norwalk and POKO-IWSR Developers, LLC.

**** MR. HEMPSTEAD MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS LEGAL ISSUES REGARDING THE LAND DISPOSITION AGREEMENT BY AND BETWEEN: THE CITY OF NORWALK, CONNECTICUT, THE REDEVELOPMENT AGENCY OF THE CITY OF NORWALK AND POKO-IWSR DEVELOPERS, LLC.**
**** THE MOTION PASSED UNANIMOUSLY.**

The Committee members and Atty. Robert Maslin entered into Executive Session to discuss the legal issues involved with the Land Disposition Agreement at 9:30 p.m.

The Committee returned to public session at ________________

ADJOURNMENT

**** A MOTION WAS MADE TO ADJOURN.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at ________________

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

ATTACHMENT C

THE PLANNING COMMITTEE
OF THE COMMON COUNCIL

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

September 15, 2011

Mr. Andrew Kydes
8 Admiral Lane
Norwalk, CT 06851-1425

Re: **Information Requirements for Further Council Consideration of CDBG 108 Loan Guarantee for Redevelopment of Globe Theater**

Dear Mr. Kydes:

Thank you for your presentation to the Planning Committee of the Common Council on August 30, 2011, regarding your interest in the redevelopment of the former Globe Theater. As you know, the preservation of this structure and its re-establishment as a contributing asset to Wall Street's cultural environment has been an issue that both the City and the Redevelopment Agency have struggled with for sometime. Thus, the City welcomes your proposal and its related private sector interest. However, while the Committee has indicated to you its broad level of support for the concept you are proposing, we believe more detailed information is required before the Committee can approve advancing the request to the full Common Council for authorization to advance the request into a full loan application to HUD.

The Committee therefore asks that you consider each of the tasks below, submitting the resulting information to the Redevelopment Agency, which serves as Committee staff. The Committee will reengage in its review of your request when all aspects of our requested information are provided and deemed to be complete by staff.

As CDBG is the intended funding source for the requested $2 Million loan, the City will be evaluating your proposal in two ways: first, the HUD-eligibility criteria, and secondly, the related financial risk that the requested loan poses to the City. Please know that, should the City choose to advance your proposal and seek a loan from HUD on your behalf, HUD will conduct its own review of these issues and may not choose to approve the project independent of any determination the City may have previously made. Finally, please be aware that HUD's review process can be lengthy and is outside of the City's control.

With the foregoing as background, the following five (5) items constitute the Planning Committee's request of you for further information.

1. Projects assisted with Section 108 loan funds must pass two tests of eligibility: they must meet a "National Objective" and the money must fund an "eligible

activity." The sensitive, technical nature of meeting these two tests should not be underestimated. Using the appropriate regulatory citations, explain how the project fulfills these requirements and discuss your strategy for maintaining the necessary files to demonstrate related compliance.

2. This request involves the takeout of an existing first mortgage. As is the case in any such conventional transaction, the petitioner needs to agree to cover the associated costs of an appraisal of the property to be conducted by a qualified firm of the City's choosing to establish the property valuation and post such funds on account.
3. The concept being considered is a non-traditional business model. Therefore, a market analysis of the entertainment and commercial uses being considered will be required by a qualified firm as agreed to by the City and retained by the applicant. This analysis will examine, but not be limited to, the applicant's development budget, the recommended internal building design, equipment installation, and the suggested operating proforma. The consultant will provide their professional opinion on these aspects of the development proposal along with any recommended modifications.
4. This project's initial budget relies on over $4 Million of tax credits – seemingly 63% of the project budget – including both historic and new market credits. As such, the City will require initial due diligence by a qualified syndicator such as the National Trust Community Investment Corporation. The syndicator will provide an initial assessment of the project's eligibility for such credits, the realistic credit volume that the project can anticipate and the related timeline to put such credits in place.
5. The City also requires that the conceptual drawings presented to the Planning Committee be further reviewed and rendered professionally by a licensed architect with any modifications that might be required as it relates to the above referenced information being requested of the developer.

While the Committee remains conceptually supportive of your proposal as presented, the information requested is required to ensure both HUD programmatic compliance and to further understand the City's potential financial risks and benefits associated with this redevelopment effort. As you advance through the process of addressing these issues, please maintain contact with the Committee and keep us up to date as to your progress. I speak for the full Committee in indicating that we look forward to reviewing your submission and recommencing our review of this important project for Norwalk.

Sincerely,

Doug Hempstead

Doug Hempstead
Chairman

cc: Planning Committee Members
Timothy Sheehan, Redevelopment Agency

ATTACHMENT D

From: mkydes@optonline.net
Sent: Monday, October 03, 2011 7:06 PM
To: Hempstead, Doug
Cc: Sheehan, Timothy; Johnson, Munro
Subject: 108 HUD Loan For Redevelopment of The Globe Theater

October 3rd, 2011

Mr. Doug Hempstead,
Chairman of Planning Committee,
125 East Ave,
Norwalk, CT 06856

Dear Mr. Hempstead,

Thank you for your letter of September 15th 2011, outlining the steps for approval of our request for HUD 108 financing from The City of Norwalk. None of the conditions are unreasonable or unattainable. However, due to the expense we would incur and the uncertainty in the current market, we propose the Planning Committee approve our application subject to the conditions outlined. This would remove uncertainty and allow prospective tax credit investors to commit funding to the project. Under the current format we would need to get commitments for tax credit equity on a project that has not been approved, something that is very difficult to achieve in the current economic climate.

Therefore, could you put our suggestion on the agenda for your next Planning Committee meeting so we can move forward, hand in hand with the Norwalk Redevelopment Agency, on the redevelopment of The Globe Theater?

Thank you in advance.

Sincerely,

Andrew D. Kydes

THE PLANNING COMMITTEE
OF THE COMMON COUNCIL

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

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

FROM: TIM SHEEHAN, STAFF

DATE: DECEMBER 28, 2011

RE: NORWALK HOUSING AUTHORITY OPTION TO PURCHASE 13 AND 20 DAY STREET

SUMMARY

Washington Village as sponsored by the Norwalk Housing Authority (NHA) was one of only 17 projects nationally to be awarded a $250,000 *Choice Neighborhoods Planning Grant* from the U.S. Department of Housing and Urban Development (HUD). HUD's *Choice Neighborhoods Initiative (CN)* seeks to promote a comprehensive approach to transforming distressed areas of concentrated poverty into viable and sustainable mixed-income neighborhoods by linking housing improvements with a wider variety of public services including schools, public transit and employment opportunities. The CN is the centerpiece of the Obama Administration's interagency Neighborhood Revitalization Initiative - a collaboration between the Departments of Housing and Urban Development, Education, Justice, Treasury and Health and Human Services to support the ability of local leaders from the public and private sectors to attract the private investment needed to transform distressed neighborhoods into sustainable, mixed-income neighborhoods with the affordable housing, safe streets and good schools every family needs. A critical step in the process of formulating a Choice Neighborhood is the development of a Transformation Plan.

To this end the Authority has secured the services of an architect through a competitive bidding process and is preparing to issue a Request for Qualifications (RFQ) for a Master Developer. It will be the charge of these parties to develop a Washington Village Transformation Plan that is acceptable both economically and aesthetically to the residents, the investment community, the Authority, the City and HUD. Following the conclusion of the planning process and its related approval the developer and NHA will pursue the federal implementation funding from HUD. Typically, such implementation grants have an order of magnitude of roughly $30 Million and are highly competitive.

The early redevelopment scenarios for the Washington Village site have incorporated the City-held parcels at 13 and 20 Day Street. The NHA is requesting that the City convey these properties to the NHA upon the execution of an implementation grant contract with HUD. The NHA and its project consultant have presented this project a number of times to the Planning Committee commencing in 2009 and concluding in May of 2011 when the NHA presented to the Committee a draft Memorandum of Understanding (MOU) that suggested their terms for this conveyance. At that meeting the Committee referred the document to Corporation Counsel for further consideration and modification. It came back to the Committee for consideration from Corporation Counsel in the months of August, October, November and was again submitted to the Committee with additional Corporation Counsel modification at the December meeting.

In advancing this document there are certain interests and restrictions that must be considered. The general terms of the Option Agreement are important to the developer, as they will impact the economics of the proposed project. The City wants approval over the Transformation Plan prior to the Option Agreement being executed. Finally, HUD will not accept an Option Agreement that is unduly conditioned and not commercially reasonable. These interests and restrictions present procedural challenges.

Presumably these challenges can be addressed by the Committee taking action on the Option Agreement. Such action, if supportive could condition its advancement to the Council upon the Committee's approval of the final Transformation Plan. This action while not committing the City to the agreement would provide the developer with an adequate understanding of the option terms that are seemingly acceptable to begin the process. Once the Transformation Plan is completed it would come to the Committee. Upon acceptance of the plan both the option and the plan would advance to the Council together for approval.

The Option Agreement also required review by the Planning Commission as part of the CGS-Section 8-24 Review process. The two resolutions of the Planning Commission are attached. The Planning Commission took action to deny the transfer. The Commission then resolved that it would be approved if it were modified to incorporate a "...public parking structure at 20 Day Street". The Agency is working through clarifications with the Commission staff as the approved resolution language seemingly goes beyond that of the Master Plan of Conservation and Development or any of the referenced documents require. It should be noted that the NHA has indicated its willingness to meet the objectives of the Master Plan of Conservation and Development should they be achievable and the CN project was not responsible for the costs associated with "expanding the public parking supply". This is a planning and design issue however which will need to be addressed in the Transformation Plan.

ACTION REQUESTED:

The Planning Committee of the Common Council approves the Option Agreement between the Norwalk Housing Authority and the City of Norwalk for the purchase of 13 and 20 Day Street as prepared by Corporation Counsel. Advancement of this Option Agreement to the Common Council is conditioned upon the Planning Committee's subsequent approval of the forthcoming Washington Village Transformation Plan.

