

May 6, 2025

Jason Milligan
Wall Street Opportunity Fund LLC c/o Milligan Realty
48 Wall Street, 2nd Floor
Norwalk, CT 06850

RE: Wall Street Neighborhood Parking Supply Analysis and Proposed Parking Standards

Dear Mr. Milligan,

Redniss & Mead, Inc. has completed an analysis of available parking in the Wall Street neighborhood. The area included in this analysis is indicated on Exhibit Depicting Limits of Wall Street Neighborhood for the Parking Supply Analysis in Appendix 1. Generally, this neighborhood includes public and private properties on Wall Street, Burnell Boulevard, Isaacs Street, and portions of West Avenue, Belden Avenue, Mott Avenue, Main Street, Leonard Street, and Commerce Street, all of which are within a ¼-mile radius of the Norwalk Transit - Wheels Hub.

The purpose of the analysis was to determine the total parking supply within the study area and make observations on the current occupancy of the available parking. The additions to the available parking supply anticipated from pending development projects were also tallied. Parking occupancy observations were made on four separate occasions including counts on Wednesday daytime and evening, a Friday evening, and Saturday daytime. A list of properties studied, the basic parameters of same (address, lot size, use, floor area, parking requirements, and parking provided), and the results of the occupancy observations are provided in Appendix 2.

Below is a summary of our findings.

	Public*	Private	Total
Existing	916	784	1,700
Proposed**	916	1,068	1,984

*Includes 243 spaces of on-street parking.

**Includes pending developments at 61 Wall St, 17 Isaacs St, 23 Isaacs St, and 9 Leonard St.

There are 1,700 parking spaces in the neighborhood, over half of which are available to the public. The public parking count includes the Yankee Doodle Garage at 10 Burnell Boulevard. Of the 379 parking spaces in this public garage, 115 are currently leased to McMahon Ford. 24 Belden Street was not included within the neighborhood limits as it is a large site with 598 parking spaces which would skew the results.

Wall Street is a unique area of historic urban infill. Many of the properties are relatively small, occupied entirely by buildings, and have no or limited on-site parking. Of the 86 properties in the study area, half have no on-site parking and 73% have either no or limited parking on-site. This significantly restricts or prevents additional commercial, housing, or institutional opportunities from occurring in 73% of this neighborhood. Limited parking supply was determined by comparing the existing floor area and use with the amount of parking required by the current zoning regulations without other potential reductions (historic, transit, etc.).

Parking Supply	# of Properties	Average Lot Size
None	42	4,978sf
Limited (not compliant)	21	9,184sf
Zoning Compliant	23	27,402sf

Even though 73% of the properties within the neighborhood have no or limited parking, the peak occupancy occurred on a weekday and was observed to be 46% in public spaces and 49% on private properties for an overall occupancy of 48%, not including the McMahon Ford inventory in the Yankee Doodle Garage.

	Public*	Private	Total*
Weekday - 11am Wednesday, April 2, 2025	46%	49%	48%
Weeknight - 6pm Wednesday, April 9, 2025	28%	41%	40%
Friday Night - 6pm April 4, 2025	31%	37%	39%
Saturday - 11am April 5, 2025	26%	37%	36%

*This does not include McMahon Ford inventory parking in the Yankee Doodle Garage which takes up roughly 10% of the public parking supply.

These initial observations suggest the neighborhood has sufficient public parking supply to absorb additional development and activity. As demand rises, there is also the opportunity to share unoccupied private parking spaces using technology-enabled applications like Parkable.

Given the unique nature of the neighborhood, and the preponderance of properties that have continued to operate without on-site parking, parking requirements could vary by property size. Less parking would be required on smaller properties and more parking would be required on larger properties. This would allow existing properties to operate as they have with some opportunity for additional activity. A graduated parking requirement where more parking is required for larger lots

also introduces a disincentive to consolidate properties which could result in larger scale developments when smaller scale infill developments on existing lots may be more desirable in this neighborhood.

