

# Norwalk Industrial Zones Steering Committee Meeting

# Norwalk Industrial Legacy

RAIL

TROLLEY

BUS

HIGHWAY

## SHIPPING TRADE

E. LOCKWOOD & SONS

## OYSTER TOWN

CROFUT & KNAPP

SMITH & DAY

## HAT MANUFACTURING

THE HAT CORP OF AMERICA

SMITH POTTERY

ASA HOYT

## NORWALK WARE

MAYEHOF CO

## TEXTILES

ROBOT KNITTING MILLS

ABASALOM DAY

A.E. SMITH & SONS

SELLECK & SMITH

1880: R&G CORSET CO. MANHATTAN SHIRT CO.

NORWALK LOCK CO

## MACHINE MANUFACTURING

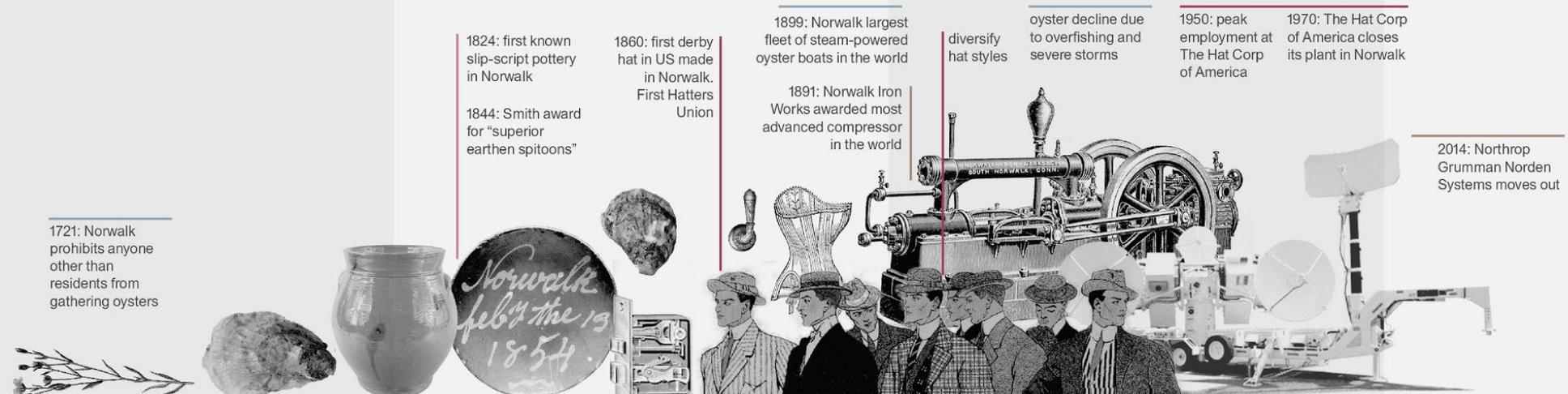
NORWALK IRON WORKS

NORTHROP GRUMMAN

## DEFENSE MANUFACTURING

THE NORWALK CO

COMMERCE PACKING CORP



1721: Norwalk prohibits anyone other than residents from gathering oysters

1824: first known slip-script pottery in Norwalk  
1844: Smith award for "superior earthen spittoons"

1860: first derby hat in US made in Norwalk. First Hatters Union

1899: Norwalk largest fleet of steam-powered oyster boats in the world

1891: Norwalk Iron Works awarded most advanced compressor in the world

diversify hat styles

oyster decline due to overfishing and severe storms

1950: peak employment at The Hat Corp of America

1970: The Hat Corp of America closes its plant in Norwalk

2014: Northrop Grumman Norden Systems moves out

1650  Norwalk Incorporated

1700

1800

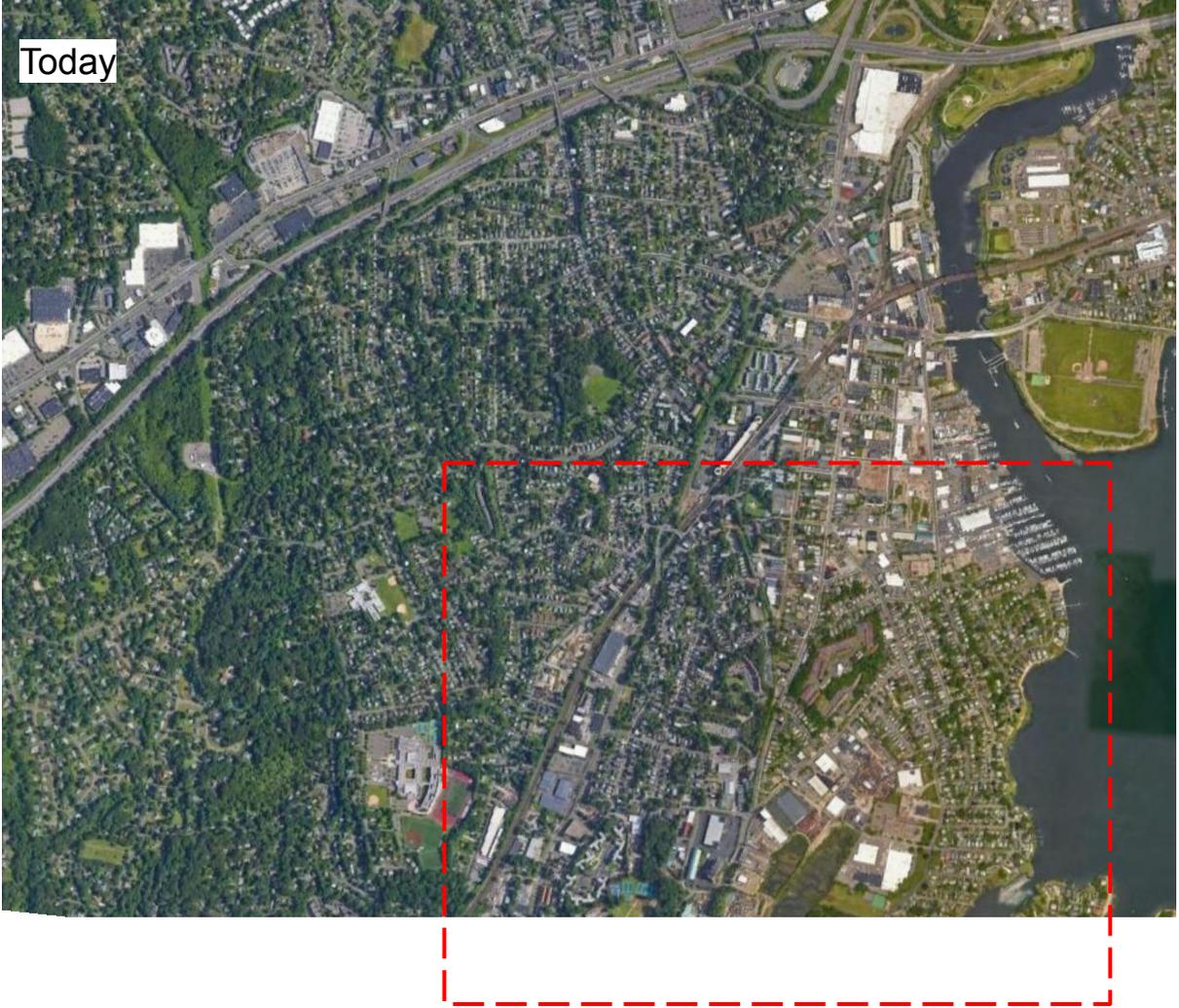
1900  City of Norwalk (present day) Incorporated

