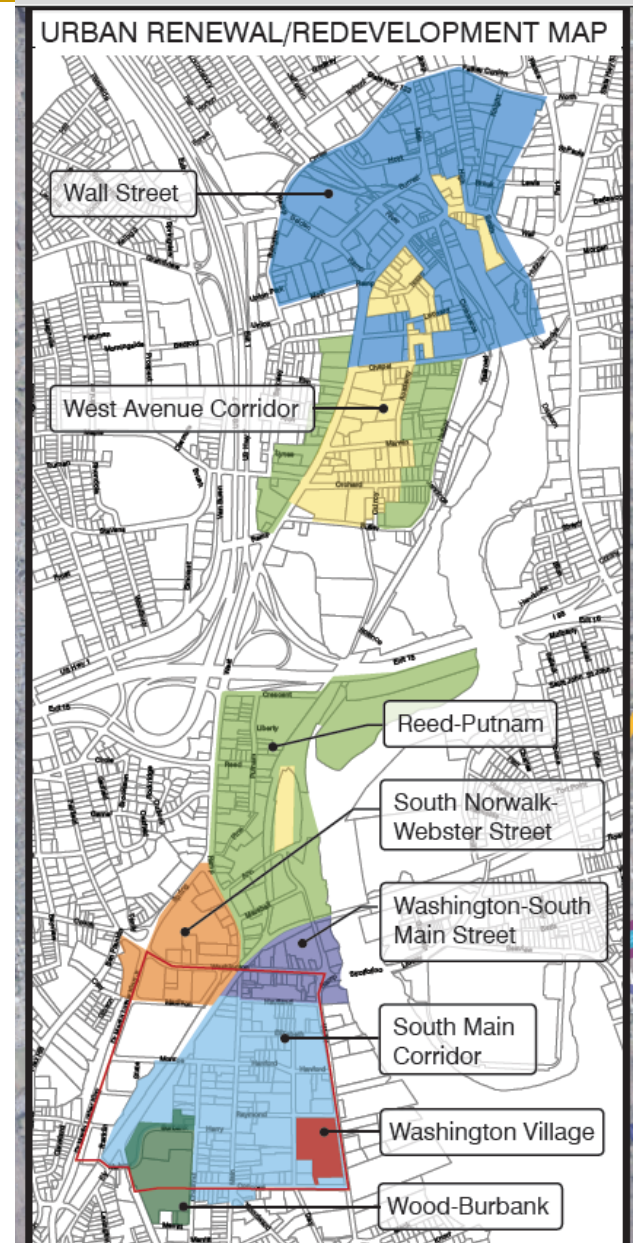

The Changing Face of South Norwalk: Washington Village / South Norwalk Transformation Plan

