



21-23 RIVER ROAD REDEVELOPMENT

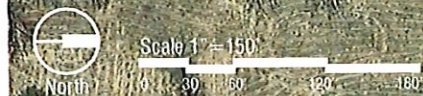
Pre-Application to the Wilton Village District Design Advisory Committee

February 29, 2024

OVERALL SITE PLAN

Wilton Context

- Corner gateway at River Road and Village Drive
- Infill transition between commercial and residential properties
- Improvement of public realm and creation of social spaces
- Streetscape activation with opportunities for outdoor dining
- Proximity to Norwalk River



OVERALL SITE PLAN

Enlargement

KEY STATISTICS

Property Area:

- 12.2 Acres (Map, Block, Lot: 73-25-1 & 73-25-4)

Existing Office:

- 120,000± square feet

Proposed Building A:

- 4 Stories plus select lofts
- 100± apartments
- 10,000sf of retail or restaurant

Proposed Building B:

- 4 & 5 Stories
- 70± apartments

Parking:

- 1.55 spaces per apartment
- 3 spaces per 1,000sf of general office
- 4 spaces per 1,000sf of medical office
- 8 spaces per 1,000sf of restaurant

25%± mixed use parking credit

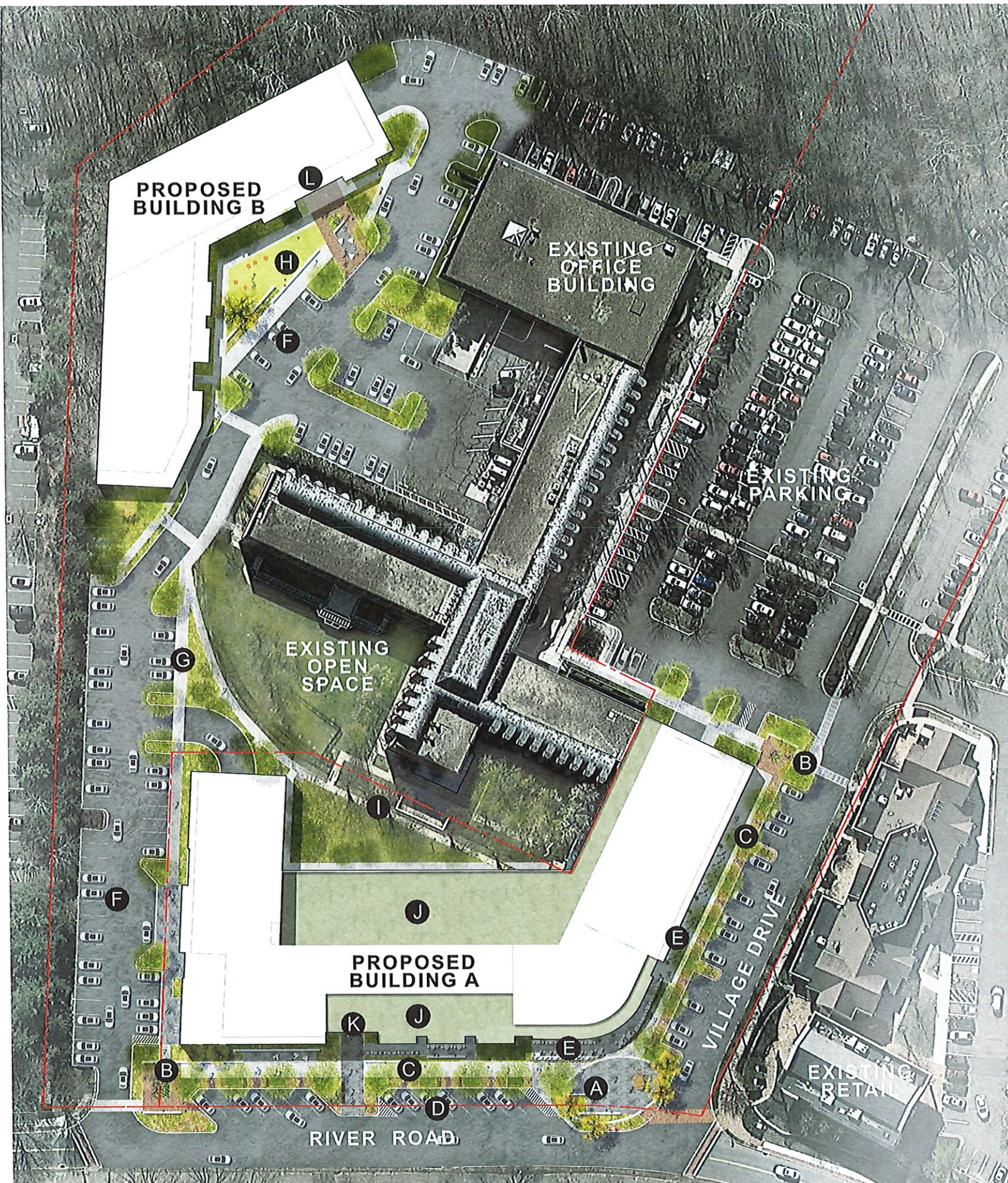
SITE LEGEND

- A** Corner Civic Space (See Options)
- B** Common Space Seating Area
- C** Expanded Streetscape
- D** Angled Parking
- E** Potential Outdoor Dining Areas
- F** Improved Parking Lot
- G** Sidewalk/Open Space Connection to Building B
- H** Building B Public Space
- I** Walkway Connection to Building A and Existing Office Building
- J** Rooftop Amenity Space (Private)
- K** Building A Residential Lobby
- L** Building B Residential Lobby



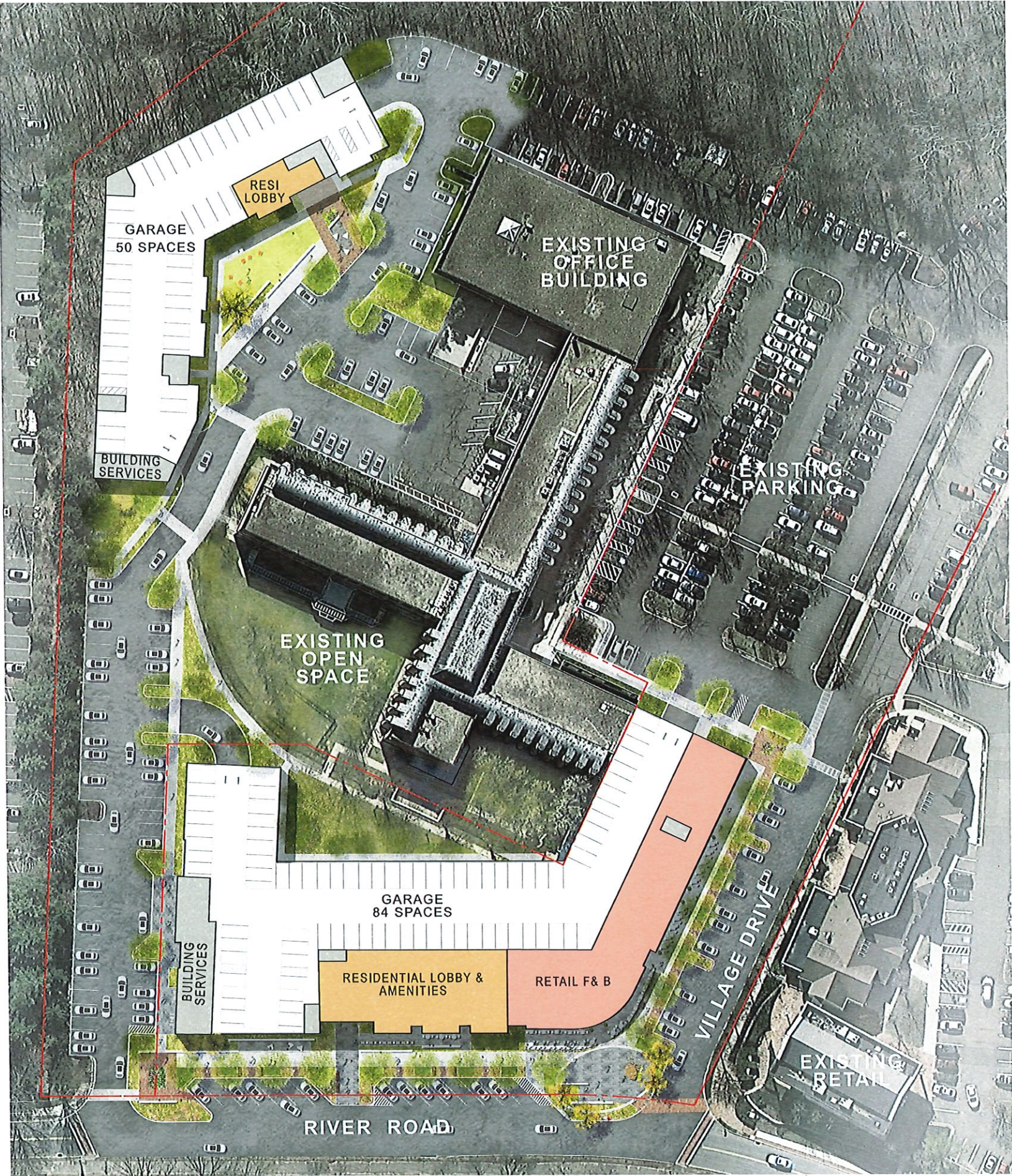
Scale 1"=100'