2000

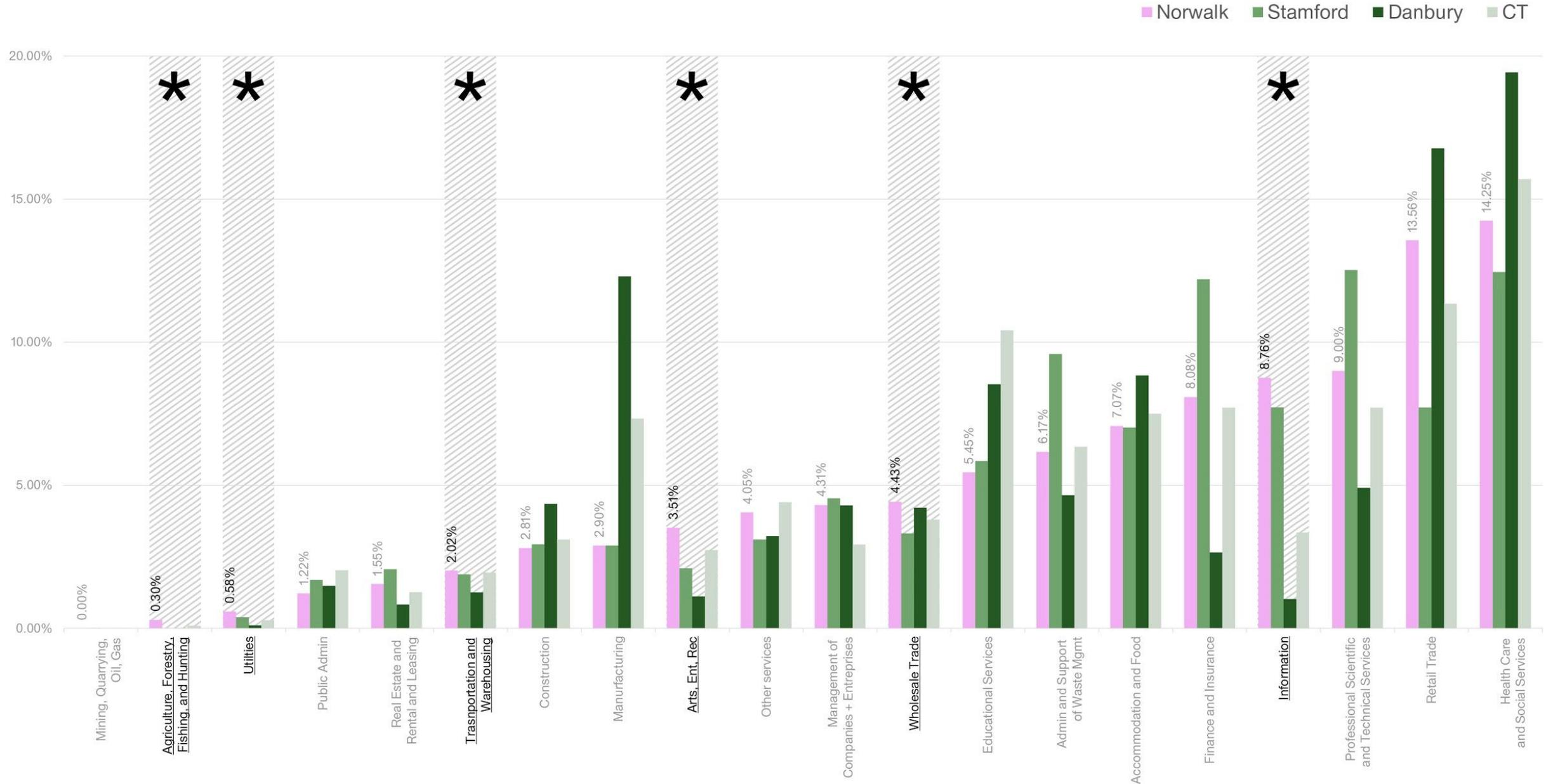
2020



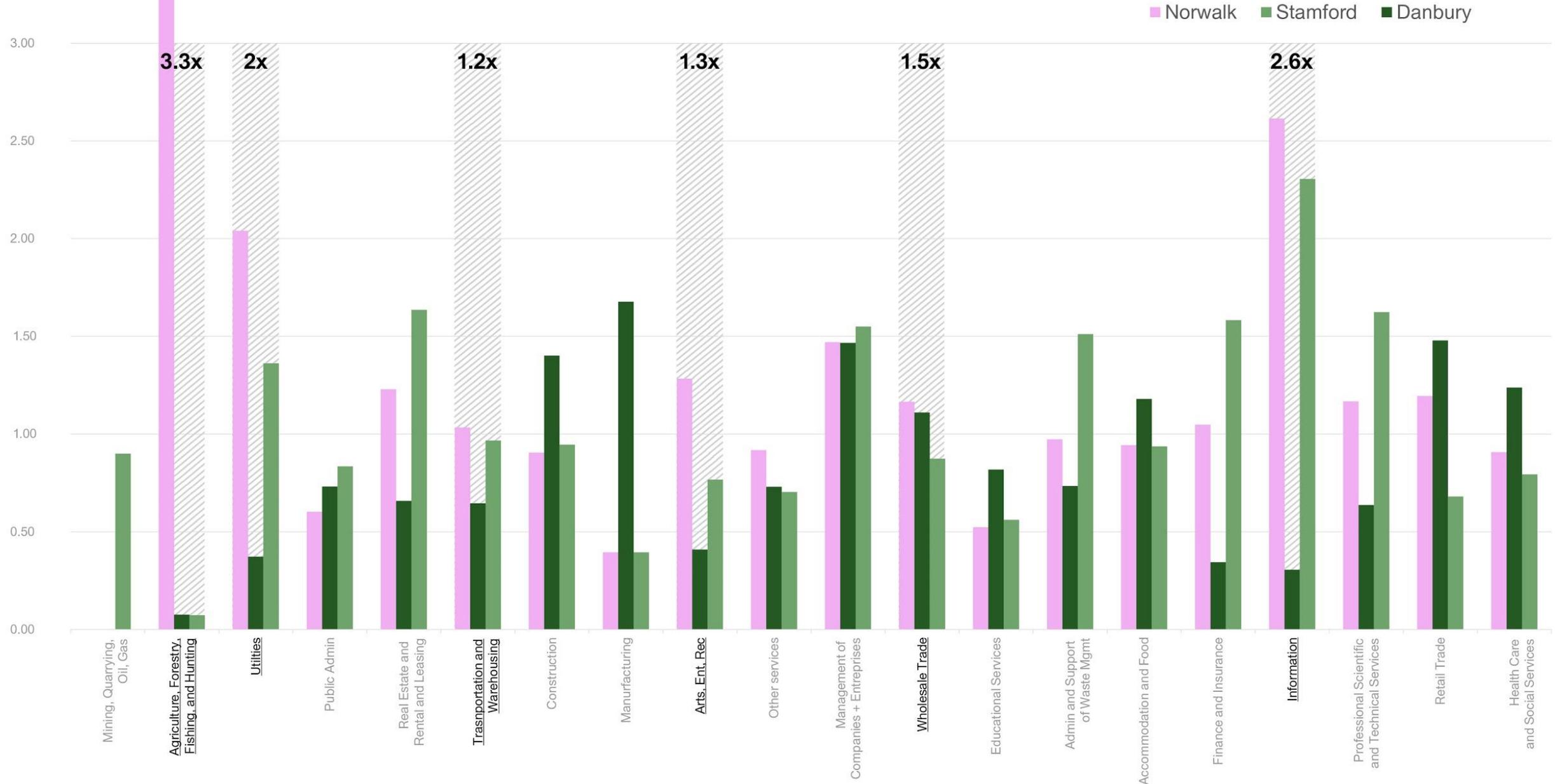
# Norwalk Industrial Legacy



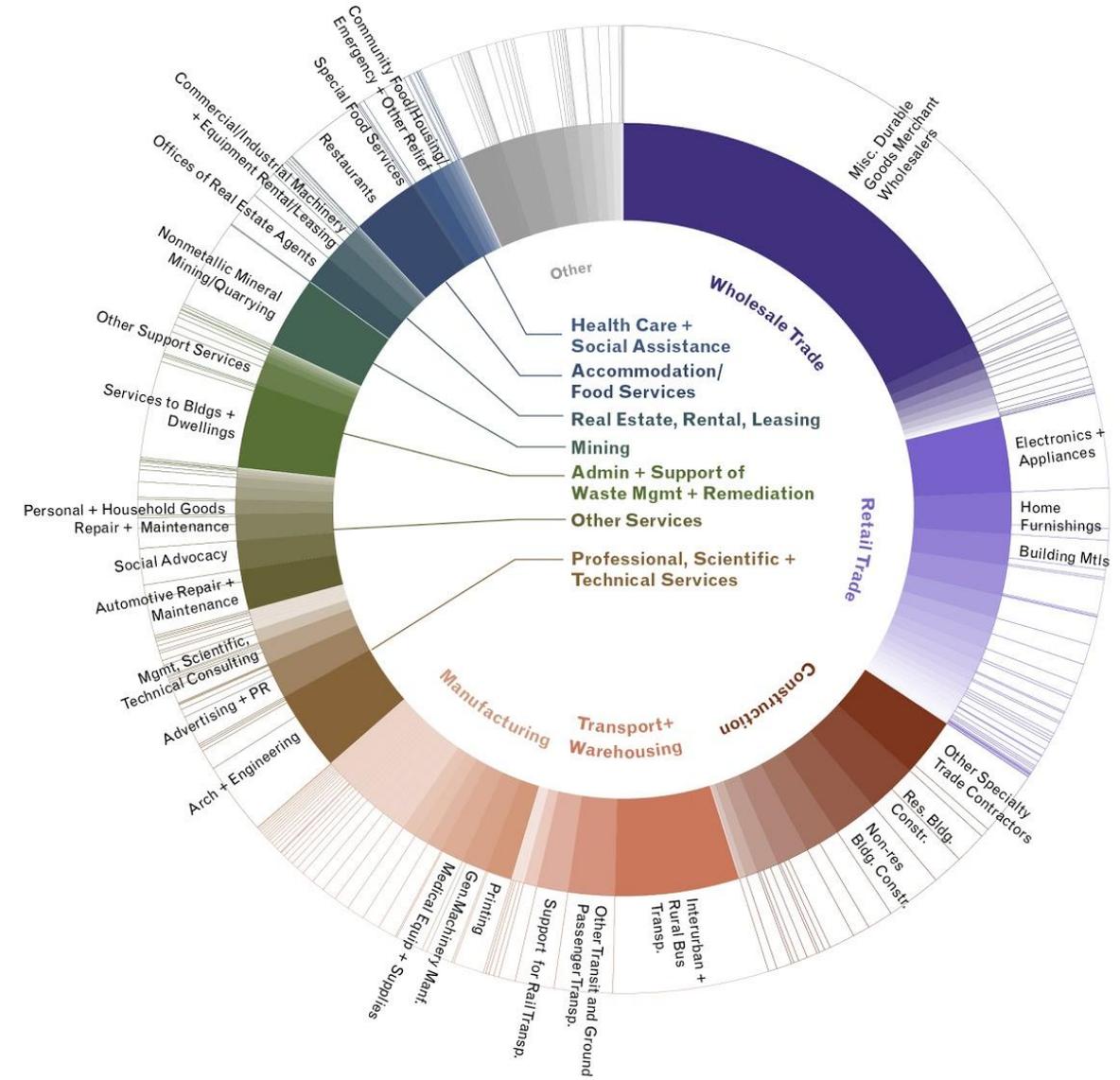
Percentage of each sector as a total of Norwalk jobs



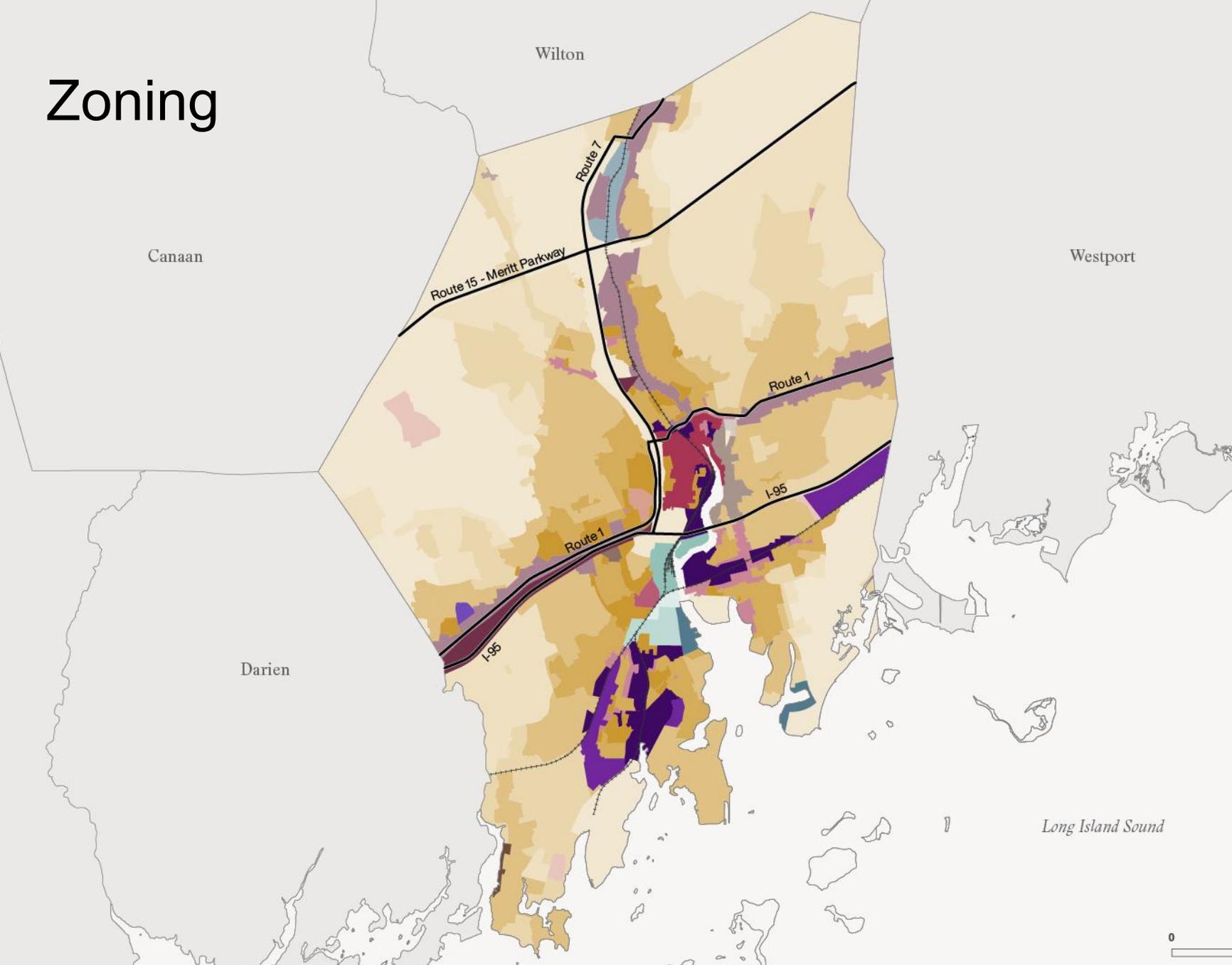
**Local Location Quotient: relative size of each sector compared to CT at large**



