

Memorandum

February 25, 2020

Re: East Norwalk TOD Plan

The Transit Oriented Development (TOD) Plan for East Norwalk is starting to come together. The oversight committee has been meeting regularly with the consultant team to finalize recommendations on zoning and design standards, while the draft plan is being written.

To provide everyone with a sense of the overall plan direction, we've prepared two presentations that indicate the concepts under consideration. The first presentation, titled "Draft Planning Scheme" provides the overall planning concepts for the area. This does not include roadway and sidewalk improvements previously discussed. Those will be included in the plan, but not are shown as part of this presentation. The map indicates the areas where proposed changes are recommended. A summary description of those changes can be found on the accompanying slides. The second attachment provides the fit-testing analysis on the proposed amenities and additional details on those amenities. Please note that the amenities are still being further tested and analyzed to verify whether they are financially feasible. In addition, the oversight committee was also tasked to consider additional amenities that might benefit the area. We welcome further input from the public on these or other amenities we should consider. The third document contains the draft design guidelines for the new zone.

To highlight the significant changes:

- A new [village district](#) (ETVD) which runs along East Avenue and extends onto Van Zant Street. This area allows increased density in height, provided they provide amenities as outlined in the plan. In addition, there are design guidelines that the applicant must follow.
- Allowing some residential units above existing commercial uses in the Industrial 1 Zone, provided the underlying use remains commercial. This is proposed as an incentive for maintaining light manufacturing uses we are seeing in the area.
- Rezoning some commercial areas on the periphery of the study area to residential, to be consistent with the surrounding land use.

It is important to note that the actual plan will provide much more detail on recommendations related to parking, mobility, economic development and quality of life in the area. Further information on other items that have been discussed and are being considered can be found on the Updates and Resources pages of this site.

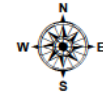
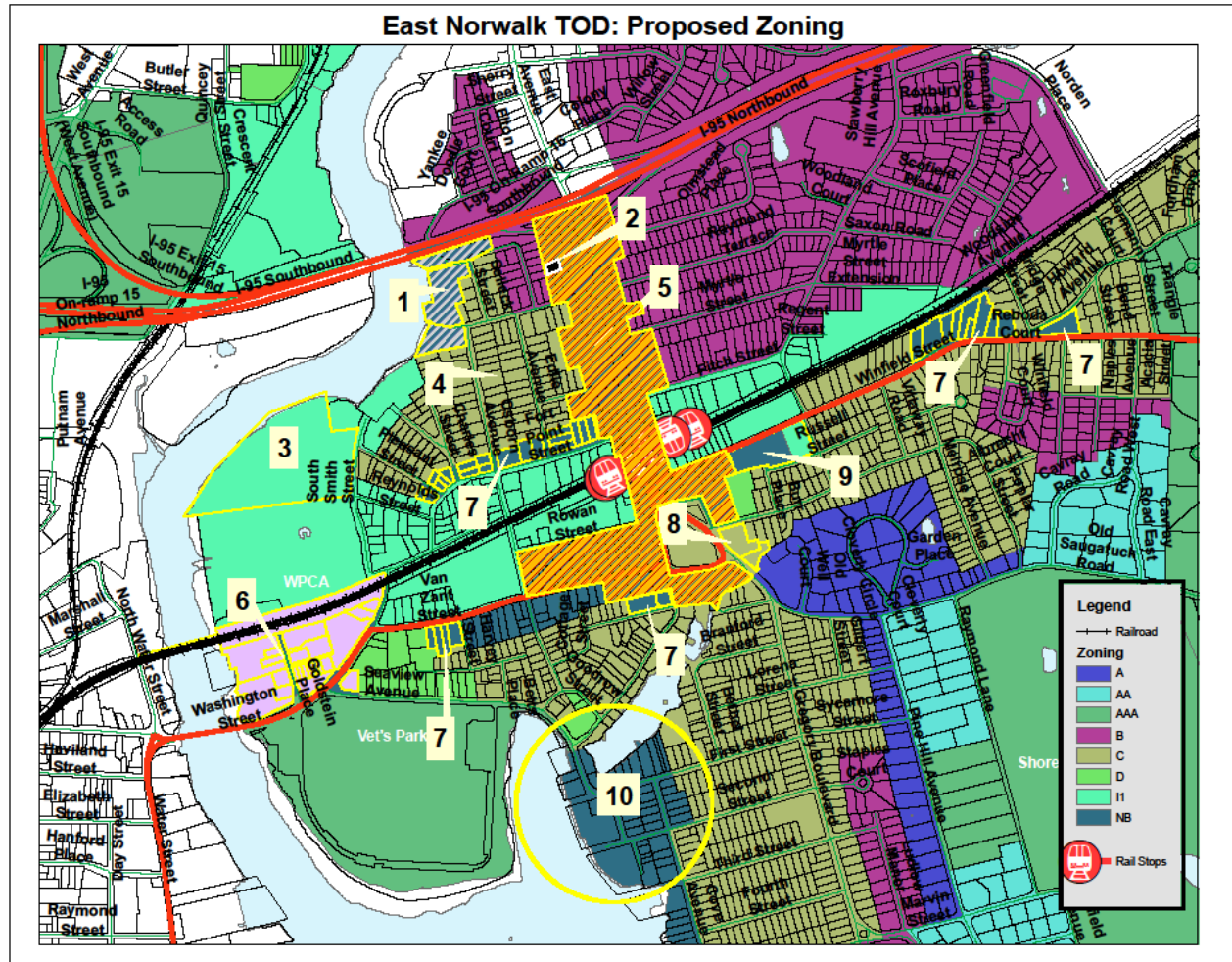
We anticipate a draft plan will be prepared in March, which will be reviewed with the Oversight Committee and then will be made available for public comment. Subsequent public hearings will be scheduled prior to plan adoption.