Property Size	Parking Requirement*
Less than 10,000sf	0%
10,000 - 25,000sf	25%
Greater than 25,000sf	50%

*Percentage of parking required as compared to what is otherwise required by the Norwalk Zoning Regulations.

It is recognized that these properties would not have sufficient parking on site to meet the requirements of the Zoning Regulations and thereby rely more on available public parking, future opportunities for the shared management of private parking, and continued growth of ride share services. This is the explicit goal, which is to create a walkable urban environment where owning and driving a car from site to site is made less convenient. The desired result is to increase pedestrian activity and economic development opportunities in the Wall Street Neighborhood.

Respectfully Submitted,

Craig J. Flaherty, P.E.

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
 Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
 April 28, 2025

Legend: Under Development
 Public Parking

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
1	1 Belden Ave & 4 Mott Ave	1/35/1/0	49,223	Library / Public Parking	-	25,456	0	38	19	0	18	15
2	2 Belden Ave	1/36/30/0	37,026	Post Office	-	8,796	26	0	-	-	-	-
3	3 Belden Ave	1/35/22/0	23,087	Office	-	4,080	12	31	8	0	8	23
4	11 Belden Ave	1/35/21/0	43,996	Bank/Offices	-	14,532	44	43	22	11	32	11
5	14 Belden Ave	1/36/28/0	20,038	Off/Ret/Apt	-	9,712	20	25	19	13	6	13
6	15 Belden Ave	1/35/27/0	13,068	Off/Ret/Apt	-	6,318	13	25	6	6	13	6
7	17 Belden Ave	1/35/26/0	104,108	Courthouse	-	21,870	0	110	28	28	28	28
8	25 Belden Ave	1/35/15/0	15,246	Office	-	7,096	21	18	5	0	0	3
9	10 Burnell Blvd	1/36/31/0	41,382	Public Parking Garage	-	0	0	379	190	95	95	95
10	13 Byington Pl	1/35/12/0	4,792	Office	-	5,101	15	14	11	7	11	7
11	15 Byington Pl	1/35/11/0	9,148	Vacant/Parking	-	0	0	6	1	1	1	1
12	6 Commerce St	1/29/65/0	1,307	Resturant	-	1,360	14	0	-	-	-	-
13	7 Commerce St	1/22/2/0	13,939	Apartments	28	18,200	36	12	3	9	3	12
14	10 Commerce St	1/29/42/0	3,049	Off/Ret/Apt	4	7,150	10	0	-	-	-	-
15	11 Commerce St	1/22/3/0	8,276	Office Building	-	10,322	31	12	6	3	6	9
16	12 Commerce St	1/29/43/0	2,614	Retail	-	2,465	5	0	-	-	-	-
17	13 Commerce St	1/22/4/0	4,792	Apartments	6	7,320	8	6	2	3	2	3
18	14 Commerce St	1/29/44/0	2,178	Warehouse	-	1,311	3	0	-	-	-	-
19	16 Commerce St	1/29/45/0	4,792	Warehouse/Office	-	8,280	17	0	-	-	-	-
20	20 Commerce St	1/29/46/0	1,307	Off/Ret/Apt	2	3,297	5	0	-	-	-	-
21	26 Commerce St	1/29/47/0	1,307	Multi Family	4	1,540	5	0	-	-	-	-
22	28 Commerce St	1/29/48/0	871	Multi Family	3	1,538	4	0	-	-	-	-
23	3 Isaacs St	1/29/36A/0	4,356	Retail	-	2,435	5	0	-	-	-	-
24	5 Isaacs St	1/29/34/0	3,049	Office	-	4,623	9	3	3	2	2	2
25	7 Isaacs St	1/29/32/0	3,920	Retail	-	1,708	4	5	3	4	3	4
26	9 Isaacs St	1/29/32/1	3,920	Office Building	-	1,510	5	5	2	3	2	4
27	11 Isaacs St	1/29/31/0	3,920	Office Building	-	2,615	8	6	3	2	1	1
28	11 1/2 Isaacs St	1/29/30/0	3,485	Off/Ret/Apt	3	1,886	4	0	-	-	-	-
29	17 Isaacs St	1/29/29/0	33,551	Apartments/Parking	-	7,940	-	-	-	-	-	-
30	18 Isaacs St	1/29/24/0	13,939	Retail	-	16,292	33	0	-	-	-	-
31	19 Isaacs St	1/29/54/200	4,921	Apartments	24	22,056	31	23	12	17	12	17
32	20-26 Isaacs St	1/29/63/0	12,197	Off/Ret/Apt	-	6,209	13	12	9	3	3	0
33	21 Isaacs St	1/29/28/0	6,534	Warehouse	-	3,324	7	5	2	1	1	1
	23 Isaacs St	1/29/25/0	46,609	Public Parking	-	-	0	88	46	17	9	8
				Private Parking	-	-	0	43	22	9	4	4
34	31 Isaacs St	1/29/23/0	3,920	Apartments	6	3,576	8	5	0	2	3	3