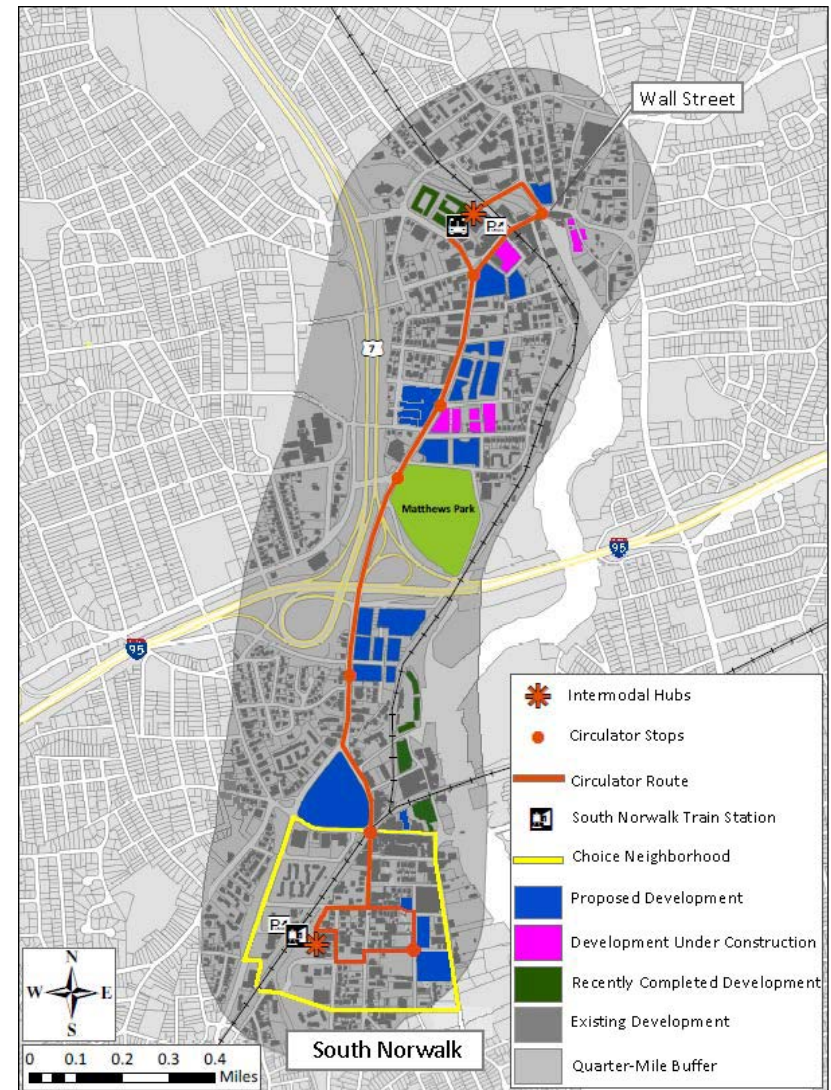
Norwalk's Urban Corridor

- South Norwalk, the Choice Neighborhood, is the southern anchor of Norwalk's urban corridor which stretches north to Wall Street.
- The corridor is home to existing and future projects that integrate mixed-use, mixed-income development programs.



Urban Corridor Development

- **Wall Street Place**
 - Phase I: 101 units, 17k sq ft commercial under construction
- **Head of the Harbor**
 - 135 units, 23k sq ft commercial under construction
- **Waypoint**
 - Mid block: 362 units, 50k sq ft commercial under construction
 - North block: 98 units, 4k sq ft commercial under construction
 - South block: 131k sq ft mixed commercial proposed
 - East block: 69 units proposed
 - West block: 129 units, 12k sq ft mixed commercial proposed
- **95/7**
 - Site purchased for \$35 million in 2013 by GGP (3rd largest retail REIT in country)
- **Ironworks**
 - 108 units, 19k sq ft mixed commercial completed
- **The Pearl**
 - 66 units under construction
- **Maritime Village**
 - 70 units, 10k sq ft of proposed manufacturing



SoNo Marketing Materials

SONO South Norwalk

All Roads Lead To
The Design District

POINTS OF INTEREST

Bow Tie Cinemas Multiplex 8
IMAX Theater
Lockwood-Mathews Mansion
Maritime Aquarium
Norwalk Museum
Norwalk Seaport Association
Site of Oyster Festival
Site of Norwalk Jazz Festival
Site of SoNo Arts Celebration
SoNo Switch Tower Museum
Stepping Stones Children Museum

ART & DESIGN

Cayambe
Haviland Street Gallery
New England Design Association
Perry- Matto Gallery
Quechua
SoNo Academy
SoNo Galerie

