

A Waterfront Vision

CITY OF NORWICH



HARBOR MANAGEMENT COMMISSION
NORWICH, CONNECTICUT



SEPTEMBER 2011

Cover photos of the Norwich Harbor and waterfront.

A WATERFRONT VISION FOR THE CITY OF NORWICH

- A Report for Submittal to the City Council -



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Acknowledgments

A number of persons including City officials, agency representatives, and interested citizens of the City of Norwich contributed to preparation of this document “A Waterfront Vision and Implementation Strategy for the City of Norwich” which was first issued in 2004 by the City’s Waterfront Interagency Planning and Coordination Committee.

Members of the Committee who contributed to preparation of the original document and their affiliations are: Ronald Aliano, Chairman of the Norwich Harbor Management Commission; Stanley Israelite, Norwich Community Development Corporation; Jennifer Kolonick, Director of the former Norwich Tourism and Main Street Office; Thomas Marien, Chairman of the Norwich Redevelopment Agency; William Sweeney, Norwich City Planner; and Thomas Wendland, citizen participant.

The document has been updated in 2011 by the Harbor Management Commission to reflect changing conditions and opportunities. Members of the Commission are:

John Paul Mereen (Chairman)
Richard Benoit (Vice Chair) Alderman Peter Desaulniers
Alan Bergren (City Manager) James Paulsen
Alderman H. Tucker Braddock JoAnne Philbrick
Ed Seder (Honorary Member)

Mayor Peter Nystrom and all members of the Norwich City Council deserve special recognition for their vital contributions for advancing the City’s waterfront redevelopment goals and recognizing the importance of setting a long-range vision for achieving those goals.

The Harbor Management Commission’s planning consultant, Geoffrey Steadman of Westport, Connecticut, assisted the Waterfront Interagency Planning and Coordination with development of the original Waterfront Vision and assisted the Harbor Management Commission with preparation of the updated document in 2011. Aerial photographs are by Mr. Steadman and are from July 31, 2002 and July 16, 2008, excepting the 2005 photo on page 19 from the Long Island Sound Resource Center.

Finally, much appreciation is extended to the citizens of Norwich who have attended the Harbor Management Commission’s public meetings during development of the Waterfront Vision and otherwise demonstrated their interest and commitment for achieving the opportunities for economic growth, community development, and environmental enhancement associated with the Norwich waterfront.

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Introduction

The City of Norwich is one of the oldest and most historic communities in southeastern Connecticut. Much of the City's historical growth and development has been directly tied to its location on Norwich Harbor at the head of the Thames River, where the Yantic and Shetucket rivers converge. This historic confluence of the three rivers gives shape to Downtown Norwich—the City's nucleus today and for much of its history. The three rivers also provide the constant and prominent waterfront theme that runs through any description of the City's social and economic history, from the first settlement to the present day.

In the year 2011 Norwich continues to evolve as it seeks its optimum role in the economic and development structure of the State. As the City moves forward, public attention is naturally focused once again on the opportunities for economic growth and community development presented by the Harbor and three rivers' waterfront. In addition, there are many opportunities for enhanced public use and enjoyment of the Harbor and waterfront. Achievement of those opportunities while protecting environmental resources and preserving the City's traditional quality of life will require public support as well as active involvement, long-term commitment, and thoughtful planning on the part of a number of City agencies.



Photo 1: Downtown Norwich at the head of the Thames River.

Overall, the City has about ten miles of waterfront along the Thames, Yantic and Shetucket rivers in the Norwich Harbor Management Area. This area, delineated in the *Norwich Harbor Management Plan* prepared by the City's Harbor Management Commission and adopted by the City Council, encompasses the Thames River downstream to the City's boundary with the towns of Montville and Preston, as well as the tidal portion of the Yantic River upstream to the base of Yantic Falls, and the Shetucket River upstream to the base of the Greenville Dam.

Several City plans, including the Harbor Management Plan, *Norwich Plan of Conservation and Development*, and *Downtown Norwich Redevelopment Plan*, establish the City's basic goals and policies for use and development of the Harbor, waterfront, and Downtown. To best serve the public interest and meet the City's needs at the beginning of the 21st century, the Plan of Conservation and Development and Harbor Management Plan are being updated in 2011 by, respectively, the City's Commission on the City Plan and Harbor Management Commission.

Ten years ago, representatives of the Harbor Management Commission, Norwich Community Development Corporation (NCDC), Department of Planning and Neighborhood Services, and Redevelopment Agency formed a voluntary alliance they named the City's Waterfront Interagency Planning and Coordination Committee. A representative of the former Tourism and Main Street Office also was an active participant on the Committee. Their purpose, recognizing the City's waterfront-related opportunities for economic growth and community development, was to prepare a long-range Waterfront Vision and implementation strategy for Norwich. The Waterfront Vision, they anticipated, would provide a guiding theme for pursuit of the City's waterfront improvement and harbor management opportunities. The vision, intended to be reflected and implemented through the provisions of the various City plans, codes, and ordinances affecting the Harbor and waterfront, would be based on specific City goals for expanded public use of the waterfront, redevelopment of underutilized properties, Downtown revitalization linked with the Harbor, protection and enhancement of the natural environment, and other goals for beneficial use and conservation of the Harbor and waterfront.



Photo 2: Looking upstream on the Thames River toward Downtown Norwich from near the Norwich/Montville boundary.



