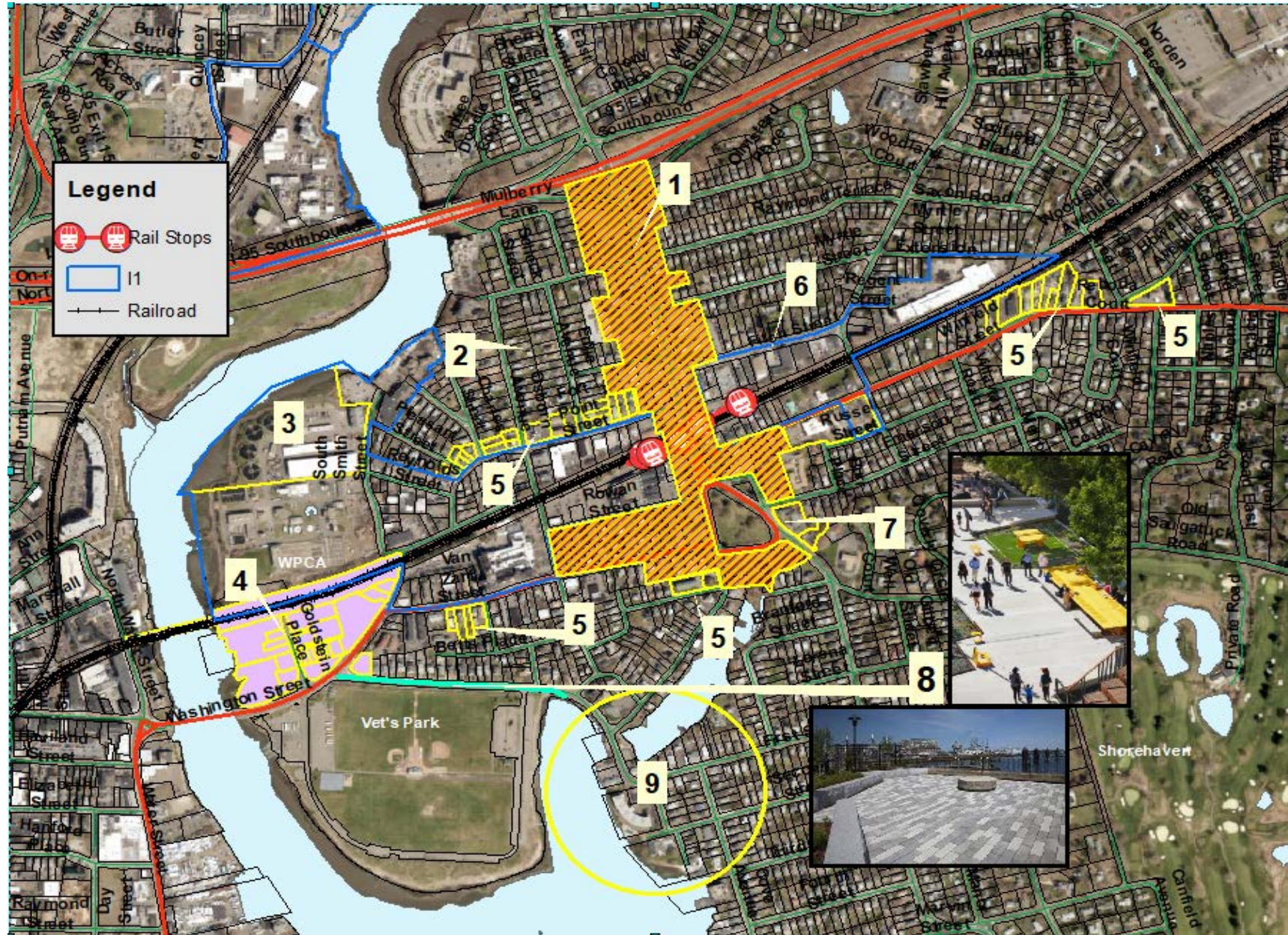


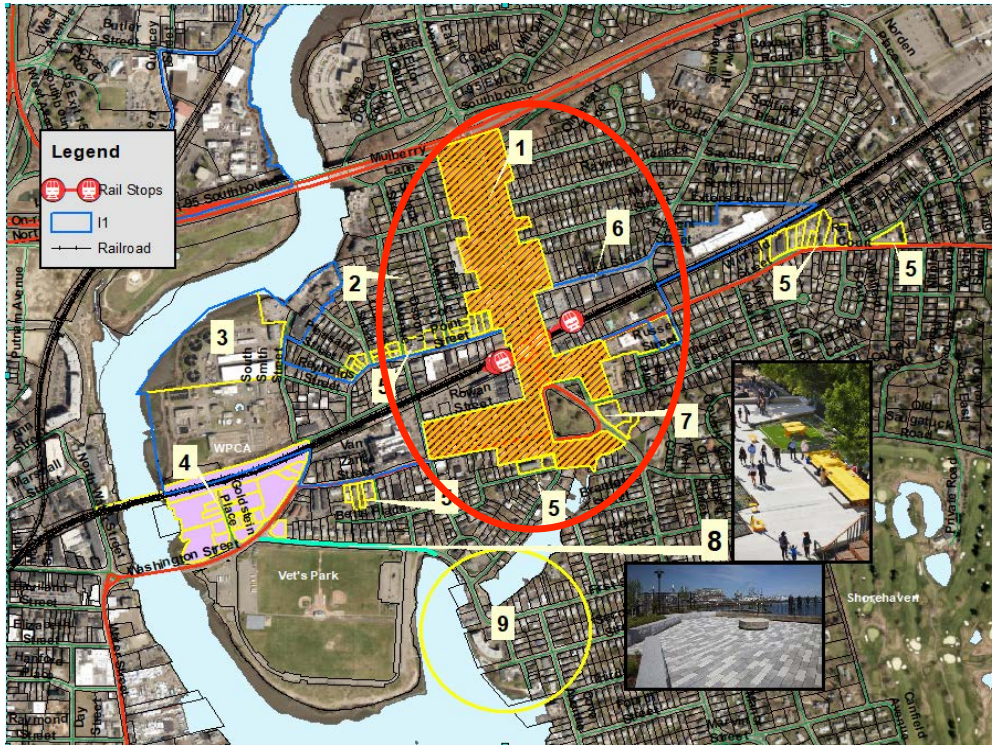


Zoning Commission 5/11/20

**East Norwalk TOD Study
Draft Recommendations**

Land Use Recommendations

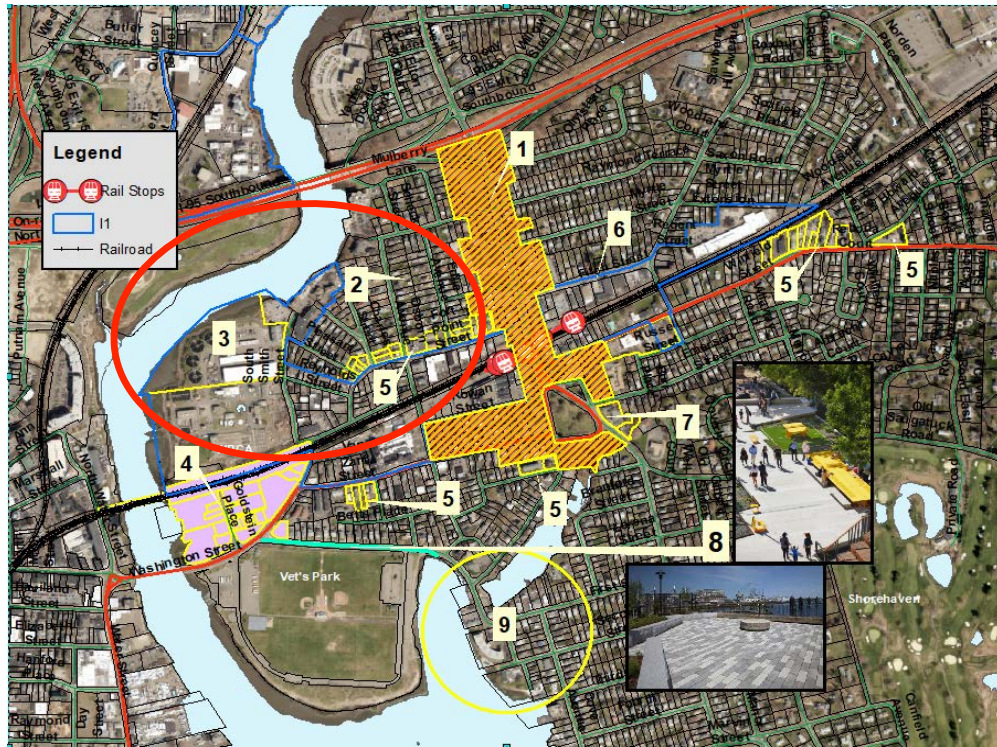




1. Create a new Village District, East Norwalk TOD Village Zone (EVTZ).
 - a. Add 1 story and a moderate increase in density.
 - b. Requires ground floor activation/commercial use.
 - c. Required public amenities.
 - d. All development must adhere to design guidelines.