Steve Kleppin, AICP
Planning and Zoning Director



TOD SubCommittee 1/23/20
Draft Zoning & Land Use Recommendations

Land Use Recommendations



Land Use Recommendations

Miscellaneous Items

Items 3, 4, 6 & 10 on the Proposed Rezoning Map

- Item 3: Consider relocating the DPW garage and redeveloping the site. This is a thought, which has not been vetted but should the opportunity arise, it could be a great benefit to the area.
- Item 4: No proposed changes for this area. Recommending a façade improvement area to protect the housing stock, similar to SoNo.
- Items 6 & 10: Consider enacting village districts at each location. This has been recommended for each area previously. The idea is to preserve what is there, not to encourage increased development, especially near Cove. Liberty Square likely to see changes post Walk Bridge.

Note: Sidewalk and street recommendations previously reviewed are not included in this presentation, but will be included in the plan.

Land Use Recommendations

Rezoning of Peripheral Parcels

Items 1, 7, 8 & 9 on the Proposed Rezoning Map

- Item 1: Consider rezoning from NB to Industrial 1. NB not appropriate for location. Decision can be made after the Industrial zones study.
- Item 7: Rezone these areas from NB to C Residential. Focus development on East Avenue and nodal areas.
- Item 8: Consider rezoning from C Residential to new EVTZ. Area could be a community square and gathering place.
- Item 9: Rezone from NB to I1. Consistent with existing use by Vanderbilt Chemical.

Land Use Recommendations

Rezoning of East Avenue (EVTZ)

Items 2 & 5 on the Proposed Rezoning Map

- Item 2: Rezone the rear of these Laurel Street parcels to make a more unified development site for the East Avenue parcels.
- Item 5: Rezone these NB parcels to the new EVTZ.
 - ✓ Village District, which enables design review over new development
 - ✓ Same base uses as NB zone, with addition of new definition of Maker Space. Remove allowance for SFD's and off street parking as a Use.
 - ✓ Same underlying bulk and height requirements as NB Zone.
 - ✓ Increased density and height allowed only by special permit, provided desired amenities provided.

Land Use Recommendations

Rezoning of East Avenue (EVTZ)

Changes to Allowed Residential Height & Density

- Increased height, F.A.R. & density allowed ONLY by special permit.
- Increase height from 2.5 stories & 35' to 3.5 stories and 45'.
- Increased density from 1 unit/1,650 SF to 1 unit/1,035 SF provided 2 amenities are provided.
- Increased density from 1 unit/1,650 SF to 1 unit/825 SF provided 3 amenities are provided.
- Required public realm in all new developments

Land Use Recommendations

Rezoning of East Avenue (EVTZ)

Other Development Standards

- All new construction and significant alterations must conform to the accompanying village district design guidelines
- Outside peer review on new construction and substantial renovations
- Similar to NB Zone, a minimum of 20% of the overall development must be open space. Proposed for EVTZ, 10% of that must also be public realm. Example: 10,000 SF lot, 1,000 SF open space with minimum of 500 SF public realm. *This is in addition to any amenity space.*
- *Wider sidewalks required for new developments*
- *Other requirements similar to standard language in NB and other business zones*

