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September 1, 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:

We look forward to continuing the informal presentation to the Commission at the meeting of September 12th. At that time, we will review the enclosed, updated plans prepared by Cube3 with the meeting date of September 12, 2022. The updated plans take into consideration the prior comments from both the Commissioners and Director Wrinn.

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.



5 - 21 RIVER ROAD REDEVELOPMENT
WILTON, CT

PLANNING & ZONING
COMMISSION

September 12, 2022



DESIGN UPDATES

INTRODUCTION

KEY TOPICS FOR DISCUSSION

- INTRODUCE CONCEPTUAL ARCHITECTURE THAT HIGHLIGHTS WILTON'S ESSENCE: SIMPLICITY AND CLARITY AND AVOID DISNEY-ESQUE ARTIFICIAL VILLAGE FEEL OR TRADITIONAL NEW ENGLAND SCHEME.
- REFINE THE BUILDING COMPOSITION AND FOCUS ON PEDESTRIAN EXPERIENCE AND MATERIALITY
- STUDYING BUILDING HEIGHTS AND SETBACKS AND THE TRANSITION TO THE EXISTING OFFICE BUILDING AND ADJACENT NEIGHBORHOOD
- STUDY BUILDING VISIBILITY FROM RIVER ROAD
- REVIEW NEXT PROJECT STEPS WITH PLANNING & ZONING COMMISSION BASED ON CONCEPTUAL ITERATIONS PRESENTED TO DATE.