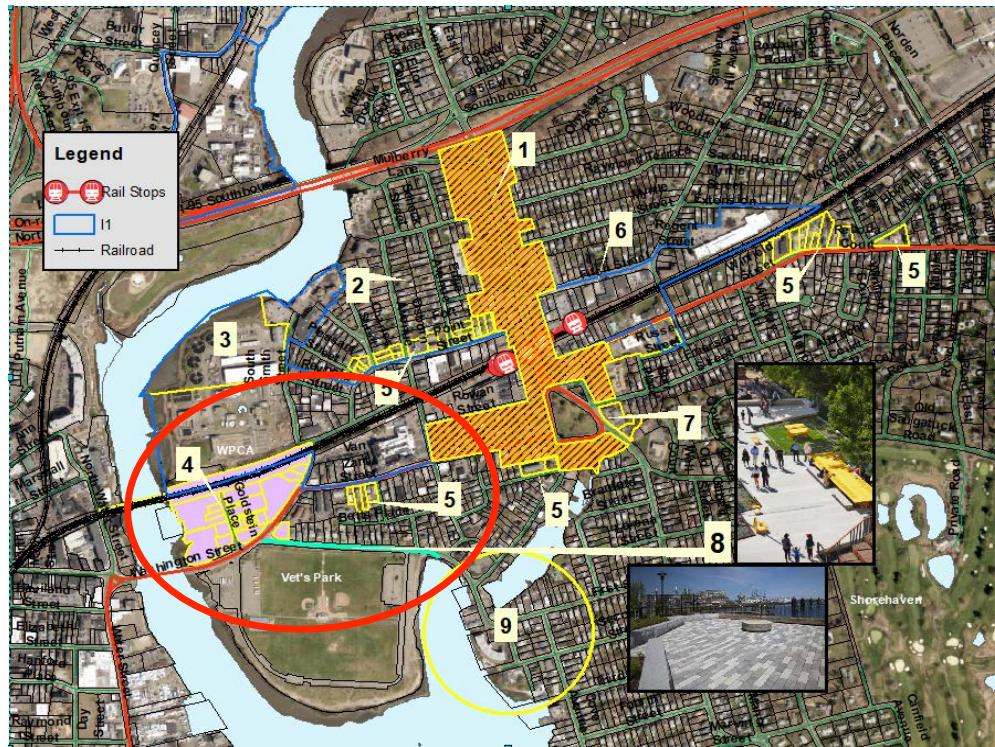
6. Within the I1 Zone, allow some residential units above the ground floor commercial uses, provided the commercial uses remain, allowing property owners additional monetization.
7. Rezone to the new EVTZ and undertake street and sidewalk improvements on Gregory Boulevard in order to improvement safety for all modes of transit.