# Norwalk Industrial Jobs



# Zoning



## Key

### Industrial

- Industrial No.1
- Restricted Industrial
- Light Industrial No.2

### Business

- Business No.1
- Business No.2
- Central Business District
- South Norwalk Business District
- Neighborhood Business
- Executive Office Zone
- Marine Commercial Zone

### Design Districts

- Reed Putnam Design District
- Washington Street Design District
- SoNo Station Design District

### Village Districts

- East Avenue Village District
- Golden Hill Village District
- Rowayton Avenue Village District
- Silvermine Tavern Village District

### Other

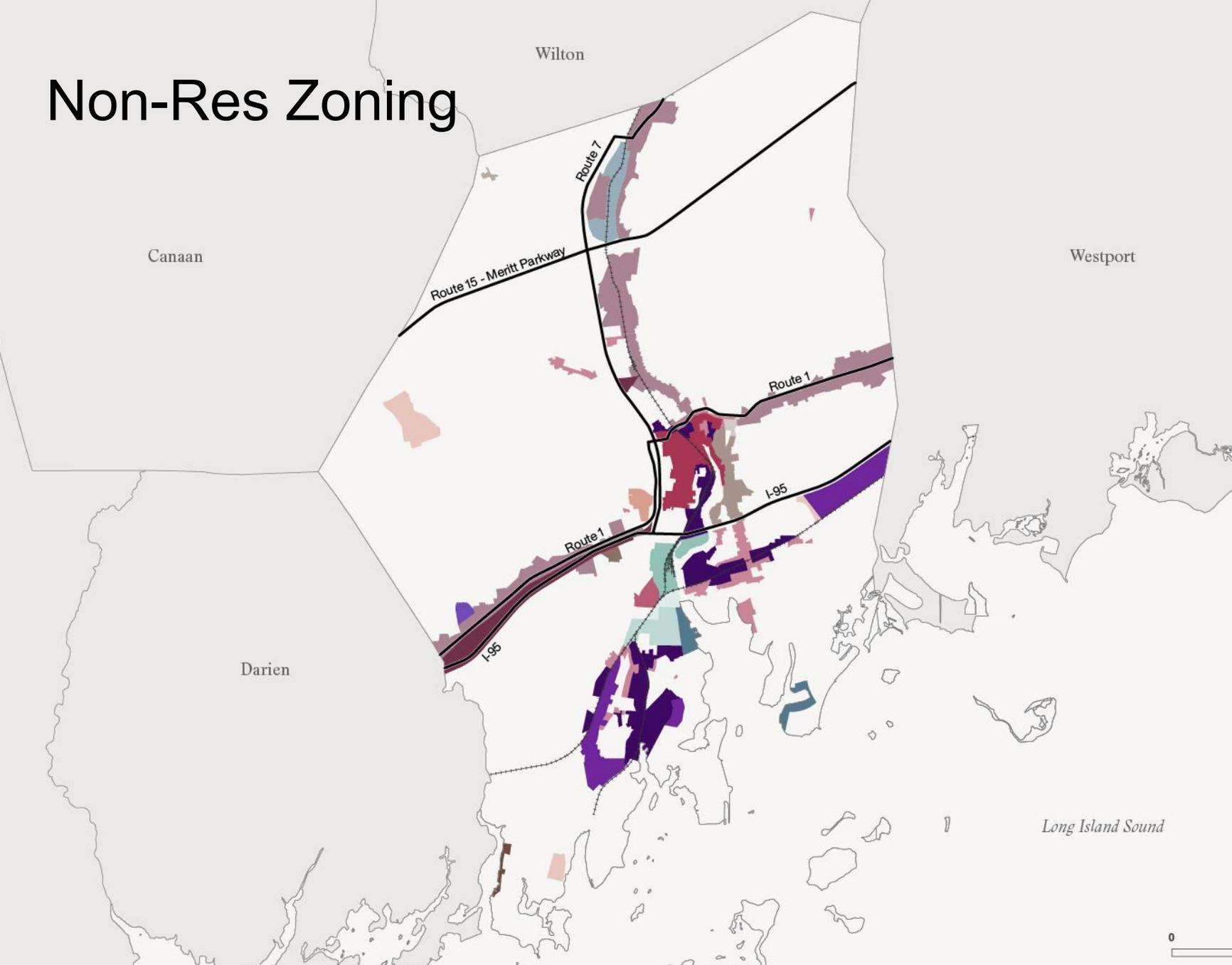
- Research & Development
- Hospital Zone

### Residential

- AAA
- AA
- A
- B
- C
- D



# Non-Res Zoning



## Key

### Industrial

- Industrial No.1
- Restricted Industrial
- Light Industrial No.2

### Business

- Business No.1
- Business No.2
- Central Business District
- South Norwalk Business District
- Neighborhood Business
- Executive Office Zone
- Marine Commercial Zone

### Design Districts

- Reed Putnam Design District
- Washington Street Design District
- SoNo Station Design District

### Village Districts

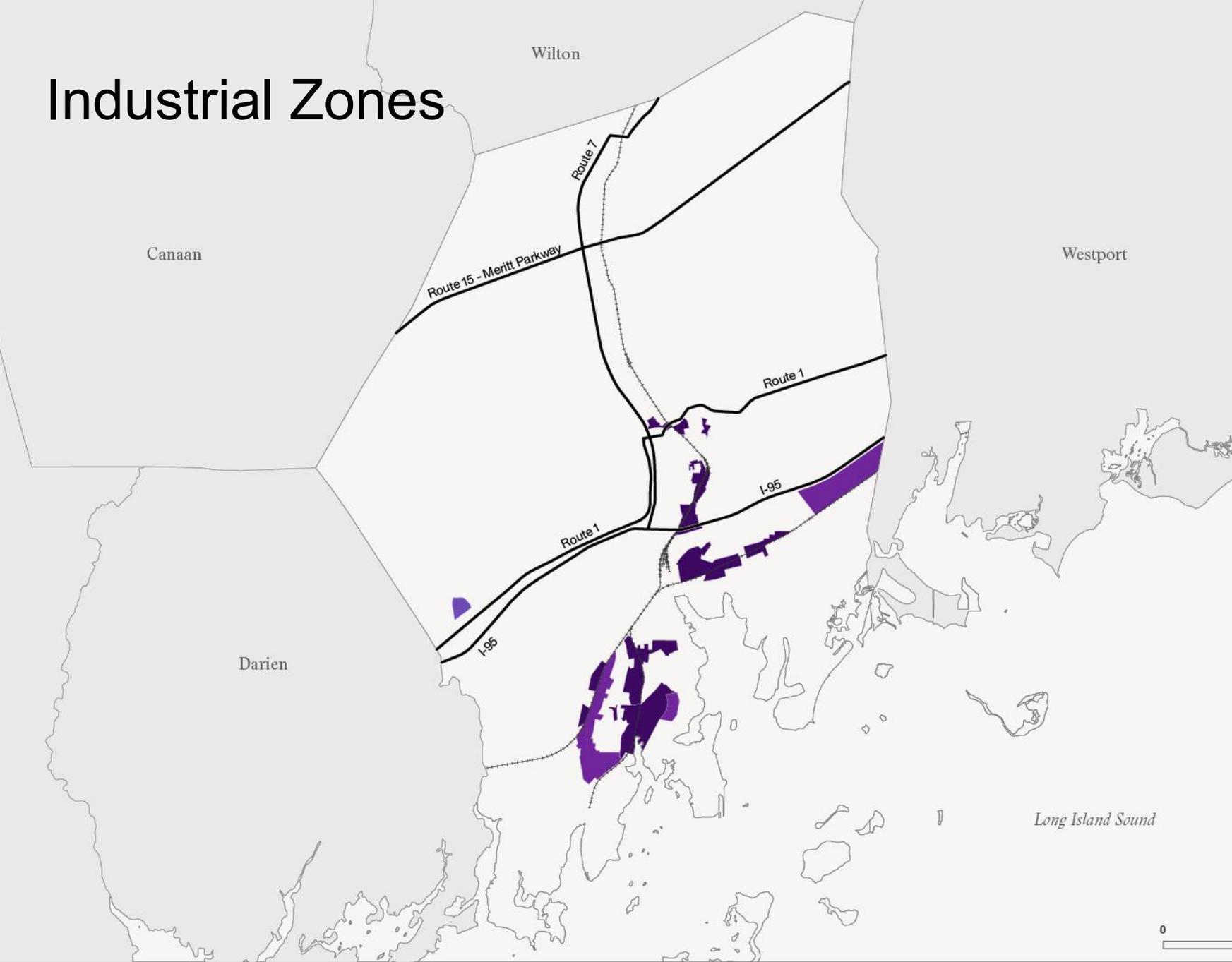
- East Avenue Village District
- Golden Hill Village District
- Rowayton Avenue Village District
- Silvermine Tavern Village District

### Other

- Research & Development
- Hospital Zone



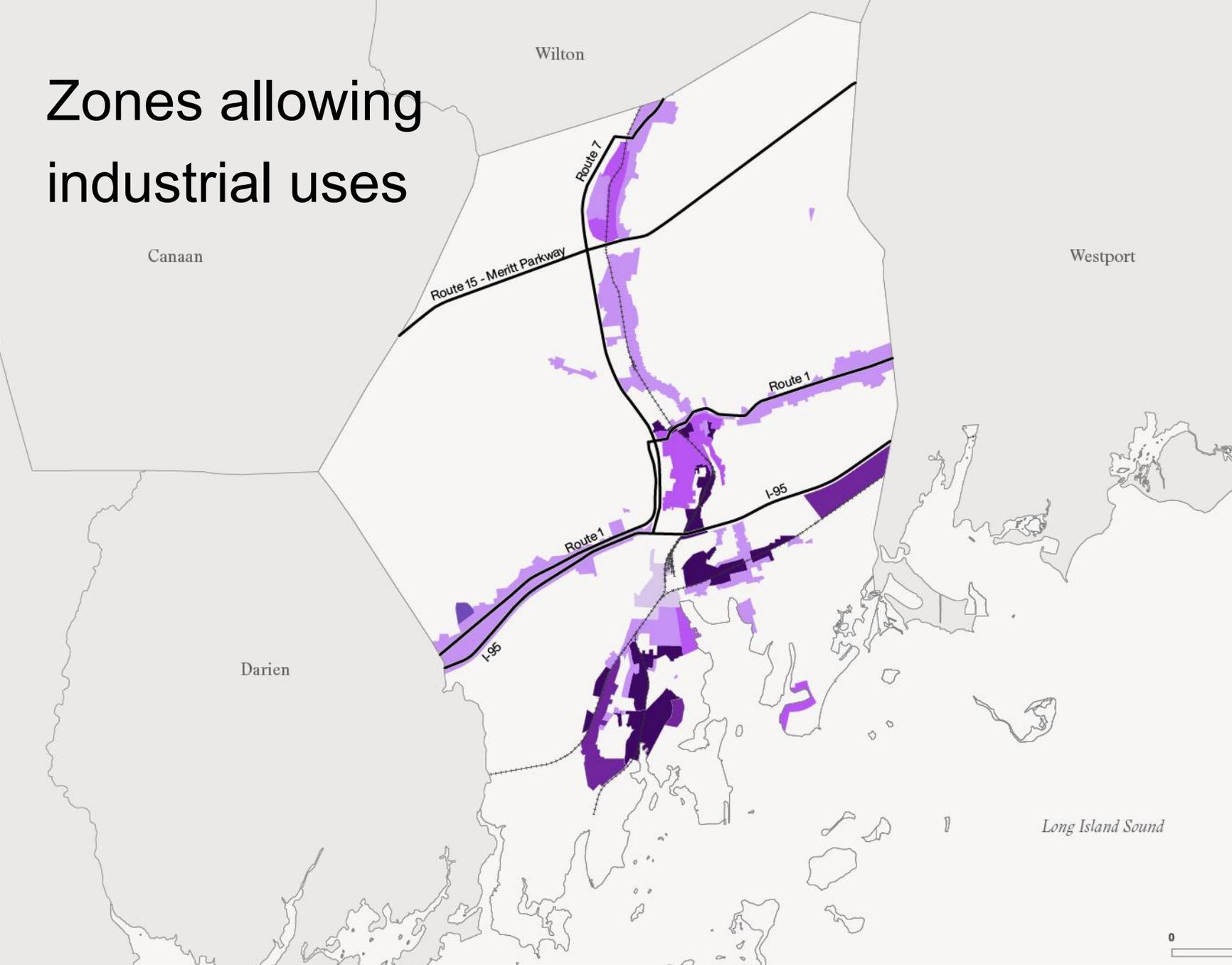
# Industrial Zones



## Key

- Industrial**
- Industrial No.1
  - Restricted Industrial
  - Light Industrial No.2

