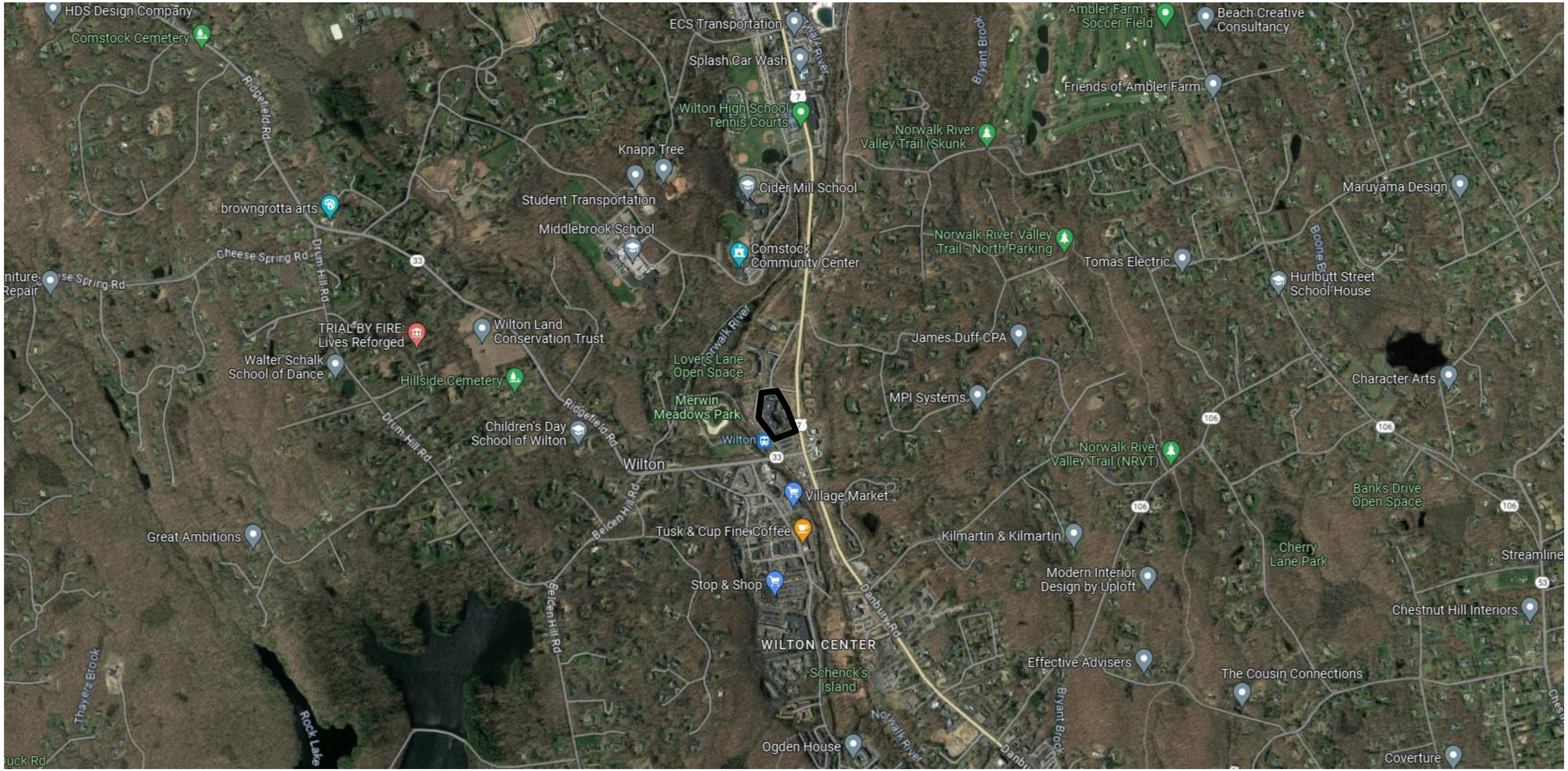
15 OLD DANBURY RD

BEINFIELD ARCHITECTURE

10/13/23



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15 OLD DANBURY RD | 10/13/23 | AERIAL | SD0.21

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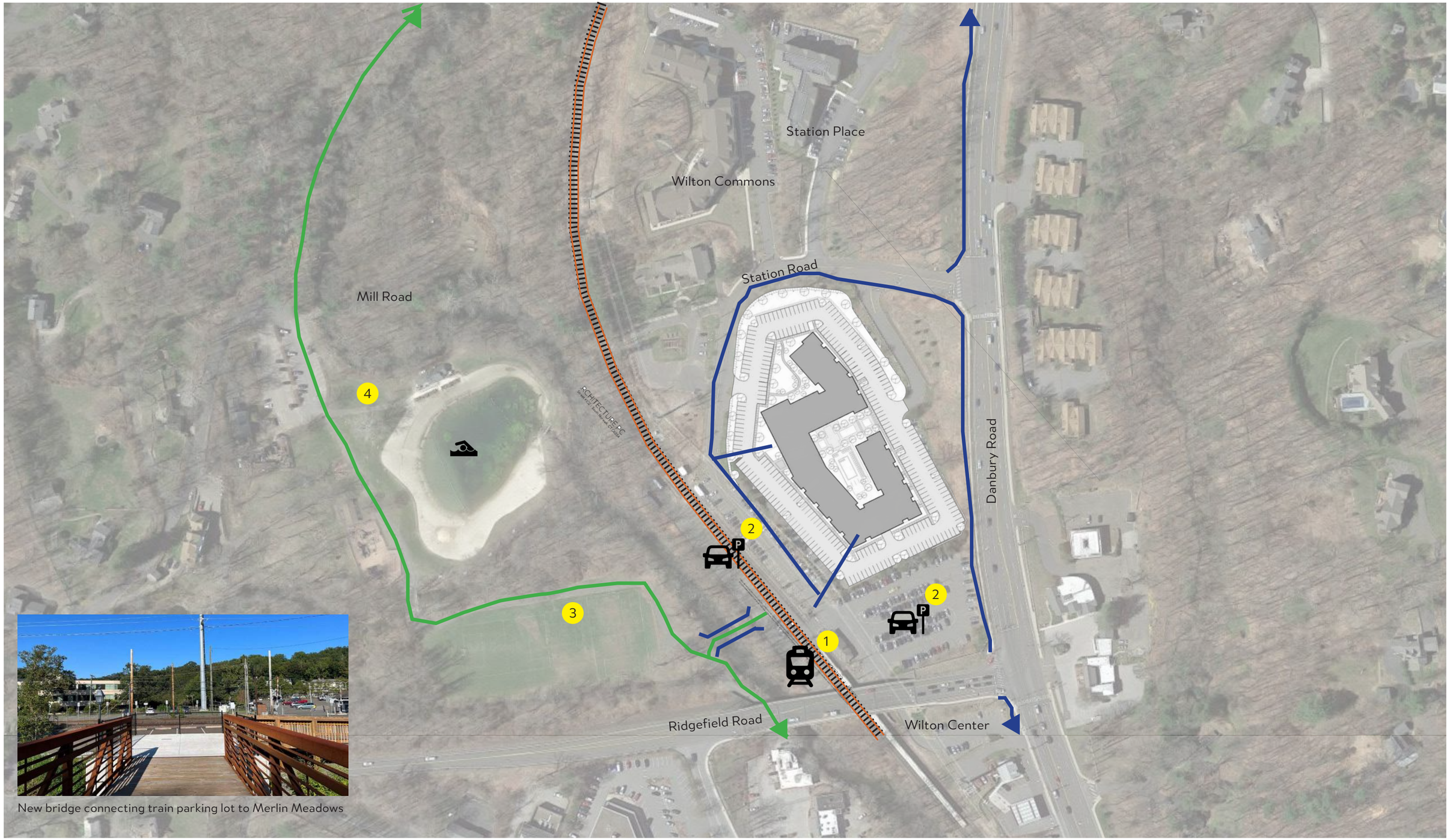
1 WILTON TRAIN STATION
2 PUBLIC PARKING
3 RECREATION FIELDS
4 MERWIN MEADOWS
NORWALK RIVER VALLEY TRAIL
PEDESTRIAN PATH



