

Industrial Waterfront Land Use Study

Introduction & Overview

Special Joint Meeting

Norwalk Harbor Management Commission

Shellfish Commission

Mayor's Water Quality Commission

Wednesday, October 6, 2021 – 6:00 p.m.

Consultant Team



Tim Love, FAIA
Principal-in-Charge,
Utile

*Raymond Flynn Marine Park Master Plan Update,
Boston, MA*

*Mill River Planning Study,
New Haven, CT*

*Gloucester Harbor Plan (2014),
Gloucester, MA*



Zoë Mueller
Project Manager &
Urban Planner,
Utile

*Gloucester Harbor Plan Update (current),
Gloucester, MA*



Will Cohen, AICP
Urban Planner,
Utile

*Raymond Flynn Marine Park Master Plan Update,
Boston, MA*

*Gloucester Harbor Plan (2014 + current),
Gloucester, MA*



Kevin Hively
President,
Ninigret Partners

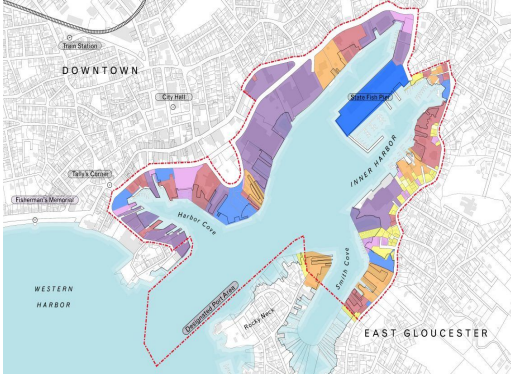
*Raymond Flynn Marine Park Master Plan Update,
Boston, MA*

*Gloucester Harbor Plan (2014 + current),
Gloucester, MA*

*New Bedford Port Economic Development Strategy,
New Bedford, MA*

*Chelsea Creek Harbor Plan
Chelsea, MA*

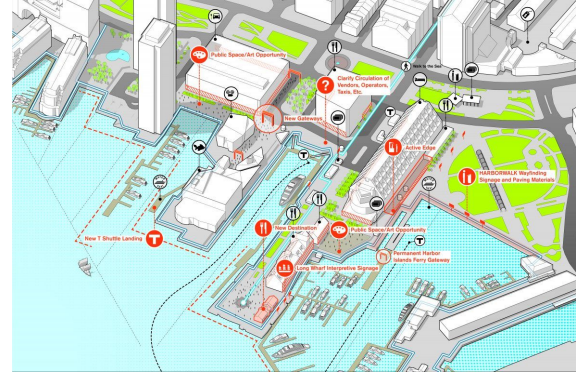
Waterfront Planning Experience



Gloucester Harbor Plan
(Ninigret + Utile)



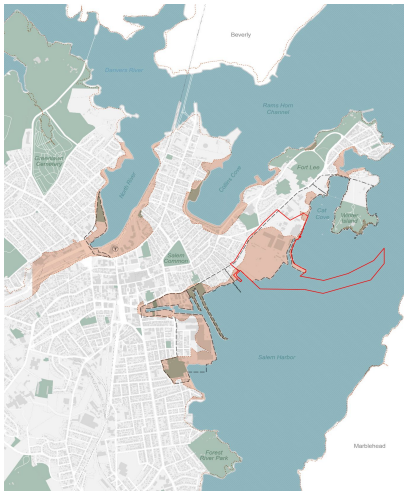
Lynn Waterfront Revised Master Plan
(Utile)



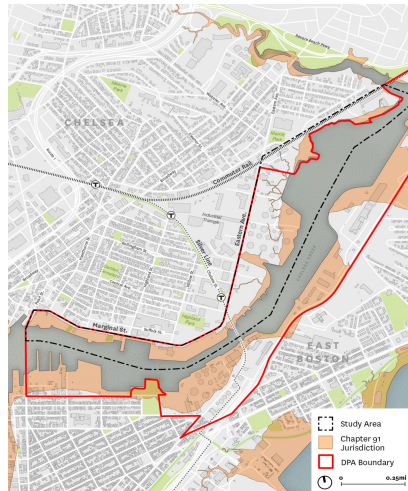
Downtown Boston Waterfront Plan
(Utile)



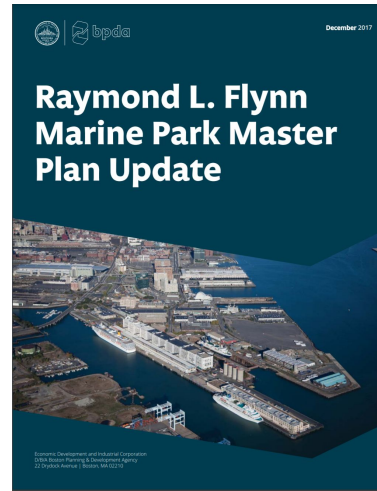
New Bedford Port - Economic Development Strategy
(Utile + Ninigret)



