

## MEMORANDUM

To: Wilton Master Planning Subcommittee  
Date: March 7, 2023  
Subject: 11-21 River Road  
Prepared by: Craig J. Flaherty, Redniss & Mead  
Prepared for: Wilton Campus 1691, LLC (Kimco Realty Corporation)

Kimco and their consultants appeared before the Planning & Zoning Commission on February 13<sup>th</sup> to provide an update on their building plans for 11-21 River Road. However, little feedback was provided on the design and the property owner was advised to pause their planning and design efforts as the Wilton Center Master Planning Subcommittee continues their work.

The Master Planning process kicked off in December 2021 with a scheduled completion in October 2022. This review has not yet reached a public comment stage, and no end date has been defined. While Kimco appreciates the extensive efforts of the Subcommittee to date, the protracted timing jeopardizes the viability of successfully developing 21 River Road. It is requested that the Subcommittee review strategies to expedite completion of its review, including (1) holding bi-weekly meetings, or (2) bifurcating the Wilton Center and Greater Wilton sections of the Master Plan for approval purposes.

As Kimco owns half of the developable land within Wilton Center (see attached table), they continue to assert that the work of the subcommittee uniquely and materially affects their properties; and their suggestions, recommendations, and opinions related to the crafting of the overlay district are relevant to the proceedings. As such, Kimco requests that the following topics be formally included as agenda items for discussion at the Subcommittee's next meeting.

### 1. *Building Height*

Building Height needs to take current construction standards and norms into account. Specifically, the maximum building height for four-story buildings with ground level retail or commercial space as measured from the first floor to the top of a 42-inch roof parapet should be 54 feet. Inclusion of a limited fifth floor comprising 20% of the building footprint would positively add to the architectural design and provide relief from homogenous building massing. Please see the attached building section A-300 for reference.

### 2. *Building Stepback*

In typical multi-family construction, a stepback presents a challenge to the upper-level units as they can no longer stack on lower units and will need to meet a shallower geometry between the hallway and building face. Additionally, a fixed stepback depth at a fixed height limits creativity in the architectural design, which could increase homogeneity and the appearance of

mass and bulk on large buildings. An *average* building façade stepback greater than ten feet above the third story helps the designer manage both concerns and allows for more architectural flexibility, building articulation, and interest. This stepback between the third and fourth levels should be applicable between the fourth and limited fifth level, rather than imposing a second stepback. As noted, a second step back would negatively impact the usability of the space.

### 3. *Lot Frontage Types*

Limiting Lot Frontage Types to only Pergola and Arcade, restricts needed flexibility in the architectural design. Imposition of a uniform frontage type strips the streetscape of variety and organic interest and risks an artificial, cookie cutter appearance throughout Wilton Center.

Notably absent among frontage types on River Road is “Storefront,” which thrives successfully in many of Wilton’s peer retail districts. This frontage type, along with Professional frontages should be permitted.

Further, Lot Frontage Types applicable to 21 River Road should also be available for use on “Kimco Drive,” the internal access road between 5 River Road and 21 River Road. However, as noted below, interior buildings fronting other internal drive lanes should not be bound by Lot Frontage Types, as they are not within the public realm.

In addition, easterly or northerly facing facades would already be in shade of the building during afternoon and early evening hours. A pergola or arcade on the north or east sides could exacerbate that affect leading spaces to feel darker or more enclosed, as opposed to decorative awnings. Likewise, successful retail storefronts would be obstructed by a pergola or arcade finish.

### 4. *Civic or Public Realm Space*

The draft Master Plan has identified the creation of public parking as a planning objective of Wilton Center. Credit should be given toward any civic space requirement to the extent the applicant dedicates portions of public property to public parking.

### 5. *Mixed-Use Parking Credit*

The current mixed-use parking credit of up to 30% in the Wilton Center Zone should apply to the overlay district.

### 6. *Public Parking*

Public Parking generally meeting the standards set forth in 29-6.C.7.a. should not need to meet the Location and Setback criteria described in Section E.6. of the Draft Overlay District. As currently drafted, the parking in front of either section of the building would not be permitted,

as the parking along River Road will partially be on private property and within the Public Frontage and the parking along Kimco Drive is entirely on private property and in front of the building. The frontage along River Road is particularly unique because of the desire for angled parking, which along with a generous Public Frontage space, results in a building face that is about 40 feet away from the property boundary and not within the Build-to-Zone, which the current draft of the Overlay District would not allow.

