

An aerial photograph of the Norwalk waterfront, showing a mix of residential buildings, trees, and industrial structures along the water. A bridge is visible in the middle ground. The entire image is covered with a semi-transparent blue overlay.

Industrial Waterfront Land Use Study

Public Meeting #1
Land Use & Public Benefits Workshop

*Tuesday, January 18th, 2022
6:00pm - 8:00pm*

Consultant Team Introductions



Tim Love, FAIA
Principal-in-Charge,
Utile



Zoë Mueller
Project Manager &
Urban Planner,
Utile



Will Cohen, AICP
Urban Planner,
Utile



Kevin Hively
President,
Ninigret Partners



Lisa Hollywood
Urban Designer,
Utile

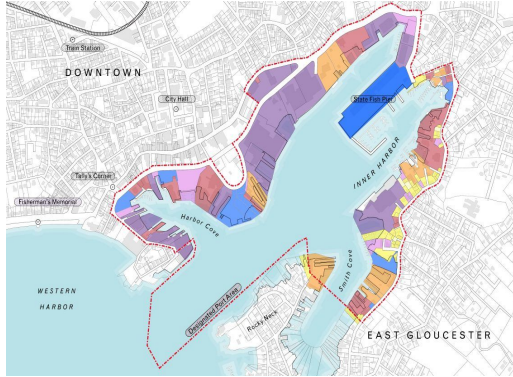


Alessandro Ricciardi
Urban Designer,
Utile



Gabriel Ramos
Urban Planner,
Utile

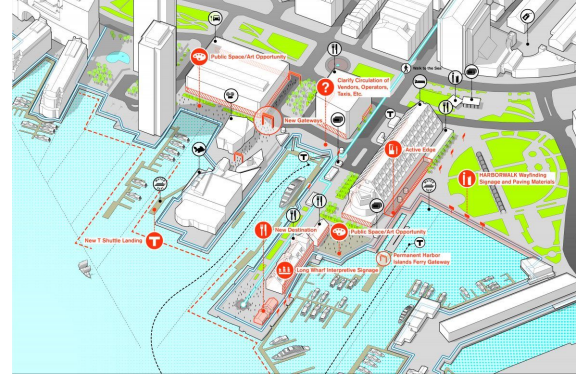
Waterfront Planning Experience



Gloucester Harbor Plan
(Ninigret + Utile)



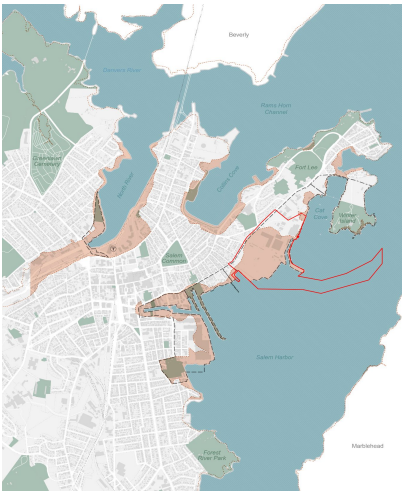
Lynn Waterfront Revised Master Plan
(Utile)



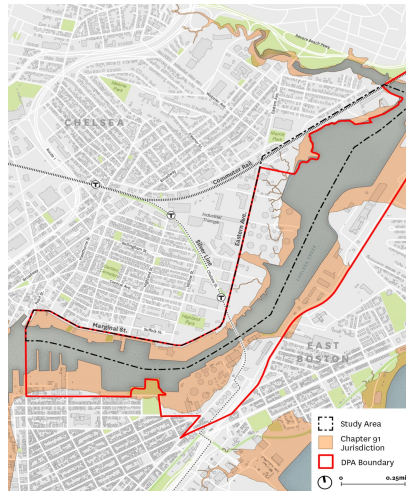
Downtown Boston Waterfront Plan
(Utile)



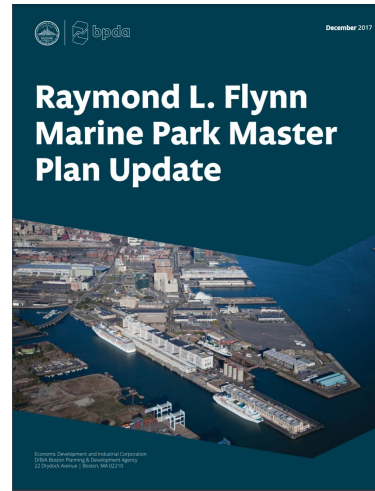
New Bedford Port - Economic Development Strategy
(Utile + Ninigret)



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)

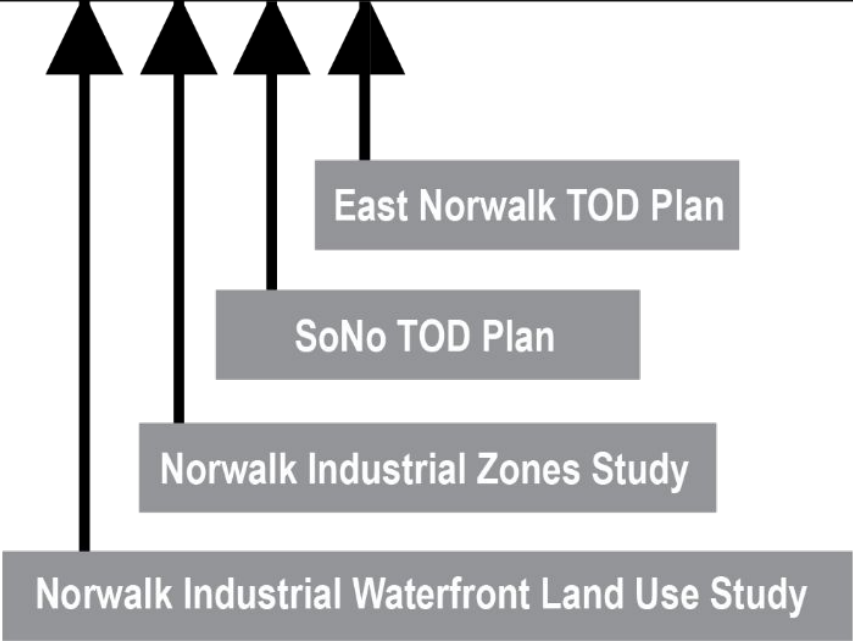
Agenda

1. Welcome (10 min)
2. Background & Context (20 min)
 - a. Origins, Purpose & Process Overview
 - b. Study Area Character
 - c. Initial Engagement Takeaways
 - d. Top Issues Polling
3. Land Use Scenario Feedback (45 min)
 - a. Introduction to Land Use Scenario Districts & Questions
 - b. Land Use Scenarios Polling
4. Breakout Group Discussions (30 min)
 - a. Transition Area Discussion.
 - b. Land Use Scenario Discussion.
 - c. Development Test-Fit Discussion.
5. Report-Out & Next Steps (15 min)

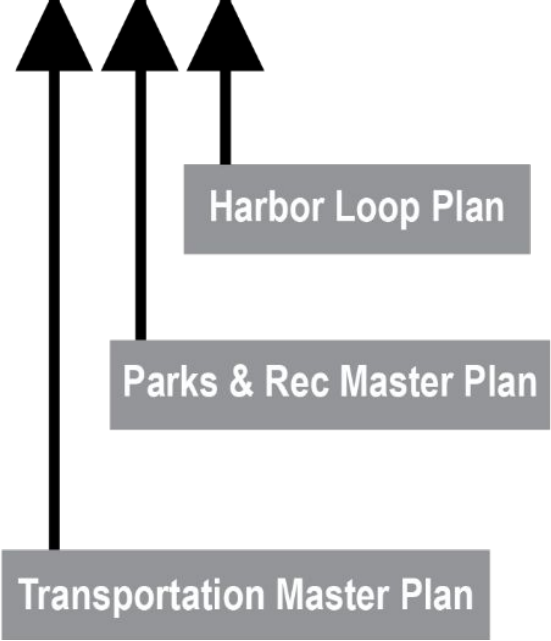
Origins, Purpose & Process Overview

Relationship to Ongoing & Recently Completed Plans

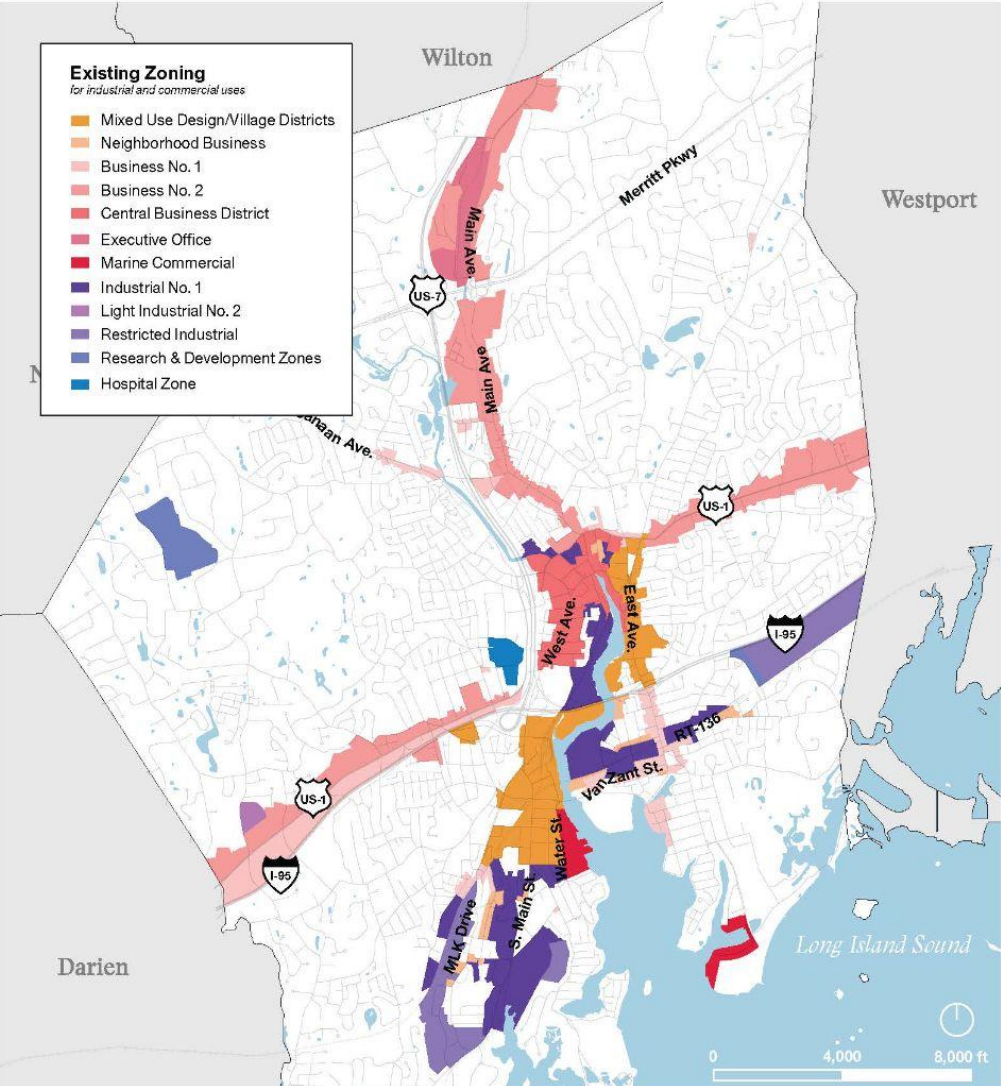
Zone Norwalk: Comprehensive Rezoning



Infrastructure & Capital Investment Plans



Norwalk Industrial Zones Study Overview



Existing Zoning: 14 Districts allow some kind of industrial use

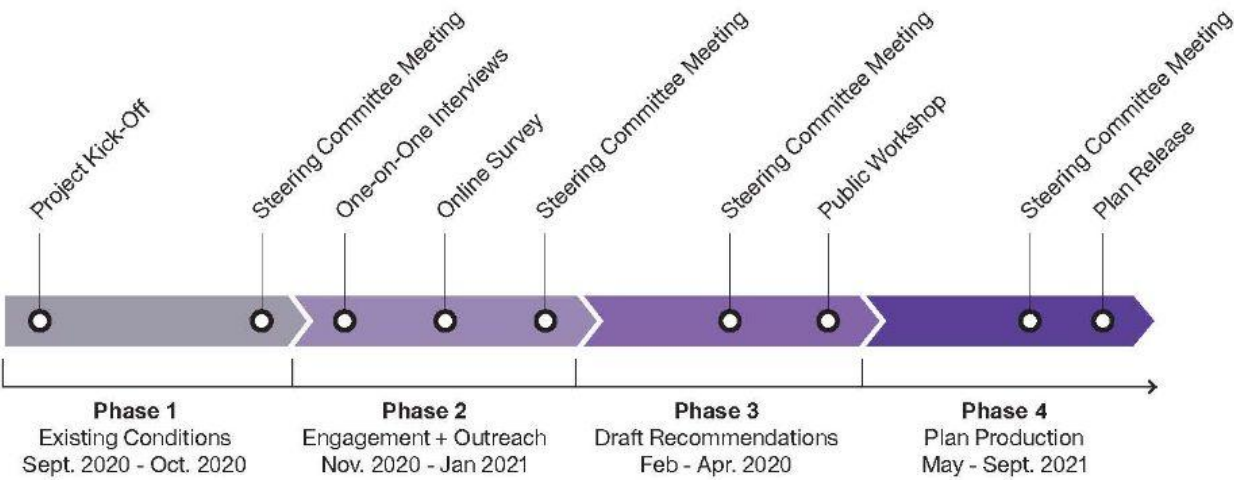


Figure 29. Example Media Studio: Aaron Renzy Studio



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

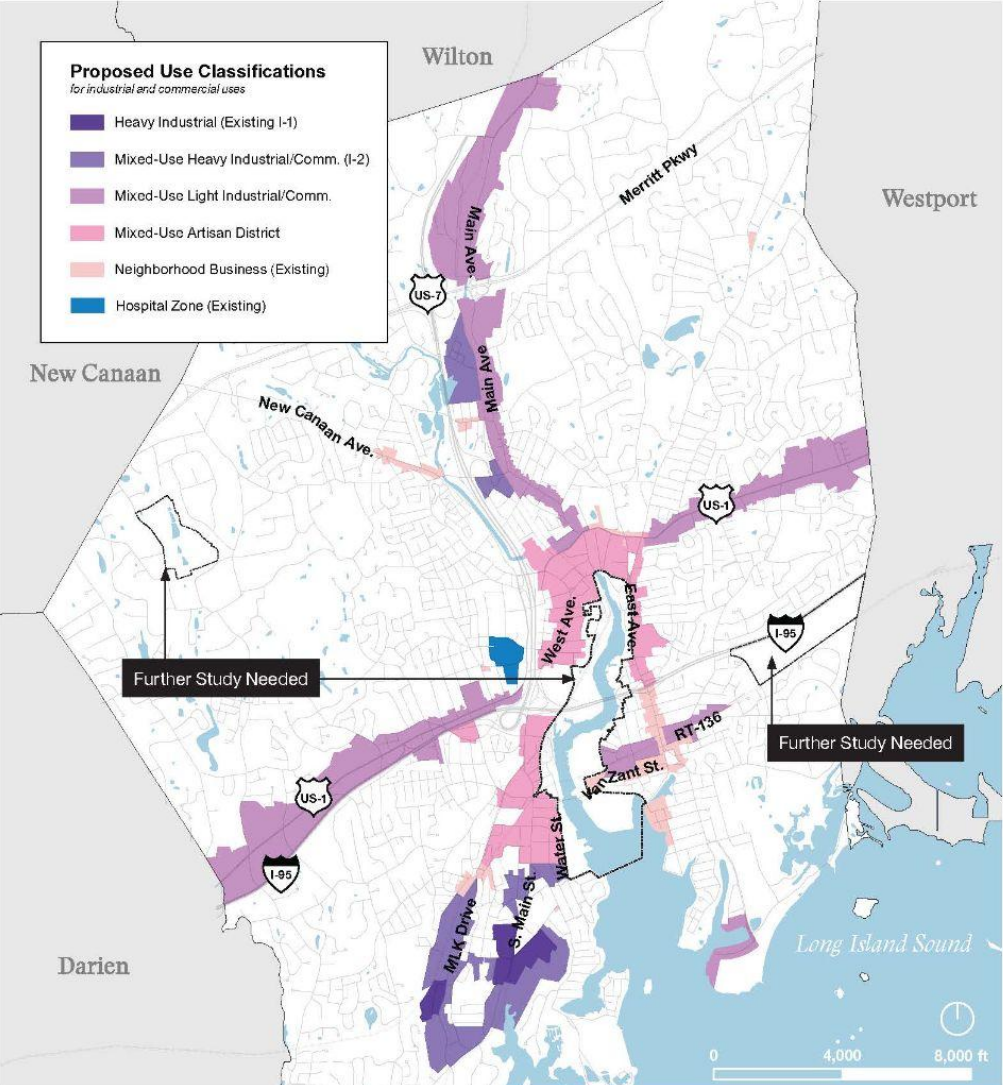


Figure 39. Pennovation Works (Philadelphia, PA)



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



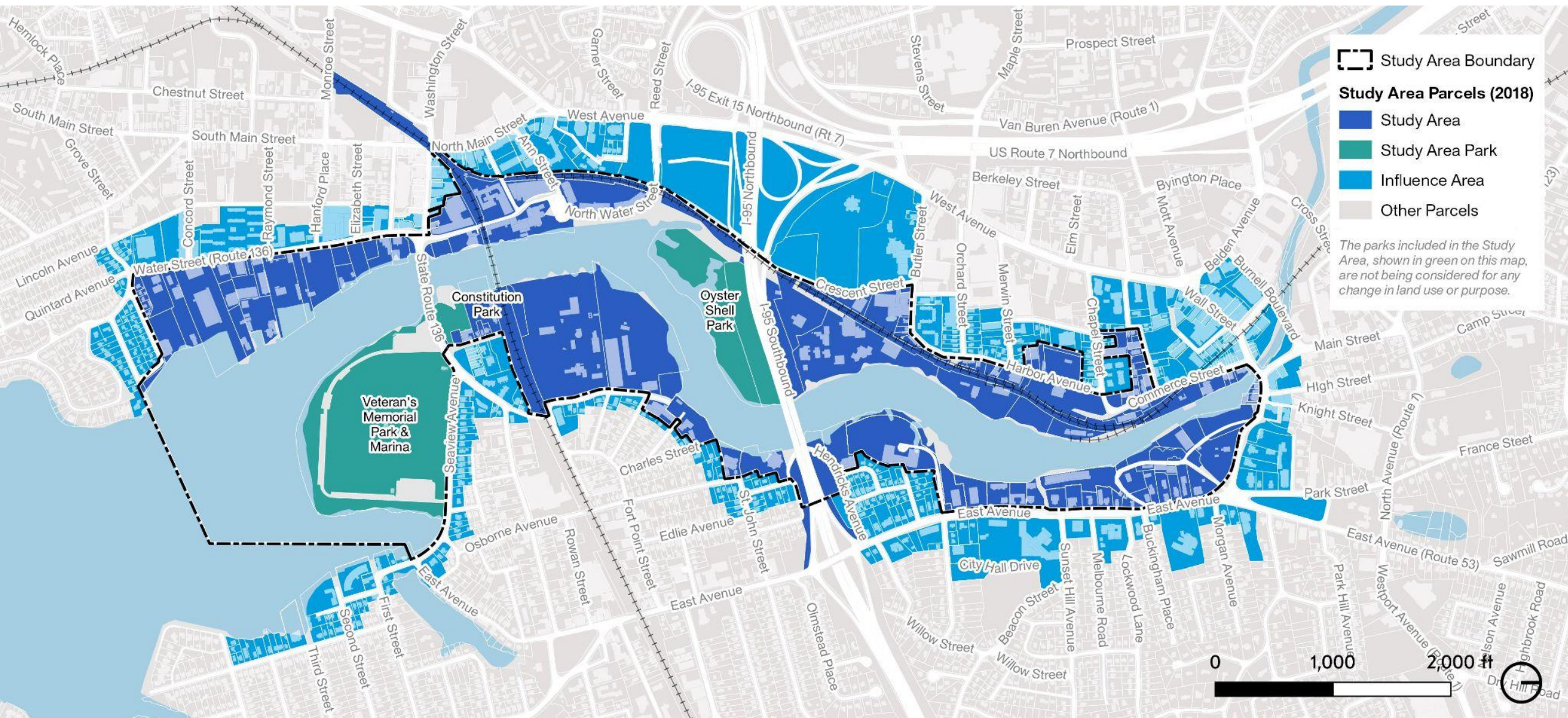
Purpose

Extend the Norwalk Industrial Zones Study to the waterfront context with the same goals in mind.

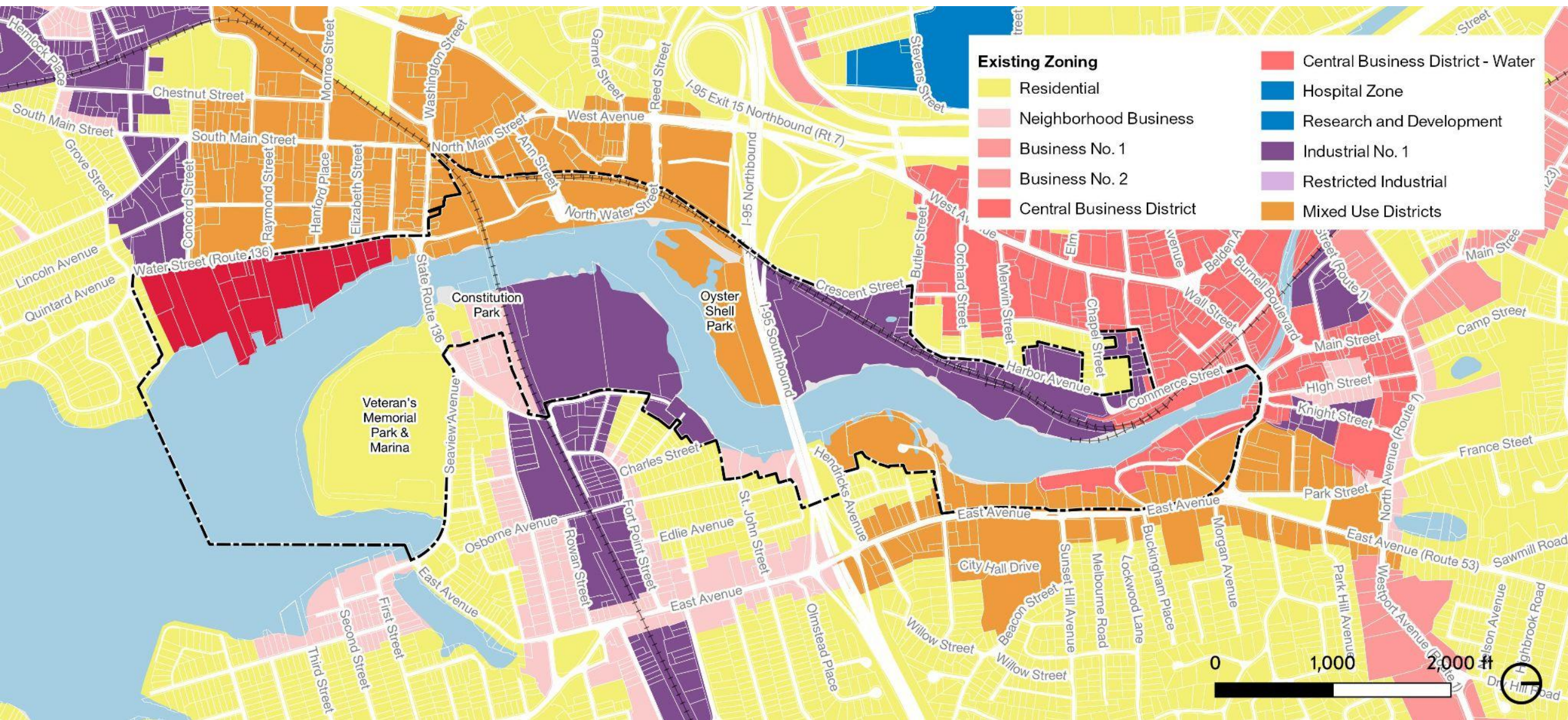
We are aiming to streamline and modernize industrial zoning to preserve and enhance character, improve quality of life, and promote economic development.

- **Vision** - develop a balanced vision for the waterfront with broad support
- **Policy** - guide policy change (e.g. rezoning, harbor management plan)
- **Economic Development** - inform strategy and initiatives
- **Capital Investments** - identify projects and potential funding sources

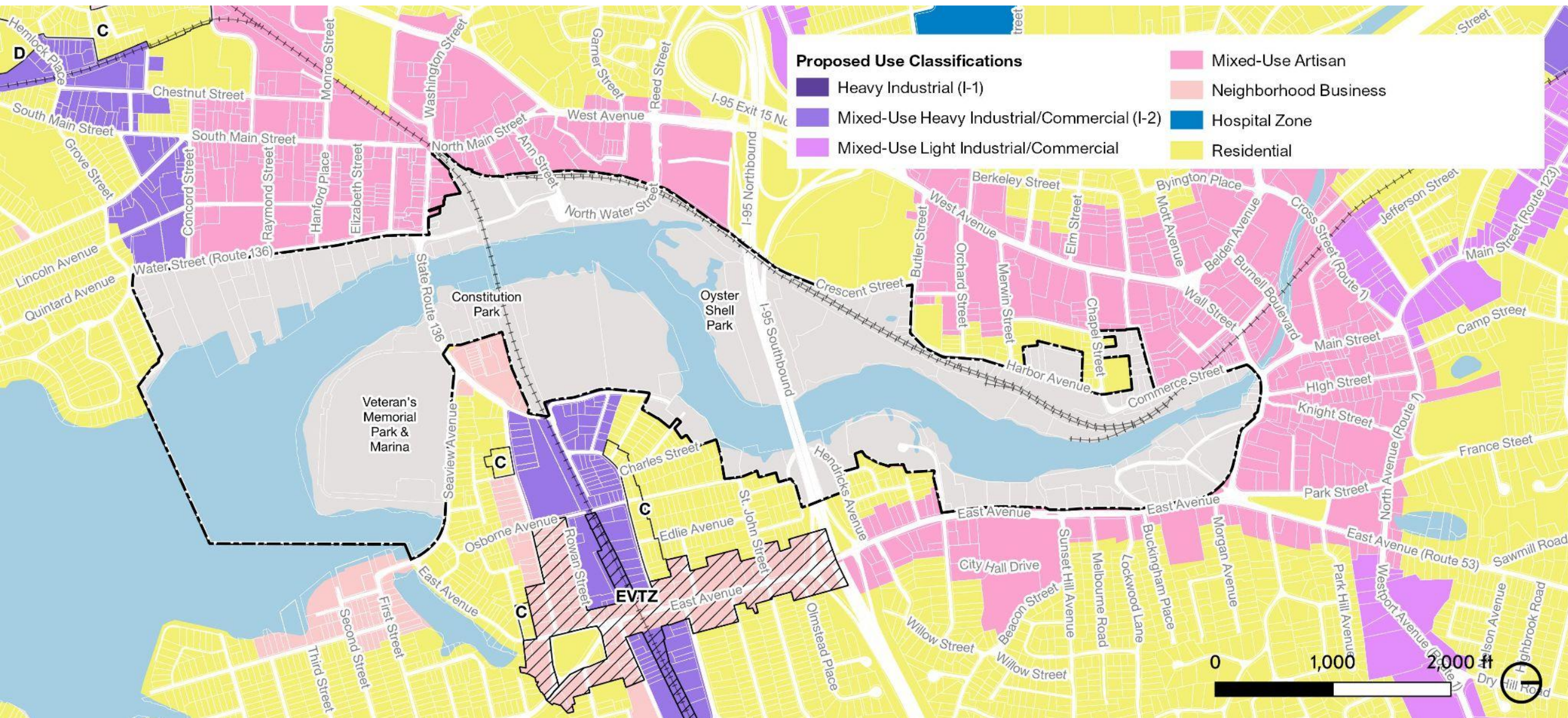
Study Area Parcel Sub-Categories

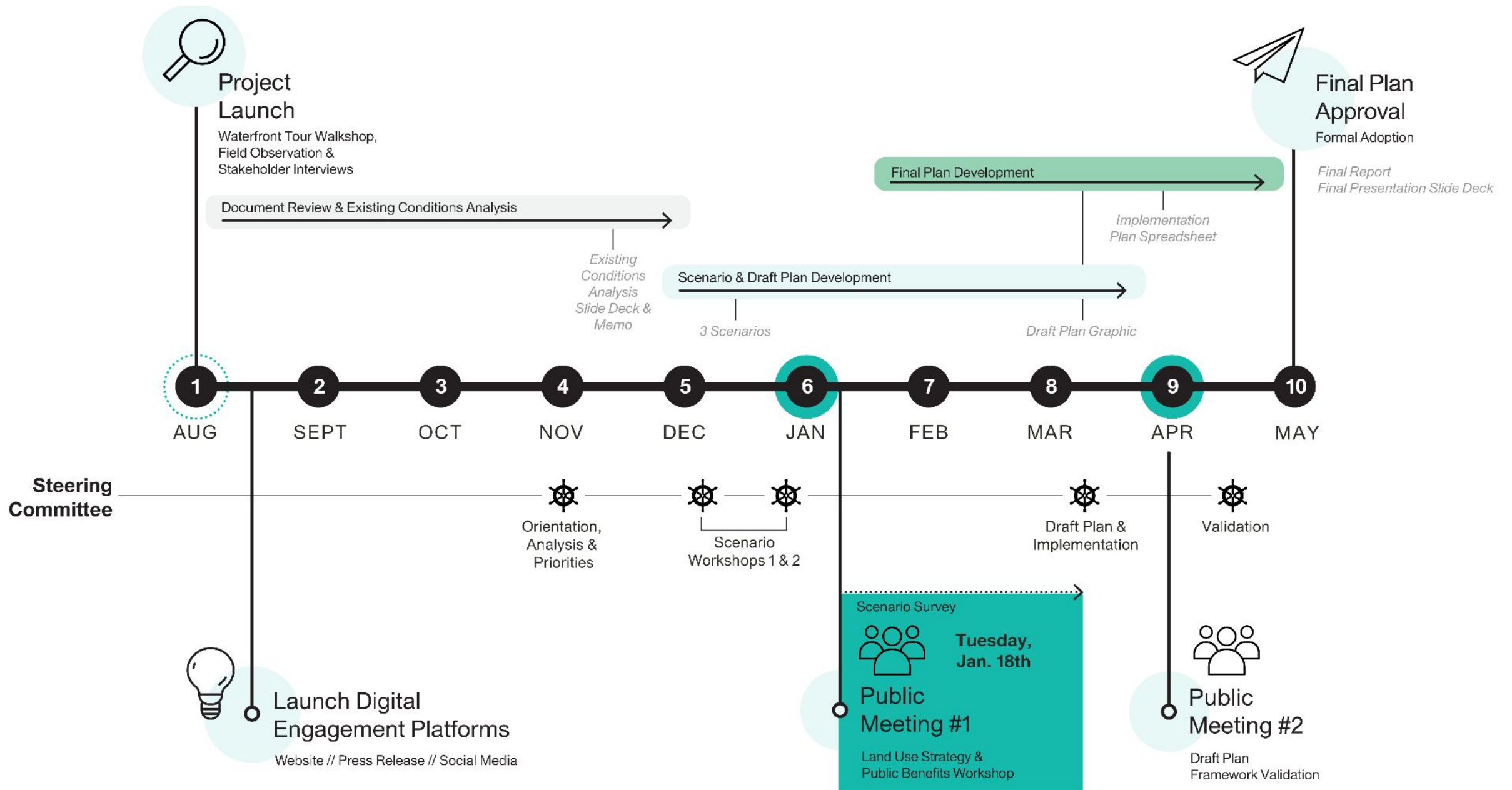


Existing Zoning



Initial Proposed Use Classifications (per NIZ Study)

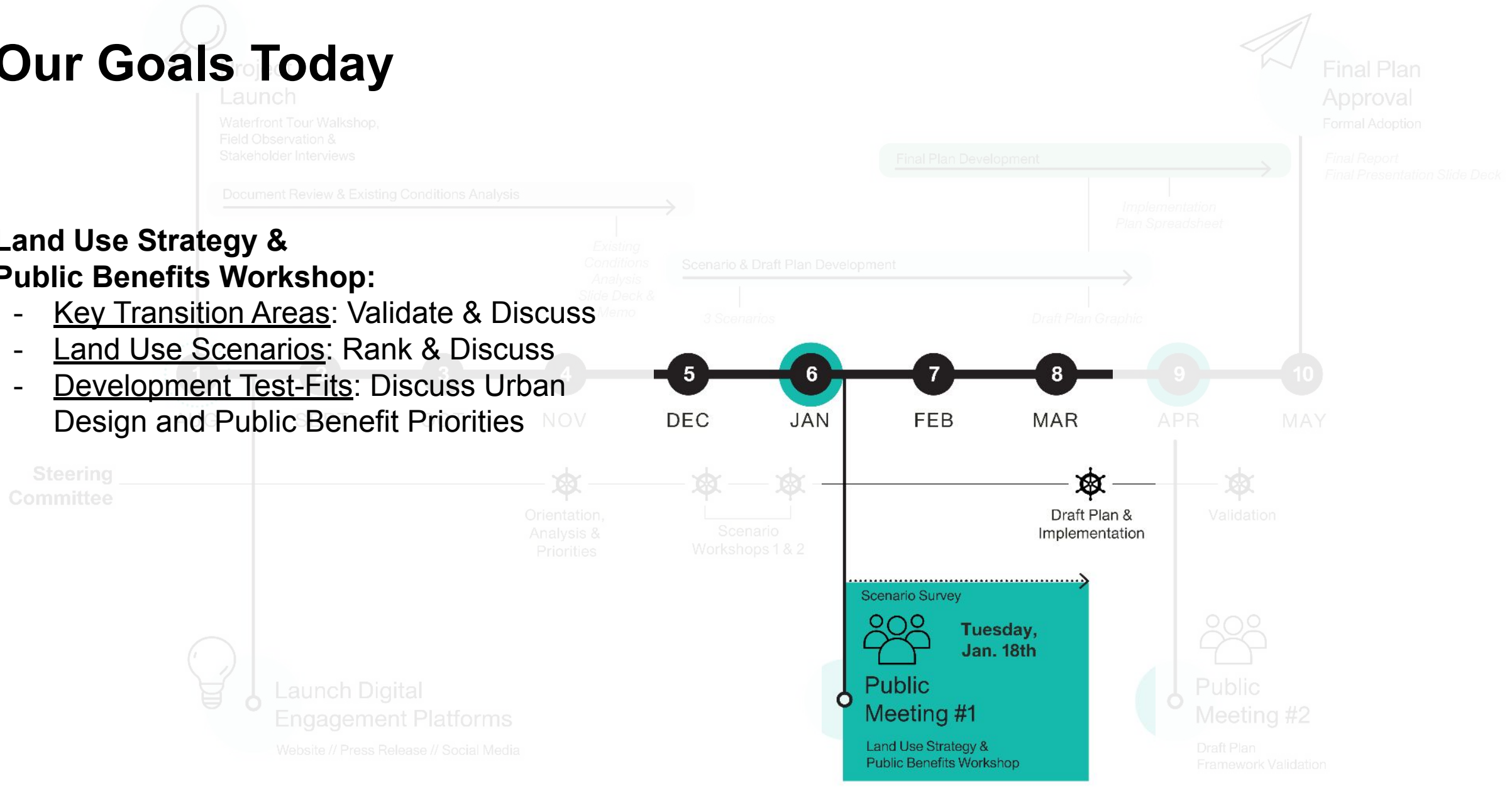




Our Goals Today

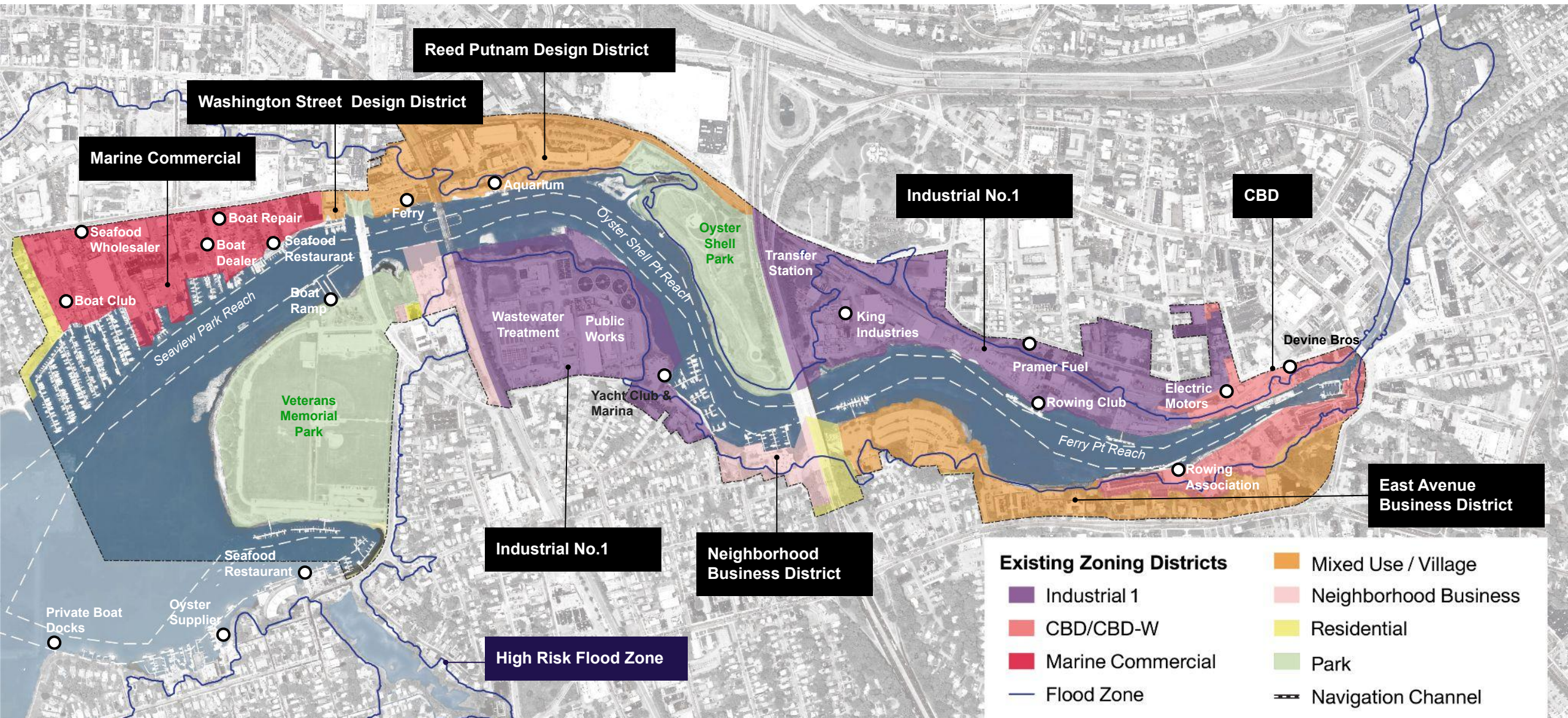
Land Use Strategy & Public Benefits Workshop:

- Key Transition Areas: Validate & Discuss
- Land Use Scenarios: Rank & Discuss
- Development Test-Fits: Discuss Urban Design and Public Benefit Priorities



Study Area Character

Study Area Character



Study Area Character



Institutional & Tourism



Water-Dependent Industrial



Recreation



Residential

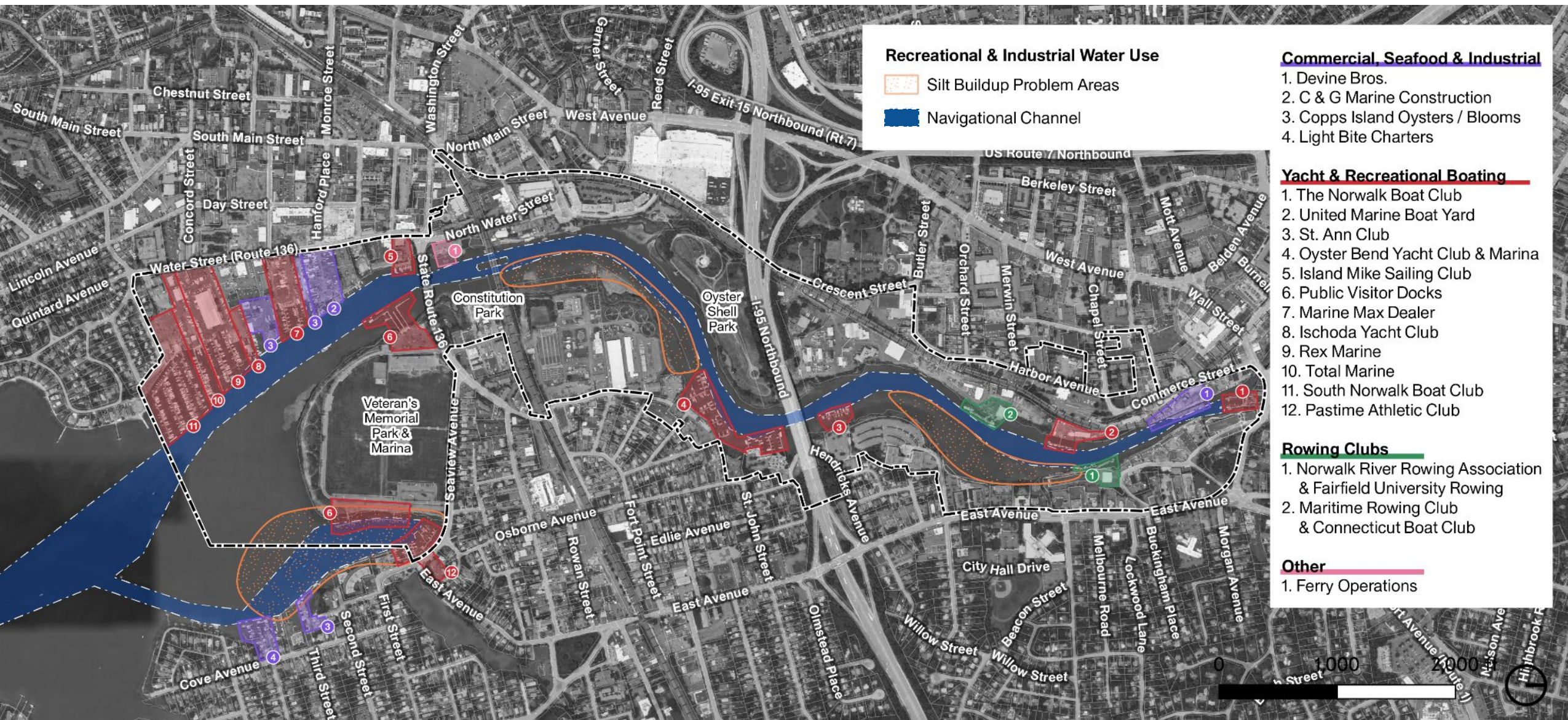


Parks & Open Space



Commercial Marinas

Navigational Channel + Water Use



Initial Engagement Takeaways

Steering Committee

Role

1. Advise on key issues and priorities the plan should address.
2. Assist with coordination and alignment with existing policies as well as ongoing or future projects and initiatives.
3. Assist with outreach, communication and increasing awareness of the planning process to boost participation and understanding with key stakeholders, agencies, and members of the public.
4. Review and provide constructive feedback on proposed process, initial findings, interim deliverables and final recommendations.

