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November 1, 2021

### 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 by my partner, J. Casey Healy, and also from our previous discussions with First Selectwoman Lynne Vanderslice and Land Use Director Michael 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 November 8. 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 briefly summarized as follows:

- The construction of 158 multi-family units will add to the overall housing stock of the Town, the diversity of housing choices and the addition of 16 affordable housing units at the rate of 10%.

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- Local stores and restaurants in Wilton Center will all benefit from the influx of new residents that this project will bring within convenient walking distance to these businesses.
- The project will increase overall green space on the property and reposition it to a publicly accessible location adjacent to River Road. Importantly, this layout will replace vacant storefronts with an active Village Green for community use.
- The project would transform a building with perpetual vacancy into a vibrant “live-work-play” environment within Wilton Center.
- The replacement of an approximately 72,000 sf commercial building with 158 residences in a walkable community will increase pedestrian activity and reduce vehicular traffic to and from the property.

We have noted a typographical error in the various square footages as recited in the package submitted on October 14. Therefore, in support of the upcoming informal presentation we enclose the following:

1. Wilton Campus Redevelopment Plan (1) prepared by Kimco revised October 29, 2021;
2. Wilton Campus Redevelopment Plan (2) prepared by Kimco revised October 29, 2021; and
3. Conceptual Rendering – River Road Entrance prepared by CUBE3 revised October 29, 2021.

We look forward to appearing before the Commission on the evening of November 8th.

Respectfully submitted,  
Gregory and Adams, P.C.

By: *James D'Alton Murphy*  
James D'Alton Murphy

JD'AMko  
Enclosures

cc: Mr. Nicholas Brown – Kimco Realty  
Susan Goldman, Esq.  
Kathleen L. Royle, Esq.



## WILTON CAMPUS REDEVELOPMENT PLAN

### Office/Retail:

- Demolish 72K SF
- 189K sf to 117K SF

### East Building

- 95 Units
- 66 Covered Stalls
- 6.5K SF Amenity/Lobby
- 2.3K SF Retail

### South Building

- 63 Units
- 55 Covered Stalls

### Parking

- Resi: 1.5/Unit
- Office/Retail: Prior ratio maintained @ 3/1K SF





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