



East Norwalk Transit Oriented Development (TOD) Plan

Public Meeting

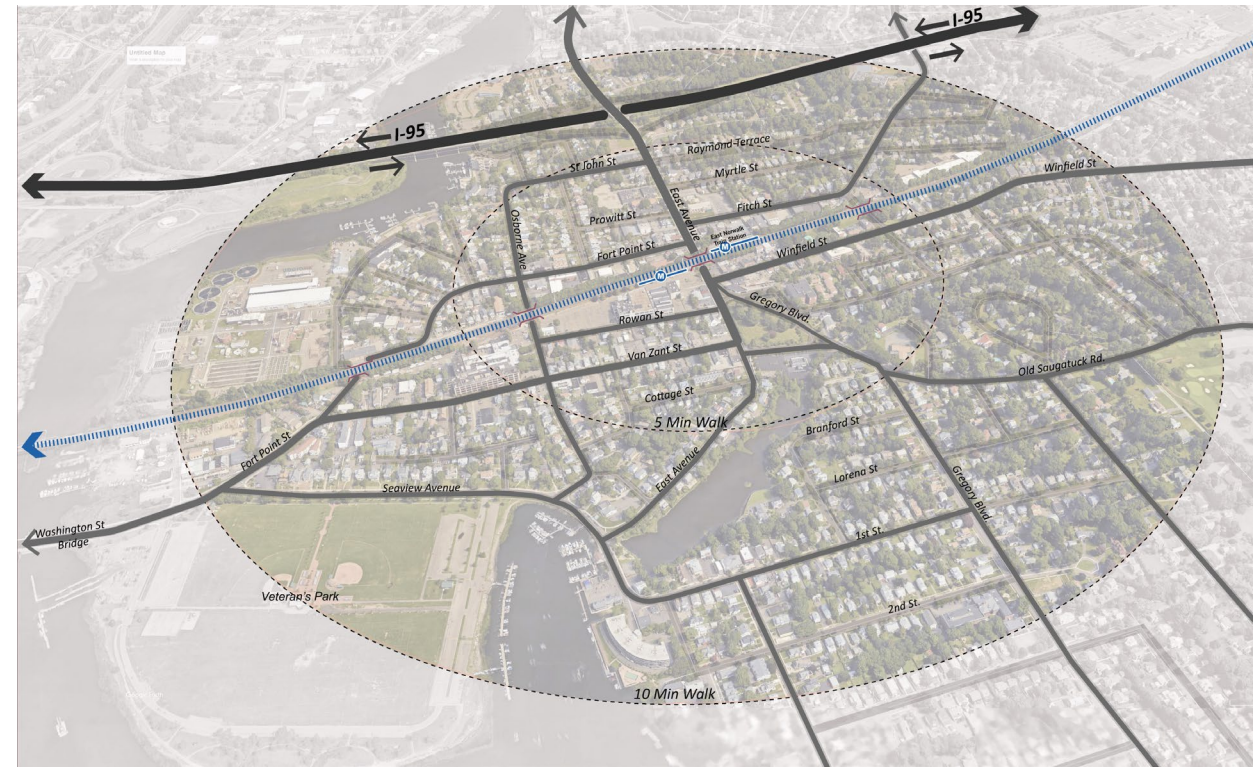
November 18, 2019

City of Norwalk | Harriman | NV5 | RKG Associates

Project Overview

East Norwalk Transit-Oriented Development (TOD) Plan:

- An initiative to strengthen East Norwalk Station Area as a **vibrant, walkable, mixed-use village center**
- Focus on a planning area within ½ mile of the East Norwalk train station



Community Engagement Process

• Stakeholder Interviews

- ENNA, ENBA, Norwalk Bike/Walk Commission, Third Taxing District, Norwalk Transit District, Norwalk Parking Authority, Norwalk Chamber of Commerce, Raveis, and property owners

• Community Workshops

- Public Visioning Session – March 23, 2019 - 77 Attendees,
- Alternatives Workshops – July 25, 2019 – 54 Attendees

• Online Surveys

- Opportunities and Challenges – 29 Responses
- Visual Preference Survey – 121 Responses
- Commuter Survey – 61 Responses

• Oversight Committee

- Representation from ENNA, ENBA, Planning Commission, Zoning Commission, Third Taxing District and DPW
- 6 Oversight Committee Meetings from February 2019 till now.



