

# Critical Community Components and Neighborhood Improvements Norwalk Redevelopment Agency



# Redevelopment's Relationship with City of Norwalk

- The Norwalk Redevelopment Agency (NRA) is the City of Norwalk's planning and economic development entity for the urban core.
- The NRA is governed by a board of 5 commissioners appointed by the Mayor and approved by the Common Council.
- The NRA has the full support of the Mayor and all City departments that may be needed for CNI implementation.
- The NRA administers Norwalk's CDBG allocation on behalf of the City.

# Neighborhood Vision

Capitalize upon the assets found within the City of Norwalk to transform the Choice Neighborhood from an “underperforming asset” into a socially and economically diverse neighborhood of choice for the betterment of existing and future residents and businesses.

# Guiding Principles

- Create a cohesive and attractive **neighborhood** with pedestrian-friendly streets, sidewalks, and paths along with compatible development and land uses
- Balance **economic growth and development** across housing, commercial, retail, civic and institutional uses while protecting existing residents from displacement
- Promote distinctive and diverse **urban design** elements that contain well-connected components
- Maintain and encourage **diversity** in housing, employment, services, and restaurants to support a wide range of incomes and cultures
- Improve **circulation and transportation** for pedestrians, bicyclists, and automobile drivers to minimize conflicts and enhance shared use
- Facilitate **community security and safety** for residents, commuters, business owners and visitors
- Design **open space** and recreation facilities to promote health and wellness activities.

# CNI Neighborhood Coordinator

**Update:** Job description created and posted. The Implementation Coordinating Committee (ICC) will interview and hire candidates. The Neighborhood Coordinator will report to the CNI Project Director and coordinate with NRA staff on all CNI neighborhood initiatives.

*The Neighborhood Coordinator will utilize strategic community building and organizing techniques to engage neighborhood stakeholders for purposes of establishing, promoting and enhancing neighborhood economic engagement, physical stability and quality of life enhancements that are reflective of and in keeping with the socio-economic and cultural diversity of the CNI Neighborhood. The Neighborhood Coordinator will be responsible for continued neighborhood outreach.*

# Property Acquisition

- Need:** Private development activities in South Norwalk need to adhere to the vision detailed in the Choice Neighborhood Transformation Plan and the South Norwalk Railroad Station Area TOD Strategy.
- Strategy:** Redevelopment Agency to acquire strategic parcels and through the RFP process guide the type of development that will occur.
- Update:** Currently in a 30-day comment period to reprogram \$500k of CDBG revolving loan funds for the purchase and rehab of residential property in the Choice Neighborhood; currently performing due-diligence on a property.

# NS: Improve Ryan Park

## Need:

Ryan Park is the only public open space in the target neighborhood. It is currently an underutilized recreation asset that attracts inappropriate activity.

## Update:

An RFP to develop a Ryan Master Plan has been released. The Mayor has named a Ryan Park Advisory Committee to review project proposals and make recommendations to the City.

It is anticipated there will be extensive community engagement at all levels of design to reach consensus for future development. \$200k of CDBG funding is committed to the project over a 5-year period.



# NS: Blight Removal/Beautification

**Need:** Some residential and commercial facilities have fallen into disrepair triggering 'broken window' concerns

**Strategy:** Revive award-winning Façade Improvement Program for Washington and South Main commercial areas; Promote neighborhood beautification projects.

**Update:** Blight removal / beautification is an ongoing effort of Redevelopment and the Agency's Neighborhood Improvement Coordinator; City is currently considering a formal code enforcement program for recently passed blight ordinance.





# NS: Improve Retail Opportunities

**Need:** The need for a more active retail sector in South Norwalk is evidenced by vacant store fronts.

**Strategy:** Provide small business technical assistance and loans modeled on the Agency's existing Urban Retail Loan Program.

**Details:** Loan size up to \$50,000  
Up to a 5 Year Term  
Interest Rate 2 – 3%  
Underwriting requirements apply



# South Norwalk Business Improvement District

## Strategy:

Promote and improve the business environment in South Norwalk modeled on the 4-point National Main Street Center program, a subsidiary of the National Trust for Historic Preservation.