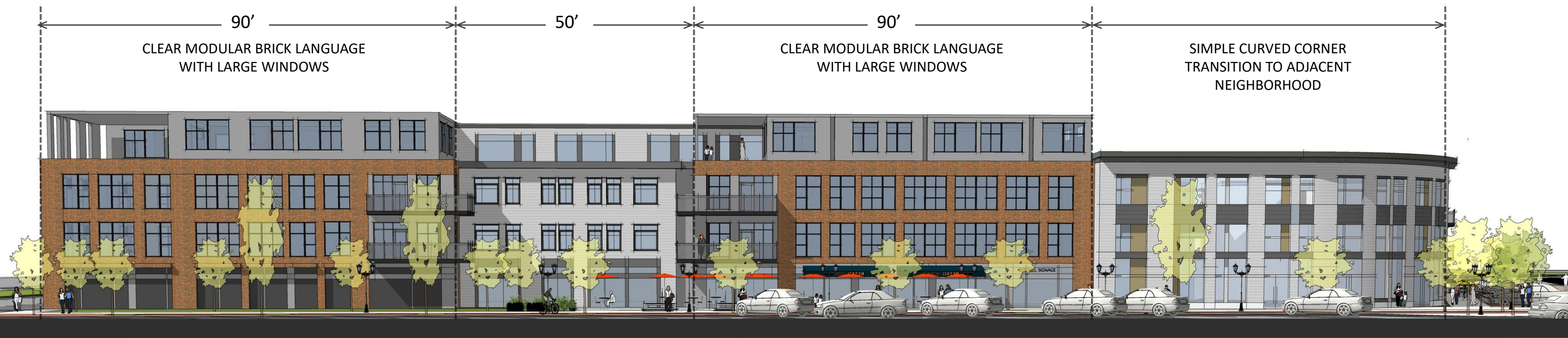
SITE DESIGN



GROUND FLOOR



RHYTHM AND PATTERN STUDY



BUILDING 1A FACADE

COMPOSITION, EXPERIENCE AND MATERIALITY



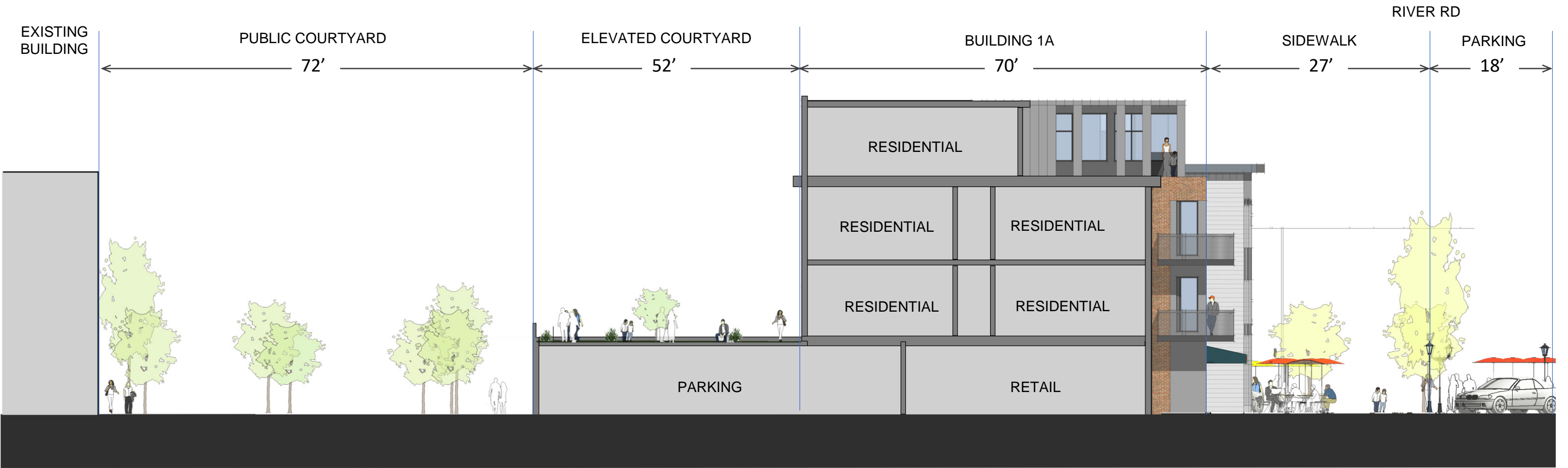
BUILDING 1A FACADE

OVERALL DESIGN STANDARDS



BUILDING 1A SITE PLAN

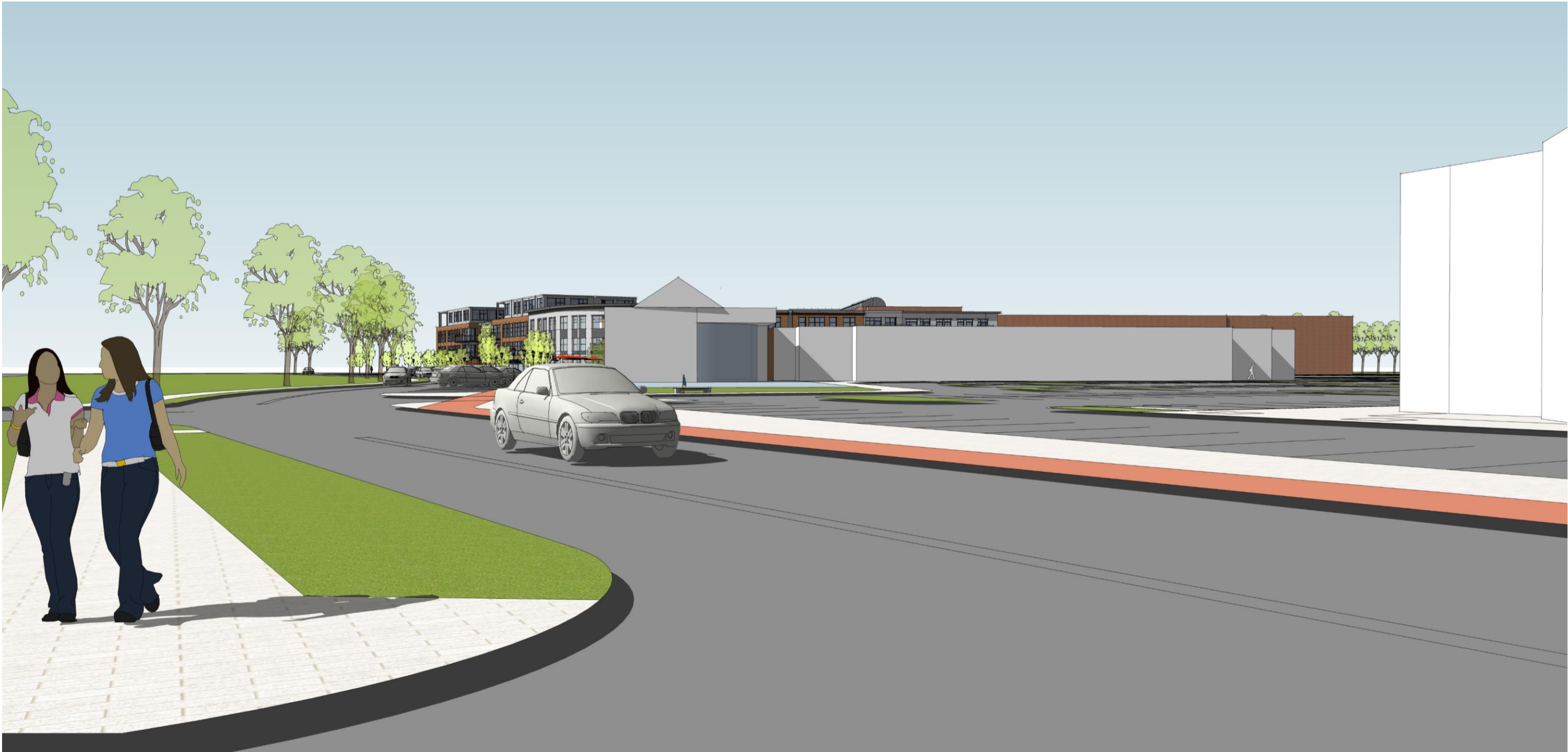
BUILDING 1A – CROSS SECTION



BUILDING 1A - CROSS SECTION TO STUDY THE BUILDING HEIGHT AND SETBACK

BUILDING 1A – VISIBILITY FROM RIVER RD

SERIES OF VIEWS SHOWING HOW THE BUILDING IS
VISIBLE FROM RIVER RD



VIEW FROM RIVER ROAD DRIVING SOUTH

BUILDING 1A – VISIBILITY FROM RIVER RD

SERIES OF VIEWS SHOWING HOW THE BUILDING IS
VISIBLE FROM RIVER RD



VIEW FROM RIVER ROAD DRIVING NORTH

RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS

RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS

RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS