Agenda

• Welcome
• Presentation
  • Planning Process
  • Initial Findings
• Question and Answers
• Break out Sessions
  • Instructions
  • Report Back
• Next Steps

Photo by Geoffrey Steadman
Project Team

Harriman

- Steve Cecil – Project Director, Principal
- Kartik Shah – Project Manager, Director of Urban Design
- Margarita Iglesia – Senior Urban Designer
- Jessica Wilson – Urban Planner

- Planning, urban design, landscape architecture
  - Neighborhood planning, urban design
  - Historic preservation planning, landscape and open space, zoning and design guidelines

RKG Associates

- Ryan Kiracofe – Urban Planner/Market Analyst

- Market studies, real estate economics
  - Specialized market evaluations and redevelopment economic planning

NV5

- Victor Minerva – Director of Planning

- Transportation, infrastructure planning
  - Transportation, pedestrian and bicycle infrastructure, infrastructure and utilities assessment
East Norwalk Transit Oriented Development (TOD) Study Area

- Half a mile area (10 Minute Walk) around the East Norwalk Train Station
- Distance most people are willing to walk to train station and other amenities
- Historically, center of the East Norwalk with commercial and light industrial uses
Initial Project Goals

- **Quality of Life**
  - A plan that enhances the quality of life for everyone including residents, visitors, business owners, and property owners

- **Community-based**
  - A plan that emerges out of the community engagement process – with participation of residents, business owners and property owners

- **Balanced**
  - A plan that balances beneficial economic growth with East Norwalk’s neighborhood identity

- **Neighborhood-focused**
  - A plan that is focused on East Norwalk as a unique neighborhood within the City of Norwalk

- **Co-ordinated**
  - A plan that provides a coordinated basis for reinvestment and redevelopment.

- **Multi-modal**
  - A plan that addresses needs of pedestrians, bikers, transit users and drivers for public health and safety
• Kick off meeting
• Previous planning studies
• Communication plan

• Stakeholder interviews
• Assess and identify existing conditions
• Opportunities and constraints
• Market analysis

• TOD scenario alternatives
• Cost benefit analysis

• Confirmation of choices
• Redevelopment and preservation potential
• Documentation

• Final TOD Master Plan
• Implementation tool kit
• Draft zoning changes
• Design guidelines

Start up
Opportunities and Community Goals
Choices
Draft TOD Master Plan
Final TOD Plan And TOD Management Tools

Process

Public Meeting
Visioning Workshop
Public Meeting
Alternatives Workshop
Public Meeting
Community Forum
Public Presentation
Draft Report
Final Report

Visioning Workshop
Public Meeting
Alternatives Workshop
Community Forum
Public Meeting
Final TOD Plan And TOD Management Tools

Start up
Opportunities and Community Goals
Choices
Draft TOD Master Plan
Final Report
Planning Process - Community Engagement

• Led by the City of Norwalk

• Guided by the Oversight Committee comprised of representatives from the City, residents and area businesses.

• Process will involve conversation and listening to
  • Property owners
  • Business owners
  • City departments, Boards, and Commissions
  • Neighborhood and Business Associations
  • Advocacy groups for Pedestrians, Bicyclists and Seniors
  • Real estate developers
How will the result of the TOD Study be used?

• Community-based vision for East Norwalk

• Coordinated strategies and actions:
  
  Land use, Economic development, Preservation/adaptive reuse and conservation, Transportation, Open space, Urban design, Municipal services, Infrastructure.

• Implementation Tools
  
  • Draft Zoning Amendments
  
  • Design Guidelines
East Norwalk within the City of Norwalk

- Norwalk - A City of Neighborhoods
- East Norwalk – A Village within the City
- Access to water within a 20 Minute Walk
- Access to SoNo activities across the Norwalk River and Norwalk Harbor with 10-15 Minute Walk
- Easy access to the recreational assets like Calf Pasture Park, Taylor Farm Park, Shady Beach Park
Land Use

- Preserved single family blocks
- Areas undergoing transformation from single family to multi-family and apartments around the Village Center
- Commercial along major transportation routes within the neighborhood
Planned Transportation Projects

• Walk Bridge Replacement Project
• Traffic Signal Modernization
• Exit 16 Diverging Diamond Interchange Project
• East Avenue Roadway Improvements
• Rehabilitation of Rail Bridges
Key Market Takeaways

• East Norwalk is a tight-knit, walkable neighborhood, defined by medium-density, small-scale, mostly residential buildings.

• A lack of development activity and limited new business development since 2008 highlight the area’s challenges.
  • Market factors
  • Small-scale sites difficult to develop commercially
  • Population density too low to support some uses
  • Competition with (and easy access to) SoNo

• Planned development near village center - residential and medium-scale, creative office/flex space – can help grow a market for new retail & amenities.
Analysis Review  Demographics

Norwalk’s overall population has grown at the same rate as Fairfield County’s – but East Norwalk has grown at half the rate.