# Zones allowing industrial uses



## Key

### Industrial Zones

- Industrial No.1
- Restricted Industrial
- Light Industrial No.2

### Zones allowing limited industrial uses

- Zones allowing a few industrial uses By-Right
  - Central Business District
  - Executive Office Zone
  - Marine Commercial Zone
- Zones allowing a single industrial use By-Right
  - Business No.1
  - SoNo Station Design District
  - Neighborhood Business
  - Business No.2
- Zones allowing industrial uses by Special Permit
  - South Norwalk Business District
  - Reed Putnam Design District Subarea C
  - Reed Putnam Design District Subarea E
  - Washington Street Design District



# Zones allowing limited industrial uses

most permissive of industrial uses



least permissive of industrial uses

	By-Right Use	Special Permit Use
<b>Marine Commercial Zone</b>	<ul style="list-style-type: none"> <li>- Finfish and shellfish processing plants</li> <li>- Shipyards, boat building and sales and marine repair facilities</li> <li>- Industrial processing and storage facilities dependent on waterborne transportation for the supply of product</li> </ul>	<ul style="list-style-type: none"> <li>- the expansion of an existing manufacturing use</li> </ul>
<b>Central Business District</b>	<ul style="list-style-type: none"> <li>- BM</li> <li>- light manufacturing, with or without an accessory retail use</li> <li>- brewpub</li> <li>- motor vehicle sales and service</li> <li>- manufacturing and storage facilities dependent on waterborne transportation</li> </ul>	In District-W: <ul style="list-style-type: none"> <li>- boat-building facilities and marine supply stores</li> <li>- industrial processing and storage facilities dependent on waterborne transportation for the supply of products</li> </ul>
<b>Executive Office Zone</b>	<ul style="list-style-type: none"> <li>- M/P/A-clean</li> <li>- public utility supply or storage</li> </ul>	<ul style="list-style-type: none"> <li>- Warehouse, storage, and wholesale distribution facilities</li> <li>- gasoline stations and the sale and service of motor vehicles</li> <li>- Transportation terminals</li> <li>- Electric power generator</li> </ul>
<b>Business No.1 Zone</b>	<ul style="list-style-type: none"> <li>- M/P/A-clean</li> </ul>	<ul style="list-style-type: none"> <li>- Warehouse, storage, and wholesale distribution facilities, including package distribution facilities</li> <li>- gasoline stations and the sale and service of motor vehicles</li> <li>- Contractor's storage yards</li> <li>- Transportation terminals</li> <li>- Electric power generator</li> </ul>
<b>Neighborhood Business Zone</b>	<ul style="list-style-type: none"> <li>- BM-retail</li> </ul>	<ul style="list-style-type: none"> <li>- gasoline stations and the sale and service of motor vehicles</li> <li>- Public utility supply or storage facilities</li> </ul>
<b>SoNo Station Design District</b>	<ul style="list-style-type: none"> <li>- BM-retail</li> </ul>	
<b>Business No. 2 Zone</b>	<ul style="list-style-type: none"> <li>- the expansion of an existing manufacturing use, provided that the use has not been discontinued or abandoned for a continuous period of one (1) year or more, in which case a Special Permit shall be required</li> </ul>	<ul style="list-style-type: none"> <li>- M/P/A-clean</li> <li>- warehouse and wholesale distribution facilities</li> <li>- gasoline stations and the sale and service of motor vehicles</li> <li>- contractor's storage yards, expansion of existing or new with requirements</li> <li>- electric power generator</li> </ul>
<b>Reed Putnam Design District, Subarea C</b>		<ul style="list-style-type: none"> <li>- BM-retail</li> <li>- electric power generator</li> </ul>
<b>Reed Putnam Design District, Subarea E</b>		<ul style="list-style-type: none"> <li>- BM-retail</li> <li>- expansion of existing manufacturing use</li> <li>- public utility supply or storage facility</li> </ul>
<b>Washington St Design District</b>		<ul style="list-style-type: none"> <li>- BM-retail</li> <li>- expansion of an existing manufacturing use</li> </ul>
<b>South Norwalk Business District</b>		<ul style="list-style-type: none"> <li>- BM-retail</li> </ul>

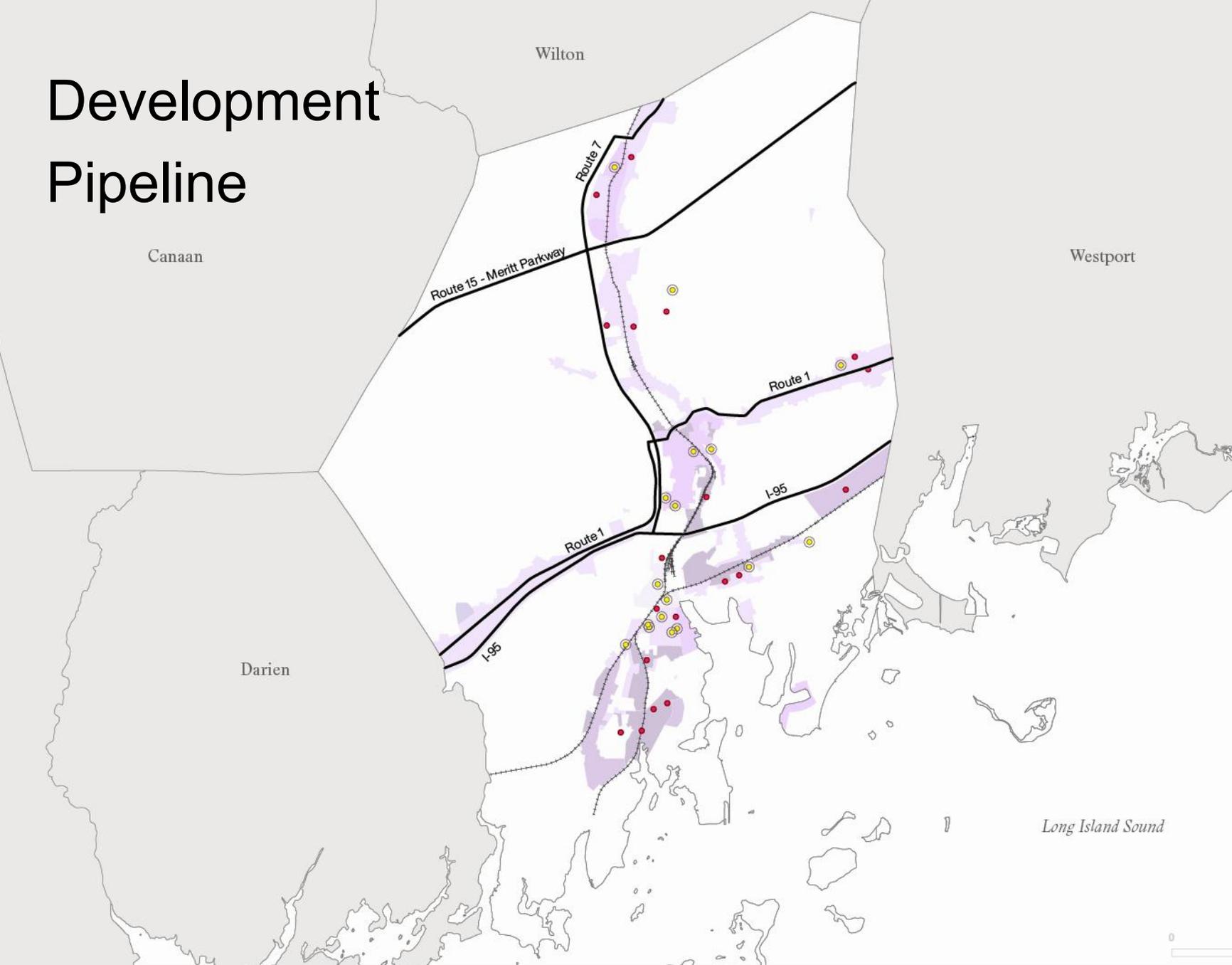
**Key**

**BM:** boutique manufacturing with or without an accessory retail use

**BM-retail:** boutique manufacturing as an accessory use to a permitted retail use, subject to requirements

**M/P/A-clean:** Manufacture, processing or assembly of goods which are not noxious or offensive due to emission of noise, pollutants, or waste

# Development Pipeline



## Key

### Industrial Zones

- Industrial No.1
- Restricted Industrial
- Light Industrial No.2

### Zones allowing limited industrial uses

- Zones allowing a few industrial uses By-Right
- Zones allowing a single industrial use By-Right
- Zones allowing industrial uses by Special Permit

### Development (since 2006)

- Multi-family
- Other



# Development Pipeline - Multifamily



Shirt Factory - South Norwalk  
mixed use, 16 DU; under construction



Harborside SoNo - South Norwalk  
luxury apartments, 129 DU; under construction



The Pinnacle - Central Business District  
mixed use, 330 DU; under construction



Brim & Crown - East Norwalk  
mixed use with 189 DU; under construction



93 Winfield St - East Norwalk  
17 DU; pending application



Grist Mill Village - Route 7 near Wilton, Executive Office Zone  
3 sites, 232 DU Building A; under construction.