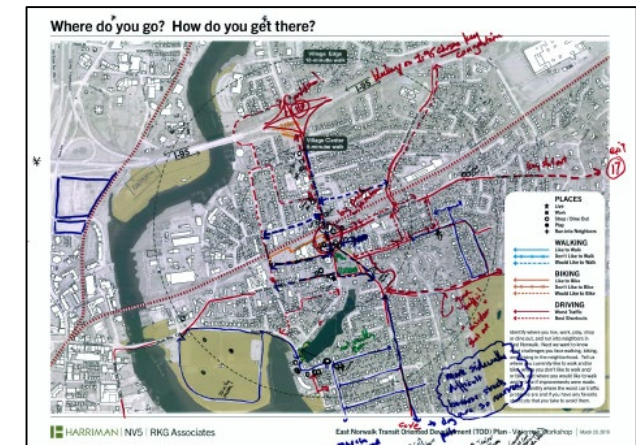
East Avenue Main Street



Side Street Villages



Community of Nodes



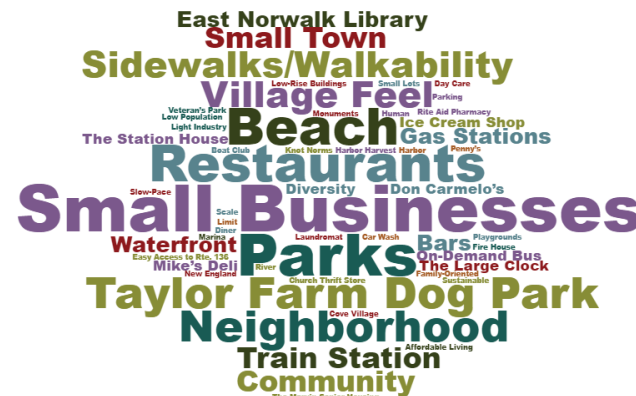
East Norwalk Opportunities and Challenges

Assets and Opportunities

- Community character - Small community / village within the City of Norwalk
- East Norwalk Railroad Station
- Access to open spaces (Veteran's Park, Taylor Farm Dog Park, Beach, marina)
- Diverse mix of uses small businesses, residential, and restaurants,
- Sidewalks/Walkability, Bike paths

Challenges

- Pedestrian walkability
- Limited choices in community desired amenities
- Underutilized properties – *vacant sites, gas stations*
- Traffic concerns within the neighborhood – *cut-through traffic, speeding, East Avenue traffic*
- Parking management and enforcement



What does the area have now that you want to keep?



What would you add to the area that it doesn't have now?

Criteria for Planning

Measure of Success



- Critical mass of people and activity that will support additional amenities desired by the community
- Improved pedestrian connectivity within the study area
- Enhanced the character of East Norwalk
- Better quality of life for everyone

Keys to Success:

Appropriate Strategies Based on Community Preferences



- **Enhance existing neighborhood character**
 - Preserve and enhance existing residential neighborhoods
 - Support existing economic development activity
- **Encourage appropriately scaled development**
 - Promote mix of uses in certain locations
 - Create focused areas of activities

Keys to Success:

Appropriate Strategies Based on Community Preferences

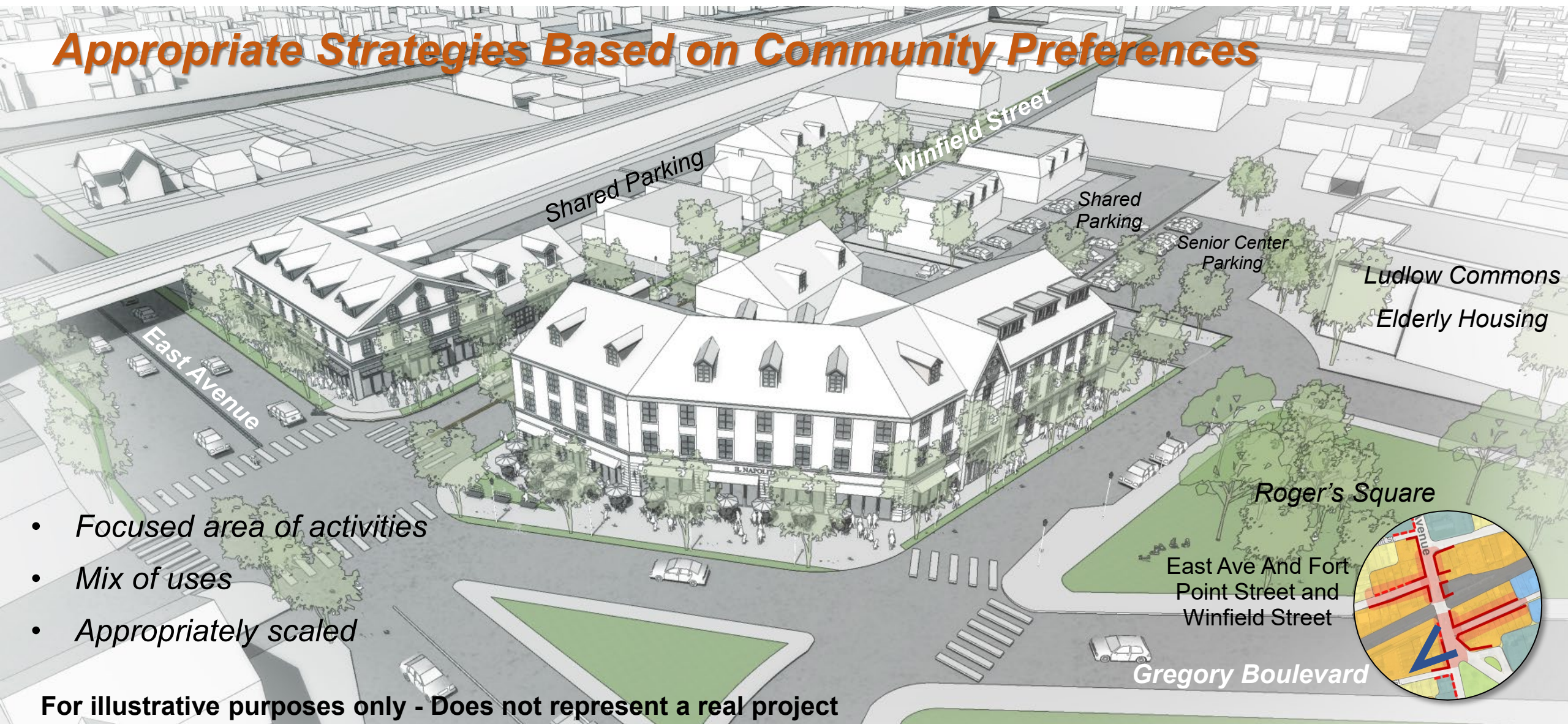


Keys to Success:

Appropriate Strategies Based on Community Preferences

- *Focused area of activities*
- *Mix of uses*
- *Appropriately scaled*

For illustrative purposes only - Does not represent a real project



Keys to Success:

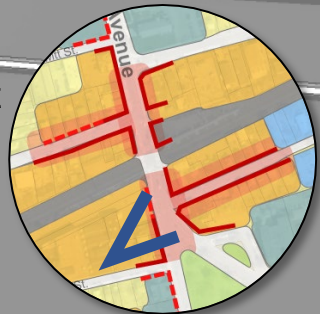
Appropriate Strategies Based on Community Preferences



- *Focused area of activities*
- *Mix of uses*
- *Appropriately scaled*

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East Ave And Fort
Point Street and
Winfield Street



Keys to Success:

Zoning as Implementation Tool for Community Preferences



- **Enhance existing neighborhood character**
 - Retain existing neighborhood height (2 to 2.5 stories; 35 feet)
 - Develop design guidelines to encourage sympathetic infill/rehabilitation
- **Encourage appropriately scaled development**
 - Allow additional height and increased density at gateway/corners to allow active uses on the ground floor (3 to 3.5 stories; 40-45 feet)
 - Develop design guidelines that reflect community preferences for massing, scale, façades, site treatments
 - Link proposed increased in density required for new development to amenities desired by the community; consider bonus/menu structure in zoning; i.e. additional height allowed in exchange for one or more amenities

Keys to Success:

Enhanced Leisure Opportunities



- **Create active and connected pedestrian realm and open spaces**
 - Wider sidewalks, mid-block crossings, pocket parks, plazas, community gardens and publicly accessible open spaces
 - Restore ground level activity to create attractive street fronts
- **Enhance access to water**
 - Connected trail system, improved sidewalks, and wayfinding

Keys to Success:

Enhanced Leisure Opportunities

Improve Seaview Avenue experience for all Norwalkers



• Promote new open spaces

- Seaview Avenue as pedestrian promenade for the entire City of Norwalk
- East Norwalk Historical Cemetery as a respectful open space

“Live jazz” concerts in historic Cedar Hill Cemetery in Hartford, Connecticut



Keys to Success:

Manage Parking on the City Streets and Lots

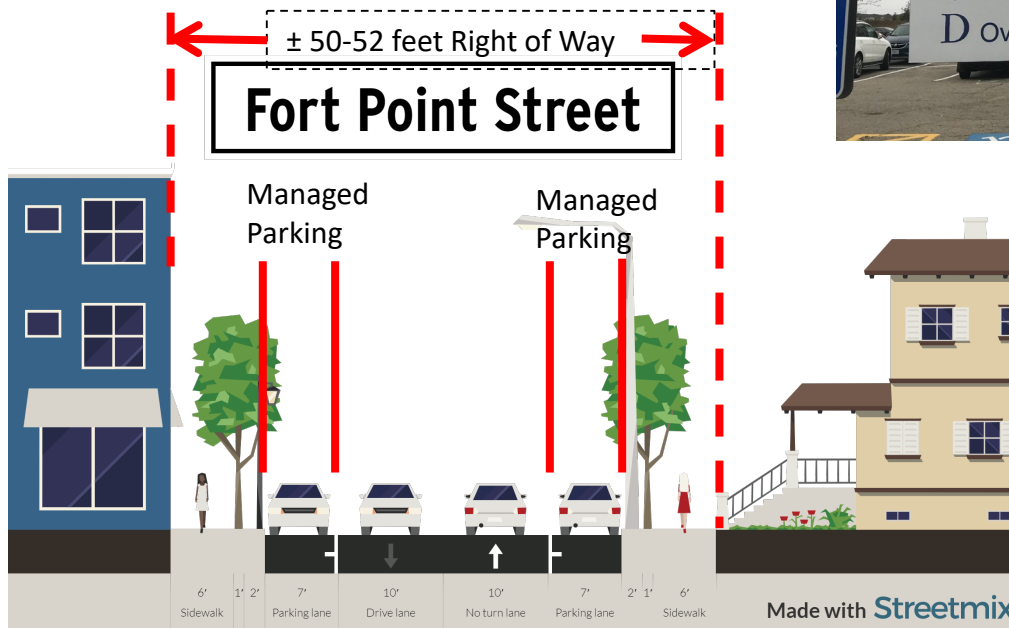


- **Reduce parking conflicts**

- Explore the potential for residential/business permit parking program
- Parking management and enforcement of on-street parking

- **Manage parking supply**

- Shared parking and shared curb cuts to manage supply and increase pedestrian safety
- Convenient payment systems, wayfinding, and signage



Keys to Success:

Manage Parking on the City Streets and Lots



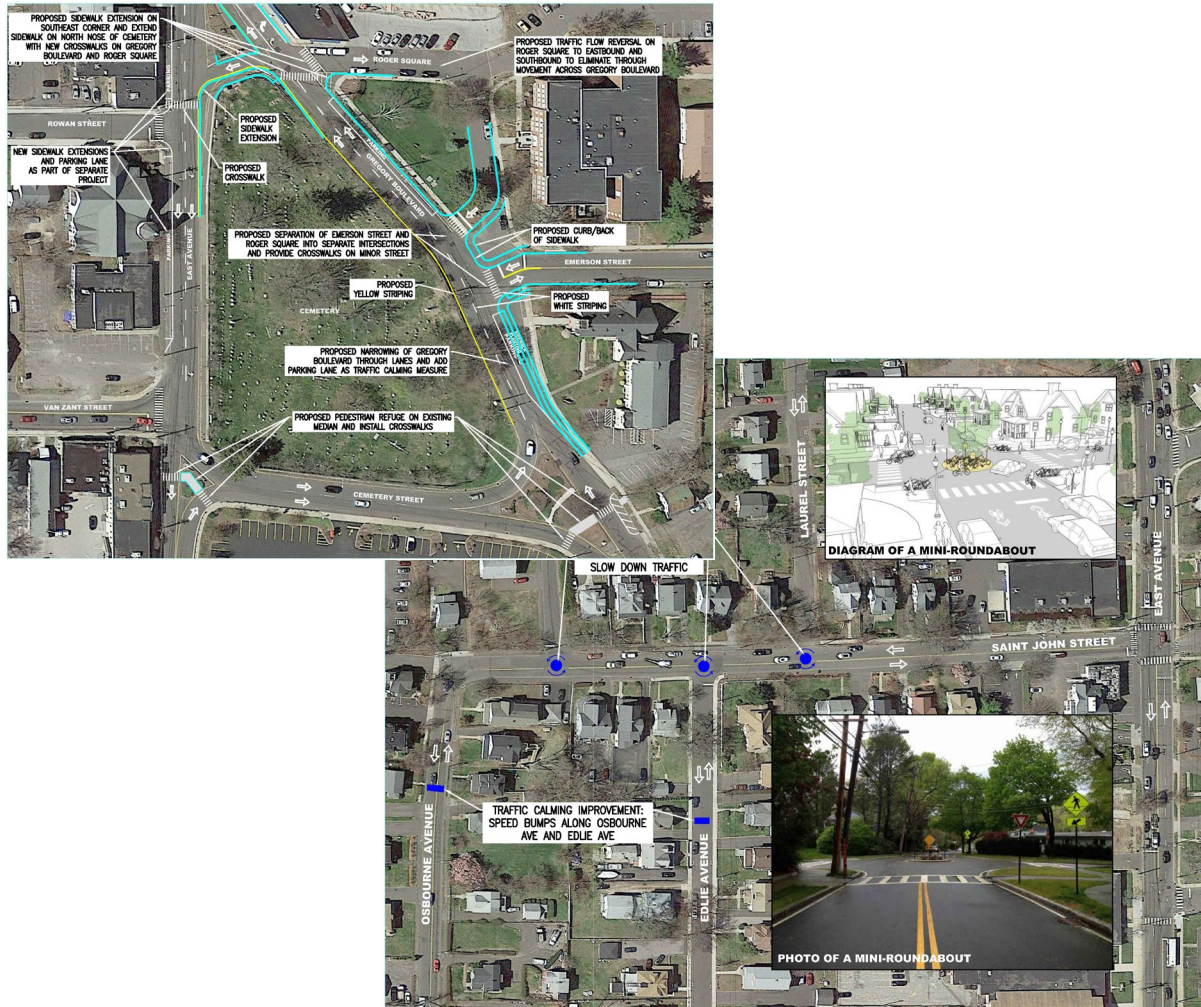
- **Reduce parking demand**

- Promote walking and bicycle use
- Unbundle parking spaces from future mixed-use developments
- Increase turn-over of prime on-street parking



Keys to Success:

Improve Mobility for Everyone



- **Promote traffic calming on local streets**
 - Traffic calming tools and methods to slow traffic and discourage cut-through traffic
 - Examine two-way traffic circulation options around the Cemetery
- **Improved pedestrian connectivity and accessibility**
 - Reduce asphalt area, reclaim excess asphalt area for pedestrians
 - Accessibility improvements with sidewalk extensions, new sidewalks

Keys to Success:

Improve Mobility for Everyone

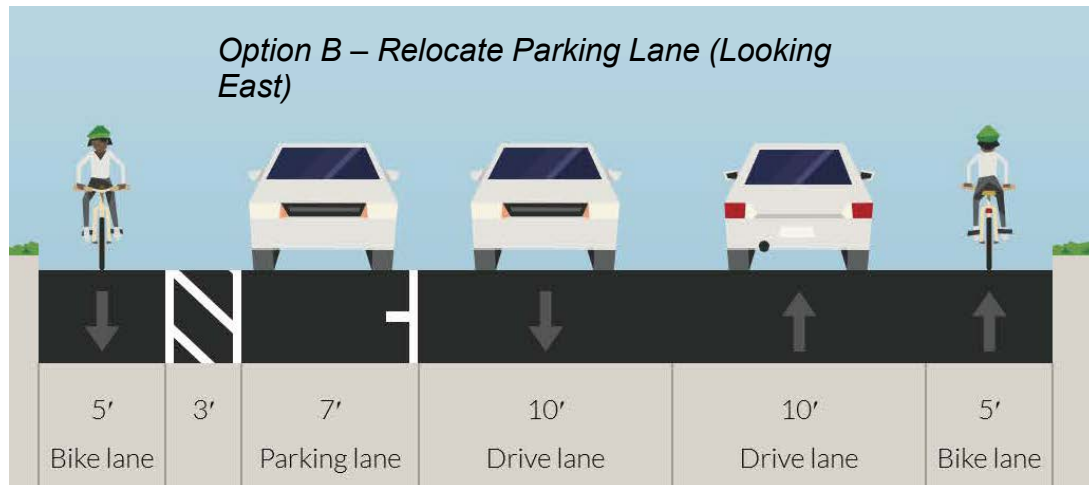


- **Improve bicycle rider comfort and safety**

- Connect bike routes
- Road signage to increase driver aware

- **Improve bicycle facilities**

- Reconfigured bike lane to improve safety



Next Steps



- Finalize Plan
- Develop Zoning Recommendations and Design Standards/Guidelines
- Update POCD to Integrate the TOD Plan



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