

SCHEDULE A – PROJECT NARRATIVE & STATEMENT OF COMPLIANCE WITH SITE DEVELOPMENT PLAN REVIEW CRITERIA

I. BACKGROUND

Wilton – 64 Danbury Road Owner LLC and Fuller Development, LLC (collectively, the “**Applicants**”)¹ seek approval from the Wilton Planning and Zoning Commission (the “**Commission**”) in connection with the redevelopment of property located at 64 Danbury Road in Wilton (the “**Subject Property**”). The Subject Property is a unit within the Wilton Corporate Park Common Interest Community (the “**Office Park**”), which consists of 50, 60, and 64 Danbury Road. The Office Park has an area of approximately 22.27± acres and is located on the easterly side of Danbury Road. The Subject Property consists of approximately 4.8± acres and is designated as Unit 64 of Tax Lot 33 on Map 68. The entire Office Park is currently zoned DE-5 (Design Enterprise District).

Today, the Subject Property is improved with a vacant office building consisting of approximately 43,400 sf, surface parking, and associated landscaping. The remainder of the Office Park is improved with office buildings, multiple surface parking areas, a parking garage, a volleyball court, a tennis court and landscaping. The Office Park that exists today took shape over time. The largest building in the Office Park, 50 Danbury Road, was developed in the 1960s, but the improvements on the Subject Property were not constructed until the late 1970s and the final building, 60 Danbury Road, wasn’t constructed until approximately 2008.² The proposed redevelopment would raze the existing improvements on the Subject Property, and redevelop the site with multifamily housing, associated amenities, landscaping and site improvements. The remainder of the Office Park would remain unchanged.

II. PROPOSAL

Wilton’s “relatively high price of housing coupled with an available housing stock of detached single-family homes has... [historically] contributed to lower in-migration of younger working-age people and ... the out-migration of empty-nesters and retirees.”³ However, during and following the COVID-19 Pandemic, Wilton has experienced a significant uptick in this regard.⁴ While the population changes are welcomed, the resulting increase in housing prices, coupled with a further decrease in housing supply, remains problematic. In response, the Town of Wilton (the “**Town**”) has taken several steps to increase its housing inventory including the adoption of the DE-5R Overlay Zone (Design Enterprise Residential District) by the Commission in 2021.

¹ Wilton 64 – Danbury Road Owner, LLC is the owner of the Property, and Fuller Development, LLC is under contract to purchase the Property.

² Pursuant to records of the Assessor’s Office of the Town of Wilton.

³ 2019 Plan of Conservation and Development (the “POCD”), p. 8.

⁴ SLAM COLLABORATIVE, WILTON PUBLIC SCHOOLS, 10-YEAR ENROLLMENT PROJECTIONS 3-7, 9-10 (Nov. 2, 2023) [HTTPS://WWW.WILTONCT.ORG/SITES/G/FILES/VYHLIF10026/F/UPLOADS/BOE_1-YR-PROJECTIONS_11.2.23.PDF](https://www.wiltonct.org/sites/g/files/vyhlif10026/f/uploads/boe_1-yr-projections_11.2.23.pdf).

The current proposal seeks to utilize the DE-5R overlay and replace the existing, underutilized office building with multifamily residential housing. The proposed eight (8) multifamily residential buildings will provide ninety-three (93) rental units, ten percent (10%) of which will be designated as Affordable Housing Units pursuant to the Zoning Regulations of the Town of Wilton (the “**Regulations**”). The unit mix will include one-bedroom (31), two-bedroom (24), two-bedroom plus a den (31), and three-bedroom (7) units. Unit types vary between ground floor single story apartments to two (2) level units with multiple bedrooms. The larger units will include a private one-car garage⁵ with additional parking conveniently available across the site. In total there will be 200 parking spaces serving the residential units, thirty-one (31) of which are located on the eastern end of the site and will be shared with 60 Danbury Road.

The existing entry from Danbury Road will continue to serve as the vehicular access point for the Office Park with the large central round-a-bout providing direct access to the Subject Property. Residents and guests will be greeted first by the amenity and leasing office located at the entrance to the residential complex on the north side of the circle. Once within the residential complex, the remaining eight (8) residential buildings are dispersed throughout the development site. By scattering the buildings throughout the development site, the team was able to respond to the need for denser housing while maintaining an appropriate building scale and massing.

