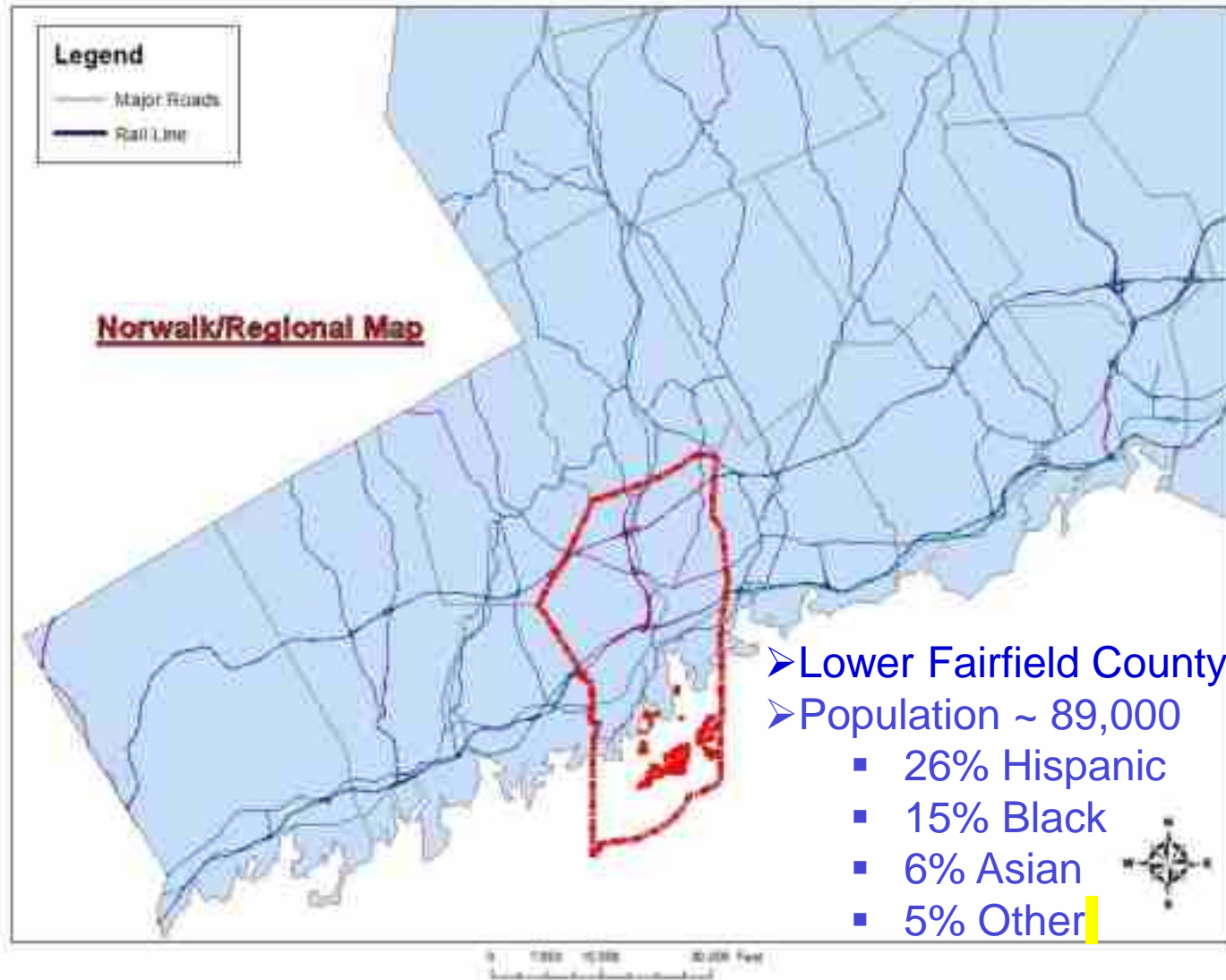




NORWALK TOD: Live Green 2018 JUNE 5th



Norwalk





Norwalk: A Dynamic Place.....