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
 Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
 April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
35	1 Leonard St	1/29/1/0	38,768	Apartments	53	35,780	69	28	14	21	14	21
36	7 Leonard St	1/29/59/0	9,583	Multi Family	9	5,525	12	10	0	4	2	4
37	9 Leonard St	1/29/57/0	16,117	Apart. Comm.	-	-	-	-	-	-	-	-
38	12 Leonard St	1/28/21/0	4,792	Multi Family	5	2,445	7	0	-	-	-	-
39	14 Leonard St	1/28/20/0	3,485	Multi Family	4	1,755	5	0	-	-	-	-
40	12 Main St	1/66/25/0	6,534	Retail	-	7,695	15	0	-	-	-	-
41	20 Main St	1/66/21/0	39,640	Public Parking	-	-	0	90	68	74	29	54
42	30-36 Main St	1/66/20/0	6,098	Retail	-	10,927	22	0	-	-	-	-
43	44-50 Main St	1/66/14/0	12,197	Retail	-	4,394	9	10	8	8	8	3
44	1 Mott Ave	1/26/27/0	13,068	Multi Family	8	4,763	10	20	5	5	5	5
45	3 Mott Ave	1/26/28/0	10,454	Public Parking	-	0	0	34	26	9	9	12
46	5 Mott Ave	1/26/29/0	13,504	Off/Ret/Apt	-	8,791	18	18	14	9	5	5
47	6 Mott Ave	1/35/4/0	34,848	Lodge/Club	-	6,384	13	94	47	47	24	24
48	10 Mott Ave	1/35/5/0	22,651	Medical Offices	-	20,290	61	44	33	0	11	11
49	16 River St	1/37/12/0	8,276	Retail/Office Strip	-	14,545	29	0	-	-	-	-
50	3-5 Wall St	1/59/7/0	3,485	Bar/Resturant	-	6,856	69	0	-	-	-	-
51	7 Wall St	1/59/6/0	3,049	Resturant	-	3,262	33	0	-	-	-	-
52	9 Wall St	1/59/5/0	6,534	Condos	12	13,392	16	0	-	-	-	-
53	11 Wall St	1/59/13/0	3,485	Club/Lodges	-	2,870	6	0	-	-	-	-
54	15 Wall St	1/59/4/0	5,227	Off/Ret/Apt	4	5,092	9	0	-	-	-	-
55	17 Wall St	1/59/3/0	3,920	Retail	-	1,740	4	0	-	-	-	-
56	19 Wall St	1/59/2/0	1,742	Retail	-	1,056	2	0	-	-	-	-
57	21 Wall St	1/59/1/0	2,614	Park	-	-	0	0	-	-	-	-
58	26 Wall St	1/66/38/0	13,939	Retail	-	9,599	19	0	-	-	-	-
59	27 Wall St	1/22/1/0	1,742	Off/Ret/Apt	5	5,193	10	0	-	-	-	-
60	34 Wall St	1/37/1/0	5,663	Barber Shop	-	8,136	16	0	-	-	-	-
61	39 Wall St	1/29/41/0	5,663	Retail	-	16,380	33	0	-	-	-	-
62	40 Wall St	1/37/3/0	1,742	Retail	-	1,932	4	0	-	-	-	-
63	42 Wall St	1/37/4/0	1,742	Retail	-	1,466	3	0	-	-	-	-
64	45 Wall St	1/29/40/0	5,227	Off/Ret/Apt	12	7,102	20	0	-	-	-	-
65	46 Wall St	1/37/11/0	31,363	Public Parking	-	-	0	78	65	51	46	47
66	47 Wall St	1/29/39/0	1,307	Retail	-	1,243	3	0	-	-	-	-
67	48 Wall St	1/37/14/0	10,019	Bank	-	16,197	32	0	-	-	-	-
68	49 Wall St	1/29/38/0	3,049	Retail	-	3,608	7	0	-	-	-	-
69	51 Wall St	1/29/37/0	3,920	Retail	-	4,648	9	0	-	-	-	-
70	53 Wall St	1/29/36/0	3,920	Off/Ret/Apt	3	4,316	8	4	4	2	4	2
71	55 Wall St	1/29/35/0	2,614	Off/Ret/Apt	5	6,720	10	5	3	0	3	3
72	61 Wall St	1/29/13/0	57,064	Apartments	-	-	-	-	-	-	-	-
73	64 Wall St	1/36/4/0	19,166	Commercial	-	29,850	60	8	8	8	4	7