New bridge connecting train parking lot to Merlin Meadows

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15 Old Danbury Road | Proposed Conditions | 10.13.2023

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15 Old Danbury | 10.13.2023

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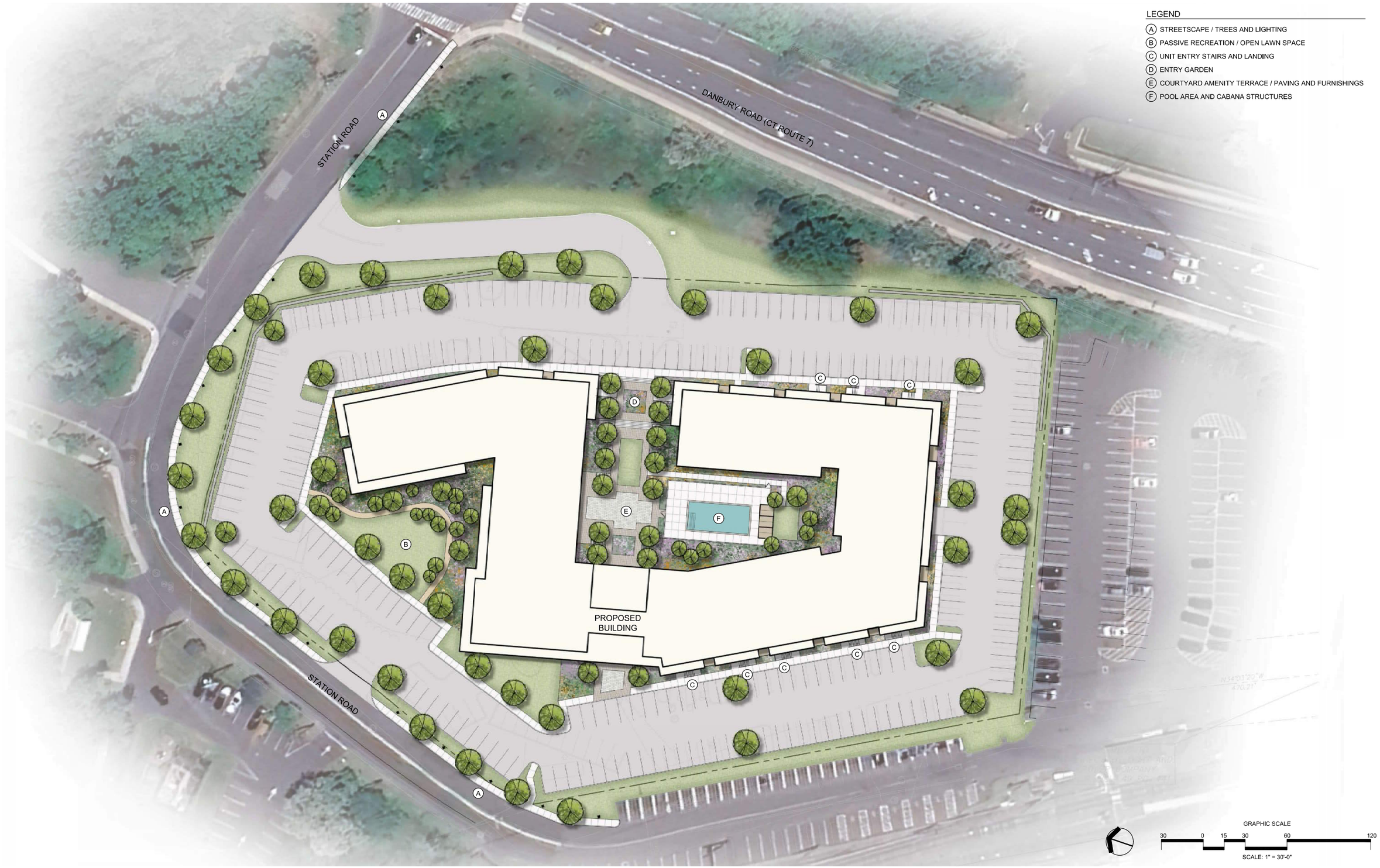