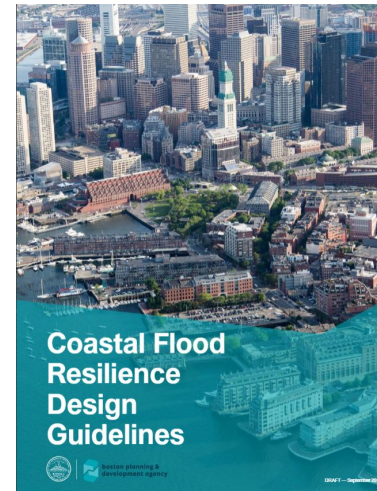
Salem Harbor Plan
(Utile)



Chelsea Creek Harbor Plan
(Utile + Ninigret)



Boston Marine Industrial Park Update
(Utile + Ninigret)



Boston Flood Resiliency Design Guidelines
(Utile)

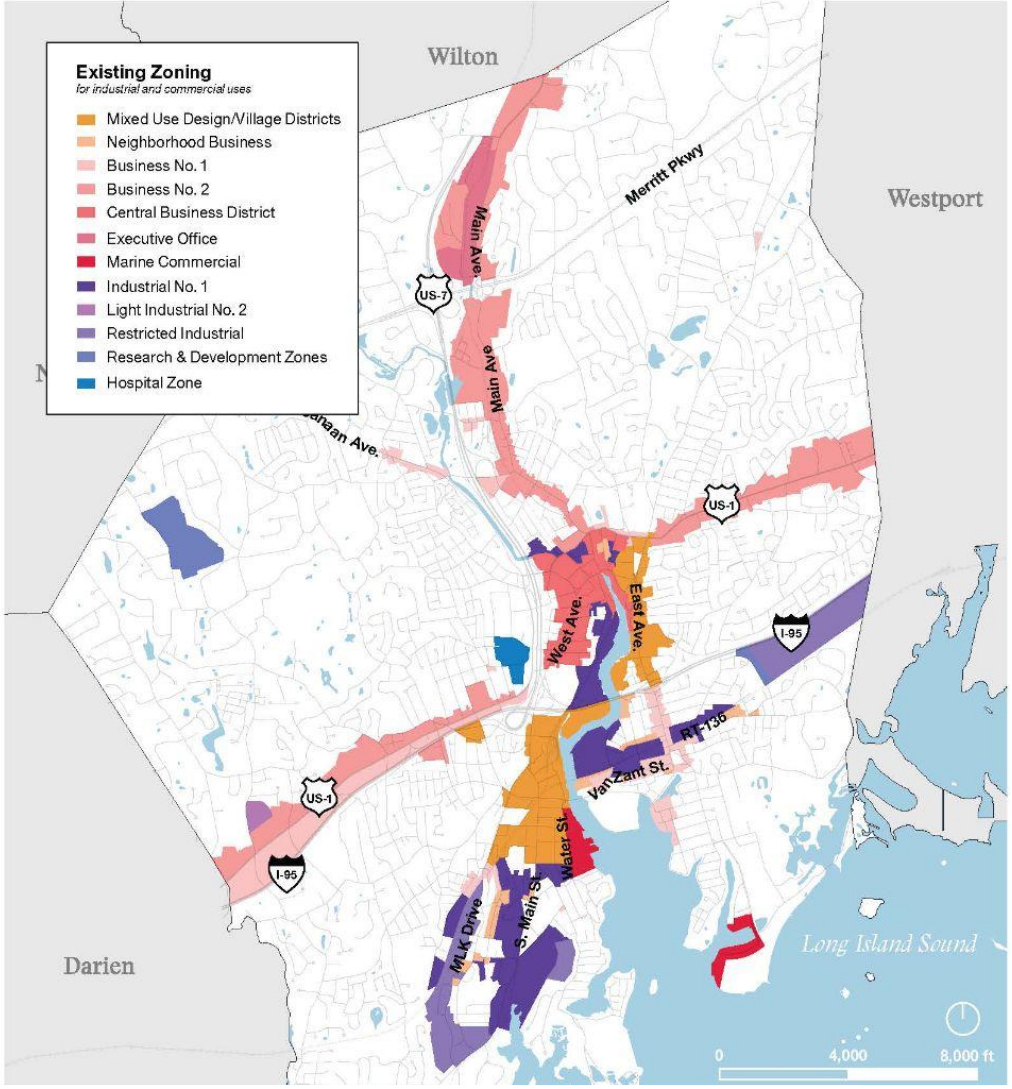
Others:

- *Hyannis Harbor Plan (Hyannis, MA)*
- *New Haven Long Wharf (New Haven, CT)*
- *Nantasket Beach Revitalization Plan (Hull, MA)*
- *Revere Beach Creative District (Revere, MA)*
- *Malden River Greenway Planning Study (Malden, MA)*
- *Mill River Planning Study (New Haven, CT)*

Relationship to Ongoing & Recently Completed Plans

1. **Norwalk Industrial Zones Study:**
Non-Waterfront Industrial Land Use Recommendations
Released to public for comment on 10/2/21
2. **Zone Norwalk:**
Comprehensive Rezoning
Charette held 9/17-9/23 seeking public feedback
3. **East Norwalk TOD Plan:**
Final Plan released
4. **SoNo TOD Plan:**
Survey is Live on the Redevelopment Authority website
5. **Transportation Master Plan:**
Survey is live currently