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 April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
74	67 Wall St	1/29/12/0	4,356	Office	-	4,954	10	0	-	-	-	-
75	68 Wall St	1/36/49/0	11,761	Retail	-	10,988	22	7	3	4	3	4
76	69 Wall St	1/29/11/0	5,663	Office/Bank	-	9,500	29	0	-	-	-	-
77	71 Wall St	1/29/10/0	10,019	Theater	-	9,562	19	0	-	-	-	-
78	77 Wall St	1/29/9/0	6,970	Retail	-	1,916	4	7	5	5	4	2
79	83 Wall St	1/29/8/0	6,534	Off/Ret/Apt	-	7,401	15	3	2	2	3	3
80	84 Wall St	1/36/32/0	31,363	Off/Ret/Apt	14	42,086	60	18	9	9	9	7
81	97 Wall St	1/29/7/0	10,019	Retail	-	3,484	7	0	-	-	-	-
82	104 Wall St	1/36/47/0	9,148	Retail	-	7,809	16	0	-	-	-	-
83	110 Wall St	1/36/48/0	1,307	Office Building	-	2,558	8	0	-	-	-	-
84	717 West Ave	1/29/4/0	40,946	Supermarket	-	16,514	33	42	32	21	32	42
85	724 West Ave	1/26/26/0	32,234	Church	-	10,663	126	7	7	4	2	3
86	731 West Ave	1/29/6/0	13,939	Retail	-	6,025	12	16	4	12	12	14
	Parking Subtotal		-	-	-	-	-	1,457	774	530	488	541
	Belden Ave	-						18	13	3	8	8
	Burnell Blvd	-						27	4	5	4	2
	Byington Pl	-						12	0	1	0	0
	Commerce St	-						10	3	8	4	11
	Isaacs St	-						20	9	15	8	14
	Leonard St	-						34	30	23	28	18
	Main St	-						25	21	14	22	13
	Mott Ave	-						33	9	8	8	12
	River St	-						19	7	19	16	19
	Wall St	-						45	35	43	34	36
	Subtotal On Street Parking		-	-	-	-	-	243	131	139	132	133
	On Street Parking Occupancy		-	-	-	-	-	-	54%	57%	54%	55%
	Public Parking Occupancy		-	-	-	-	-	916	57%	41%	36%	38%
	Private Parking Occupancy		-	-	-	-	-	784	49%	37%	37%	41%
	Total Parking Occupancy		-	-	-	-	-	-	53%	39%	36%	40%
	Summary Totals		26.9	(Acres)	214	647,330	1,415	1,700	905	669	620	674

