



# 21-23 RIVER ROAD REDEVELOPMENT

## Planning & Zoning Commission Presentation

February 12, 2024



# TABLE OF CONTENTS

<b>EXISTING CONDITIONS</b>	<b>03</b>
• STRENGTHS & OPPORTUNITIES	04
• ADJACENT RETAIL BUILDINGS	05
<b>PROPOSED SITE PLAN</b>	<b>06</b>
• OVERALL CONCEPT PLAN	08
• RIVER ROAD VIEW	09
<b>PROPOSED BUILDINGS &amp; PUBLIC SPACES</b>	<b>10</b>
• OPEN SPACE FRAMEWORK	11
• BUILDING A ARCHITECTURE & PUBLIC SPACES	13
• BUILDING B ARCHITECTURE & PUBLIC SPACES	28

**EXISTING |**  
**CONDITIONS |**



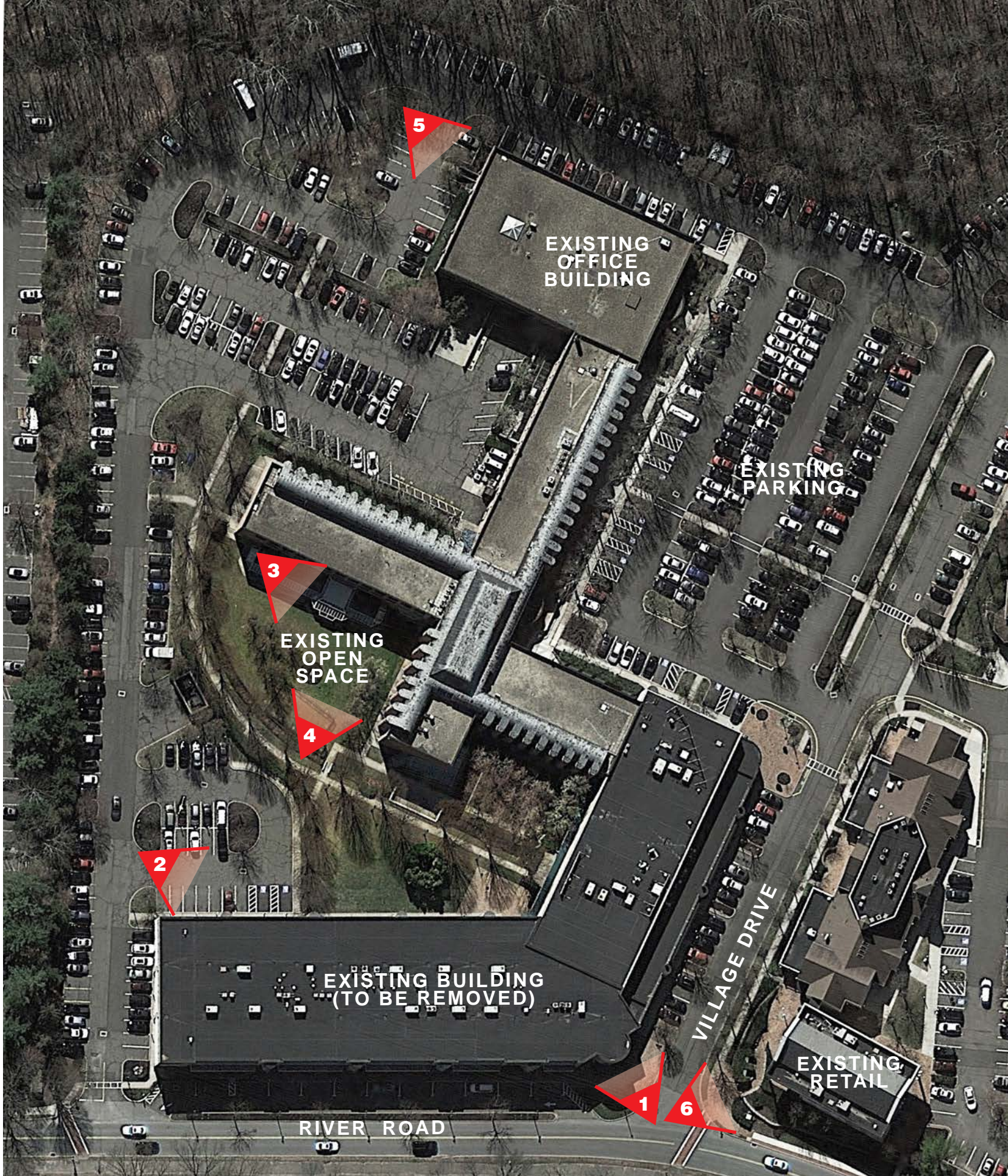
# EXISTING CONTEXT

## Strengths & Opportunities

- Strengthen streetscape by providing robust public realm improvements.
- Improve sidewalk activation with dynamic outdoor dining opportunities.
- Create architecture that emphasizes the prominent gateway corner, while reinventing the familiar rounded form.
- Provide variation in building massing to reduce perceived scale.
- Retain the use of brick materials and warm tones to maintain a connection with the surrounding context.







# EXISTING CONTEXT

Adjacent Retail & Office Buildings



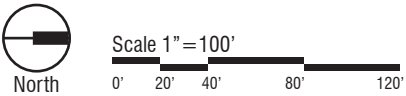


