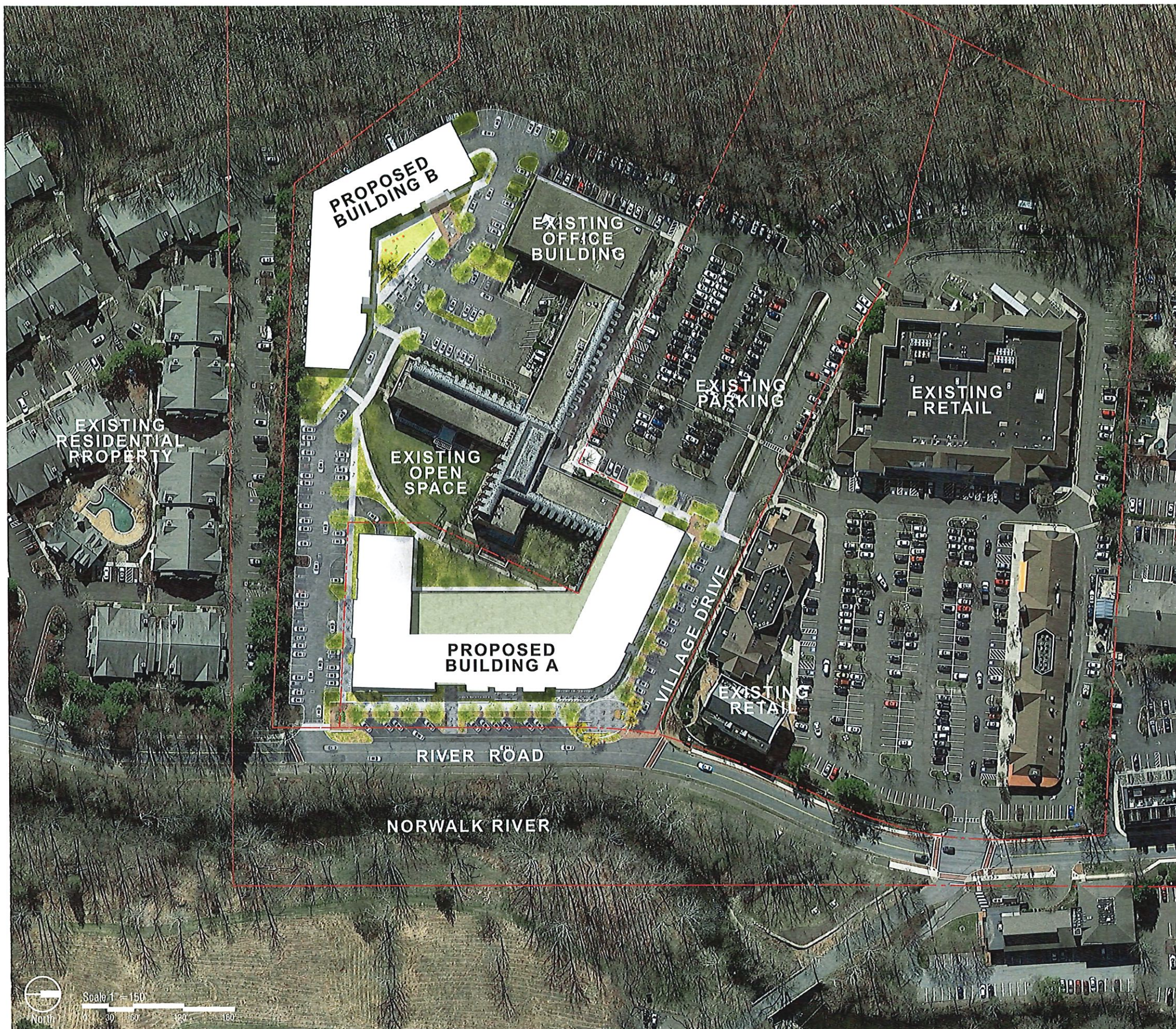


OVERALL SITE PLAN

Wilton Context

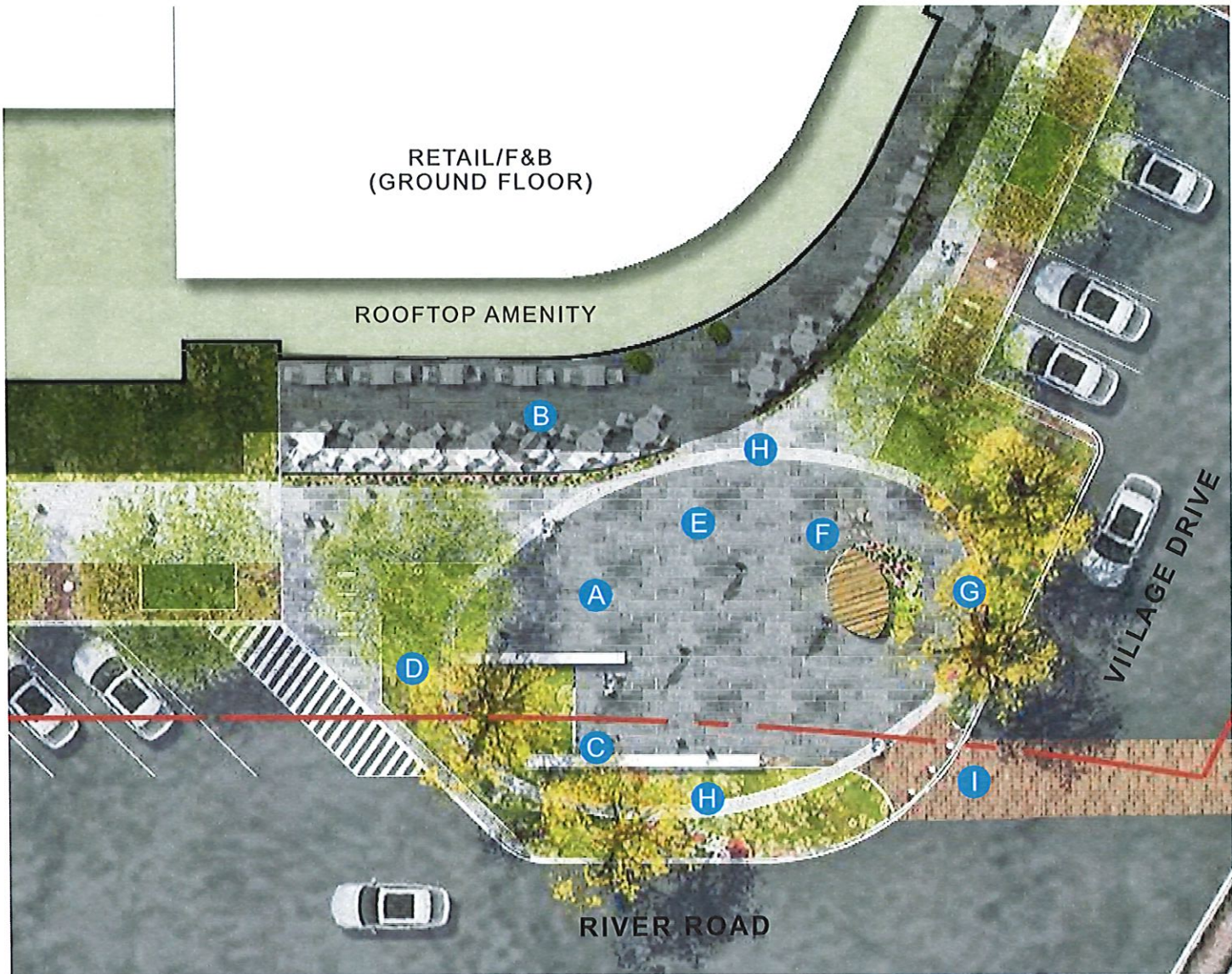
- Corner gateway at River Road and Village Drive
- Infill transition between commercial and residential properties
- Improvement of public realm and creation of social spaces
- Streetscape activation with opportunities for outdoor dining
- Proximity to Norwalk River