Members

Darlene Young, *Common Council*
John Kydes, *Common Council*
Lou Schulman, *Zoning Commission*
Galen Wells, *Zoning Commission*
Richard Roina, *Zoning Commission*
Tammy Langalis, *Planning Commission*
Sabrina Church, *Economic & Community Development*
Steve Kleppin, *Planning & Zoning*
Laura Kenny, *Planning & Zoning*
Michelle Andrzejewski, *Planning & Zoning*
John Romano, *Harbor Management Commission*
Geoff Steadman, *Harbor Management Consultant*
Steve Bartush, *Shellfish Commission*
Carly Kramer, *Norwalk Redevelopment Authority*

IN-PERSON PROJECT LAUNCH

August 30th

- + Boat Tour & Lunch Discussion (CIRCA + Redevelopment Authority)
- + Upper Harbor Industrial Property Owners
- + Water Street Property Owners

Rowing Clubs (9/1)

Boat Clubs & Marinas (9/2)

Boat Dealer, Storage & Service (9/2)

Water Quality (9/2)

Water Street Property Owners
(9/21 + 10/6)

SEPTEMBER

September 13th

**HARBOR MANAGEMENT
COMMISSION MEETING**

Copps Island Oyster + Bloom Family (10/6)

Yankee Gas / Eversource (10/13)

Water Street Property + Business Owners (10/15)

Maritime Aquarium (10/18)

Public Sector Property Owners (10/22)

Water Street Marine Construction Business (10/26)

OCTOBER

October 6

SPECIAL JOINT COMMISSION MEETING

- + Harbor Management Commission
- + Shellfish Commission
- + Mayor's Water Quality Committee

19 MEETINGS

58 Stakeholders Engaged
9 City of Norwalk P&Z Staff Engaged

NOVEMBER

November 16

**STEERING COMMITTEE
Kickoff Meeting**

Common Themes, Opportunities & Needs

Water Quality & Flood Resiliency

- Frequent flooding at high tide in Water Street area (not just water, debris as well for storm events)
- Need for buffering and stormwater management to improve water quality and reduce runoff
- Desire for development guidelines on appropriate use and adaptations



Common Themes, Opportunities & Needs

Improved Recreation & Hospitality Network

- Complete Norwalk River Valley Trail & Harbor Loop Trail, set reasonable expectations for industrial and commercial areas
- Improve connections between boating community and landside amenities
- Improve on-street multi-modal connections (bike, pedestrian) to create a more enjoyable and connected experience for visitors and regular local users alike
- Improved East-West connectivity across the river



Common Themes, Opportunities & Needs

Street Network: Vehicle-Bike/Ped Conflicts

- Places where functional and placemaking enhancements may be needed:
 - Wall Street / Commerce St Intersection
 - Washington Street to Seaview Ave, 1st St and Cove Ave / Seaview Ave seawall and Mill Pond



Common Themes, Opportunities & Needs

City Services Facility Planning (sewer, public works, sanitation)

- waste transfer station and public works are both at capacity and need to be expanded or redesigned to better optimize space
- potential opportunity to incorporate public access, resiliency and waterfront boating amenities



Areas of Debate, Contention or Anxiety

Economic Development & Infrastructure Needs

- **Dredging** - recreational boating needs vs. environmental impact and oystering impact
- **Walk Bridge** - what is the best end use is for staging area land for bridge repair?
- **Local vs. Regional Economic Impact** -
 - degree to which the existing land use mix is positively contributing to the local economy (both in terms of jobs and in terms of tax base)
 - whether the existing land use mix is meeting the needs/priorities of Norwalk residents vs. regional needs that negatively impact local experience, use and access



Areas of Debate, Contention or Anxiety

Land Use and Character Visioning

- **Preservation/Protection of Existing Pattern vs. Transitioning Use Mix -**

These aren't necessarily in conflict, but many stakeholders articulate them as an either/or. Much of this discussion has revolved around the inner harbor heavy industry and the Water Street Marine Commercial (desired land use and development mix, flood resiliency and public access framework).

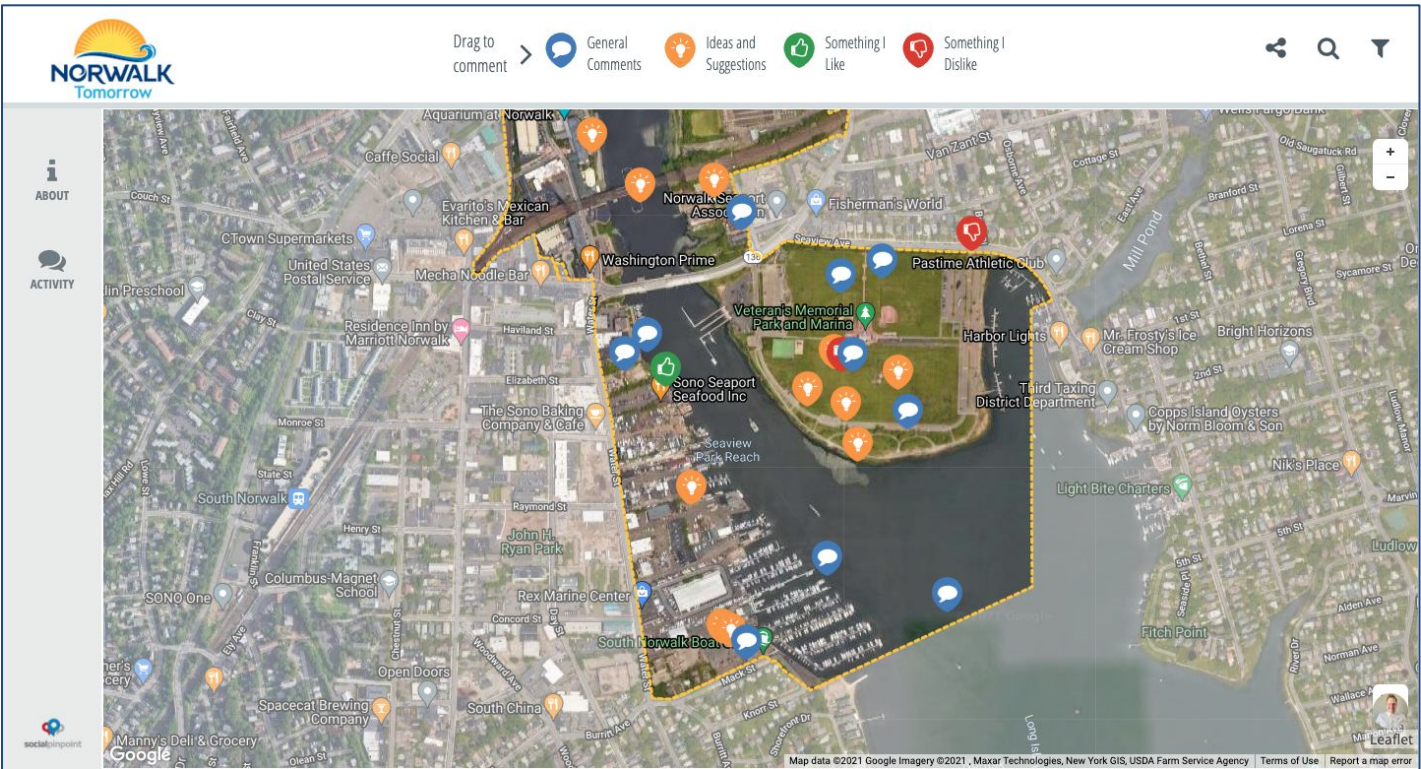
- **Different Visions for Waterfront Growth + Public Access Framework**

- Tourism, Recreation & Hospitality
- Marine Commercial & Recreational Boating
- Industrial Businesses & Essential Public Services
- Residential



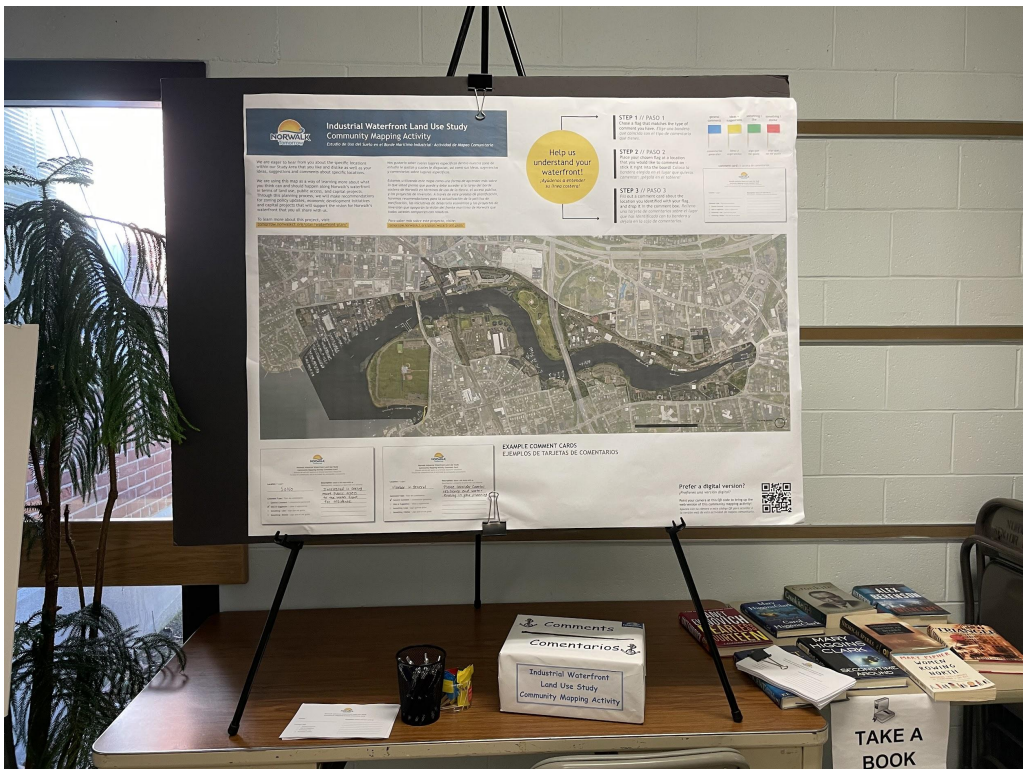
Community Mapping Activity

October 25th - December 31st



158 comments
56 unique stakeholders
1,171 unique users
3,048 total visits

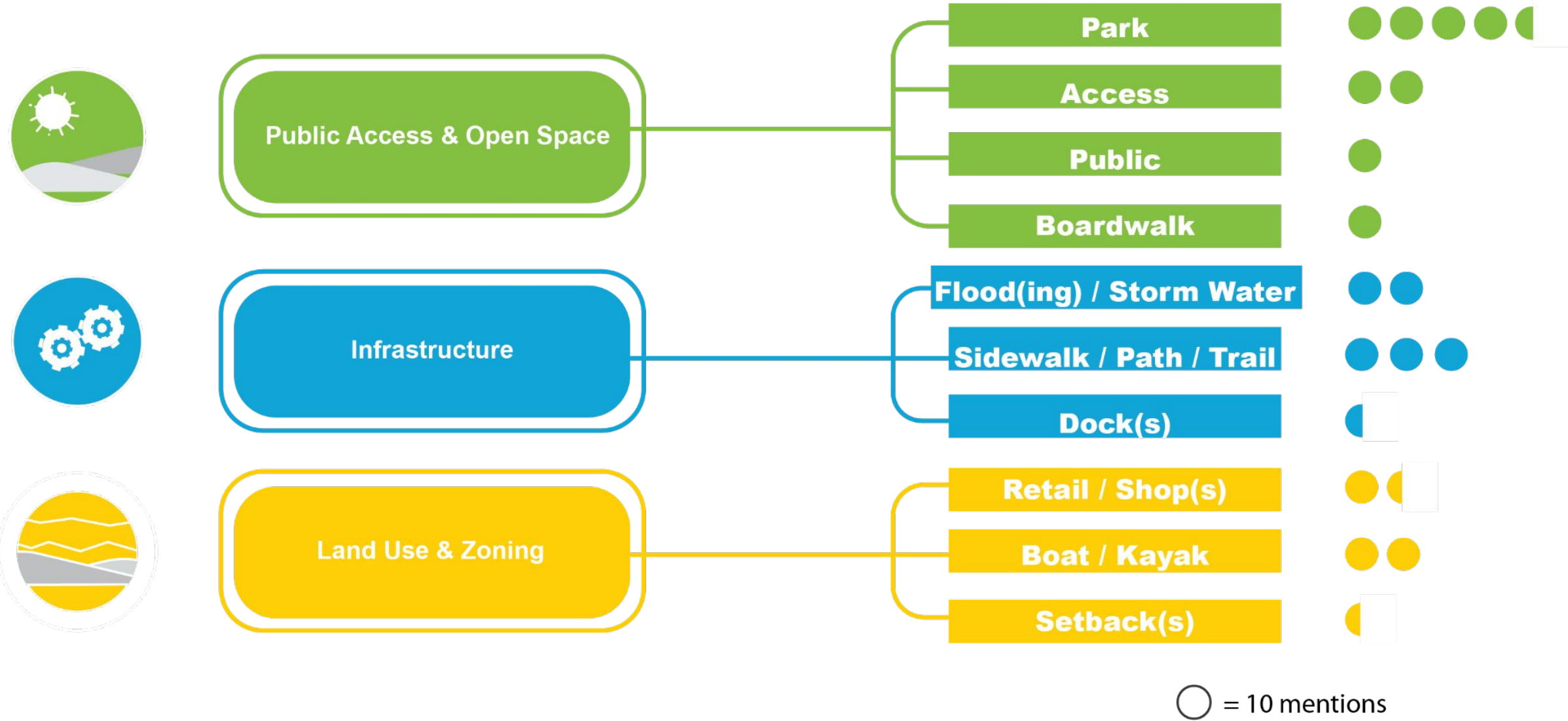
November 8th - End of December



City Hall Entrance Hallway
SoNo and Main Branch Libraries
Norwalk Senior Center

Summary of Initial Interactive Mapping Feedback

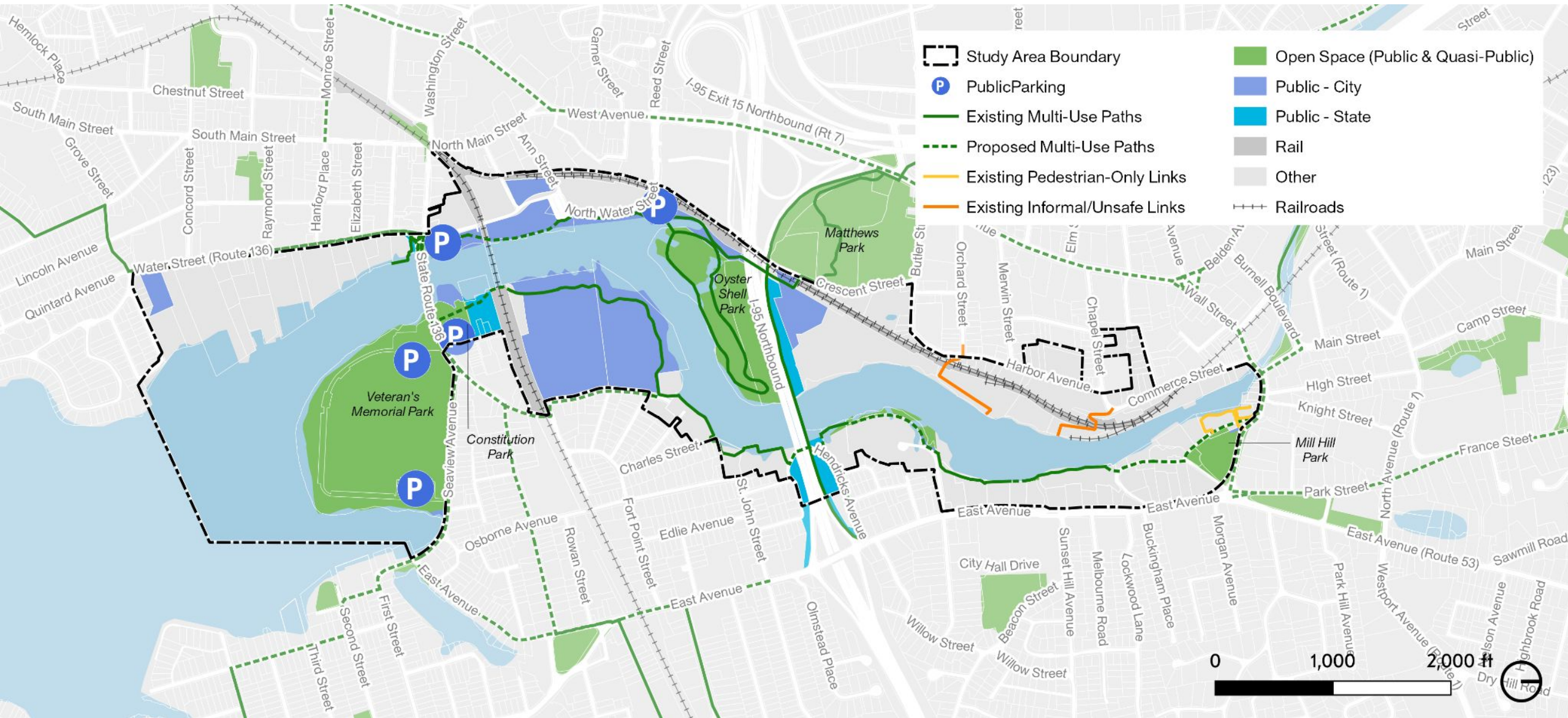
Link: <https://utile.mysocialpinpoint.com/norwalk-industrial-waterfront-land-use-plan/map#/>



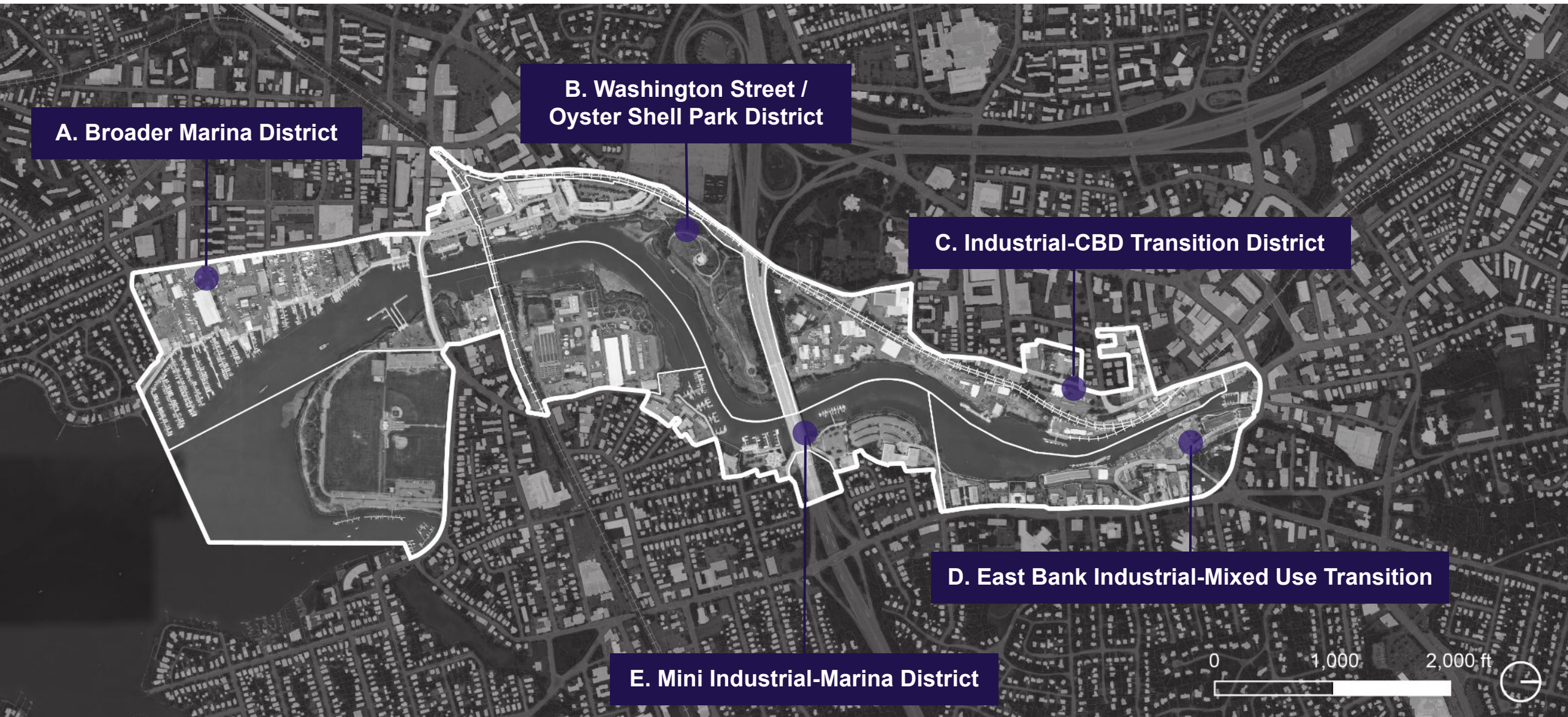
○ = 10 mentions

Waterfront Land Use Scenarios

Public Access Network



Land Use Scenario Districts



Waterfront Land Use Scenarios

These waterfront land use scenarios express different priorities for policy and economic development. Based on the preferred land use scenario, we will work with the Steering Committee and the public to develop a detailed set of recommendations that address four interlocking issues:

1. Public Access, Public Realm & Capital Investment Plan
2. Flood Resiliency & Water Quality Design Guidelines
3. Economic Development & Fiscal Strategy
(including existing and proposed water-dependent uses)
4. Rezoning Recommendation

Scenarios Workshop

Land Use Scenarios

by DISTRICT

Scenarios Workshop

Land Use Scenarios

by DISTRICT



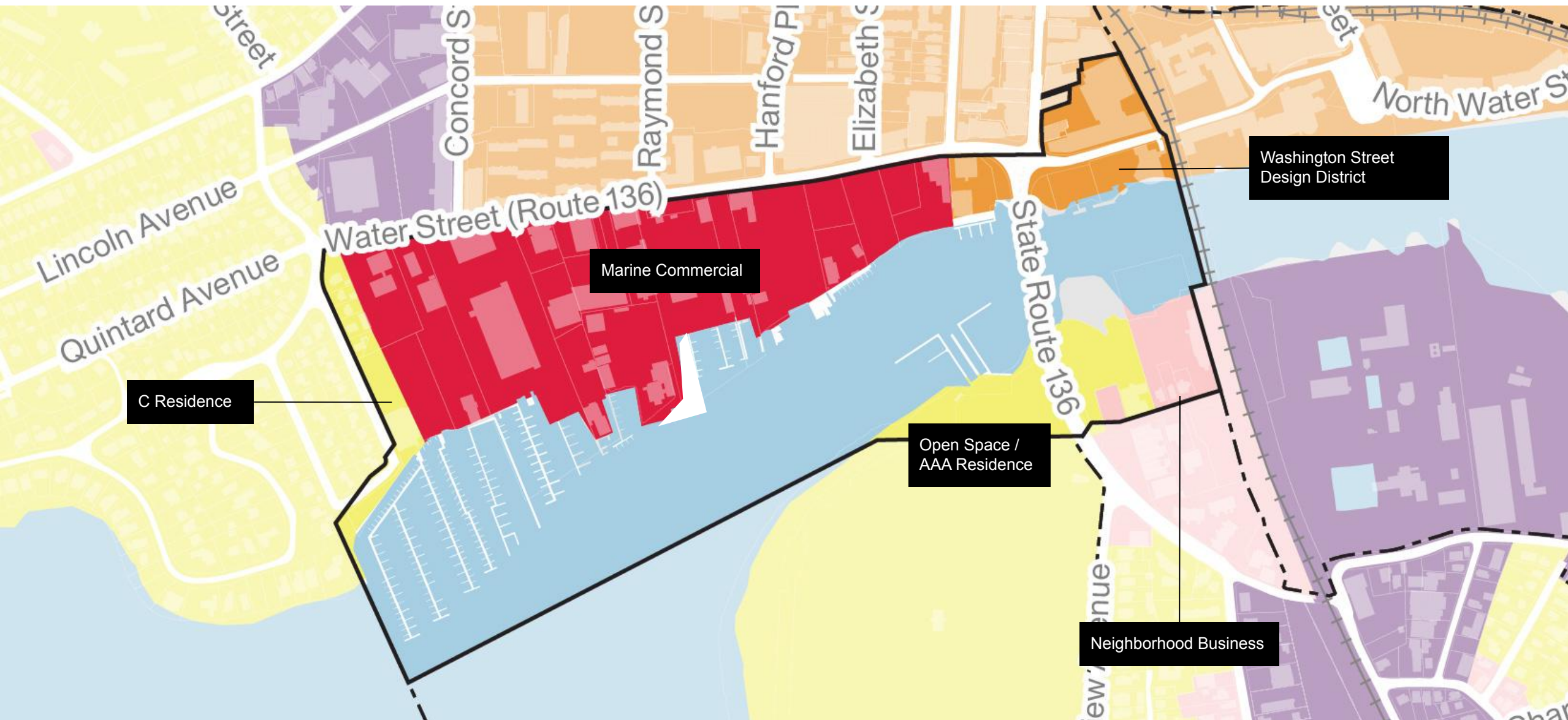
Land Use Scenario District A

Broader Marina District

How can we use land use policy to better create an amenity-rich broader marina district experience that is greater than the sum of its parts?