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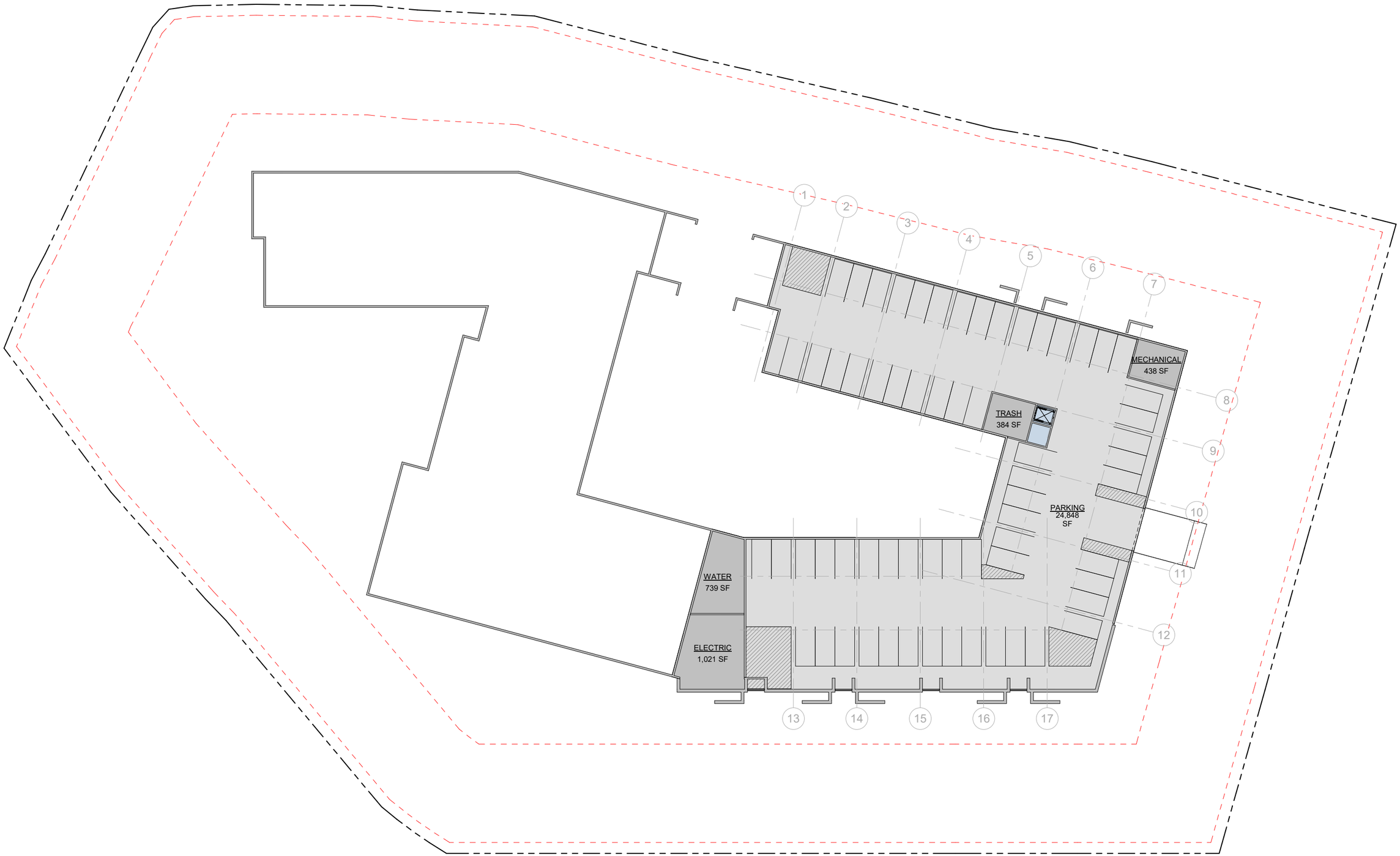
15 OLD DANBURY ROAD OVERALL SITE PLAN RENDERING

13 OCTOBER 2023



1 SD1.00 Level 0
1" = 20'-0"

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15 OLD DANBURY RD | 10/13/23 | BASEMENT FLOOR PLAN | SD1.00

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1 Level 1
SD1.01 1" = 20'-0"

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15 OLD DANBURY RD | 10/13/23 | FIRST FLOOR PLAN | SD1.01

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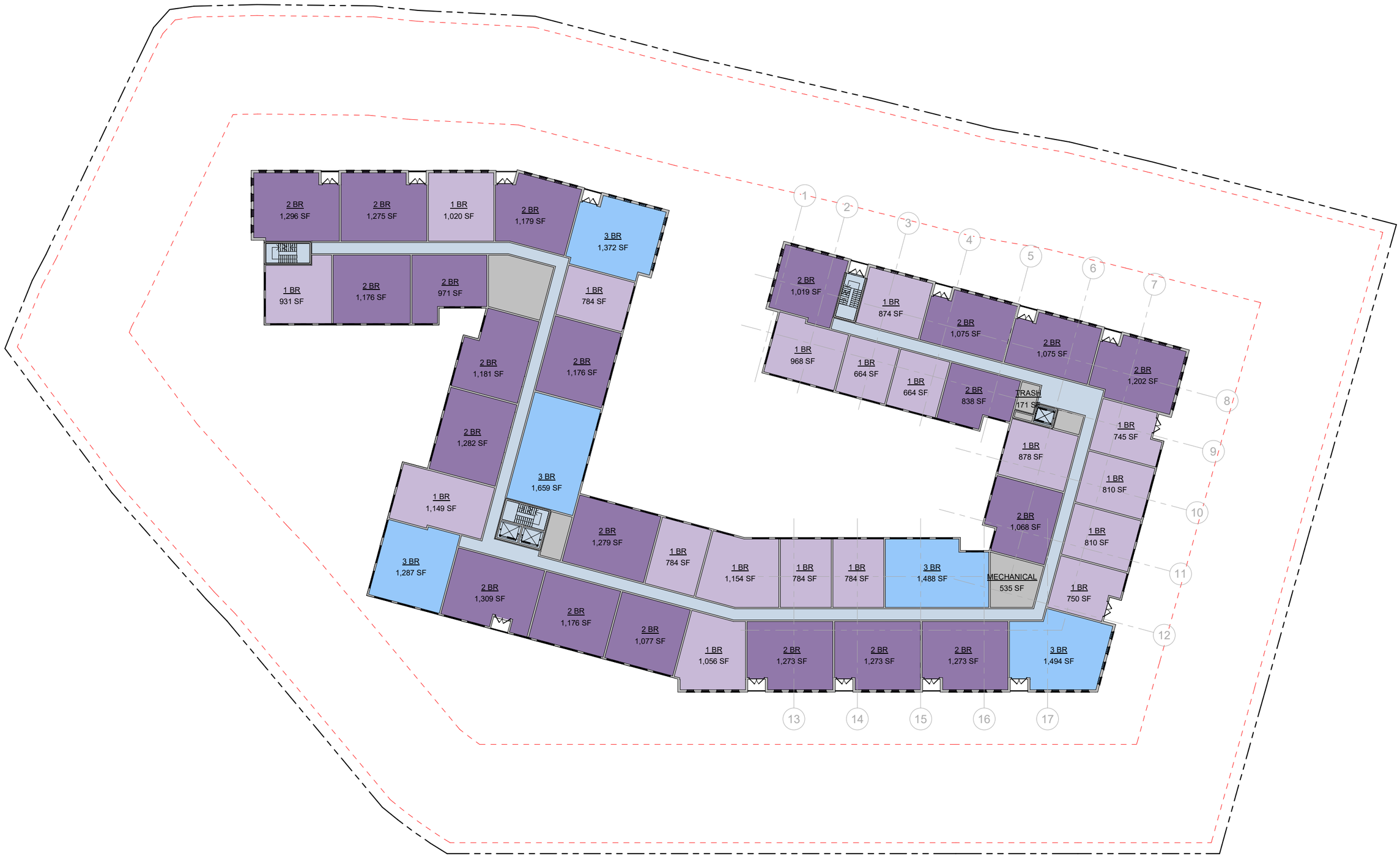