DESIGN DISTRICT OFFICE

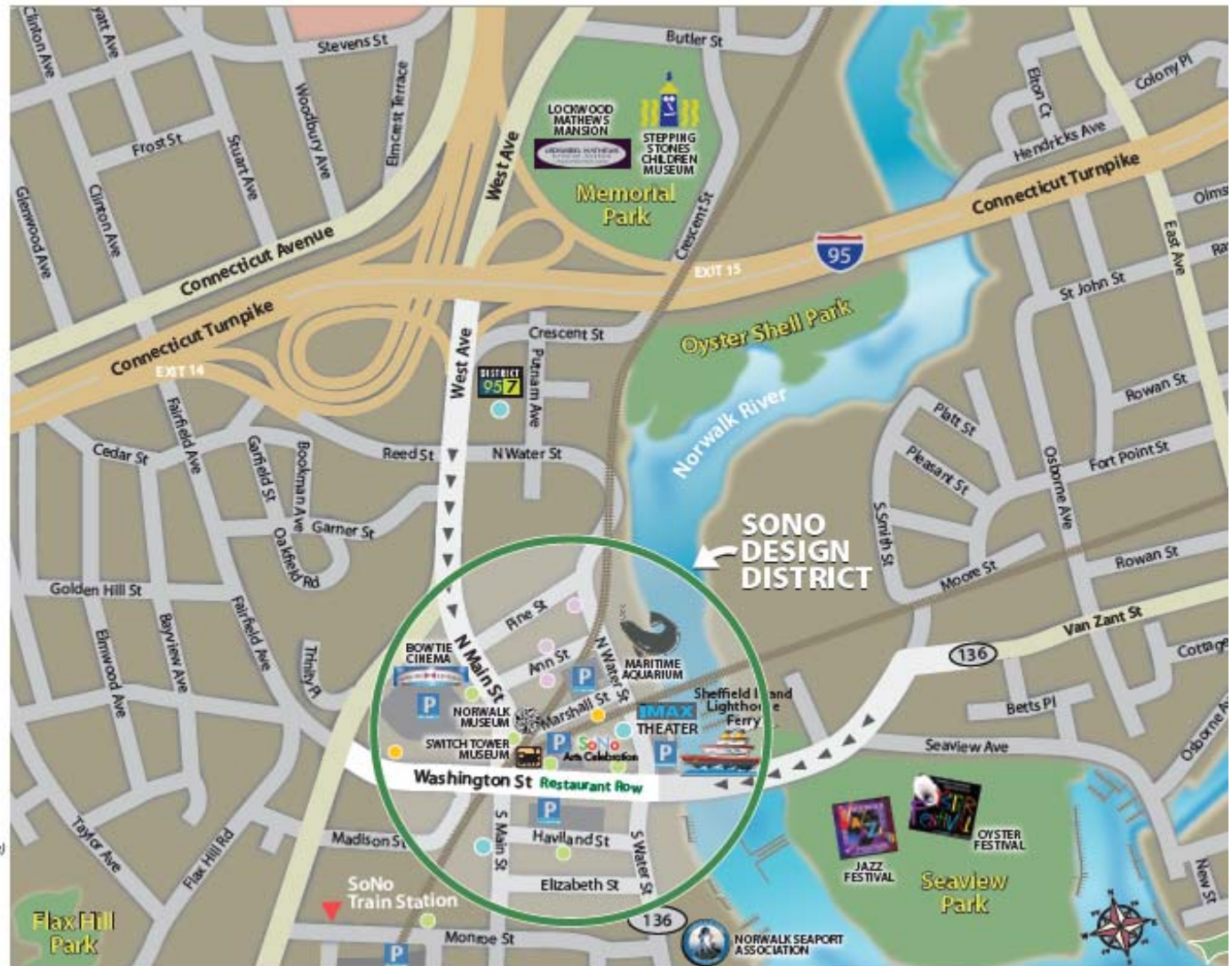
(Over 500M SF Total Office Space)
LOCK BUILDING
(100,000 SF office Space)
50 WASHINGTON STREET
(185,000 SF office Space)

FUTURE DEVELOPMENT

District 95/7 (1MM SF Mixed Use)
Hotel (8 Story/123 Room-10,000 SF Office)
Tarragon Development (280M SF Mixed Use)