- Organization
- Promotion
- Design
- Economic Restructuring



## Update:

The City of Norwalk has a newly-hired Director of Economic Development.

# Establish a Neighborhood Office

**Update:** The Redevelopment Agency is currently looking at space in the South Norwalk Community Center and at 68 North Water Street.



# NS: Public Safety Initiatives

**Need:** To decrease the crime rate in South Norwalk (crime rate is approximately 4x that of City)



**Strategies:** Multiple strategies are identified:

- Support NPD's new community policing
- Bicycle patrols, police cameras and emergency communication pedestals, mobile outreach/command post vehicle, etc
- Establish Neighborhood Crime Watch
- Increase residential/commercial lighting and safety enhancements
- Crime Prevention Through Environmental Design (CPTED) principles for incorporated into housing, park, and streetscapes
- Enhance pedestrian safety through lighting, bike lanes, sidewalks, crosswalks, wayfinding, and signalization (Complete Streets)

**Update:** Active talks with Norwalk Police Department

# NS: Preserve Affordable Housing

**Need:** Existing 2-4 family structures offer affordable housing options which need to be preserved.



**Update:** South Norwalk Pilot Renovation Program (Underway)

- NRA to acquire, rehab and sell to owner occupants  $\leq 80\%$  AMI
- Owners required to rent to households  $\leq 50\%$  AMI
- Income restrictions in place for minimum of 20 years
- Additional money received from CHFA (\$600k) and application pending to CT DOH (\$1.1 million)
- Targeted within  $\frac{1}{2}$  mile of the South Norwalk train station which includes the CNI neighborhood

# Resiliency

- Need:** Enhance the area's resiliency in the 100-year flood plain and provide dry access.
- Update:** Flood mitigation engineering preliminary design is currently underway for the intersection of Raymond and Day Streets.
- Status:** Update by Tighe & Bond

# CITY OF NORWALK, CONNECTICUT RAYMOND AND DAY STREETS IMPROVEMENT PROJECT

## PRELIMINARY DESIGN SUBMISSION AUGUST 29, 2014

LIST OF DRAWINGS	
SHEET NO.	TITLE
	COVER SHEET
C0.0	GENERAL NOTES, LEGEND & ABBREVIATIONS
C1.0	TYPICAL SECTIONS
C2.0	INDEX PLAN
C3.1 - C3.5	ROADWAY LAYOUT PLANS
C4.1 - C4.5	ROADWAY CONSTRUCTION PLANS
C5.1 - C5.5	GRADING AND DRAINAGE PLANS
C6.1 - C6.5	UTILITY AND CONDUIT PLANS
C7.0	RYAN PARK GRADING PLAN
CB.1	ROADWAY PROFILE - RAYMOND STREET
CB.2	ROADWAY PROFILE - DAY STREET
C9.0	SEDIMENT AND EROSION CONTROL DETAILS
	CITY OF NORWALK STANDARD DETAILS



LOCATION MAP  
SCALE: 1"=1000'

PREPARED BY:



1000 Bridgeport Avenue  
Suite 320  
Shelton, CT 06484  
(203) 712-1100



JONATHAN A. RICHER, P.E.



JOHN W. BLOCK, P.E.

PREPARED FOR:

CITY OF NORWALK  
HONORABLE HAROLD W. RILLING, Mayor

NORWALK REDEVELOPMENT AGENCY  
TIMOTHY T. SHEEHAN, Executive Director

APPROVED BY:

DEPARTMENT OF PUBLIC WORKS  
HAROLD F. ALVORD, P.E., Director

HAROLD F. ALVORD, P.E. #29138

DATE

APPROVED BY:

DEPARTMENT OF PUBLIC WORKS  
RICHARD P. LINNARTZ, P.E., Principal Engineer

RICHARD P. LINNARTZ, PE. #9407

DATE

10/11/14 11:58 AM C:\Users\jricher\Documents\Projects\Norwalk\Raymond and Day Streets\Drawings\Sheet C0-0110-01.dwg