Photo 3: Looking downstream on the Thames River from over Downtown Norwich.

In July 2004, after a series of public meetings and with support from the City Council, the Committee completed its document “A Waterfront Vision and Implementation Strategy for the City of Norwich” which was then submitted to the Council by the NCDC’s Waterfront Development Division. The document, in concert with the Harbor Management Plan, has since provided the basis for a number of harbor management initiatives pursued by the Harbor Management Commission, such as the Commission’s Shipping Street Waterfront Redevelopment Study and Norwich Harbor Water and Waterfront Trails Program. As part of the Water and Waterfront Trails Program, the Commission is currently pursuing plans to establish a new public boat launching facility and dredge a shallow draft navigation channel in the east branch of the Yantic River to improve public access to the historic Yantic Falls.

The Waterfront Vision also supported the Commission’s successful efforts in 2010 to secure a grant of funding assistance for preparation of interpretive panels concerning the Norwich Harbor. In addition, it is providing guidance for the Commission’s efforts in 2011 to complete amendments to the Harbor Management Plan.

In the course of its ongoing planning efforts, the Commission revisited the 2004 Waterfront Vision document and prepared an updated version to reflect water and waterfront conditions and opportunities in 2011. The Commission believes that no other community in southeastern Connecticut possesses a harbor and waterfront with such significant opportunities for economic development, environmental enhancement, and beneficial public use as found in the City of Norwich. As a result, the Waterfront Vision still serves the important purpose of providing an over-arching theme and guiding framework for City planning and development initiatives to advance the beneficial use and conservation of the Norwich Harbor and waterfront.

This document presents an updated Waterfront Vision and Implementation Strategy for the City of Norwich consisting of basic principles, area-specific elements, and recommendations for implementation. The Commission recognizes that an effective implementation strategy must be pursued as an ongoing process that will continue to evolve over time. The recommendations herein provided are intended to initiate this vital process. The principal waterfront sites and areas of opportunity for implementing the Waterfront Vision are shown on the attached map.

The Waterfront Vision is based on a concept of stewardship whereby all citizens, officials, agencies, and organizations with an interest or authority pertaining to the Norwich Harbor and waterfront would think of themselves as stewards responsible for care of the City's harbor and waterfront resources. That care would be for the purpose of ensuring that the natural, cultural, social, and economic values of the Harbor and waterfront are not consumed for short-term gain but instead are sustained for the benefit of future generations.

The area of interest for the purpose of the Waterfront Vision is coincident with the City's jurisdiction for harbor management purposes and encompass the City's entire waterfront along the Thames River downstream to the City boundary with the towns of Montville and Preston, as well as the entire waterfront along the Yantic River upstream to the base of Yantic Falls and along the Shetucket River upstream to the base of the Greeneville Dam.

The basic principles, area-specific elements, and implementation recommendations presented on the following pages are numbered for reference purposes and not to denote priority.

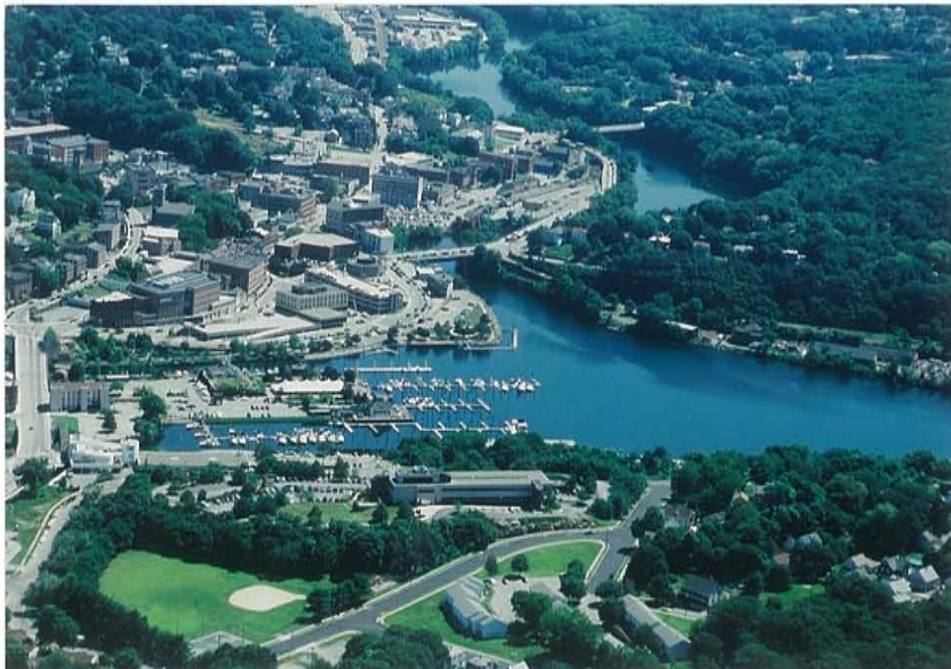


Photo 4: The view over Downtown Norwich and Norwich Harbor toward the Shetucket River.