Notes:

Of the 86 parcels within the study area:

- 1) 42 have no on-site parking available (Lot sizes range from 871 sf to 16,117 sf with an average size of 4,978 sf);
- 2) 21 have fewer parking spaces than the regulations would require (Lot sizes range from 871 sf to 53,579 sf with an average size of 9,184 sf); and
- 3) 23 meet or exceed what the regulations would require (Lot sizes range from 3,920 sf to 104,108 sf with an average size of 27,402 sf).

Lots with lot area between 0 and 10,000 sf = 51 parcels

Lots with lot area between 10,000 and 25,000 sf = 20 parcels

Lots greater than 25,000 sf (lot area) = 15 parcels

*1 Belden Ave purchased 4 Mott Ave for parking

**10 Burnell Boulevard is the Yankee Doodle Garage; 115 of the 379 parking spaces are currently allocated to Ford McMahon

WALL STREET OVERLAY USE and PARKING CHART (Proposed Conditions)
 Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
 April 28, 2025

Legend: Proposed Projects
 Public Parking

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
1	1 Belden Ave & 4 Mott Ave	1/35/1/0	49,223	Library / Public Parking	-	25,456	0	38
2	2 Belden Ave	1/36/30/0	37,026	Post Office	-	8,796	26	0
3	3 Belden Ave	1/35/22/0	23,087	Office	-	4,080	12	31
4	11 Belden Ave	1/35/21/0	43,996	Bank/Offices	-	14,532	44	43
5	14 Belden Ave	1/36/28/0	20,038	Off/Ret/Apt	-	9,712	20	25
6	15 Belden Ave	1/35/27/0	13,068	Off/Ret/Apt	-	6,318	13	25
7	17 Belden Ave	1/35/26/0	104,108	Courthouse	-	21,870	0	110
8	25 Belden Ave	1/35/15/0	15,246	Office	-	7,096	21	18
9	10 Burnell Blvd	1/36/31/0	41,382	Public Parking Garage	-	0	0	379
10	13 Byington Pl	1/35/12/0	4,792	Office	-	5,101	15	14
11	15 Byington Pl	1/35/11/0	9,148	Vacant/Parking	-	0	0	6
12	6 Commerce St	1/29/65/0	1,307	Resturant	-	1,360	14	0
13	7 Commerce St	1/22/2/0	13,939	Apartments	28	18,200	36	12
14	10 Commerce St	1/29/42/0	3,049	Off/Ret/Apt	4	7,150	10	0
15	11 Commerce St	1/22/3/0	8,276	Office Building	-	10,322	31	12
16	12 Commerce St	1/29/43/0	2,614	Retail	-	2,465	5	0
17	13 Commerce St	1/22/4/0	4,792	Apartments	6	7,320	8	6
18	14 Commerce St	1/29/44/0	2,178	Warehouse	-	1,311	3	0
19	16 Commerce St	1/29/45/0	4,792	Warehouse/Office	-	8,280	17	0
20	20 Commerce St	1/29/46/0	1,307	Off/Ret/Apt	2	3,297	5	0
21	26 Commerce St	1/29/47/0	1,307	Multi Family	4	1,540	5	0
22	28 Commerce St	1/29/48/0	871	Multi Family	3	1,538	4	0
23	3 Isaacs St	1/29/36A/0	4,356	Retail	-	2,435	5	0
24	5 Isaacs St	1/29/34/0	3,049	Office	-	4,623	9	3
25	7 Isaacs St	1/29/32/0	3,920	Retail	-	1,708	4	5
26	9 Isaacs St	1/29/32/1	3,920	Office Building	-	1,510	5	5
27	11 Isaacs St	1/29/31/0	3,920	Office Building	-	2,615	8	6
28	11 1/2 Isaacs St	1/29/30/0	3,485	Off/Ret/Apt	3	1,886	4	0
29	17 Isaacs St	1/29/29/0	33,551	Apartments/Parking	50	51,063	65	65
30	18 Isaacs St	1/29/24/0	13,939	Retail	-	16,292	33	0
31	19 Isaacs St	1/29/54/200	4,921	Apartments	24	22,056	31	23
32	20-26 Isaacs St	1/29/63/0	12,197	Off/Ret/Apt	-	6,209	13	12
33	21 Isaacs St & 23 Isaacs St	1/29/28/0 & 1/29/25/0	53,579	Public Parking	-	-	0	88
				Multi Family	229	42,228	298	74
34	31 Isaacs St	1/29/23/0	3,920	Apartments	6	3,576	8	5
35	1 Leonard St	1/29/1/0	38,768	Apartments	53	35,780	69	28
36	7 Leonard St	1/29/59/0	9,583	Multi Family	9	5,525	12	10
37	9 Leonard St	1/29/57/0	16,117	Apart. Comm.	28	-	36	56