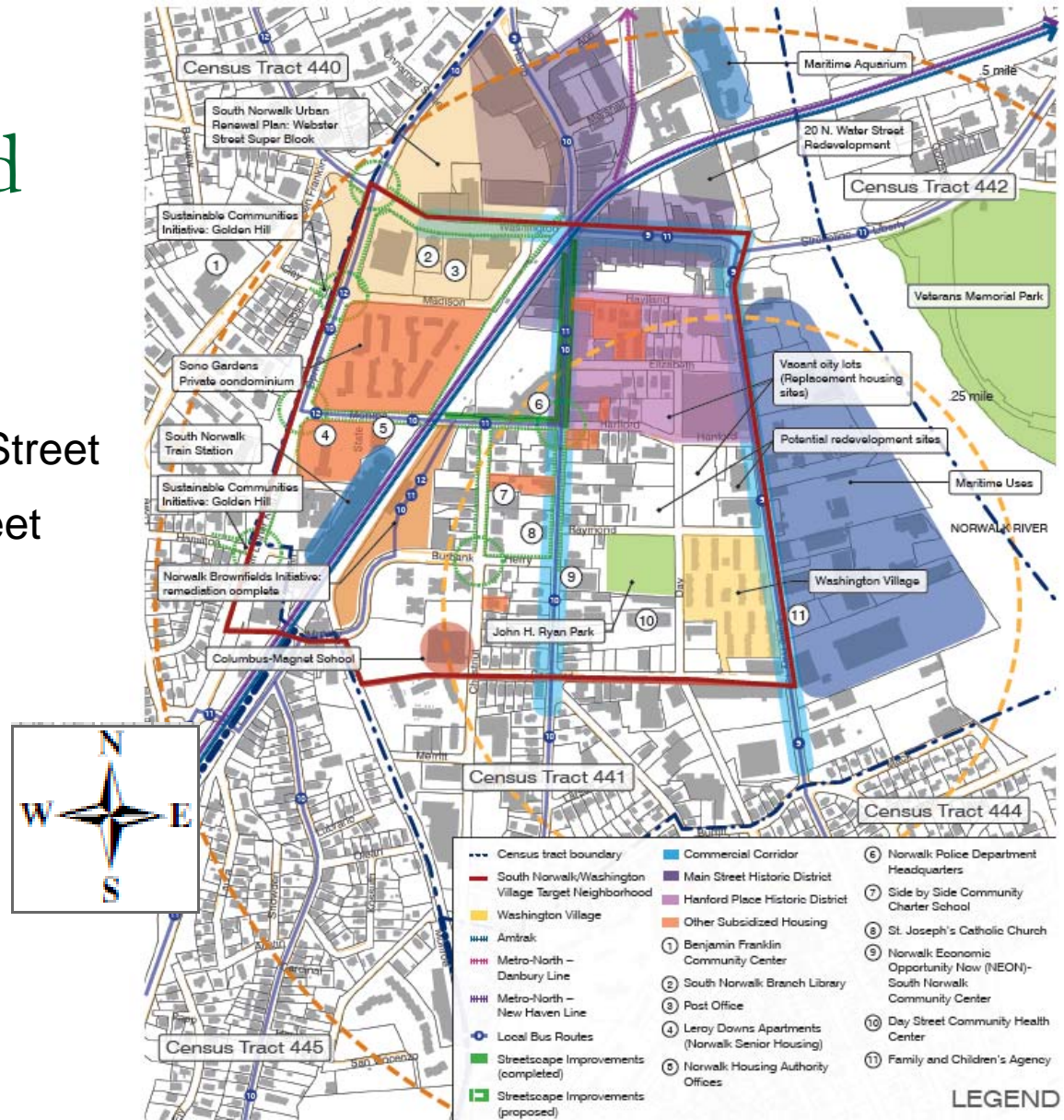
PREMIER RESIDENCES

(Total Consumer Expenditure \$177 M
within 1/2 mile)
Corset Factory
Jefferson at Maritime
SoNo Lofts



Choice Neighborhood Boundaries

- North: Washington Street
- South: Concord Street
- East: Water Street
- West: MLK Drive