0' 20' 40' 80' 120'



OVERALL SITE PLAN

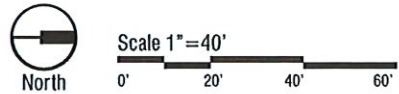
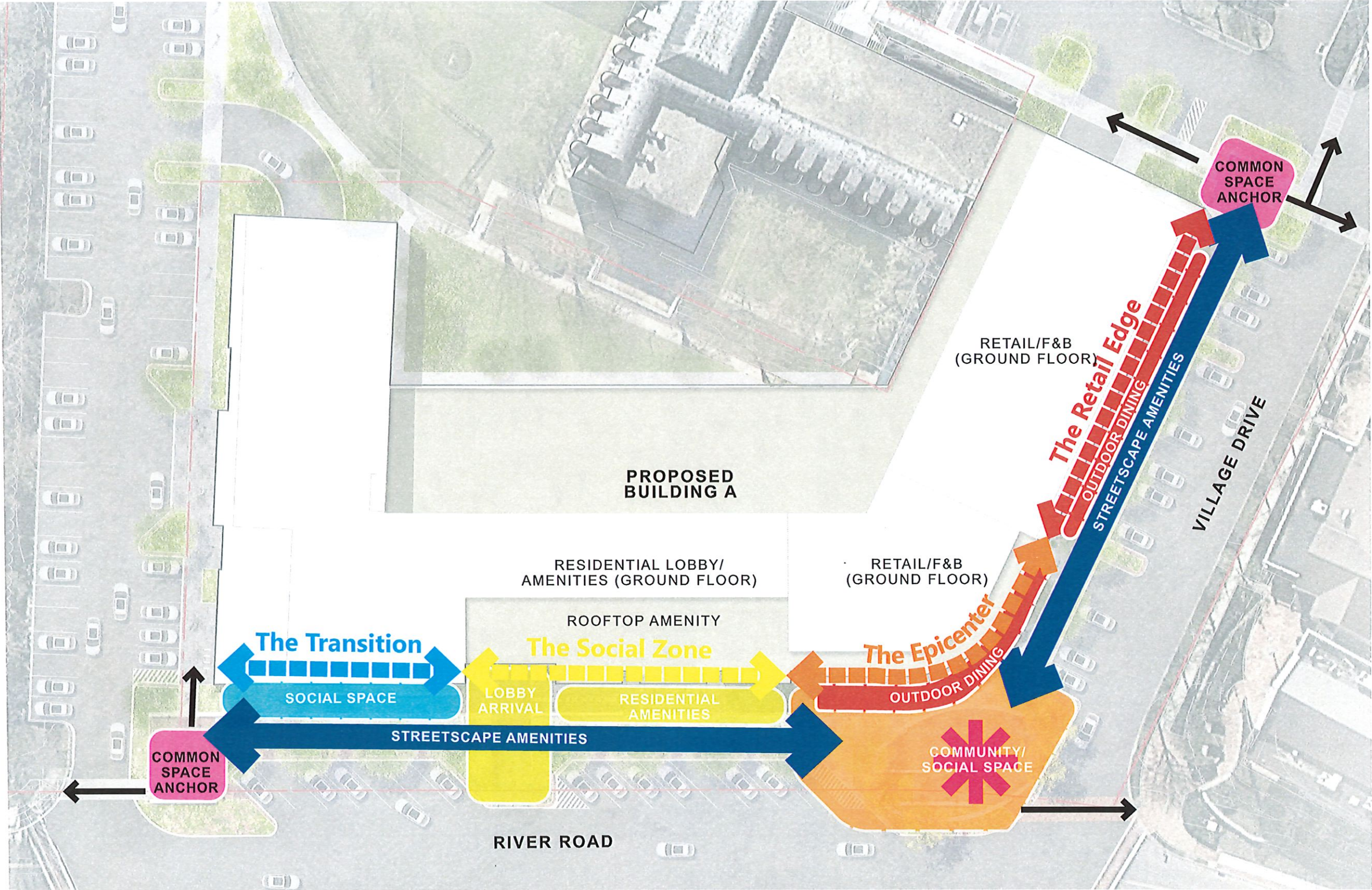
Groundfloor Uses and Parking



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0' 20' 40' 80' 120'

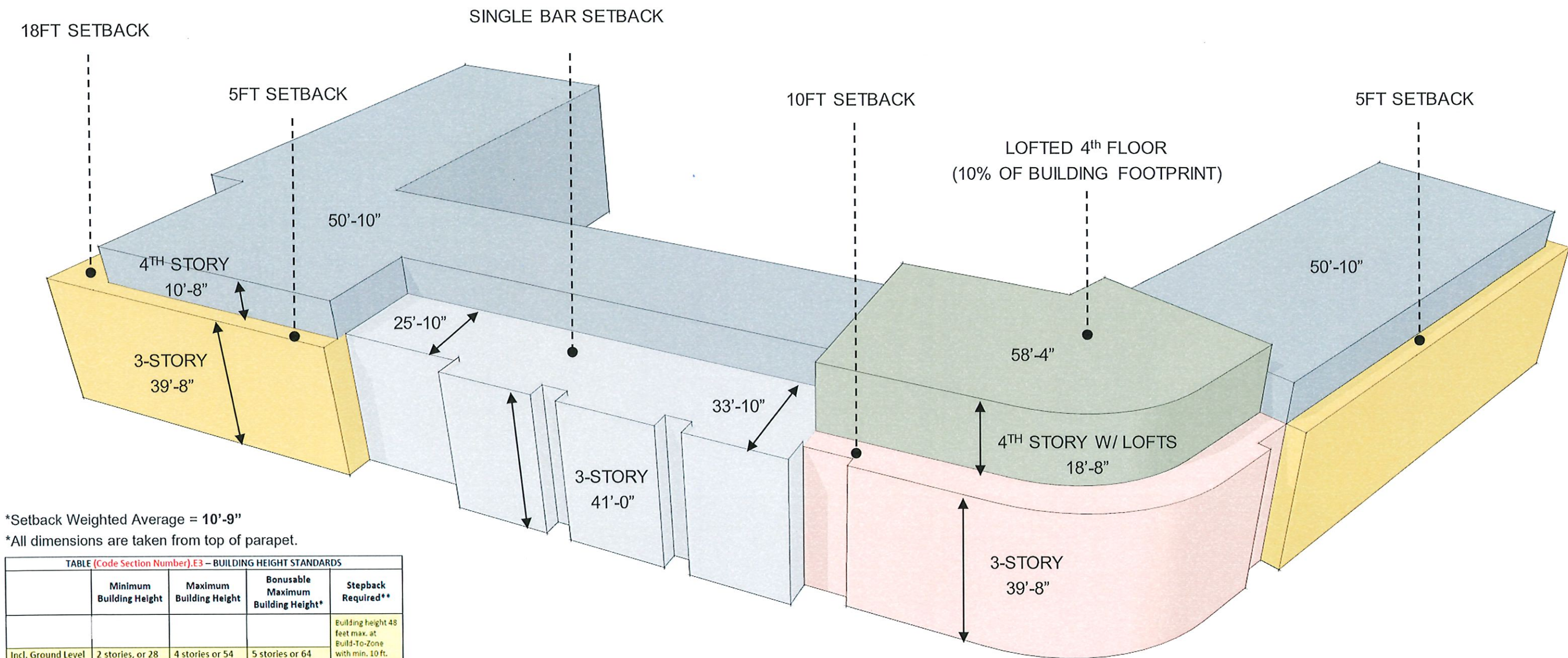
BUILDING A & STREETScape

Relationship Diagram



BUILDING A

Massing Diagram



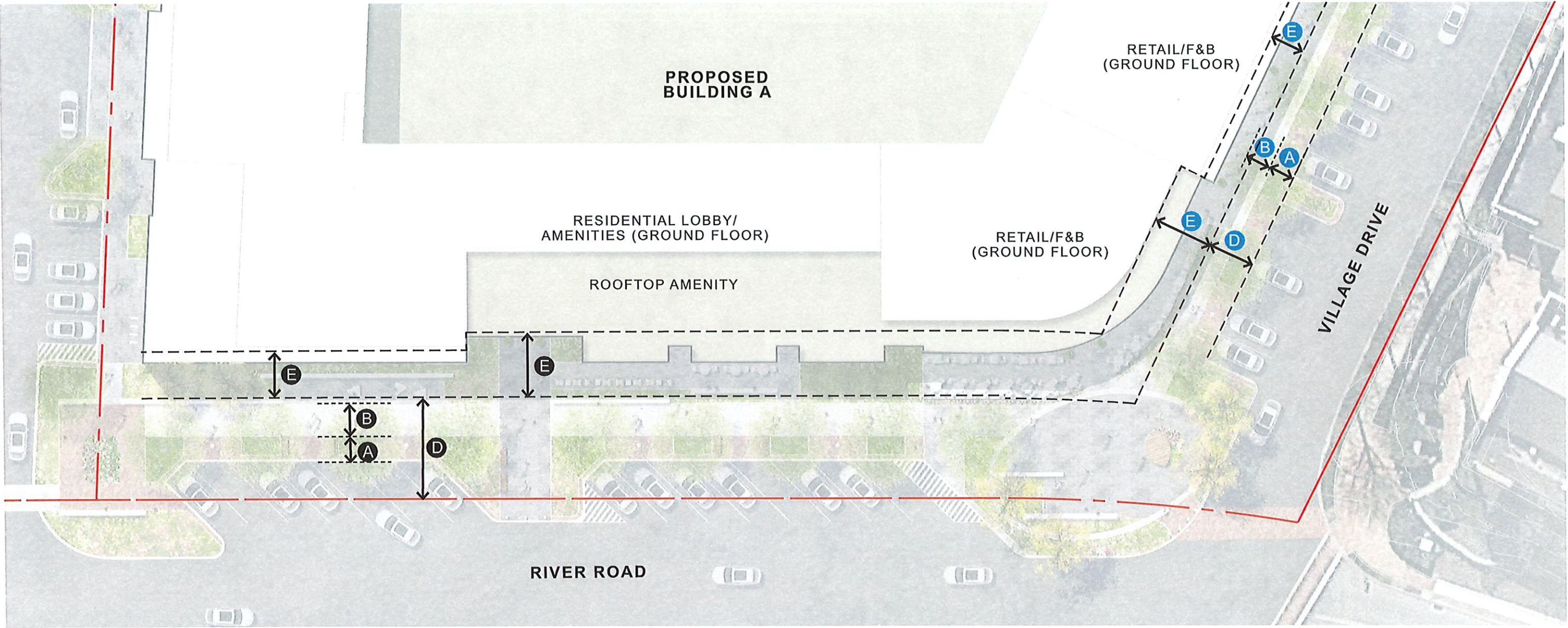
*Setback Weighted Average = 10'-9"

*All dimensions are taken from top of parapet.

TABLE (Code Section Number).E3 – BUILDING HEIGHT STANDARDS				
	Minimum Building Height	Maximum Building Height	Bonusable Maximum Building Height*	Stepback Required**
Incl. Ground Level Retail/Commercial	2 stories, or 28 feet	4 stories or 54 feet	5 stories or 64 feet***	Building height 48 feet max. at Build-To-Zone with min. 10 ft. stepback
* The Planning and Zoning Commission may grant Bonusable Maximum Building Height per compliance with standards set forth in (Code Section Number).E5(c).				
** See (Code Section Number).E4 for building stepback requirements.				

RIVER ROAD BUILDING A PLACEMENT & FORM STANDARDS

Preliminary Dimensions

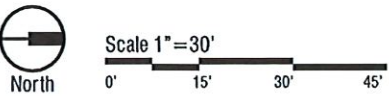


FR-1: PRIMARY MIXED-USE STREET FRONTAGE DEMONSTRATING COMPLIANCE

- A LANDSCAPE & FURNISHING: 7'-10"
- B PEDESTRIAN THROUGHWAY: 10'
- D PUBLIC FRONTAGE: 31' (TO ACCOMMODATE ANGLED PARKING PER TABLE E2)
- E BUILD-TO-ZONE: 15'-20' (5' TO 20' ALLOWED PER TABLE F1, NOTE 6)

FR-3: MIXED-USE NEIGHBORHOOD STREET FRONTAGE DEMONSTRATING COMPLIANCE

- A LANDSCAPE & FURNISHING: 7'-10"
- B PEDESTRIAN THROUGHWAY: 8'
- D PUBLIC FRONTAGE: 15'
- E BUILD-TO-ZONE: 10'-18' (5' TO 20' ALLOWED PER TABLE F1, NOTE 6)