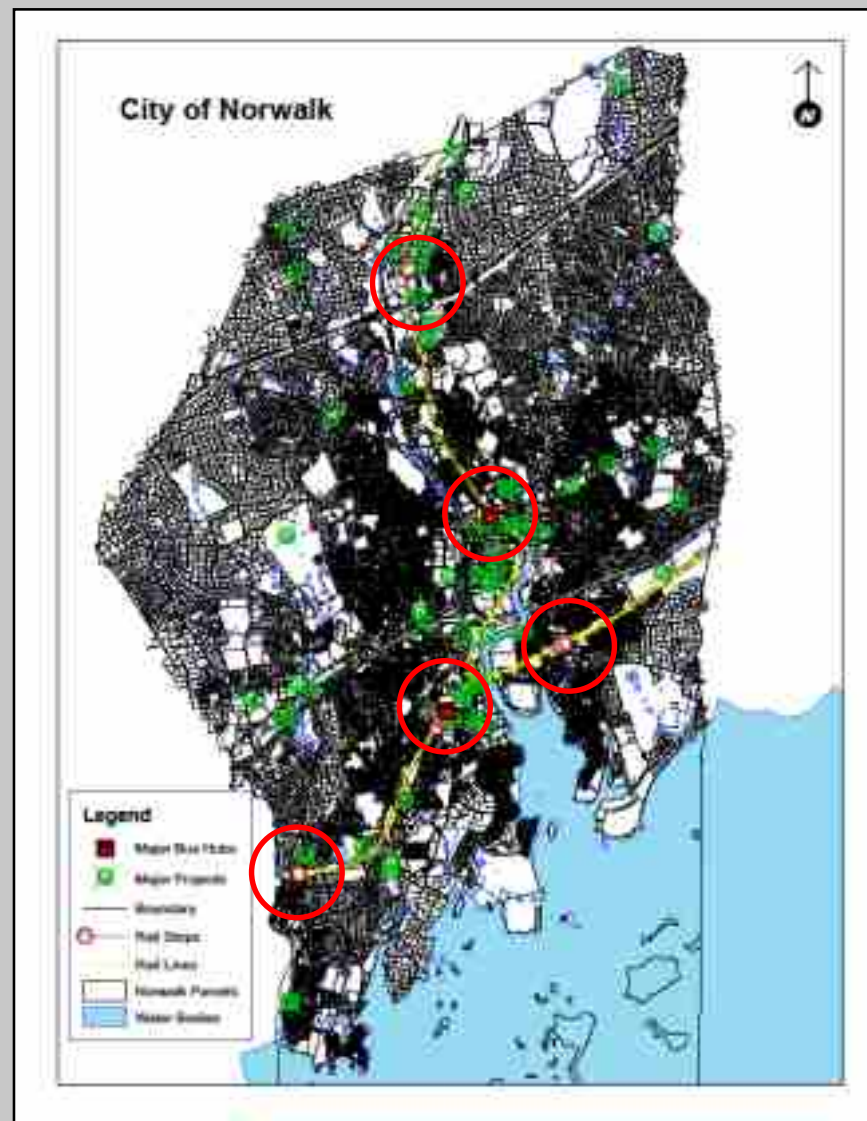
Norwalk: Transportation

➤ Four Metro North Rail Stations:

- SoNo
- East Ave
- Merritt 7
- Rowayton

➤ Pulse Point Bus Terminal:

- Fairfield County hub for bus transit
- Coastal Link to Bridgeport and Milford
- Also links to Danbury and Stamford