1 Level 2
SD1.02 1" = 20'-0"

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15 OLD DANBURY RD | 10/13/23 | TYPICAL FLOOR PLAN (LVL 2-4) | SD1.02

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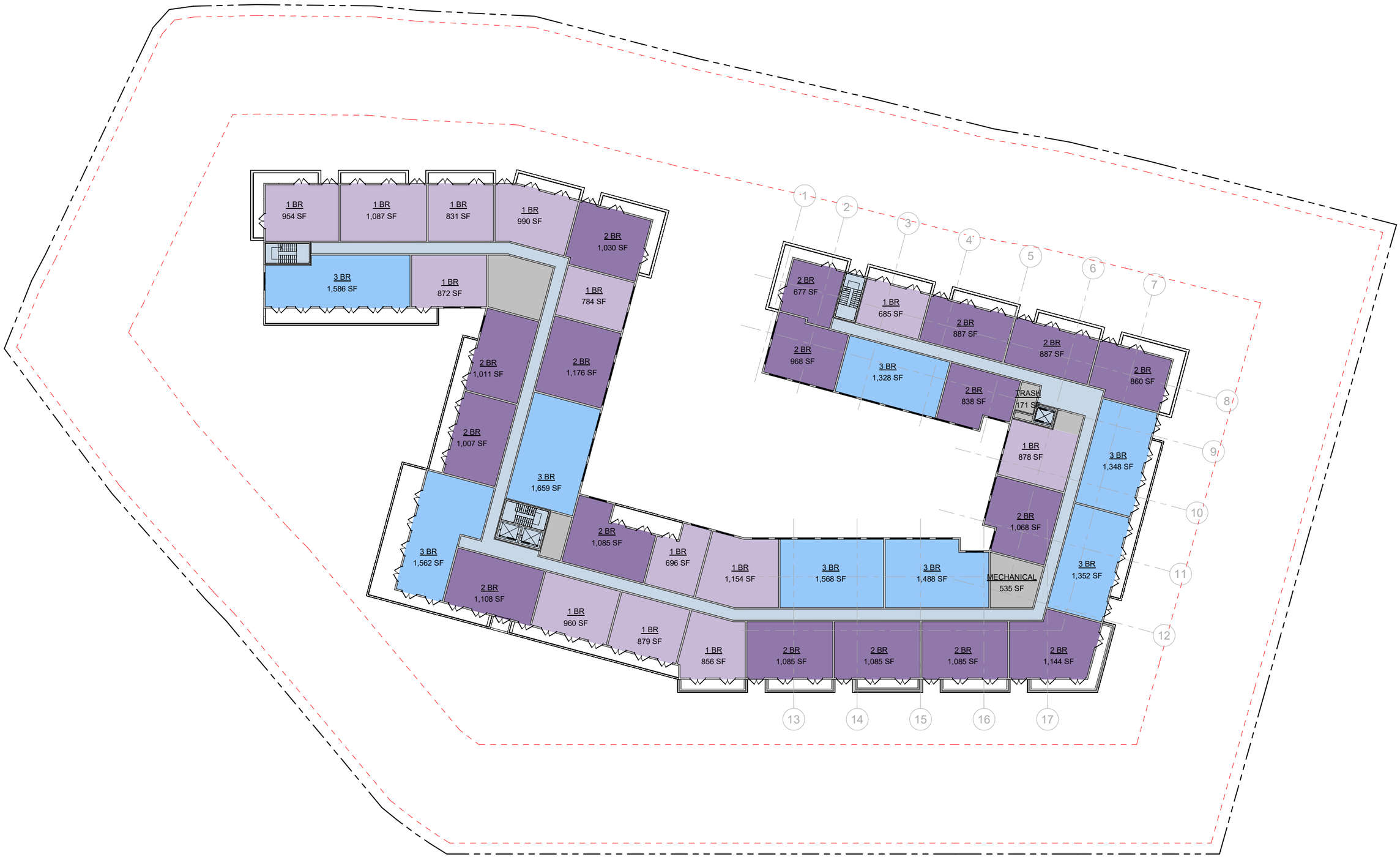

1 Level 5
SD1.03 1" = 20'-0"

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15 OLD DANBURY RD | 10/13/23 | FIFTH FLOOR PLAN | SD1.03