WALL STREET OVERLAY USE and PARKING CHART (Proposed Conditions)
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 April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
38	12 Leonard St	1/28/21/0	4,792	Multi Family	5	2,445	7	0
39	14 Leonard St	1/28/20/0	3,485	Multi Family	4	1,755	5	0
40	12 Main St	1/66/25/0	6,534	Retail	-	7,695	15	0
41	20 Main St	1/66/21/0	39,640	Public Parking	-	0	0	90
42	30-36 Main St	1/66/20/0	6,098	Retail	-	10,927	22	0
43	44-50 Main St	1/66/14/0	12,197	Retail	-	4,394	9	10
44	1 Mott Ave	1/26/27/0	13,068	Multi Family	8	4,763	10	20
45	3 Mott Ave	1/26/28/0	10,454	Public Parking	-	0	0	34
46	5 Mott Ave	1/26/29/0	13,504	Off/Ret/Apt	-	8,791	18	18
47	6 Mott Ave	1/35/4/0	34,848	Lodge/Club	-	6,384	13	94
48	10 Mott Ave	1/35/5/0	22,651	Medical Offices	-	20,290	61	44
49	16 River St	1/37/12/0	8,276	Retail/Office Strip	-	14,545	29	0
50	3-5 Wall St	1/59/7/0	3,485	Bar/Resturant	-	6,856	69	0
51	7 Wall St	1/59/6/0	3,049	Resturant	-	3,262	33	0
52	9 Wall St	1/59/5/0	6,534	Condos	12	13,392	16	0
53	11 Wall St	1/59/13/0	3,485	Club/Lodges	-	2,870	6	0
54	15 Wall St	1/59/4/0	5,227	Off/Ret/Apt	4	5,092	9	0
55	17 Wall St	1/59/3/0	3,920	Retail	-	1,740	4	0
56	19 Wall St	1/59/2/0	1,742	Retail	-	1,056	2	0
57	21 Wall St	1/59/1/0	2,614	Park	-	-	0	0
58	26 Wall St	1/66/38/0	13,939	Retail	-	9,599	19	0
59	27 Wall St	1/22/1/0	1,742	Off/Ret/Apt	5	5,193	10	0
60	34 Wall St	1/37/1/0	5,663	Barber Shop	-	8,136	16	0
61	39 Wall St	1/29/41/0	5,663	Retail	-	16,380	33	0
62	40 Wall St	1/37/3/0	1,742	Retail	-	1,932	4	0
63	42 Wall St	1/37/4/0	1,742	Retail	-	1,466	3	0
64	45 Wall St	1/29/40/0	5,227	Off/Ret/Apt	12	7,102	20	0
65	46 Wall St	1/37/11/0	31,363	Public Parking	-	-	0	78
66	47 Wall St	1/29/39/0	1,307	Retail	-	1,243	3	0
67	48 Wall St	1/37/14/0	10,019	Bank	-	16,197	32	0
68	49 Wall St	1/29/38/0	3,049	Retail	-	3,608	7	0
69	51 Wall St	1/29/37/0	3,920	Retail	-	4,648	9	0
70	53 Wall St	1/29/36/0	3,920	Off/Ret/Apt	3	4,316	8	4
71	55 Wall St	1/29/35/0	2,614	Off/Ret/Apt	5	6,720	10	5
72	61 Wall St	1/29/13/0	57,194	Apartments/Parking	105	187,694	137	137
73	64 Wall St	1/36/4/0	19,166	Commercial	-	29,850	60	8
74	67 Wall St	1/29/12/0	4,356	Office	-	4,954	10	0
75	68 Wall St	1/36/49/0	11,761	Retail	-	10,988	22	7
76	69 Wall St	1/29/11/0	5,663	Office/Bank	-	9,500	29	0
77	71 Wall St	1/29/10/0	10,019	Theater	-	9,562	19	0
78	77 Wall St	1/29/9/0	6,970	Retail	-	1,916	4	7