# **PROPOSED | SITE PLAN |**



# OVERALL SITE PLAN

Existing Conditions Aerial Photo





# OVERALL CONCEPT PLAN

Proposed Amenities

## KEY STATISTICS

### Property Area:

- 12.2 Acres (Map, Block, Lot: 73-25-1 & 73-25-4)

### Existing Office:

- 120,000± square feet

### Proposed Building A:

- 4 Stories plus select lofts
- 100± apartments
- 10,000sf of retail or restaurant

### Proposed Building B:

- 4 & 5 Stories
- 70± apartments

### Parking:

- 1.55 spaces per apartment
- 3 spaces per 1,000sf of general office
- 4 spaces per 1,000sf of medical office
- 8 spaces per 1,000sf of restaurant

25%± mixed use parking credit

## SITE LEGEND

- A** Corner Civic Space (See Options)
- B** Common Space Seating Area
- C** Expanded Streetscape
- D** Angled Parking
- E** Potential Outdoor Dining Areas
- F** Improved Parking Lot
- G** Sidewalk/Open Space Connection to Building B
- H** Building B Public Space
- I** Walkway Connection to Building A and Existing Office Building
- J** Rooftop Amenity Space (Private)
- K** Building A Residential Lobby
- L** Building B Residential Lobby



Scale 1"=100'  
0' 20' 40' 80' 120'