7. *Rear Buildings*

Thus far, the Draft Overlay District has focused on buildings oriented adjacent to the streetscape and has no provision for proposed buildings located well off the street front. Aside from height requirements, buildings located in the interior of the site, at least 200 or 250 feet away from a public right-of-way, should not need to follow the Building Placement and Form Standards. As noted above, an exception may be made for Kimco Drive and its associated public realm.

8. *Large Lots*

Large lots are unique given lengthy frontages, significant depth, and potential for a myriad of design cases not currently being considered that may present themselves over time. Large lots should be isolated with standards more applicable to their potential use and future flexibility.

We respectfully request the above standards be discussed in a public forum and clearly codified, if applicable, in subsequent drafts of the Overlay District.

**Wilton Center Core Properties - Privately Owned**

	Name	MBL	Address	Acres	
1	WILTON CAMPUS 1691 LLC	73-25-1	15 River Road	6.76	(KimCo)
2	WILTON CAMPUS 1691 LLC	73-25-4	21 River Road	5.44	(KimCo)
3	WILTON RIVER PARK 1688 LLC	73-25	5 River Road	7.61	(KimCo)
4	FAIRFIELD COUNTY BANK	73-23-1	Old Ridgefield Rd	1.05	
5	202 OLD RIDGEFIELD RD	73-24	202 Old Ridgefield Rd	0.65	
6	WILSON PROPERTIES LLC	73-20	142 Old Ridgefield Rd	1.82	
7	SUN PLAZA CENTER LLC	73-26	151 Old Ridgefield Rd	0.83	
8	WILTON REALTY & DEVELOPMENT LLC	73-28	3 Godfrey Pl	0.65	
9	WILTON RIVER PARK NORTH LLC	73-29	7 Godfrey Pl	0.68	(KimCo)
10	LOREN FINDORAK RESIDUARY TRUST	73-30	11 Godfrey Pl	0.32	
11	LOREN FINDORAK RESIDUARY TRUST	73-31	13 Godfrey Pl	0.30	
12	TOWNSEND-ADAMS PROPERTIES LLC	73-32-1-A	23 Hubbard Rd	1.22	
13	MASANI FARAH	73-32-2	21 Hubbard Rd	0.47	
14	HOCKEY PUCK ASSOCIATES	73-33-2B	12 Godfrey Pl	0.64	
15	BETYAR REALTY LLC	73-19	134 Old Ridgefield Rd	0.50	
16	AMIST LLC	73-18	126 Old Ridgefield Rd	0.65	
17	FLEET NTL BANK/BANK OF AMERICA	73-36	117 Old Ridgefield Rd	0.32	
18	118 OLD RIDGEFIELD ROAD LLC	73-17	118 Old Ridgefield Rd	0.53	
19	JAMES B WHIPPLE POST 86 AMERICAN	73-16	112 Old Ridgefield Rd	0.26	
20	CURRENT RESIDENT	73-15	Old Ridgefield Rd	2.69	
21	COMMUNITY NURSERY SCHOOL OF WILT	73-39	9 Hubbard Rd	0.49	
22	THREE HUBBARD RD LLC	73-40-2	3 Hubbard Rd	1.27	
23	L & L ASSOCIATES	73-41	Old Ridgefield Rd	1.22	
24	THE WILTON BANK	73-40	47 Old Ridgefield Rd	0.51	
25	MCL HUBBARD-KEELER LLC	73-38	Old Ridgefield Rd	1.52	
26	WILTON CENTER LLC	73-14	Old Ridgefield Rd	1.50	
27	OLD POST OFFICE SQUARE LLC	73-13	Center St	1.16	
28	MCL PIERSALL LLC	73-12	Center/Old Ridgefield	1.56	
29	SO NEW ENGLAND TELEPHONE CO	73-11	34 Old Ridgefield Rd	0.63	
30	JENA ASSOCIATES LLC	73-10	Old Ridgefield Rd	0.57	
<b>Total</b>				<b>43.82</b>	

20.49 KimCo owns 47% (20.49/43.82) of the privately owned property in the Wilton Center Core Area

**Wilton Center Core Properties - Town and State Owned**

	Name	MBL	Address	Acres
1	WILTON TOWN OF	73-37-1	Town Green Gazebo	3.39
2	WILTON TOWN OF	73-37-3	15 Hubbard Rd	1.50
3	WILTON TOWN OF	73-40-1	Hubbard Rd	0.52
4	WILTON LIBRARY ASSOCIATION INC	73-34	6 Godfrey Pl	0.76
5	WILTON LIBRARY ASSOCIATION INC	73-35	137 Old Ridgefield Rd	1.81
6	CONNECTICUT STATE OF	73-9	Ridgefield Rd	0.50
<b>Total</b>				<b>8.48</b>