CORNER PARK OPTIONS

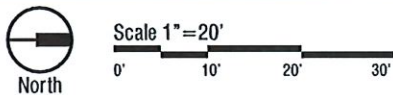
Scale / Program / Use

OPTION A: PLAZA

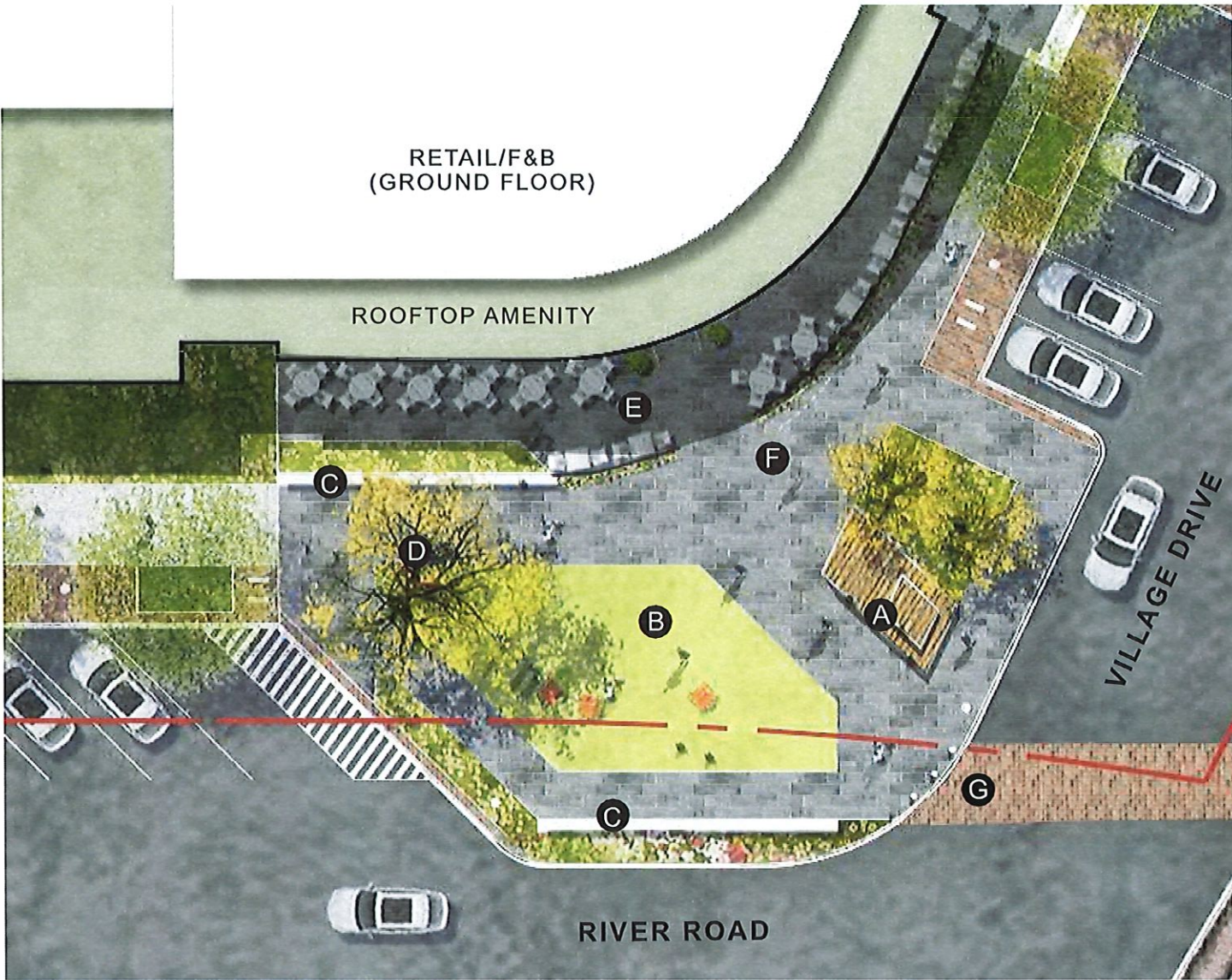


KEY

- A Multi-Function Plaza
- B Potential Outdoor Dining
- C Linear Seat Walls/Features
- D Focal Point Trees
- E Plaza with Accent Paving
- F Bench/Stage Feature
- G Wood Bench
- H Decorative Band
- I Bollards/Crosswalk

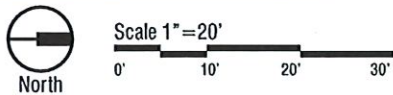


OPTION B: LAWN



KEY

- A Bench/Stage Feature
- B Activity Lawn/Event Space
- C Linear Seat Wall/Feature
- D Focal Point Tree
- E Potential Outdoor Dining
- F Plaza with Accent Paving
- G Bollards/Crosswalk



CORNER PARK INSPIRATION

Scale / Program / Use



OPTION A: PLAZA

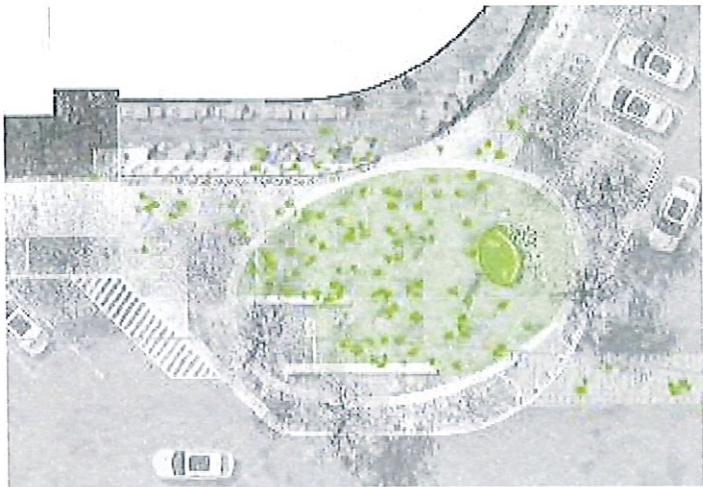
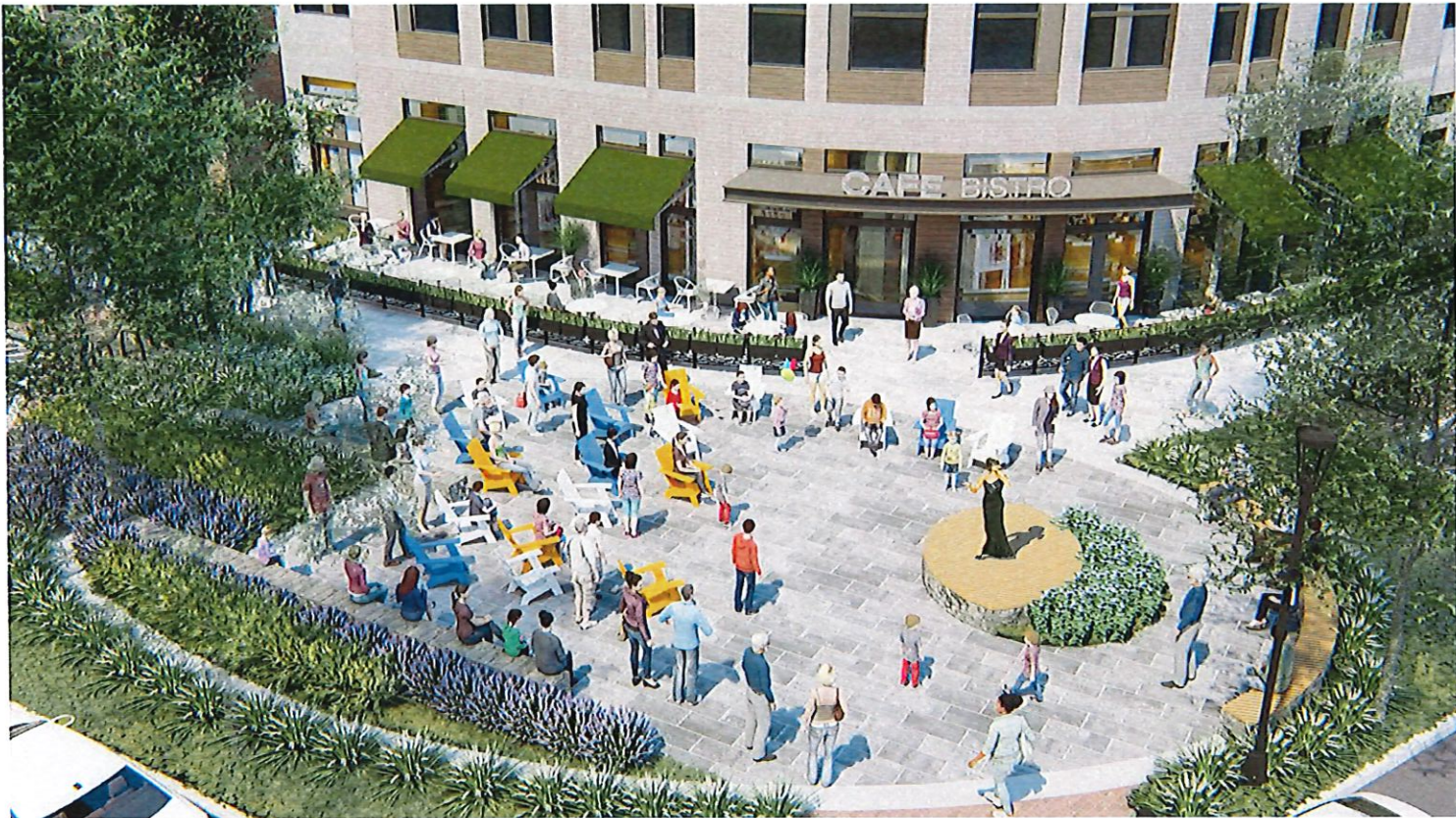
View of Plaza & Activity Lawn Looking South Down River Road



