

## Early Notice and Public Review of Proposed Activities in a 100-Year Floodplain

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To: All Interested Agencies, Groups & Individuals

This is to give notice that the State of Connecticut Department of Housing (DOH) has conducted an evaluation as required by Executive Order 11988 (as amended by Executive Order 13690) and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, for the Community Development Block Grant – Disaster Recovery (CDBG-DR) State of Connecticut Disaster Recovery Program activities under Title I of the Housing and Community Development Act of 1974 (PL 93-383) to determine the potential affect that its activity in the floodplain will have on the human environment.

The proposed Washington Village/South Norwalk Redevelopment project (housing and infrastructure improvements) is located in the South Norwalk neighborhood of Norwalk, Fairfield County. The housing component of the project will occur on three publicly-owned parcels of land: the existing Washington Village site (Raymond and Day Streets), and two nearby vacant City-owned sites (13 Day Street and 20 Day Street). The three parcels total approximately 6.55 acres and are located within or partially within the limits of the 100-year floodplain. The existing 136 public housing units (Washington Village site) will be demolished and replaced with a new 273-unit mixed-income development. The units will be a mixture of one to four bedroom units in multi-story buildings. 500 parking spaces are proposed, with 198 to be at-grade below the first floor units, and 302 at-grade in surface lots. All of the proposed units will be above the 500-year flood elevation. Floodproofed elevators and stairwells will provide access from the elevated units to street level. All mechanical units will be placed above the 500-year elevation, and utilities below this elevation will be floodproofed to minimize infiltration or discharge. A community center and resource center will also be developed. The construction is anticipated to be completed in three phases. The total floodplain area affected for this portion of the project is anticipated to be approximately 6.5 acres.

The project area for infrastructure improvements includes Day Street from Concord Street north to Elizabeth Street and Raymond Street from South Main Street east to Water Street. The intersection of Day Street and Raymond Street is being raised to a high point of Elevation 12.2 to provide the Connecticut Department of Energy and Environmental Protection (CTDEEP)-required dry access to the proposed Washington Village redevelopment site above the 100 Year Flood elevation. Full-depth reconstruction of Day Street and Raymond Street is proposed due to the raising of the intersection and utility relocations. The existing roadways exhibit an aging pavement structure in need of repair. The infrastructure improvements will include the addition of underground utilities, new drainage structures, granite curbs, new sidewalks, decorative lighting and street trees in areas not being developed privately. Existing overhead electrical, telephone and cable television facilities will be located to underground ductbanks to improve resiliency. The section of Day Street north of Hanford Street that was previously discontinued is proposed to be opened to one way, northbound traffic to enhance the connectivity of the street network in the area. The project area is located almost entirely within the limits of the 100-year floodplain. The total floodplain area affected for this portion of the project is anticipated to be approximately 2.24 acres.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands and those who have an interest in the protection of the natural environment should be given an

opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by DOH on or before August 21, 2015. DOH encourages electronic submittal of comments to [CT.Housing.Plans@ct.gov](mailto:CT.Housing.Plans@ct.gov). In the alternative, comments may be submitted on paper to: Hermia Delaire, Community Development Block Grant-Disaster Recovery Program, Department of Housing, 505 Hudson Street, 2<sup>nd</sup> Floor, Hartford, CT 06106 by August 21, 2015, where a full description of the project may also be reviewed during the hours of 8:30 AM to 4:30 PM.

Evonne M. Klein, Commissioner, DOH