Land Use Recommendations

Proposed Special Permit Uses in I1 Zone

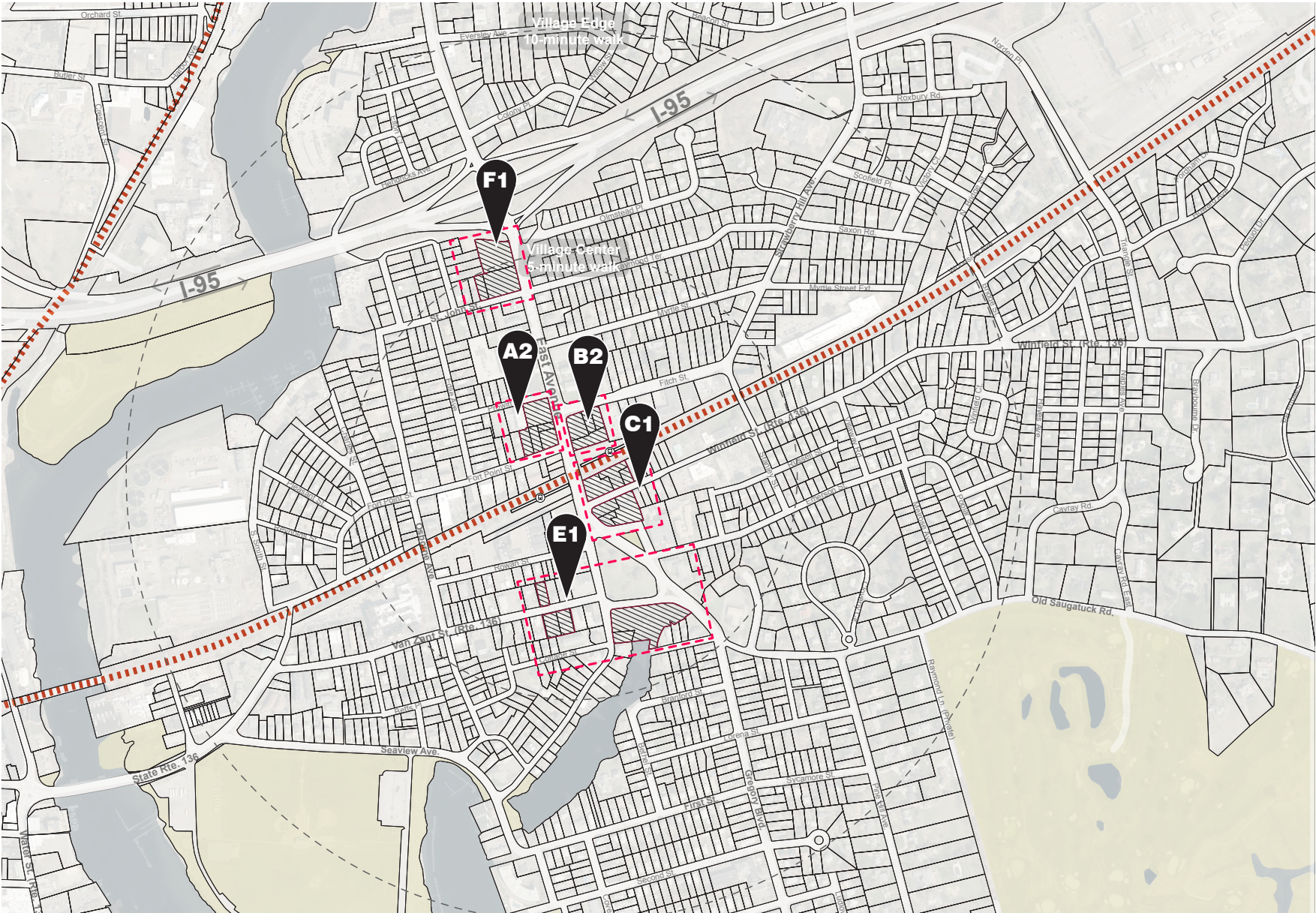
Residential Units in the I1 Zone

- Allow residential in I1 by special permit, at moderate density, as an accessory use to the principal, “industrial” use.
- Will ensure that the underlying industrial use remains.
- Provides an opportunity for the property/business owner, to further monetize their property supporting the principal use.
- Can provide housing opportunities in a live/work environment.

EAST NORWALK ZONING TESTING

FEBRUARY 3, 2020

HARRIMAN



Specification and Applicability of Amenities

Amenity Calculations.

The applicant must provide the amenities set forth above to be eligible for the following bonuses:

- (a) If two (2) amenity bonus are provided (where arcade or plaza is one of them):
 - i. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
 - ii. The residential density may be increased from 1 dwelling unit per 1,650 SF of lot area to 1 dwelling unit per 1,035 SF of lot area.
 - iii. The Maximum Floor Area Ratio may be increased from 0.7 to 1.1.
 - iv. The maximum building area may be increased to 80% for buildings and parking.
- (b) If three (3) amenity bonus are provided (where arcade or plaza is one of them):
 - i. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
 - ii. The lot area per dwelling unit may be decreased from 1,650 SF to 825 SF.
 - iii. The Maximum Floor Area Ratio may be increased from 0.75 to 1.5.
 - iv. The maximum building area may be increased to 80% for buildings and parking.

Arcade



29

Pedestrian Plaza



14

Public Art



15

Permanent Display



17

Minimum 500 SF

Water Feature



9

Green Infrastructure



18



25



23



30



32

See page 4 for more information

Consolidation encouraged. See page 4

Public Parking











13

LEED Silver



24

Arcade and Pedestrian Plaza Features minimum three (3)

1	Powered Seating	
33	Outdoor Shaded Seating	
34	Indoor Seating	
2	Free Wi-Fi	
5	Water Fillers	
21	20% Landscape	
26	Community Garden	
7	Floor Junction Box	

Contiguous to plaza or arcade

Arcade: a continuous, open space passageway enclosed within a structure which extends a minimum of 15 feet or two (2) stories in height without obstruction and admits substantial amounts of natural daylight from transparent overhead skylights and windows which comprise at least fifty percent (50%) of the enclosing ceiling and walls. The main entrance to the arcade must be within thirty (30) feet of a public right-of-way or plaza, be clearly designated as open to the public during business hours common to the area, provide a minimum of one (1) linear foot of seating space per thirty (30) square feet of arcade floor area and have minimum horizontal dimensions of twenty-five (25) feet. In addition, the arcade must be contiguous with retail store frontages along at least fifty percent (50%) of its perimeter, and provide through access.