# RIVER ROAD VIEW

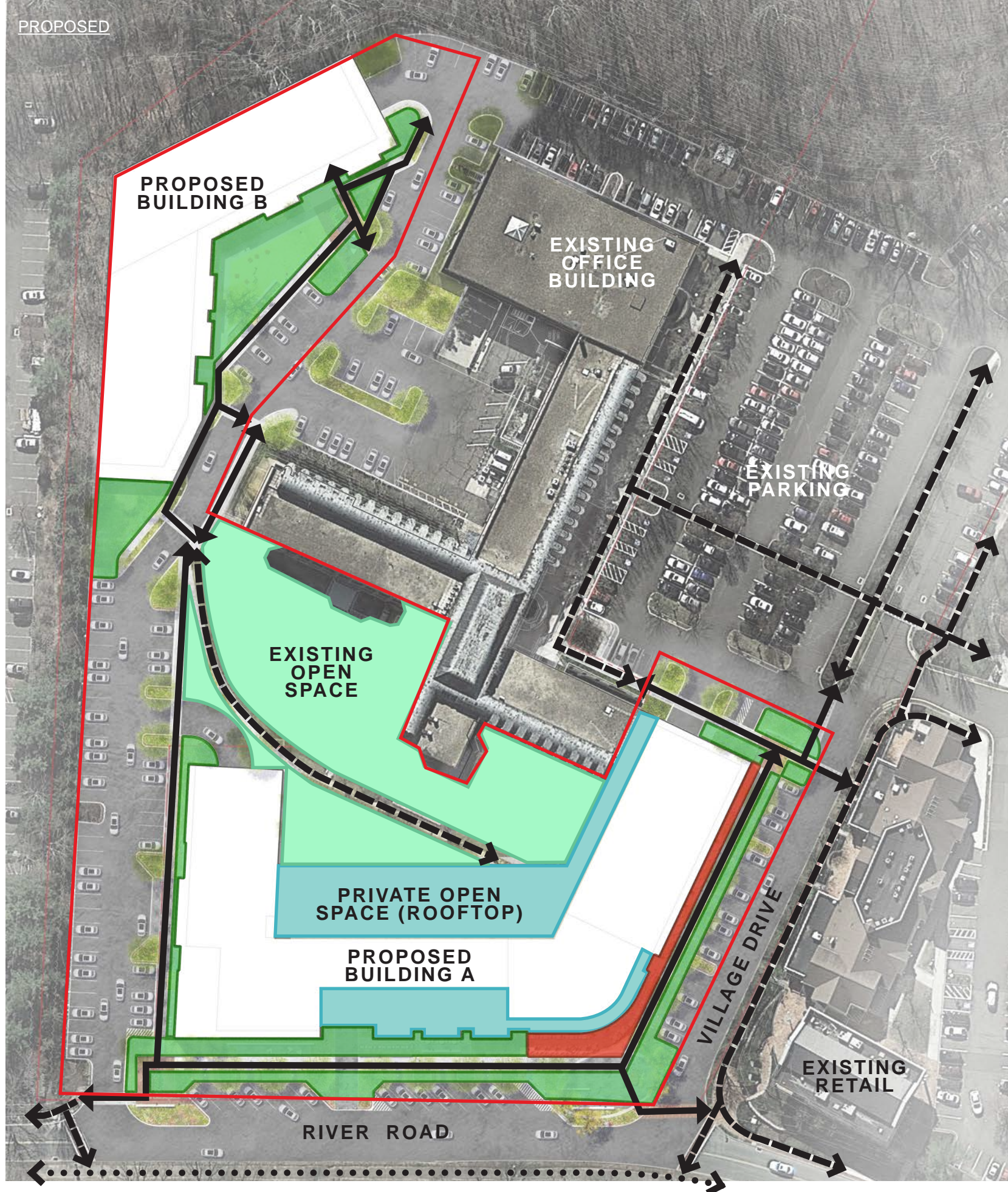


View of Proposed Building A Looking South Along River Road



# **PROPOSED | BUILDINGS & OPEN SPACE**





# OPEN SPACE FRAMEWORK

## Pedestrian & Open Space Framework



EXISTING OPEN SPACE (IN STUDY AREA):  