OPTION B: LAWN

RIVER ROAD AMENITY SPACE

Seasonal Activity Opportunities - Summer Concert



OPTION A: PLAZA

View of Plaza



OPTION B: LAWN

View of Activity Lawn



EXISTING BUILDING

The Retail Edge





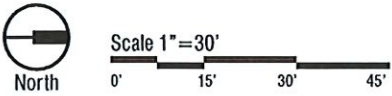
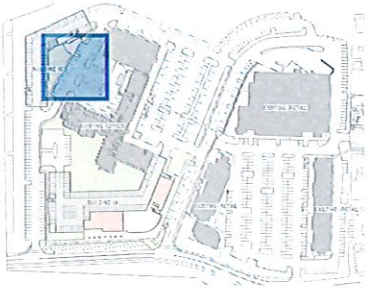
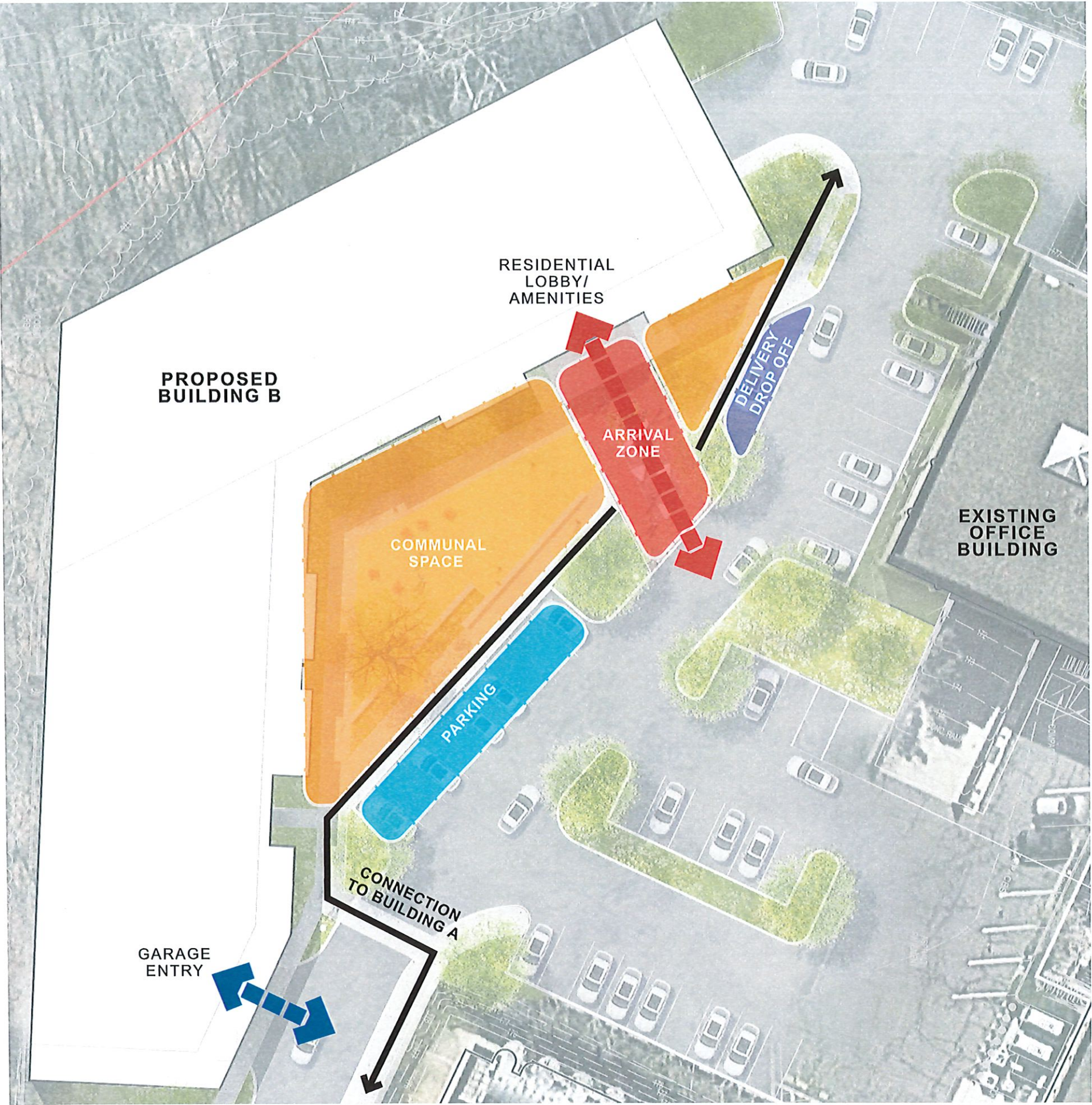
BUILDING A