OPTION TO PURCHASE
AGREEMENT
BY AND BETWEEN
THE CITY OF NORWALK
AND
NORWALK HOUSING AUTHORITY

This Agreement made on this _______ day of _____________, 2011 by and between the City of Norwalk, Connecticut acting herein by its Mayor, Richard A. Moccia, duly authorized (hereinafter "the City") and the Housing Authority of the City of Norwalk acting herein by its Executive Director, Curtis O. Law, duly authorized (hereinafter the "NHA") granting the option to purchase certain Properties owned by the City.

WHEREAS, the parties have agreed upon a mutual goal of undertaking the broad revitalization of the Washington Village neighborhood of South Norwalk in order to positively transform the community and redevelop the public housing structures located there; and

WHEREAS, NHA has been awarded a 2010 Choice Neighborhood Initiative Planning Grant from the United States Department of Housing and Urban Development (hereinafter "HUD"), to fund the development of a comprehensive Transformation Plan targeting the Washington Village (the work in pursuit of the Transformation Plan is hereinafter referred to as the "Project"); and

WHEREAS, NHA is currently in the process of preparing an application to HUD for a HOPE VI successor grant program, known as the Choice Neighborhoods Implementation Grant (hereinafter the "Implementation Grant"), to fund the actual implementation of the Transformation Plan; and

WHEREAS, the parties understand that the application for the Implementation Grant will require that NHA present evidence that it has full site control of the real properties required to undertake the replacement housing component of the Project; and

WHEREAS, certain real property included within the scope of the Project and over which the NHA needs to have control, are currently owned by the City; and

WHEREAS, the purpose of this Agreement is to establish the terms and conditions under which the NHA will be granted the necessary site control over such real property belonging to the City for purposes of the Project.

NOW, THEREFORE, the parties have agreed as follows:

1. The real property subject to this Agreement is identified as 13 Day Street and 20 Day Street, Norwalk, and also known as District 2, Lot 58, Block 46 and District 2, Lot 60, Block 1, respectively (hereinafter the "Properties" more specifically described on Schedules A and B attached hereto). The Properties are currently owned by the City of Norwalk.

2. The City hereby gives NHA the exclusive right and option to purchase the Properties to be incorporated into the Project pursuant to the terms and conditions set forth in this Agreement.

3. The Option hereby granted shall expire upon the earlier of the following:

(i) NHA is notified by HUD that it will not be awarded the Implementation Grant after NHA has submitted no more than two (2) applications to HUD;

(ii) the Option is not exercised by NHA in compliance with the terms of this Agreement within one hundred eighty (180) days from the date it executes a written Grant Agreement with HUD for the funding of the Project; or

In the event that the Option expires as provided above, the parties shall execute a Release document substantially in the form attached hereto as Schedule C. This Release shall be recorded on the Norwalk Land Records acknowledging the expiration of the Option and the release of each party from any and all responsibilities arising hereunder.

4. The City hereby agrees to convey the Properties to NHA for purposes of the Project, upon receipt of written notice from NHA that it has been awarded the Implementation Grant referenced above and expressing its intent to exercise this Option. Such written notice must enclose a copy of the Grant Award and be sent to the Mayor as provided in Paragraph 10 below, no later than one hundred eighty (180) days following receipt of the Grant Award by NHA. Conveyance will be by standard form warranty deed.

5. The parties agree and acknowledge that the time lines stated in this Agreement are of the essence and shall be observed and enforced without delay. If any party requests an extension of time, it can be granted only by agreement expressed in a signed, written amendment hereto.

6. Recording of Option. The City may record this document on the Norwalk Land Records.

7. Closing. In the event the NHA exercises this Option to purchase and has so notified the City after a satisfactory due diligence review as hereinafter defined, it must provide to the City the following prior to the transfer taking place: (1) reasonable proof that it has obtained and has in place adequate financing to complete the Project as approved -in accordance with the approved Transformation Plan- and (2) a copy of the signed, written Grant Agreement with HUD. The proposed closing date shall be set forth in NHA's written Notice of Intent to Exercise Option sent to the City. The parties shall mutually agree upon the actual date and time for the closing. In no event shall such date be later than one hundred eighty (180) days following the execution of the Grant Agreement between HUD and NHA for the Implementation Grant.

8. Purchase Price. The purchase price for the Properties shall be $1.00 payable by NHA at closing.

9. Title. The City agrees to deliver title to the Properties and clear of all liens and encumbrances except as shown on Schedules A and B.

10. The City represents and warrants to NHA that:

(i) The Properties are not subject to any leases, tenancies, subleases or other occupancy rights, recorded or unrecorded, written or oral. Any relevant changes after the date hereof shall be updated and set forth on a revised Schedule D prior to Closing.

(ii) The entering into this Agreement (and the sale of the Properties to NHA) (i) shall not constitute a violation or breach by The City of: (x) any contract, agreement, understanding or instrument to which it is a party or by which the City or the Properties is subject or bound; or (y) any judgment, order, writ, injunction or decree issued against or imposed upon them; and (ii) will not result in the violation of any applicable law, order, rule or regulation of any governmental or quasi-governmental authority.

(iii) There are no (i) claims, actions, suits, condemnation actions or proceedings pending or, to the best of the City's knowledge, threatened against the City or the Properties, which would materially and adversely affect the City or the Properties, or (ii) violations of any law, statute, government regulations or requirement, which would materially and adversely affect the City or the Properties. Any relevant changes or occurrences after the date shall be disclosed to NHA prior to the Closing.

(iv) The Properties are serviced by customary utilities offered by public utility companies and that all assessments and charges owing to such utilities are and will remain current through or will be pro-rated at Closing.

11. Upon exercise of the Option, NHA shall have a one hundred eighty day period in which to perform its due diligence (the "Due Diligence Period"). NHA must notify the City within fifteen (15) days of the expiration of the Due Diligence Period, that NHA elects to go forward with the purchase of the Properties.

12. The City will cooperate fully with the NHA in providing books, records and other documentation in City's possession or control for review, including but not limited to, any leases and related documents, working drawings, plans and specifications, surveys, site plans, engineering reports, insurance policies, service contracts, management contracts, real estate tax receipts, environmental inspection and remediation reports and annual operating statements. The Due Diligence Period referenced above shall not commence until all items set forth herein are provided to NHA.

13. The City will provide reasonable access to the Properties for all physical inspections and appraisals required by the NHA, which inspections and appraisals shall be conducted at the NHA's sole cost and expense. NHA agrees not to cause any material damage to the Properties in the course of any inspections of the Properties and to reasonably restore the Properties if any material damage occurs. NHA shall provide the City with reasonable prior notice of any inspection or testing of the Properties, and shall provide the City with evidence of

insurance of the person(s) performing such inspection or testing prior to entry onto the Properties. The City shall have the right to be present at any such inspection or testing.

14. NHA's Due Diligence review will include, but not be limited to, engineering, zoning, environmental and hazardous waste reviews, and any other matters as the NHA or HUD shall deem appropriate.

15. NHA will be responsible for arranging an Owner's Policy of Title Insurance without exceptions, other than those approved in writing by the NHA at the time that NHA provides notice to the City that it elects to go forward with the purchase of the Properties after the expiration of the Due Diligence Period.

16. The City and NHA agree that neither party was represented by a broker in this transaction.

17. The closing shall take place no later than ninety (90) days after completion of the Due Diligence Period, unless extended by mutual agreement.

18. The City will advise the NHA of any known or existing violations of any law or regulation regarding the Properties. The City agrees to correct such violations prior to closing. The City shall maintain the Properties in the same condition as currently exists at the Properties until Closing or until this Option Agreement terminates.

19. <u>Notice</u>.

(a) A notice, demand, or other communications under this Agreement by any party shall be deemed sufficiently given or delivered if hand delivered or if sent by registered or certified mail, postage prepaid, return receipt requested, as follows:

(i) Notices to the City must be addressed to the Mayor at 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut, 06856-5125, with a copy to Corporation Counsel at 125 East Avenue, P.O. Box 798, Norwalk, Connecticut 06856-0798 or at such other address as the City may, from time to time, designate in writing and forward to the NHA as provided in this Section;

(ii) Notices to the NHA, must be addressed to its Executive Director at 24 ½ Monroe Street, Norwalk, Connecticut 06854, with a copy to Donna M. Lattarulo, Esq., Lattarulo Law Firm, LLC, 304 Main Avenue, # 329, Norwalk, Connecticut 06851.

b) The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

c) This Agreement shall be construed under and governed by the laws of the State of Connecticut.

d) If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the requirements of applicable laws, regulations, statutes, municipal charters and codes.

e) Any right or remedy which any party to this Agreement may have under this Agreement, or any of its provisions, may be waived in writing by such party without execution of a new or supplementary Agreement. Any such waiver shall not affect any other rights not specifically waived. If any party to this Agreement does not exercise or delays in exercising or exercises only in part any of its respective rights and/or remedies set forth in this Agreement for the curing or remedying of any default or breach of covenant or condition, or any other right or remedy, in no event shall such non-exercise, delay or partial exercise be construed as a waiver of full action by such party or a waiver of any subsequent default or breach of covenant or condition.

f) This Agreement may be amended only by a written document, duly executed by the parties hereto, evidencing the mutual agreement of the parties to such an amendment.

g) This Agreement will be effective only upon the approval by the Norwalk Common Council of the Transformation Plan contained in NHA's application to HUD for the Implementation Grant. Any substantive change in the Transformation Plan or the scope of the Project not otherwise required by or resulting from the application of HUD regulations must be reviewed by the Norwalk Common Council and approved by a majority vote of its members, and such approval shall be evidenced by an affirmation statement duly executed by the City. This Option Agreement may not be exercised if either the Transformation Plan or the scope of the Project is at any time, substantially changed without such consent of the Norwalk Common Council evidenced as stated above. Additionally, the conveyance of the properties shall be further conditioned upon the following: ownership shall automatically revert to the City if, following the conveyance, either the Transformation Plan or the scope of the Project is substantively changed without the required consent of the Council as described above. Such reversion shall take place the 30th day following notice from the City that it does not consent to any substantive change made to the Plan or to the scope of the Project.

