

Choice
Neighborhoods
Initiative

Critical Community Improvements



Washington Village

Water, Water Everywhere!

- 136 units constructed in 1941
- Adjacent to the Norwalk River and within the 100 year floodplain
- Superstorm Sandy 2012
- Former Mayor: “They don’t call it Water Street for nothing.”



THE HOUR  Sections

HUD awards Norwalk Housing Authority \$30M grant to help rebuild Washington Village

By ROBERT KOCH
Hour Staff Writer Published 2:03 pm, Monday, June 30, 2014

The New Washington Village

- Trinity Financial
- 273 units on 2 vacant parcels (13 & 20 Day Street) and current site
- 50% public housing, 25% workforce, 25% market rate
- Housing and key infrastructure to be raised 6.5 ft above existing conditions, per DEEP waiver agreement
- https://www.youtube.com/watch?v=hEr_eWFKMXg&feature=youtu.be

THE HOUR ≡ Sections

Washington Village rebuild poised to begin

By Robert Koch Updated 10:31 am, Tuesday, November 29, 2016



THE HOUR ≡ Sections

Washington Village tenants excited to finally move

By Kaitlyn Krasselt Published 4:29 pm, Saturday, January 7, 2017

The New Washington Village



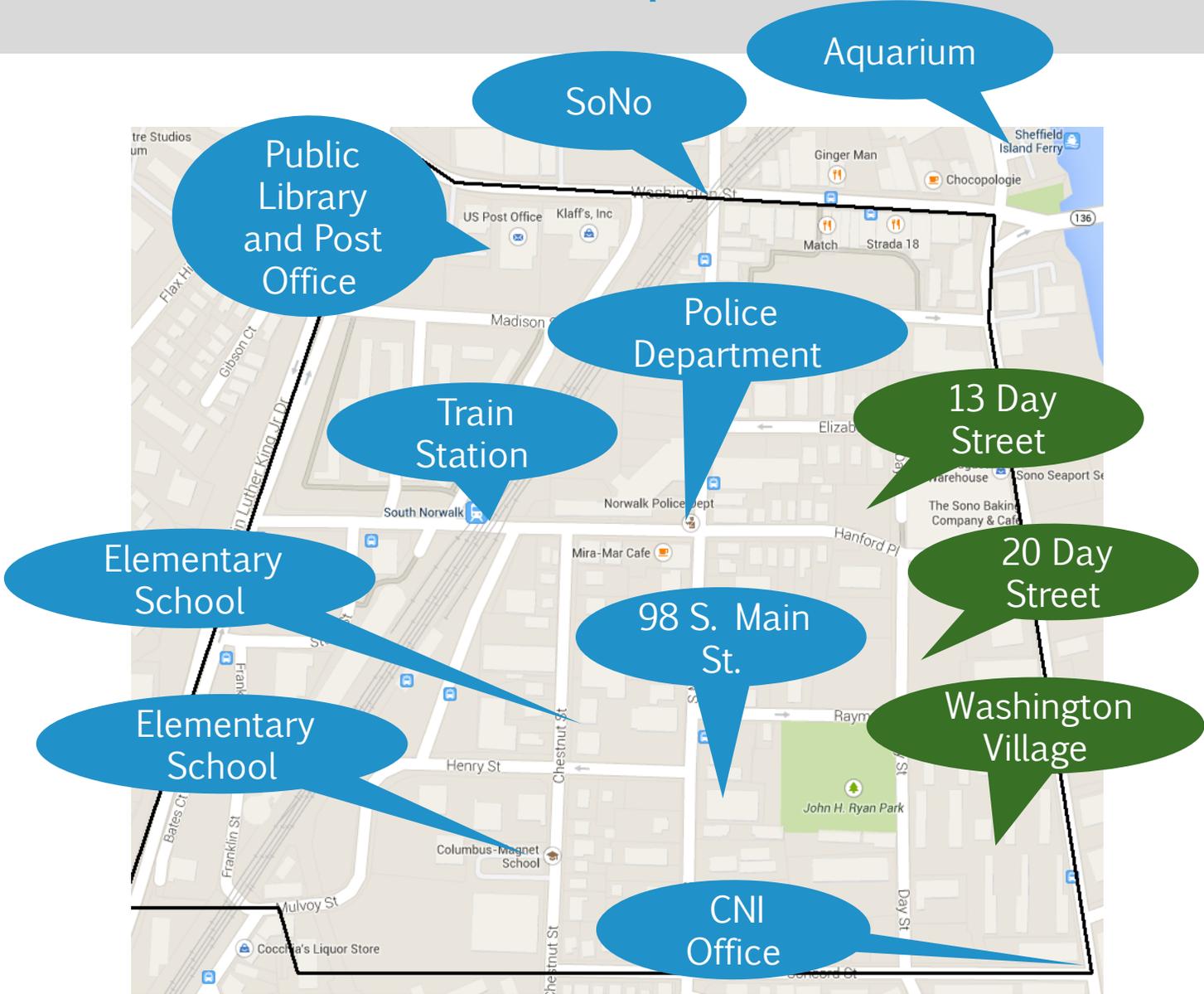
THE HOUR  Sections

Local hands to help rebuild Washington Village

By Robert Koch Updated 5:37 pm, Tuesday, September 27, 2016

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Norwalk CNI Overview (0.15 square miles)