Norwalk Industrial Zones Study Overview



Existing Zoning: 14 Districts allow some kind of industrial use

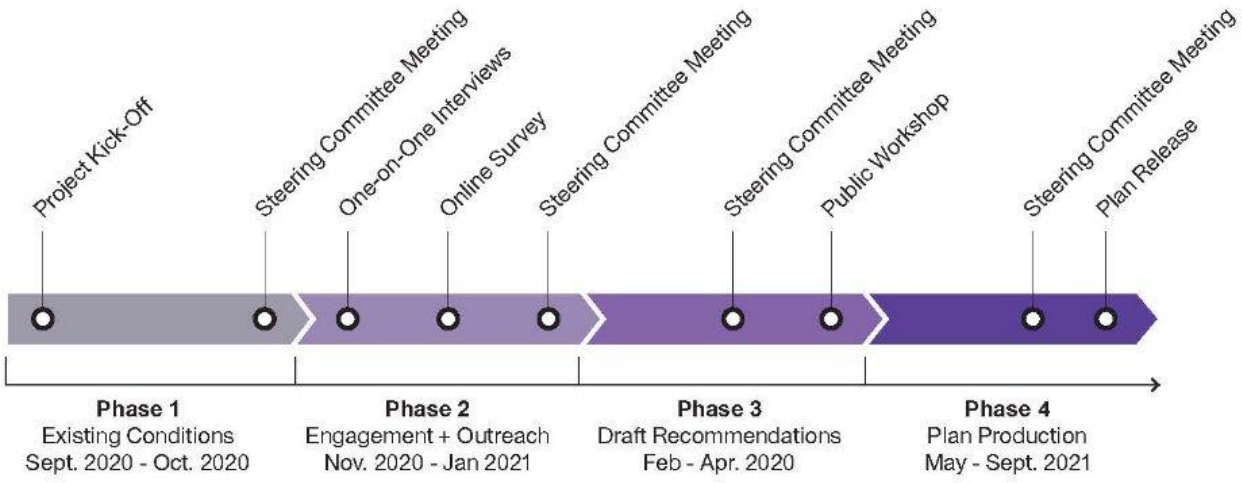


Figure 29. Example Media Studio: Aaron Renzy Studio



Figure 30. Example Small-Batch Artisan Manufacturing



Figure 37. Brooklyn Navy Yard Building 127 (Brooklyn, NY)



Figure 38. Raymond Flynn Marine Industrial Park (Boston, MA)