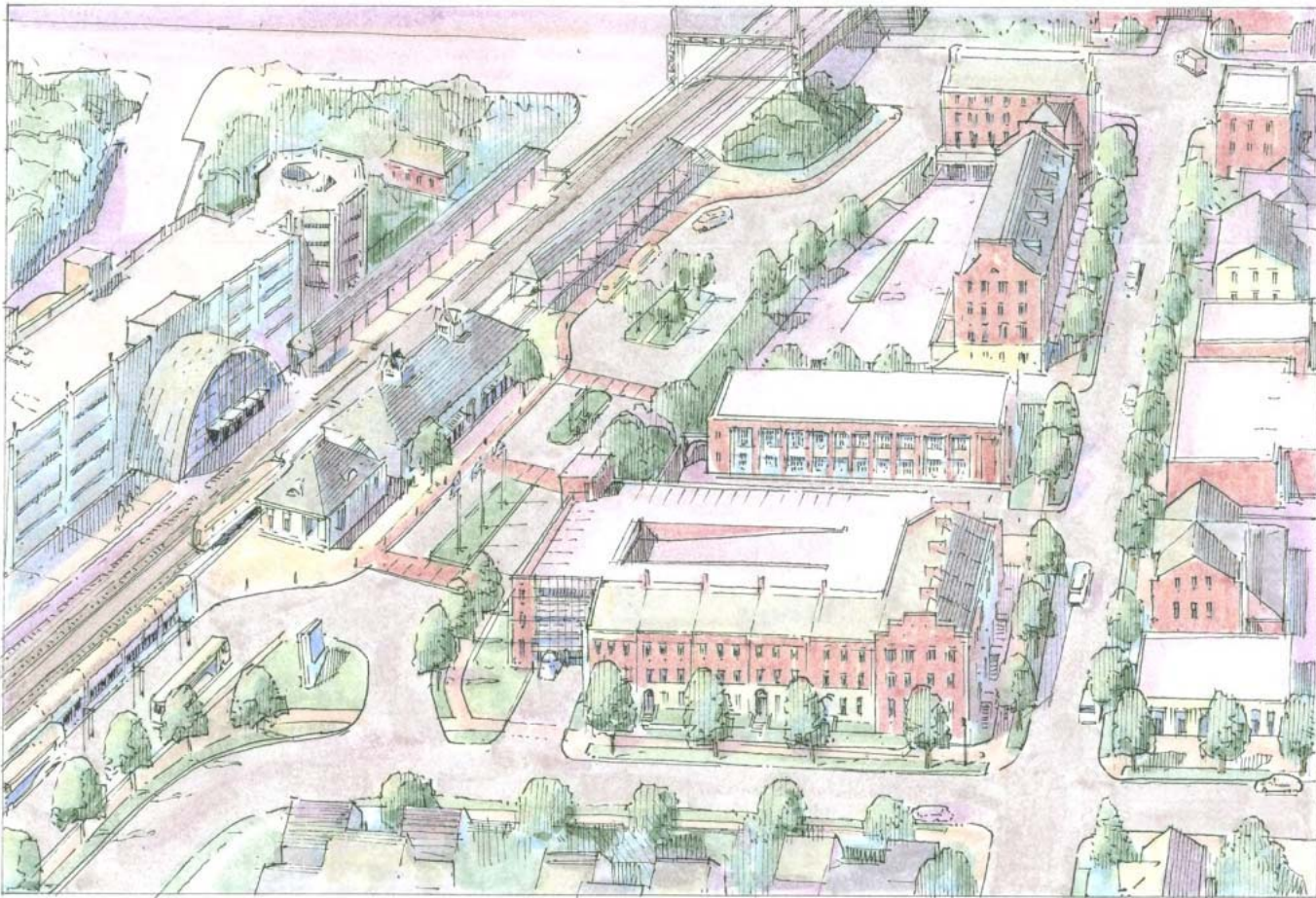


TOD Master Plan for South Norwalk Railroad Station Neighborhood - Opportunity Sites

1. Railroad Station Area
2. Infill Development at Monroe & Hanford Place
3. Waterfront Development
4. Webster Street Block
5. Washington Village