**Washington Village  
 Roadway Improvement  
 Project**

Norwalk  
 Redevelopment

Norwalk, Connecticut  
 April, 2014

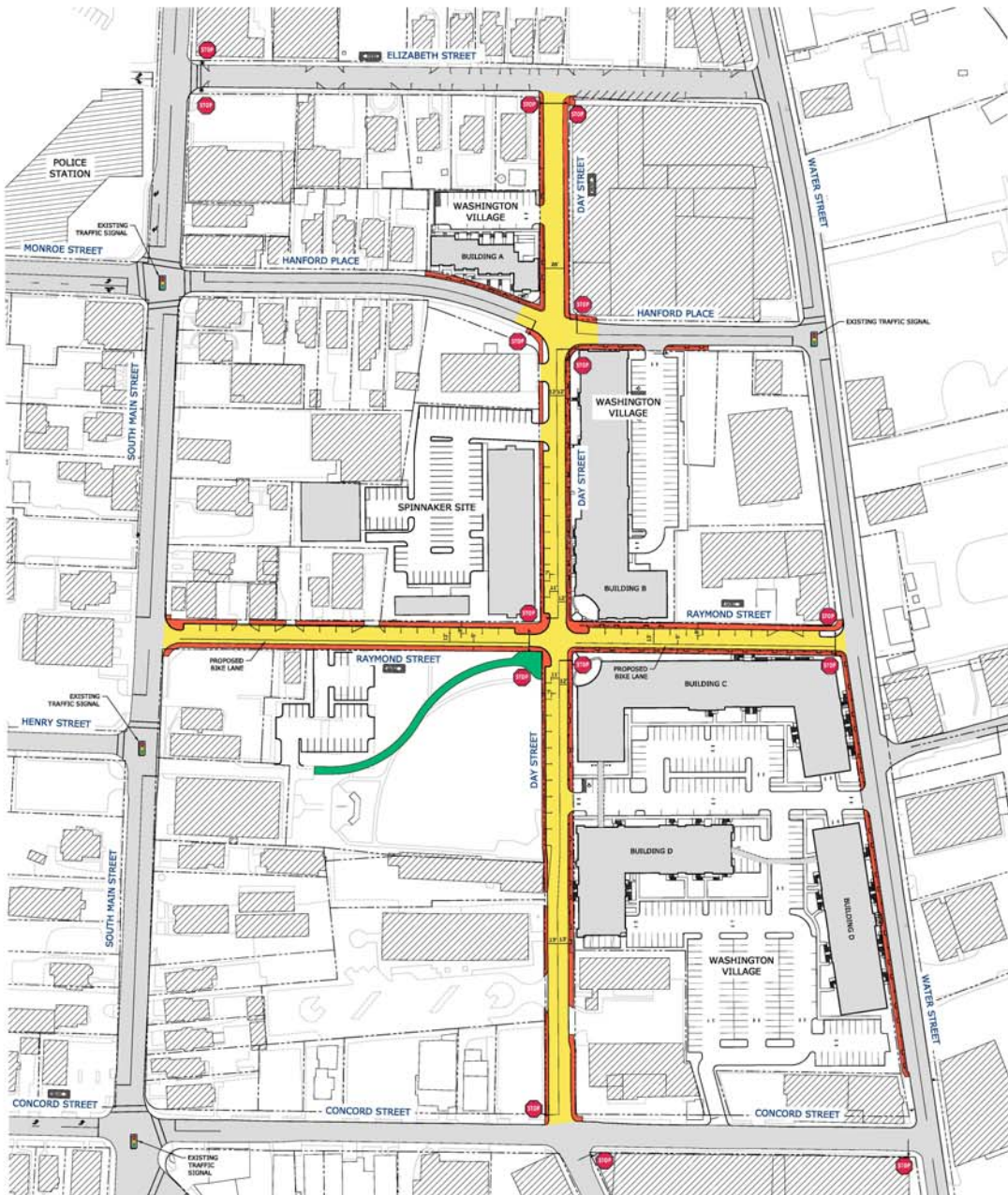
Mark	Date	Description

PROJECT NO.	201303
FILE	100-10000-03.dwg
DRAWN BY	HCS
CHECKED	MS
APPROVED	JMB

ROADWAY LAYOUT PLAN

SCALE: 1" = 60'

