

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PAUL H. BURNHAM
DANIEL L. CONANT
TREVOR CONLOW§
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*

ESTABLISHED 1964

JAMES D'ALTON MURPHY*⊗
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

WWW.GREGORYANDADAMS.COM

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY & NJ ONLY

May 5, 2022

Via Electronic and Hand Delivery

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Wilton Campus 1691, LLC – Redevelopment of Property
Premises: 11-21 River Road, Wilton, CT

Dear Mr. Chairman and Members of the Commission:

As you know from the materials previously submitted for our prior informal application to the Commission on December 13, 2021, and discussions since then with Mr. Wrinn, our client, Wilton Campus 1691, LLC, a subsidiary of Kimco Realty Corporation, would like to redevelop the property at 11-21 River Road in Wilton Center.

The portion of the Kimco property proposed for redevelopment is currently improved with a mix of retail and office space. A significant portion of the retail space at Wilton Campus has experienced chronic vacancy due to a global shift in the overall retail climate, and a lack of tenant demand for these specific stores at the edge of the commercial corridor with insufficient parking.

We look forward to making an informal presentation to the Commission at the meeting of May 23rd. At that time, we will review current and foreseeable retail market conditions that impact Wilton Campus. We will also make a presentation as to the project benefits and solicit the views of the Commission members. Some of these benefits are summarized in the enclosed Project Narrative.

May 5, 2022
Page 2 of 2

As attorneys for Wilton Campus 1691, LLC, we hereby submit the following renderings and plans dated for an informal review by the Planning and Zoning Commission:

1. Project Narrative
2. Current Renderings
3. Prior Concepts

An authorization letter executed by Mr. Nicholas Brown on behalf of Wilton Campus 1691, LLC was previously provided to the Commission.

We look forward to making an informal presentation to the Commission at the meeting of May 23rd.

Respectfully submitted,
Gregory and Adams, P.C.

James D'Alton Murphy
By: _____
James D'Alton Murphy

JD'AM/ko
Enclosures

cc: Mr. Nicholas Brown – Wilton Campus 1691, LLC
J. Casey Healy, Esq.
Susan Goldman, Esq.
Kathleen L. Royle, Esq.
Daniel Conant, Esq.

M:\Clients\Kimco Realty\2021-2022 Proposed Development\2022 PZC Informal Review\5.23 Informal\Informal Transmittal Ltr.
5.5.22.final.docx

Project Narrative

Kimco is pleased to present for the Town of Wilton's consideration a revised proposal to redevelop a portion of Wilton Campus, located at 21 River Road. This redesign seeks to address long-standing retail vacancy at this location by activating a dormant stretch of River Road and generating much needed foot traffic for local businesses. The design process to date has spanned several months and incorporated preliminary feedback provided by the Wilton Planning & Zoning Commission, as well as community objectives articulated during the town's ongoing master planning process.

The current concept proposes a new mixed-use building with 87 residential apartments over retail or restaurant uses at ground level. The overall design approach strives to emulate a "Main Street Village" feel, with greatly enhanced streetscapes, generous sidewalks, and exciting opportunities for outdoor dining. The addition of convenient, angled parking along River Road and the primary entry drive will improve accessibility along the building frontage. The structure also features New England-inspired traditional architecture in scale with the surrounding area, comprised of three stories along the street and a less visible fourth story in the rear.

In addition, a second residential building with 66 apartments is proposed along the rear site boundary. This four-story building is tucked away from River Road and is situated in an underutilized portion of the existing parking field adjacent to the office building. In total, the addition of 153 new apartments within convenient walking distance to Wilton Center will energize the district and bolster the existing customer base. Sixteen apartments, comprising ten percent of the total unit count, will be affordable housing units.

This concept for 21 River Road was carefully studied within the context of a broader, long-range vision that also incorporates 5 River Road, commonly known as the Stop & Shop center. Whereas the two sites have long functioned independently, this future phase would unify the complex and create a cohesive customer experience. Specifically, the proposed plan extends the mixed-use design of 21 River Road to 5 River Road, creating a convenient "Village Main Street" shopping destination for visitors. Walkability is also greatly improved by new internal pedestrian connections linking the office complex to Wilton Library, and potentially beyond. Two proposed pocket parks provide options for families or friends to gather, enjoy a coffee, and watch passersby.

This transformation to a vibrant "live, work, play" environment will serve as a multi-phased catalyst for the revitalization of surrounding Wilton Center. While a two-to-three-year timeframe is anticipated for the redevelopment of 21 River Road, the long-range evolution of 5 River Road would not occur for approximately 10 years, due to existing lease obligations that will all be honored. When implemented, the project will seek to retain all existing tenants by providing relocation opportunities with the existing or expanded complex.

We look forward to discussing this multi-phase project at an upcoming informal meeting with the Planning & Zoning Commission on May 23rd.