The Retail Edge



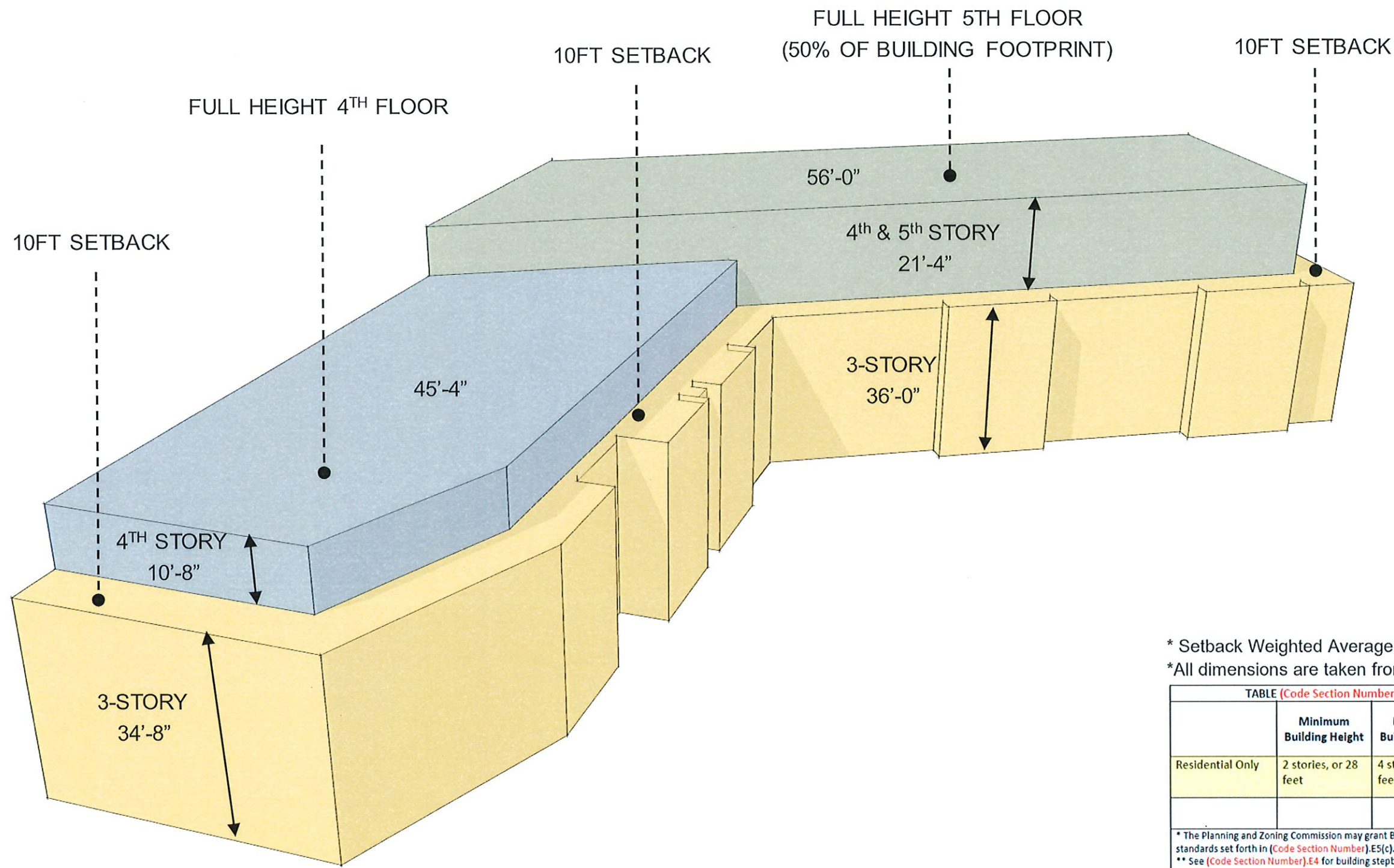
BUILDING B & SITE RELATIONSHIP

Relationship Diagram



BUILDING B

Massing Diagram



* Setback Weighted Average = 10'-0"

*All dimensions are taken from top of parapet.

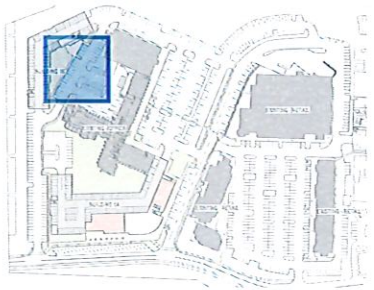
TABLE (Code Section Number).E3 – BUILDING HEIGHT STANDARDS				
	Minimum Building Height	Maximum Building Height	Bonusable Maximum Building Height*	Stepback Required**
Residential Only	2 stories, or 28 feet	4 stories or 48 feet	5 stories or 58 feet***	Building height 48 feet max. at Build-To-Zone with min. 10 ft. stepback
* The Planning and Zoning Commission may grant Bonusable Maximum Building Height per compliance with standards set forth in (Code Section Number).E5(c). ** See (Code Section Number).E4 for building stepback requirements.				