IN WITNESS WHEREOF, the NHA and the City have caused this Agreement to be duly executed each in its own behalf by the Mayor of the City and the Executive Director of NHA, respectively. The parties' respective seals are hereunto duly affixed on or as of the date first above written. This Agreement, therefore, constitutes a valid and binding obligation enforceable in accordance with its terms, conditions, and provisions.

Dated at Norwalk, Connecticut, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Witnesses' Signatures CITY OF NORWALK

____

____

By: ______________________________
Richard A. Moccia
Its Mayor
Duly Authorized

Date Signed: ____________________

Witnesses' Signatures

NORWALK HOUSING AUTHORITY

____

____

By: ______________________________
Curtis O. Law
Its Executive Director
Duly Authorized

Date Signed: ____________________

STATE OF CONNECTICUT)
) ss: Norwalk
COUNTY OF FAIRFIELD)

On this ______ day of _______________, 2011, before me, the undersigned officer, personally appeared RICHARD A. MOCCIA, who acknowledged himself to be the Mayor of the City of Norwalk, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the City by himself as Mayor.

In Witness Whereof, I hereunto set my hand and official seal.

____
Notary Public
Commission of the Superior Court

STATE OF CONNECTICUT)
) ss: Norwalk
COUNTY OF FAIRFIELD)

On this ______ day of _____________, 2011, before me, the undersigned officer, personally appeared CURTIS O. LAW, who acknowledged himself to be the Executive Director of the Housing Authority of the City of Norwalk, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Housing Authority of the City of Norwalk by himself as Executive Director.

In Witness Whereof, I hereunder set my hand and official seal.

____
Notary Public
Commission of the Superior Court

APPROVED AS TO FORM:
OFFICE OF CORPORATION COUNSEL

By: __________________________

NORWALK

PLANNING COMMISSION

DEC 15 2011

December 14, 2011

Timothy Sheehan, Executive Director
Norwalk Redevelopment Agency
125 East Avenue
Norwalk CT 06856-5125

RE: Norwalk Redevelopment Agency – 8-24 Referral– Option agreement to transfer 13 & 20 Day Street parcels to Norwalk Housing Authority

Dear Mr. Sheehan;

At its meeting of December 13, 2011, the Norwalk Planning Commission reviewed the above-referenced referral and took the following actions:

* RESOLUTION *

RESOLVED by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral by the Redevelopment Agency for the transfer of City property known as 13 & 20 Day Street to the Norwalk Housing Authority in accordance with the terms of the Draft Option Agreement <u>received on November 8, 2011 and revised to December 6, 2011</u>, be **DENIED**; and

BE IT FURTHER RESOLVED that the reasons for this action are:

1. That the option agreement does not comply with the Plan of Conservation and Development policy to "Expand the public parking supply, including the building of new parking garages in Norwalk's downtowns including Main and High Streets, Isaac's Street (mixed-use), Webster Street, Washington Street, <u>and on public land off Water Street in South Norwalk"</u> (E.5.1.1, p.39); and
2. That the option agreement does not comply with the Plan of Conservation and Development policy to "Implement the recommendations of the South Norwalk Planning Study for "Day Street Housing and Public Parking" (p. 44-45); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Mayor, Common Council and other appropriate agencies.

After further consideration, the Commission adopted a second resolution:

* RESOLUTION *

RESOLVED by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral by the Redevelopment Agency for the transfer of City property known as 13 & 20 Day Street to the Norwalk Housing Authority in accordance with the terms of the Draft Option Agreement <u>received on November 8, 2011 and revised to December 6, 2011</u> **IF MODIFIED** to provide for a public parking structure at 20 Day Street, be **APPROVED**; and

BE IT FURTHER RESOLVED that the reasons for this action are:

1. ***That the option agreement has been revised to comply*** with the Plan of Conservation and Development policy to "Expand the public parking supply, including the building of new parking garages in Norwalk's downtowns including Main and High Streets, Isaac's Street (mixed-use), Webster Street, Washington Street, <u>and on public land off Water Street in South Norwalk"</u> (E.5.1.1, p.39); and

2. ***That the option agreement has been revised to comply*** with the Plan of Conservation and Development policy to "Implement the recommendations of the South Norwalk Planning Study for "Day Street Housing and Public Parking" (p. 44-45); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Mayor, Common Council and other appropriate agencies.

Thank you for referring the draft Option agreement for the transfer of two city-owned parcels to the Norwalk Housing Authority. If you have any questions regarding the above actions, please do not hesitate to call me at (203) 854-7780.

Very truly yours,

Dorothy Wilson
Senior Planner

cc. Richard A. Moccia, Mayor, City of Norwalk
Carvin J. Hilliard, Council President, Norwalk Common Council
Members of the Norwalk Common Council

E.5. PARKING

E.5.1 Support economic growth in the city with appropriate parking strategies

E.5.1.1 Expand the public parking supply, including the building of new parking garages in Norwalk's downtowns including Main and High Streets, Isaac's Street (mixed-use), Webster Street, Washington Street, and on public land off Water Street in South Norwalk

E.5.1.2 Require parking garage designs that blend in with the surrounding area

E.5.1.3 Encourage centralized parking in the Norwalk and South Norwalk downtowns which allows shared parking by uses with complementary demands in both daytime and evenings

E.5.1.4 Provide adequate parking at train stations; encourage new uses to share the current parking supply

E.5.1.5 Continue to survey the parking provided for existing buildings and uses to evaluate the adequacy of existing parking standards

E.5.1.6 Support continued use of fee-in-lieu of parking in the Wall Street area and in South Norwalk

E.5.2 Continue providing an organized approach to parking management

E.5.2.1 Provide a safe, clean, and convenient parking experience

E.5.2.2 Fund a third-party audit of the Parking Authority systems and operations every four years. Create a citywide, market-based pricing system for both on-street and off-street public parking spaces using a fee structure that is based on Fairfield County data. Increase customer convenience associated with the use of the City's parking spaces including the establishment a progressive validation system

E.5.2.3 Economically encourage long-term durations in off-street garages and surface parking

E.5.2.4 Economically promote short-term durations (and discourage long-term durations) in on-street spaces to support retail uses

E.5.2.5 Employ non-punitive strategies to encourage desired parking durations

E.5.2.6 Make on-street parking convenient; design and convey regulations so that they are easy to understand

E.5.2.7 Maintain convenient on-street parking payment requirements and keep pace with technological advancements

E.6. OTHER

E.6.1 Encourage appropriate home occupations as a means to reduce commuter traffic

CHAPTER 126* MUNICIPAL PLANNING COMMISSIONS
3 of 19 document(s) retrieved

CHAPTER 126*
MUNICIPAL PLANNING COMMISSIONS

*Cited. 143 C. 152. No municipality is obliged to establish a planning commission, and statutory authority granted to towns, cities and boroughs under chapter 124 for establishment of a zoning commission is not conditioned on a simultaneous exercise of powers granted under this chapter. 144 C. 117. Where town of Seymour was acting in planning matters under this chapter, it was obliged to conform exactly to its sections. 156 C. 540. Cited. 171 C. 480, 483. Cited. 189 C. 261.

Cited. 31 CA 643. Secs. 8-18-8-30a cited. Id.

Table of Contents

commission submit to the secretary a copy of the plan and a description of any such inconsistencies not more than 60 days after adoption of the plan; P.A. 07-239 divided existing Subsec. (a) into Subsecs. (a) and (b), added provisions re discretionary funding therein, deleted provision re application for funding for conservation or development submitted to secretary or commissioners in said Subsec. (b) and redesignated existing Subsecs. (b) to (h) as Subsecs. (c) to (i), effective July 1, 2010; June Sp. Sess. P.A. 07-5 amended Subsec. (a)(2) to insert "state" re discretionary funding, effective July 1, 2010; P.A. 08-182 amended Subsecs. (c)(6) and (f)(4)(A) to change "regional plan of development" to "regional plan of conservation and development" and, effective July 1, 2010, amended Subsecs. (d)(6) and (g)(4)(A) to change "regional plan of development" to "regional plan of conservation and development"; P.A. 09-230 amended Subsec. (b) to delete provision re plan amendment and provide that municipality shall be ineligible for discretionary state funding for failure to comply with Subsec. (a) following adoption of state plan, effective July 1, 2010; P.A. 10-138 added Subsec. (a)(3) providing that no commission shall be obligated to prepare a plan from July 1, 2010, to June 30, 2013, and amended Subsec. (b) to make technical changes and provide that municipalities that do not prepare a plan pursuant to Subsec. (a)(3) shall continue to be eligible for discretionary state funding unless such municipalities fail to comply with Subsec. (a)(1) and (2) on or after July 1, 2014, effective July 1, 2010.

See Sec. 7-148 re municipal powers generally.

See Sec. 8-39a for definition of "affordable housing".

Cited. 141 C. 79. Planning commissions are empowered to prepare, adopt and amend plans of development for their respective communities. 144 C. 117. Aim of municipal planning; distinguished from zoning. 145 C. 28; 146 C. 570. Stamford charter provides for review of action of planning board by board of representatives; held that function of latter board is legislative and it may act without notice and hearing. 148 C. 44. Aim of municipal planning compared with that of zoning. Id., 172. Cited. Id., 517. Adoption of a "plan of development" pursuant to this section is not a condition precedent to the enactment of valid subdivision regulations. 153 C. 193. Master plan controlling as to municipal improvements, merely advisory as to zoning. 154 C. 202. Cited. Id., 472. Plan of development is of broader significance than zoning and two terms are not interchangeable. Planning connotes systematic development of municipality to promote general welfare and prosperity of its people, while zoning is concerned primarily with use of property. 155 C. 669. Recommendation in plan of development, pursuant to this section, designating appropriate uses for various areas in town is merely advisory and does not bind zoning commission. 156 C. 102. Appeals from amendments hereunder are governed by section 8-28. 159 C. 1. Cited. 160 C. 114; 295. Cited. 186 C. 466. Cited. 213 C. 604. Cited. 217 C. 103. Cited. 225 C. 731.