# Development Pipeline



The SoNo Collection - Reed Putnam Design District  
mixed use shopping center; 2016



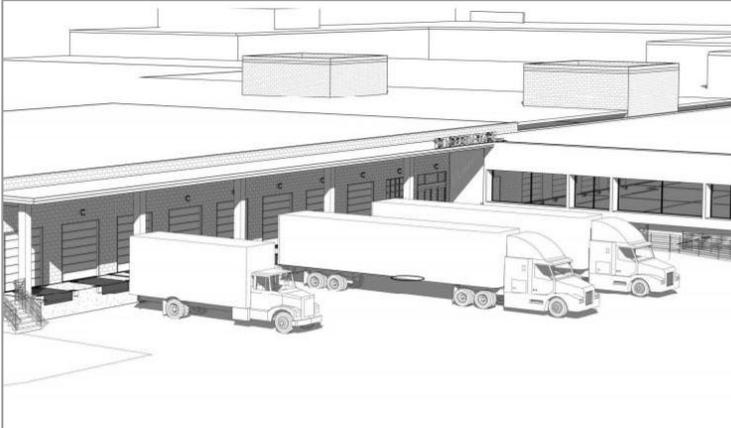
25 Van Zant St - East Norwalk  
renovation. workforce training center; 2019



Innovation Center for Metroflor - near Merritt 7, Business No 2  
luxury vinyl tiling. 24,000 sf office and R&D with 3 units; approved 2018



The Village - Route 7, Business No. 2  
100,000 sf retail, approved 2018

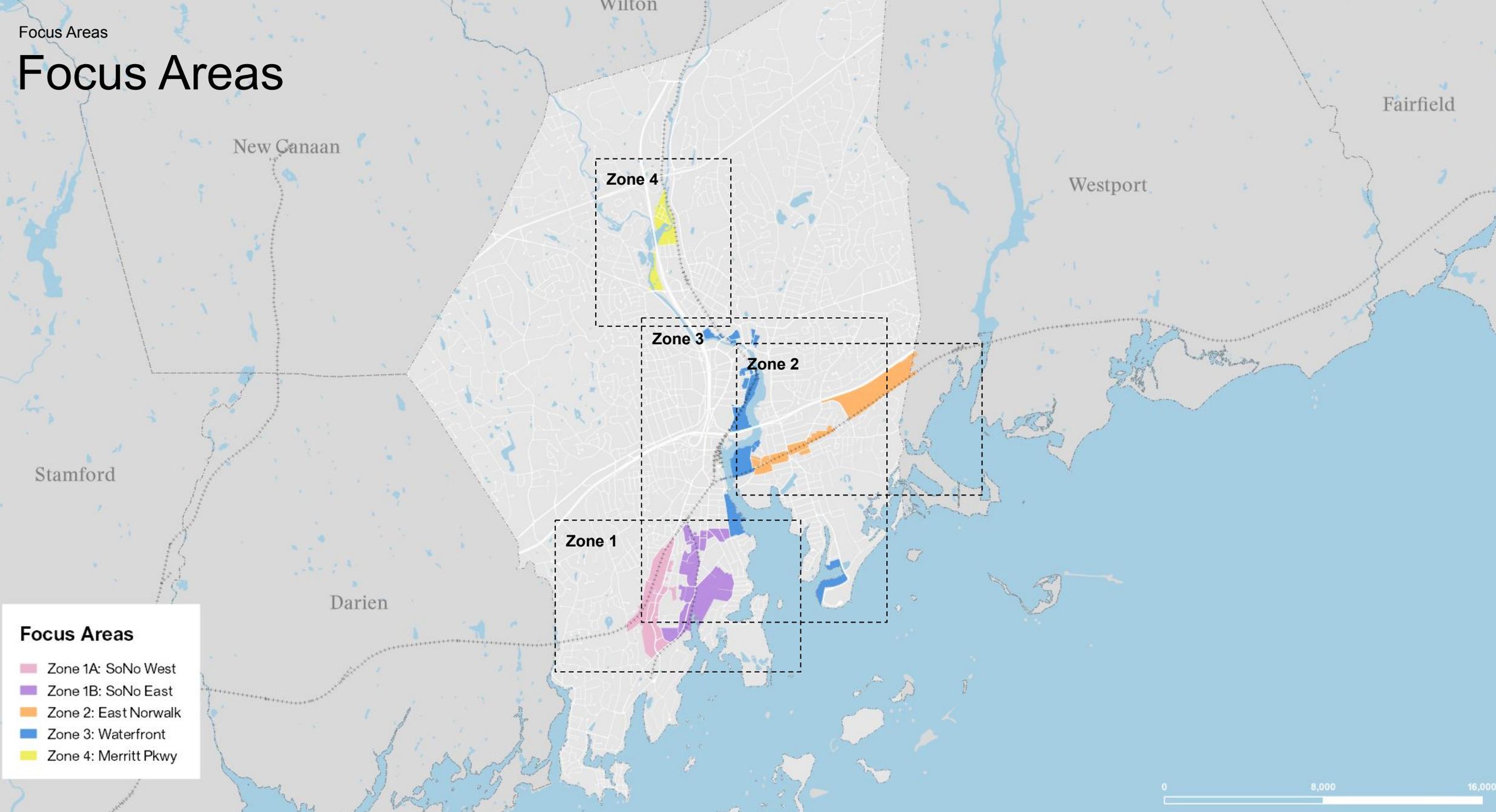


10 Norden Place - East Norwalk  
existing building to 330,000 sf warehouse and storage distribution center;  
pending application



Residence Inn by Marriott - South Norwalk  
102 room, 89 parking spaces, built 2019

# Focus Areas



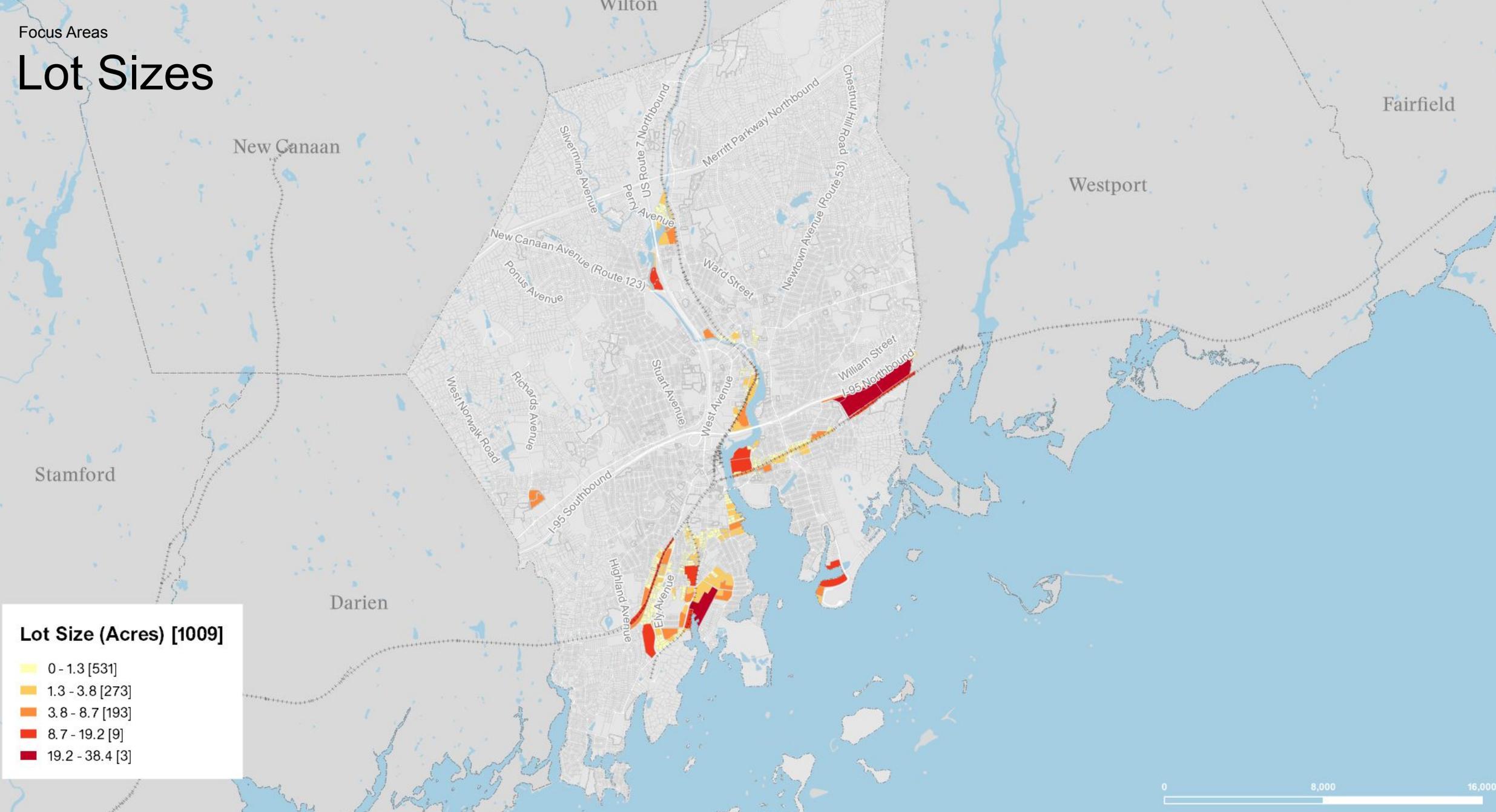
## Focus Areas

- Zone 1A: SoNo West
- Zone 1B: SoNo East
- Zone 2: East Norwalk
- Zone 3: Waterfront
- Zone 4: Merritt Pkwy



Focus Areas

# Lot Sizes

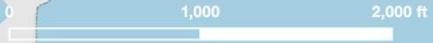
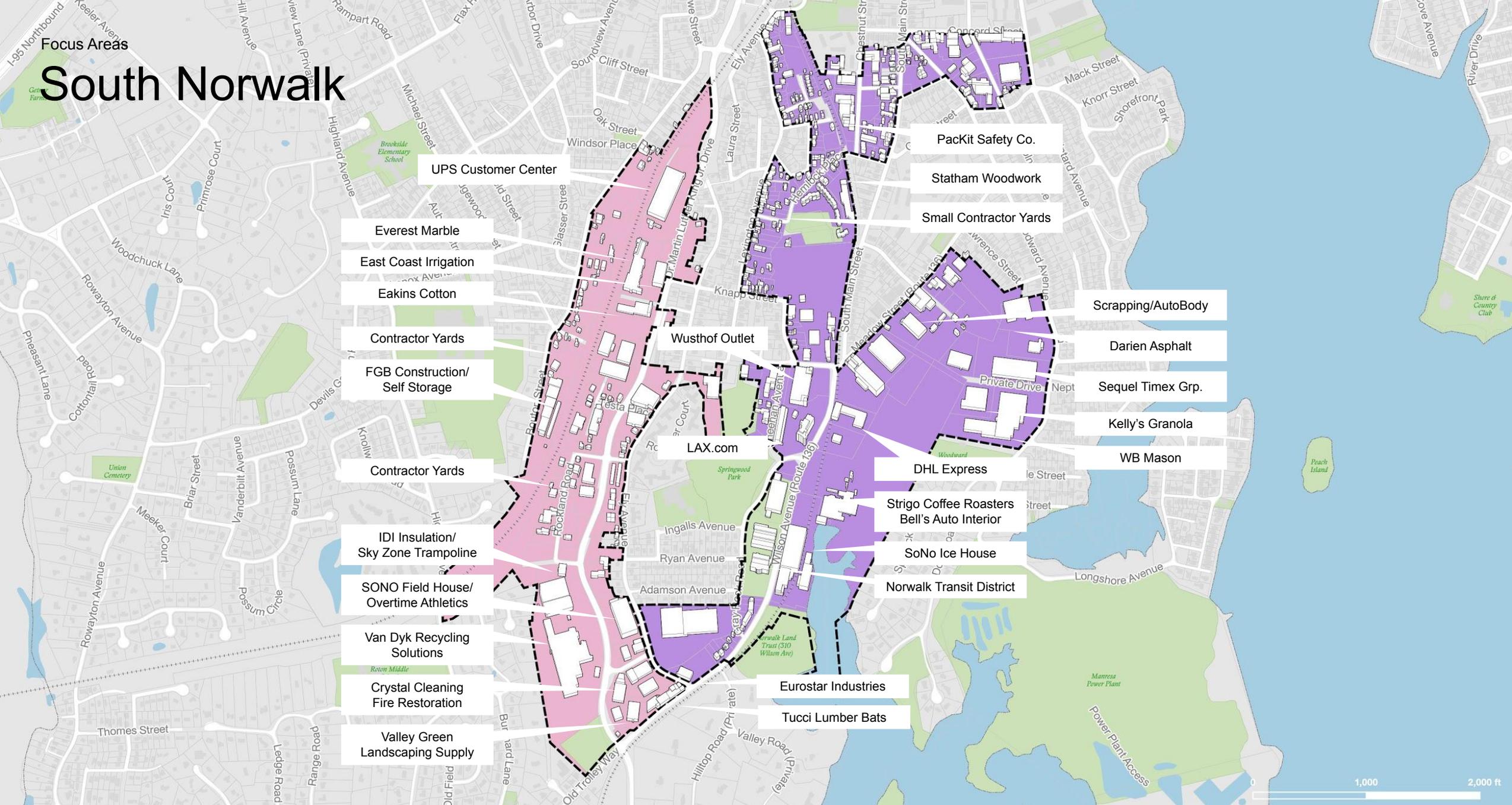