Basic Goals and Principles of the Waterfront Vision

1. COMPREHENSIVE AND MIXED-USE REDEVELOPMENT OF UNDERUTILIZED WATERFRONT PROPERTIES:

Currently underutilized waterfront properties (targeted properties) will be redeveloped to advance City goals for economic growth and community development while providing opportunities for increased public use and enjoyment of the Norwich Harbor and waterfront. Redevelopment of targeted properties may encompass a compatible mix of commercial, industrial, residential, and recreational uses in accordance with comprehensive plans for the properties involved. Redevelopment will follow the highest site planning and architectural design standards to protect and enhance the scenic quality associated with the Harbor and waterfront. Architectural design standards will reflect the historic 18th and 19th century character of the City. Any contamination associated with past industrial uses of properties targeted for redevelopment will be identified and evaluated; appropriate remedial actions will be undertaken as necessary to implement redevelopment plans and protect public health, safety, and welfare. The City of Norwich will be an active and aggressive participant in the redevelopment process through application of all appropriate means and authority, including, but not limited to, provision of sanitary sewer service and other infrastructure improvements, and acquisition of targeted properties through eminent domain and negotiations with property owners.



Photo 5: Downtown Norwich looking west.

2. **ECONOMIC GROWTH AND DEVELOPMENT LINKED TO THE HARBOR:**

Substantial economic growth and community development, including Downtown revitalization, will be achieved. That growth and development will be: sustainable; enhanced by the Norwich Harbor; facilitated by beneficial and coordinated use and development of waterfront areas (including redevelopment of targeted properties); and in harmony with conservation and enhancement of the natural environment. High priority will be given to waterfront uses and facilities that provide public access to the Harbor and are therefore water-dependent as defined in Section 22a-93 of the Connecticut General Statutes.¹ The Harbor waterfront will be considered an integral part of Downtown Norwich. Downtown revitalization will be planned and implemented to advance the City's goals—established in the City's Harbor Management Plan and Plan of Conservation and Development—for protection and enhancement of the natural environment and beneficial use and development of properties on and near the waterfront.

3. **SAFETY AND SECURITY:**

Use and development of the Norwich Harbor and waterfront will be planned and managed to provide for the continued health, safety, and welfare of everyone who uses the Harbor and waterfront. Public safety and security will be maintained through the most coordinated efforts involving all agencies and officials, including the Police and Fire departments and Harbor Master. New development will be designed and built in accordance with "Crime Prevention Through Environmental Design" principles to enhance public safety and confidence and discourage crime. Through effective enforcement and public education, City, state, and federal laws, regulations, and ordinances will be applied to maintain and improve water safety. Capabilities and facilities needed for effective response to emergencies on, in, or near the Harbor and waterfront will be maintained, and improved as needed. Waterfront parks and other locations providing opportunities for public access to the Harbor will be safe and secure for all to enjoy.

4. **COORDINATION AMONG GOVERNMENTAL AGENCIES:**

Coordination and cooperation among the Harbor Management Commission, Commission on the City Plan, Norwich Community Development Corporation, Redevelopment Agency, and other City agencies will be ongoing and effective for the purpose of achieving opportunities for economic and community development associated with the Norwich Harbor and three-rivers' waterfront. So too will be coordination and cooperation among City, State, and Federal agencies for that same purpose. Comprehensive planning for waterfront redevelopment will be accomplished through a cooperative effort of City agencies exercising their designated functions as agencies of the City of Norwich.

¹ Sec. 22a-93(16) of the Connecticut General Statutes defines water-dependent uses as "uses and facilities which require direct access to, or location in, marine or tidal waters..., including... uses which provide general public access to marine or tidal waters."

5. **PUBLIC WATERFRONT AREAS AND FACILITIES:**

A well-maintained, safe, attractive, and interconnected system of public waterfront areas and facilities will be an integral part of the Downtown and enjoyed by persons of all ages, interests, and abilities. Waterfront areas and facilities will be designed according to the requirements of the Americans with Disabilities Act. Included will be waterfront areas and trails providing opportunities for walking, jogging, picnicking, fishing, bicycling, boating, and quiet enjoyment of water views, as well as water trails for canoeists and kayakers on the Thames, Yantic, and Shetucket rivers. The City's waterfront will be a vibrant area linked with other parts of the Downtown via safe and attractive pedestrian walkways. The waterfront will serve as a focal point of community activities throughout the year.

6. **WATER-BASED TOURISM:**

Water-based tourism activities and the associated economic, recreational, and other benefits of those activities will be prominent. The Norwich Harbor and waterfront will be host to a variety of special water and waterfront events, programs, and activities making Norwich a popular destination for visitors throughout the year. Excursion boat operations in the Harbor will provide significant opportunities for beneficial public use and enjoyment of the Thames River, attract visitors to the City and region, and provide tourism linkages between Norwich and other locations on the River and Long Island Sound. Excursion vessels will also carry passengers upstream on the Yantic River to the base of the Yantic Falls, a scenic and cultural resource of great significance.



Photo 6: The view south over Hollyhock Island in the Yantic River.

7. **THE HIGHEST WATER QUALITY ATTAINABLE:**

The water quality of the Thames, Yantic, and Shetucket rivers will continue to improve through substantial reduction of nonpoint source pollution (runoff pollution) and enhanced municipal wastewater collection and treatment in accordance with best available technology and the highest standards of operation and maintenance. Effective watershed-based planning and personal actions by City residents will help avoid or reduce runoff pollution; best management practices for stormwater management will be designed and implemented to reduce pollution generated by stormwater runoff from all land surfaces, recognizing the distinct risk of runoff pollution from impervious surfaces. Additional connections to the municipal sanitary sewer system, consistent with system capacity, will be accomplished. Sources of pollution in the Thames and Shetucket rivers will be reduced as necessary to achieve State "Class SB" and "Class B" water quality criteria, respectively, in the two rivers.