BUILDING B COMMUNAL SPACE

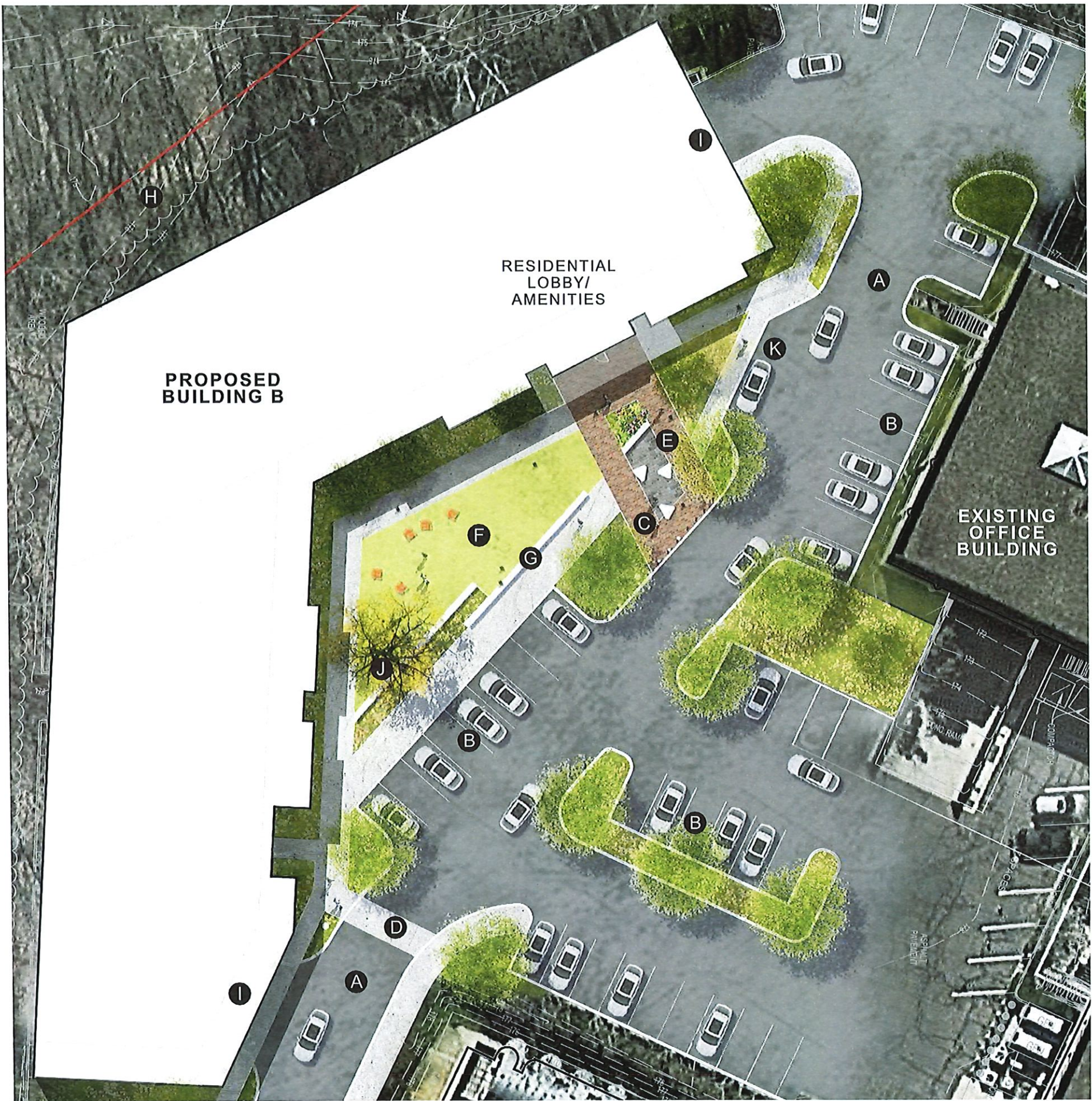
Enlargement Plan

KEY

- A** Realigned Site Driveway
- B** Proposed/Realigned Parking
- C** Residential Arrival Plaza
- D** Open Space Walkway/Crosswalk to River Road
- E** Flexible Seating Area
- F** Lawn/Landscape Areas
- G** Linear Seat Walls/Features
- H** Existing Forest
- I** Parking Entry
- J** Focal Point Tree
- K** Delivery Drop-off Zone



Scale 1"=30'
0' 15' 30' 45'