## Lot Size (Acres) [1009]

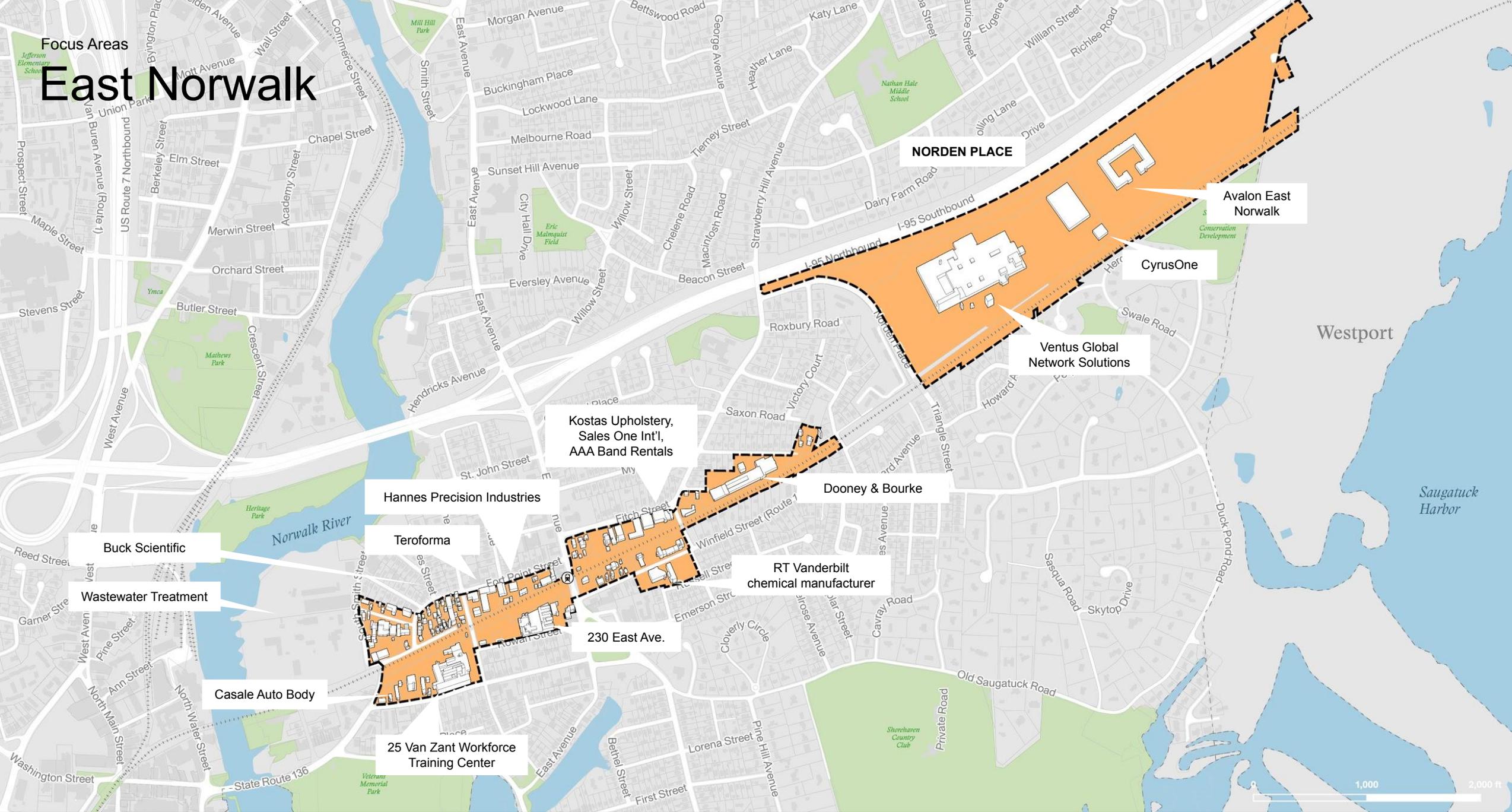
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- 1.3 - 3.8 [273]
- 3.8 - 8.7 [193]
- 8.7 - 19.2 [9]
- 19.2 - 38.4 [3]