8. **THE CENTER OF RECREATIONAL BOATING ACTIVITY ON THE THAMES RIVER:**

The Norwich Harbor and waterfront will support a variety of public and commercial boating services and facilities, including boat berthing, docking, and launching facilities for resident and visiting boaters, making Norwich the preeminent center supporting recreational boating activity on the Thames River and a regional destination point for visiting boaters. All types and sizes of recreational vessels, including excursion boats, motorized craft, wind-powered craft, and nonmotorized vessels such as canoes, kayaks, and rowing shells will enjoy safe navigation on the Thames River, facilitated by effective local programs for boating education and local enforcement of laws and regulations for water and waterfront use. Publicly recognized water trails for canoes and kayaks will be established in the Thames, Yantic, and Shetucket rivers, including facilities for launching and landing hand-powered vessels. A community boating program will provide canoeing, kayaking, rowing, and small-boat sailing opportunities for school children and other urban residents who otherwise might not be able to participate in such water activities. Norwich Harbor boating facilities and activities will generate positive economic impacts of local and regional significance.

9. **THE CENTER OF RECREATIONAL FISHING ACTIVITY ON THE THAMES RIVER:**

A variety of facilities to support and expand opportunities for vessel- and shore-based recreational fishing in the Thames, Yantic, and Shetucket rivers, including waterfront facilities for access to the rivers, will be provided and maintained, making Norwich the preeminent center supporting recreational fishing activities on the Thames River and a regional destination point for visiting fishermen. Information concerning fishing opportunities at Norwich will be prepared and effectively distributed. Sustainable populations of anadromous fish, including American shad, will be restored in the Shetucket River watershed and provide significant recreational and environmental benefits. Fish passages in the Shetucket River dams and other effective means will be employed to restore the desired fish populations.

10. EDUCATIONAL AND SCIENTIFIC USES OF THE HARBOR:

Educational and scientific use of the Thames, Yantic, and Shetucket rivers will be increased through river-related field studies by primary and secondary schools, universities, conservation and natural history groups, and others. Research and education programs will be designed to have practical applications for resource management and to generate the scientific and other information needed for effective management programs. Educational and interpretive panels presenting illustrated information on the natural environment and history of the Norwich Harbor and waterfront and other harbor-related topics will be designed and placed in public areas on and near the waterfront.

11. PUBLIC INTEREST, SUPPORT, AND AWARENESS:

City residents and the general public will provide valuable input for establishment and implementation of the Waterfront Vision, including input for development of new City plans, programs, and regulations affecting the Harbor, waterfront areas, and the Downtown. City residents and the general public will exhibit increased awareness of the City's culture and history associated with the Thames, Yantic, and Shetucket rivers, and demonstrate interest and support for achievement of the City's waterfront improvement and harbor management goals. In addition, City residents and visitors will develop and demonstrate an awareness of how their personal actions can affect the Harbor and waterfront and will act in a manner that contributes to effective stewardship of the Harbor and waterfront.

Area-Specific Elements of the Waterfront Vision

1. NEW WHARF AREA:

This entire 22-acre area will be redeveloped according to a comprehensive plan emphasizing public park and open space uses. A mix of public facilities, uses, and spaces are envisioned, including an outdoor performance venue, open-air marketplace, public fishing piers and waterfront walkways, and other outdoor recreation facilities. These uses and facilities will replace long-standing industrial, railroad, and storage uses. Landscape design will maximize the beneficial impact of the new development on waterfront scenic quality. The new development will complement Downtown development and revitalization and will have a substantial water-dependent component, including amenities for public access to the Harbor along the entire waterfront. The New Wharf waterfront will be linked, via a new pedestrian walkway over the Shetucket River, with Brown Park, the Downtown, and the Heritage Riverfront Walkway along the Shetucket River. The envisioned walkway will utilize a new pedestrian bridge over the River. In addition, docking facilities for excursion vessels and other craft will encourage water access to the New Wharf area via Norwich Harbor.



Photo 7: New Wharf area on east bank of the Thames River, looking north toward Downtown.

2. **HOWARD T. BROWN MEMORIAL PARK:**

The park will be maintained and enhanced as a focal point for public waterfront activity along the Downtown waterfront and provide vital linkage between the Downtown and Norwich Harbor. The park will be linked to the southern part of Hollyhock Island to the west and to the New Wharf area to the east via the Heritage Riverfront Walkway and new pedestrian bridges/walkways over the Yantic and Shetucket rivers, respectively. Public amenities will include a boat docking area, gazebo, waterfront boardwalk, interpretive panels concerning harbor-related topics, benches, gazebo, and landscaped grounds. The park will be used for special events, including events celebrating the City's maritime heritage. The existing boat launching ramp for trailered vessels will be relocated to a suitable waterfront location to avoid traffic congestion and conflicts between launching ramp users and other users of the park. The existing boat launching site will be converted to a launching area for hand-paddled craft.



Photo 8: Brown Memorial Park on the Downtown waterfront.