WALL STREET OVERLAY USE and PARKING CHART (Proposed Conditions)
 Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
 April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
79	83 Wall St	1/29/8/0	6,534	Off/Ret/Apt	-	7,401	15	3
80	84 Wall St	1/36/32/0	31,363	Off/Ret/Apt	14	42,086	60	18
81	97 Wall St	1/29/7/0	10,019	Retail	-	3,484	7	0
82	104 Wall St	1/36/47/0	9,148	Retail	-	7,809	16	0
83	110 Wall St	1/36/48/0	1,307	Office Building	-	2,558	8	0
84	717 West Ave	1/29/4/0	40,946	Supermarket	-	16,514	33	42
85	724 West Ave	1/26/26/0	32,234	Church	-	10,663	126	7
86	731 West Ave	1/29/6/0	13,939	Retail	-	6,025	12	16
	Parking Subtotal		-	-	-	-	-	1,741
	Belden Ave	Public On Street Parking					-	18
	Burnell Blvd						-	27
	Byington Pl						-	12
	Commerce St						-	10
	Isaacs St						-	20
	Leonard St						-	34
	Main St						-	25
	Mott Ave						-	33
	River St						-	19
	Wall St						-	45
	Subtotal On Street Parking	-	-	-	-	-	243	
	Public Parking Occupancy	-	-	-	-	-	916	
	Private Parking Occupancy	-	-	-	-	-	1,068	
	Total Parking Occupancy	-	-	-	-	-	-	
	Summary Totals		26.9	(Acres)	626	917,051	1,944	1,984

Notes:

Of the 86 parcels within the study area:

- 1) 42 have no on-site parking available (Lot sizes range from 871 sf to 16,117 sf with an average size of 4,978 sf);
- 2) 21 have fewer parking spaces than the regulations would require (Lot sizes range from 871 sf to 53,579 sf with an average size of 9,184 sf); and
- 3) 23 meet or exceed what the regulations would require (Lot sizes range from 3,920 sf to 104,108 sf with an average size of 27,402 sf).

Lots with lot area between 0 and 10,000 sf = 51 parcels
 Lots with lot area between 10,000 and 25,000 sf = 20 parcels
 Lots greater than 25,000 sf (lot area) = 15 parcels

*1 Belden Ave purchased 4 Mott Ave for parking
 **21-23 Isaacs represents proposed parking which includes 88 public parking spaces
 ***10 Burnell Boulevard is the Yankee Doodle Garage; 115 of the 379 parking spaces are currently allocated to Ford McMahon
 ****9 Leonard Street parking and unit count taken from the Norwalk Hour article titled "Zoning gets first look at proposed Leonard St apartments," written by Kelly Kultys, dated June 10, 2019