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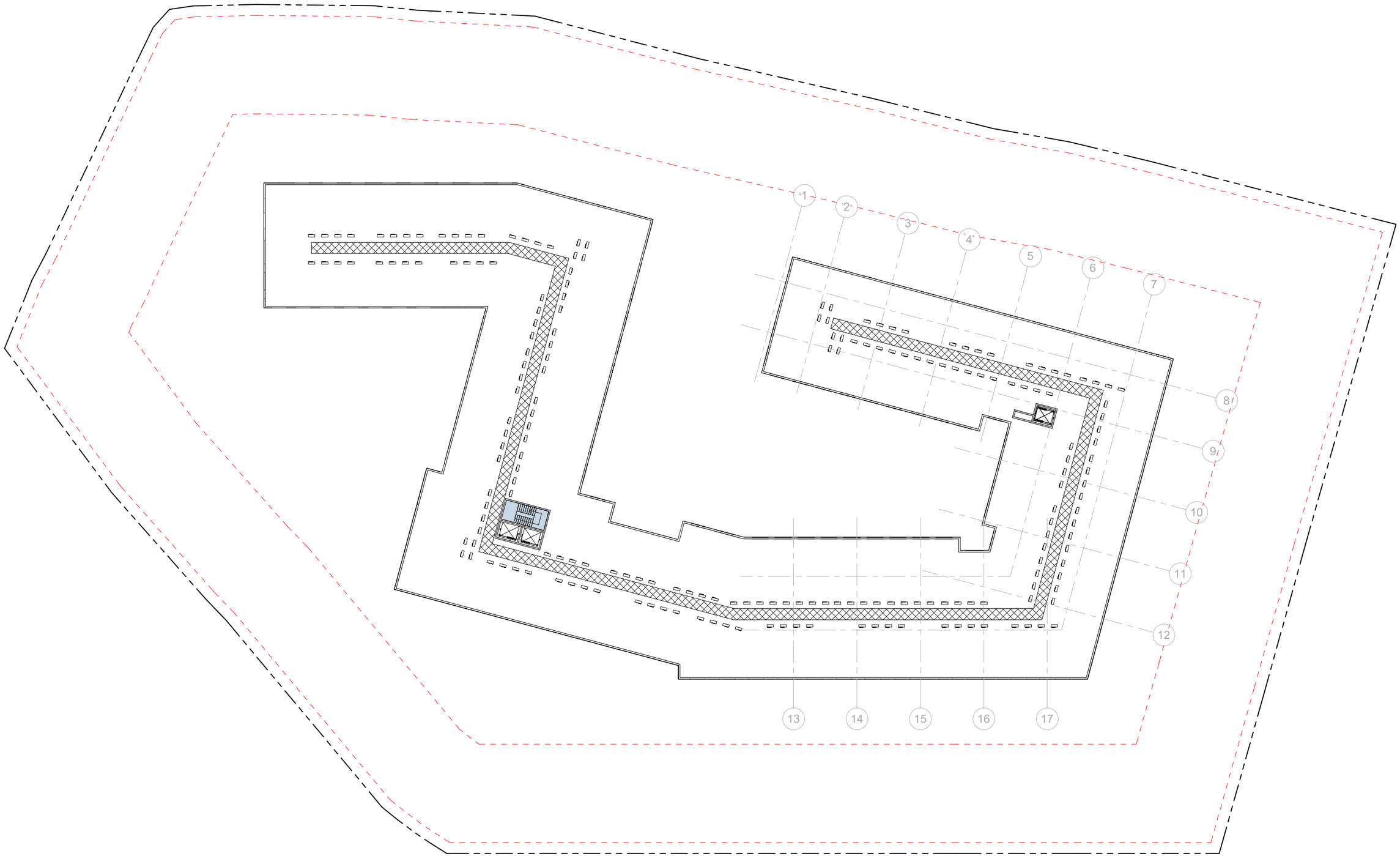

1 SD1.05 Level 6
1" = 20'-0"

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15 OLD DANBURY RD | 10/13/23 | ROOF PLAN | SD1.05

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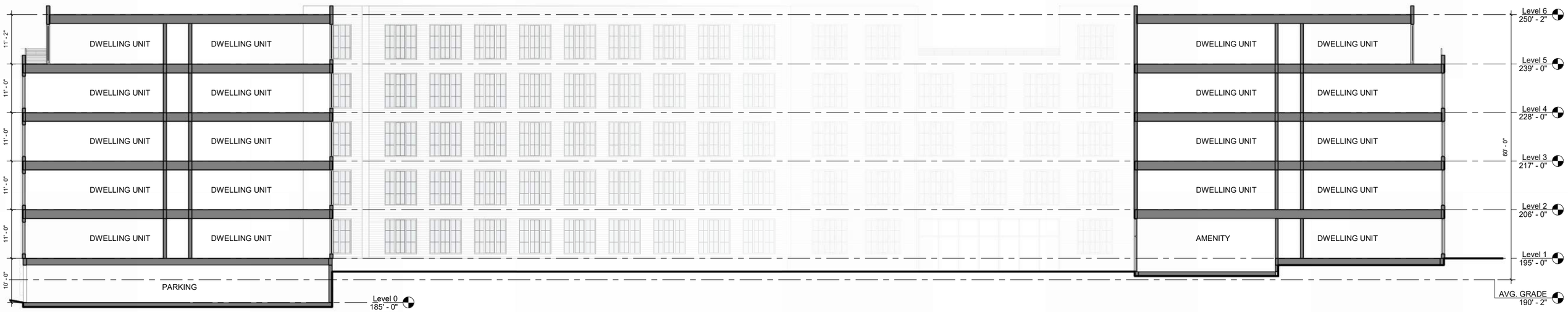

2 SD3.01 BUILDING SECTION @ COURTYARD
1" = 10'-0"

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15 OLD DANBURY RD | 10/13/23 | BUILDING SECTION | SD3.01