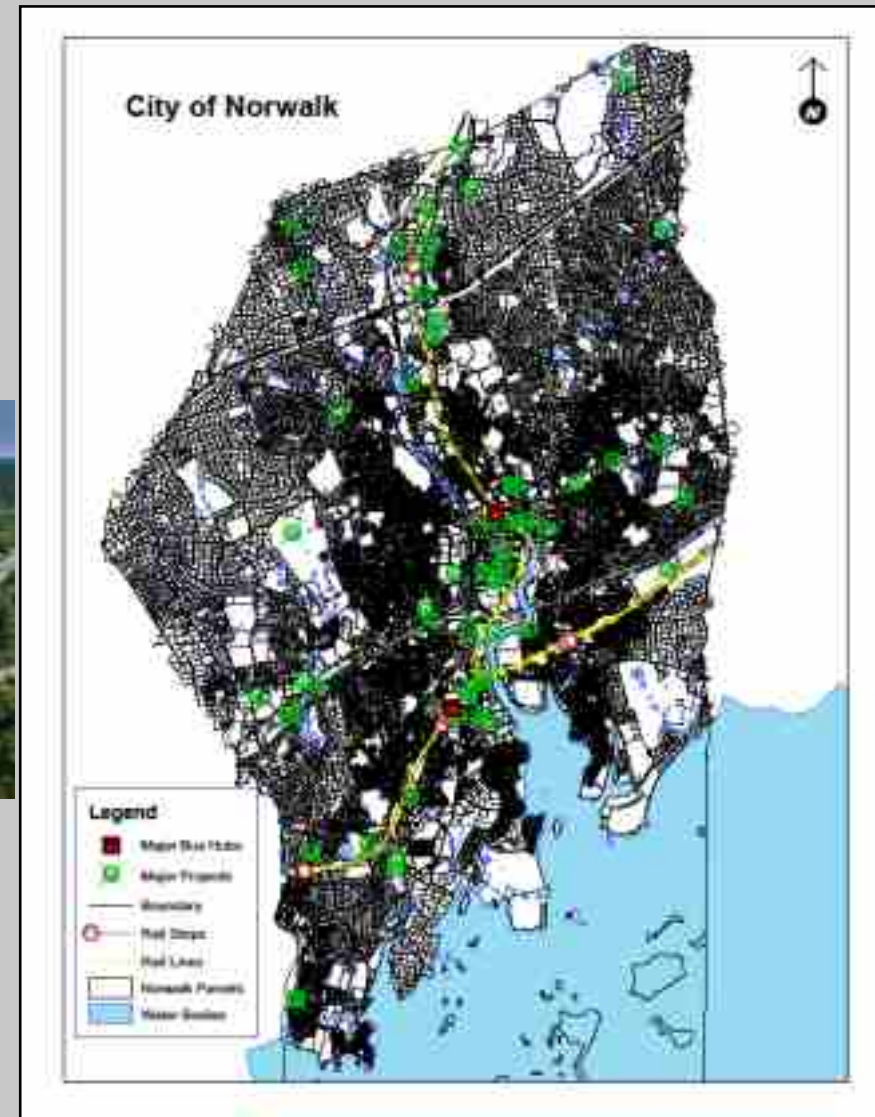
Norwalk: Employment



- 45,569 Jobs as of 2015
- Retail, Hx. Care, Bus. Svc. & Tech
- 2nd largest office market in Fairfield Cty.
- 75% Commute out of City



Norwalk: Dynamic & Growing.....





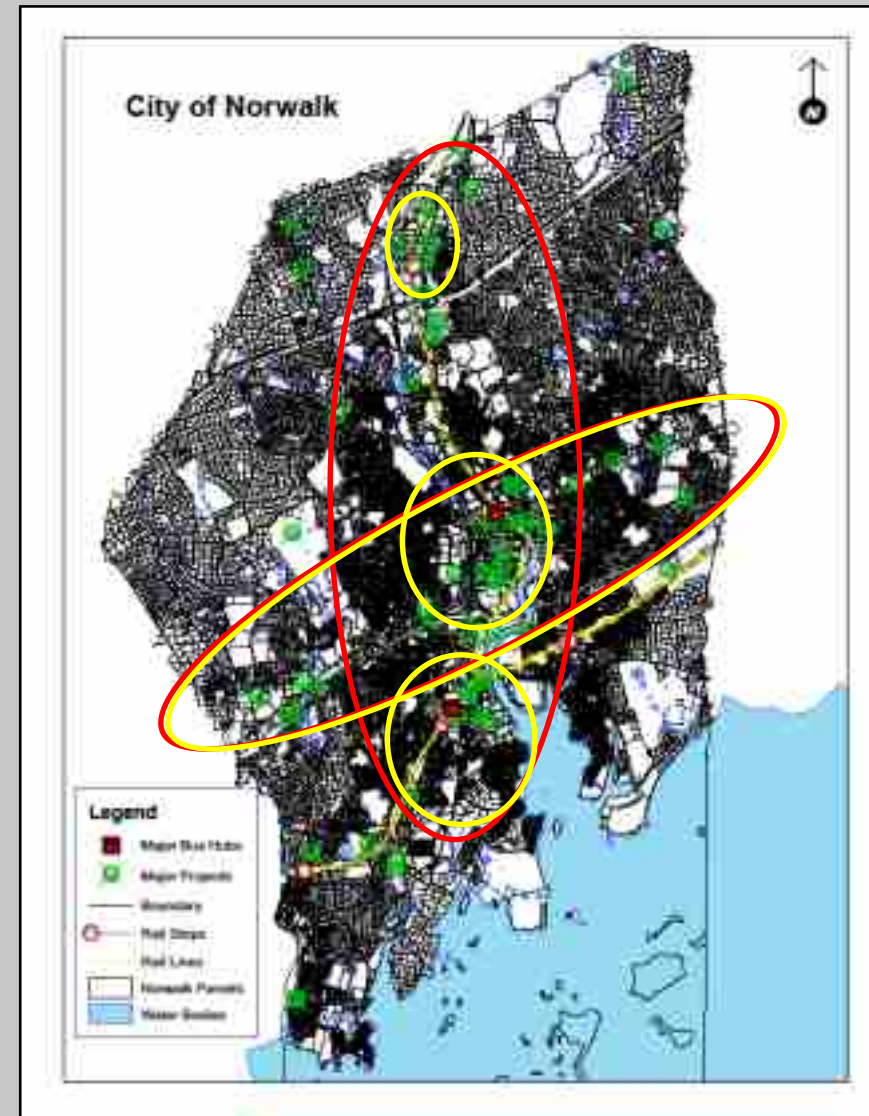
Norwalk: Development

➤ Consistent Development in 5 Core Areas:

- Merritt 7
- South Norwalk
- West Ave.
- “Downtown” Norwalk/Wall Street
- Route 1 Corridor

➤ Development in Last 5 Years:

- ~ 3,500 Dwelling Units (mostly apartments)
- 1,000,000 SF Retail Mall
- Not to mention the \$1 billion dollar Walk Bridge





Merritt 7: TOD



- One of Most Significant Economic Locations in the Region
- Contains over 1.5 million SF of Class A Office Space (most LEED Certified)
- Company Portfolio Includes
 - Datto, FactSet, Diageo, EMCOR, Frontier Communications, Siemens, GE Fiancial, XEROX, Mercer, Aon
- Grist Mill Village, over 700 units approved or planned
- Units ~ 1,200 feet from station
- New Rail Station serving Danbury Branch



Merritt 7: TOD



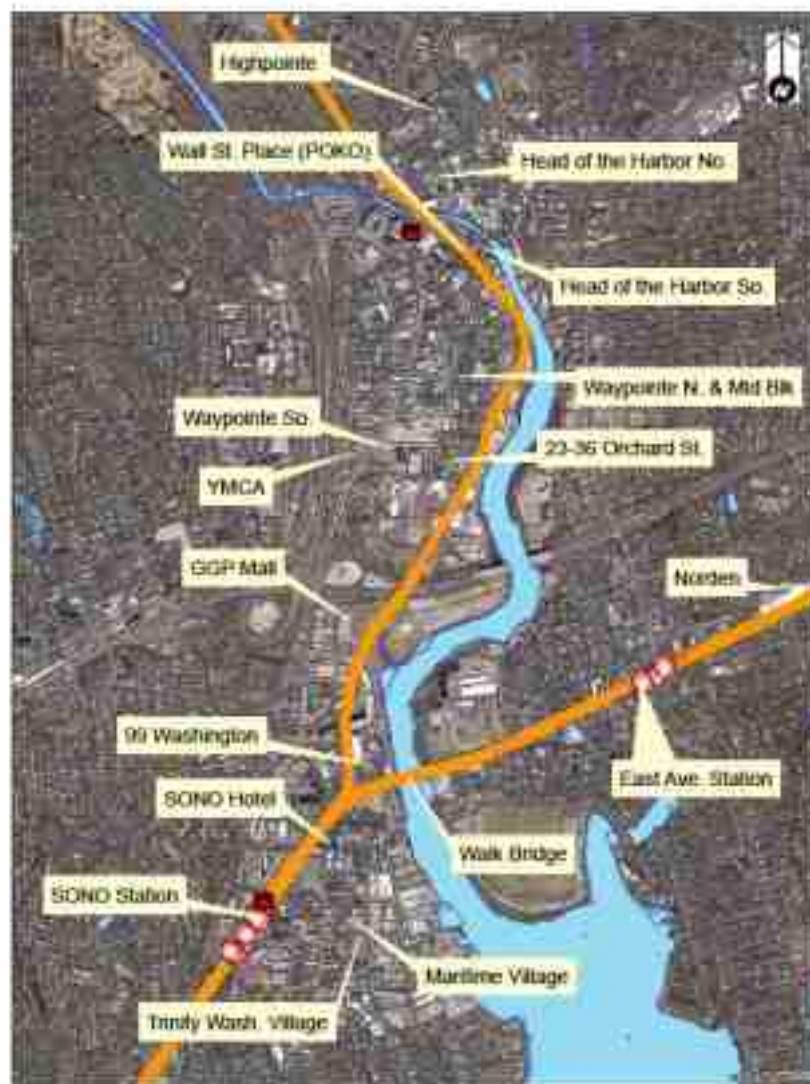


Merritt 7: TOD





Norwalk's Core





SoNo TOD





SoNo TOD

First TOD Regulations passed in 2012 allowing residential in I1 zone near SoNo Station

- 1 unit/800 SF, 10% affordable to 80% SMI
- Allowed 6 Stories 72 Feet
- Required Special Permit
- Design Review within redevelopment areas



Maritime Village: 19 Day St.



- Spinnaker Real Estate Partners
- Approved 10/14
- ~ 1.15 acres
- 57 Units
- 6 workforce units
- ~ 900' from the SoNo Station
- 10,000 SF Commercial (Distillery!)