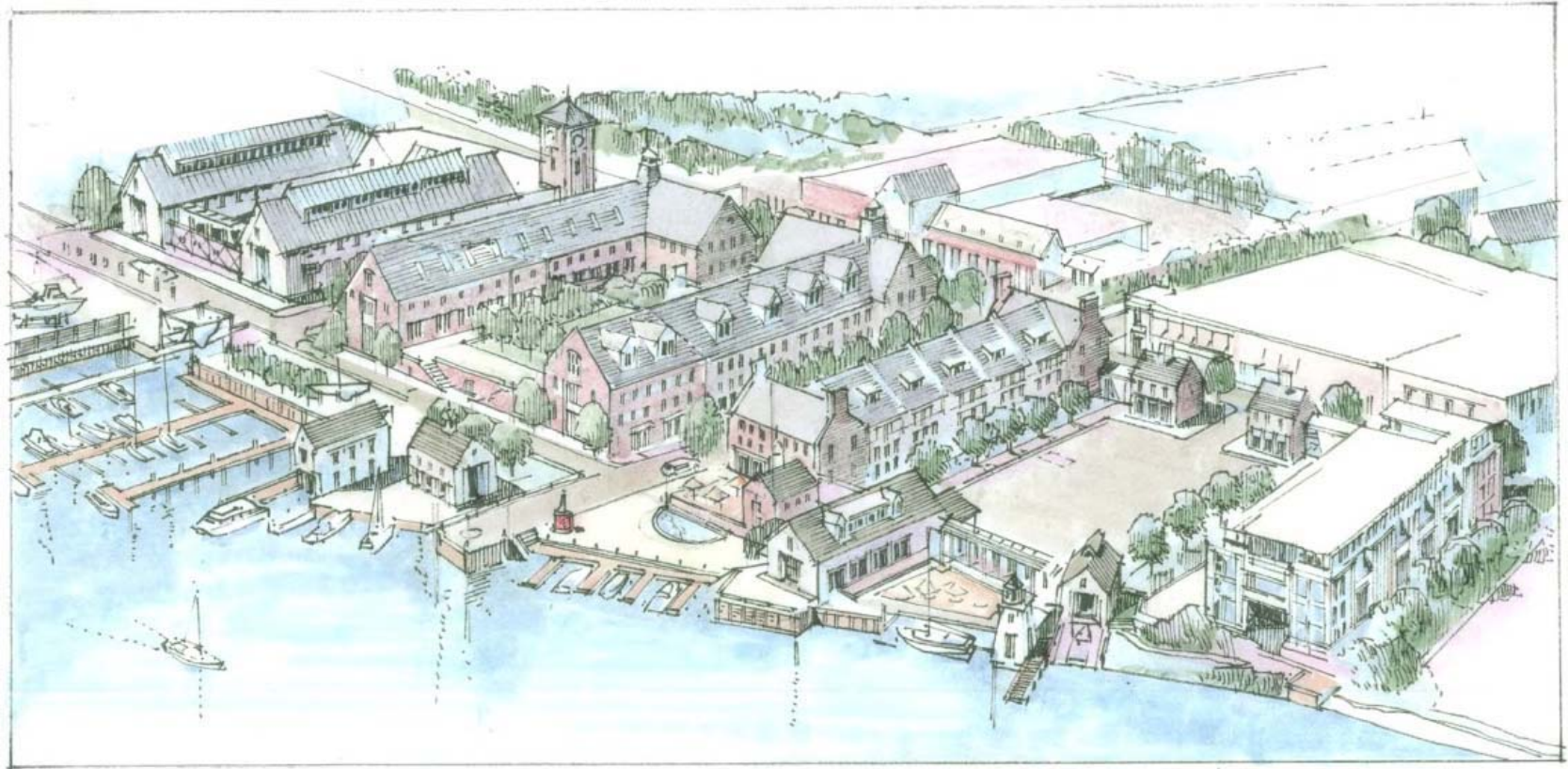
TOD Master Plan for South Norwalk Railroad Station Neighborhood – Railroad Area Concept



TOD Master Plan for South Norwalk Railroad Station Neighborhood – Infill Concept



TOD Master Plan for South Norwalk Railroad Station Neighborhood – Waterfront Concept



TOD Master Plan for South Norwalk Railroad Station Neighborhood – Webster St. Lot Concept



Complete Streets

Complete Streets is a set of principles where streets are designed to enable safe and convenient access and travel for all users including pedestrians, bicyclists, transit users and motorists. Complete Streets made possible by a State of CT DOT TOD Pilot Program grant for South Norwalk design and engineering.



Rendering of Improvements - South Main Street at Monroe Street (looking north)

Complete Streets



Rendering of Improvements – Monroe Street at MLK Drive (looking east)

South Norwalk Pilot Renovation Program

- Acquire, rehab small multi-family properties and sell to owner-occupants $\leq 80\%$ AMI
- Rental units restricted to households $\leq 50\%$ AMI
- Income restrictions in place for 20 years
- Additional funding from CHFA and application pending to CT DOH