Cited. 2 CA 49. Cited. 29 CA 18.

Cited. 18 CS 519. Cited. 34 CS 52.

(Return to Chapter Table of Contents) (Return to List of Chapters) (Return to List of Titles)

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

(1949 Rev., S. 857; 1959, P.A. 679, S. 5; 1963, P.A. 617; 1971, P.A. 862, S. 7; P.A. 85-365, S. 1, 2; P.A. 09-92, S. 1.)

History: 1959 act substituted legislative body for enumerated persons and entities and added abandonment of streets etc. to categories of proposals; 1963 act rephrased first sentence; 1971 act changed from 30 days to 35 days the period within which commission must report on proposal or failure to do so will be considered approval; P.A. 85-365 made a variety of technical changes and inserted provisions concerning approval of appropriations prior to commission action and specifying that section does not apply to maintenance or repair of existing property, public ways or buildings; P.A. 09-92 added provision re exemption for resurfacing of roads, effective July 1, 2009.

Cited. 148 C. 517. Cited. 149 C. 719. Cited. 153 C. 194. Rezoning of an area approved by zoning commission but opposed by planning commission, reversed by courts where "transportation, water and sewerage" was lacking as planning commission could refuse approval also of new facilities for area. 154 C. 202, 210. Only two acts of planning board are binding without further action by other municipal agencies; designation of and assessments for municipal improvements and action on subdivision plan. 159 C. 1. Cited. Id., 423. Cited. 160 C. 295. Whether town has abandoned a particular street, thus necessitating referral to the town planning and zoning commission, is a question of fact, to be determined from the circumstances. 174 C. 282. Legislature intended that coastal site plan review be part of planning or zoning application or Sec. 8-24 referral as listed in Sec. 22a-105(b) and not a separate review. Report issued by planning and zoning commission pursuant to a Sec. 8-24 referral is purely advisory and is not appealable. 266 C. 338.

Cited. 2 CA 213. Cited. 21 CA 77. Cited. 26 CA 540.

(Return to Chapter Table of Contents) (Return to List of Chapters) (Return to List of Titles)

Sec. 8-25. Subdivision of land. (a) No subdivision of land shall be made until a plan for such subdivision has been approved by the commission. Any person, firm or corporation making any subdivision of land without the approval of the commission shall be fined not more than five hundred dollars for each lot sold or offered for sale or so subdivided. Any plan for subdivision shall, upon

PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

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

FROM: MUNRO W. JOHNSON, AICP
SENIOR DEVELOPMENT PROJECT MANAGER

DATE: DECEMBER 19, 2011

RE: CONNECTIVITY MASTER PLAN – APPROVAL PROCESS

History of the Initiative

In the spring and summer of 2007, the list and pace of plans for development in downtown Norwalk were growing dramatically. Four active redevelopment projects totaling over 3 million square feet were projecting groundbreakings within a year, and construction on assorted other projects – like the SoNo Hotel, Avalon Norwalk, and 20 North Water Street – seemed imminent as well. It began to dawn on the community that with their size and mutual proximities, the projects' aggregate totality amounted to a re-make of the entire downtown, from Wall Street to SoNo. A concern arose that proper planning at that specific scale – i.e., larger than the individual projects, but more focused than the city at large – had so far been missing. In partnership with community stakeholders, the Norwalk Redevelopment Agency (Agency) began this work, organizing a couple of meetings with a local planner (Oliver Gilham), which led to a successful Capital Budget request, which in turn led to a formal planning process commencing in early 2010. After two preliminary reports, a large project website with online forums, and numerous community meetings including a well-attended (60 people) community workshop in April of 2010, the draft *Norwalk Connectivity Masterplan* (plan) was published last summer. After a review by the Norwalk Planning Commission, it is now ready to begin its formal approval process by the community.

Intent to Seek Approval

The issues at stake in the plan are important enough for the community, that it is the Agency's intent to seek a formal approval for the document. This, we hope, will precipitate additional informed discussion on those issues as well as provide an ongoing reference to refer to as downtown development – and its connective elements – continues to advance.

Online Presentation

Agency staff has developed a presentation that can be watched directly on the connectnorwalk.com website, at: www.connectnorwalk.com/presentation .

Significance of approval
Plans – even statutory plans (which this one is not) – are *advisory* documents and communities are not forced to follow them. However, once approved, a plan represents a milestone in a community's analysis and consideration of a particular issue or set of issues, and a collective will to work toward realizing the plan's stated goals and objectives. If approved, the city's boards, commissions, and certainly the staff of city agencies and departments, could be reasonably expected to consider relevant topics and issues in light of their associated recommendations in the plan.

Timeline for approval
We would like to begin with a Public Information Session at your upcoming meeting. We will advertise the session and provide an overview on the project website. In February, staff recommends the Planning Committee consider holding a joint review session with the Redevelopment Agency on February 2nd. Any recommended changes would then be incorporated into a final document for formal approval at the Planning Committee's and Agency's regularly scheduled meetings (PCCC: 3/1; NRA: 3/13), and then on to the Common Council on March 27th.

THE PLANNING COMMITTEE
OF THE COMMON COUNCIL

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

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

FROM: MARYGRACE WEBER, SPECIAL PROJECTS MANAGER
TIM CARNEY, HOUSING DEVELOPMENT PROJECT MANAGER

DATE: DECEMBER 28, 2011

RE: REQUEST FOR AUTHORIZATION TO SCHEDULE PUBLIC HEARING AT FEBRUARY 2, 2012 PLANNING COMMITTEE MEETING

SUMMARY

The Norwalk Redevelopment Agency (Agency), as the administrator of the City of Norwalk's Community Development Block Grant Program (CDBG), has initiated the public process associated with disseminating the City's CDBG resources for Program Year 38 (July 1, 2012 – June 30, 2013). The purpose of this memorandum is to apprise the Planning Committee members of the steps associated with this process and to request authorization to schedule a public hearing, which is a required element of the CDBG process.

PY38 SUB-AWARD APPLICATION AND ALLOCATION PROCESS

In accordance with the City of Norwalk's Citizen Participation Plan, a Notice of Funding Availability (NOFA) was released on December 27th, 2011. This NOFA announced that a total of $938,594.21 in CDBG funding is anticipated to be available for PY38 activities. It is important to note that this number is based on HUD's estimate of PY38 CDBG Entitlement grant funding, as well as estimates of non-revolving program income and reprogrammed funds from previous program years and is subject to change.

PY38 applications will be submitted in two phases. The Phase I application will be due on January 13th, 2012. Agency staff will review and score the applications according to the criteria set forth in the NOFA. It will then submit all applications meeting basic program requirements, along with the results of Agency staff's initial scoring, to the Planning Committee. The Planning Committee will decide which applicants will advance to Phase II of the application process, which is more thorough than the Phase I application and is mostly technical in nature. Following the submission of Phase II of the application, the Planning Committee will be asked to make a final decision regarding PY38 funding allocations in the form of review and a vote to approve a draft Annual Action Plan. The Planning Committee's decision regarding PY38 funding allocations will be subject to approval by the full Common Council.

PUBLIC HEARING

As is stated in the City of Norwalk's Citizen Participation Plan, a public hearing is a required component of the CDBG funding allocation process. CDBG funding applicants are encouraged to use this hearing as an opportunity to present their proposed projects to the Planning Committee. Members of the public are also invited to provide their input regarding the allocation of available funds. Following this hearing, the Planning Committee will be asked to make a decision regarding which applications to advance to Phase II of the application process.

ANNUAL ACTION PLAN

The Annual Action Plan is a binding document outlining the Common Council-approved allocations of CDBG funding to sub-grantees for the upcoming program year. Following the submission of Phase II applications, the Agency will develop a draft Annual Action Plan based on the Planning Committee's decision regarding Phase I applications and the outcomes of the Agency's review of Phase II applications. The Planning Committee will be asked to review the draft AAP and to provide its input. If the Planning Committee is satisfied with the draft AAP, it will be asked to approve the draft and to motion advancing it to the Common Council following the close of a required 30-day public comment period. At the end of this 30-day period, the draft AAP would be submitted, along with any public comments received, to the Common Council for its review and approval. Once passed by the Common Council, the approved Annual Action Plan will be submitted to HUD and all PY38 funding allocations will be made in accordance with that Plan.

ACTION REQUESTED

The Agency seeks the Planning Committee's approval to schedule the public hearing associated with the CDBG funding allocation process. The public hearing would be held during the Planning Committee meeting on February 2, 2012 and would begin at 7:35pm.

MOTION

The Norwalk Redevelopment Agency is authorized to schedule a public hearing associated with the PY38 CDBG funding allocation process at 7:35pm during the regular meeting of the Planning Committee on February 2, 2012.

NORWALK re: DEVELOPMENT AGENCY

TO: PLANNING COMMITTEE MEMBERS OF THE NORWALK COMMON COUNCIL

FROM: MARYGRACE WEBER
SPECIAL PROJECTS MANAGER

DATE: DECEMBER 28th, 2011

RE: OUTCOMES OF WORKFORCE HOUSING ZONING REGULATION AND AFFORDABLE HOUSING INVENTORY

UPDATE ON OUTCOMES OF WORKFORCE HOUSING ZONING REGULATION

The stated purpose of the Workforce Housing regulation which the Zoning Commission adopted effective January 26th, 2007 is " to provide for a full range of workforce housing options, with a priority given to ownership housing, and to increase the supply of workforce housing units affordable to persons of moderate incomes by encouraging the construction of such housing units within specified multifamily and mixed use developments."

The workforce housing regulation requires 10% of the total number of units within multifamily and mixed-use developments of 20 or more units located in any of 17 specified zones to be affordable to workforce households earning no more than 80% of the applicable median income. Developers may meet the requirements of this regulation by constructing workforce housing units off-site or through a fee-in-lieu payment.