+/- 43,140 SF

### 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



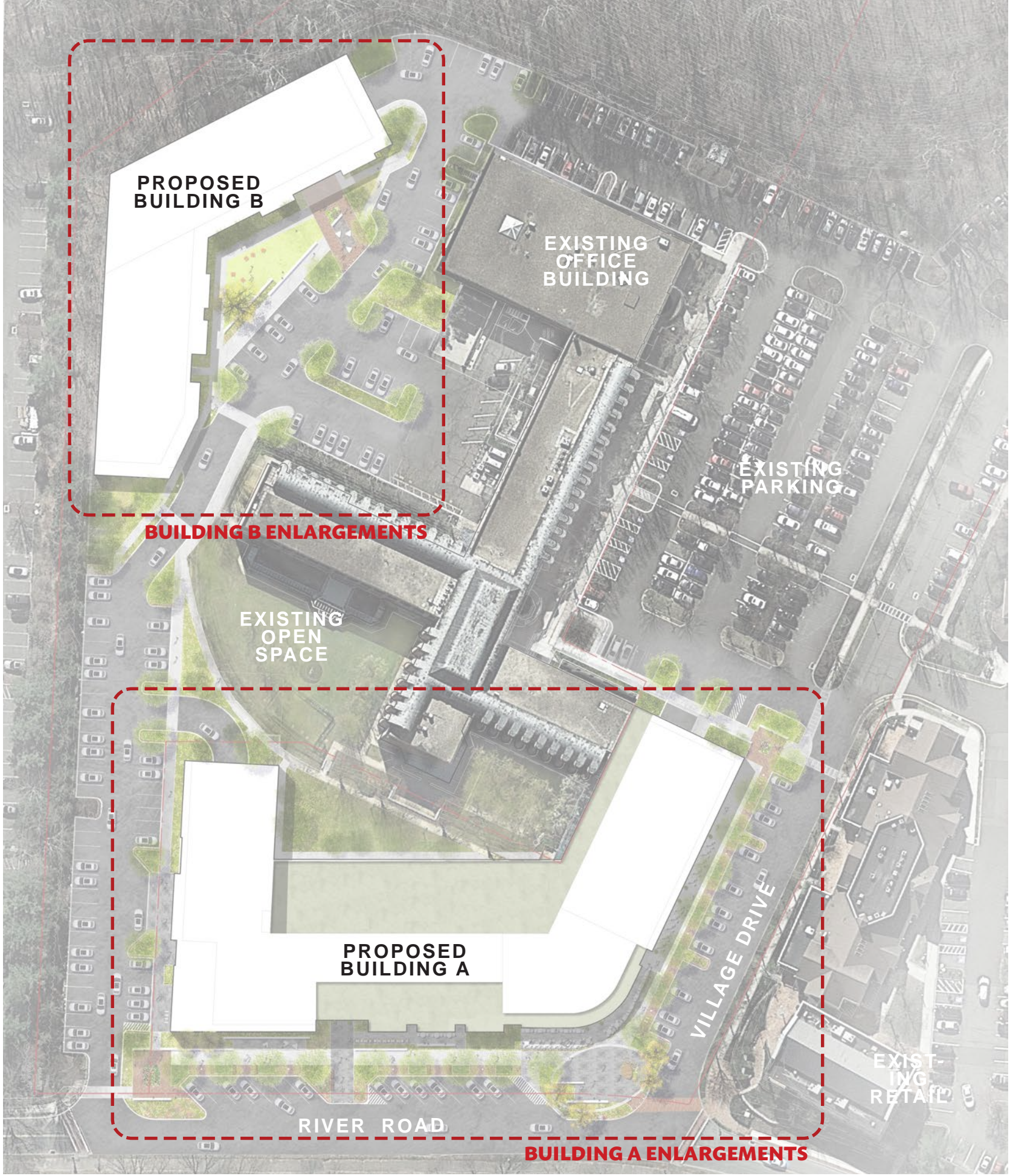
Scale 1"=100'

0' 20' 40' 80' 120'



# OVERALL CONCEPT PLAN

Enlargement Areas



Scale 1"=100'

0' 20' 40' 80' 120'

