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.”

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
Local hands to help rebuild Washington Village

By Robert Koch  Updated 5:37 pm, Tuesday, September 27, 2016
Norwalk CNI Overview (0.15 square miles)

- Public Library and Post Office
- SoNo
- Aquarium
- Train Station
- Police Department
- 13 Day Street
- 20 Day Street
- Elementary School
- Elementary School
- 98 S. Main St.
- Washington Village
- CNI Office
CNI Grant Leverages over $350 million in Private Investment in CNI area

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

Hanford Place

Former Health Center Site

Washington Village Phase I

Washington Village Phase I

Hanford Place
CNI Target Neighborhood Critical Community Improvements

- Façade Improvements
- Public Safety
- Public Art
- Park Improvements
- Homeownership Program
- 13 Day Street
- 20 Day Street
- Washington Village
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
Park Improvements: Ryan Park a year ago
Park Improvements: Ryan Park Today

- 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
• 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.
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.
• **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.

---

*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
Homeownership Program: 24 Haviland Street Today

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.
Residential Façade Improvement Program:
Hanford Place - Gateway to new Washington Village...
Looking West from Hanford Place at the South Norwalk Train Station
Residential Façade Improvement Program

2 Hanford Place

Before

After
Residential Façade Improvements

3 Hanford Place

Before

In Progress
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 Best Laid-Plans ....Often Go Awry..... The Lawsuit (2014-2016)

Washington Village evidentiary hearing to continue Jan. 6
By ROBERT KOCH
Published 4:15 pm, Monday, December 22, 2014

Washington Village rebuild could be delayed a year due to legal battle
By ROBERT KOCH
Published 3:06 pm, Wednesday, June 24, 2015

Court hearing Tuesday on appeal of Washington Village reconstruction plan
By ROBERT KOCH Hour Staff Writer
Published 10:07 am, Saturday, February 20, 2016

Washington Village transformation clears hurdle
By Robert Koch
Published 10:06 am, Friday, April 22, 2016

Washington Village rebuild set to advance
By Robert Koch
Published 4:02 pm, Sunday, June 26, 2016

General contractor chosen for Washington Village rebuild
By Robert Koch
Updated 2:41 pm, Thursday, September 8, 2016
Contact Information

Thomas J. Ivers
Director, Choice Neighborhoods Initiative
Norwalk Housing Authority
tivers@norwalkha.org
(203)838-8471 x135

Tami Strauss
Director of Community Development Planning
Norwalk Redevelopment Agency
tstrauss@norwalkct.org
(203)854-7810 x46787