Since its adoption, this regulation has resulted in the creation of six affordable housing units, with a total of 131 units scheduled to be completed by the end of 2012. Further detail on these units is provided in the following table:

PROJECT NAME	LOCATION	# OF UNITS	# OF AFFORDABLE UNITS	APPROVED EFFECTIVE DATE	STATUS
80 Fair Street mixed use*	80 Fair St/N. Canaan Av	59	6*	7/18/07	2009
Wall St Place/POKO Phase 1	Wall & Isaacs Streets	101	11	8/29/08	2012 (s)
The Berkeley/Seligson	500-520 West Av/Lynes Pl	60	6	9/26/08	2012 (s)
Summerview Place	2 Jefferson/West Main St	32	4	12/17/08	2012 (s)
8 Norden Place	8 Norden Place	244	25	11/27/09	2012 (s)
The Avrick	14-16 North Main Street	8	1	2/25/11	2012 (s)
Waypointe: Midblock parcel	525 West Ave/Orchard St	325	33	7/29/11	2012 (s)
Waypointe: North parcel	15 Merwin St	95	10	11/25/11	2012 (s)
District 95/7: South of Reed St	51- 63 West Av/Putnam Av	232	24	8/26/11	2012 (s)
Norwalk Company	20 North Water St	107	11	Pending	2012 (s)
	TOTAL	1,263 units	131 workforce units		

NOTE: Chart was prepared by the staff of the Norwalk Zoning Commission December 2011 and includes all approved developments subject to Section 118-1050 Workforce Housing regulation
* 6 workforce housing units required (actual)
(s) indicates the scheduled completion date

PO BOX 5125 · 125 EAST AVENUE, NORWALK, CT 06856-5125 · TELEPHONE 203-854-7810 · FAX 203-854-7734

UPDATE ON NORWALK'S AFFORDABLE HOUSING INVENTORY

Affordable Housing Supply as a Percentage of Norwalk's Total Housing Stock

The Housing Strategy for the City of Norwalk, adopted in April 2010, reinforces Norwalk's commitment to maintaining the 10% affordability threshold that grants Norwalk exemption from the State of Connecticut's Affordable Housing Appeals Act (8-30g). Under this act, any municipality in which less than 10% of the housing stock is affordable to low- and moderate-income families bears the burden of defending rejections of developers' applications to build affordable housing. Any municipality with a greater than 10% affordable housing stock is exempt from this stipulation.

Recently released Census data indicates that in 2010, Norwalk had a total of 35,415 housing units[1], up from 33,753 in 2000. The 1,662 housing units added to Norwalk's housing stock between 2000 and 2010 represent a 4.9% increase in the total number of housing units. Accounting for this growth, Norwalk must now maintain a minimum of 3,542 affordable housing units in order to remain exempt under 8-30g. While North Walke Housing Corporation's 2011 inventory of affordable housing units in Norwalk has not yet been officially accepted by the Connecticut Department of Economic and Community Development, North Walke found 3,861 affordable housing units, accounting for 10.9% of the Norwalk's total housing stock. A detailed summary of recent DECD data is provided in the following table.

10-year Summary of DECD Data on Norwalk's Affordable Housing Supply

Year	Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percentage of Total Housing Stock
2011[2]	35,415	3,012	236	616	3,864	10.9%
2010	33,753	3,114	236	553	3,903	11.56%
2009	33,753	3,055	229	556	3,840	11.38%
2008	33,753	3,012	245	561	3,818	11.31%
2007	33,753	2,965	250	503	3,718	11.01%
2006	33,753	2,953	240	493	3,686	10.92%
2005	33,753	3,081	245	538	3,864	11.45%
2004	33,753	3,228	258	486	3,972	11.77%
2003	33,753	2,838	326	485	3,649	10.81%
2002	33,753	3,230	491	408	4,129	12.23%

Summary of Affordable Housing Units by Type

North Walke's inventory of affordable housing classifies all units into governmentally assisted, CHFA mortgages, and deed-restricted units. Of the 3,861 total affordable units, nearly 78% are governmentally assisted, approximately 6% are CHFA mortgages and 16% are deed-restricted. The funding sources for both governmentally assisted and deed restricted units are highly diverse, as is illustrated in the following tables.

---

[1] An official count of housing units is conducted during the decennial census and is thus released only every ten years. 2010 Census data (35,415 total housing units) will be used to calculate Norwalk's affordable housing stock as a percentage of its total housing supply for the period of 2011-2020

[2] 2011 data has been provided to DECD, but has not yet been approved and released. Data maintained by North Walke was used for Governmentally Assisted Units and Deed Restricted Units. 2010 data was used for the CHFA mortgage count.

Funding Source for Governmentally Assisted Units

Funding Source	Number of Units	Percentage of All Governmentally Assisted Units
CHFA	231	7.7%
CHFA/DECD	163	5.4%
CHFA/DECD/HUD	200	6.6%
CHFA/HUD	138	4.6%
DECD	128	4.2%
DOC	12	0.4%
DSS	166	5.5%
HUD	1293	42.9%
HUD/Sec 8	681	22.6%

Funding Source for Deed Restricted Units

Funding Source	Number of Units	Percentage of all Deed Restricted Units
CDA/STAR	9	1.6%
CIL/STAR	6	1.1%
City of Norwalk	21	3.8%
DECD HOME	15	2.7%
DMHAS	3	0.5%
DMR PH	72	13.0%
FannieMae/HSDA CDBG	1	0.2%
FCMH	22	4.0%
GWS Inc/DSS	5	0.9%
HDF	103	18.6%
HDF/HSDA	1	0.2%
HDF/NRA HOP	2	0.4%
HSDA	9	1.6%
HSDA CDBG	4	0.7%
HSDA Homeownership	12	2.2%
HUD	1	0.2%
Keystone House/Dept of Mental Health	7	1.3%
NEON	8	1.4%
NHS CDBG	7	1.3%
NHS Rehab	2	0.4%
NHS/CDBG Rehab	2	0.4%
North Walke Housing	23	4.2%
North Walke Housing Homeownership	2	0.4%
NRA	139	25.1%
NRA CDBG	25	4.5%
NRA Homeownership	6	1.1%
NRA Rehab Program	41	7.4%
NRA/HUD CDBG	5	0.9%
State of CT DMR	1	0.2%

Length of Deed Restriction

Length of Deed Restriction	Number of Units	Percentage of Total Deed Restricted Units
10 years	1	0.2%
15 years	41	7.4%
20 years	9	1.6%
25 years	200	36.1%
30 years	13	2.3%
99 years	2	0.4%
Expiring in 2012	1	0.2%
Expiring in 2017	2	0.4%
Expiring in 2024	2	0.4%
Expiring in 2032	1	0.2%
10 years or until refinanced	2	0.4%
30 years or until refinanced	2	0.4%
In perpetuity	266	48.0%
Until sale	12	2.2%

UPDATE ON AFFORDABLE HOUSING ACCOMPLISHED WITH CAPITAL BUDGET AND REVOLVING LOAN FUNDING

Capital Budget

The Agency utilizes Capital Budget funds to carry out a number of activities related to the preservation of the Norwalk's existing affordable housing stock. Over the past year, Capital Budget funds have assisted with the planning and development of 144 housing units in a manner consistent with the City's Housing Strategy as approved by the Common Council.

Revolving Loans

The Redevelopment Agency also administers a CDBG-funded revolving loan program that provides financing to low- and moderate-income Norwalk property owners to rehabilitate their homes. Between the period of July 1st, 2006 to November 30th, 2011, the Agency booked fifteen such loans. The revolving loans administered by the Agency average approximately $111,000 in size.

THE PLANNING COMMITTEE
OF THE COMMON COUNCIL

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

TO: PLANNING COMMITTEE MEMBERS

FROM: TIM SHEEHAN, STAFF

DATE: DECEMBER 28, 2011

RE: DECEMBER TOD GRANT REQUESTS

The Planning Committee and the Common Council in December, as required by the State DOT and the SWRPA, approved the City's application to the Surface Transportation Enhancement Program in the amount of $750,000. This particular grant application is focused on carrying out selected enhancements within the West Avenue corridor between North Main Street and Cross Street.

In addition to the Surface Transportation Enhancement Program the Agency in conjunction with the City has applied to two additional funding sources for TOD related projects in the month of December. The first is a grant that is being supported by the One Region Funders' Group and the Tri-State Transportation Campaign. The Agency submitted a LOI to the funders to consider a demonstration initiative in the amount of $50,000 for the purpose of recasting the 2-4 family properties which make up 67% of the housing inventory surrounding the South Norwalk Train Station. Many of these properties over the years have been vulnerable to foreclosure and distress from disinvestment and absentee landlords. Left unaddressed the distressed condition of the housing inventory surrounding the station will negatively impact the City's TOD initiatives. To address this concern and also try and retain as many options for affordable housing as possible in the TOD district, the Agency, in cooperation with the Housing Development Fund, is seeking to establish a model program that targets its resources at landlord entrepreneurs earning at or below 80% of the area median income or local developers interested in undertaking the rehabilitation and selling it to a qualified buyer. The program would be backed up with training and the development of underwriting guidelines appropriate to this type of inventory which do not exist in the conventional market today.

The second grant request was made to the State DOT under their Transportation, Community and System Preservation Program (TCSP). The amount requested was $350,400.00. The funding requested deals with "Sharrows" from Wall Street to Connecticut Avenue, the installation of two enhanced crosswalks and landscaping the connector and I95 exit and entrance respectively.

The submissions required to date are provided for the Committee's further review and staff would be happy to address any questions at the January Planning Committee Meeting.

ACTION REQUESTED:

NO ACTION IS REQUESTED AT THIS TIME.

NORWALK on the move!