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2017</th>
<th>% Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Norwalk</strong></td>
<td>84,611</td>
<td>88,537</td>
<td>+ 4.6%</td>
</tr>
<tr>
<td>Fairfield County</td>
<td>905,342</td>
<td>947,328</td>
<td>+ 4.6%</td>
</tr>
<tr>
<td>Connecticut</td>
<td>3,545,837</td>
<td>3,594,478</td>
<td>+ 1.4%</td>
</tr>
<tr>
<td>East Norwalk (06855, 06851)</td>
<td>34,076</td>
<td>34,888</td>
<td>+ 2.4%</td>
</tr>
</tbody>
</table>

Norwalk’s overall population has grown at the same rate as Fairfield County’s – but East Norwalk has grown at half the rate.

East Norwalk, Norwalk, and Fairfield County are becoming less white, as Hispanic/Latino residents play a larger role.

<table>
<thead>
<tr>
<th>Population Growth by Race/Ethnicity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Norwalk Total</strong></td>
</tr>
<tr>
<td>2010: 84,611</td>
</tr>
<tr>
<td>2017: 88,537</td>
</tr>
<tr>
<td>% Growth: +5%</td>
</tr>
</tbody>
</table>

| **White**                           |
| 2010: 51,178                        |
| 2017: 46,033                        |
| % Growth: -10%                      |

| **Hispanic/Latino**                 |
| 2010: 17,278                        |
| 2017: 23,832                        |
| % Growth: +38%                      |

| **Black**                           |
| 2010: 11,222                        |
| 2017: 12,522                        |
| % Growth: +12%                      |

| **Asian**                           |
| 2010: 3,547                         |
| 2017: 4,487                         |
| % Growth: +27%                      |

| **Mixed-Race & All Other**          |
| 2010: 1,386                         |
| 2017: 1,663                         |
| % Growth: +20%                      |

Analysis Review  Demographics

- Norwalk’s overall population has grown at the same rate as Fairfield County’s – but East Norwalk has grown at half the rate.

- East Norwalk, Norwalk, and Fairfield County are becoming less white, as Hispanic residents play a larger role.

- Norwalk’s population is well-educated, but average academic attainment is shifting.

### Population with at least a Bachelor’s Degree

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2017</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norwalk</td>
<td>26,020</td>
<td>25,576</td>
<td>- 2%</td>
</tr>
<tr>
<td>Fairfield County</td>
<td>267,990</td>
<td>298,496</td>
<td>+ 11%</td>
</tr>
<tr>
<td>Connecticut</td>
<td>860,375</td>
<td>953,199</td>
<td>+ 11%</td>
</tr>
</tbody>
</table>

**Sources:** US Census, Census 2010 and American Community Survey 2017 5-year Estimates; RKG Associates.

### Population with less than High School Degree

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2017</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norwalk</td>
<td>7,303</td>
<td>7,881</td>
<td>+ 8%</td>
</tr>
<tr>
<td>Fairfield County</td>
<td>72,294</td>
<td>68,146</td>
<td>- 6%</td>
</tr>
<tr>
<td>Connecticut</td>
<td>277,092</td>
<td>242,500</td>
<td>- 13%</td>
</tr>
</tbody>
</table>

**Sources:** US Census, Census 2010 and American Community Survey 2017 5-year Estimates; RKG Associates.
Norwalk’s overall population has grown at the same rate as Fairfield County’s – but East Norwalk has grown at half the rate.

East Norwalk, Norwalk, and Fairfield County are becoming less white, as Hispanic residents play a larger role.

Norwalk’s population is well-educated, but average academic attainment is shifting.

Norwalk remains a high-earning community, with a median household income well above the state’s.

**Median Household Income, 2009–2017**

- **2009**: Norwalk - $67,721, Fairfield County - $75,695, Connecticut - $70,000
- **2010**: Norwalk - $69,461, Fairfield County - $74,728, Connecticut - $71,000
- **2011**: Norwalk - $73,781, Fairfield County - $74,728, Connecticut - $72,000
- **2012**: Norwalk - $74,562, Fairfield County - $75,695, Connecticut - $73,000
- **2013**: Norwalk - $74,462, Fairfield County - $75,695, Connecticut - $73,000
- **2014**: Norwalk - $73,781, Fairfield County - $74,728, Connecticut - $73,000
- **2015**: Norwalk - $73,781, Fairfield County - $74,728, Connecticut - $73,000
- **2016**: Norwalk - $73,781, Fairfield County - $74,728, Connecticut - $73,000
- **2017**: Norwalk - $73,781, Fairfield County - $74,728, Connecticut - $73,000

*Sources: US Census, American Community Survey 2010 and 2017 5-year Estimates; RKG Associates.*
Analysis Review  Development Trends

- Development in Norwalk has taken on denser forms than in older structures.