How do we connect water-dependent commercial uses to the Washington Street corridor amenities?

Broader Marina District - Current Zoning



Washington Street
Design District

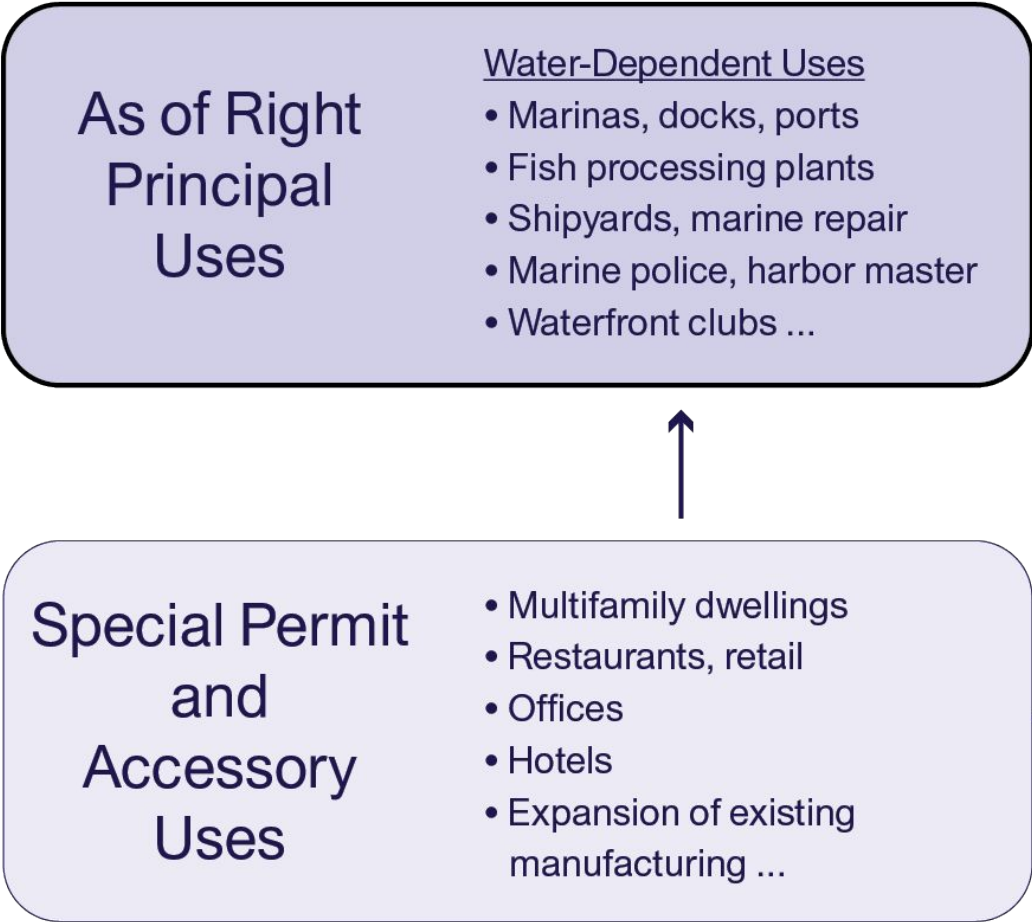
Marine Commercial

C Residence

Open Space /
AAA Residence

Neighborhood Business

Marine Commercial - Existing Zoning Analysis



Regulations	Existing Zoning
Height (max)	4.5 stories and 52'
FAR (max)	1.0
Recreation Area (min)	150 sf per dwelling unit
Residential Density (max)	21.8 dwelling units per acre
Yards	
Agg. Side	20% of lot width, 20' max
Rear	30' from MHWL except lots that don't abut water, min 15'
Building Area (max)	35% for buildings 80% for buildings and parking

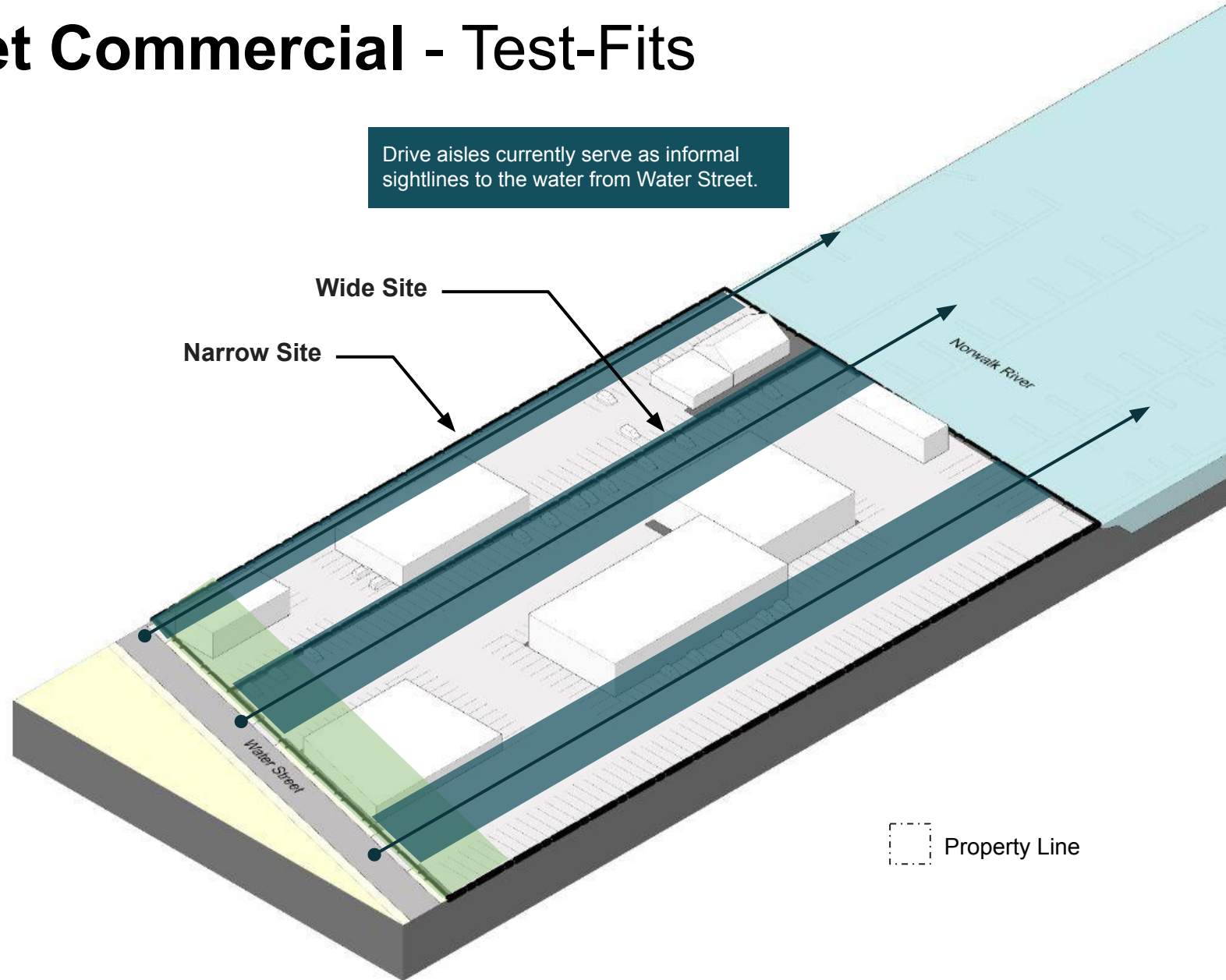
Note: Special Permits require a public hearing and approval by the commission.

The complexity of the current parking requirements could be deterring new development.

17. Northern Water Street Commercial - Test-Fits

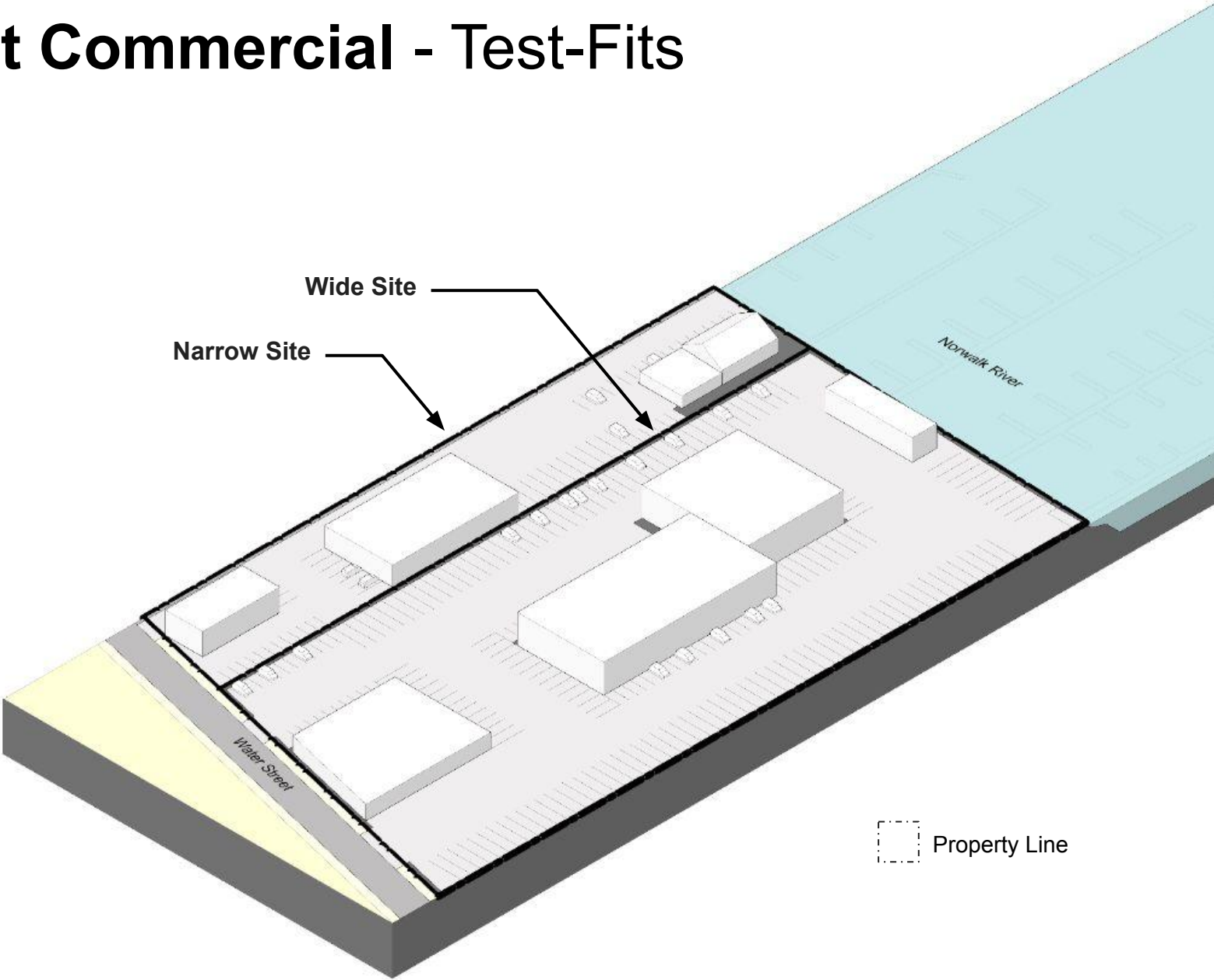
Future urban design, resiliency and environmental considerations:

1. **Sightlines** from Water St and from streets that dead end into Water Street
2. **Water Street “Complete Street” Right-of-Way Expansion**
 - a. Resiliency Infrastructure “Greenway” Enhancements to improve inland flood protection, increase stormwater retention and reduce heat island effect
 - b. Bike & Pedestrian Infrastructure Safe and comfortable dedicated paths for people cycling, walking or running along Water Street.
 - c. Retail Public Realm to support more vibrant customer experience
3. **Improved Water Quality Incentives** reduce impervious surfaces and increase runoff water treatment standards



17. Northern Water Street Commercial - Test-Fits

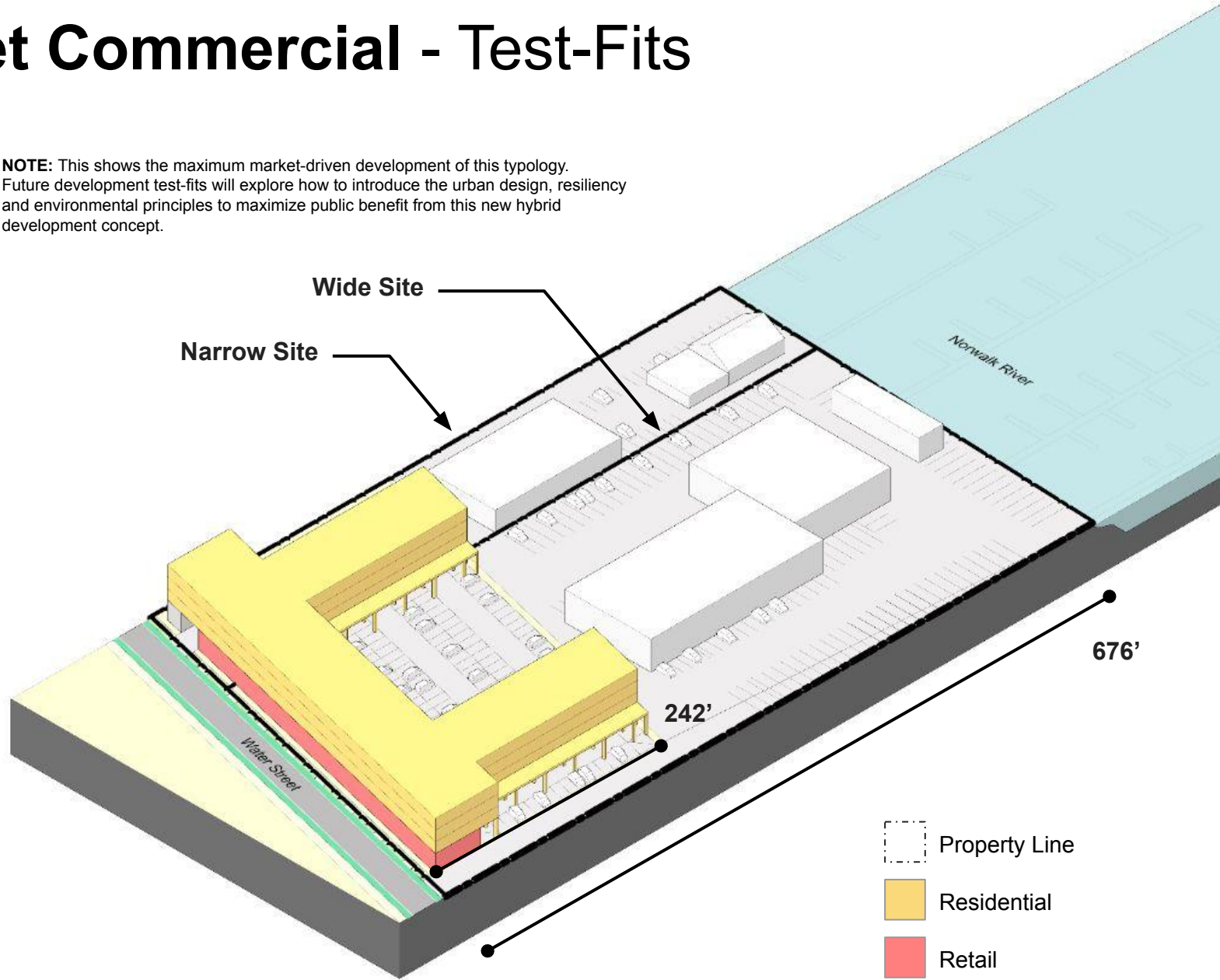
Generic Composite Site - Existing	Count
Industrial	56,000 gsf
Parking Required	112
Boat slips	99
Parking Required	99
Height	1 story
Total Required Parking	211
Total Parking Spaces	275
FAR	0.29
Building Area	22% buildings 99% buildings and parking



17. Northern Water Street Commercial - Test-Fits

Generic Composite Site	Count
Residential	134,000 gsf
Parking Required	134
Retail	17,000 gsf
Parking Required	17
Boat Slips	99
Parking Required	99
Height	4 stories, 50'
Total Gross Floor Area	151,000 gsf
Total Required Parking	250
Total Parking Spaces	349
FAR	0.59
Building Area	49% buildings 90% buildings and parking

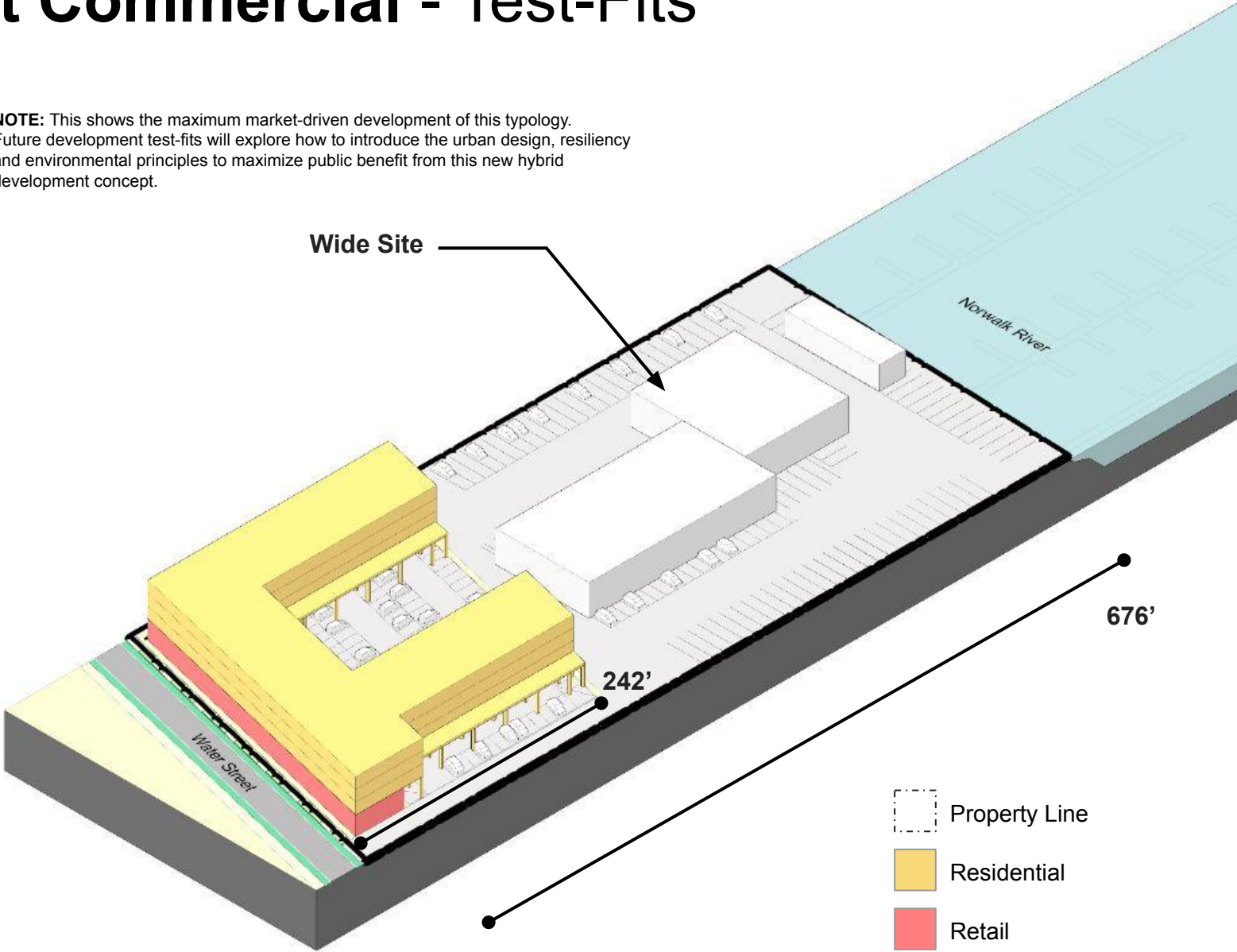
NOTE: This shows the maximum market-driven development of this typology. Future development test-fits will explore how to introduce the urban design, resiliency and environmental principles to maximize public benefit from this new hybrid development concept.