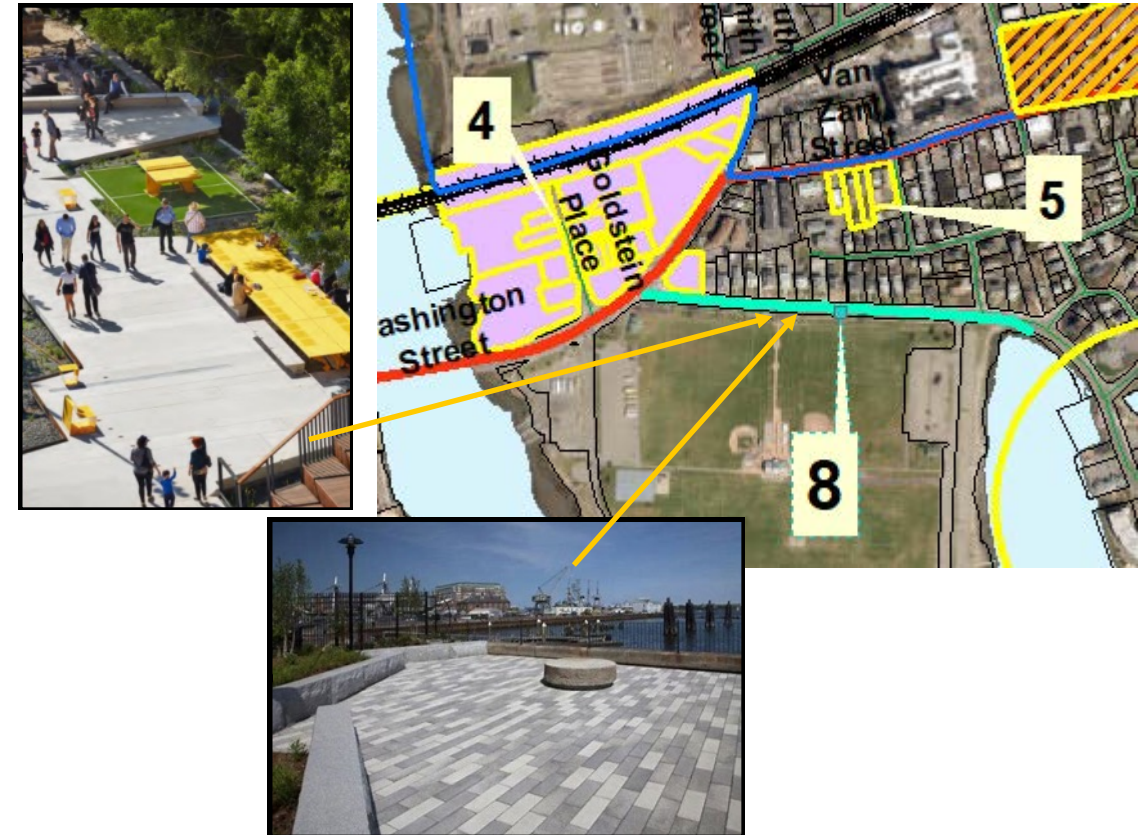
2. Look into the possibility of enacting a façade improvement program in the areas of Charles Street & Osborne Avenue, north of Fort Point Street, similar to the program employed in SoNo. Area functions as de-facto affordable housing and should be preserved.



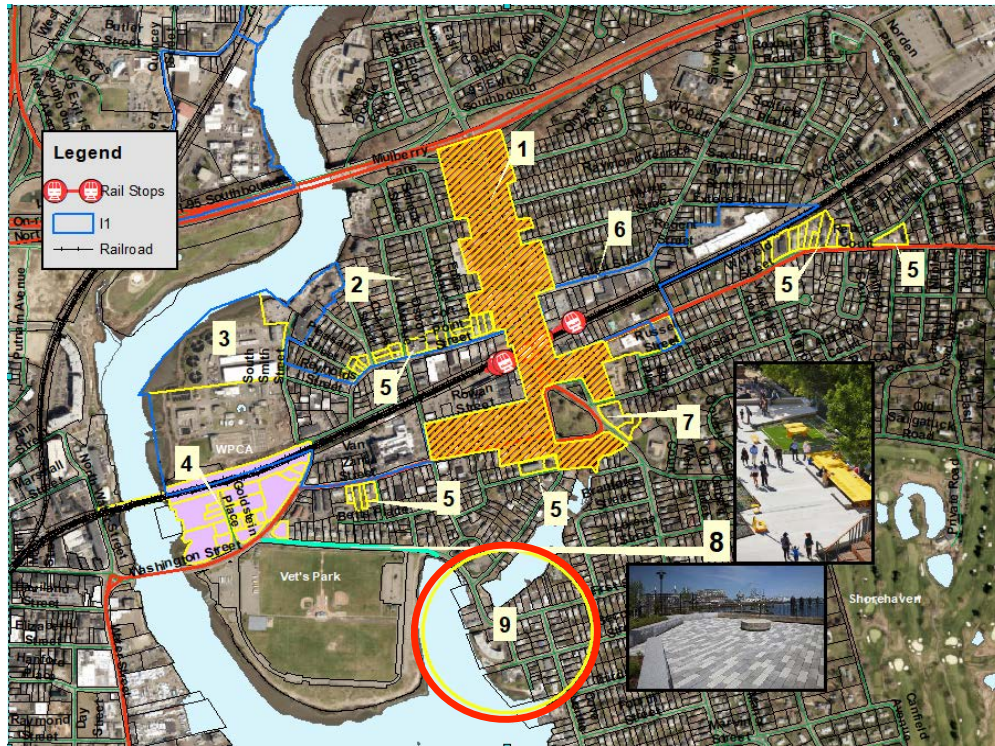
3. Explore the relocation of the DPW garage to elsewhere in the City. If possible, master-plan the site for future uses ranging from marine commercial, open space, etc....
5. Rezone from commercial to residential to make a more consistent development pattern and concentrate growth near the train station and main corridor.