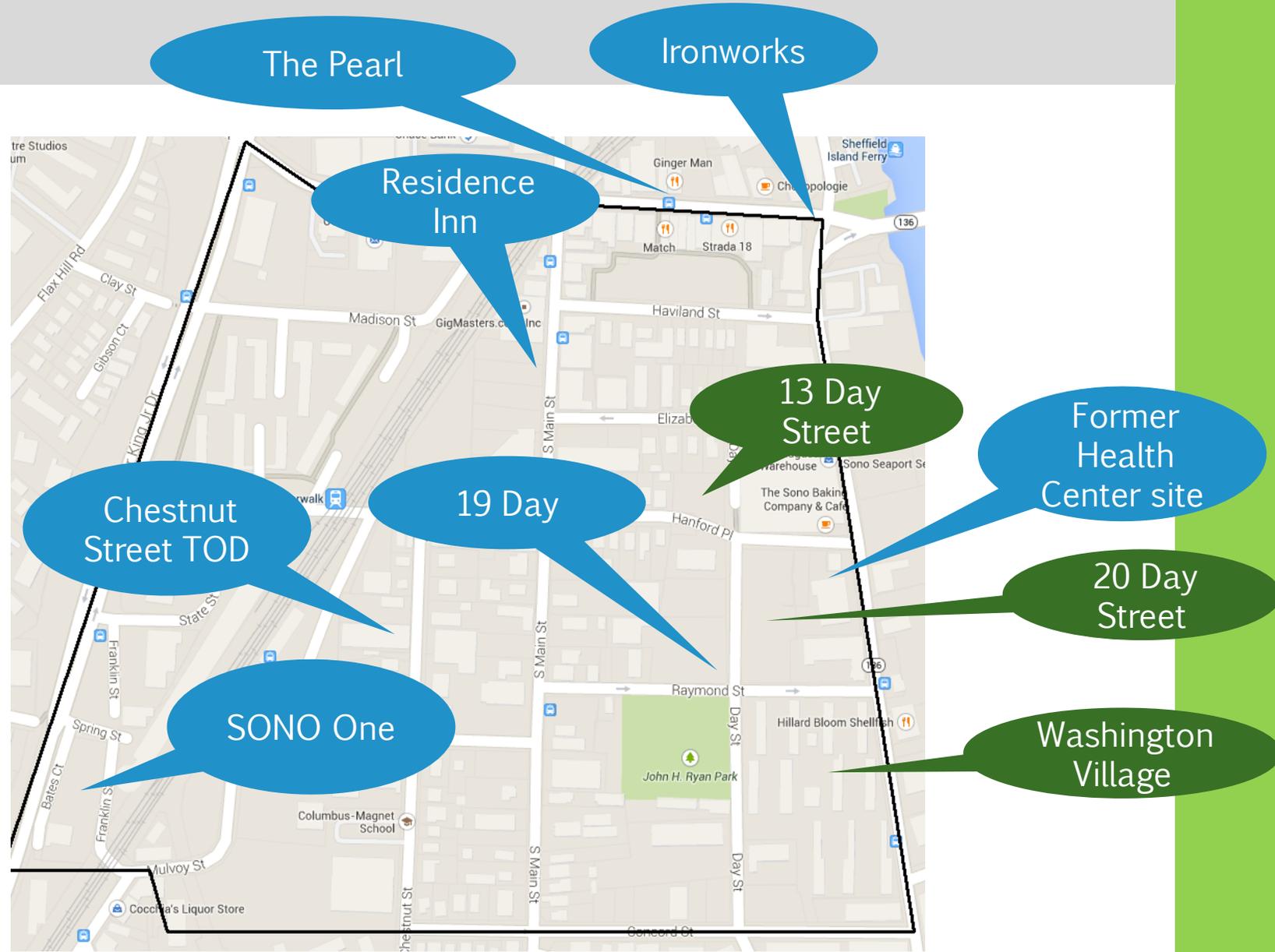


CNI Grant Leverages over \$350 million in Private Investment in CNI area

THE HOUR  Sections

Transit-Oriented Development takes hold in Norwalk

Updated 5:32 pm, Friday, September 23, 2016



Looking north/east
from Ryan Park



“Walk” Bridge
Metro-
North/Amtrak

Maritime
Aquarium

Washington
Village Phase I

Washington
Village

Ryan Park



Looking east from
Ryan Park

Long Island
Sound

Washington
Village

19 Day Street

Ryan Park

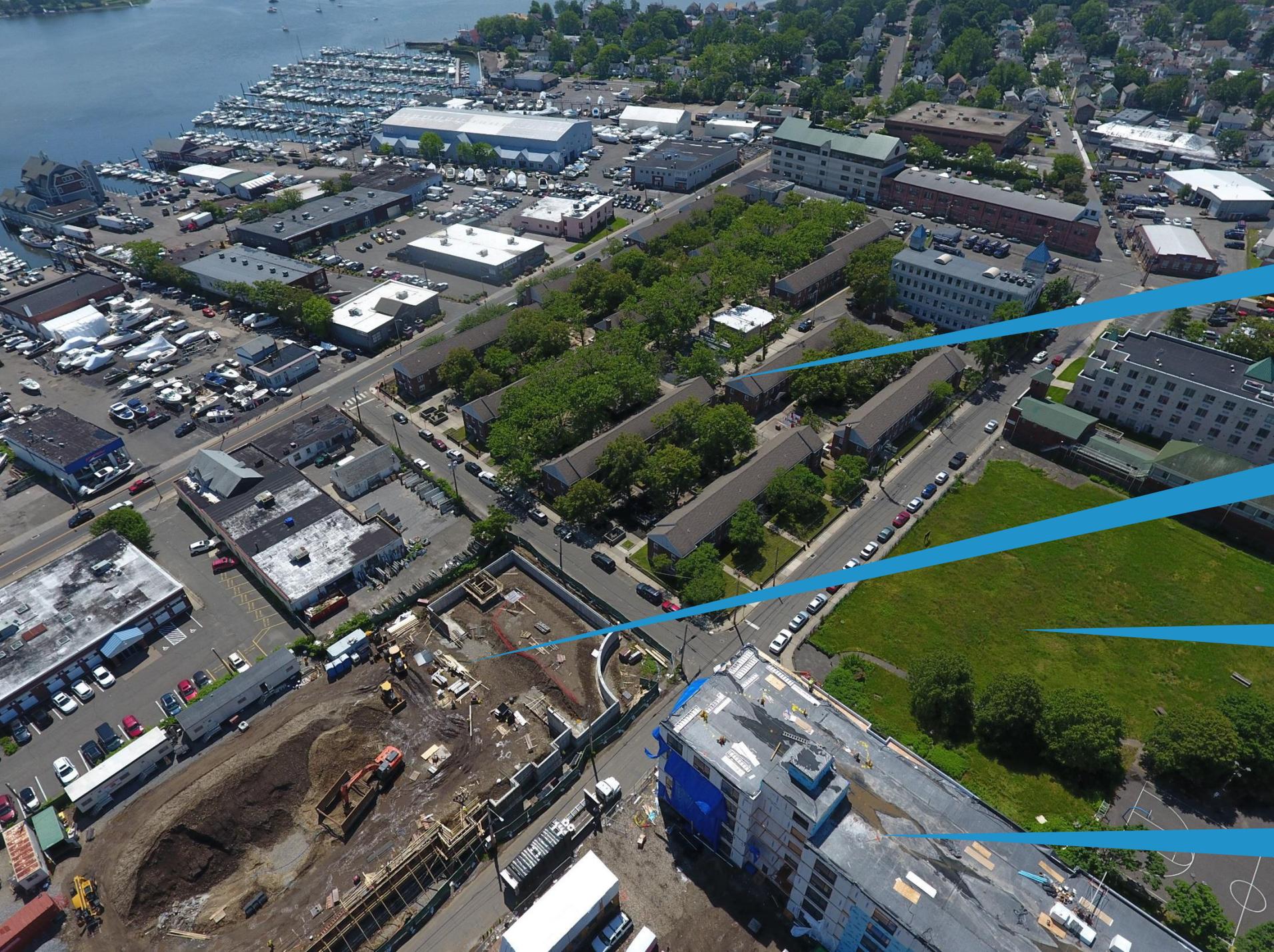
Looking south/east