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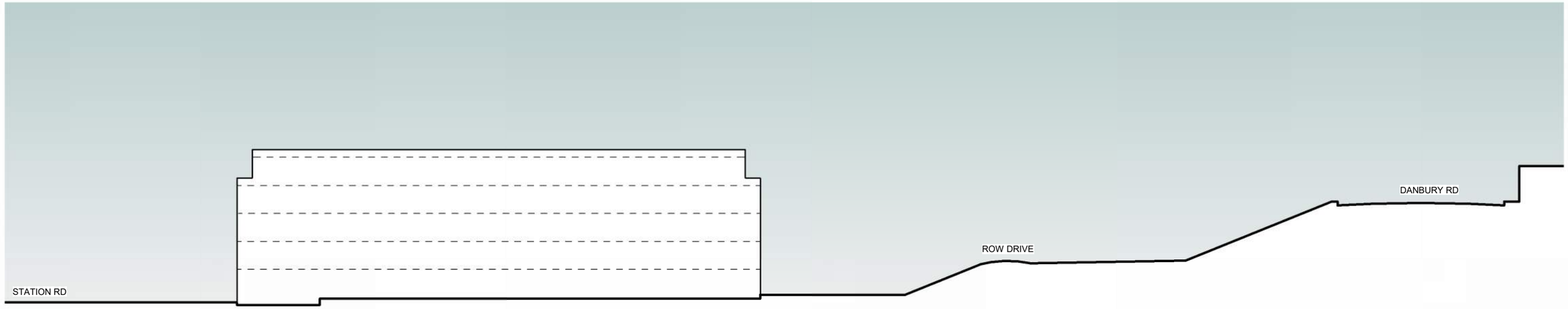
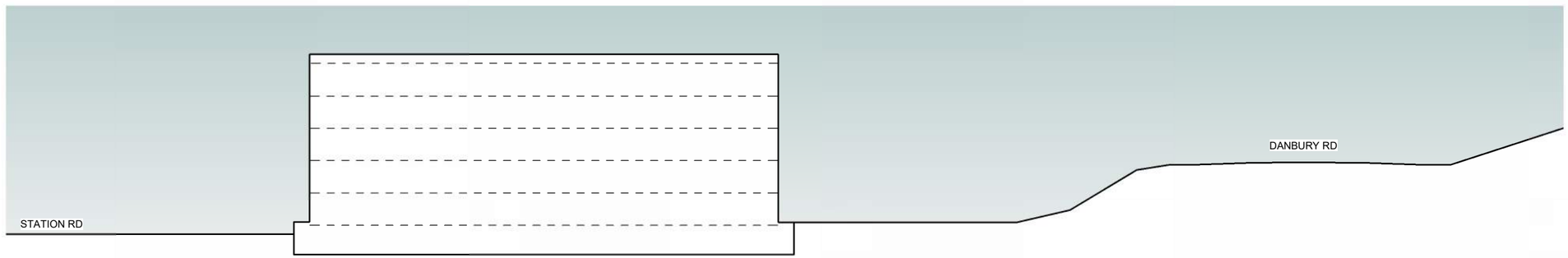
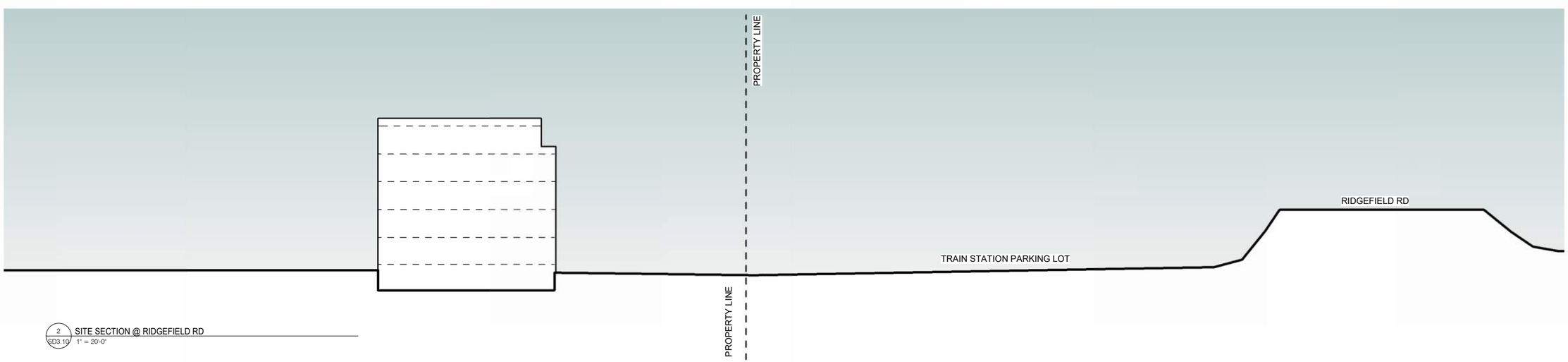


1 SD3.10 SITE SECTION @ HIGH POINT OF DANBURY RD
1" = 20'-0"



3 SD3.10 SITE SECTION @ LOW POINT OF DANBURY RD
1" = 20'-0"



2 SD3.10 SITE SECTION @ RIDGEFIELD RD
1" = 20'-0"

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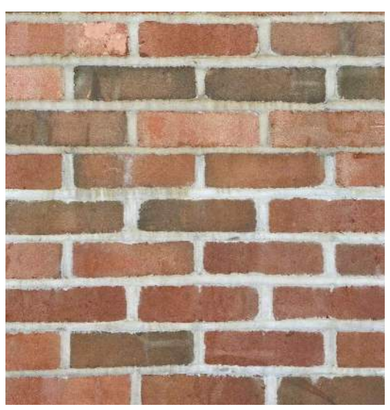
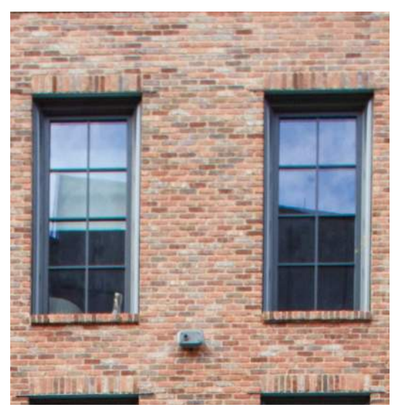


1. Brick

2. Fiber Cement



3. Divided Light Windows/Brick

4. Divided Light Windows/Fiber Cement

5. Cable Rail

5. Front Stoop

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15 Old Danbury | Building Materials | 10.13.2023

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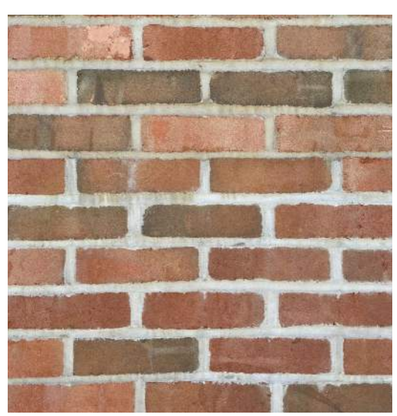

1. Brick

2. Divided Light Windows/Fiber Cement

3. Front Stoop

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15 Old Danbury | Building Materials - West Elevation | 10.13.2023

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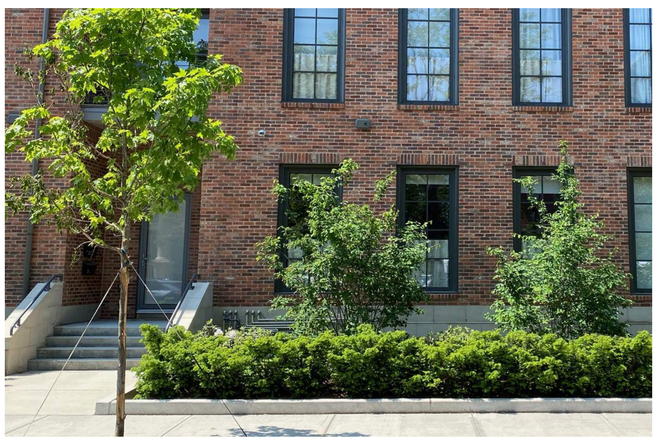
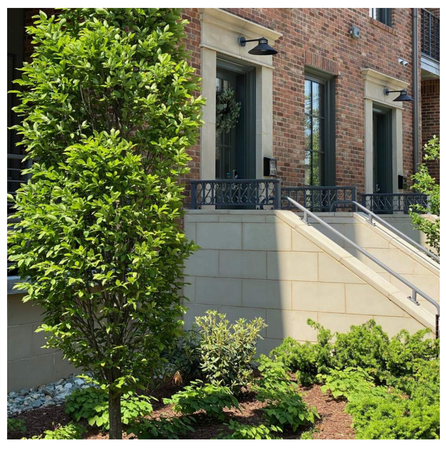
15 OLD DANBURY ROAD OVERALL SITE PLAN RENDERING