BUILDING B



BUILDING B

View of Building B Arrival



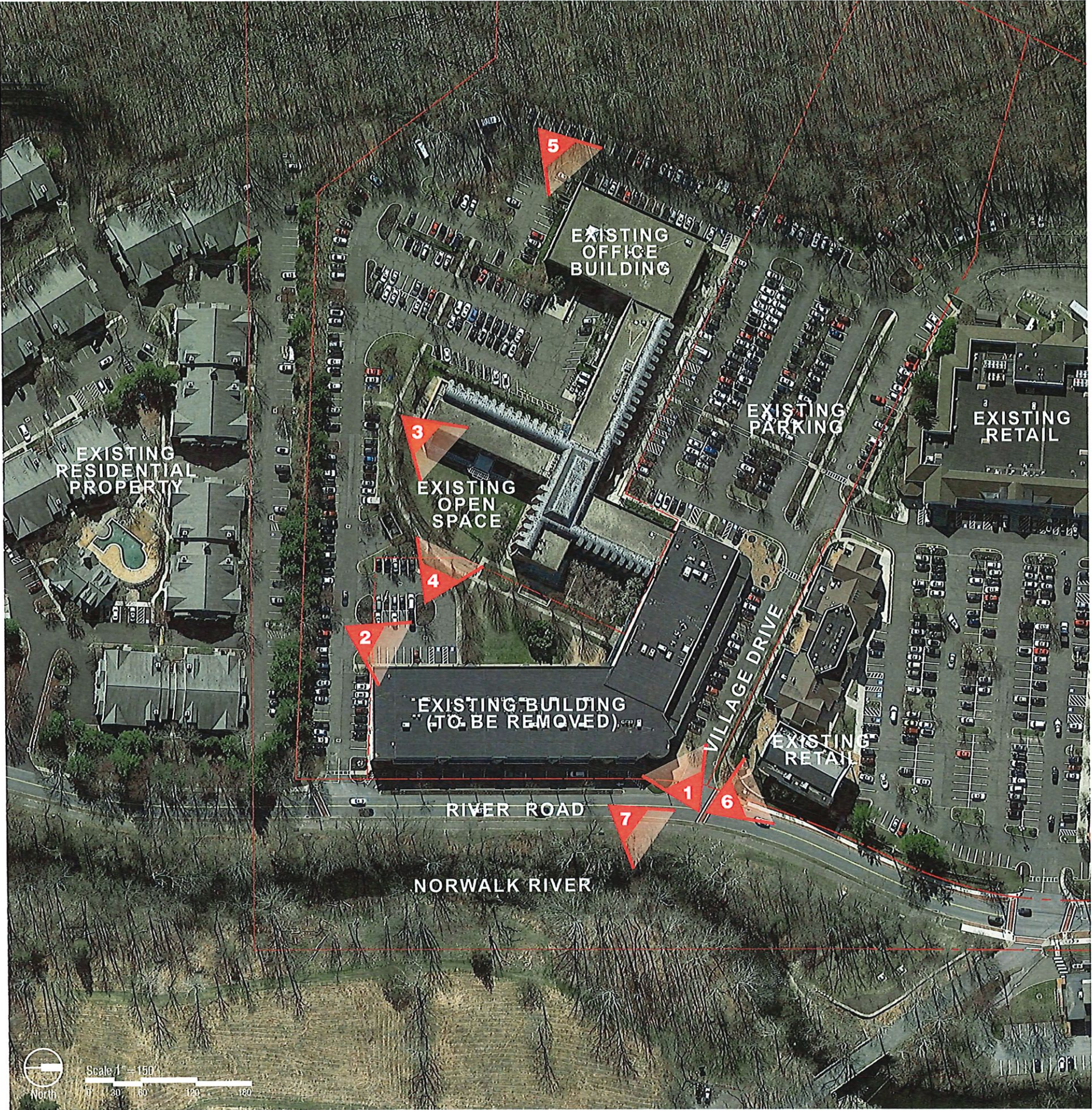


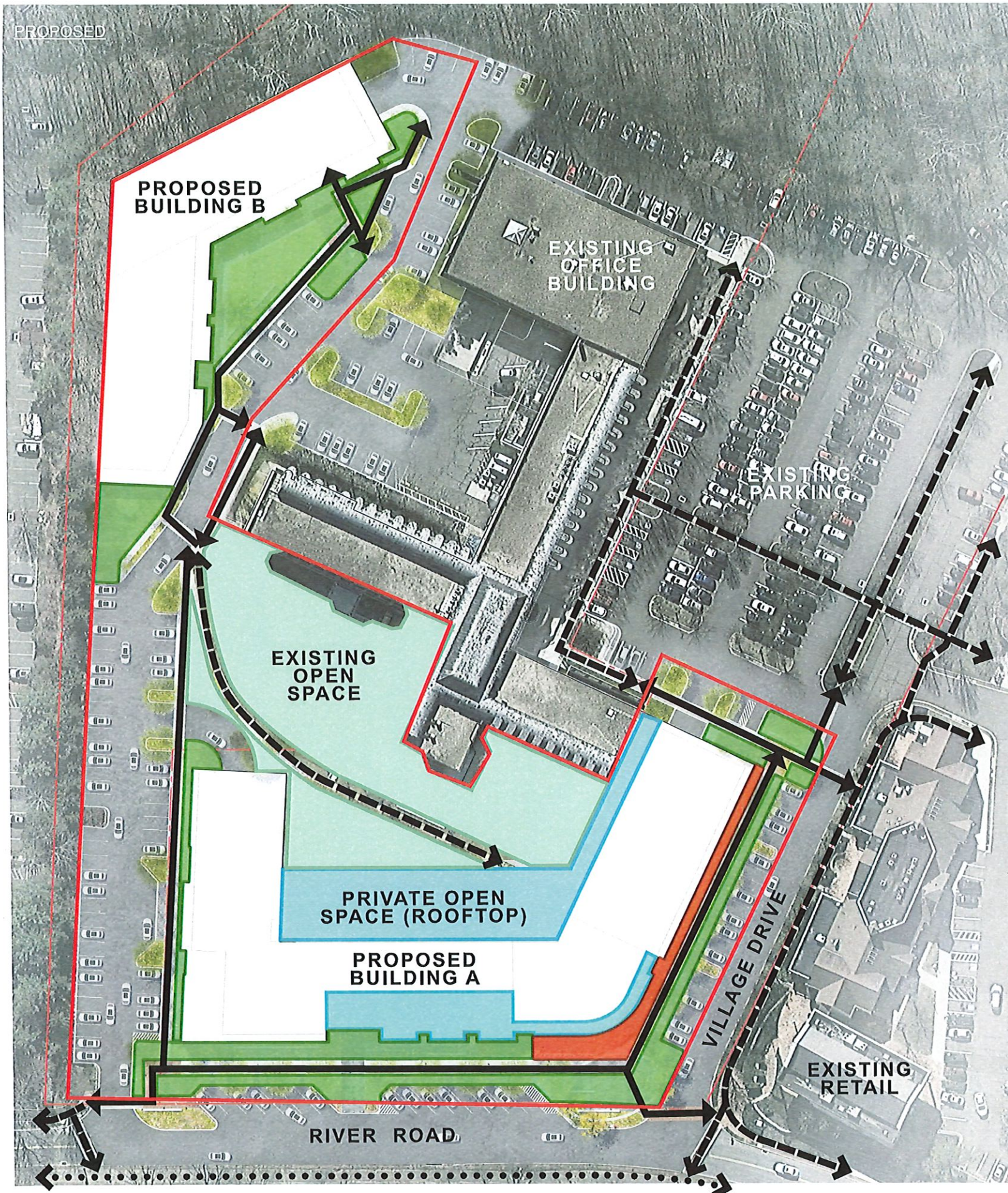
THANK YOU!!!

APPENDIX |

EXISTING CONTEXT

Expanded Context





OPEN SPACE FRAMEWORK

Pedestrian & Open Space Framework



LEGEND

PROPOSED OPEN SPACE (IN STUDY AREA):

PROPOSED OPEN SPACE AREAS
(+/- 24,000 SF)

EXISTING OPEN SPACE
(+/- 30,650 SF)

TOTAL PROPOSED OPEN SPACE: +/- 54,650 SF

ADDITIONAL OPEN SPACE

(NOT INCLUDED IN PROPOSED TOTAL ABOVE):

PRIVATE OPEN SPACE (ROOFTOP)
(+/- 16,938 SF)

POTENTIAL OUTDOOR DINING AREAS
(+/- 2,531 SF)