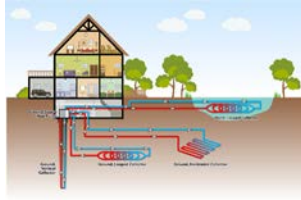



Pedestrian Plaza: a continuous open space no more than three (3) feet above or below the center-line elevation of the street and abutting a designated pedestrian right-of-way, which is open to the public at all times, provides a minimum of one (1) linear foot of seating space per thirty (30) square feet of plaza and has a minimum street frontage and horizontal width of twenty-five (25) feet, a minimum area of five hundred (500) square feet,* and a maximum area of five thousand (5,000) square feet. At least twenty percent (20%) of the plaza area shall be landscaped with shrubbery and trees, and the remaining area shall be hard-surfaced pavements which conform to the streetscape standard. The applicant shall demonstrate that the plaza has adequate sun exposure and that it will be available for use by properly licensed street vendors. The Commission may exempt waterfront esplanades from street frontage requirements if adequate access from the street to the esplanade is provided.

Feature Calculations.

The applicant must provide a minimum of three (3) arcade or pedestrian features to comply with this amenity bonus.

*For sites with plazas smaller than one thousand (1,000) square feet and where a minimum street frontage and horizontal width of twenty-five (25) feet cannot be met, the 20% landscape, power seating, free wi-fi, and water filler features must be provided to meet the plaza amenity requirement. Features must be located where the flow of the public right-of-way shall not get interrupted.

Public Art, Water Feature, and Green Infrastructure

Public Art		Permanent Display			
	15				
Water Feature			Minimum 500 SF *		
	9	17			
Green Infrastructure					
	18	25	23	30	32
	min, 10% energy required produced by green sources		min. 40% non-roof or roof area		Minimum 500 SF *

Public Art:

Works of art which are permanently on display and available for public viewing, interaction and enjoyment. The determination of whether a particular work of art is appropriate and eligible for an amenity bonus shall be at the discretion of the Zoning Commission in consultation with the Arts Commission.

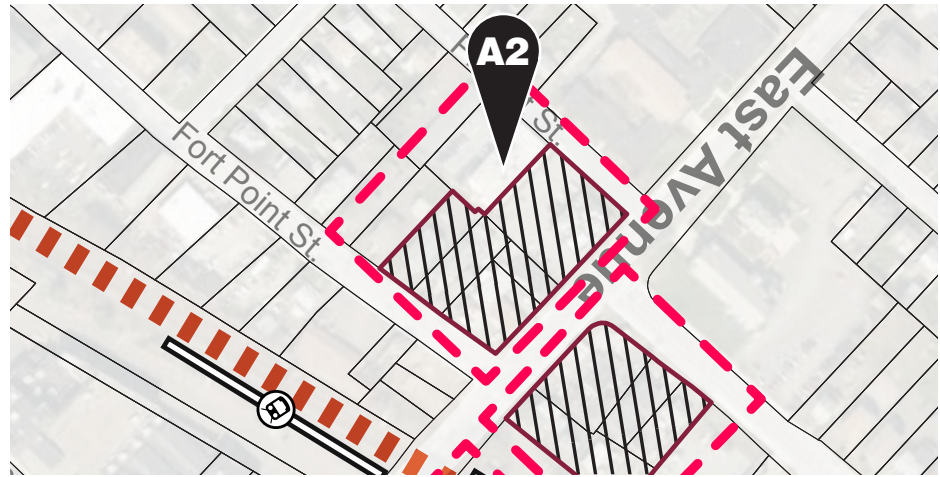
Fountain/water feature:

A fountain, cascade, stream or other water display, which is a minimum of five hundred 500 sf, located in an unenclosed, publicly accessible space and is maintained in operating condition throughout the year, except when weather conditions prohibit such operation.

Green Infrastructure:

Green roofs, solar panels, rain gardens or other collection means, geothermal, pervious paving, LEED Silver construction or its equivalent, or other acceptable industry practices. Such infrastructure shall be designed to provide a minimum of 10% of the energy required to the site. Green roofs shall be at least 40% of the roof area and pervious paving shall be at least 40% of parking surfaces and open pedestrian plazas combined to ameliorate as much site drainage as possible, to the satisfaction of the Commission.

* The consolidation of all three amenities into an artful rainwater collection system is encouraged. (Refer to Artful Rainwater Design <https://artfulrainwater-design.psu.edu/about>). If all three are combined into a single installation amenity, the area of such installation may be reduced to 250 SF.



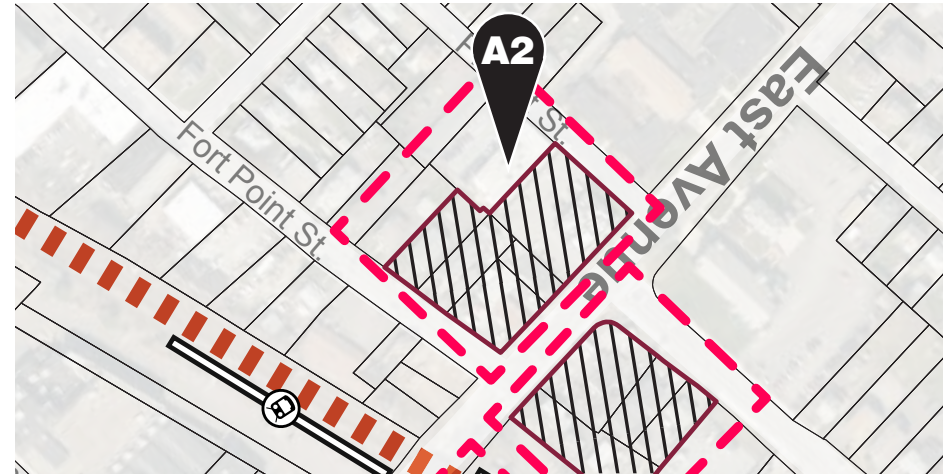
For illustrative purposes only - does not represent a real project.

Specification and Applicability of Amenities

Proposed Development		Amenities Capacity							Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
		Arcade				Pedestrian Plaza							
Stories	3.5 and 2.5					✓			✓	✓	✓		✓
FAR	1.25	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers					
Bldg. Coverage	0.49	✓	✓		✓	✓	✓	✓					

- This development could meet the atrium requirements by unifying both building volumes and enclosing the existing gap
- The gap could also become the pedestrian plaza with public art and a water feature; however, sun exposure might be limited to the afternoon sun coming from the southwest
- Green infrastructure could be achieved by adding solar panels at roof level or a water retention feature that could become both water feature and green infrastructure
- Public art could be displayed on the building perimeter or at the pedestrian plaza

Lot Size in SF/ Required Lot Area Per Unit	Maximum Number of Dwelling Units Allowed
23,500 SF / 1,650 SF	14
23,500 SF / 1,035 SF	22
23,500 SF / 825 SF	28



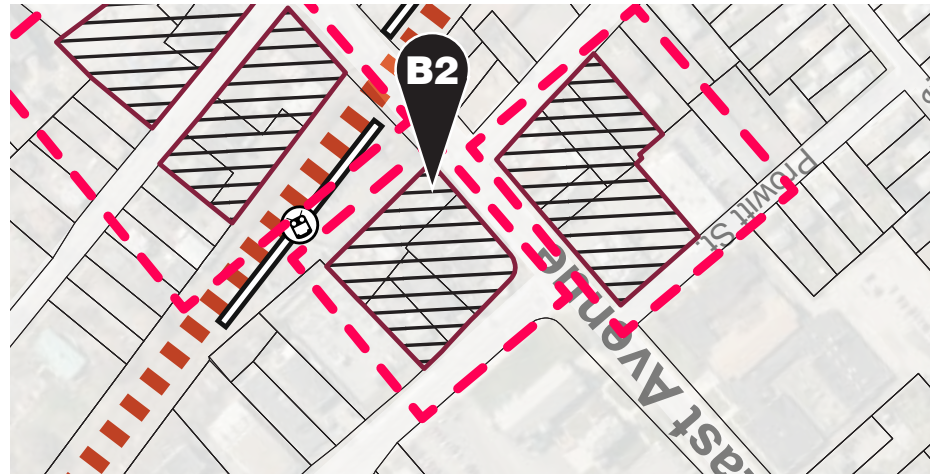
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Specification and Applicability of Amenities

Proposed Development		Amenities Capacity							Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
		Arcade				Pedestrian Plaza							
Stories	3.5 and 2.5					✓			✓	✓	✓		✓
FAR	1.55	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers					
Bldg. Coverage	0.47	✓	✓		✓	✓	✓	✓					

- This development could meet the atrium requirements by unifying both building volumes and enclosing the existing gap
- The gap could also become the pedestrian plaza with public art and a water feature; however, sun exposure might be limited to the afternoon sun coming from the southwest
- Green infrastructure could be achieved by adding solar panels at roof level or a water retention feature that could become both water feature and green infrastructure
- Public art could be displayed on the building perimeter or at the pedestrian plaza

Lot Size in SF/ Required Lot Area Per Unit	Maximum Number of Dwelling Units Allowed
31,500 SF / 1,650 SF	19
31,500 SF / 1,035 SF	30
31,500 SF / 825 SF	38



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Specification and Applicability of Amenities

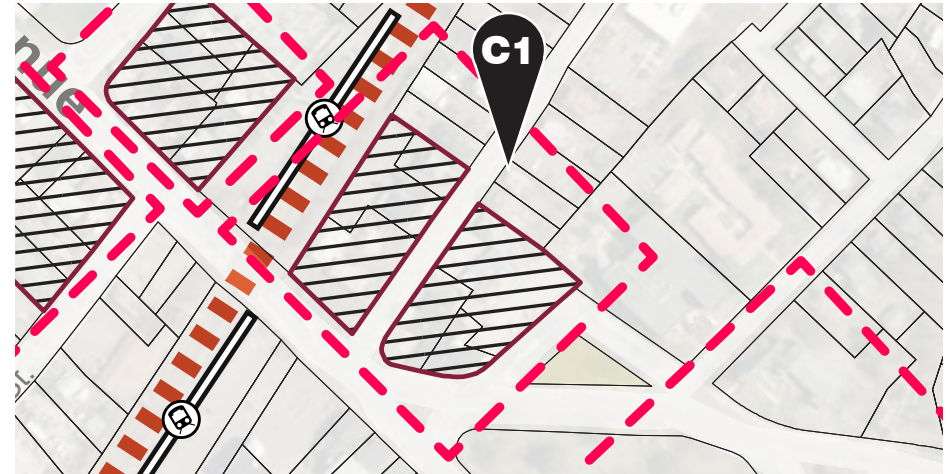
Proposed Development		Amenities Capacity							Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
		Arcade			Pedestrian Plaza								
Stories	2 and 2.5				✓			✓		✓		✓	
FAR	0.95	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers					
Bldg. Coverage	0.36	✓			✓		✓	✓					

- The amenity of pedestrian plaza cannot be complied with by providing powered seating, 20% landscape, free wi-fi, and water fillers
- Green infrastructure could be achieved by adding solar panels at roof level
- Public art could be included on the building perimeter and at parking lot entrances

Lot Size in SF/ Required Lot Area Per Unit	Maximum Number of Dwelling Units Allowed
29,000 SF / 1,650 SF	17
29,000 SF / 1,035 SF	28
29,000 SF / 825 SF	35



For illustrative purposes only - does not represent a real project.



Specification and Applicability of Amenities

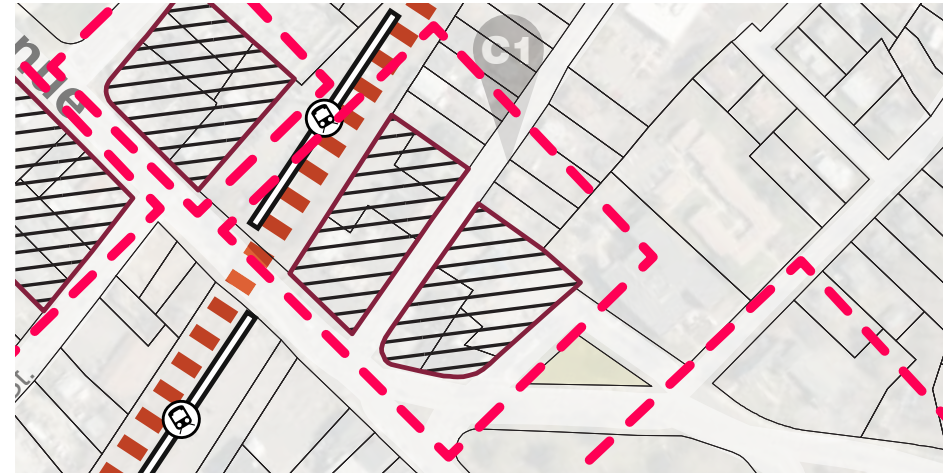
Proposed Development		Amenities Capacity							Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
		Arcade				Pedestrian Plaza							
Stories	2.5 and 3.5	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers	✓	✓	✓		✓
FAR	0.92	✓	✓		✓		✓	✓					
Bldg. Coverage	0.38	✓	✓		✓		✓	✓					

- A pedestrian plaza with public art and a water feature could be embedded in front of the project by increasing the setback from the sidewalk to 25 ft.
- The south facing part of the building enjoys of constant sun exposure
- Green infrastructure could be achieved by adding solar panels at roof level or a water retention feature that could become both water feature and green infrastructure
- Pubic art could be displayed on the building perimeter and at pedestrian plaza

Lot Size in SF/ Required Lot Area Per Unit	Maximum Number of Dwelling Units Allowed
114,500 SF / 1,650 SF	69
114,500 SF / 1,035 SF	110
114,500 SF / 825 SF	138



For illustrative purposes only - does not represent a real project.



Specification and Applicability of Amenities

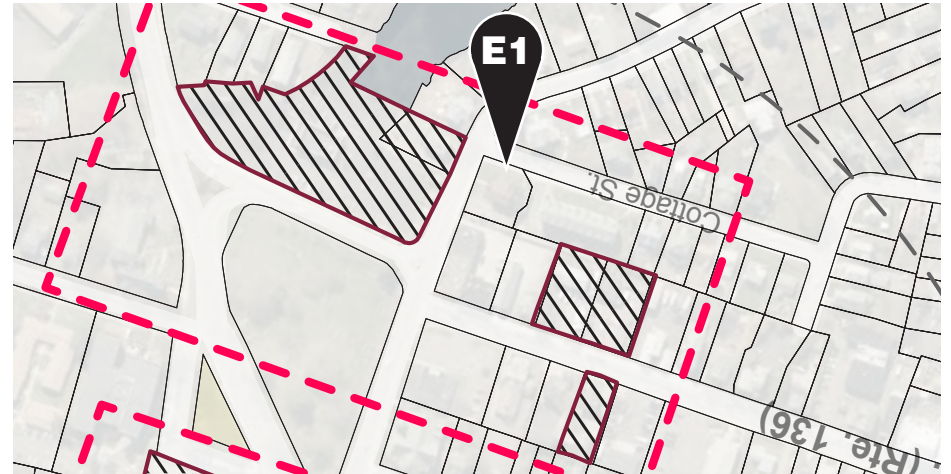
Proposed Development		Amenities Capacity							Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
		Arcade				Pedestrian Plaza							
Stories	2.5 and 3.5	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers	✓	✓	✓		✓
FAR	0.93	✓	✓		✓		✓	✓					
Bldg. Coverage	0.35												

- A pedestrian plaza with public art and a water feature could be embedded in front of the project by increasing the setback from the sidewalk to 25 ft.
- The south facing part of the building enjoys of constant sun exposure
- Green infrastructure could be achieved by adding solar panels at roof level or a water retention feature that could become both water feature and green infrastructure
- Pubic art could be displayed on the building perimeter and at pedestrian plaza

Lot Size in SF/ Required Lot Area Per Unit	Maximum Number of Dwelling Units Allowed
128,156 SF / 1,650 SF	77
128,156 SF / 1,035 SF	123
128,156 SF / 825 SF	155



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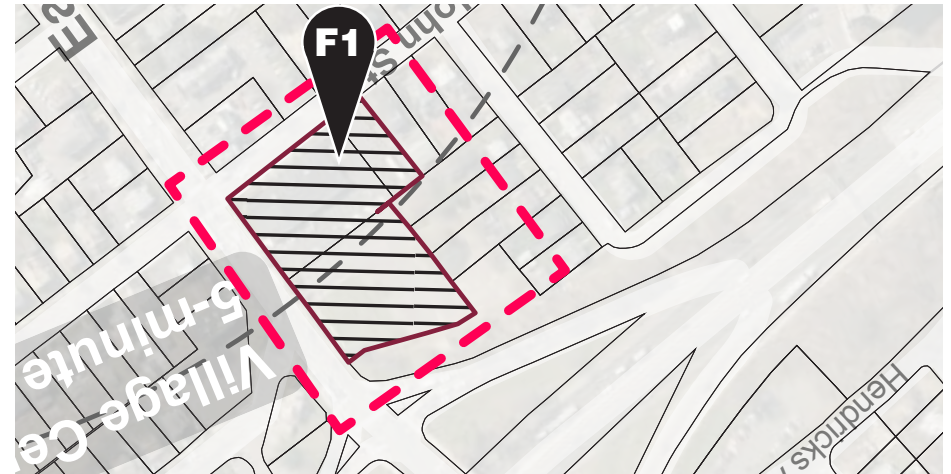


Specification and Applicability of Amenities

Proposed Development		Amenities Capacity							Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
		Arcade				Pedestrian Plaza							
Stories	2.5 and 3.5	✓				✓			✓	✓	✓		✓
FAR	1.08	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers					
Bldg. Coverage	0.34	✓	✓	✓	✓	✓	✓	✓					

- This development could meet the atrium requirements by unifying adjacent building volumes and enclosing the existing gap between them
- The gap could also become the pedestrian plaza with public art and a water feature;
- Sun exposure is appropriate coming from the south
- Green infrastructure could be achieved by adding solar panels at roof level or a water retention feature that could become both water feature and green infrastructure
- Public art could be displayed at pedestrian plazas

Lot Size in SF/ Required Lot Area Per Unit	Maximum Number of Dwelling Units Allowed
125,500 SF / 1,650 SF	76
125,500 SF / 1,035 SF	121
125,500 SF / 825 SF	152



For illustrative purposes only - does not represent a real project.

Specification and Applicability of Amenities

Proposed Development		Amenities Capacity							Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
		Arcade				Pedestrian Plaza							
Stories	3.5 and 2.5	✓				✓			✓	✓	✓		✓
FAR	1.64	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers					
Bldg. Coverage	0.44	✓	✓	✓	✓	✓	✓	✓					

- This development could meet the atrium requirements by unifying both building volumes and enclosing the existing gap
- The gap could also become the pedestrian plaza with public art and a water feature; however, sun exposure might be limited to the afternoon sun coming from the southwest
- Green infrastructure could be achieved by adding solar panels at roof level
- Public art could be displayed on the building perimeter or at the pedestrian plaza

Lot Size in SF/ Required Lot Area Per Unit	Maximum Number of Dwelling Units Allowed
64,000 SF / 1,650 SF	38
64,000 SF / 1,035 SF	61
64,000 SF / 825 SF	77