13 OCTOBER 2023

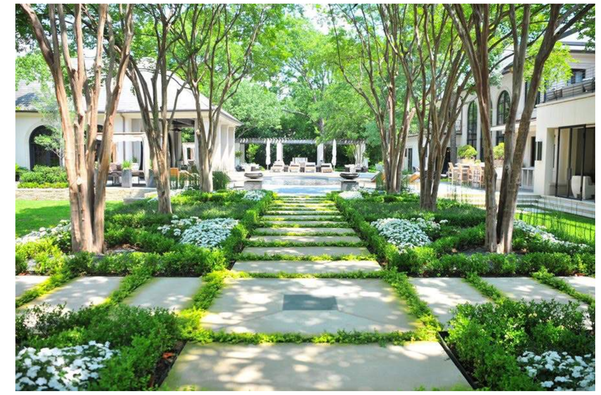
A STREETSCAPE

B PASSIVE RECREATION / OPEN LAWN SPACE



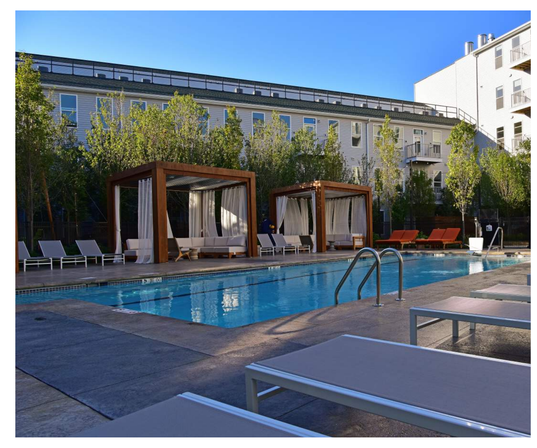


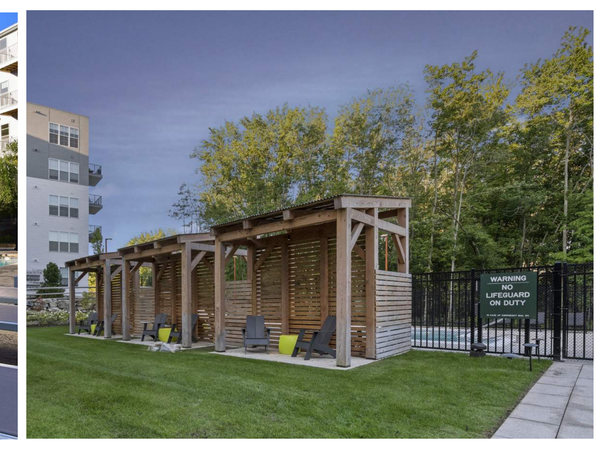
C UNIT ENTRY STAIRS AND LANDING



D ENTRY GARDEN

E COURTYARD AMENITY TERRACE





F POOL AREA

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15 OLD DANBURY ROAD CONCEPT IMAGES

13 OCTOBER 2023

PARKING ANALYSIS

PARKING SCHEDULE

STALL TYPE	COUNT
GARAGE	
Parking Space: 9' x 18' - 90 deg	63
SURFACE	
Parking Space: 9' x 18' - 90 deg	251
	314

BUILDING AREAS

AREA SCHEDULE (BY PROGRAM)

LEVEL	AREA
AMENITY	
Level 1	9,485 SF
	9,485 SF
CIRCULATION	
Level 0	169 SF
Level 1	4,345 SF
Level 2	4,903 SF
Level 3	4,903 SF
Level 4	4,903 SF
Level 5	4,903 SF
Level 6	218 SF
	24,344 SF
MECHANICAL	
Level 0	2,582 SF
Level 1	1,570 SF
Level 2	1,799 SF
Level 3	1,799 SF
Level 4	1,799 SF
Level 5	1,799 SF
	11,347 SF
RESIDENTIAL	
Level 1	38,529 SF
Level 2	47,384 SF
Level 3	47,384 SF
Level 4	47,384 SF
Level 5	40,518 SF
	221,199 SF
	266,375 SF

AREA SCHEDULE (PARKING)

LEVEL	AREA
PARKING	
Level 0	24,848 SF
	24,848 SF
	24,848 SF

BUILDING AREAS

AREA SCHEDULE (BY FLOOR)

PROGRAM	AREA
Level 0	
CIRCULATION	169 SF
MECHANICAL	2,582 SF
	2,751 SF
Level 1	
AMENITY	9,485 SF
CIRCULATION	4,345 SF
MECHANICAL	1,570 SF
RESIDENTIAL	38,529 SF
	53,929 SF
Level 2	
CIRCULATION	4,903 SF
MECHANICAL	1,799 SF
RESIDENTIAL	47,384 SF
	54,086 SF
Level 3	
CIRCULATION	4,903 SF
MECHANICAL	1,799 SF
RESIDENTIAL	47,384 SF
	54,086 SF
Level 4	
CIRCULATION	4,903 SF
MECHANICAL	1,799 SF
RESIDENTIAL	47,384 SF
	54,086 SF
Level 5	
CIRCULATION	4,903 SF
MECHANICAL	1,799 SF
RESIDENTIAL	40,518 SF
	47,220 SF
Level 6	
CIRCULATION	218 SF
	218 SF
	266,375 SF

UNIT SCHEDULES

UNIT SCHEDULE

UNIT TYPE	COUNT
Level 1	
1 BR	18
2 BR	15
3 BR	4
	37
Level 2	
1 BR	18
2 BR	21
3 BR	5
	44
Level 3	
1 BR	18
2 BR	21
3 BR	5
	44
Level 4	
1 BR	18
2 BR	21
3 BR	5
	44
Level 5	
1 BR	13
2 BR	17
3 BR	8
	38
	207