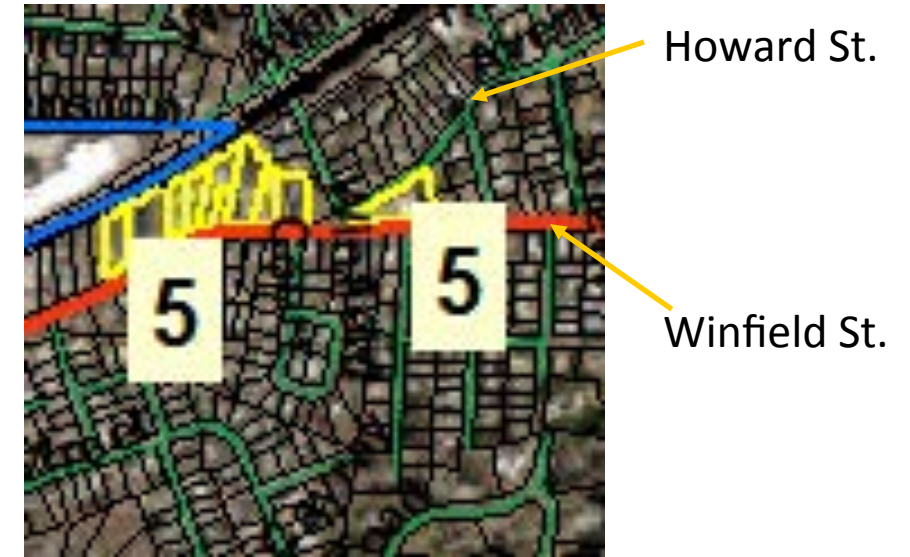
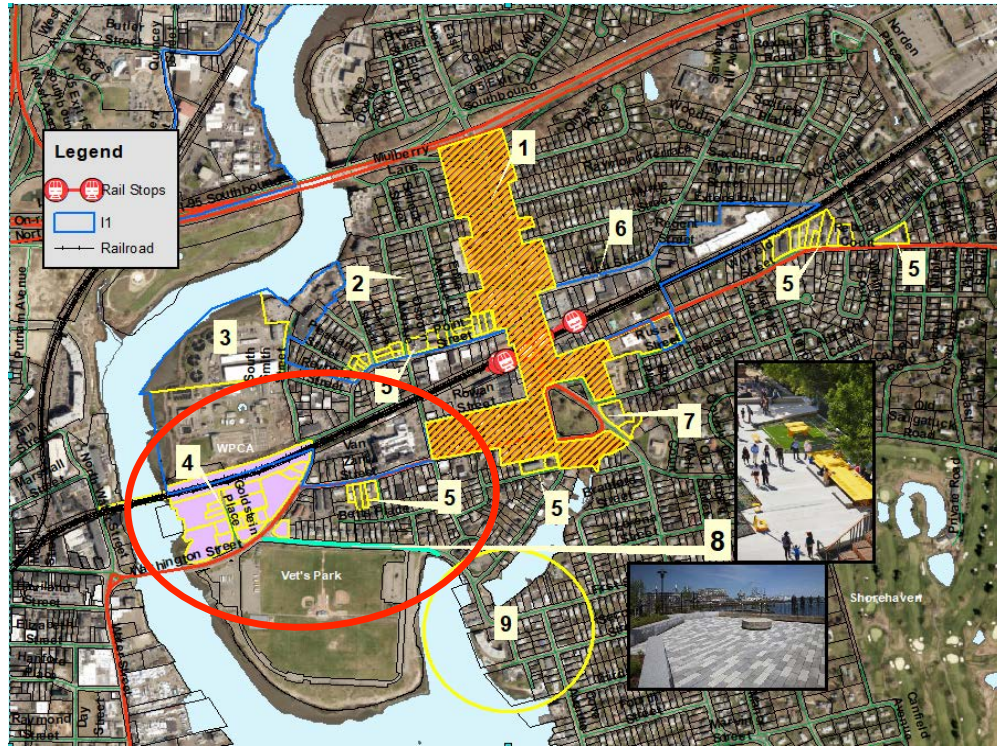
4. Rezone to a new Liberty Square Village District. A separate in-house planning exercise should be done for this area, once the Walk Bridge is complete and additional parcels are available for redevelopment. This has been considered in the past and is consistent with the Citywide Plan.



5. Rezone from commercial to residential to make a more consistent development pattern and concentrate growth near the train station and main corridor.
8. Create a promenade along Seaview Avenue, connecting the Cove Avenue area to SoNo. The area can be used for multi-purpose recreational and entertainment options.



9. **Rezone to a new Cove Avenue Village District. A separate in-house planning exercise should be done for this area. This has been considered in the past and is consistent with the Citywide Plan.**



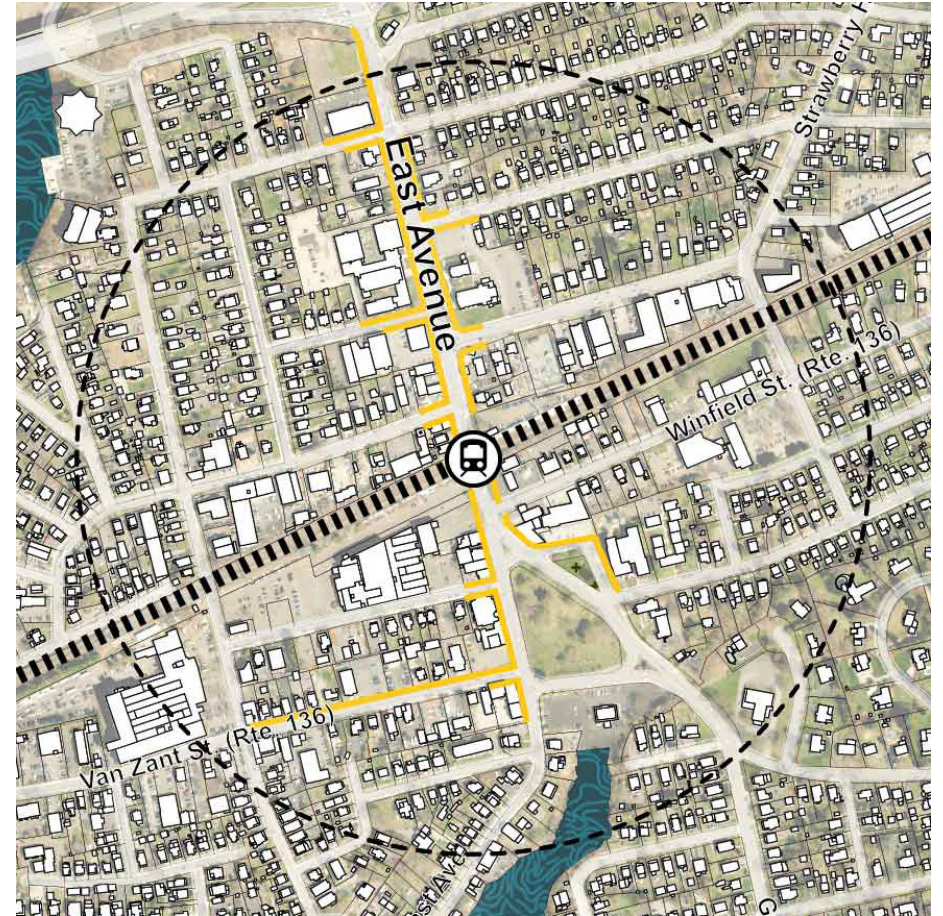
5. Rezone from commercial to residential to make a more consistent development pattern and concentrate growth near the train station and main corridor.

Land Use Recommendations

East Avenue (EVTZ)

Minimum Site Requirements

- Required street-activating uses as shown in yellow
- Required public realm and open space
- Required wider sidewalks to EVTZ standards



Land Use Recommendations

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 based on certain number of points.
- Increased density from 1 unit/1,650 SF to 1 unit/825 SF based on additional number of points.