from Ryan Park



Long Island
Sound

CNI Office

Washington
Village



Looking south/east
from Hanford Place

Washington
Village

Washington
Village Phase
I

Ryan Park

19 Day Street



Looking down on
Hanford Place

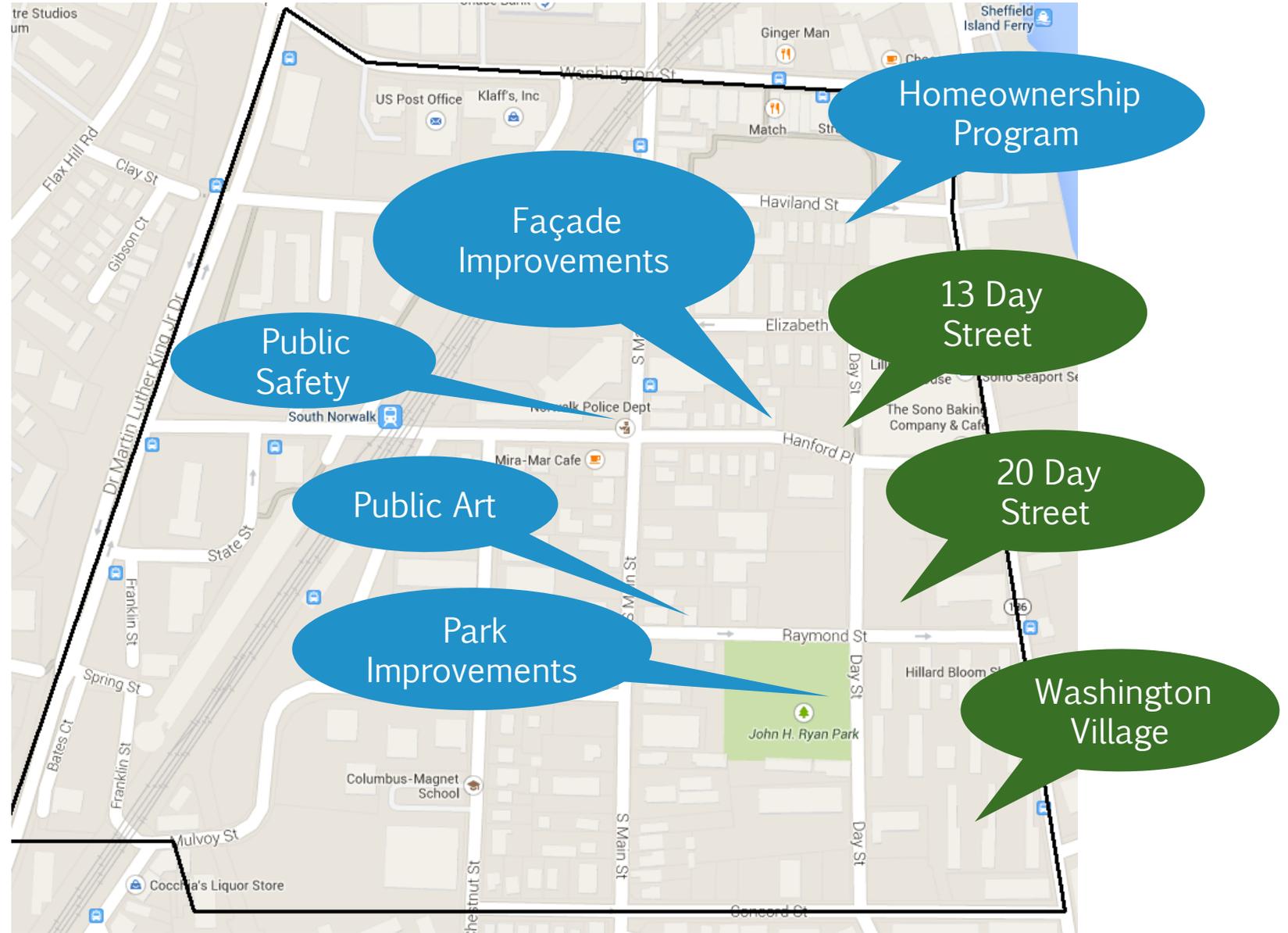
Former Health
Center Site

Washington
Village Phase
I

Washington
Village Phase
I

Hanford Place

CNI Target Neighborhood Critical Community Improvements



Park Improvements

- **Challenges:**
 - Ryan Park open space in the neighborhood (2.2 acres)
 - Underutilized
 - Limited facilities, under programmed
 - In the floodplain
 - High crime
 - Lack of attention by the City
- **Opportunities:**
 - Improving Ryan Park was a high priority in the planning process.
 - Provide unique amenities for the neighborhood: water play, basketball, exercise equipment, play equipment, etc.
 - New lighting and walkways



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Ryan Park Advisory Committee to develop master plan for 2.5-acre park in heart of South Norwalk

By ROBERT KOCH

Hour Staff Writer Published 5:45 pm, Tuesday, October 7, 2014

Park Improvements: Ryan Park a year ago



Park Improvements: Ryan Park Today



THE HOUR ≡ Sections

Ryan Park closes for renovation

By Kaitlyn Krasselt | Published 6:12 pm, Monday, December 12, 2016

THE HOUR ≡ Sections

Norwalk lands \$2M to clean up contamination at Ryan Park

Updated 7:18 pm, Wednesday, February 15, 2017

Environmental assessment
(EPA Brownfields Grant -
\$400k)

Environmental remediation
(DECD Brownfields Grant -
\$2 million)

Park Improvements: Ryan Park “Tomorrow”