OFFICE OF THE MAYOR

RICHARD A. MOCCIA

Steven Higashide
Tri-State Transportation Campaign
350 West 31st Street Suite 802
New York, NY 10001
steven@tstc.org

Dear Mr. Higashide:

The City of Norwalk has recently completed a Master Plan to encourage successful Transit –Oriented Development in the South Norwalk Train Station neighborhood. This station is one of the most heavily trafficked stations in the Metro North Corridor with over 500,000 weekday passengers annually. The surrounding neighborhood has, however, over time become a patchwork pattern of deterioration and disinvestment. The Master Plan goals are to reverse that pattern by leveraging strategic location advantages of the rail station to promote mixed-use development, to promote LEED ND equivalent development and redevelopment initiatives, to create safe pedestrian access, to maximize transit ridership, to reduce traffic congestion, to grow the local tax base, and perhaps most importantly to provide increased housing choices to new and existing residents. The appropriate mix of housing serving a diverse population at varying income levels and stages of life strengthens and sustains these community TOD goals and objectives. Thus, the City has embraced housing development and redevelopment initiatives in the District that are broadly inclusive both economically and ethnically and is now seeking pilot programs and policies that position the TOD District (Map Attached) as a mixed-income transit zone.

To this end, the City in partnership with the Housing Development Fund is seeking $50,000 in TSTC funding assistance to be combined with an equal local match to design and implement a Neighborhood Connect Program (NCP) that will support and stabilize the existing neighborhood of 2 to 4 family properties which make up 67% of the residential structures in the District. Historically, many of these properties have been subjected to or are in danger of foreclosure. Much of this inventory is vulnerable and distressed. These conditions do not offer optimum housing choices and negatively impact the perceptions of District pedestrian safety and thus weaken the potential of related transit linkage. Norwalk is a fully built-out city and while some empty or underutilized parcels remain available for new development, any successful redevelopment of the TOD District must consider first how to reposition this neighborhood and how to provide attractive mixed income opportunities, if it is to truly unlock community change and serve as a catalyst for reinvestment.

Conceptually the NCP would target its resources to landlord entrepreneurs who are at or below 80% of the area median income or local developers interested in undertaking the rehabilitation of a structure and selling it to a qualified buyer or buyers. The program would couple training and financing intended to fill the void that exists between what is available via bank lending programs for this type of housing project, provide greater efficiencies for borrowers by reducing the related borrowing costs and risk. All NCP projects would require some form of unit affordability. The assisted repositioning of the units in these properties is critical to the realization of the long-term vision of the TOD Master Plan, but perhaps most importantly it will minimize displacement by insuring housing opportunities available close to transit for many low and moderate income individuals including teachers, nurses, and firefighters who seek to relocate to or continue to live in and contribute to the ongoing revitalization and success of South Norwalk.

Sincerely,

Richard Moccia
Mayor

2011-2012 APPLICATION ATTACHMENT

This grant is supported by the One Region Funders' Group and Tri-State Transportation Campaign.

On behalf of the community of NORWALK, Connecticut, we the undersigned submit this application for funding from the One Region Funders' Group and Tri-State Transportation Campaign. We attest to the appropriateness and accuracy of the information contained herein, and certify that this application, if funded, will comply with all relevant requirements of the state and federal laws and regulations. Any funds received from the funding partners will be used solely to support the purpose, goals and objectives as stated herein. We agree to participate in the evaluation, documentation and specified technical assistance provided through this grant opportunity.

Chief Elected Official

Name Richard Moccia

Signature [signature]

Date December 15, 2011

Telephone 203-854-3200 / ext 4-7701

Head of Agency Which Will Manage the Project (Planning, Transportation, Public Works, etc.)

Name Timothy Sheehan

Signature [signature]

Date December 15, 2011

Telephone 203-854-7810 ext 46786

Project Manager/Applicant Contact Person

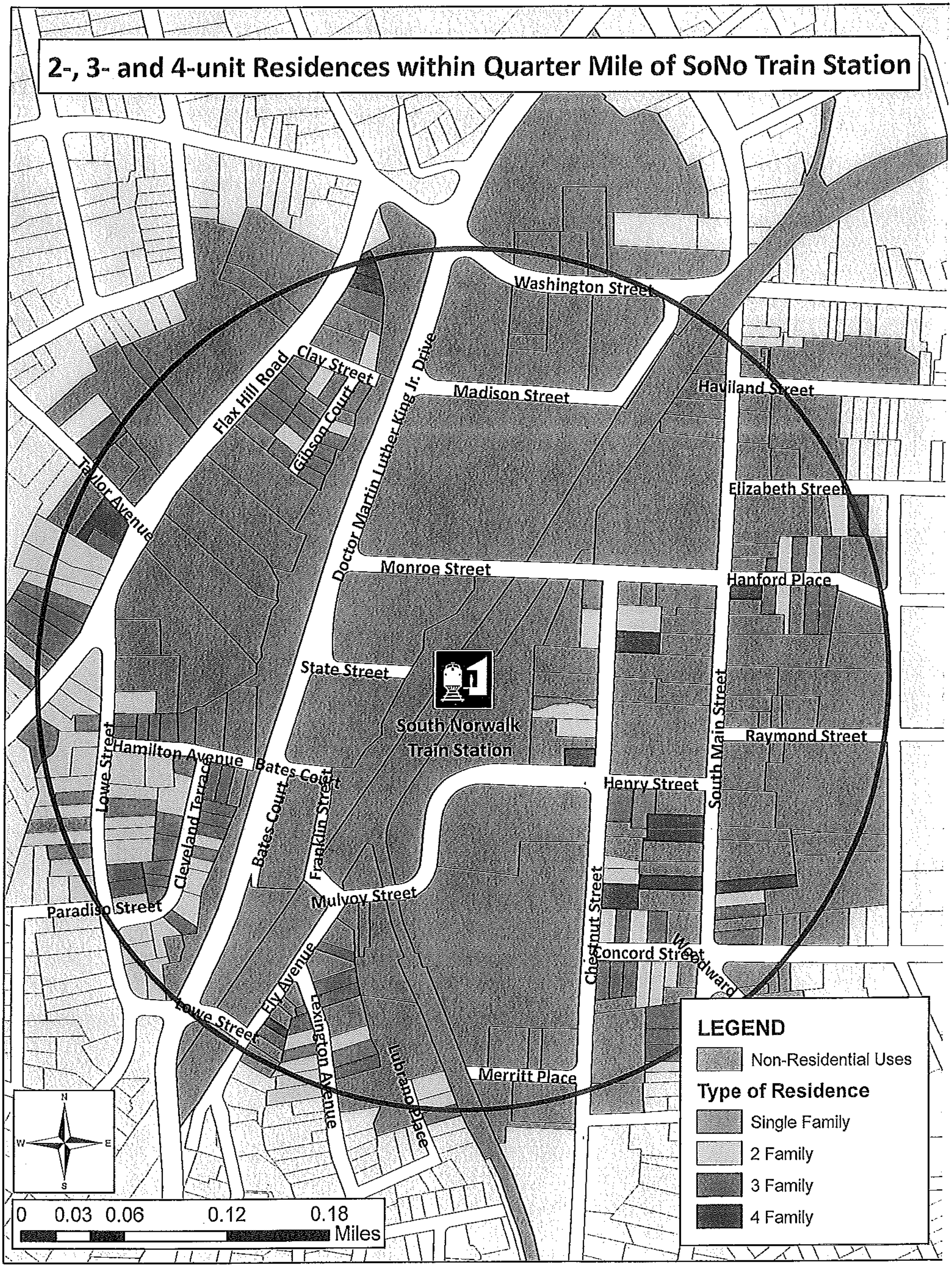
Name Timothy Sheehan

Signature [signature]

Date December/15 2011

Telephone 203-854-7810 ext. 46786

E-Mail TSheehan @ NORWALK CT. ORG



2-, 3- and 4-unit Residences within Quarter Mile of SoNo Train Station
Washington Street
Clay Street
Flax Hill Road
Gibson Court
Doctor Martin Luther King Jr. Drive
Madison Street
Haviland Street
Taylor Avenue
Elizabeth Street
Monroe Street
Hanford Place
State Street
South Norwalk Train Station
South Main Street
Raymond Street
Lowe Street
Hamilton Avenue
Bates Court
Cleveland Terrace
Franklin Street
Henry Street
Paradiso Street
Mulvoy Street
Chestnut Street
Concord Street
Woodward
Ely Avenue
Lexington Avenue
Lowe Street
Merritt Place
N
W
E
S
0
0.03
0.06
0.12
0.18
Miles
LEGEND
Non-Residential Uses
Type of Residence
Single Family
2 Family
3 Family
4 Family

Transportation, Community, and System Preservation Program (TCSP)

PROGRAM FY 2012 GRANT APPLICATION

PART A. PROJECT INFORMATION

Project Title:	West Avenue Corridor Connectivity, Transportation, Community and System Preservation
Project Location (Include City/County, State)	Norwalk, Fairfield County, Connecticut
State Priority (to be completed by State DOT):	
GRANTEE CONTACT INFORMATION	
Grantee Contact Name:	Katherine A. Pytleski
Agency/Tribal Government:	City of Norwalk
Mailing Address (Street/P.O. Box):	125 East Avenue
City, State, Zip code:	Norwalk, CT 06851
Phone:	(203) 854-7894
Fax:	(203) 854-7939
E-Mail:	kpytleski@norwalkct.org
STATE DOT CONTACT INFORMATION	
State Contact Person:	Maribeth Wojenski, CTDOT
Phone:	(860) 594-2045
Fax:	
E-Mail:	maribeth.wojenski@po.state.ct.us
FHWA DIVISION OFFICE CONTACT INFORMATION	
Division Contact Person:	Eloise Powell, FHWA CT Division
Phone:	(860) 659-6703 Ext. 3010
Fax:	
E-Mail:	Eloise.Powell@dot.gov

CONGRESSIONAL INFORMATION				
Congress Member:	Jim Himes			
Congressional District No.:	4			
TCSP Program Funds:	$350,400.00			
Matching Funds/In-kind Services Value:	$87,600.00			
Matching Funds/In-kind Services Source:	Norwalk Redevelopment Agency			
Total TCSP-Related Project Costs:	$438,000			
TO BE COMPLETED BY THE FHWA DIVISION OFFICE				
State Administered?		Yes		No
Division Administered?		Yes		No
"Transfer" TCSP funding for Project Administration?		Yes		No
If yes, which Federal Agency				
Will the project be obligated by September 30, 2012?		Yes		No
Date grant application approved by FHWA Division Office				

Part B. Project Abstract

(Maximum 4 sentences) Briefly describe the how the TCSP Program funds will be used to support the proposed project.