Land Use Recommendations

East Avenue (EVTZ)

Projects are potentially eligible for development bonuses by obtaining certain amenity calculations. Eligible Amenities:

1. Indoor pedestrian seating
2. Outdoor pedestrian plaza
3. Fountain/water feature
4. Public Art
5. Public parking facilities

(2) Amenity Points. The amenities defined above are assigned the following points:

Amenity	Description/Point System	Total Points Available
Active Public Ground Floor Use	(a) 2 points for each 10% reduction in annual market-rate rent for five years from initial date of tenancy. Reduction must be offered to one or more tenants who occupy no less than 50% of the ground floor area.	10
Eligibility for LEED Silver or similar designation, or SITES certification	3 points for any single certification or proven eligibility for such certification. Applicants must demonstrate to the satisfaction of the City that the requirements for certification have been met using the appropriate checklist and points system	6
Indoor pedestrian seating or outdoor pedestrian plaza	1 point per five hundred (500) square feet of seating area provided plus at least three of the amenities below (one point each): Indoor/outdoor	13

Land Use Recommendations

East Avenue (EVTZ)

Examples of Eligible Amenities:

Amenity	Description/Point System	Total Points Available
	Rain gardens ⁹ (minimum 500 sf)	
	Community Garden ¹⁰ (minimum 1,000 sf)	
	Floor Junction Box ¹¹	
	Integrated rain garden, building drainage, and public art (minimum 500 sf) ¹²	
Public parking facilities	1 point for every five spaces, must be permanently dedicated to public use with appropriate signage	5

- Public Art⁵



Green wall⁶



Outdoor only

Shaded public seating^{7, 8}



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.

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.
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- Can provide housing opportunities in a live/work environment.

Land Use Recommendations

Potential Buildout



Land Use Recommendations

Potential Buildout



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



Specification and Applicability of Amenities

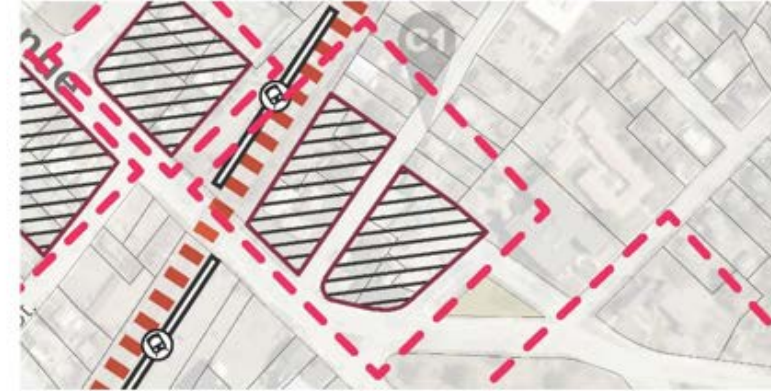
Proposed Development		Amenities Capacity											
		Arcade				Pedestrian Plaza			Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
Stories	2.5 and 3.5					✓			✓	✓	✓		✓
FAR	0.92	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers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