TP.01



- LEGEND:**
- EXISTING ROADWAY
  - PROPOSED ROADWAY
  - PROPOSED SIDEWALK

Date: 12/20/14 10:14 AM 12/20/14 By: [unclear]  
 File: 100-10000-03.dwg  
 Plot: 100-10000-03.dwg  
 Scale: 1" = 60'  
 Plot Date: 12/20/14 10:14 AM  
 Plot Path: [unclear]  
 Plot Size: 11.00 x 17.00  
 Plot Title: ROADWAY LAYOUT PLAN  
 Plot User: [unclear]

# Other Initiatives in the Target Neighborhood

- **Transit Oriented Development (TOD) District Redevelopment Plan** will supersede all prior South Norwalk urban renewal plans and incorporate the CNI Transformation Plan and Neighborhood Strategy.
- Using “**Complete Streets**” design principles, streets will be designed to enable safe and convenient access and travel for all users, including pedestrians, cyclists, transit users and motorists.
- EPA and CT DECD grants for **brownfield remediation** of parcels adjacent to the South Norwalk Railroad Station and Webster Street lot. A DECD grant has also been made available to Trinity for remediation on Day Street parcels.
- **Sustainable Communities Initiative** (HUD) to increase pedestrian access to the South Norwalk Railroad Station.

# Neighborhood Budget

	ORIGINAL APPLICATION							COMMITTED FUNDS SINCE TIME OF APPLICATION		
	Total Costs	Choice Neighborhoods	CDBG - City Neighborhoods	Section 108	Capital Budget-Infrastructure	Capital Budget - Affordable Housing	FEMA	Other	Source	Description
<b>Critical Community Components</b>										
CNI Neighborhood Coordinator	\$580,000	\$290,000	\$290,000							
Property Acquisition	\$2,800,000			\$2,300,000		\$500,000				
Ryan Park Improvements	\$1,000,000	\$800,000	\$200,000							Included in \$3m CDBG-DR Flood Mitigation grant
Blight Removal Program	\$800,000	\$425,000	\$125,000	\$250,000						
Small Business TA and Loans	\$835,000	\$585,000		\$250,000						
South Norwalk Business Improvement	\$500,000	\$400,000	\$100,000					\$240,000	CT DOT	Pedestrian, Intersection Improvements and Bike Lanes / Access to Employment
Neighborhood Storefront Office	\$200,000	\$200,000								
Beautification Programs	\$300,000	\$250,000	\$50,000							
Safety Initiatives	\$693,490	\$550,000	\$143,490					\$240,000	CT DOT	Pedestrian, Intersection Improvements and Bike Lanes
Small Multi Family Affordable Housing Preservation	\$1,000,000	\$400,000						\$600,000	CHFA	Acquire and rehab small multi family properties
<b>Neighborhood Improvements</b>										
Flood Mitigation Infrastructure	\$10,000,000	\$600,000			\$2,000,000		\$8,000,000	\$3,000,000	CDBG-DR-2	Elevation of Raymond & Day Streets
<b>Total Neighborhood Uses</b>	<b>\$18,708,490</b>	<b>\$4,500,000</b>	<b>\$908,490</b>	<b>\$2,800,000</b>	<b>\$2,000,000</b>	<b>\$500,000</b>	<b>\$8,000,000</b>	<b>\$4,080,000</b>		

# Selected NEIGHBORHOOD Outcomes

- Storm-resilient approaches implemented
- Reduction in Part I violent crime rate per 1,000 residents
- Increase in percentage of residents who report feeling safe in their neighborhood
- Sustainability of Neighborhood Crime Watch
- Maintain same number of affordable housing opportunities
- Improve employment rate for South Norwalk residents
- Increase median family income in South Norwalk
- Increase in number of business permits issued
- Increase in value of building improvements
- Increase in retail/commercial occupancy rates
- Increase in retail/commercial sales