Ryan Park Master Plan

Approved July
2016

Delivery fall
2018



Public Art

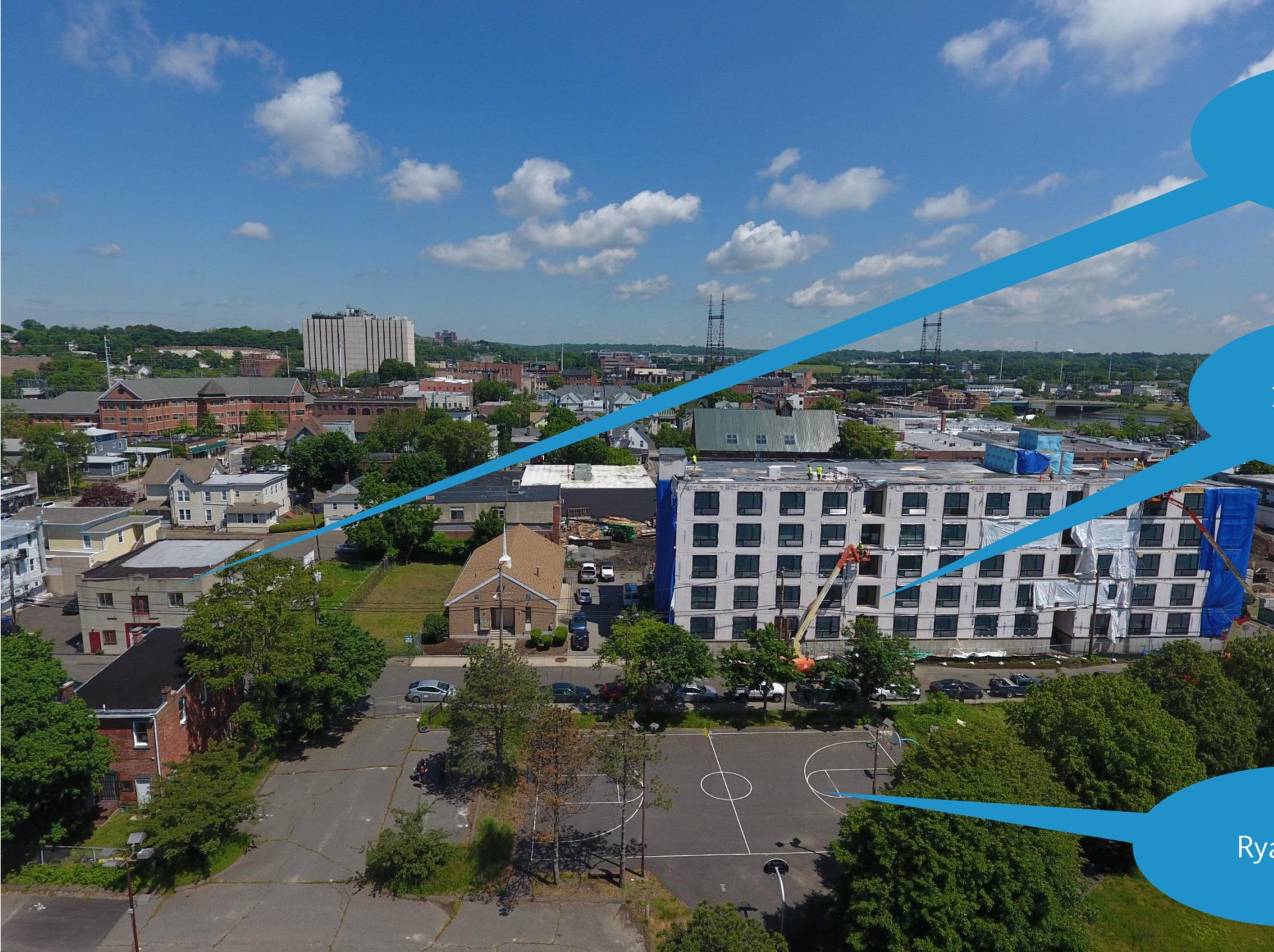
- **Challenges:**
 - 98 South Main Street, abutting Ryan Park, is a 40 year old building owned by former NEON (bankruptcy) and struggling South Norwalk Community Center.
 - \$200,000 of CDBG funds have been invested on the interior of the building. The exterior was in need of a facelift, making the building and neighborhood more attractive, creating a place-making piece in the CNI.
 - CCI Plan originally called for a public art piece to be installed on the side of the building.
 - The ownership of the building is currently in question, making an art installation on the building infeasible at this time.



Public Art: Evolution of a Plan

- **Emerging Opportunity!**
- Charles O. Perry was an American sculptor particularly known for his large-scale public sculptures
- Perry Studio located on Raymond Street across from Ryan Park
- Norwalk Redevelopment Agency working with Arts Commission and the Perry family to rehabilitate the Perry studio for the purpose of establishing a neighborhood arts center with associated arts education programming that serves the local residents and honors Perry's legacy.
- Charles O. Perry installation in Ryan Park





Perry Studio

19 Day Street

Ryan Park

Pedestrian Improvements

- **Challenges:** Make South Norwalk a walkable and bike-able community with pedestrian and bicycle friendly streets and enhanced public transit stops
- **Opportunities:** Establish connections that are safe, clear and convenient, “Complete Streets”, draw commuters from Train Station into South Norwalk.



Pedestrian Improvements: Evolution of the Plan

Since the announcement of the CNI grant award, nearly \$350 million of additional private residential and commercial investment has been completed, announced or under construction in the Choice Neighborhood.