The improvements identified herein for the West Avenue Corridor are critical elements of the City's overall plan for re-establishing the West Avenue Corridor as a mixed -use development, as part of the urban core creating an employment center for the City. TSCP funds will be used to develop sharrows from Wall Street to Connecticut Avenue, install a crosswalk at the intersection of West and Connecticut Avenues, and landscape the area around the entrance to I-95 Northbound from West Avenue and the Exit onto West Avenue from Route 7 Southbound. Our goals are 1) To encourage private sector investment in this high-growth area through providing enhanced amenities, such as bicycle and pedestrian infrastructure, in support of economic development. 2) To reduce the impact of transportation activities on the environment by promoting biking and walking; 3) To increase pedestrian and bike safety through traffic-calming measures; and 4) To further develop a "green corridor" that provides access to and egress from I-95 and increases livability. Our plans are coordinated with state and local development plans such as the Connecticut Department of Transportation 2011 Master Transportation Plan, and The Norwalk Connectivity Master Plan as well as the Congestion Mitigation Systems Plan Vision 2020, and local transit-oriented development plans.

Part C. Project Narrative

- ***Describe the project and the expected results, including project goals and timeframe. Describe how the project integrates transportation, community, and system preservation plans and practices that address one or more of the following:***

    1) Improve the efficiency of the transportation system of the United States.

"We must also find ways to meet the public demand for reduced congestion, a cleaner environment, and less energy consumption. ...Finally, it is critical that we have an infrastructure system that allows our economy to grow and compete, especially with such economic powers as China and emerging ones like Brazil. That means keeping the infrastructure we have in a state of good repair and providing new infrastructure as quickly and efficiently as possible. "

Statement of Victor M. Mendez, Administrator
Federal Highway Administration
February 15, 2011

Norwalk's proposal incorporates plans for a more efficient transportation system through reduced congestion, a cleaner environment, and less energy consumption as well as the promotion of economic development.

Funds will be used to develop sharrows from Wall Street to Connecticut Avenue, install a crosswalk at the intersection of West and Connecticut Avenues, and landscape the area around the entrance to I-95 Northbound from West Avenue and the Exit onto West Avenue from Route 7 Southbound. The timeframe is one year. Our goals support Mr. Mendez statement above made on behalf of the FHA. They are:

1) To encourage private sector investment in this high-growth area through providing enhanced amenities, such as bicycle and pedestrian infrastructure, in support of economic development.

2) To reduce the impact of transportation activities on the environment by promoting biking and walking. This encourages a cleaner environment and less energy consumption.

3) to increase pedestrian and bike safety through traffic-calming measures. providing safe biking and walking alternatives in this defined high-traffic area through sharrows and strategically-placed crosswalks, will encourage walking and biking, reducing carbon emissions and reducing transportation's impact on the environment. This encourages a cleaner environment and less energy consumption.

4) To develop a "green corridor" that provides access to I-95 and increases livability. Landscaping will be done to improve the entrance from West Avenue in Norwalk onto I-95 northbound and the Exit onto West Avenue from Route 7 Southbound, creating a more livable, appealing environment. This encourages economic development as it brings people to the area, and encourages a cleaner environment since plantings serve as air filters and impede storm water runoff through decreasing impermeable surfaces.

2) Reduce the impacts of transportation on the environment.

Norwalk 's plans to install sharrows and crosswalks on the West Avenue Corridor, which encourage multi-modal means of transportation such as walking and biking, will result in fewer cars on the road, minimizing carbon emissions and reducing transportation's impact on the environment. Whether the scenario is one of living on Wall Street and working at 95/7, or of shopping at Waypointe and eating in SoNo, all within a distance of two miles, the short distances involved make the deployment of a car for such trips tedious even under optimal traffic conditions. In addition, the more people opt to drive in such cases, the more rare "optimal traffic conditions" will become. Numerous additional car trips in downtown Norwalk are not desirable for either air quality or traffic conditions. Again, providing safe biking and walking alternatives in this defined high-traffic area through sharrows and strategically-placed crosswalks, will encourage walking and biking, reducing carbon emissions and reducing transportation's impact on the environment.

In addition, the landscaping planned for the entrance to I-95 North from West Avenue and the Exit onto West Avenue from Route 7 Southbound goes beyond aesthetics: urban greenery has been shown to result in cleaner air and improved storm water management, since it reduces impermeable surfaces.

3) Reduce the need for costly future investments in public infrastructure.

By addressing the need for biking and walking infrastructure and landscaping now we are avoiding making these improvements at a future date when the costs of materials and labor will have risen.

4) Provide efficient access to jobs, services, and centers of trade.

The West Avenue Corridor (see Exhibit II) is approximately 2 miles in length and represents the principal connection between Norwalk's urban centers of South Norwalk and Wall Street. The West Avenue Corridor has been referred to as the "urban spine" of Norwalk, and with multiple entrances and exits from I-95, CT Route 7, and CT Route 1; it functions as the principal means of access/egress for vehicular traffic to and from the central business districts of Norwalk. As a result, it constitutes the de facto "Gateway" to the Norwalk and South Norwalk Business Districts from I-95, CT Route 7 and CT Route 1.

Recognizing the geographic, economic and functional importance of this area, the City, through its *Comprehensive Plan of Conservation and Development*, designated the historically under-utilized areas adjacent to West Avenue for substantial new and generally more intense mixed-use development. This new development will be implemented under three major redevelopment initiatives; the Reed Putnam Urban Renewal Project, the West Avenue Redevelopment Project (Waypointe) and Wall Street Place. The initial phases of each of these projects have secured the required City land use approvals and are preparing to advance to construction. Although the full projects will be built out over a period of time, they are currently planned to include over 1,400 residential units, 900,000 square feet of retail and commercial space, 900,000 square feet of office space, a 145-room hotel, almost 7,000 public parking spaces, and significant areas of neighborhood preservation. While these programs may change over time, it is nevertheless clear that there will be a **significant increase** in the number of jobs and employment opportunities within, and adjacent to, the West Avenue Corridor in the future.

In anticipation of this planned new development, and increased traffic volumes entering and exiting the West Avenue Corridor, the City of Norwalk, in cooperation with the State of Connecticut, has been engaged in a significant improvement program to the West Avenue roadway including the major exit and entrance points within the system to and from I-95 and CT Route 7. The West Avenue Roadway Improvement Project included widening of the West Avenue right of way, the addition of new turning lanes, signalization upgrades, wider sidewalks, the addition of historic street lighting and new street signage. This project, which commenced two years ago, is currently nearing completion. Thus, the elements of an improved and more efficient access to the urban core of Norwalk are beginning to take shape. However, it essential that the functional components of these roadway improvement be supported and reinforced through broader measures to improve connections to mass transit at the South Norwalk Railroad Station (such as the TOD Plan recently approved by the City)and by emphasizing greater pedestrian mobility and safety together with improved aesthetics for pedestrians and vehicle drivers alike. Thus, the improvements identified herein for the West Avenue Corridor including a program of enhancements to public spaces, traffic calming and improved connectivity (crosswalks) are critical elements of the City's overall plan for re-establishing the West Avenue Corridor as the urban core and employment center for the City.

5) *Examine community development patterns and identify strategies to encourage private sector development that achieves the purposes identified in (1) through (4).*

Norwalk generally, and the West Avenue Corridor specifically, are reflections of community development patterns experienced by many older urban areas, particularly those in the Northeast. Land uses, both residential and commercial, that once flourished adjacent to the once grand West Avenue have declined with the passage of time as commerce and industry followed urban residents to the suburbs and to the strip centers along Routes 1 and 7. This exodus, which commenced with the advent of auto–mobility, left a patchwork of marginal businesses, fragmented ownership, inadequate infrastructure and the occasionally vacant storefronts that has persisted despite the best efforts of private developers over the past 30+ years. Private entrepreneurial efforts alone have failed to reignite the economic forces required to bring economic viability back to West Avenue because the cumulative challenges are too great.

It is for these reasons that the City and Redevelopment Agency have stepped into a catalytic role to supplement the efforts of private development. The City acknowledged that the West Avenue Corridor should be the focus of economic activity within the urban core of the community. It recognized that a fragmented approach would continue to fail and for that reason designated three specific redevelopment and urban renewal areas within the West Avenue Corridor. These designations afforded the City the ability to use extra-ordinary powers necessary to assemble redevelopment sites, increase development density, extend tax incentives and attract the private sector capital essential to invest in a coordinated approach to transform areas that have defied individual initiatives by developers.

A critical element of this strategy was for the public sector to provide needed public investment that is beyond the scope of any single developer. New roads, upgraded utilities, new drainage and sewers that can support and accommodate new development are critical to this effort and the City has moved aggressively on these items to stimulate and incentivize the private sector. These are strategies that Norwalk has already put into motion along the entire length of West Avenue. Such strategies are complex, expensive to implement and take time to complete. Nevertheless, they are currently underway in West Avenue and the City has formally designated three private sector developers to advance the approved development plans. The public sector improvements referenced within this application/proposal are consistent with the overall development efforts and they represent a small, but important component of the public investment required to attract private capital to older urban core areas such as the West Avenue Corridor.