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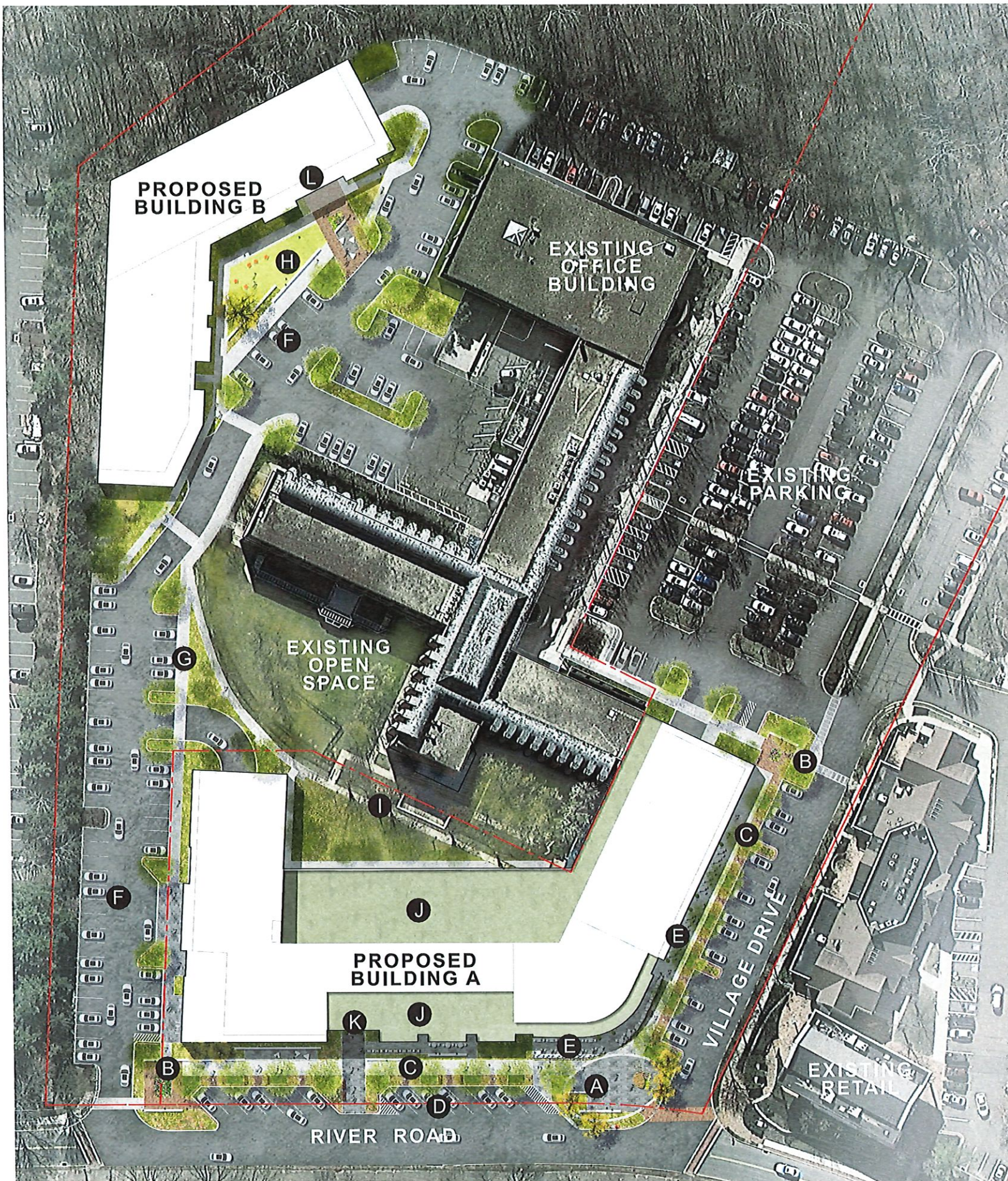
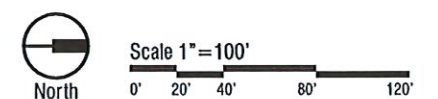
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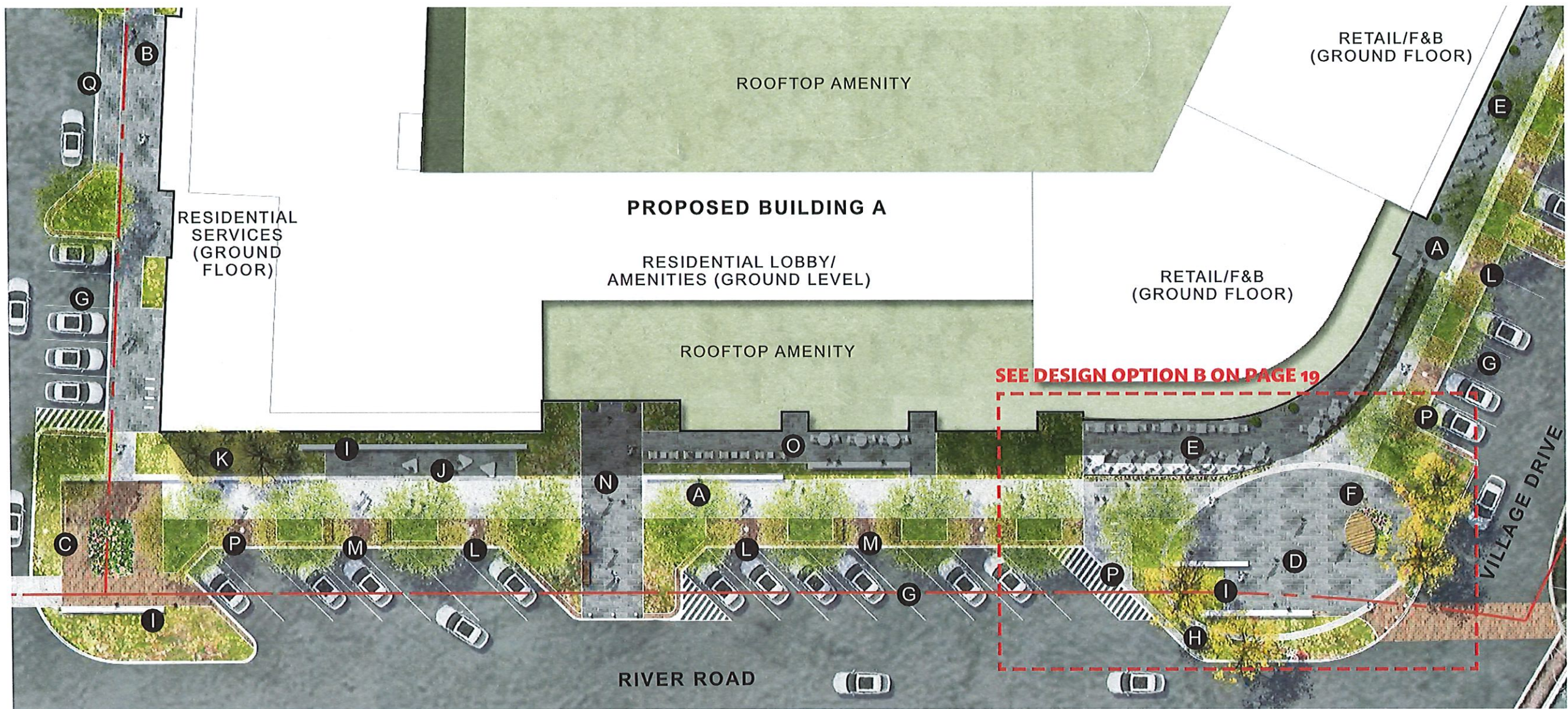
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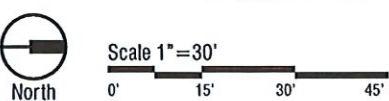
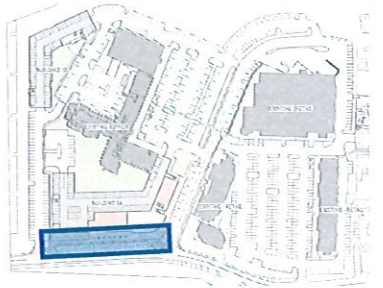
BUILDING A - RIVER ROAD CIVIC SPACE