Maritime Village





Maritime Village





Maritime Village





Bates Court



- M.F. Discala & Co.
- Approved 10/17
- ~ 0.7 acres
- 40 Units
- 4 workforce units
- ~ 500' from the SoNo Station
- Possible second phase

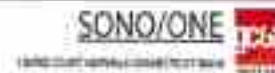


Bates Court





Bates Court





121-123 Water St.



- F.D Rich Co.
- Approved 1/18
- ~ 1.5 acres
- 6,000 SF Commercial
- 80 Units (129 w/rev.)
- 8 workforce units
- ~ 1,200' from the SoNo Station
- Pending second phase



121-123 Water St.



Existing Conditions





121-123 Water St.





Washington Village



- Choice Neighborhoods Recipient
- Approved 2/14
- ~ 6.5 acres
- 273 Units
- Mixed Income
- ~ 1,100' from the SoNo Station
- Being built in 3 phases



Washington Village

Existing Conditions



Subject to Flooding



Washington Village





SoNo Station TOD (SSDD)

- Approved April 2018
- Study area, 124 acres, 52 acres rezoned into single zone
- Infrastructure and school impacts study, construction impacts and costs
- New affordability regs
 - 10% units at 60% SMI (with reduction in ; or
 - 10% units at 80% SMI + 1% fee (with reduction in parking & rec. space)
- 1 unit/500 SF of lot area
- 6 stories/72' throughout with upper floor step-backs
- 1.3 parking spaces/unit
- New design standards with architectural peer review (paid by the applicant!)
- Ground floor activation on certain streets, encourages pedestrian friendly uses
- Historic preservation bonuses
- Almost no special permit uses!
- Several Projects in pipeline



SoNo Station TOD (SSDD)





SoNo Metro



- Spinnaker Real Estate Partners
- Anticipated filing in 2018
- ~ 3 acres
- 283 Units
- 28 Affordable*
- 567 spaces (187 surplus!)
- ~ 362,000 SF
- 29,500 SF Commercial