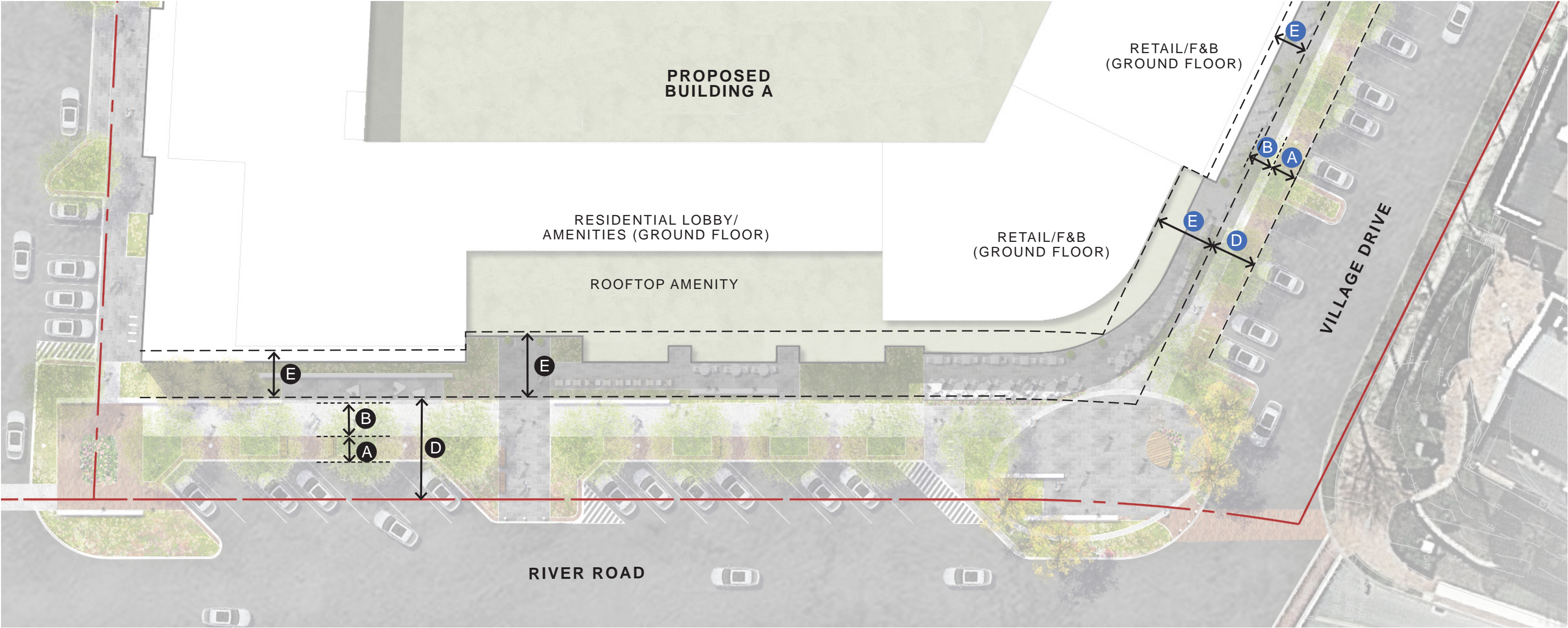


# **BUILDING A ARCHITECTURE & OPEN SPACES |**



# RIVER ROAD BUILDING A PLACEMENT & FORM STANDARDS

Preliminary Dimensions

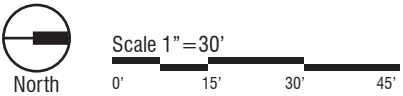
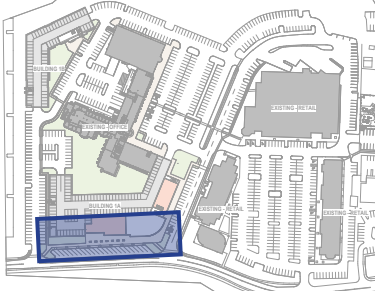


## FR-1: PRIMARY MIXED-USE STREET FRONTAGE DEMONSTRATING COMPLIANCE

- A** LANDSCAPE & FURNISHING: 7'-10"
- B** PEDESTRIAN THROUGHWAY: 10'
- D** PUBLIC FRONTAGE: 31' (TO ACCOMMODATE ANGLED PARKING PER TABLE E2)
- E** BUILD-TO-ZONE: 15'-20' (5' TO 20' ALLOWED PER TABLE F1, NOTE 6)