Several architectural themes were explored and vetted during the design process, including “Suburban Transitional”, “Modern Scandinavian”, and “Modernized Colonial.” Through insightful feedback obtained during the pre-application process, the team determined that the “Modernized Colonial” concept would be most appropriate for the Subject Property. Each building showcases pronounced-yet-simple roof lines and façade breaks that provide human-scale proportions. The buildings feature direct front door access, complementing, organized fenestration and textured monotone walls with lap siding that evokes the richness and simplicity of colonial architecture. The design is meant to provide a modern approach to this beautiful, traditional vernacular. For further details on the design, please refer to the architectural drawings prepared by Lessard Design.

The proposed development was also designed with an understanding of the importance of community character and green space, with an emphasis on providing connectivity to the other areas of the Office Park by way of sidewalks and landscaped paths. The landscaping plan maintains and enhances the existing pedestrian network taking opportunities to beautify both the perimeter and interior of the Subject Property. Pockets of landscaping are found throughout the proposed redevelopment, while dense screening frames the perimeter of the Subject Property along its western, northern, and eastern borders. The proposed redevelopment includes the planting of hundreds of new trees and shrubs, as well as the rehabilitation and replanting of the vegetative buffers surrounding the wetlands and the portion of Copts Brook on the Subject Property. For further details about the landscaping, please refer to the “Landscape & Lighting Plan, LP-1” prepared by Environmental Land Solutions.

⁵ In compliance with General Statutes § 4b-77(c), EV charging infrastructure capable of supporting level two electric vehicle charging stations or direct current fast charging stations will be installed in at least ten percent (10%) of the private garages.

To facilitate the proposed redevelopment, Applications for Text Amendment, Change of Zone, Site Plan, and Special Permit Approval have been submitted. An application to the Inland Wetlands Commission was previously filed under separate cover.

III. STANDARD OF REVIEW

A. Site Plan Approval

The standards for Site Plan approval are set forth in section 29-11.A.9 of the Regulations, and state as follows:⁶

Standards for Site Plan Approval: In reviewing and acting upon an application for Site Plan approval, the Commission shall take into consideration the health, safety and welfare of the public in general, the immediate neighborhood in particular, and the following general factors:

- a. The general conformity of the Site Plan with the intent of the Town's Plan of Development; however, the Plan of Development shall not take precedence over specific provisions of these Regulations.

The Town's POCD is replete with references to providing multifamily housing on the southern portion of Danbury Road. Moreover, the DE-5R specifically incorporates this goal by reference. Section 29-7.D.1 of the Regulations declares that the DE-5R overlay is "intended to allow for the conversion or redevelopment of commercial properties, or portions thereof . . . into multi-family dwelling units for rental or sale. In keeping with the Plan of Conservation and Development, the overlay zone is intended to increase the availability of multi-family housing . . . units diversifying the Town's housing stock to support a range of life stages." The Applicants submit that the proposed plan, which envisions the replacement of an underutilized office building with ninety-three (93) apartments, is in direct furtherance of this goal.

- b. The arrangement of buildings, structures and uses on the site.

As previously noted, the proposed plan thoughtfully disperses the housing in eight (8) separate structures with an additional structure for the amenity space. This allowed the architect to maintain a smaller scale and massing that provides an appropriate transition between the large commercial office buildings to the south and the smaller commercial buildings to the north. The arrangement and location of the residential buildings and the clubhouse also creates a sense of community within the

⁶ The italicized text below the Site Plan Approval standards are statements explaining the compliance of the proposed development with said Regulations.

residential portion of the Office Park and minimizes disturbance of the areas adjacent to Copts Brook and the existing wetlands.

- c. The adequacy of design of the interior vehicular circulation system, to provide safe and convenient access to all structures, uses, parking spaces and loading spaces.

Access to the Office Park will remain unchanged by the proposed redevelopment. The Office Park has a primary entrance and exit at a signalized intersection on Danbury Road, and vehicles entering and exiting the Office Park follow a traffic circle that provides access to the 50, 60, and 64 properties. This circulation system will not be altered. The two (2) existing entry points to the Subject Property from the traffic circle are also maintained. Each building on the Subject Property can be directly accessed via two-way drive aisles with convenient surface parking located in close proximity to each building. In total, the residential use will have access to 200 parking spaces which include 107 surface parking spaces,⁷ 62 garage spaces, 26 tandem spaces,⁸ and 5 accessible spaces.