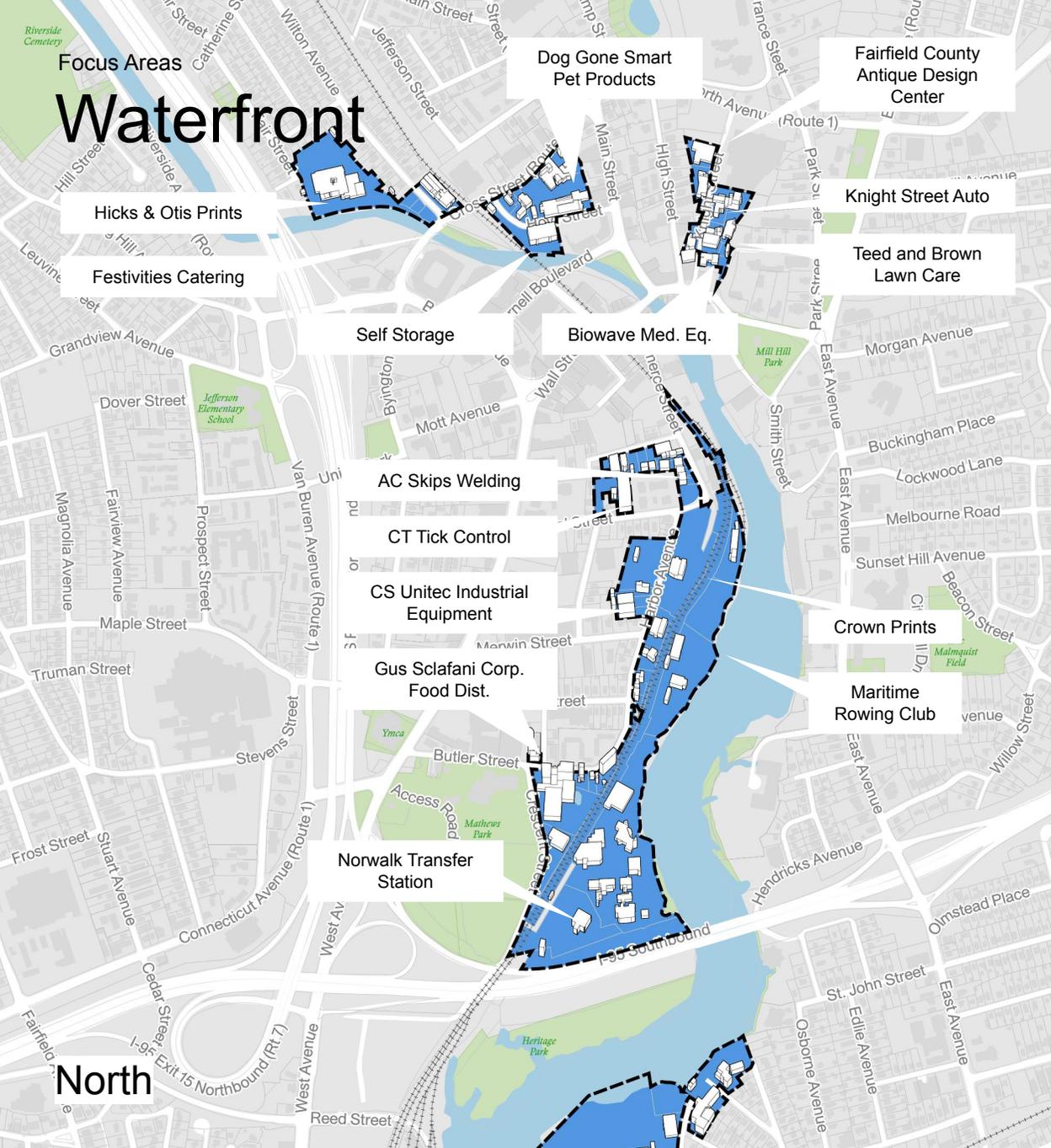
# South Norwalk



# Focus Areas East Norwalk

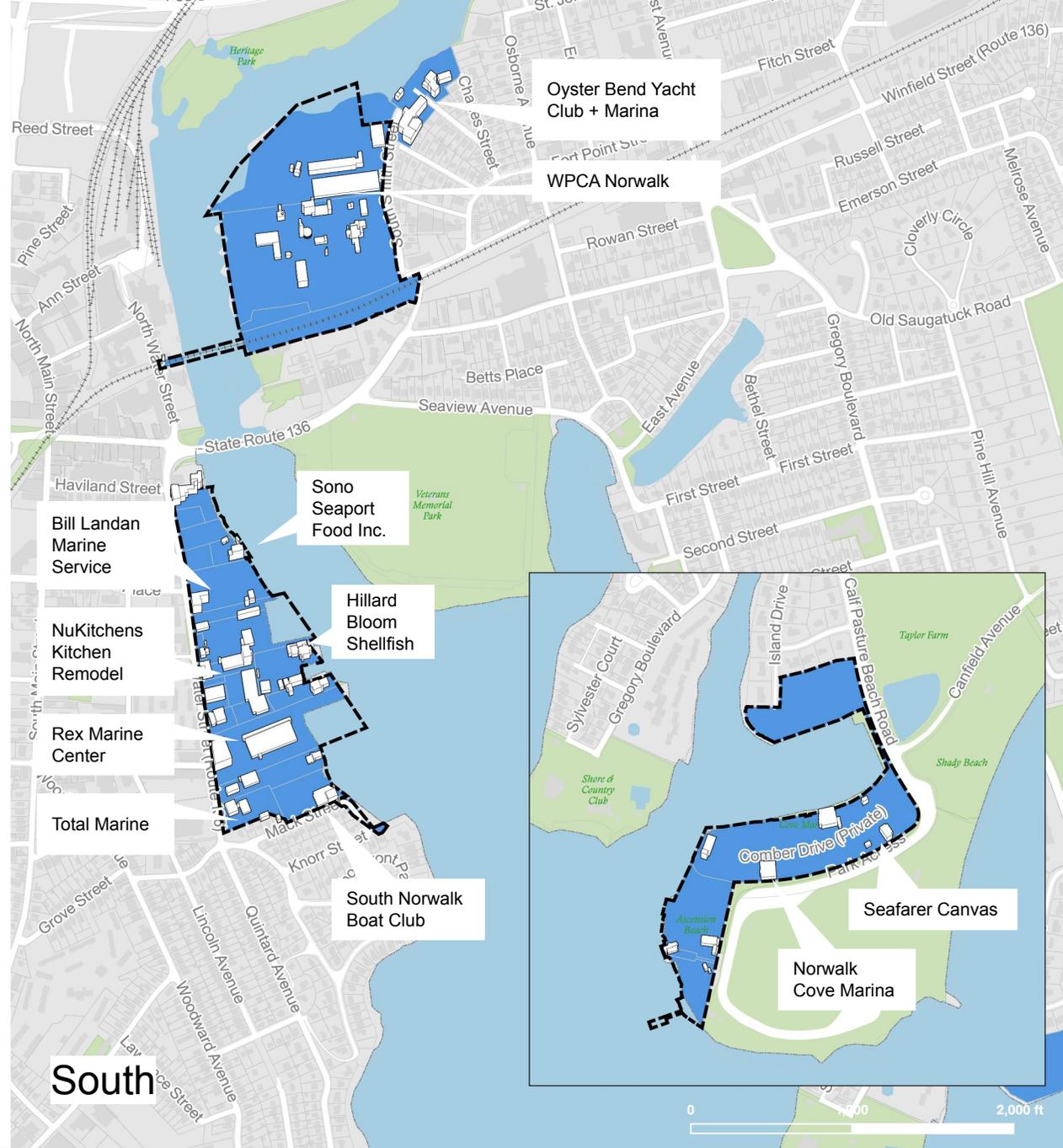


# Waterfront

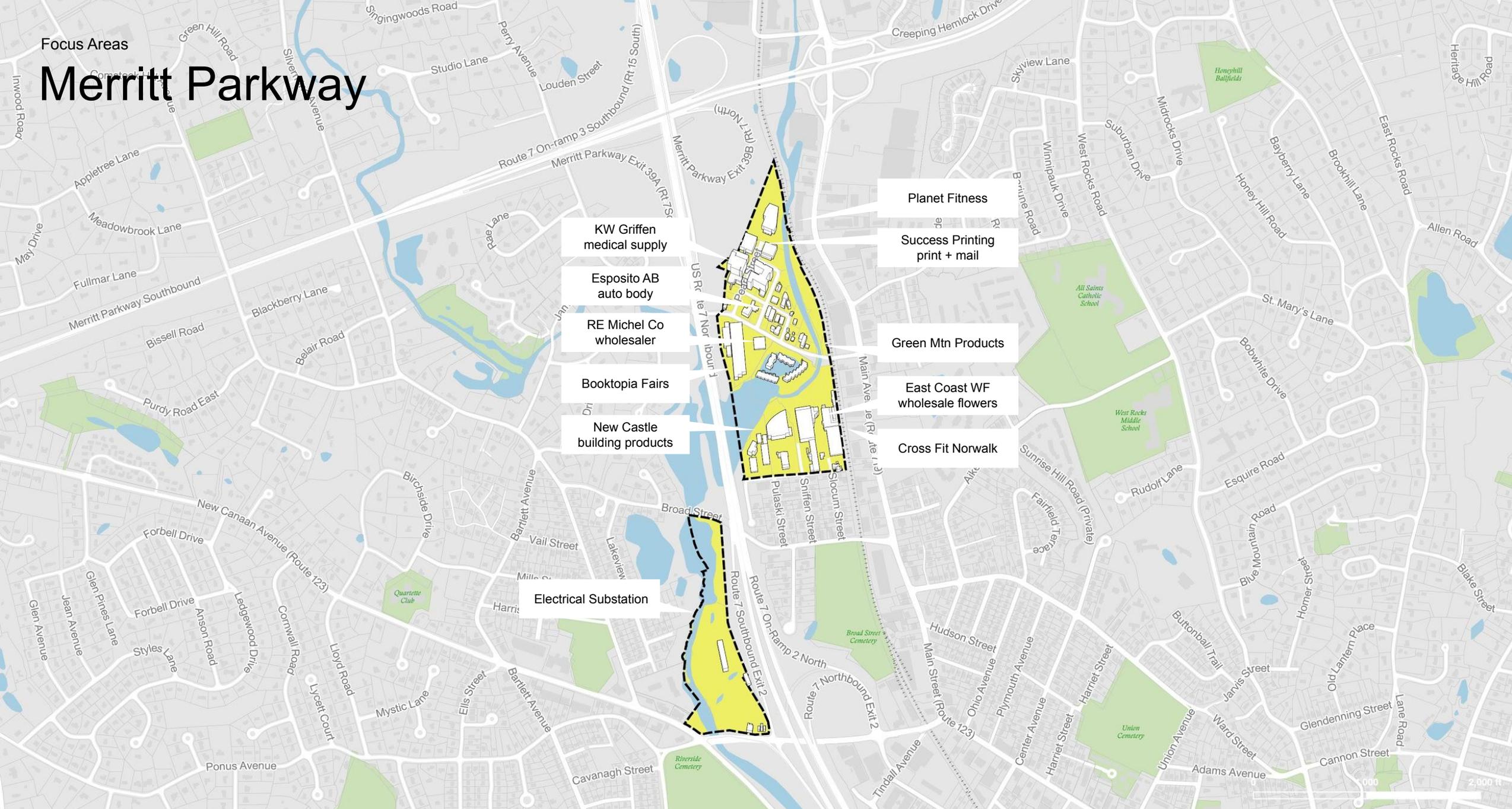


North

South



# Merritt Parkway



# Engagement Plan

## 1. Business Outreach

- Reach out to businesses first
- Identify appropriate number and mix of businesses to contact within each focus area
- Discuss most appropriate interview formats and questions
- Conduct interviews

## 2. Neighborhood Outreach

- Determine key community stakeholders or representative groups for neighborhood outreach in each focus area
- Conduct online meetings for neighborhood stakeholders in each focus area

## 3. Online Survey

- Intended for area stakeholders, residents, and businesses
- Questions about existing concerns and perceived needs

# Surveying during time of pandemic: crowdsourcing

**Improving Bowling Green / Warren County**

What do you believe should change in Bowling Green/Warren County in order to make it a better place to live, work and spend time?

Welcome to a new kind of conversation - vote on other people's statements.

Anonymous wrote: *100+ remaining*  
 It is embarrassing that our city is the largest in the state not to have a fairness ordinance.

Agree Disagree Pass / Unsure

**Top Statements**

- 84% Impact on traffic flow should be considered with any proposed new developments.
- 81% Bowling Green needs more competitive cable rates.
- 78% Traffic flow needs to be improved throughout Bowling Green, especially on Scottsville Road.
- 77% More choices when it comes to internet. BGMU has been offering service to businesses for a while, they should expand to offer to residents.
- 76% The arts are an important component of K-12 education.

**Divisive Statements**

- 48% Local schools should help make up the pension fund crisis by learning to live with budget cuts.
- 23% Most local officials run for office to serve the public good.
- 19% University management bears more responsibility than federal and state education funding cuts for tuition rising so much over the years.
- 16% Officials that use social media accounts in a professional capacity should not be allowed to block constituents except under rare conditions like being threatened.
- 19% I should be able to vote in city elections if I pay city taxes, even though I may live in the county.

2,036 people voted | 1,583 people grouped | 225,550 votes were cast | 896 statements were submitted | 110.78 votes per voter on average | 2.16 statements per author on average

**How divisive was the conversation?**

Statements (here as little circles) to the left were voted on the same way—either everyone agreed or everyone disagreed. Statements to the right were divisive—participants were split between agreement and disagreement.

**How to use this:** Hover to see the statement text. Start on the far right to find out what the most divisive statement was.

**Consensus statements** | **Divisive statements**

STATEMENT	OVERALL	A 754	B 829
The area of downtown and the riverfront should continue to be developed for entertainment and recreation for both day and night activities.	77% 1% 20% (180)	83% 1% 15% (90)	71% 2% 26% (90)