The South Norwalk TOD Redevelopment Plan positions the Choice Neighborhood for even further residential and commercial development.

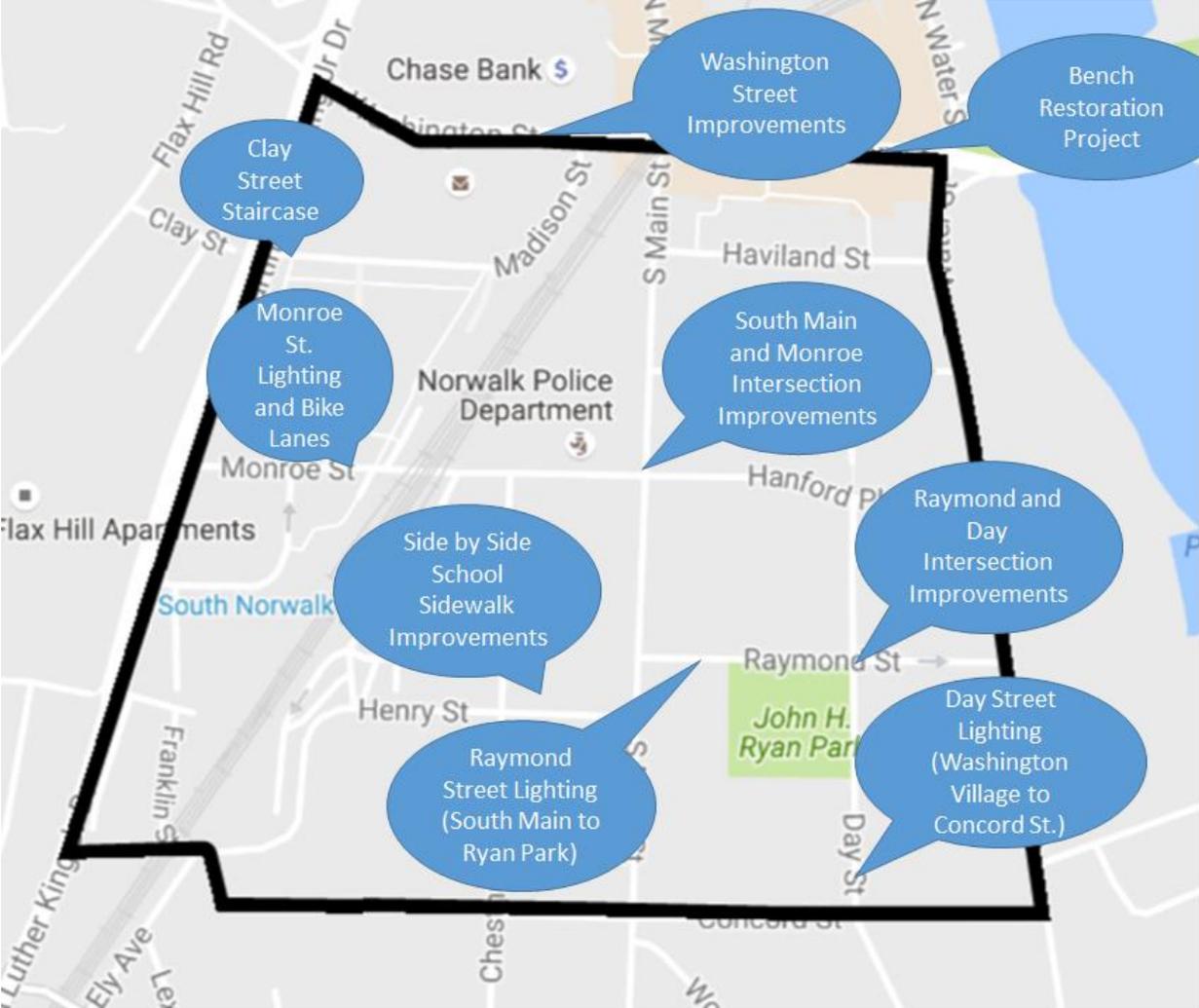
As private developers are responsible for the sidewalk improvements and other pedestrian enhancements surrounding their developments, it became necessary to modify the original Complete Streets activity (40 historic-style, decorative street lights).