- ***If applicable, describe how the project meets all of the priority consideration criteria.***

Statutory Priority Consideration

1. *Have instituted preservation or development plans and programs that:*
a. are coordinated with State and local preservation or development plans, including transit-oriented development plans;

Our project plan to develop sharrows and install a pedestrian crosswalk as expressed in this proposal is coordinated with the *Norwalk Connectivity Master Plan* and State development plans such as the *Connecticut Department of Transportation 2011 Master Transportation Plan*, and the regional *Congestion Mitigation Systems Plan Vision 2020*, which promote bicycling and pedestrian options:

> "In October of 2010, the Department announced a proposal to modify some of its policies, programs, and practices to be more supportive of non-motorized travel modes. The changes, announced in a draft policy statement entitled, "Proposed CTDOT Initiatives to Support Bicycle and Pedestrian Options," were part of the Department's efforts to develop a more balanced multi-modal transportation system, and to support the State's goals of livable and sustainable communities. The changes are intended to position the Department to become more proactive in planning, designing, and funding programs and projects that make it safer and more convenient for residents to walk and bicycle in Connecticut."
>
> *Connecticut Department of Transportation 2011 Master Transportation Plan, II-43*
>
> "Demand has also increased for transportation projects and programs that improve safety and access for pedestrians and bicyclists... ."
>
> *Connecticut Department of Transportation 2011 Master Transportation Plan, I-5*

In addition, our plans are connected with local plans such as the *Norwalk Connectivity Master Plan* as well as transit-oriented development plans:

> "The Commerce Street/Harbor Avenue/Crescent Street route* is recommended as a bicycle route due to it having low vehicular traffic and great aesthetic potential given its proximity to the harbor."   * Wall Street to Connecticut Avenue area.
>
> *Norwalk Connectivity Master Plan p. 46*
>
> "Establishing intermodal hubs with strong bicycle and pedestrian connectivity is essential to both strengthening urban revitalization efforts as well as making transit a competitive alternative."
>
> *Congestion Mitigation Systems Plan Vision 2020*

- ***b. promote cost-effective and strategic investments in transportation infrastructure that minimize adverse impacts on the environment; or***
- ***c. promote innovative private sector strategies;***

Our project goals 1, 2, 3 and 4, below, meet this criteria:

2. *Reduced congestion, a cleaner environment, and less energy consumption*: Goal 2) To reduce the impact of transportation activities on the environment by promoting biking and walking; Goal 3): to increase pedestrian and bike safety through traffic-calming measures. This provides safe biking and walking alternatives in this defined high-traffic area through sharrows and strategically-placed crosswalks, and will encourage walking and biking, reducing carbon emissions and reducing transportation's impact on the environment.

3. *Encouraging Economic development and a cleaner environment*: Goal 1) To encourage private sector investment in this high-growth area through improving bicycle and pedestrian infrastructure. Providing an environment that attracts pedestrians and cyclists encourages private sector investment. Goal 4) To develop a "green corridor" that provides access to I-95 and increases livability. Landscaping will be done to improve the entrance from West Avenue in Norwalk onto I-95 northbound and the Exit onto West Avenue from Route 7 Southbound, creating a more livable, appealing environment. Urban greenery has also been shown to result in cleaner air and improved storm water management, since it reduces impermeable surfaces.

4. ***Have instituted other policies to integrate transportation, community, and system preservation practices, such as:***
    - ***a. spending policies that direct funds to high-growth areas; and***
    - ***b. urban growth boundaries to guide metropolitan expansion;***

The West Avenue Corridor is a high-growth area. Recognizing the geographic, economic and functional importance of this area, the City, through its *Comprehensive Plan of Conservation and Development*, designated the historically under-utilized areas adjacent to West Avenue for substantial new and generally more intense mixed-use development. This new development will be implemented under three major redevelopment initiatives; the Reed Putnam Urban Renewal Project, the West Avenue Redevelopment Project (Waypointe) and Wall Street Place. The initial phases of each of these projects have secured the required City land use approvals and are preparing to advance to construction.

The City and Redevelopment Agency have stepped into a catalytic role to supplement the efforts of private development. The City acknowledged that the West Avenue Corridor should be the focus of economic activity within the urban core of the community. It designated three specific redevelopment and urban renewal areas within the West Avenue Corridor. These designations afforded the City the ability to use extra-ordinary powers necessary to assemble redevelopment sites, increase development density, extend tax incentives and attract the private sector capital essential to invest in a coordinated approach to transform areas that have defied individual initiatives by developers.

A critical element of this strategy was for the public sector to provide needed public investment that is beyond the scope of any single developer. New roads, upgraded utilities, new drainage and sewers that can support and accommodate new development are critical to this effort. This proposal represents a portion of the larger economic development and transportation plan for the West Avenue Corridor, in which, to date $95,000,000 has been invested between the private and public sectors.

c. "green corridors" programs that provide access to major highway corridors for areas targeted for efficient and compact development

Our fourth project goal meets these criteria: 3) *Encouraging Economic development and a cleaner environment*: Goal 4) To develop a "green corridor" that provides access to I-95 and increases livability: Landscaping will be done to improve the entrance from West Avenue in Norwalk onto I-95 northbound and the Exit onto West Avenue from Route 7 Southbound, creating a more livable, appealing environment, which in turn encourages development.

5. Have preservation or development policies that include a mechanism for reducing potential impacts of transportation activities on the environment;

As stated, our project plan includes landscaping that will be done as part of the development of a green corridor to improve the entrance from West Avenue in Norwalk onto I-95 northbound and the Exit onto West Avenue from Route 7 Southbound. This will create a more livable, appealing environment, and has been planned to coordinate with development policies in the *Norwalk Plan of Conservation and Development:*

> "Traffic and transportation impact the environment. The runoff from impermeable roads, parking areas, and highways contribute to sedimentation of the harbor and erosion of streams and rivers. Plantings, permeable surfaces where appropriate, and environmentally-friendly drainage systems can reduce these unwanted side effects."

Norwalk Plan of Conservation and Development 2008 p 34

6. Demonstrate a commitment to public and private involvement, including the involvement of nontraditional partners in the project team;

As part of the West Avenue Corridor project design, there have been over one hundred public meetings with businesses, transportation providers, the Chamber of Commerce, community groups, churches, civic organizations, other residents of Norwalk, and nontraditional stakeholders such as artists and cyclists. These groups continue to be involved in the project.

7. *Examine ways to encourage private sector investments that address the purposes of this section.*

The City acknowledged that the West Avenue Corridor should be the focus of economic activity within the urban core of the community. It recognized that a fragmented approach would continue to fail and for that reason designated three specific redevelopment and urban renewal areas within the West Avenue Corridor. These designations afforded the City the ability to use extra-ordinary powers necessary to assemble redevelopment sites, increase development density, extend tax incentives and attract the private sector capital essential to invest in a coordinated approach to transform areas that have defied individual initiatives by developers.

A critical element of this strategy was for the public sector to provide needed public investment that is beyond the scope of any single developer. New roads, upgraded utilities, new drainage and sewers that can support and accommodate new development are critical to this effort and the City has moved aggressively on these items to stimulate and incentivize the private sector. These are strategies that Norwalk has already put into motion along the entire length of West Avenue.

- ### *Describe how the project meets the project selection criteria*

Project Selection Criteria

- ### *Livability and Safety*

The proposed project addresses livability through safety improvements and traffic calming measures for bicyclists and walkers by establishing sharrows, and installing a crosswalk at a critical intersection (West Avenue and Connecticut Avenue). These measures encourage walking and biking and advance livability through decreasing congestion, promoting cleaner air, and encouraging residents to consume less energy. The project also addresses livability by installing landscaping that improves the entrance from West Avenue in Norwalk onto I-95 northbound and the Exit onto West Avenue from Route 7 Southbound, and creating a more livable, appealing environment and decreasing waterway pollution by impeding storm water runoff.

- ### *State of Good Repair*

The sharrows, landscaping and crosswalk will improve the condition of an existing transportation route along the West Avenue Corridor.

- ### *Expeditious completion of project –*

We anticipate completing this project within one year from formal funding approval.

- ***State priorities - For States which more than one project is submitted. Consideration is given to the individual State's priorities. Applicants other than the State should coordinate with the State department of transportation to ensure prioritization.***

The State Department of Transportation has been contacted, and has informed us that they will determine priorities upon reviewing the TCSP applications.

- ***Leveraging of private or other public funding***

Over $75,000,000 has been invested privately in the Economic Development of the West Avenue Corridor, $15,000,000 in public (state) funding has been invested in the Reed Street railroad underpass and $7,000,000 has been invested in West Ave roadway improvements. A Transportation Enhancement grant application for $750,000 is pending.

The Norwalk Redevelopment Agency is committing $ 87,600 in matching funds (20%) for the proposed TCSP project. We will be able to finish the project within one year of formal funding notification.

- ***Discuss the project schedule, commitment of public and private funding, and any other TCSP or other Federal funding being used for the project.***

We will be able to finish the project within one year of formal funding notification. The Norwalk Redevelopment Agency is committing $87,600 (20%) in matching funds for the proposed TCSP project.

Over $75,000,000 has been invested privately in the Economic Development of the West Avenue Corridor, $15,000,000 in public (state) funding has been invested in the Reed Street railroad underpass and $7,000,000 has been invested in West Ave roadway improvements. A Transportation Enhancement grant application for $750,000 is pending.

Part D. Project Eligibility

a. Is the project located on a Federal-aid highway? (List the functional class(es) of the facility(ies) to be improved)

West Avenue between Wall Street and Martin Luther King Jr. Drive is part of the National Highway System and is classified as "Principal Arterial – Other." The project is located on a Federal Aid Highway with a road classification of "PRINCIPAL ARTERIAL – OTHER."

b. If the project is not located on a Federal-aid highway, how do you consider the project eligible for assistance under Title 23 or Chapter 53 of Title 49, United States Code? (i.e., list program(s) and describe how the project meets the statutory eligibility criteria for that program.)

n/a

c. Is the project a corridor preservation activity necessary to implement transit-oriented development plans, traffic calming measures, or other coordinated transportation, community, and system preservation practices?

The project is part of the West Avenue corridor preservation plan and is critical to transit-oriented development plans, traffic calming measures, coordinated transportation, community, and system preservation practices.

The West Avenue Corridor is the focus of economic activity within the urban core of the community. The improvements proposed herein for the West Avenue Corridor are one element of a comprehensive program of enhancements to public spaces; traffic calming and improved connectivity (crosswalks) are critical elements of the City's overall plan for re-establishing the West Avenue Corridor as the urban core and employment center for the City.

Over $75,000,000 has been invested privately in the Economic Development of the West Avenue Corridor, and a total of $22,000,000 in public funding has been invested in invested in West Ave roadway improvements and local railway infrastructure improvements.