PEDESTRIAN CONNECTIONS

EXISTING SIDEWALK

BIKE TRAIL

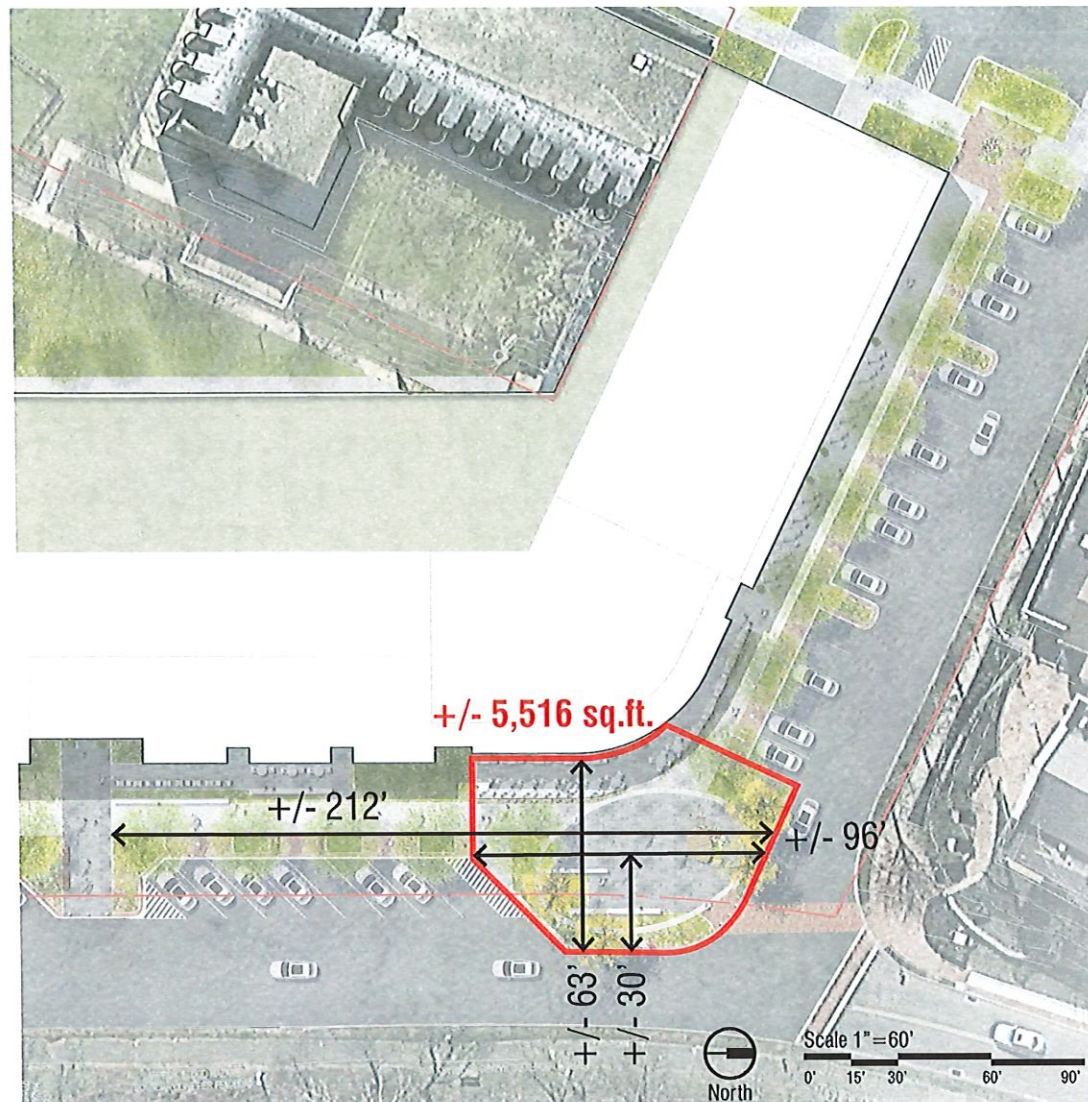
LIMIT OF STUDY AREA



Scale 1"=100'

0' 20' 40' 80' 120'

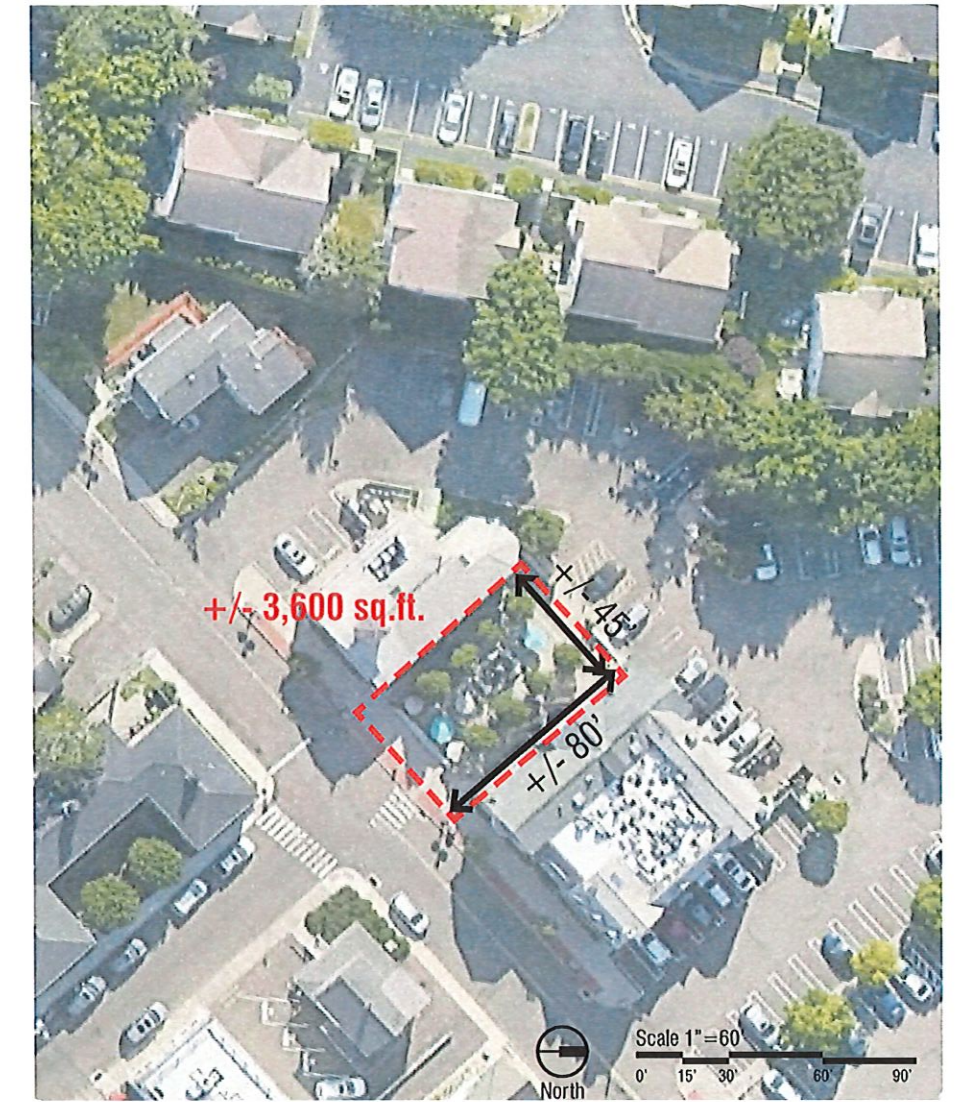
SCALE COMPARABLES



SITE



WILTON TOWN CENTER - Wilton, CT



GROVE ST. PLAZA - Darien, CT



BUILDING B BUILDING PLACEMENT AND FORM STANDARDS

Preliminary Dimensions

FR-5: PEDESTRIAN PATHWAY STREET FRONTAGE

- Ⓐ SIDEWALK: 10' (10' MIN.)
(PEDESTRIAN THROUGHWAY + LANDSCAPING AND FURNISHING)