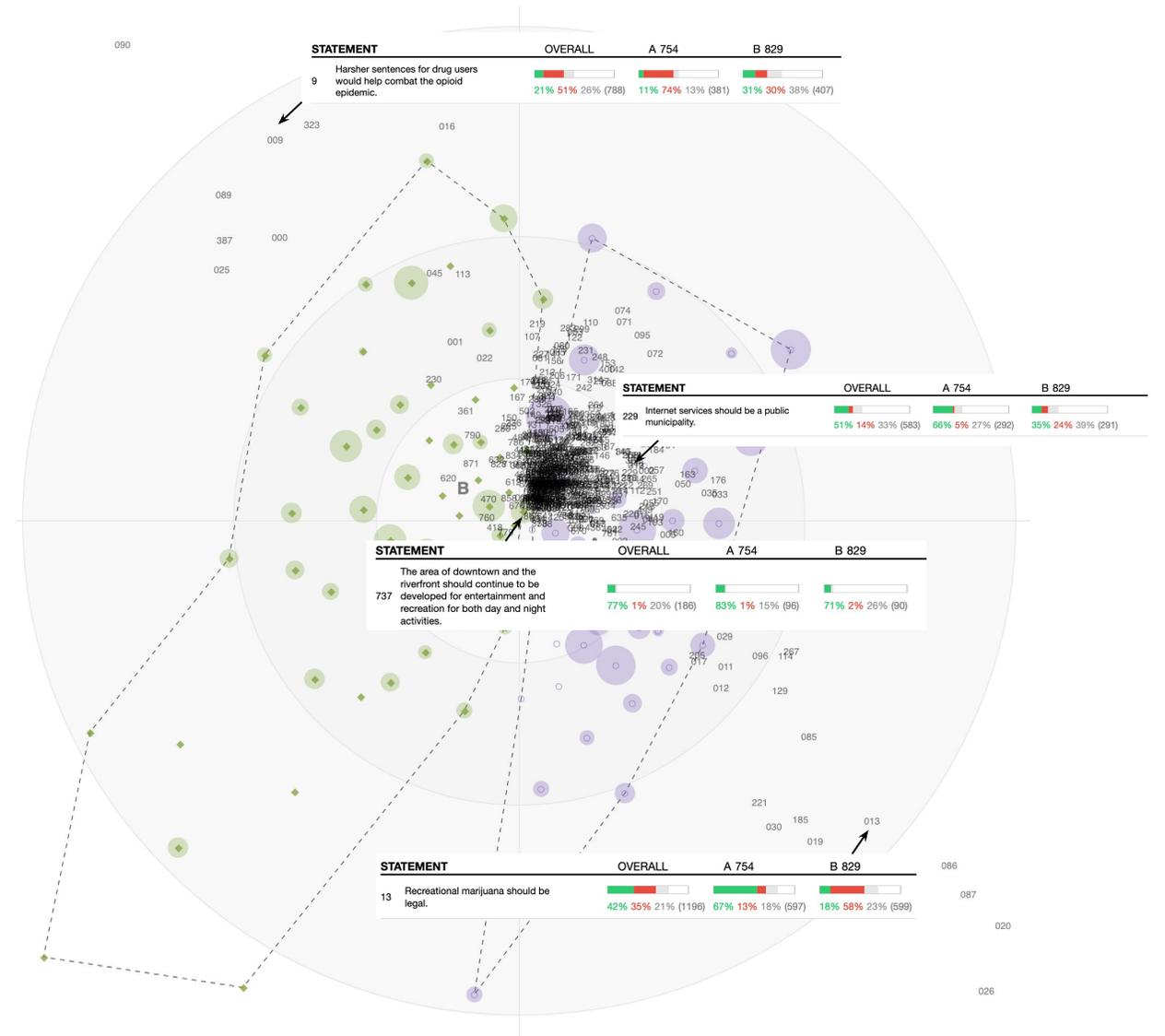
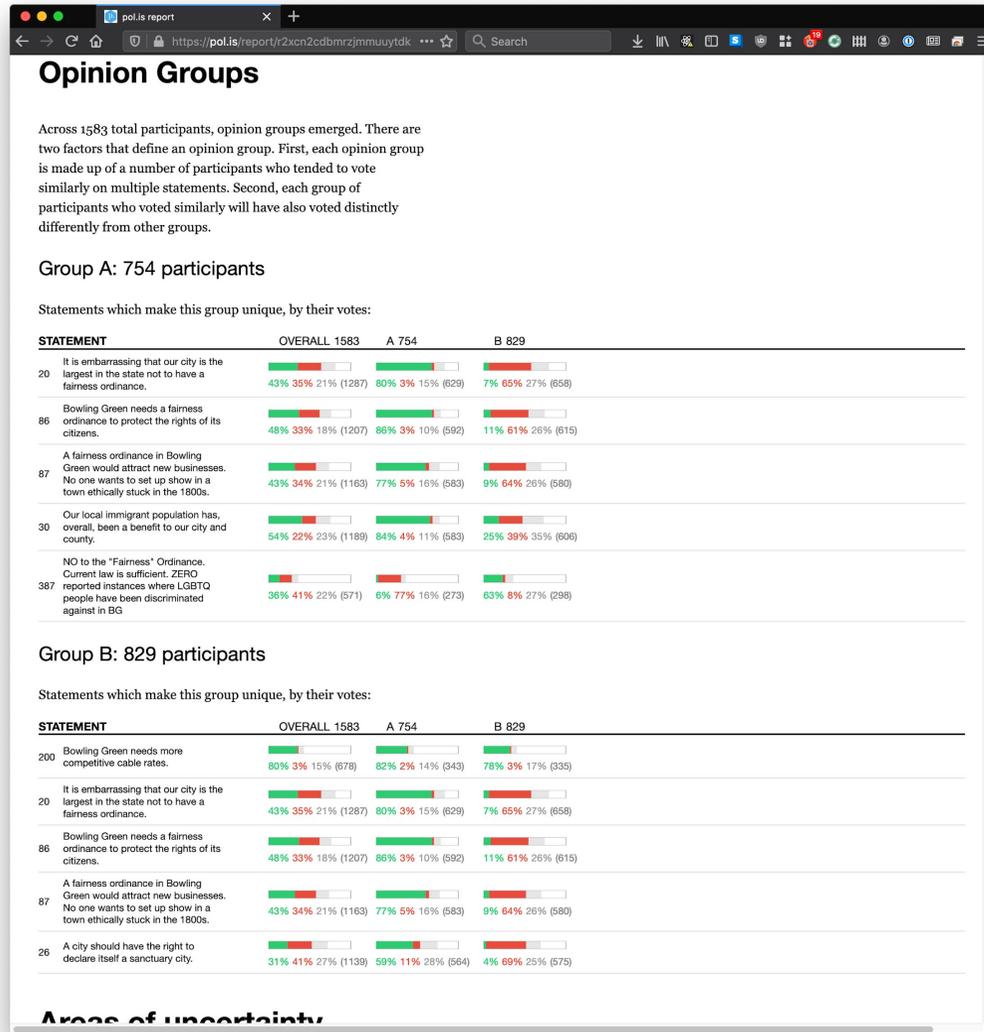
**Majority**

Here's what most people agreed with.

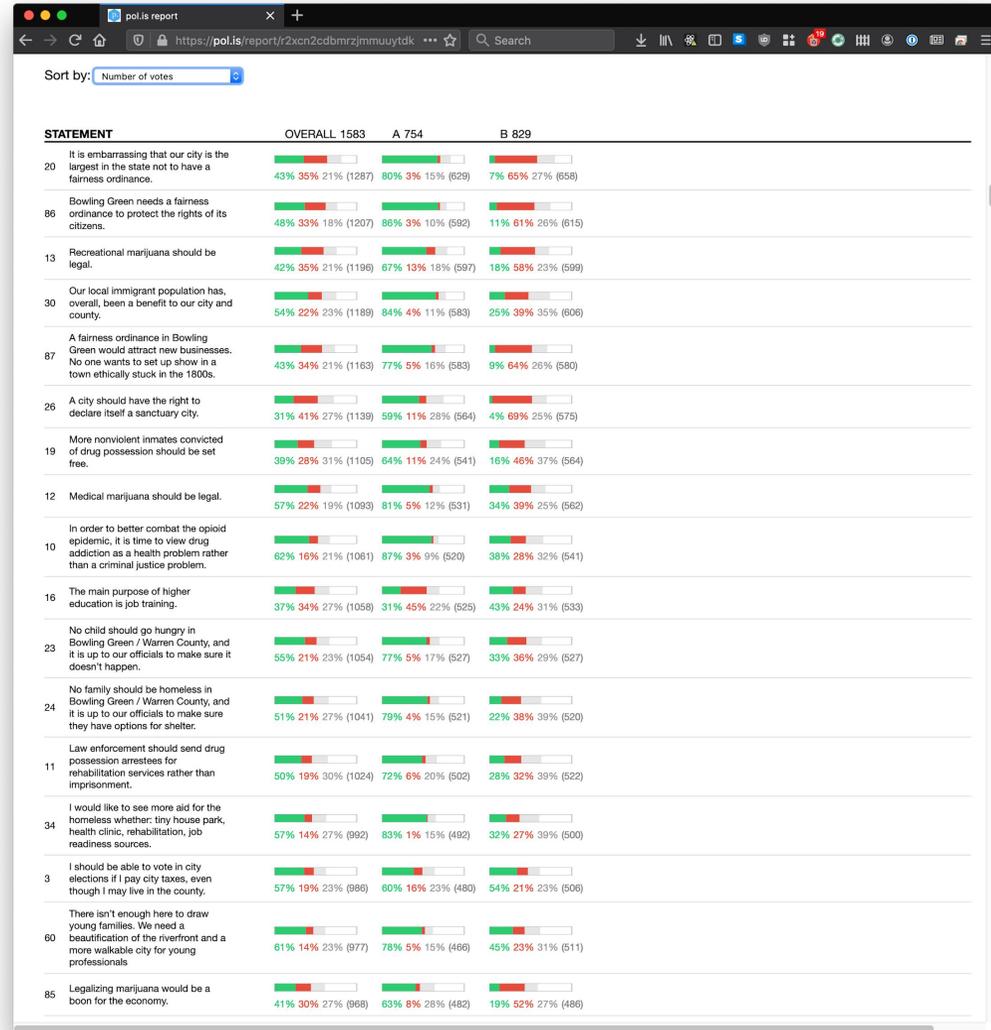
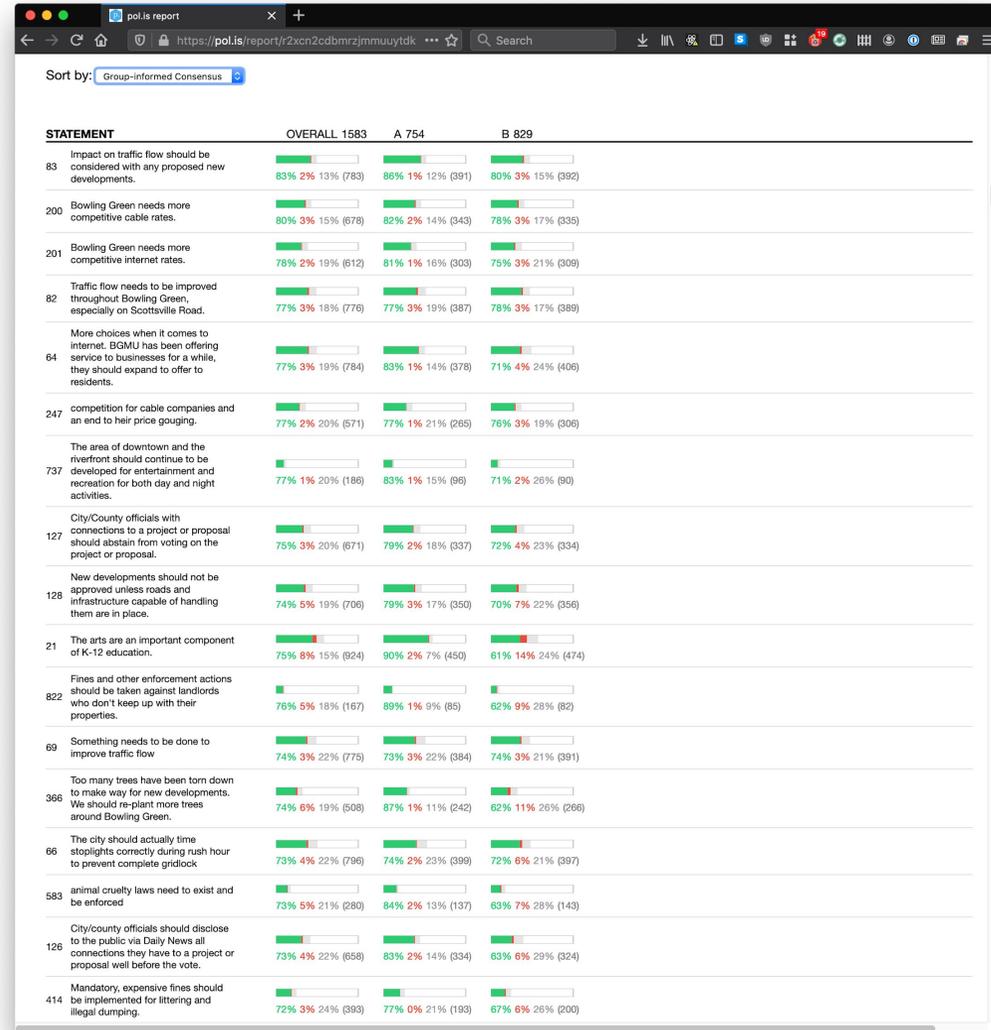
60% or more of all participants voted one way or the other, regardless of whether large amounts of certain minority opinion groups voted the other way.

STATEMENT	OVERALL 1583	A 754	B 829
The arts are an important component of K-12 education.	75% 8% 15% (824)	90% 2% 7% (450)	61% 14% 24% (474)

# We can determine the groups in which respondents fall.



# Comments that generate consensus vs. generate controversy.



# Engagement Plan - Questions & Feedback

- What is the right mix of businesses for each focus area?
- What is the right number of businesses to contact for each focus area?
- Who else (from the city or otherwise) should be involved in the discussion?
- What are the key questions and topics that should be addressed?
- How should identify neighborhood stakeholders?
- What is the most appropriate way to contact and engage neighborhood stakeholders?