SoNo Metro





SoNo Metro



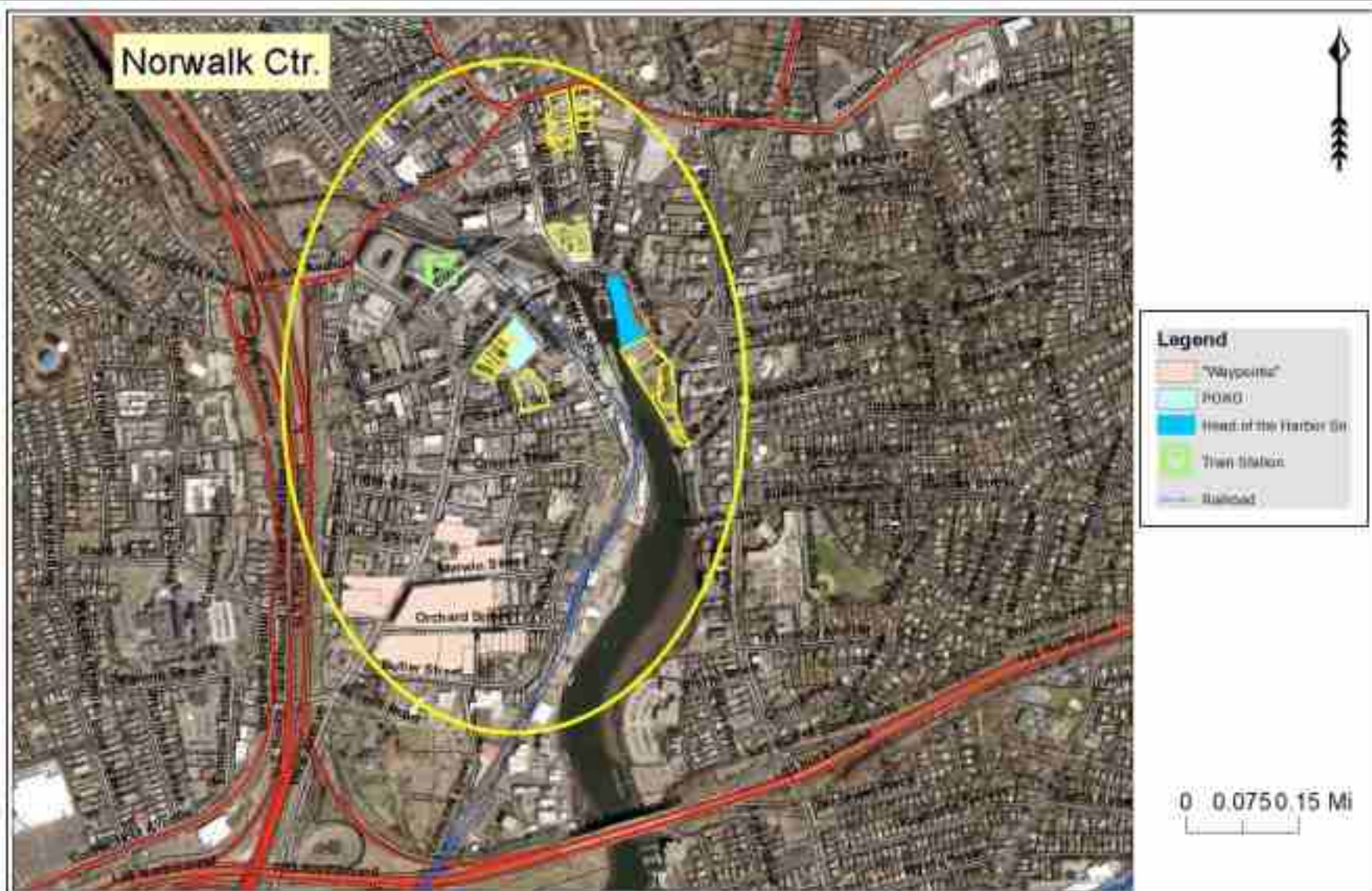


SoNo Metro





Cental Norwalk





Waypoint

- Bellpointe Capital
- 5 Projects, from 2013 – present
- ~ 11.5 acres
- 988 Units
- 100 Affordable
- ~ 131,500 SF Commercial
- ~ 1 mile to SoNo Station (shuttles)
- ~ 3,000' From Pulse Point