Enlargement Plan



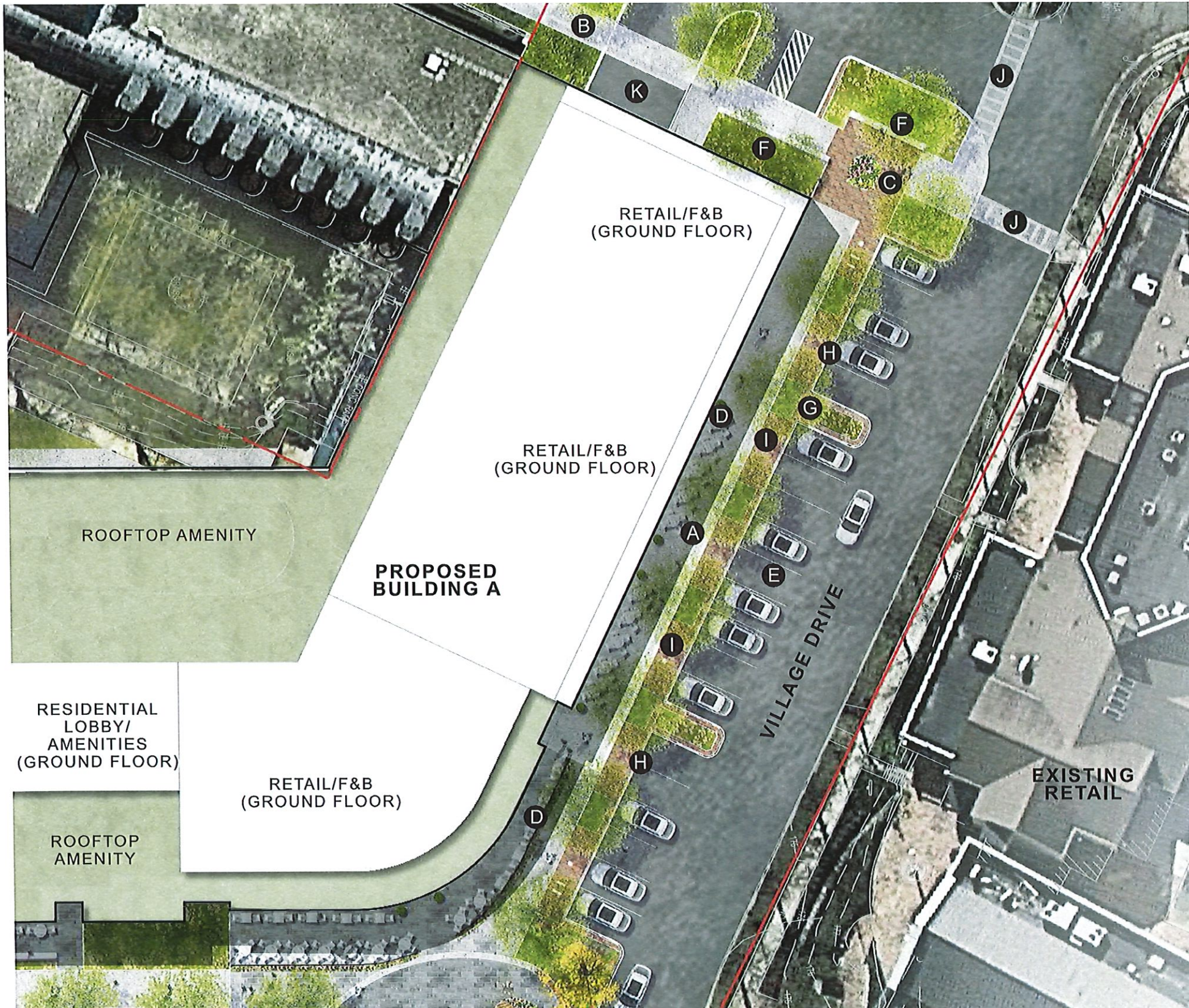
KEY

- A Expanded Streetscape with Trees, Seating and Amenities
- B Open Space Walk/Connection to Building B
- C Gateway Community Space with Focal Feature & Seat Walls
- D Plaza/Event Space
- E Potential Outdoor Dining Areas
- F Bench/Stage Feature
- G Public Parking
- H Landscape Accent Area
- I Linear Seat Walls/Features
- J Focal Point Seating Elements
- K River Road Streetscape Planting
- L Street Lights
- M Benches/Conversation Areas
- N Residential Lobby Arrival
- O Residential Amenity Spaces
- P Bike Racks
- Q Service/Drop-Off Area

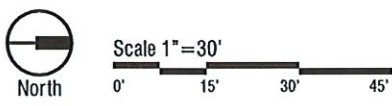
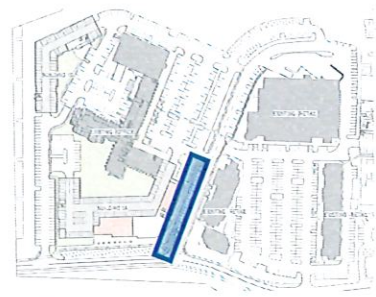


BUILDING A - THE RETAIL EDGE

Enlargement Plan



- KEY**
- A** Expanded Streetscape with Trees, Seating and Amenities
 - B** Open Space Walk/Connection to Existing Office Building
 - C** Gateway Community Space with Focal Feature
 - D** Potential Outdoor Dining Areas
 - E** Public Parking
 - F** Linear Seat Walls
 - G** Village Drive Streetscape Planting
 - H** Street Lights
 - I** Benches/Conversation Areas
 - J** Crosswalks
 - K** Parking Entry



RIVER ROAD VIEW



View of Proposed Building A Looking South Along River Road



EXISTING BUILDING

The Transition





BUILDING A

The Transition





EXISTING BUILDING

The Social Zone





BUILDING A

The Social Zone

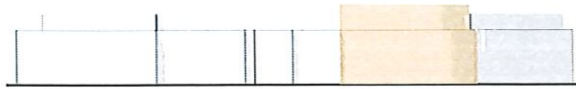




EXISTING BUILDING

The Epicenter





BUILDING A

The Epicenter