UNIT MIX

UNIT TYPE	COUNT	PERCENTAGE
1 BR	85	41%
2 BR	95	46%
3 BR	27	13%
	207	**100%**

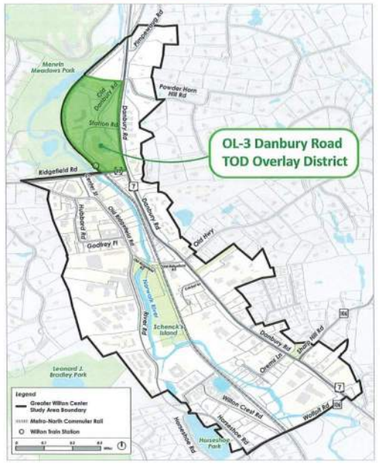
ZONING ANALYSIS

ZONING DATA TABLE

ZONE: OL-3 (TOD OVERLAY)	REQUIRED/PERMITTED	PROVIDED
MINIMUM LOT SIZE	3.0 ACRES (130,680 SF)	4.29 ACRES (186,953 SF)
MAX. BUILDING HEIGHT	64 FEET (5 STORIES)(a)	57'-2" (5 STORIES)
SETBACKS		
MIN. FRONT YARD	50 FT FROM PL	58'-10"
MIN SIDE YARD	50 FT FROM PL	N/A
MIN. REAR YARD	50 FT FROM PL	N/A
MIN. PARKING/LOADING	10 FT (b)	5 FT
MAX BUILDING COVERAGE	50%	29% (54,235 SF)
MAX IMPERVIOUS SURFACE COVERAGE	80%	TBD
MAX RESIDENTIAL DENSITY (FAR)	1.5	1.41
MIN. AFFORDABLE HOUSING	10%	10%
PARKING REQUIREMENT	1.2 PER DU	1.5 PER DU

FOOTNOTES
(a) - EXCEPT AS OTHERWISE PROVIDED IN SECTION 29-4.C.1
(b) - 5' MAY BE PERMITTED AT THE DISCRETION OF THE PLANNING & ZONING COMMISION

Figure (Code Section Number).1.B.1 – Location Map



Z.1.C. Applicability

The OL-3 DANBURY ROAD TOD Overlay District consists of those areas as shown on the Official Zoning Map of the Town of Wilton, which map and amendments are on file in the Town Clerk's office and the office of the Town's Planning and Zoning Department. Any parcel that is depicted on the Zoning Map as being wholly within or partially within the OL-3 DANBURY ROAD TOD Overlay District shall be determined eligible for the provisions of the OL-3 DANBURY ROAD TOD Overlay District as described in this Section. An owner or developer of a property located within the OL-3 DANBURY ROAD TOD Overlay District may choose to develop under the provisions of the underlying R-1A, General Business (GB) or DE-5 districts if located in such district, or may choose to utilize the provisions of the OL-3 DANBURY ROAD TOD Overlay District, as specified in this Section, subject to the determination by the Town Planning and Zoning Commission (P&Z Commission) that the proposed development would satisfy the purpose and intent of the OL-3 DANBURY ROAD TOD Overlay District.

Z.1.D. Regulations

1. Permitted Uses

In addition to the uses permitted in the underlying zoning districts, the following uses shall be permitted uses in the OL-3 DANBURY ROAD TOD Overlay District:

a. Single-family or multi-family dwelling units, including attached or detached apartments and dwelling units in one or more primary buildings

Bulk Requirements: Single-family or multi-family dwelling units, including attached or detached apartments and dwelling units in one or more primary buildings

b. Minimum lot size: 3.0 acres.

c. Maximum building height: 64 feet (5 stories).[a]

d. Minimum front yard setback: 50 feet from front property line.

e. Minimum side yard setback: 50 feet from side property line.

f. Minimum rear yard setback: 50 feet from rear property line.

g. Minimum parking and loading setback – front, side and rear yards: 10 feet.[b]

h. Maximum building coverage: 50%.

i. Maximum impervious surface coverage: 80%.

j. Maximum residential density: 1.5 FAR.

[a] Except as otherwise provided in Section 29-4.C.1
[b] 5' may be permitted at the discretion of the Planning & Zoning Commission

k. Minimum percentage of affordable housing units: 10%.[b]

2. Development Requirements

Development in the OL-3 DANBURY ROAD TOD Overlay District shall meet the following standards:

a. All residential development shall provide a minimum of 10 percent affordable housing units and otherwise comply with Section 29.5.B.10 of the Town of Wilton Zoning Code.

b. Minimize curb cuts and connect internal parking areas with adjacent parcels where possible.

c. Provide sidewalks along Danbury Road and pedestrian connections with a walking surface of at least six feet in width to connect lots to each other and to streets and parking areas. Collectively, the aim shall be to contribute positively to the creation of a district-wide pedestrian circulation network that connects residential development in the OL-3 DANBURY ROAD TOD Overlay District with the Wilton Train Station and Wilton Center.

d. Use of green building elements or green infrastructure in the proposed construction and/or site design. The terms "green building elements" and "green infrastructure" shall be defined as follows:

i. Green Building Elements. Measures incorporated into building design and construction that are intended to minimize impacts to the environment through conservation of natural resources, increased energy and efficiency, and improved indoor air quality. These should meet the US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver criteria or equivalent. LEED Certification is not required; and/or

ii. Green Infrastructure. Low-impact development measures that utilize best management practices for stormwater management that infiltrate or otherwise reuse stormwater. Such techniques may include green roofs, landscaping, rain gardens, bioretention areas, vegetated swales, pocket wetlands, infiltration planters, and vegetated median strips. Individual green infrastructure practices shall be defined

[b] All residential development shall provide a minimum of 10 percent affordable housing units and otherwise comply with Section 29.5.B.10 of the Town of Wilton Zoning Code.

according to the current Connecticut Stormwater Quality Manual; and/or

iii. Additional green elements as approved by the P&Z Commission.

e. An amenity package to serve the residents of any development shall be provided in accordance with approval by the P&Z Commission.

3. OL-3 Parking Standards

Permitted uses shall provide the minimum required parking as specified in Section 29-8.B (Off-Street Parking and Loading) of the Town of Wilton Zoning Code, except as may be modified herein:

a. Residential uses:

i. If assigned parking: 1.2 spaces per DU plus one (1) space for every five (5) DUs for visitors.

ii. If unassigned, 1.2 spaces per DU, no need for visitor spaces.

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