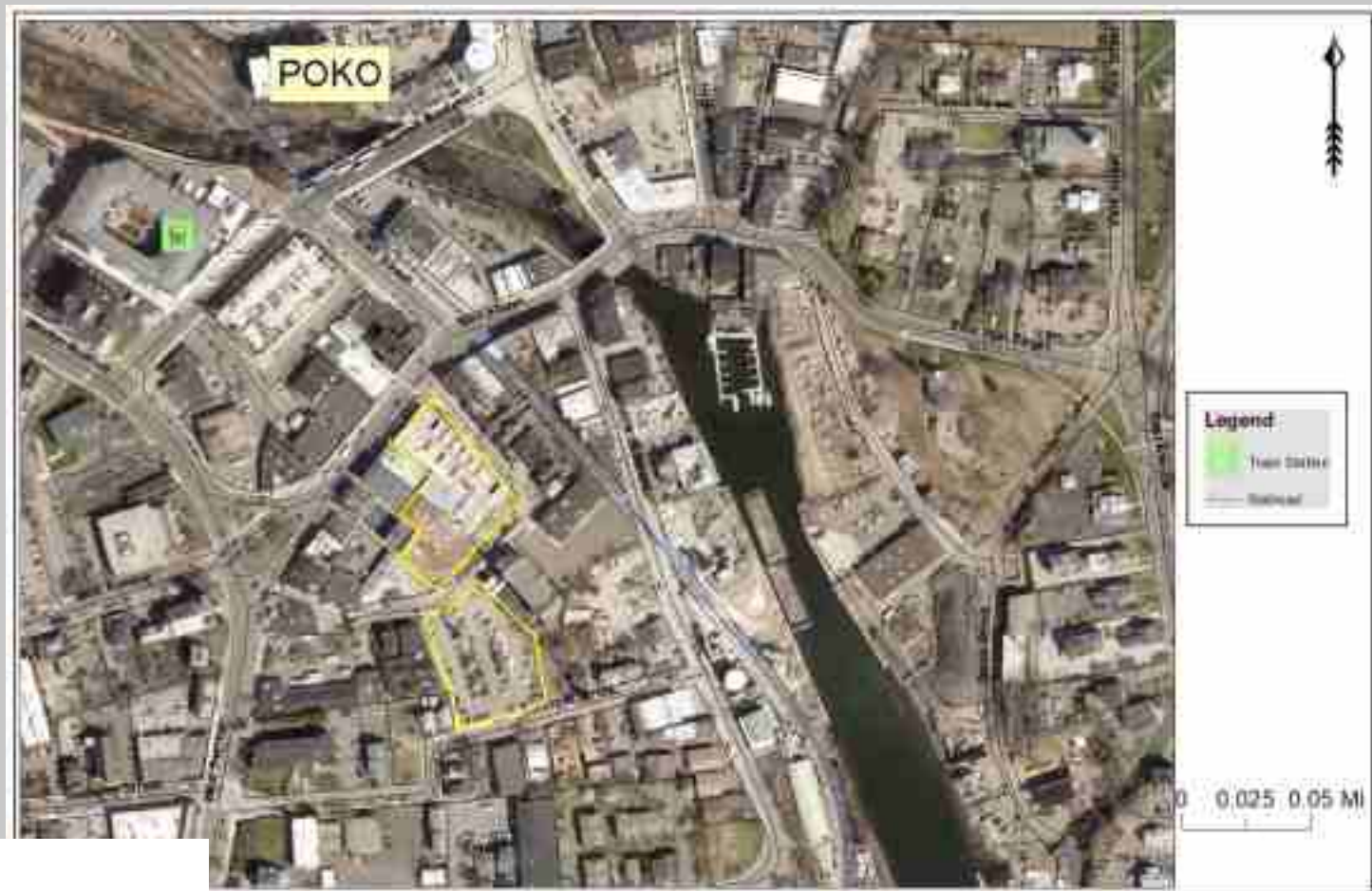
TOD in Norwalk

SoNo:





Wall St. Place Phase I



- ~ 2.5 acres
- 101 Units
- ~ 25,000 SF Commercial
- Parking?

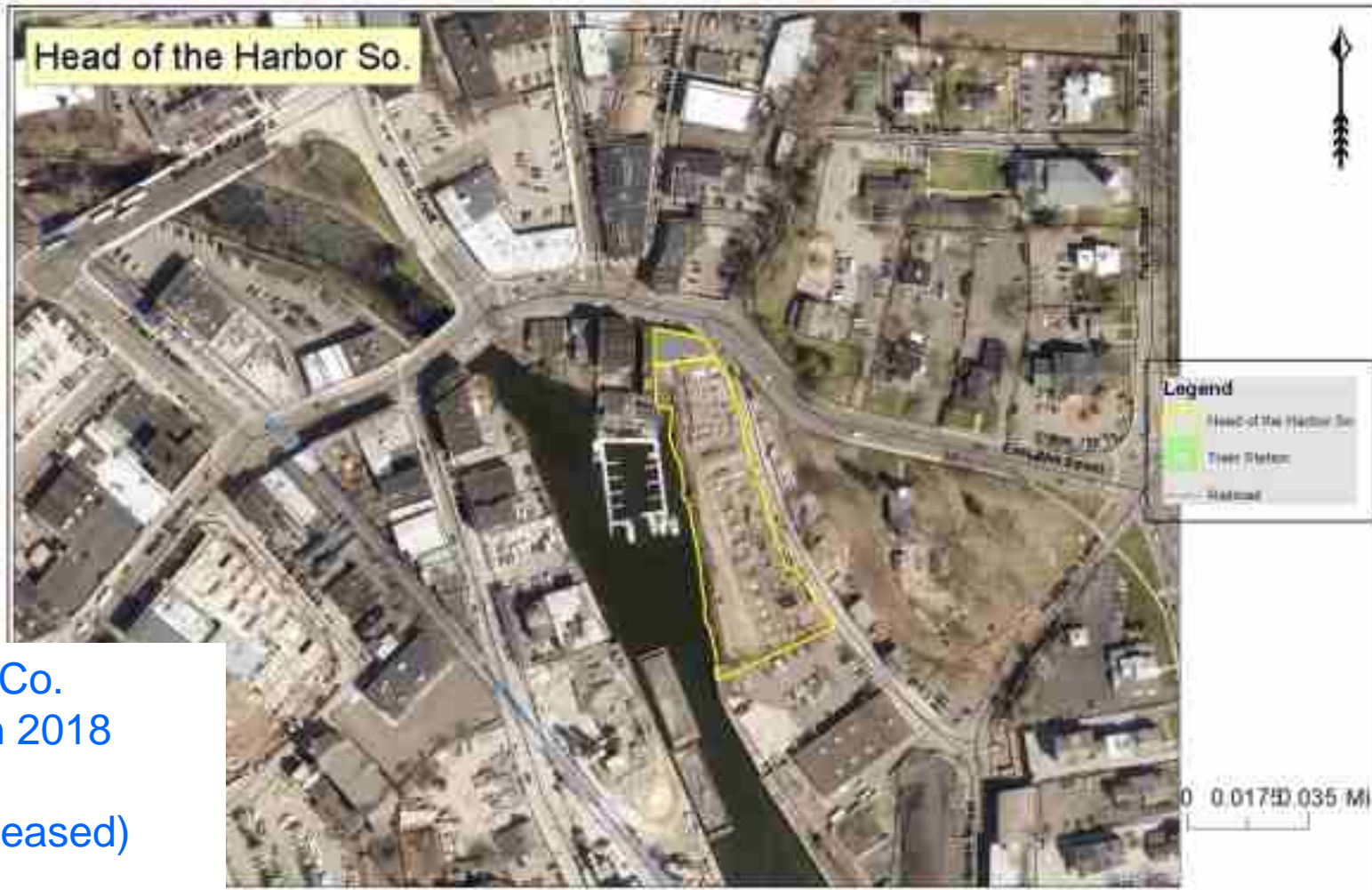


Wall St. Place Phase I





Head of the Harbor So.