17. Northern Water Street Commercial - Test-Fits

Generic Wide Site	Count
Residential	113,000 gsf
Parking Required	113
Retail	12,000 gsf
Parking Required	12
Boat Slips	76
Parking Required	76
Height	4 stories, 50'
Total Gross Floor Area	125,000 gsf
Total Required Parking	201
Total Parking Spaces	256
FAR	0.65
Building Area	45% buildings 90% buildings and parking

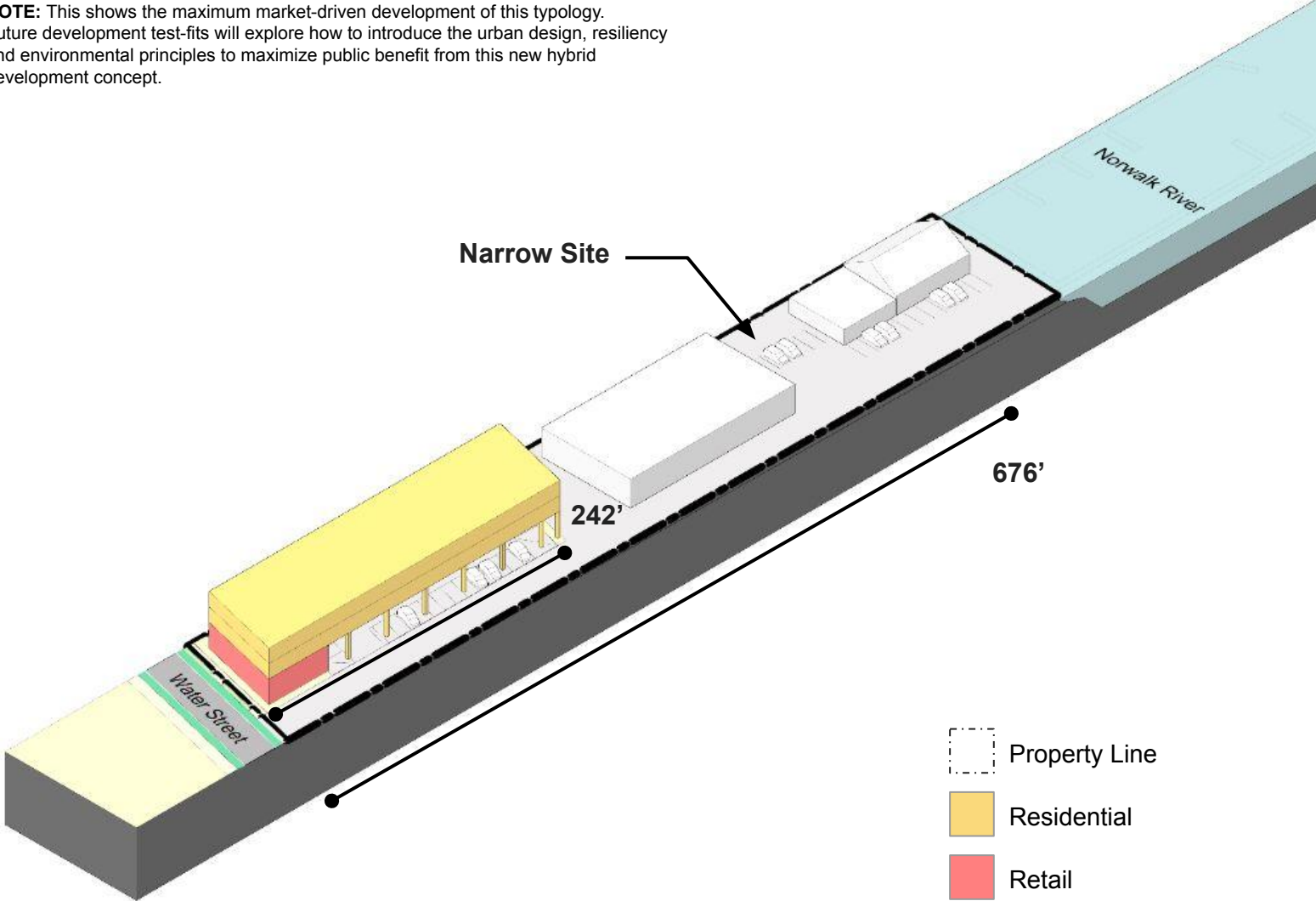
NOTE: This shows the maximum market-driven development of this typology. Future development test-fits will explore how to introduce the urban design, resiliency and environmental principles to maximize public benefit from this new hybrid development concept.



17. Northern Water Street Commercial - Test-Fits

Generic Narrow Site	Count
Residential	29,000 gsf
Parking Required	29
Retail	3,000 gsf
Parking Required	3
Boat Slips	23
Parking Required	23
Height	3 stories, 39'
Total Gross Floor Area	32,000 gsf
Total Required Parking	55
Total Parking Spaces	63
FAR	0.5
Building Area	44% buildings 90% buildings and parking

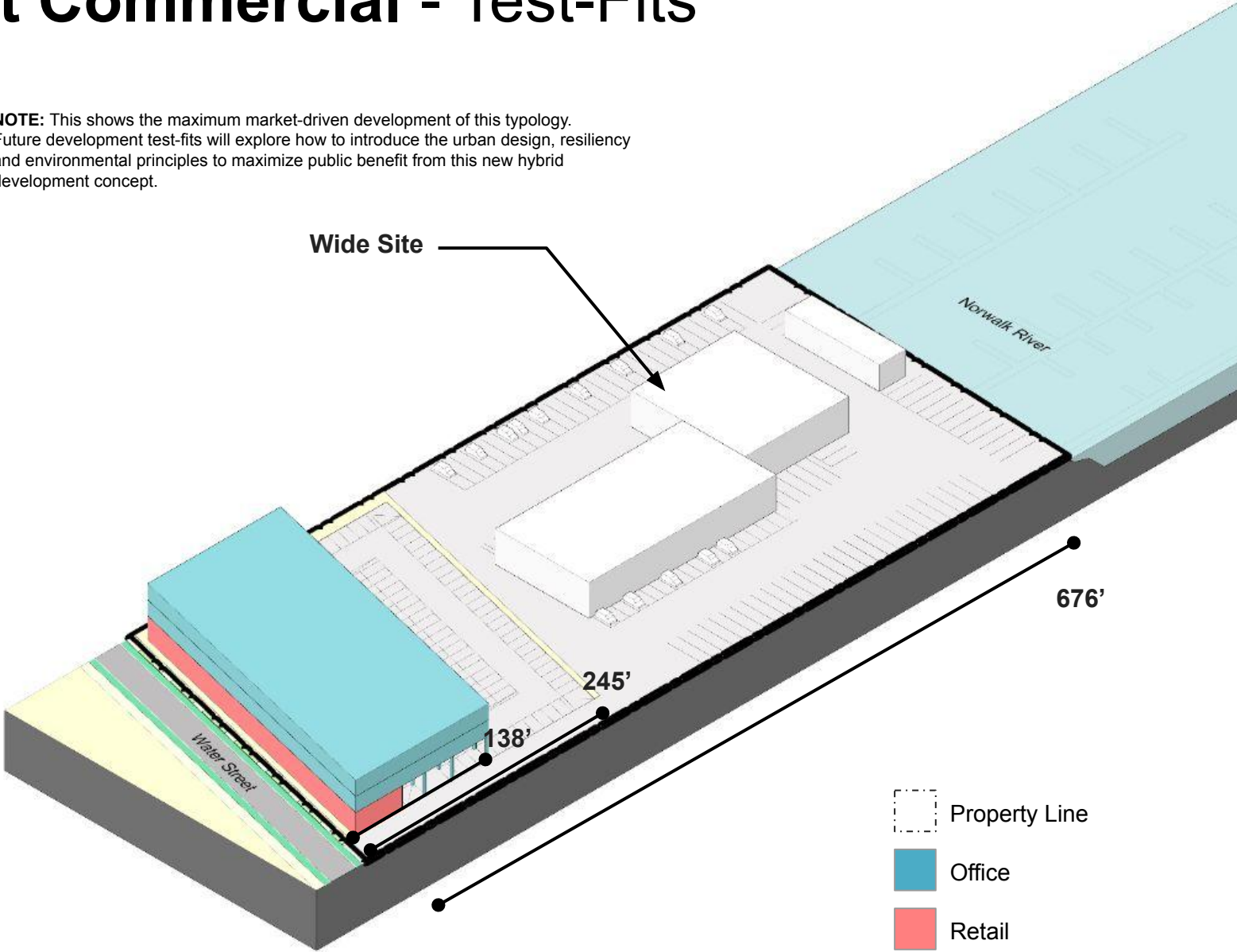
NOTE: This shows the maximum market-driven development of this typology. Future development test-fits will explore how to introduce the urban design, resiliency and environmental principles to maximize public benefit from this new hybrid development concept.



17. Northern Water Street Commercial - Test-Fits

Generic Wide Site	Count
Office	68,000 gsf
Parking Required	136
Retail	12,000 gsf
Parking Required	12
Boat Slips	76
Parking Required	76
Height	3 stories, 47'
Total Gross Floor Area	80,000 gsf
Total Required Parking	224
Total Parking Spaces	228
FAR	0.41
Building Area	90% buildings and parking

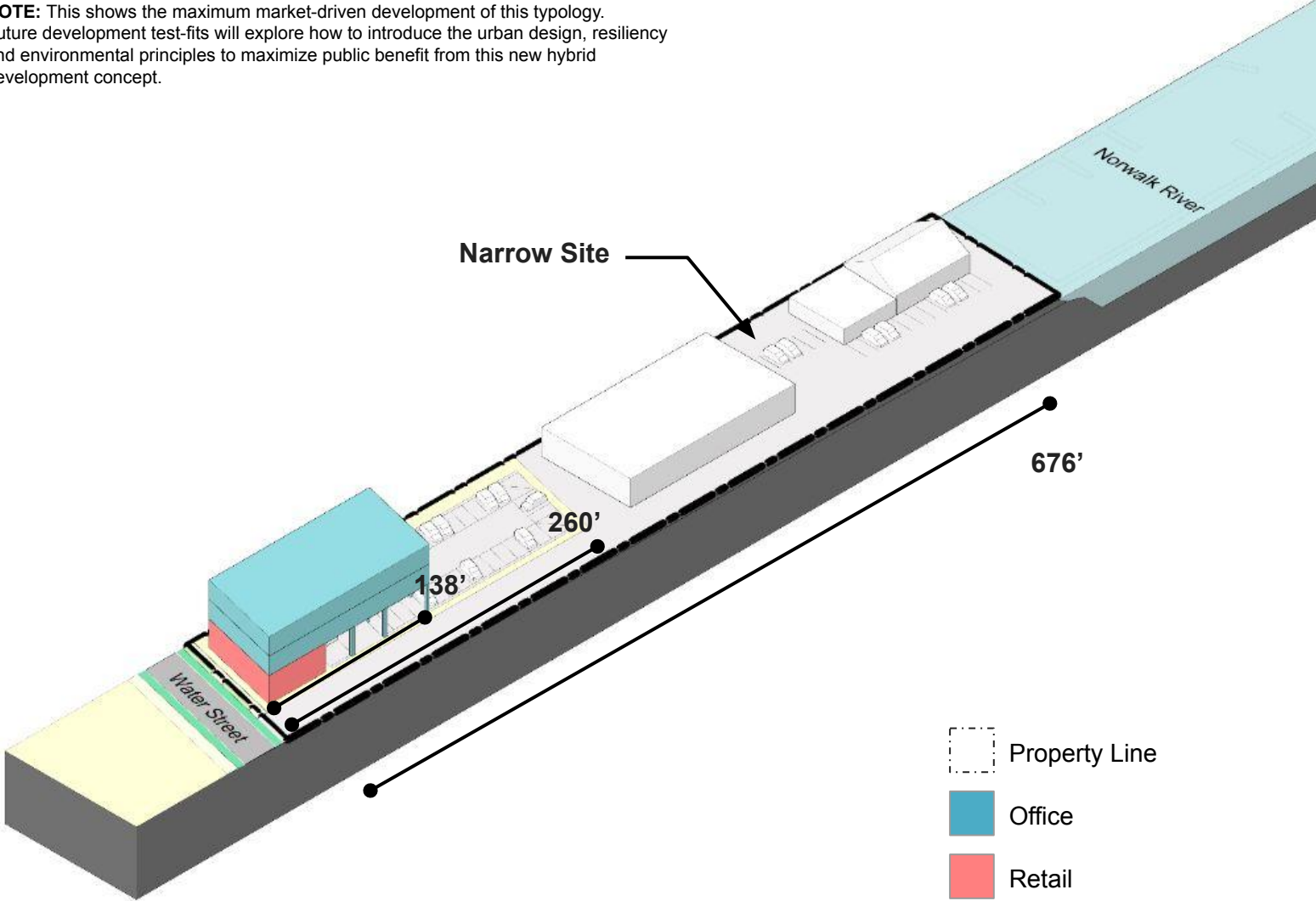
NOTE: This shows the maximum market-driven development of this typology. Future development test-fits will explore how to introduce the urban design, resiliency and environmental principles to maximize public benefit from this new hybrid development concept.



17. Northern Water Street Commercial - Test-Fits

Generic Narrow Site	Count
Office	16,000 gsf
Parking Required	32
Retail	3,000 gsf
Parking Required	3
Boat Slips	23
Parking Required	23
Height	3 stories, 47'
Total Gross Floor Area	19,000 gsf
Total Required Parking	58
Total Parking Spaces	58
FAR	0.3
Building Area	90% buildings and parking

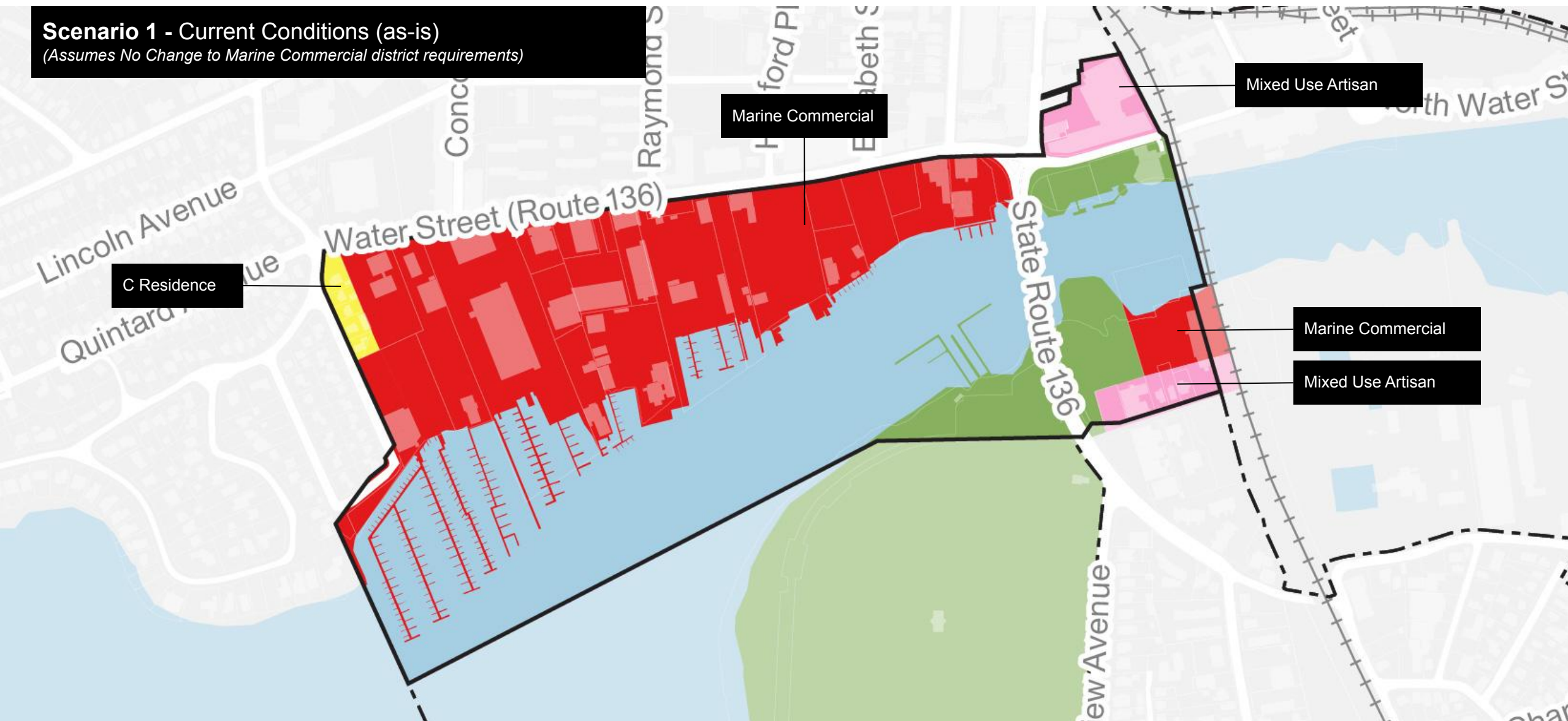
NOTE: This shows the maximum market-driven development of this typology. Future development test-fits will explore how to introduce the urban design, resiliency and environmental principles to maximize public benefit from this new hybrid development concept.



Broader Marina District - Scenarios

Scenario 1 - Current Conditions (as-is)

(Assumes No Change to Marine Commercial district requirements)

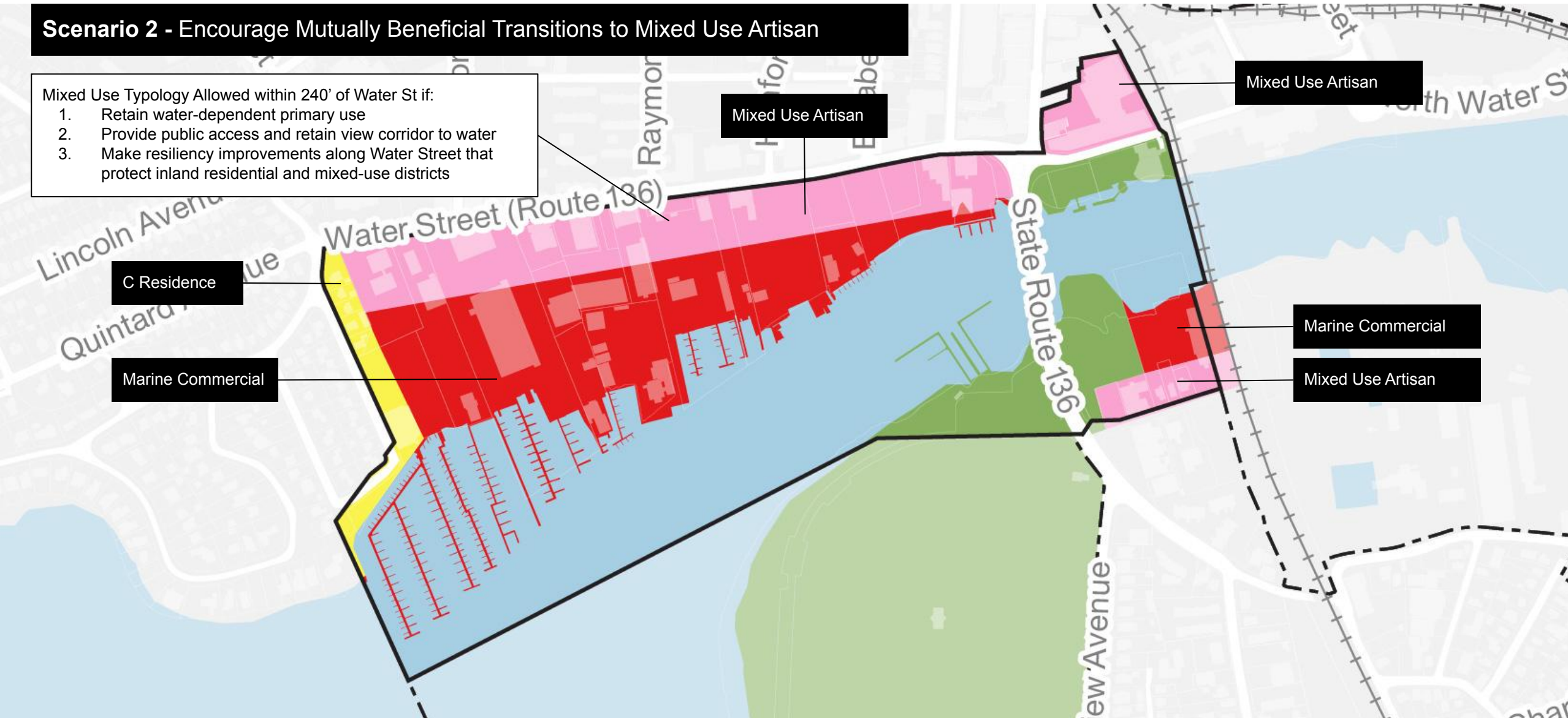


Broader Marina District - Scenarios

Scenario 2 - Encourage Mutually Beneficial Transitions to Mixed Use Artisan

Mixed Use Typology Allowed within 240' of Water St if:

1. Retain water-dependent primary use
2. Provide public access and retain view corridor to water
3. Make resiliency improvements along Water Street that protect inland residential and mixed-use districts

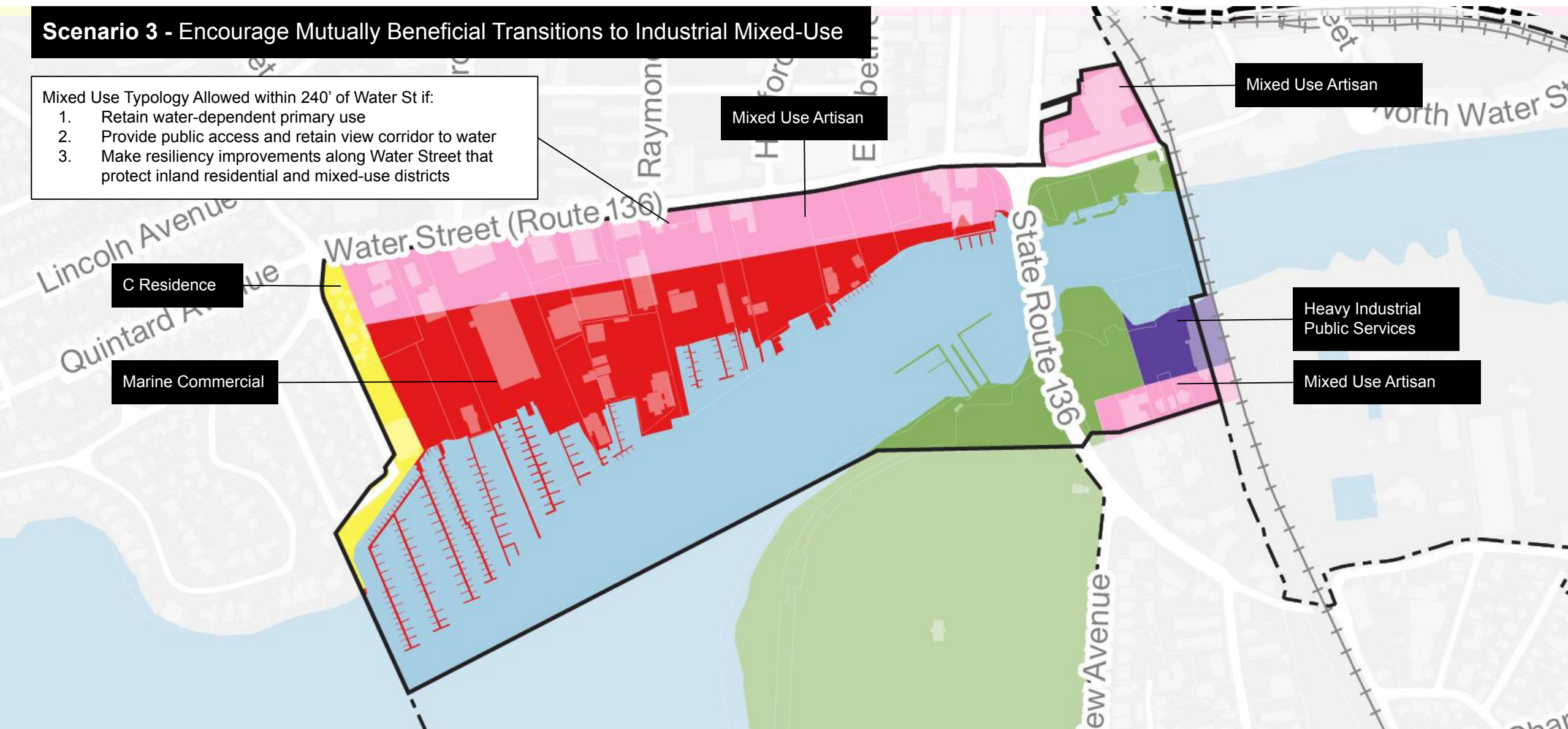


Broader Marina District - Scenarios

Scenario 3 - Encourage Mutually Beneficial Transitions to Industrial Mixed-Use

Mixed Use Typology Allowed within 240' of Water St if:

1. Retain water-dependent primary use
2. Provide public access and retain view corridor to water
3. Make resiliency improvements along Water Street that protect inland residential and mixed-use districts



Broader Marina District - Scenarios

Scenario 4 - Encourage Mutually Beneficial Transitions, Increase Open Space

Mixed Use Typology Allowed within 240' of Water St if:

1. Retain water-dependent primary use
2. Provide public access and retain view corridor to water
3. Make resiliency improvements along Water Street that protect inland residential and mixed-use districts

C Residence

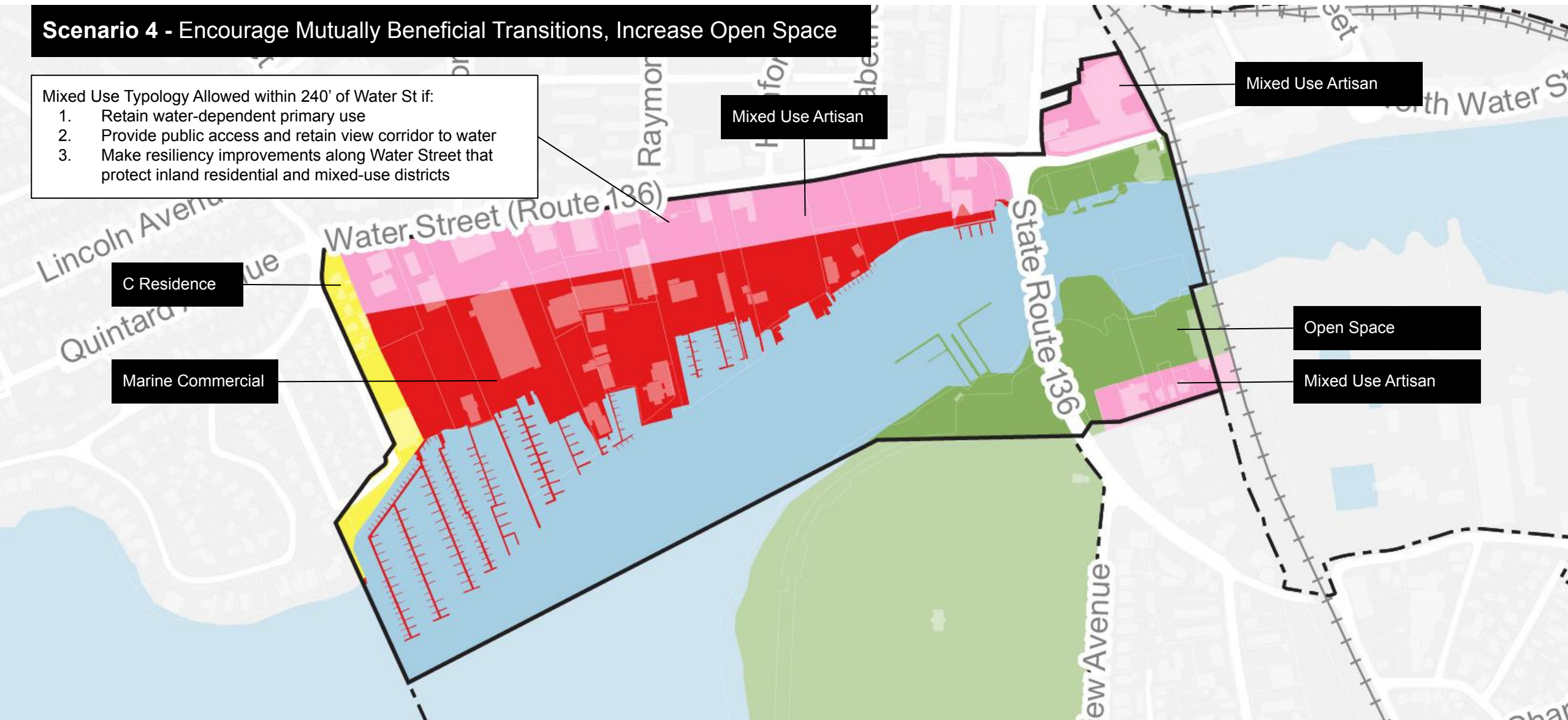
Marine Commercial

Mixed Use Artisan

Mixed Use Artisan

Open Space

Mixed Use Artisan



Scenarios Workshop

Land Use Scenarios

by *DISTRICT*

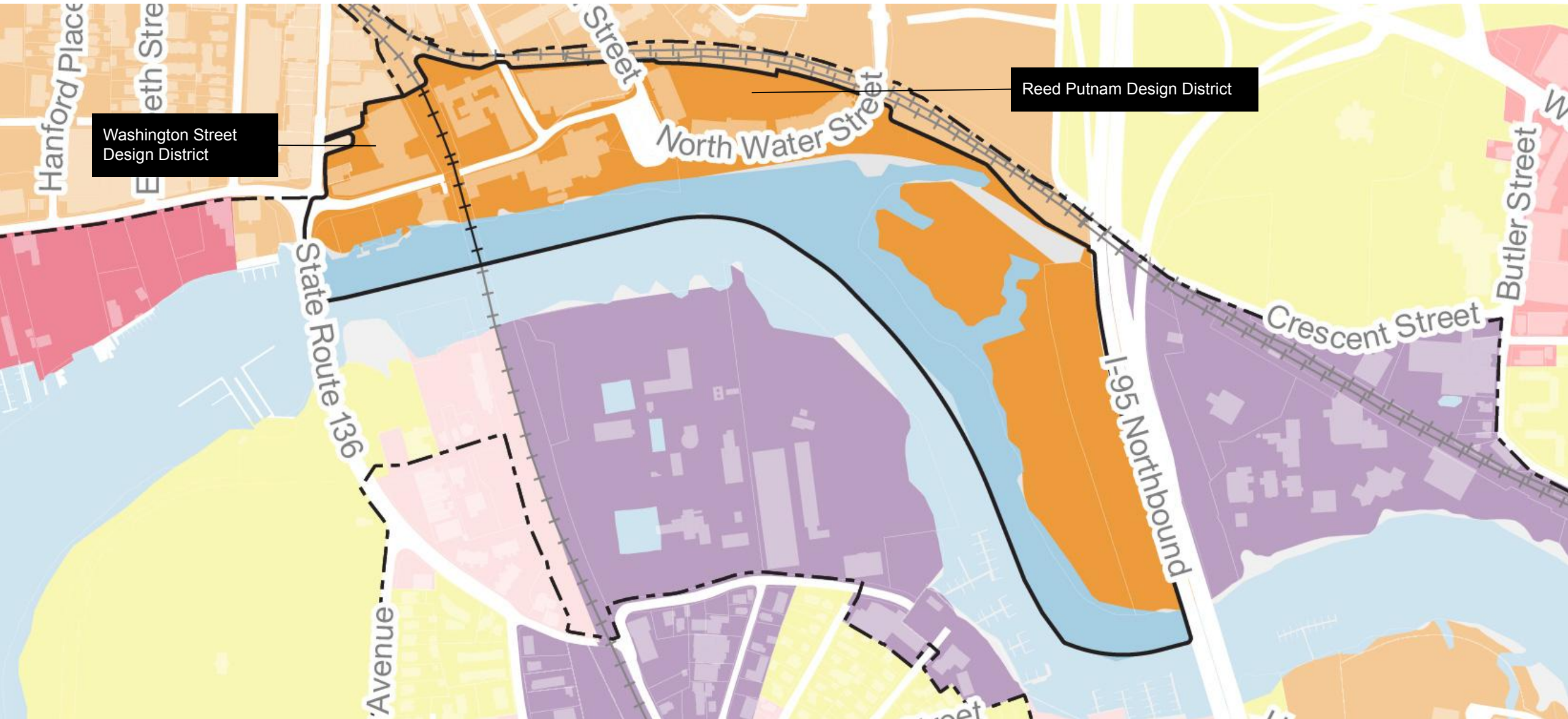


Land Use Scenario District B

Washington Street / Oyster Shell Park Waterfront District

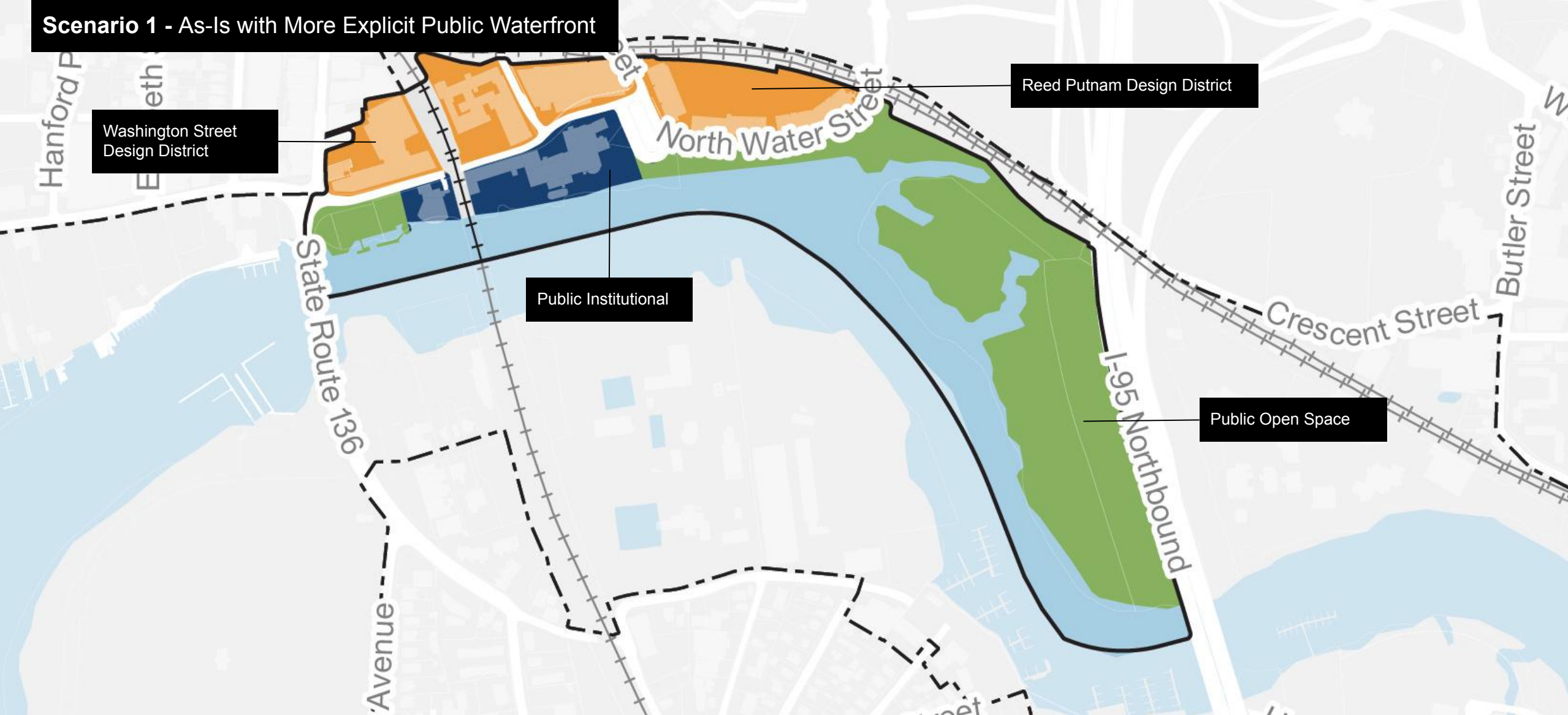
How can we activate the ground floor spaces facing the water and create a more dynamic and cohesive public experience from Washington Street north along the water?

Washington Street / Park District - Current Zoning



Washington Street / Park District - Scenarios

Scenario 1 - As-Is with More Explicit Public Waterfront



Reed Putnam Design District

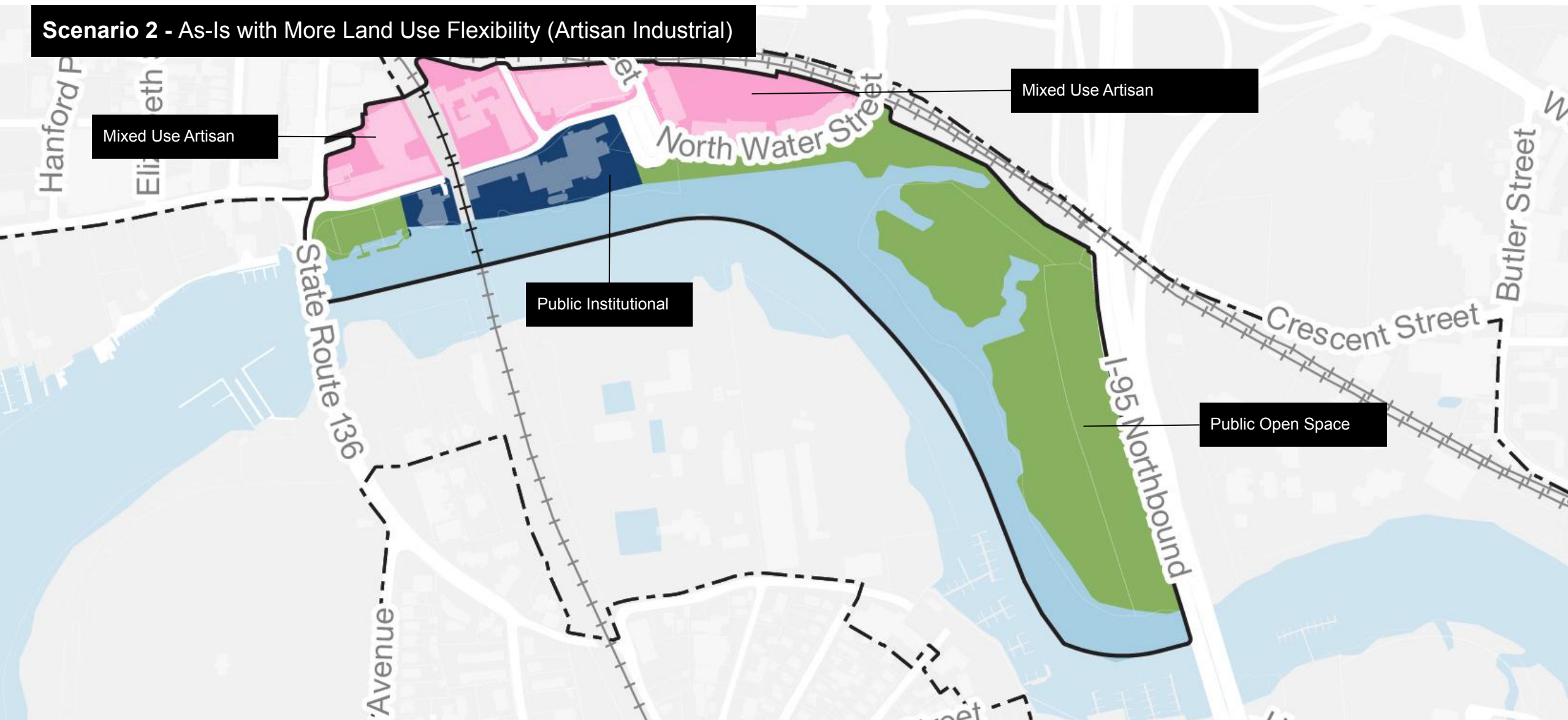
Washington Street Design District

Public Institutional

Public Open Space

Washington Street / Park District - Scenarios

Scenario 2 - As-Is with More Land Use Flexibility (Artisan Industrial)



Scenarios Workshop

Land Use Scenarios

by DISTRICT



Industrial-CBD Transition

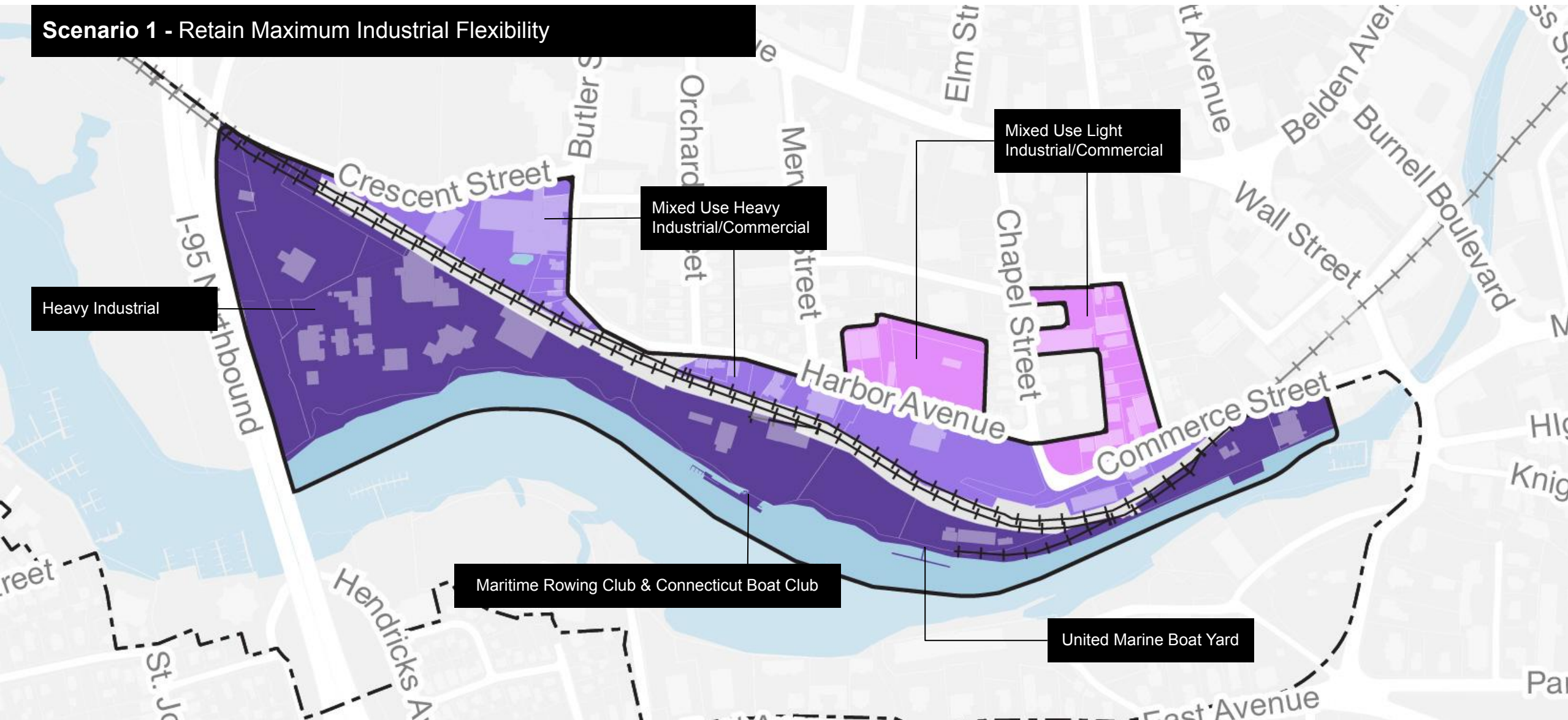
How can we incentivise a more incremental, buffered transition from the heavy industrial west bank into the upland residential and open space uses? Where do we preserve and protect industrial and where do we encourage transition over time?

