

Zoning Commission approves minor changes to Washington Village phase 3

By [Kelly Kultys](#) 10:00 pm EDT, Thursday, June 20, 2019



Photo: Erik Trautmann / Hearst Connecticut Media

Image 1 of 8

Construction workers continue building Phase 2 of the Washington Village Transformation Plan on Thursday.

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NORWALK — Construction at the site of the former Washington Village is “going very much according to plan,” according to Michael Lozano, the senior project manager for Trinity Financial.

Lozano and members of his team gave the Zoning Commission an update on the status of the project while requesting a few approvals for updated plans for the final phase.

The first two buildings, which were a part of phase 1 are “100 percent” occupied, Lozano said Wednesday. The third building, considered phase two, is getting worked on now.

“That building is currently under construction,” Lozano said. “That building is scheduled for completion in the spring of next year.”

The final phase, two buildings as a part of phase three, are set to get under work later this year, he said.

“Phase 3, we are expecting to commence construction in the fall,” he said. “We have received the major financing award that was required for that project.”

Phase 3 is the largest portion of the project, with 108 total apartments split between two buildings. Fifty-four of the units will be public housing replacement units. The buildings contain a mix of one, two and three-bedroom apartments, ranging in space of about 650 to 680 square feet for a one-bedroom to just over 1,300 square feet for a three-bedroom.

The commission unanimously approved multiple “minor changes” to the site plan, including a different way in for vehicle traffic, how the parking would be laid out, removing “stoops” in favor of “Juliet balconies,” or a false balcony.

Alberto Cárdenas, an architect from DHK Architects, a firm out of Boston which is designing Phase 3, said changing to the balconies was “an aesthetic decision.”

“It didn’t look right,” he said.

The Norwalk Housing Authority received a look at the plans for phase 3 in May.

Lozano said the authority and the city have done a lot of work with Trinity throughout construction.

“The city has done a tremendous amount of work with Day Street and Ryan Park,” he said. “The residents that have moved into our building are very pleased.”

Lozano said that he believed the continued additions will add to the area for those who live there and those who return from the former Washington Village site.

“I think that will be even more so when Ryan Park is done and the neighborhood is sort of built out,” he said.

The Housing Authority was told that Phase 3 had a hopeful completion date of March 2021.

The [Washington Village replacement project](#) broke ground in 2016 and aimed to provide residents with larger and improved living spaces, while preserving affordable units, bringing market-rate housing to the neighborhood and attempting to address flood-related issues. The project is funded in part by a \$30 million Choice Neighborhoods grant from the U.S. Department of Housing and Urban Development.

kelly.kultys@hearstmediact.com