Figure 31. Example Art Studio: Trestle Art Space



Figure 32. Example Jewelry Studio: Michele Mercado

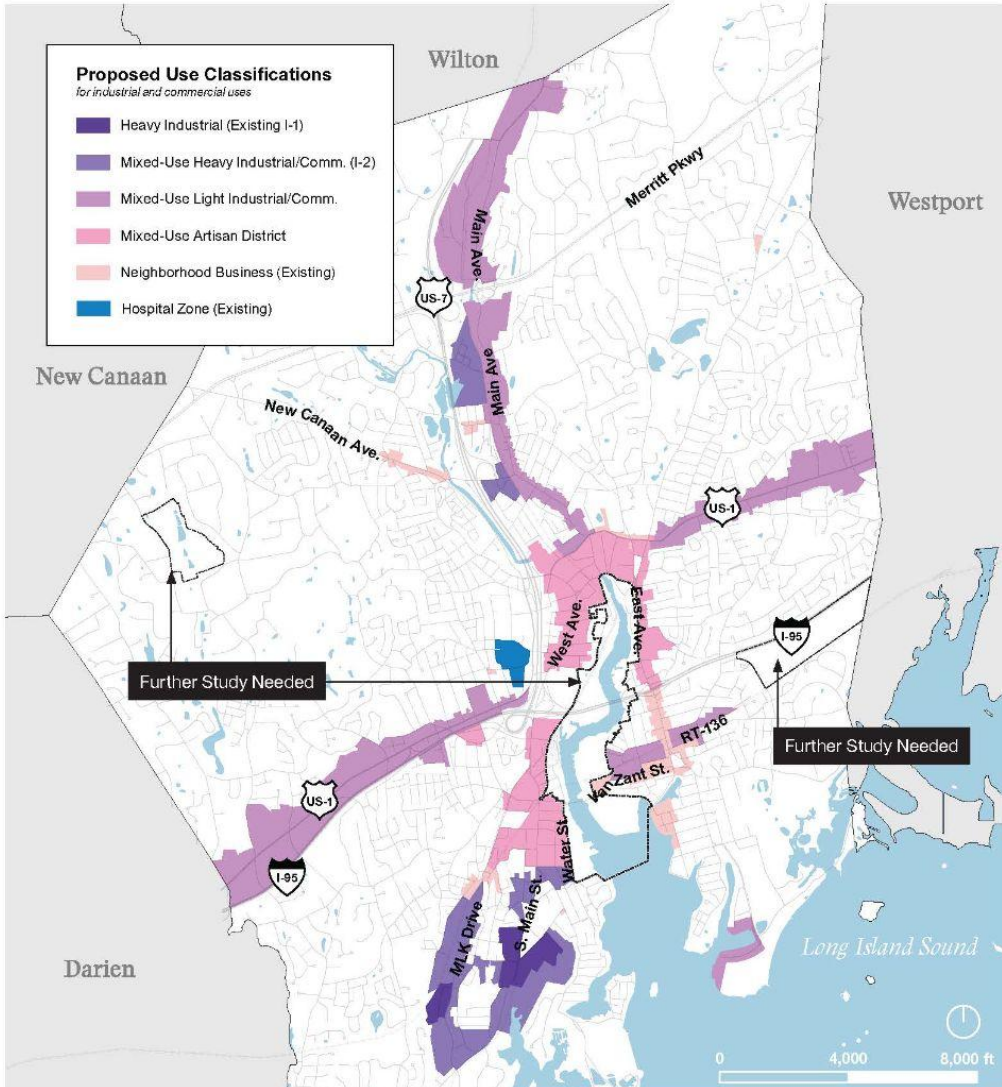


Figure 39. Pennovation Works (Philadelphia, PA)



Figure 40. Farm Fresh RI Food Hub (Providence, RI)

Norwalk Industrial Zones Study Overview



Proposed Use Classifications: 4 industrial use types

Classification	Existing Zone(s)	Proposed Zone(s)
Heavy Industrial	I-1	I-1 (as modified)
Mixed Use Heavy Industrial/Commercial	RI, I-1, B2	I-2, Bus. (consolidated)
Mixed-Use Light Industrial/Commercial	B1, B2	Bus. (consolidated)
Mixed-Use Artisan	CBD, WSDD, SSDD, SNBD, NB, EAVD, RDP's	I-2, Bus. (consolidated), CBD, WSDD, SSDD, SNBD, NB, EAVD, RPD's



raw materials processing



contractor yards



light manufacturing and distribution



local food production



artisan workshops



More Intensive

- Vehicle sale, service, storage
- Junkyards and metal scrapping
- Asphalt and concrete plants
- Rock crushing/processing
- Industrial processing and storage
- Oil/Petroleum/Propane gas storage
- Waste transfer, recycling, composting
- Earth, sand, gravel storage

R&D > 25,000 SF

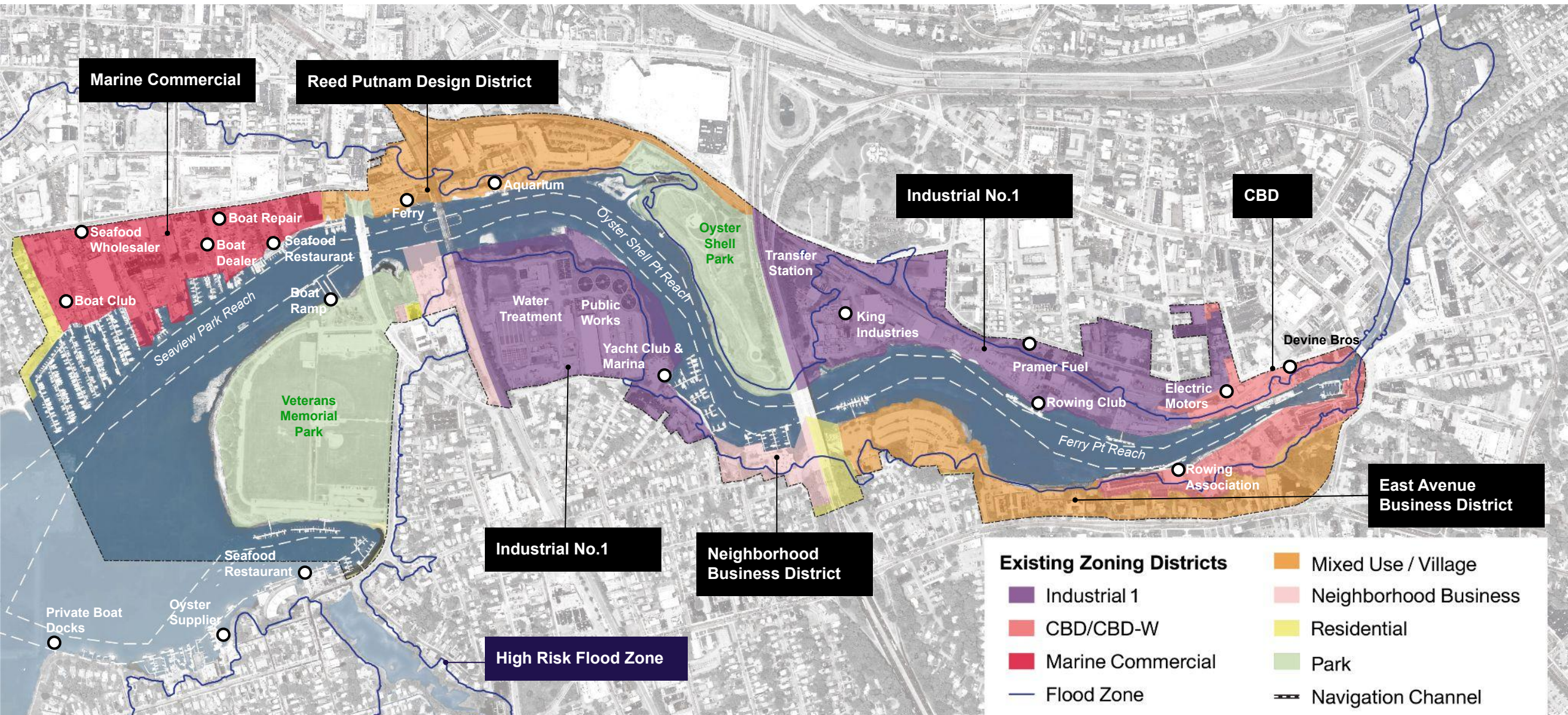
- Distribution
- Light Manufacturing
- Biotech
- Building Materials Sale/Storage
- Warehousing