18500- East Norwalk PublicSpace Amenities

No.	Name	Source / Link	Author
1	Bench Charging	https://www.shutterstock.com/g/belchonock?searchterm=bench%20charging	shutterstock / Africa Studio
2	Free WiFi NYC	https://en.wikipedia.org/wiki/LinkNYC	LinkNYC
3	Crystal Court, Minneapolis	https://www.flickr.com/photos/peterjsieger/5551276799	Pete Sieger
4	Galleria Vittorio Emanuele, Milan	https://dissolve.com/stock-photo/View-exterior-Galleria-Vittorio-Emanuele-Milan-royalty-free-image/101-D246-101-10269	Robert Harding
5	Water Bottle Refill Fountain	https://www.pinterest.com/pin/438678819925937356/	Pinterest
6	Paley Park Midtown NYC	https://www.whatshouldwedo.com/blog/paley-park-turtle-bay/paley-park-midtown-nyc-12/	Sayaka Ueno
7	Waterproof Outdoor Electrical Box	https://www.floorboxoutlet.com/products/ob-1-sp-lewelectric-outdoor-floor-box-push-button	Floor Box Outlet
8	Rainwater design - UF	https://artfulrainwaterdesign.psu.edu/project/southwest-recreation-center-university-florida	University of Florida
9	Artful Rainwater Design	https://artfulrainwaterdesign.psu.edu/project/10thhoyt	Artful Rainwater Design
10	Shaded Seating	http://www.recyclebuild.com.au/listing.view.708	www.recyclebuild.com.au
11	West End Square	https://www.parksfordowntowndallas.org/new-downtown-dallas-park-west-end-square/	https://parksfordowntowndallas.org
12	downtown Healdsburg	https://www.wheretraveler.com/san-francisco/explore-charming-downtowns-northern-california-wine-country	Healdsburg Chamber of Commerce
13	public parking	https://transportation.arlingtonva.us/parking/public-parking/	Transportation Arlington
14	Birch Street	https://boston.curbed.com/2019/10/1/20891592/birch-street-pedestrian-plaza-rosindale	City of Boston
15	Okuda Art	https://www.pinterest.com/pin/184788390946854517/	Pinterest
16	Omaha	http://www.publicartomaha.org/art/info/29/By+The+Bucket+Full	Larry Ferguson
17	Water Fountain Plaza	https://www.waymarking.com/gallery/image.aspx?f=1&guid=567b8550-d339-42b8-83e8-6e5b78034137&lat=39.72682&lon=-121.84002&t=6	waymarking.com
18	solar panels	cheap-despite-trump-tariffs.aspx	getty images
19	Movable Seating	https://www.pinterest.com/pin/327707310366472827/	Pinterest
20	Beekman Street Plaza	https://urbannext.net/beekman-st-plazas/	James Corner
21	Beekman Street Plaza	https://urbannext.net/beekman-st-plazas/	James Corner
22	Green Roof	benefit-from-green-roofs-122877	Leonardo Ikeda/Shutterstock
23	Permeable Pavers	https://www.westviewconcrete.com/products/paverlock-pavers/permeable	www.westviewconcrete.com
24	LEED Silver Seal	https://www.usgbc.org/technology/usgbc-outlines-leed-positive-vision_o	USGBC
25	Geothermal Energy	https://sintonair.com/geothermal/geothermal-news/	Sinton Geothermal NEWS
26	Community Garden	https://texanbynature.org/projects/westbury-community-garden/	The raised garden plots at WCG
27	LEED Gold Seal	https://www.usgbc.org/technology/usgbc-outlines-leed-positive-vision_o	USGBC
28	IBM Plaza	https://apops.mas.org/pops/m050015/	Jerold S. Kayden
29	Burlington Arcade London	https://www.archlighting.com/design-awards/2013-ai-design-awards-burlington-arcade-london_o	James Newton
30	Green Roof	https://www.bostonmagazine.com/property/2017/08/15/recover-green-roofs/	Recover Green Roofs
31	Artful Rainwater Design	https://www.artfulrainwaterdesign.com/	
32	Rainwater Design	https://www.drakes7dees.com/2017/03/31/rain-rain-rain-excess-rainwater-and-design/	Drakes 7 dees
33	Outdoor Shaded Seating	https://www.post-gazette.com/life/dining/2018/06/05/where-to-eat-and-drink-outside-pittsburgh-outdoor-dining-rooftop-bars-patios/stories/201806010142	Melissa McCart - Post Gazette
34	Indoor Seating	https://www.seattlepi.com/news/slideshow/Daily-News-Gallery-1-4-2008-11223.php	Scott Eklund Seattle PI



Greenwich, Connecticut
Source: Google Streetview

Consistency in storefront height, depth of cornice, relationship to street, relative height



Greenwich, Connecticut
Source: Google Streetview

Strong horizontal lines, depths of cornices link varied building styles



Greenwich, Connecticut
Source: Google Streetview

Different building styles provide variety; storefronts and relationship to the street provide consistent pedestrian experience



Newburyport, Massachusetts
Source: Google Streetview

Combination of strong verticals and horizontals differentiates buildings while similar height and materials unifies the overall mass of the buildings



Rockport, Massachusetts
Source: Google Streetview

Consistent storefronts, strong horizontal lines, repeating roof styles



Rockport, Massachusetts
Source: Google Streetview

Public space on corner provides break between buildings and street



Rockport, Massachusetts
Source: Google Streetview

Single building, massing varied but relationship to the street consistent; porch provides shaded public space



Rockport, Massachusetts
Source: Google Streetview

Roof style, building color, strong horizontals provides consistent look



Westport, Connecticut
Source: Google Streetview

Renovation of historic building; landscaping



Westport, Connecticut
Source: Google Streetview

Integration of second building with public space and landscaping



Brookline, Massachusetts
Source: <https://www.bostonzest.com/2012/11/brookline-winter-farmers-market-in-the-arcade-building-coolidge-corner.html>

Use of interior arcade for public events (winter farmers market)



Unknown
Source: <https://solarchargingstation.net/>



Examples of public charging stations