Industrial-CBD Transition District - Current Zoning



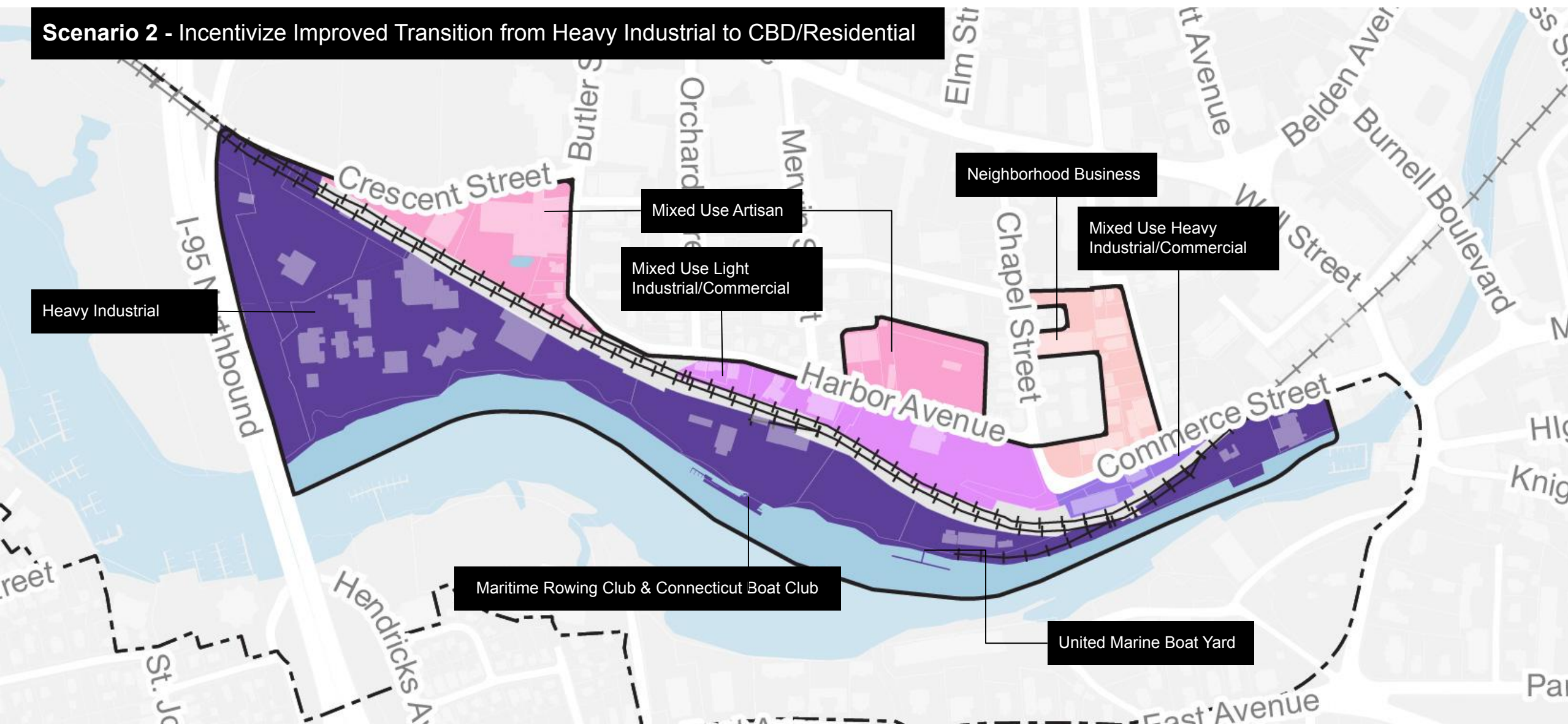
Industrial-CBD Transition District - Scenarios

Scenario 1 - Retain Maximum Industrial Flexibility



Industrial-CBD Transition District - Scenarios

Scenario 2 - Incentivize Improved Transition from Heavy Industrial to CBD/Residential



Scenarios Workshop

Land Use Scenarios

by *DISTRICT*



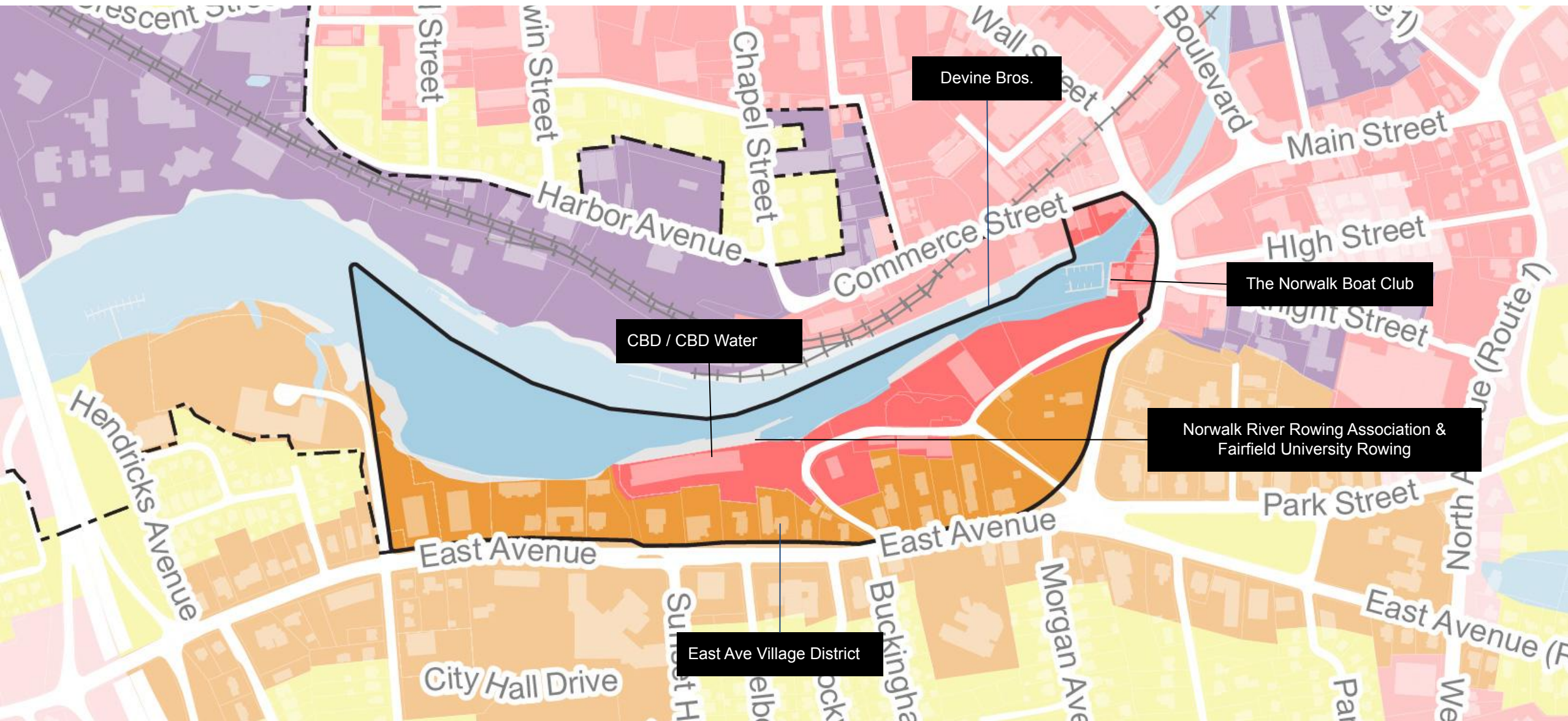
Land Use Scenario District D

East Bank Industrial-Mixed Use Transition

How can we create a more cohesive and connected experience among the divergent land uses in this area so that East Ave feels more connected to the water?

What is the role of public realm design, public access and wayfinding in creating this experience?

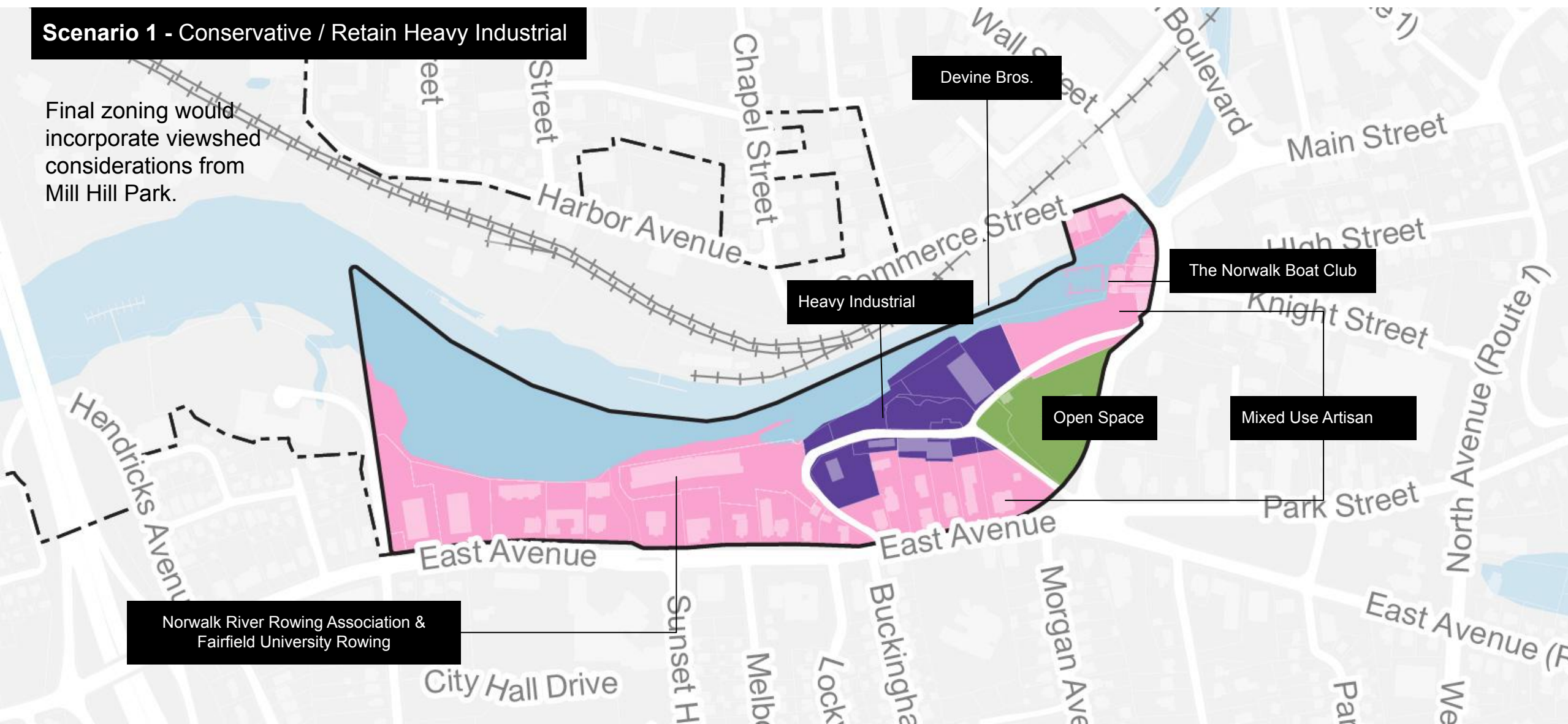
East Bank Industrial-Mixed Use Transition - Current Zoning



East Bank Industrial-Mixed Use Transition - Scenarios

Scenario 1 - Conservative / Retain Heavy Industrial

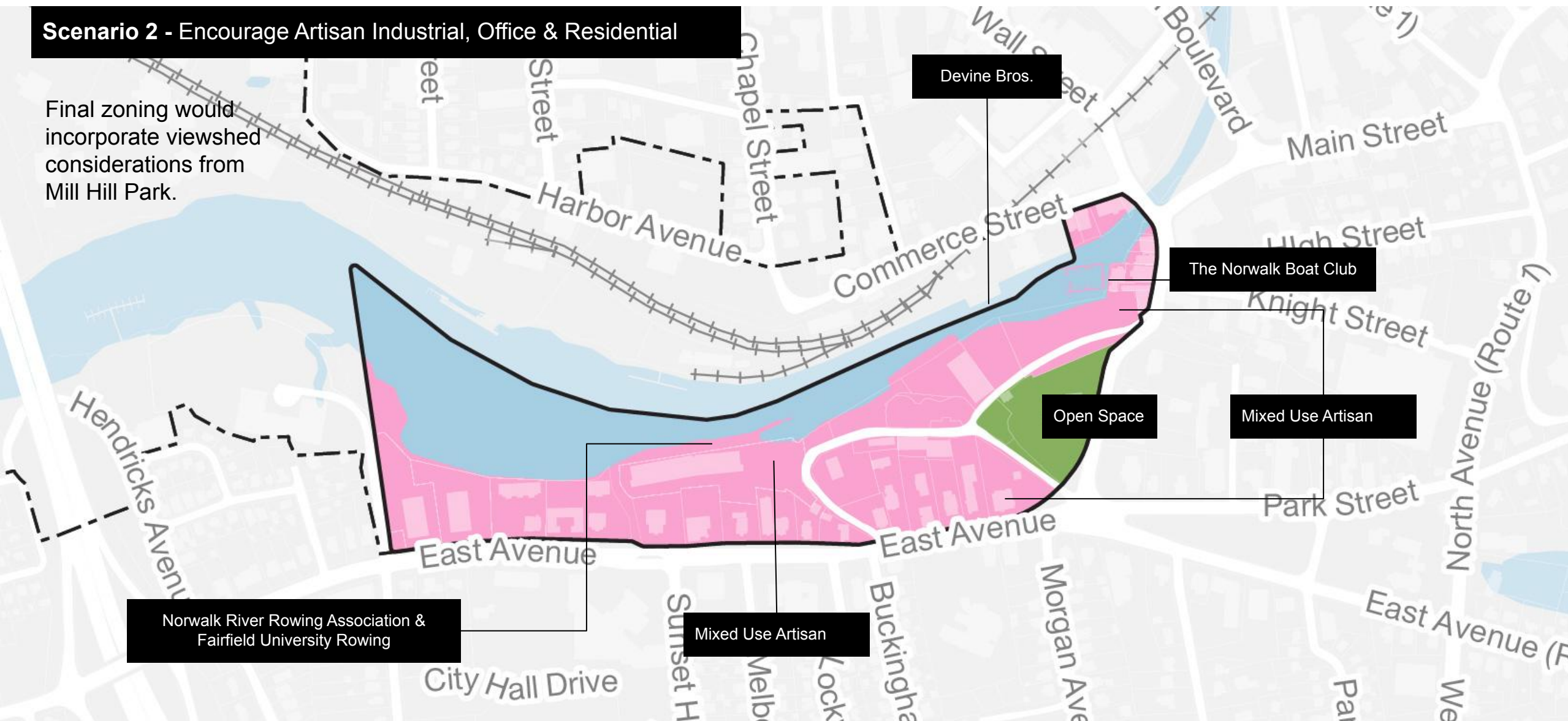
Final zoning would incorporate viewshed considerations from Mill Hill Park.



East Bank Industrial-Mixed Use Transition - Scenarios

Scenario 2 - Encourage Artisan Industrial, Office & Residential

Final zoning would incorporate viewshed considerations from Mill Hill Park.



Scenarios Workshop

Land Use Scenarios

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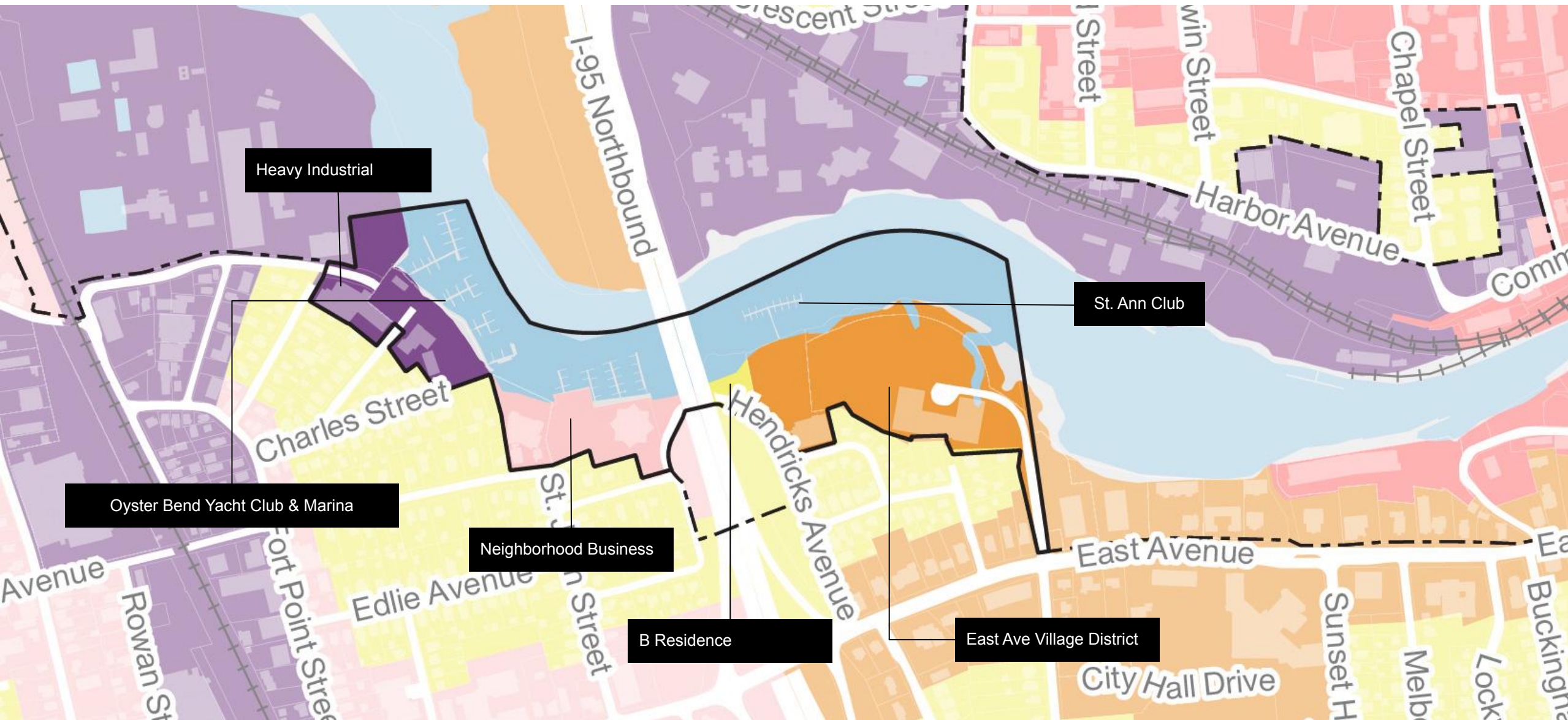


Land Use Scenario District E

Mini Industrial-Marina District

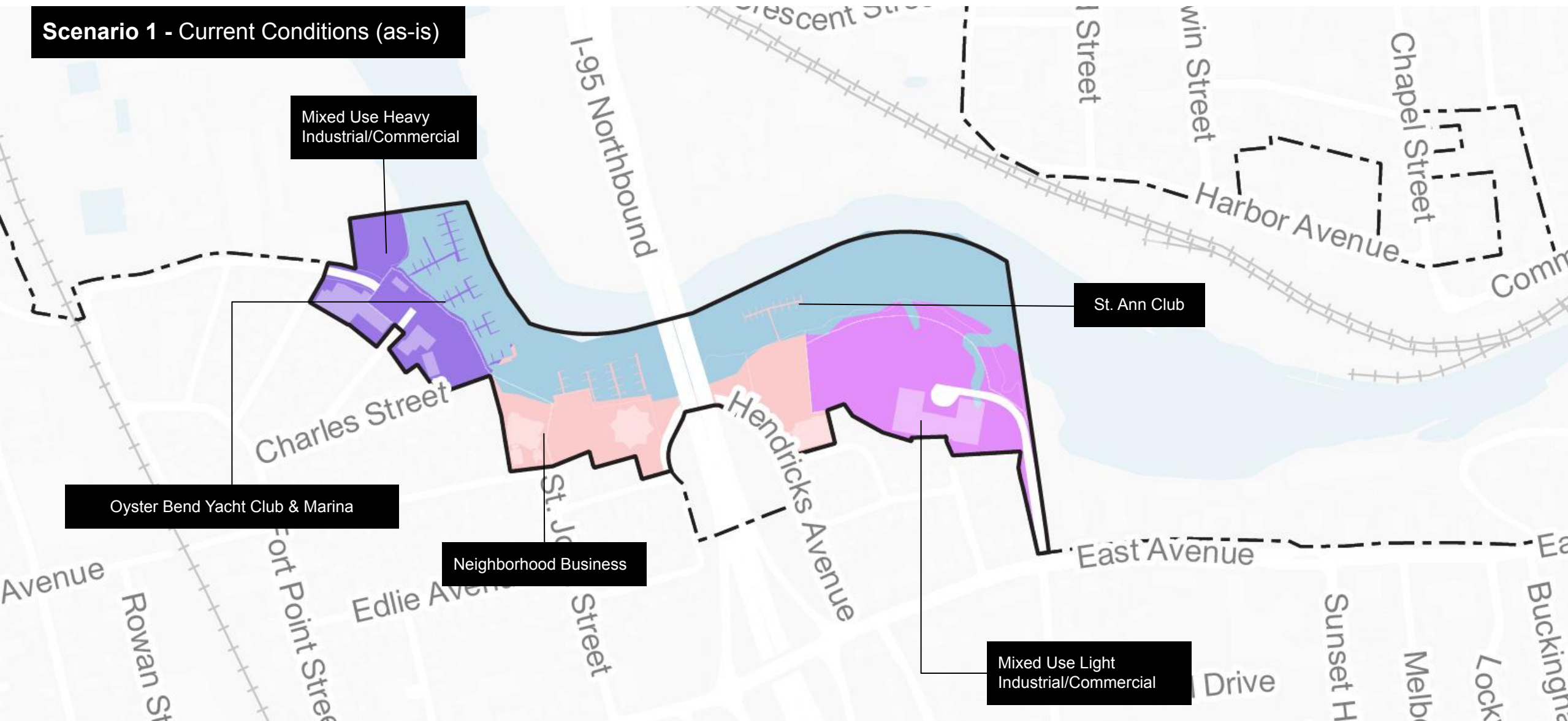
How can we incentivize the continued development of a mutually beneficial mix of water-dependent commercial, light industrial, R&D and healthcare facilities that respect and enhance the residential neighborhoods surrounding them?