Plan now includes sidewalks, lighting, cross walks, resiliency measures, bike lanes, street trees, and pocket parks in other areas of the Choice Neighborhood (\$16 million in leverage).



Pedestrian Improvements

\$16.8 million in pedestrian improvements completed and underway



Homeownership Program

- **Challenges:** Low homeownership rates, cost burdened households, preserving affordability in a changing neighborhood, low turnover, NRA maximum offer often outbid by investors.
- **Opportunities:** With CDBG, CHFA, DECD and CNI funds, Norwalk Redevelopment Agency funded the South Norwalk Homeownership Program in which the Agency is purchasing small multi-family homes and renovating them for LMI homeownership and rental.



THE HOUR  Sections

Working to preserve affordable housing in South Norwalk

By Robert Koch Published 2:23 pm, Tuesday, May 24, 2016

Homeownership Program: 24 Haviland Street One Year Ago



NEON's thrift store set to open

Published 7:00 pm, Friday, January 14, 2011

Homeownership Program: 24 Haviland Street Today



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Historic home will be sold as affordable housing

By Kaitlyn Krasselt Updated 12:35 pm, Friday, September 15, 2017

Residential Façade Improvement Program

- **Challenges:** Residential properties in the Choice Neighborhood are among the oldest in Norwalk. The old age of the homes combined with a lower than average homeownership rate in the Choice Neighborhood (23% vs. 62% for Norwalk) is evidenced by the deteriorating and blighted conditions of many residential properties.
- **Opportunities:** Making investments in cleaning up, beautifying and preserving the historical features of the neighborhood's residential housing stock is an essential way to signal to people that South Norwalk is a choice place to live.



10 Hanford Place



72 and 74 S. Main St.



8 Hanford Place

Residential
Façade
Improvement
Program:
Hanford Place
- Gateway to
new
Washington
Village ...



9 Hanford
Place

11 Hanford
Place

Washington
Village Phase I
@ 13 Day
Street

Looking West from Hanford Place at the South Norwalk Train Station



Residential Façade Improvement Program



Before



After

2 Hanford Place

Residential Façade Improvements



Before



In Progress

3 Hanford Place

Public Safety

- **Challenges:** Crime rates in the CNI are the highest in Norwalk. Washington Village and Ryan Park had become synonymous with crime in Norwalk.
- **Opportunities:** Strengthen community policing program to establish better relationships between police officers and the community.
- Norwalk received a BCJI planning grant and has applied for a BCJI implementation grant. The findings of the planning grant will be used to request CNI public safety funding.



THE HOUR ≡ Sections

'Safer South Norwalk' public conversation to be held Tuesday

By Leslie Lake | Published 2:31 pm, Monday, September 12, 2016

The Best Laid-PlansOften Go Awry..... The Lawsuit (2014-2016)

THE HOUR ≡ Sections

Washington Village evidentiary hearing to continue Jan. 6

By ROBERT KOCH
Hour Staff Writer Published 4:15 pm, Monday, December 22, 2014

THE HOUR ≡ Sections

Washington Village rebuild could be delayed a year due to legal battle

By ROBERT KOCH
Hour Staff Writer Published 3:05 pm, Wednesday, June 24, 2015

THE HOUR ≡ Sections

Court calls upon Friends of Ryan Park to document 'authority' in park

By ROBERT KOCH
Hour Staff Writer Published 5:45 pm, Tuesday, August 25, 2015

THE HOUR ≡ Sections

Court hearing Tuesday on appeal of Washington Village reconstruction plan

By ROBERT KOCH Hour Staff Writer Published 10:07 am, Saturday, February 20, 2016

THE HOUR ≡ Sections

Washington Village transformation clears hurdle

By Robert Koch Published 10:06 am, Friday, April 22, 2016

THE HOUR ≡ Sections

Washington Village rebuild set to advance

By Robert Koch Published 4:02 pm, Sunday, June 26, 2016

THE HOUR ≡ Sections

General contractor chosen for Washington Village rebuild

By Robert Koch Updated 2:41 pm, Thursday, September 8, 2016

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