- d. Provision for safe pedestrian movement within and adjacent to the site.

The existing pedestrian network for the Office Park will be maintained and enhanced with the proposed redevelopment. The existing meandering sidewalk along the Office Park frontage will remain with the addition of a dense planting bed separating the public area from the private terraces on the eastern side of the walkway. Additional sidewalks have also been maintained and expanded along the southern boundary of the Subject Property linking Danbury Road to the tennis court, volleyball court and dog park on the eastern edge. Lastly, sidewalks and crosswalks have been added to the interior of the Subject Property to ensure safe pedestrian movement throughout the residential community.

- e. The adequacy of access for fire, police and ambulance services.

All emergency vehicles can safely and directly access each building proposed on the Subject Property. The vehicular drive aisles have also been designed to ensure these vehicles can be accommodated. For further details, please refer to the "Fire Truck Turning Movements Plan, C-102" prepared by Tighe & Bond for further details.

- f. The adequacy of design of the storm drainage system to accommodate any increase in storm water runoff and to minimize soil erosion and sedimentation.

⁷ Thirty-one (31) of these spaces will be shared with 60 Danbury Road.

⁸ The tandem spaces are located in front of the garage entrances and will provide a second parking space for the residents of the units with parking garages.

The proposed redevelopment of the Subject Property will significantly improve the Property's ability to capture and treat stormwater. The proposed redevelopment includes the addition of six (6) new stormwater infiltration galleries that will accommodate the required Water Quality Volume. The proposed infiltration galleries will also be fitted with hydrodynamic separators to remove sediment and other contaminants. Lawn drains are proposed in the recreational area on the northeastern portion of the property, and the drains will collect and release stormflows to a level spreader. The resulting overland flow will aid in trapping sediments, increase nutrient uptake, and provide soil infiltration. In sum, the expanded stormwater treatments will improve water quality on the site. For further details regarding stormwater treatment and sediment and erosion controls please refer to the Engineering report and civil plans prepared by Tighe and Bond.

- g. The location, intensity and direction of outdoor lighting and the proposed times for its use.

The outdoor lighting proposed for the site are LED fixtures from BEGA, and all of the proposed fixtures comply with the requirements set forth in section 29-9.E.2 of the Regulations. The proposed fixtures include bollard lights to illuminate the walkways and sidewalks, wall-mounted lights for illuminating the areas adjacent to the proposed buildings, and pole-mounted lights for the parking areas and interior drives. The Applicants submitted two photometric plans in connection with the applications and respectfully request approval of the outdoor lighting as proposed in the one foot candle (1 fc) photometric plan. Pursuant to section 29-9.E.2.g, the Applicants also request approval to use the outdoor safety lighting from dusk till dawn, which will be adjusted seasonally by the management company.

- h. The size, location and type of any outdoor storage facilities, including dumpsters.

The proposed trash and recycling center ("TRC") is located on the interior portion of the site on the eastern end of the Subject Property. The structure surrounding the TRC is clad in fiber cement siding with a shingled roof to match the residential structures on the site. It is also built into the grade, taking advantage of the change in topography, and is further shielded from public view by buildings 5, 6, 7, & 8. For all of these reasons, the Applicants submit that the TRC will have no impact on the residents or general public.

- i. The size, location and type of signs, and their appropriateness to the neighborhood.

The Applicants' proposed signage will be submitted under separate cover.

- j. The adequacy of the landscaping treatment, including any buffers and other screening.

Today, the Subject Property is improved with an office building and a large surface parking lot. As proposed, the new residential development will enhance the available green space on the site. The proposed landscape plan includes the addition of a dense vegetative buffer along the western, northern, and eastern boundaries of the Property, which will also serve to further screen the proposed development from public view. The existing wooded buffer on the northeastern site boundary will also remain. Please refer to the plans titled "Landscape & Lighting Plan (LP-1)," "Details and Notes (LP-2)," and "Plant Photos (PP.1)," prepared by Environmental Land Solutions for additional details.