Mini Industrial-Marina District - Current Zoning



Mini Industrial-Marina District - Scenarios

Scenario 1 - Current Conditions (as-is)



Scenario 2 - Increased Light Industrial Flexibility, R&D/Lab Focus

Mixed Use Heavy Industrial/Commercial

Oyster Bend Yacht Club & Marina

Mixed Use Light Industrial/Commercial

St. Ann Club

Mixed Use Light Industrial/Commercial

Charles Street

Hendricks Avenue

East Avenue

Edlie Avenue

Rowan Street

Fort Point Street

Sunset Highway

Melbourne Street

Lock Street

Buckingham Street

Chapel Street

Harbor Avenue

Comm

St. John Street

95 Northbound

escent Street

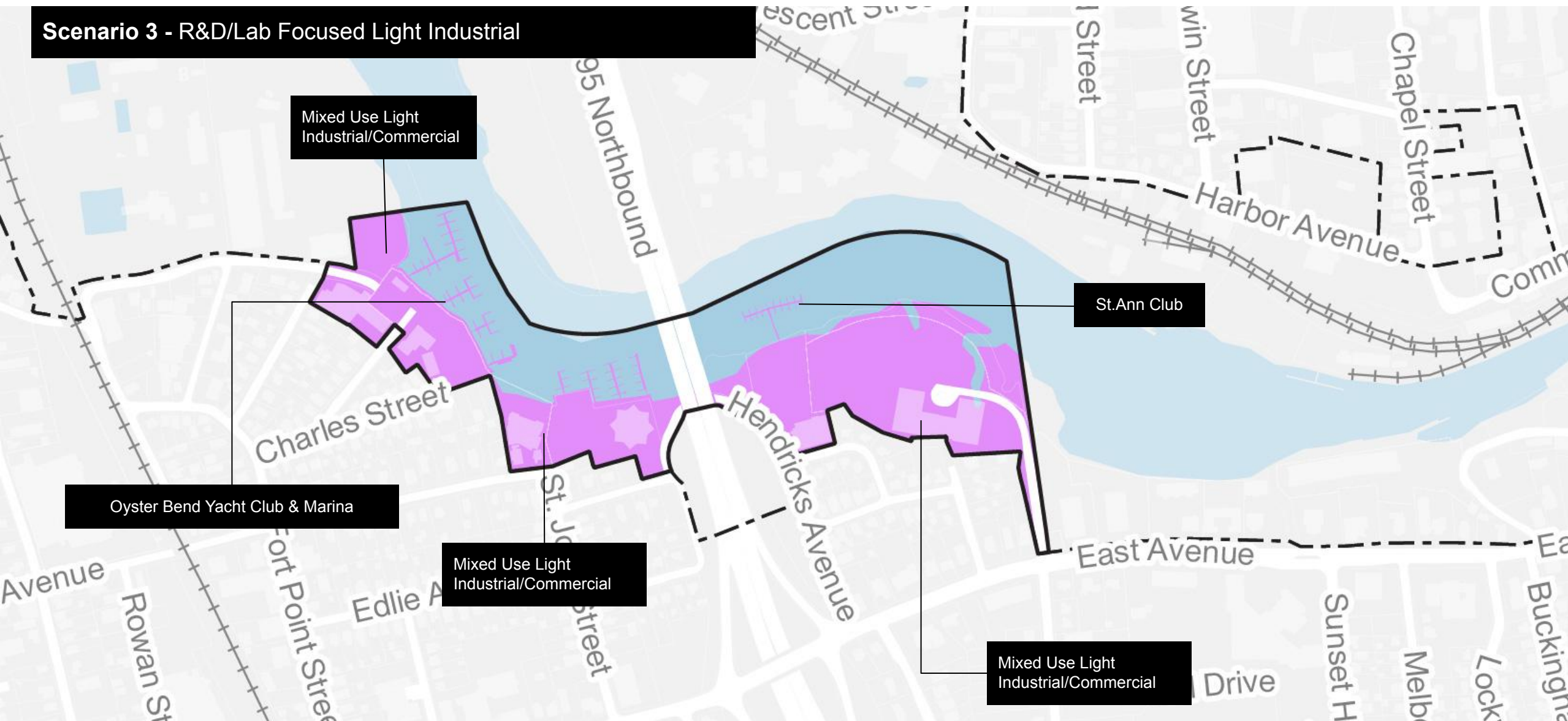
1 Street

win Street

Drive

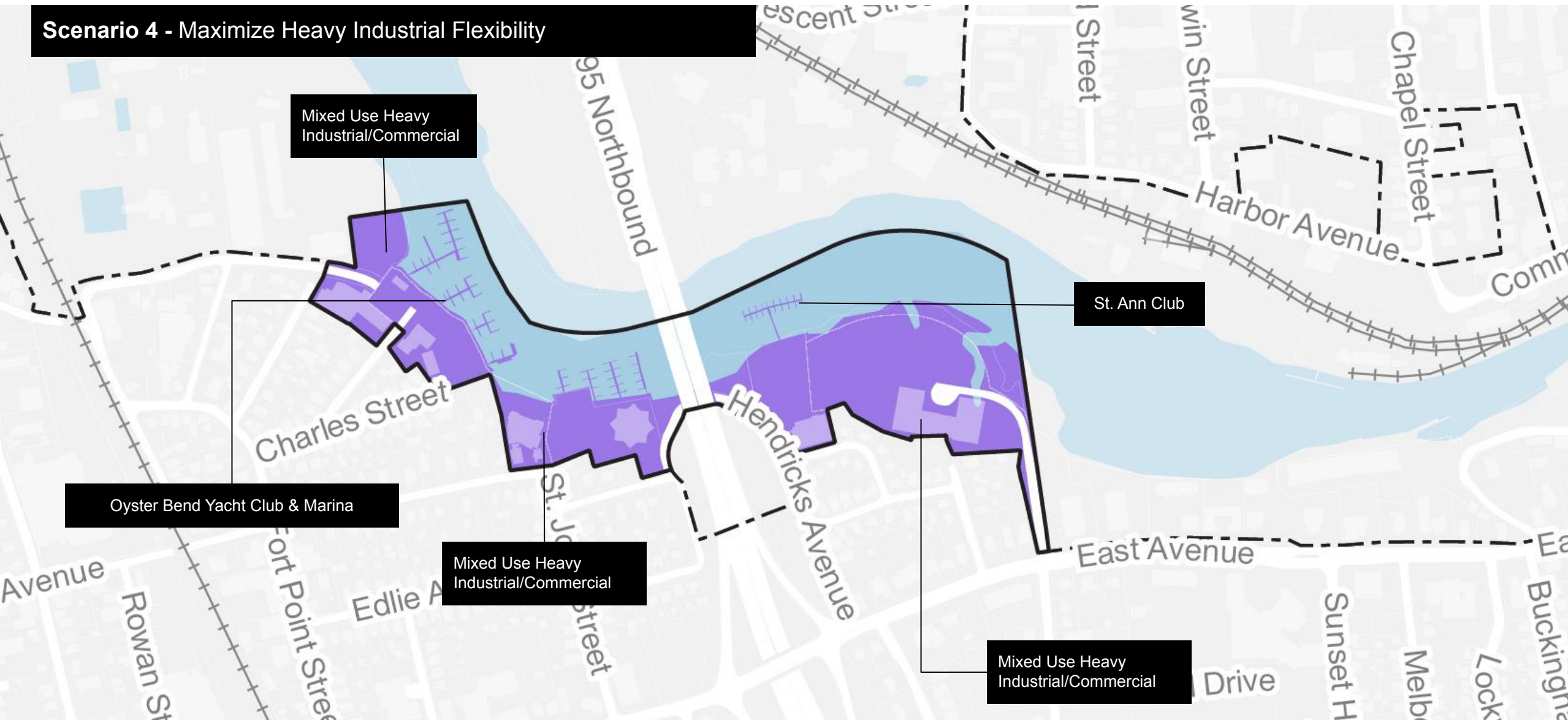
Mini Industrial-Marina District - Scenarios

Scenario 3 - R&D/Lab Focused Light Industrial



Mini Industrial-Marina District - Scenarios

Scenario 4 - Maximize Heavy Industrial Flexibility



Breakout Group Discussion

Prompts for Discussion

Breakout Group Discussion (30min)

- a. **Transition Area Discussion.** Where are the most important places to manage transition, tension or conflict between existing uses?
- b. **Land Use Scenario Discussion.** Are there any of the five Land Use Scenario Districts you would like to discuss further? Are there any locations where you think our scenarios didn't capture what you think should happen on the waterfront?
- c. **Development Test-Fit Discussion.** Do you have any clarification questions? Are there any design features or public benefits that you would like to see explored further?

Scenarios Workshop

Join us on [Miro](#).

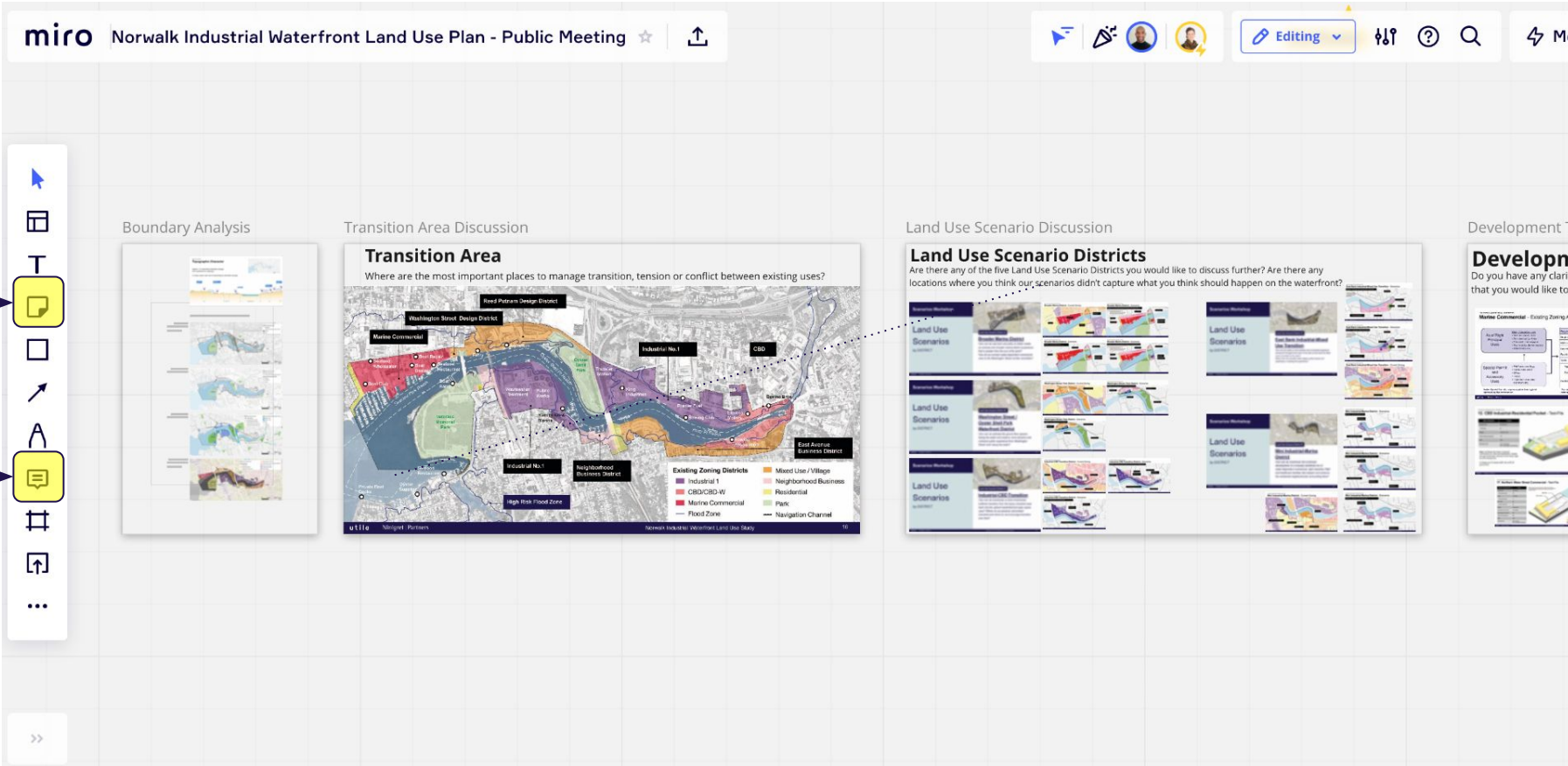
Click and drag to move. Hover your mouse over the % in the bottom right to see other tools for moving around the board.

Sticky Note

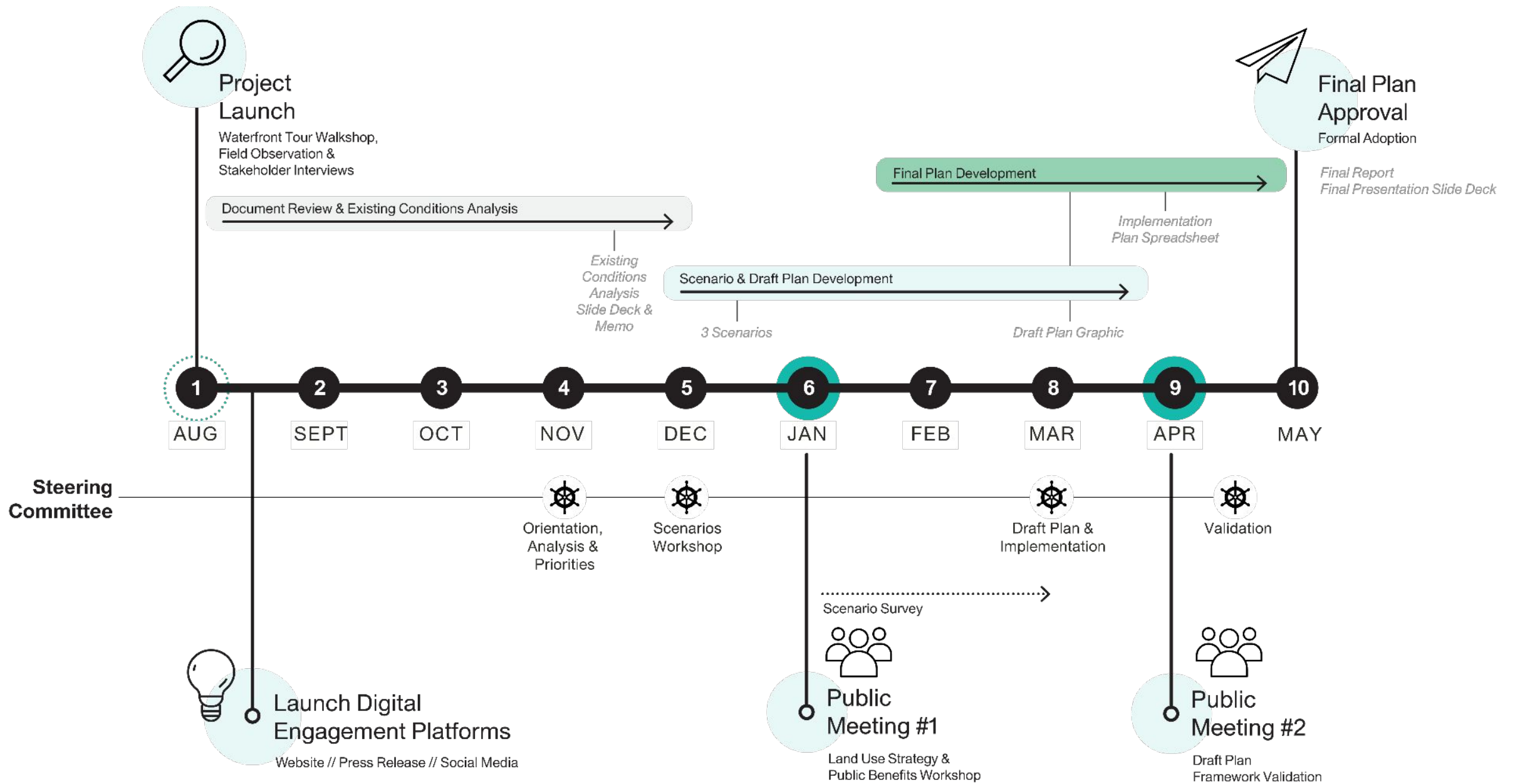
Click to create a sticky note and write whatever idea or suggestion is on your mind.

Comment Bubble

Click to add a comment that is location-specific using this icon.



Next Steps



What's Next?

What you can do next:

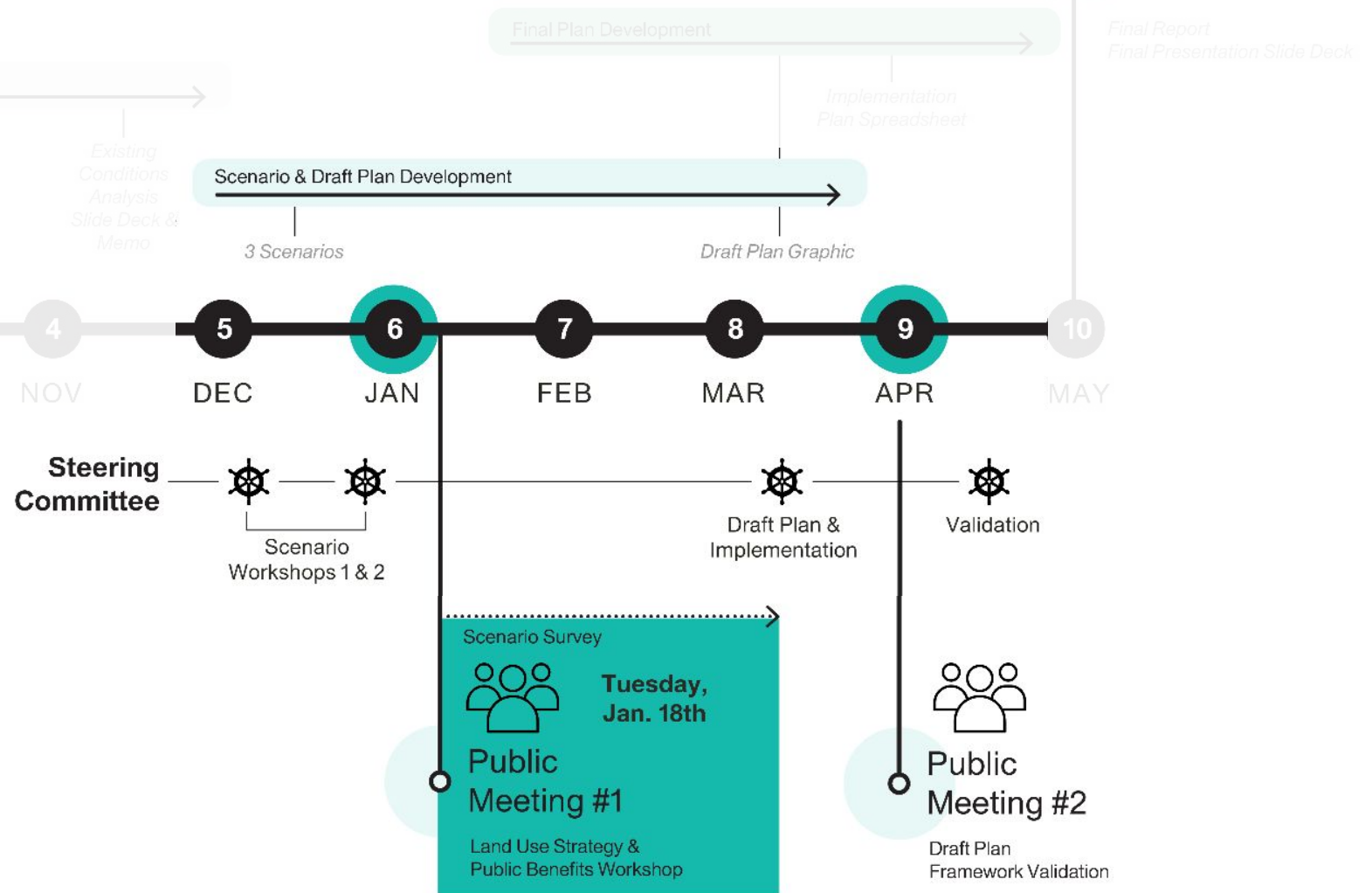
- Visit the online interactive mapping tool to give additional feedback - it will be live by the end of the week.

What we will be doing:

- Developing an existing plans & policies memo
- Working with other public sector collaborators to define the public access and capital investment frameworks

Public Meeting #2, April 2022:

- Public Access Framework
- Capital Investment Framework
- Preferred Land Use Scenarios by Character Area



Additional Questions and Comments?

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