



5 - 21 RIVER ROAD REDEVELOPMENT  
WILTON, CT

PLANNING & ZONING  
COMMISSION

November 14, 2022



DESIGN UPDATES

# INTRODUCTION

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## 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
- INTRODUCE POTENTIAL TEXT AMENDMENTS THAT WOULD ENABLE THE CONCEPTUAL DESIGN
- DISCUSS ALLOWANCES FOR ADDITIONAL RESIDENTIAL DENSITY AND ADDITIONAL BUILDING HEIGHT



# GROUND FLOOR



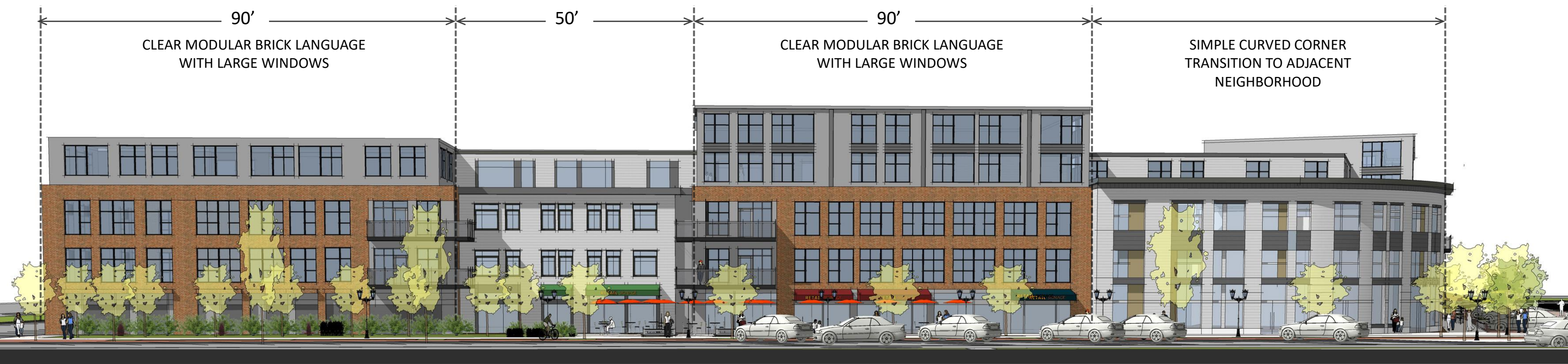


# GROUND FLOOR





# RHYTHM AND PATTERN STUDY



BUILDING 1A FACADE

# COMPOSITION, EXPERIENCE AND MATERIALITY



BUILDING 1A FACADE



OVERALL DESIGN STANDARDS



BUILDING 1A SITE PLAN



# OVERALL DESIGN STANDARDS



GARAGE SCREENING –  
LANDSCAPE AND VINE  
TRELLIS

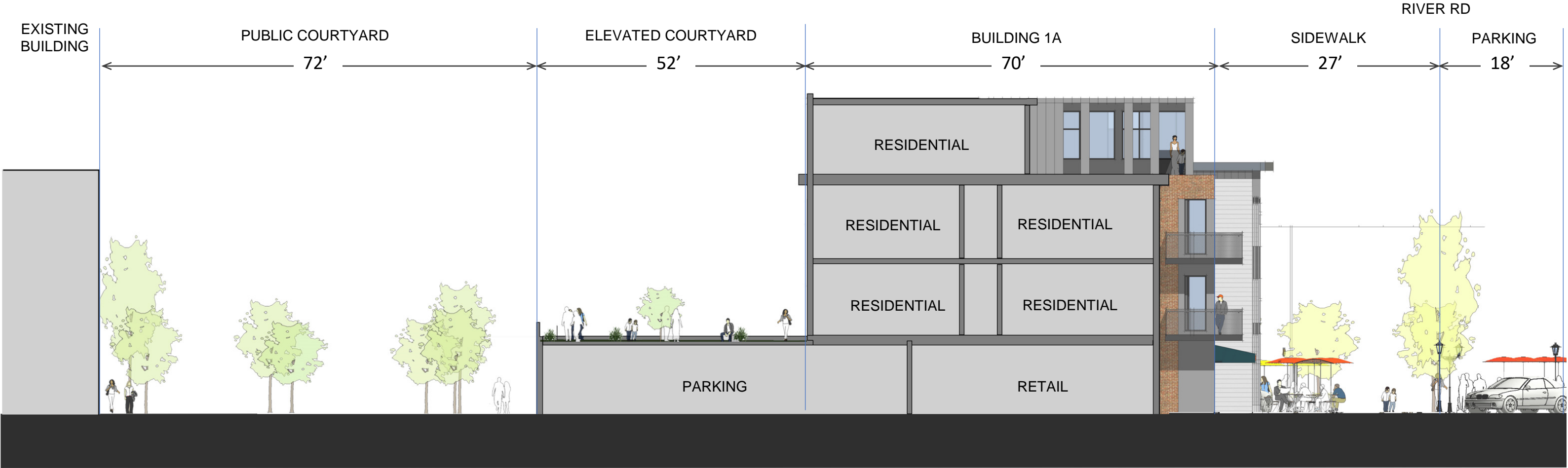
OUTDOOR SEATING AREA

LANDSCAPE BUFFER TO  
CONCEAL THE SURFACE  
PARKING

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 NORTH



# BUILDING 1A – VISIBILITY FROM RIVER RD

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



VIEW FROM RIVER ROAD DRIVING SOUTH



# RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS



RENDERINGS – STREET VIEWS



RENDERINGS - STREET VIEWS