3. HOLLYHOCK ISLAND:

The northern part of Hollyhock Island will be developed as a public park and open space area with opportunity for passive recreational uses and water access. The park will be linked to the Heritage Riverfront Walkway along the east bank of the Yantic River via a new pedestrian bridge/walkway over the River's east channel. Environmental conditions concerning the closed municipal landfill will be assessed and any needed environmental enhancement measures will be designed and constructed.

The central part of Hollyhock Island will be utilized as the site of the City's Transportation Center and for continued and enhanced operation of the City's Wastewater Treatment Plant. The operation and level of treatment provided at the Wastewater Treatment Plant will be improved as necessary to reduce sources of pollution in the Thames and Shetucket rivers and thereby contribute to achieving State "Class SB" and "Class B" water quality criteria, respectively, in the two rivers.

The southern part of Hollyhock Island will continue as the City's center of boating activity; full-service marina facilities for visiting and resident boaters will be provided as well as the City's "transportation dock" for excursion vessels, ferry boats, and other large ships visiting the City. Appropriate mixed-used development will enhance the water-dependent facilities and complement nearby Downtown development and revitalization. Substantial amenities for public access will be maintained along the waterfront, including a public boardwalk and open space for special events and functions. The waterfront will be linked to Brown Park and the Downtown via a new pedestrian bridge/walkway over the east channel of the Yantic River.

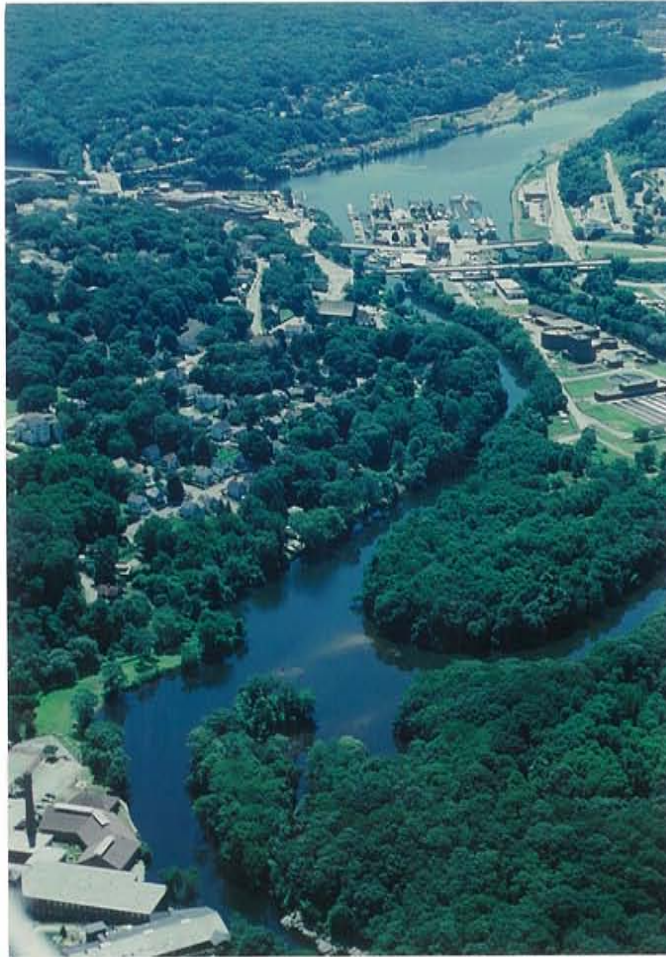


Photo 9: Northern part of Hollyhock Island, looking downstream over the Yantic River.

4. SHETUCKET RIVER SHORELINE:

A pedestrian walkway—the Shetucket Riverwalk, an essential component of the Heritage Riverfront Walkway—will extend along the west bank of the Shetucket River from Brown Park to the railroad station and upstream. The Riverwalk will be linked to the New Wharf area via a new pedestrian walkway over the Shetucket River. The Shetucket Riverwalk will provide public access to and along both banks of the River for fishing and other recreational uses.

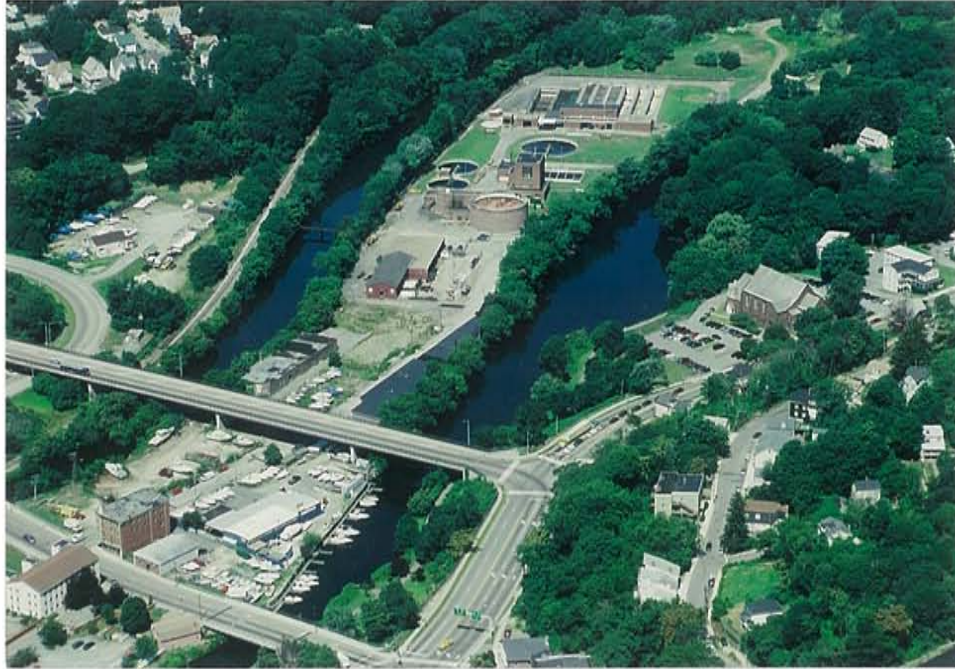


Photo 10: Central part of Hollyhock Island, including wastewater treatment plant and Transportation Center site.



Photo 11: American Wharf Marina on the southern part of Hollyhock Island.

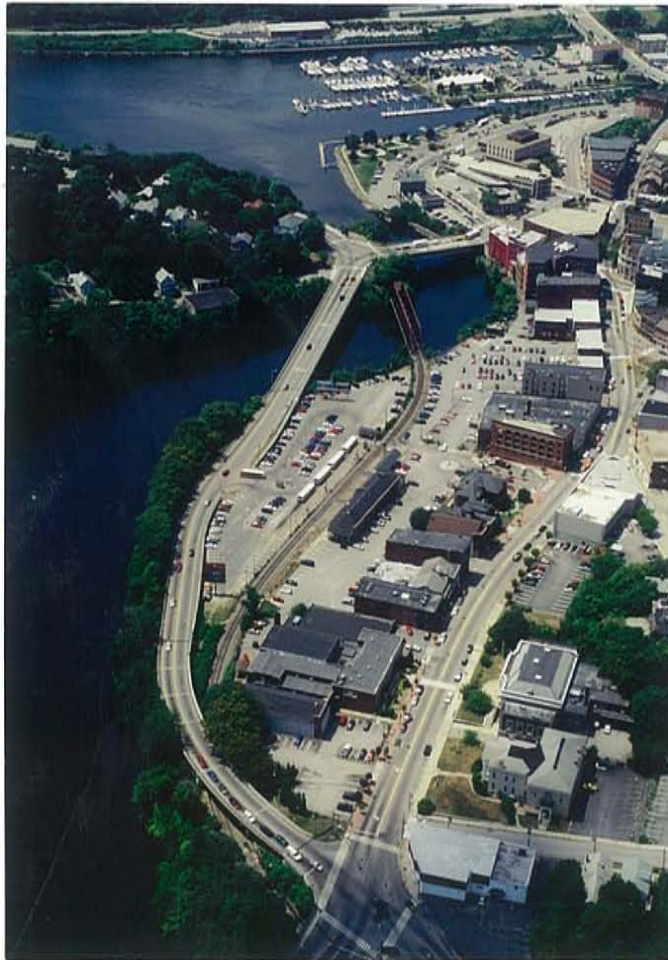


Photo 12: Shetucket River shoreline and railroad station area.

5. SHIPPING STREET AREA:

This entire 36-acre area will be redeveloped according to a comprehensive plan. A compatible mix of water-dependent and water-enhanced commercial, industrial, and recreational uses are envisioned, replacing the previous industrial uses that included oil storage and distribution terminals. Residential uses are also envisioned. Architectural and landscape design will maximize the beneficial impact of the new development on waterfront scenic quality. New development will have a substantial water-dependent component, including, but not limited to, amenities for public access to the Thames River. Infrastructure improvements, including municipal sewer connections and repair and maintenance of existing bulkheads, will be achieved to facilitate redevelopment, including compatible commercial and industrial development, and to support appropriate water-dependent uses and water access amenities including, but not limited to, a waterfront walkway. A public boat launching facility for trailered boats with safe and sufficient parking area will be designed and constructed.



Photo 13: Shipping Street area on west bank of Thames River.

6. YANTIC RIVER AND FALLS:

The unique environmental setting and historic significance of the Falls will be preserved and enhanced for the beneficial enjoyment of Norwich residents and visitors to the City. A shallow draft navigation channel will be dredged in the east branch of the river to increase opportunities for public use and enjoyment of the river, including enjoyment of scenic views of the historic Yantic Falls. The general public will have the opportunity to experience the unparalleled scenic quality of the Falls via the Heritage Riverfront Walkway and via excursion vessels and other craft navigating on the Yantic River. This opportunity for water-based appreciation of the City's natural and cultural resources will enhance the status of Norwich as a popular destination for visitors throughout the year.

7. THAMES STREET AREA:

The area overlooking the Thames River extending from the present site of the Norwich Police Department to the former industrial area at South Thames Street will be redeveloped with a mix of residential, commercial, and recreational uses most appropriate for this scenic waterfront location. Architectural and landscape design will maximize the beneficial impact of the new development on waterfront scenic quality. The new development will complement Downtown development and revitalization and will provide amenities for public access to the Harbor along the entire waterfront. The Police Department facilities will be relocated to a more suitable, nonwaterfront site.

Recommended Strategy for Implementation

1. ENDORSEMENT OF THE WATERFRONT VISION:

As the first step in the implementation process, this updated Waterways Vision document prepared by the Harbor Management Commission should be reviewed by affected City agencies, including, but not limited to, the Commission on the City Plan, Redevelopment Agency, Norwich Community Development Corporation, Department of Public Works, Department of Public Utilities, Police Department, and Inland Wetlands, Water Courses and Conservation Commission. The Harbor Management Commission should consider all comments provided by the affected agencies, and amend the document accordingly. To the extent possible in accordance with their agency responsibilities and procedures, the affected agencies should provide appropriate written statements of endorsement of the amended Waterways Vision document.

The amended Waterways Vision document, along with statements of endorsement from affected agencies, should be presented by the Harbor Management Commission to the City Council. Acting as the City's legislative body, the Council should endorse the Waterways Vision as a nonbinding guidance document for development and implementation of municipal policy. When considering a resolution for adoption, the Council should provide an appropriate opportunity for the hearing of public comments concerning the document.

2. DESIGNATION OF LEAD AGENCY FOR IMPLEMENTATION:

The Harbor Management Commission will request that the Norwich City Council designate the Commission as the coordinating agency for the purpose of implementation of the Waterfront Vision. In that role, the Commission will work with the Mayor and the appropriate City agencies, department heads, and commissions to coordinate implementation of the Waterfront Vision. In addition, the Commission will work with and encourage the Mayor, Commission on the City Plan, Redevelopment Agency, and other City agencies to apply their existing powers and authorities to implement the Waterfront Vision and to incorporate the elements of the Vision and implementation strategy in the City plans for which those agencies are responsible.

To advance the Waterfront Vision, the Harbor Management Commission will reconvene the Waterfront Interagency Planning and Coordination Committee which shall consist of

representatives of the Harbor Management Commission, Norwich Community Development Corporation, Norwich Commission on the City Plan, Norwich Redevelopment Agency, and representatives of such other City agencies and commissions as the members of the committee may vote from time to time to be members of the Waterfront Interagency Planning and Coordination Committee.

3. PRESENTATION AND DISCUSSION OF PUBLIC COMMENTS RELATED TO THE WATERFRONT VISION:

Persons and organizations with questions, concerns, or suggestions regarding the Waterfront Vision should be afforded an opportunity to express their views to the Harbor Management Commission and Waterfront Interagency Planning and Coordination Committee. The committee should provide a continuing forum for the expression of public comments during its regularly scheduled and special meetings. This forum should be provided to help develop and maintain public awareness of the Norwich Harbor and waterfront and a base of public support for the City's Harbor and waterfront improvement initiatives.

4. REVISION OF CITY PLANS TO INCORPORATE THE WATERFRONT VISION:

The Norwich Harbor Management Plan, Plan of Conservation and Development, and other City plans affecting the Norwich waterfront and Harbor should incorporate the basic principles and area-specific elements of the Waterfront Vision as well as the recommended strategy for implementation. The Plan of Conservation and Development should identify the targeted properties as proposed redevelopment areas pursuant to Section 8-127 of the Connecticut General Statutes.

5. REVISION OF CITY CODES AND ORDINANCES TO FACILITATE IMPLEMENTATION OF THE WATERFRONT VISION:

All existing City codes and ordinances affecting redevelopment of targeted properties, including the City Zoning Regulations, should be reviewed to identify opportunities for changes to facilitate implementation of the Waterfront Vision and redevelopment plans for targeted properties. Appropriate changes should be adopted by the City Council, including any amendments to the Zoning Regulations and Map that may be needed to advance the Waterfront Vision.

6. BROWNFIELDS STUDIES OF TARGETED PROPERTIES:

City-sponsored "brownfields" studies to identify and evaluate any contamination affecting redevelopment of targeted properties and to determine cost-effective strategies for cleanup and re-use of those properties should be planned and conducted.

7. PREPARATION OF REDEVELOPMENT PLANS FOR IDENTIFIED REDEVELOPMENT AREAS:

In coordination with the brownfields studies of targeted properties, the Redevelopment Agency should prepare and approve redevelopment plans for the identified redevelopment areas pursuant to Section 8-127 of the Connecticut General Statutes. Those plans will be

prepared with assistance from the other agencies represented on the Waterfront Interagency Planning and Coordination Committee. Redevelopment plans should be prepared for the following areas: 1) Shipping Street area; 2) New Wharf area; 3) West Thames area; 4) Shetucket Riverwalk area; and 5) Hollyhock Island area. The redevelopment plans should address opportunities for linkage between the identified redevelopment areas and Downtown Norwich. The first priority for redevelopment plan preparation should be the Shipping Street area.

The Redevelopment Agency should actively publicize, advertise, and otherwise promote each redevelopment plan for the purpose of attracting private investment for plan implementation.