Less Intensive

R&D < 25,000 SF

- Small-batch manufacturing + showroom
- Local food/beverage production
- Metalworking, machining, fabrication
- Woodworking
- Apparel, textiles, and leather
- Ceramics
- Printing
- Bakeries

Study Area Character



Study Area Character



Institutional & Tourism



Water-Dependent Industrial



Recreation



Residential



Parks & Open Space



Commercial Marinas

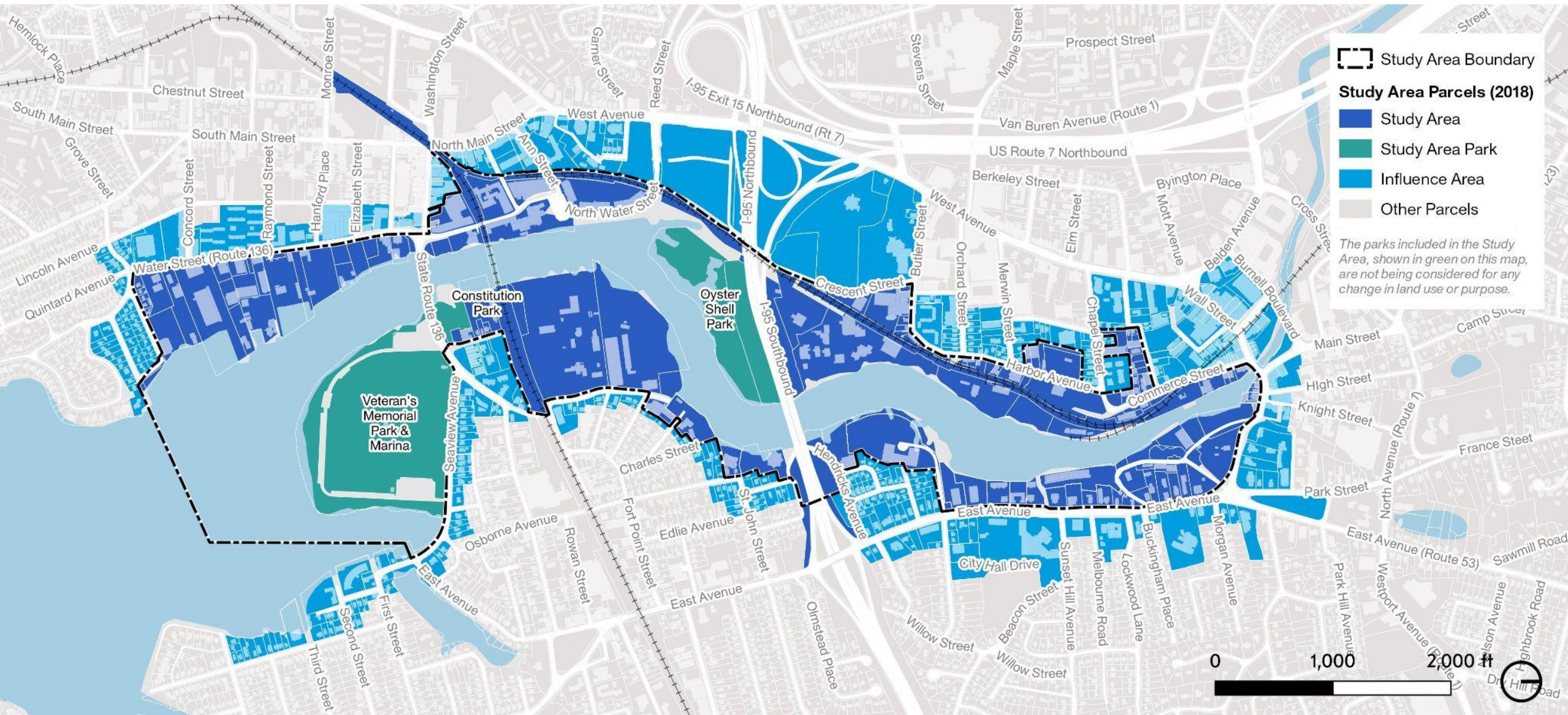
Purpose of this Plan

- Extension of the Norwalk Industrial Zones Study to enable more detailed study of the complexities that impact land use on the waterfront
- Develop a balanced vision for the waterfront with broad support
- Guide policy change (e.g. rezoning, harbor management plan)
- Inform economic development strategy and initiatives
- Identify capital projects and funding sources

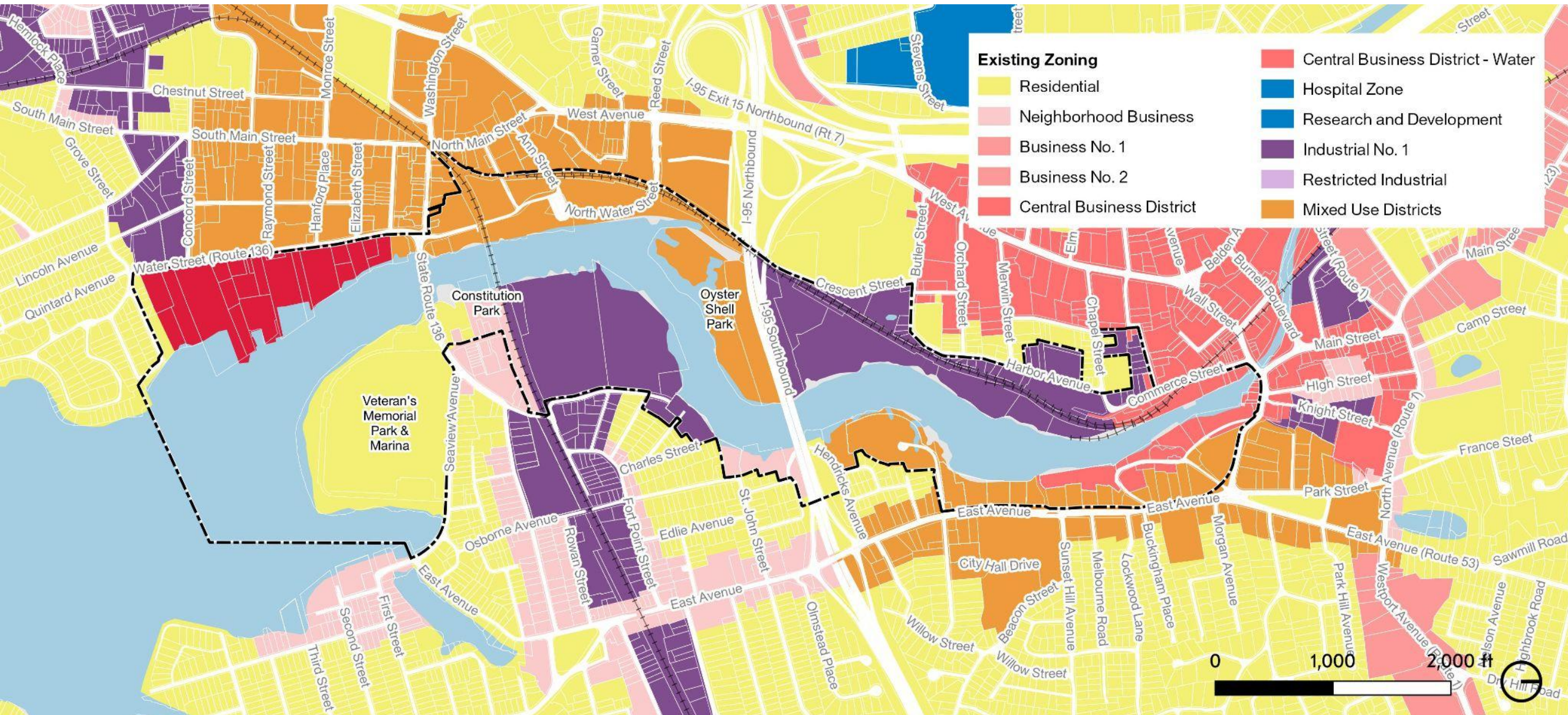
Environmental Components of Plan

- **High Risk & Sensitivity Areas:** Identify areas of high risk or high environmental sensitivity based on current CSO event records and water quality metrics
- **Dredging Risk/Reward Framework:** Identify areas where dredging is desired and frame environmental and land use trade offs associated with dredging
- **Capital Projects:** Identify capital project opportunities within the Study Area to improve water quality
- **Zoning Standards:** Incorporate best practices for zoning standards to minimize stormwater runoff and support water quality through strategies such as but not limited to:
 - permeable pavement
 - landscape buffers
 - retention & treatment metrics

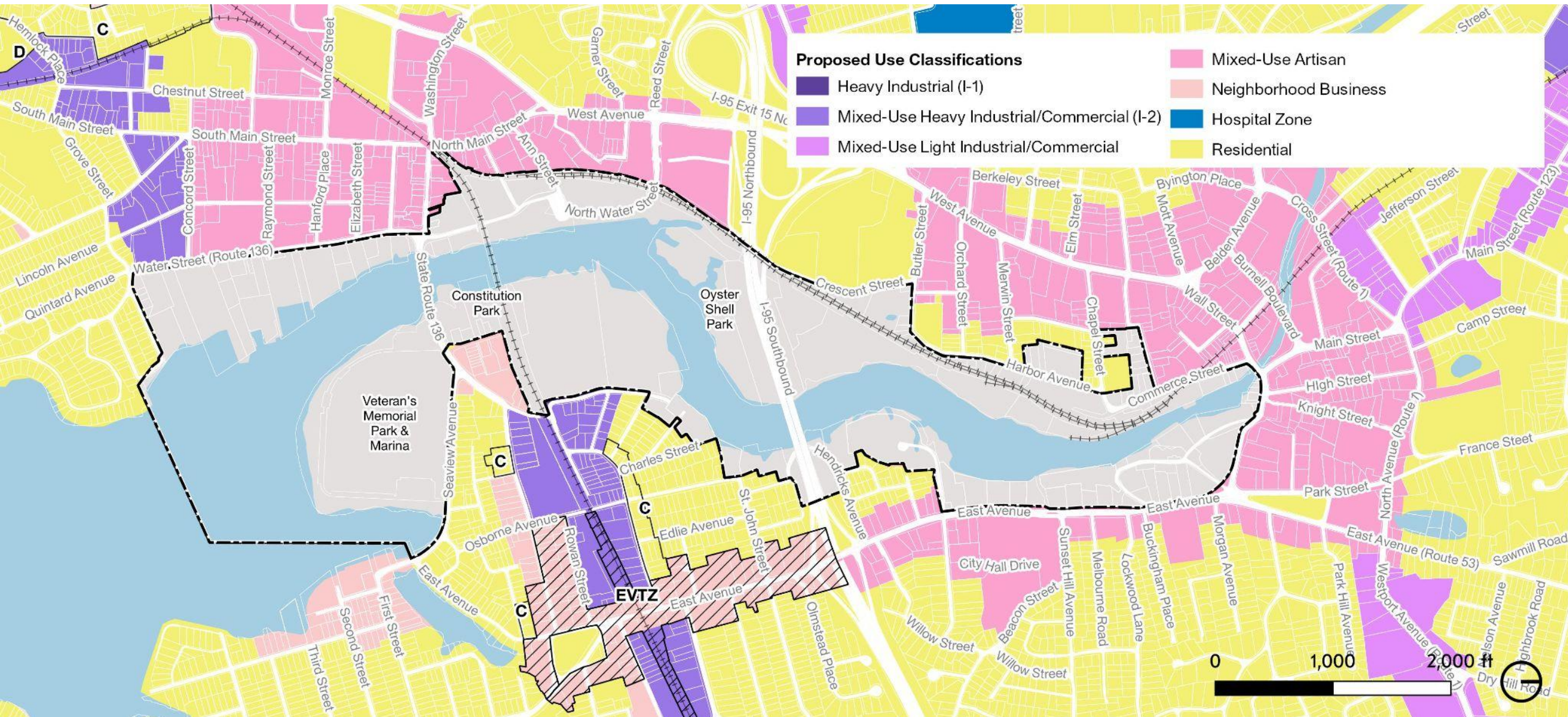
Study Area Parcel Sub-Categories

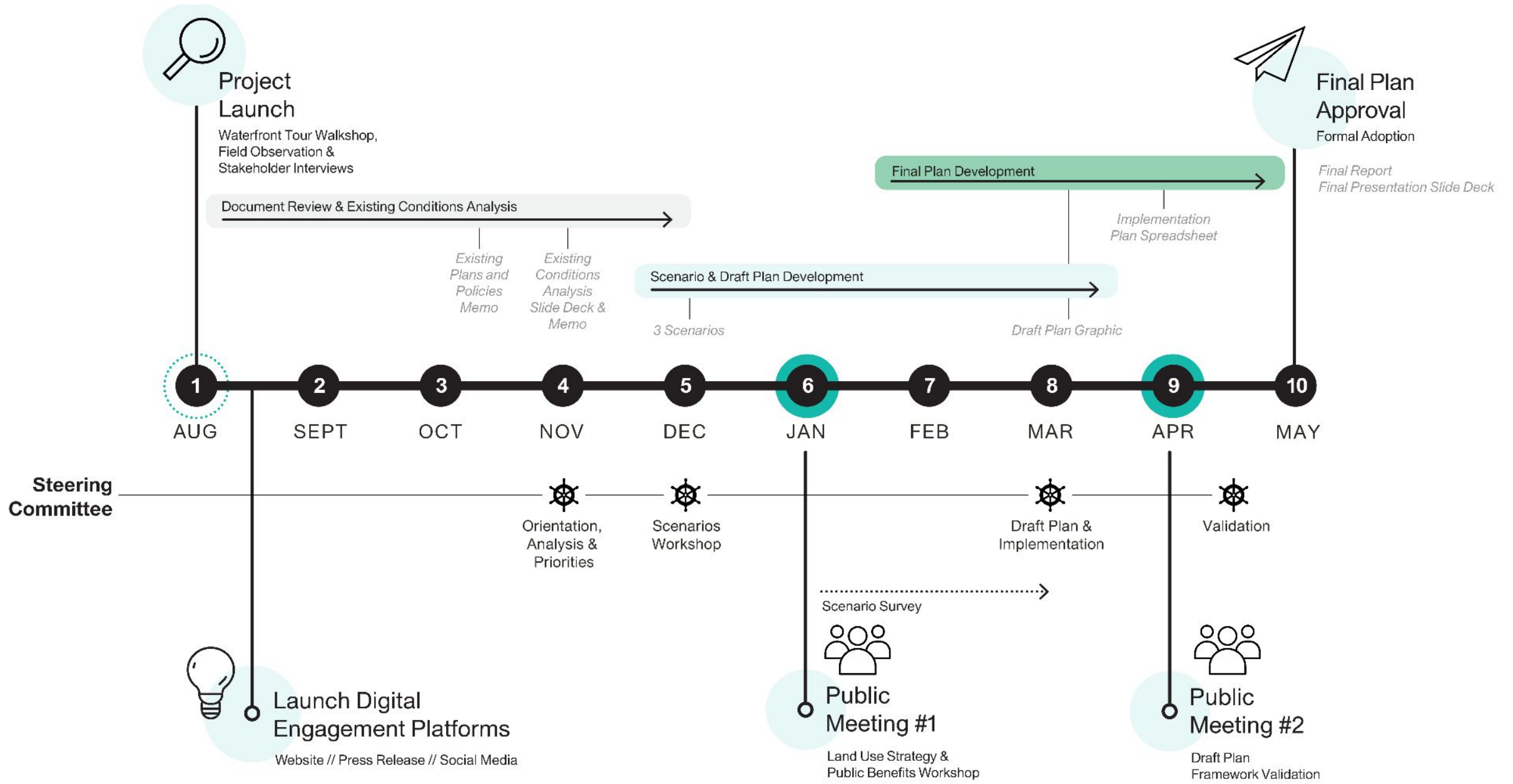


Study Area - Existing Zoning



Study Area - Proposed Use Classifications (to be refined)

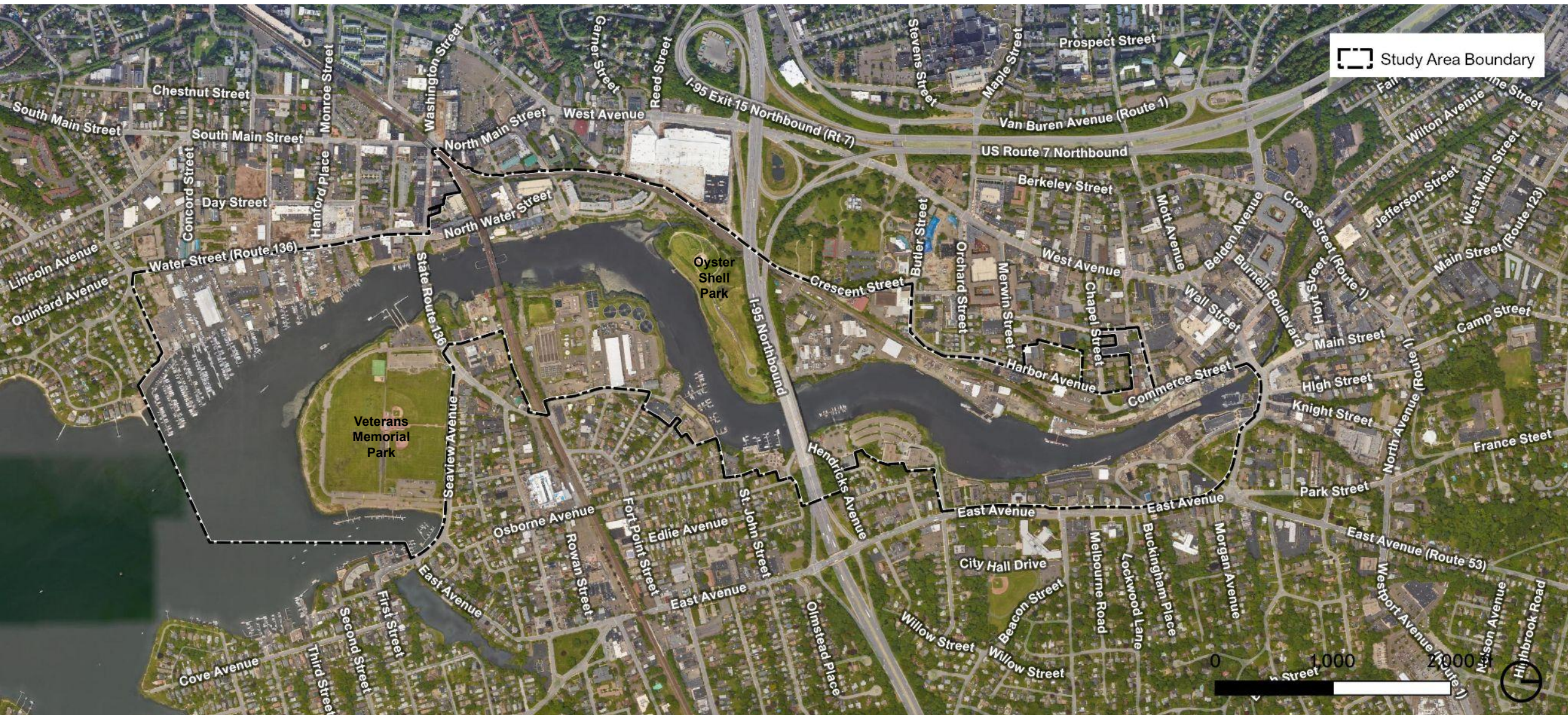




Additional Questions and Comments?

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- **Laura Kenny** - LKenny@norwalkct.org
- **Michelle Andrzejewski** - MAndrzejewski@norwalkct.org

Study Area Aerial



Study Area Overview