### Norwalk Development Patterns

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Properties</th>
<th>Built S.F.</th>
<th>Floor-Area-Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007 and Earlier</td>
<td>20,029</td>
<td>99.3 million</td>
<td>0.24</td>
</tr>
<tr>
<td>2008-2012</td>
<td>113</td>
<td>1.5 million</td>
<td>0.54</td>
</tr>
<tr>
<td>2013-2016</td>
<td>127</td>
<td>2.9 million</td>
<td>0.77</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>20,269</strong></td>
<td><strong>103.7 million</strong></td>
<td><strong>0.25</strong></td>
</tr>
</tbody>
</table>

Excludes vacant & exempt properties. FAR calculation excludes Avalon East Norwalk. Sources: Norwalk Tax Assessors Department 2016; RKG Associates.
Analysis Review  Development Trends

- Development in Norwalk has taken on denser forms than in older structures.
- East Norwalk has not seen the same level of reinvestment as other areas of the city.

### East Norwalk Development Patterns

Parcels within Half-Mile Radius from East Norwalk Station

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Properties</th>
<th>Built S.F.</th>
<th>Floor-Area-Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007 and Earlier</td>
<td>1,407</td>
<td>6.1 million</td>
<td>0.24</td>
</tr>
<tr>
<td>2008-2012</td>
<td>3</td>
<td>14,000</td>
<td>0.54</td>
</tr>
<tr>
<td>2013-2016</td>
<td>3</td>
<td>25,000</td>
<td>0.77</td>
</tr>
<tr>
<td>Total</td>
<td>1,413</td>
<td>6.1 million</td>
<td>0.25</td>
</tr>
</tbody>
</table>

Excludes vacant & exempt properties
FAR calculation excludes Avalon East Norwalk
Sources: Norwalk Tax Assessors Department 2016; RKG Associates.
Analysis Review Development Trends

- Development in Norwalk has taken on denser forms than in older structures.

- East Norwalk has not seen its share of the city’s redevelopment.

- East Norwalk’s small parcels limit the amount of reinvestment possible
  - All large parcels are either occupied or currently experiencing reinvestment.
Analysis Review  Real Estate Market

- Norwalk’s home sale prices have closed a historic gap with Fairfield County, and now regularly surpass the county’s average sale price.

Average Home Sale Price Trends

Norwalk | Fairfield County | Connecticut
Norwalk’s home sale prices have closed a historic gap with Fairfield County, and now regularly surpass the county’s average sale price.

### Average Home Sale Prices

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2018</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norwalk</td>
<td>$360,200</td>
<td>$406,700</td>
<td>+ 12.9%</td>
</tr>
<tr>
<td>Fairfield County</td>
<td>$394,400</td>
<td>$395,300</td>
<td>+ 0.2%</td>
</tr>
<tr>
<td>Connecticut</td>
<td>$227,400</td>
<td>$239,400</td>
<td>+ 5.3%</td>
</tr>
</tbody>
</table>

Sources: Zillow Home Sales Seasonally-Adjusted Price Index; RKG Associates.
Norwalk’s home sale prices have closed a historic gap with Fairfield County, and now regularly surpass the county’s average sale price.

Norwalk’s average asking rents have seen marginal growth, in contrast to declining regional rents.
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### Average Monthly Asking Rents

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2018</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norwalk</td>
<td>$2,290</td>
<td>$2,440</td>
<td>+ 6.8%</td>
</tr>
<tr>
<td>Fairfield County</td>
<td>$2,240</td>
<td>$2,270</td>
<td>+ 1.1%</td>
</tr>
<tr>
<td>Connecticut</td>
<td>$1,590</td>
<td>$1,680</td>
<td>+ 5.7%</td>
</tr>
</tbody>
</table>

*Sources: Zillow Rental Index; RKG Associates.*
Analysis Review  Real Estate Market

- Norwalk’s home sale prices have closed a historic gap with Fairfield County, and now regularly surpass the county’s average sale price.
- Norwalk’s average asking rents have seen marginal growth, in contrast to declining regional rents.
- Slow job growth limits large-scale office potential, but Information, Professional Services, and Healthcare may seek small spaces.
  - Projected annual demand of +/- 15,000 sf office, +/- 7,500 sf other commercial/medical

Office Market Trends

2018 Q4

<table>
<thead>
<tr>
<th></th>
<th>Fairfield County</th>
<th>Central Fairfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inventory (sf)</td>
<td>42.0 million</td>
<td>10.1 million</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>19.3%</td>
<td>18.5%</td>
</tr>
<tr>
<td>Average Asking Rent Range</td>
<td>$32 - $35/sf</td>
<td>$30 - $32/sf</td>
</tr>
</tbody>
</table>

Sources: CBRE Market Reports; RKG Associates.
Norwalk’s home sale prices have closed a historic gap with Fairfield County, and now regularly surpass the county’s average sale price.

Norwalk’s average asking rents have seen marginal growth, in contrast to declining regional rents.

Slow job growth limits large-scale office potential, but Information, Professional Services, and Healthcare may seek small spaces.

Retail spending power is largely captured by SoNo and regional malls.
Next Steps

- More Stakeholder Interviews
- Visioning Workshop feedback to develop opportunities and constraints
- Work with the Oversight Committee
- Existing conditions analysis, develop TOD alternatives and test uses for feasibility
- Next Workshop – July -2019

- Study updates will be posted on Norwalk Tomorrow - [http://tomorrow.norwalkct.org](http://tomorrow.norwalkct.org)
- East Norwalk TOD Plan Updates