- M.F. Discala Co.
- Completed in 2018
- ~ 1.8 acres
- 60 Units (all leased)
- 1 kid!
- 6 Affordable
- ~ 6,000 SF Commercial



Head of the Harbor So.





High Pointe



- Bellpointe Capital
- ~ 3.4 acres
- Street Improvements
- 278 Units
- 28 Affordable
- ~ 18,500 SF Commercial



High Pointe

Existing Conditions





High Pointe





Other Sites:





230 East Ave TOD



- Spinnaker Real Estate Partners
- Approved in 2018
- ~ 3.6 acres
- 189 Units
- 19 Affordable
- ~ 60,000 SF Commercial
- 415 spaces (145 surplus!)



230 East Ave TOD





230 East Ave TOD





230 East Ave TOD





230 East Ave TOD





230 East Ave TOD





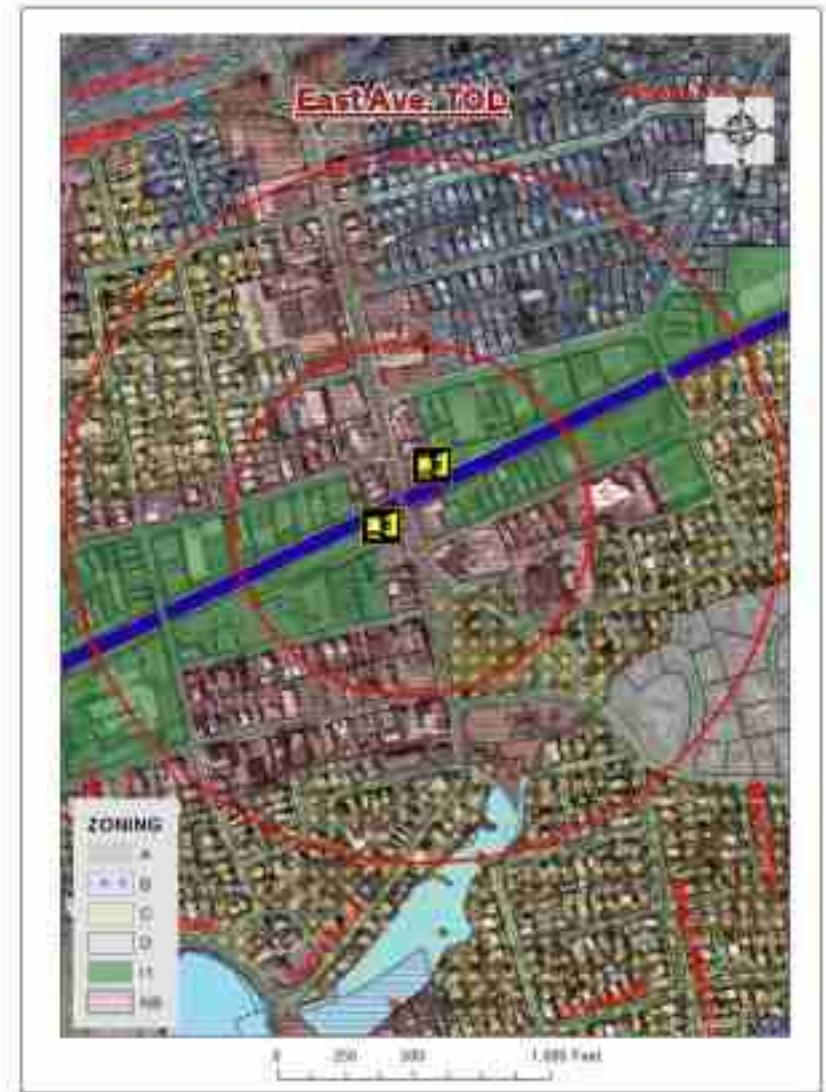
230 East Ave TOD





East Ave. Rail Station TOD Plan

- \$125,000 TOD Grant
- RFP's due in early June
- Study complete in Spring of 19
- Existing Stations: 2 platforms
- East Avenue Bridge replacement and road realignment (part of Walk Bridge)
- Will establish:
 - TOD bounds, based on infrastructure, neighborhood bounds (w/in ½ mile)
 - Proposed new zoning regulations
 - Design standards





Thanks!