Land Use Recommendations

Potential Buildout



Specification and Applicability of Amenities

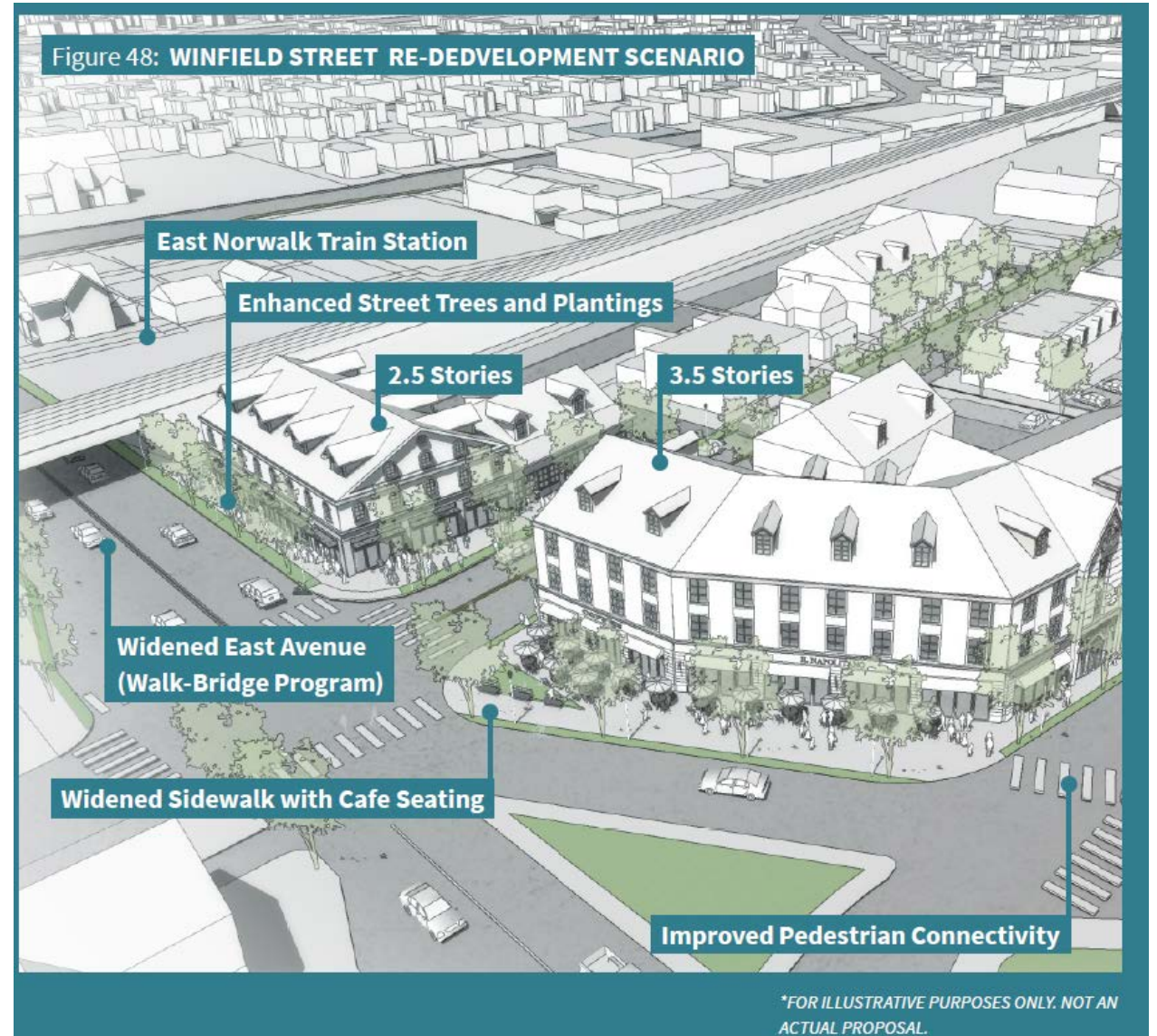
Proposed Development		Amenities Capacity											
		Arcade				Pedestrian Plaza			Public Art	Water Feature	Green Infrastructure	Public Parking	LEED Silver
Stories	2.5 and 3.5					✓			✓	✓	✓		✓
FAR	0.93	Powered Seating	Outdoor Shaded Seating	Indoor Seating	20% Landscape	Comm. Garden	Free Wi-Fi	Water Fillers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

Land Use Recommendations

Potential Buildout



Land Use Recommendations

Design Guidelines



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

Land Use Recommendations

Design Guidelines



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

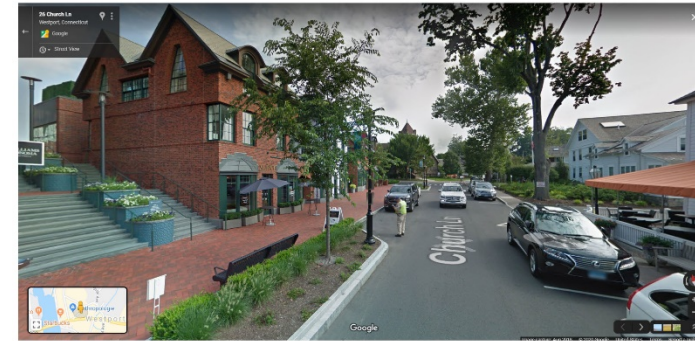
Land Use Recommendations

Design Guidelines



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



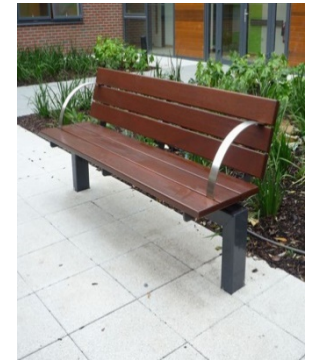
Land Use Recommendations

Design Guidelines

Lighting, Landscaping & Parking



Sidewalks, Street Furniture, and Crosswalks



Storefronts