8. ACQUISITION OR RENTAL OF REAL PROPERTY IN IDENTIFIED REDEVELOPMENT AREAS:

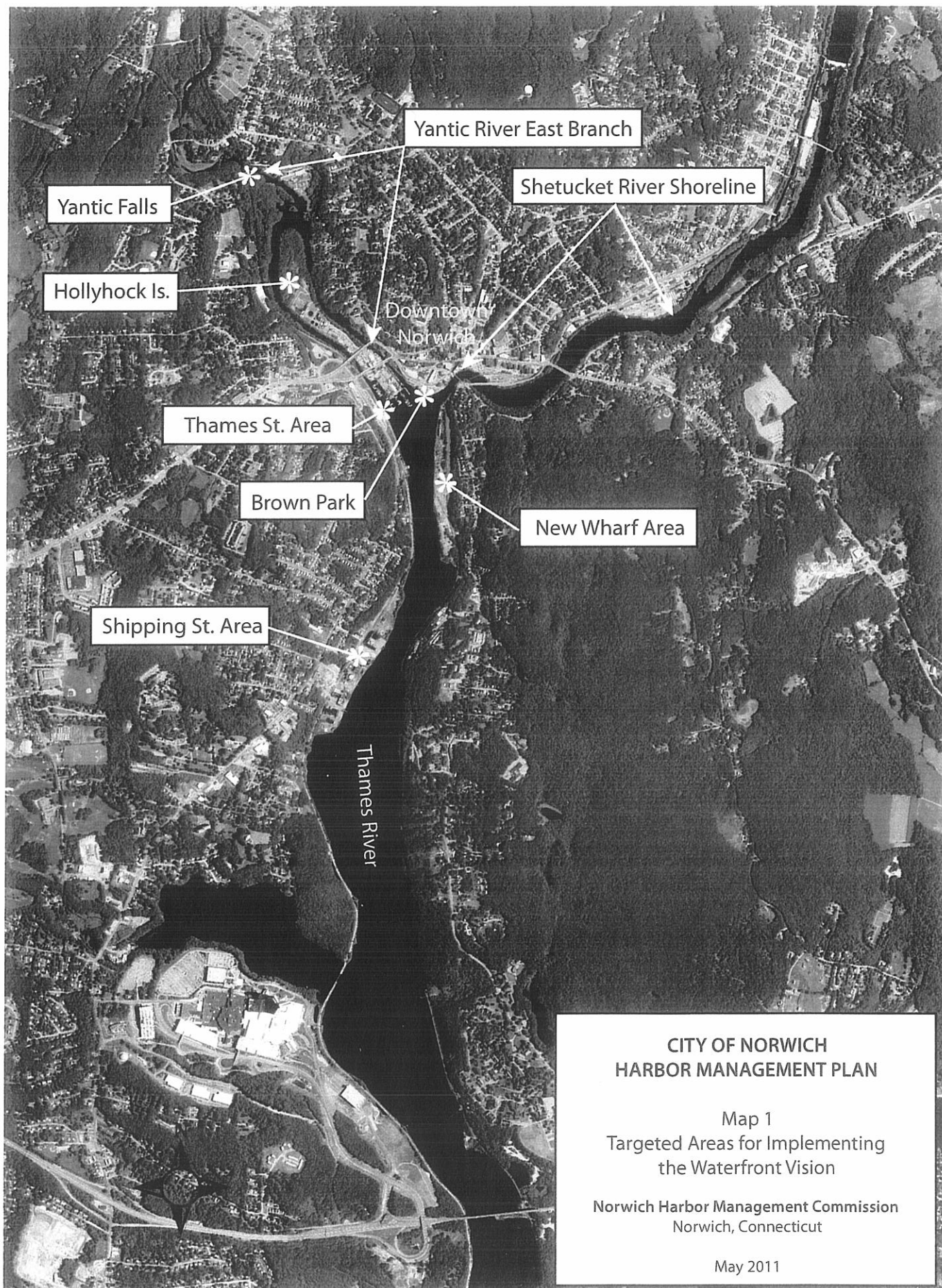
Within a reasonable time after its approval of a redevelopment plan for an identified redevelopment area, the Redevelopment Agency should proceed with the acquisition or rental of real property in the area as necessary for plan implementation. Acquisition or rental of real property in a redevelopment area by the Redevelopment Agency may be by purchase, lease, exchange, or gift. As necessary, the Redevelopment Agency may acquire real property in a redevelopment area by eminent domain with the approval of the Norwich City Council and in accordance with the provisions of sections 8-129 to 8-133 of the Connecticut General Statutes.

9. FUNDING FOR IMPLEMENTATION OF THE WATERFRONT VISION:

The City of Norwich, through the budgetary and capital improvement decisions of the City Council and through the actions of the agencies represented on the Waterfront Interagency Planning and Coordination Committee, should pursue all appropriate sources of funds to achieve planned redevelopment and implementation of the Waterfront Vision. Conventional and innovative funding strategies should be developed, with an emphasis on creating public/private partnerships and appropriate incentives for private investment in the identified redevelopment areas. The City's State and Federal legislators should provide assistance for identifying and pursuing available sources of State and Federal funds. Those governmental sources, along with private funding sources, should be actively pursued by the City (see no. 10 below).

10. ADMINISTRATIVE ACTIONS TO PURSUE FUNDING FOR IMPLEMENTATION:

Acting through existing City agencies or utilizing consultant services for grant writing, the City should pursue the identified sources of State, Federal, and private funds for implementing the Waterfront Vision. Priority attention for grant applications should be given to sources of funds potentially available for establishment of a new City boat launching ramp for trailered vessels; implementation of the Harbor Management Commission's Norwich Harbor Water and Waterfront Trails Program; provision of municipal utilities; and repair of bulkheads and other waterfront infrastructure needed to facilitate redevelopment of the Shipping Street area.



Source: Coastal 2005 color infrared photo from the Long Island Sound Resource Center which is a Connecticut Department of Environmental Protection and University of Connecticut partnership.