## FR-3: MIXED-USE NEIGHBORHOOD STREET FRONTAGE DEMONSTRATING COMPLIANCE

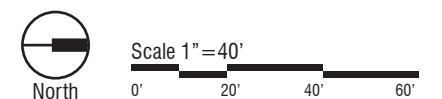
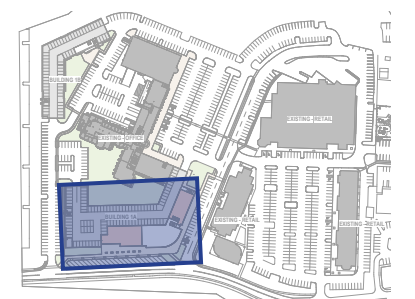
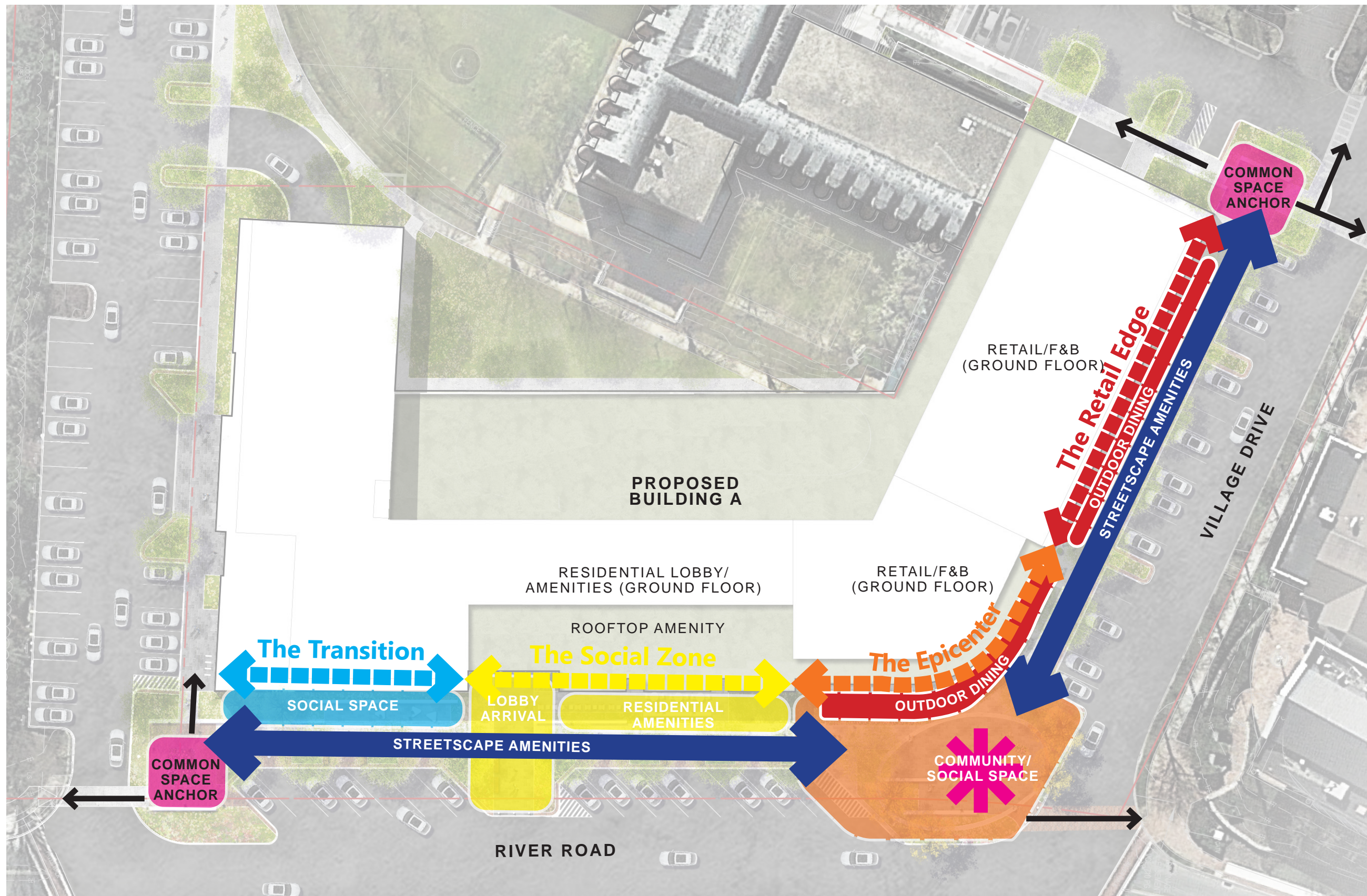
- A** LANDSCAPE & FURNISHING: 7'-10"
- B** PEDESTRIAN THROUGHWAY: 8'
- D** PUBLIC FRONTAGE: 15'
- E** BUILD-TO-ZONE: 10'-18' (5' TO 20' ALLOWED PER TABLE F1, NOTE 6)





# BUILDING A & STREETScape

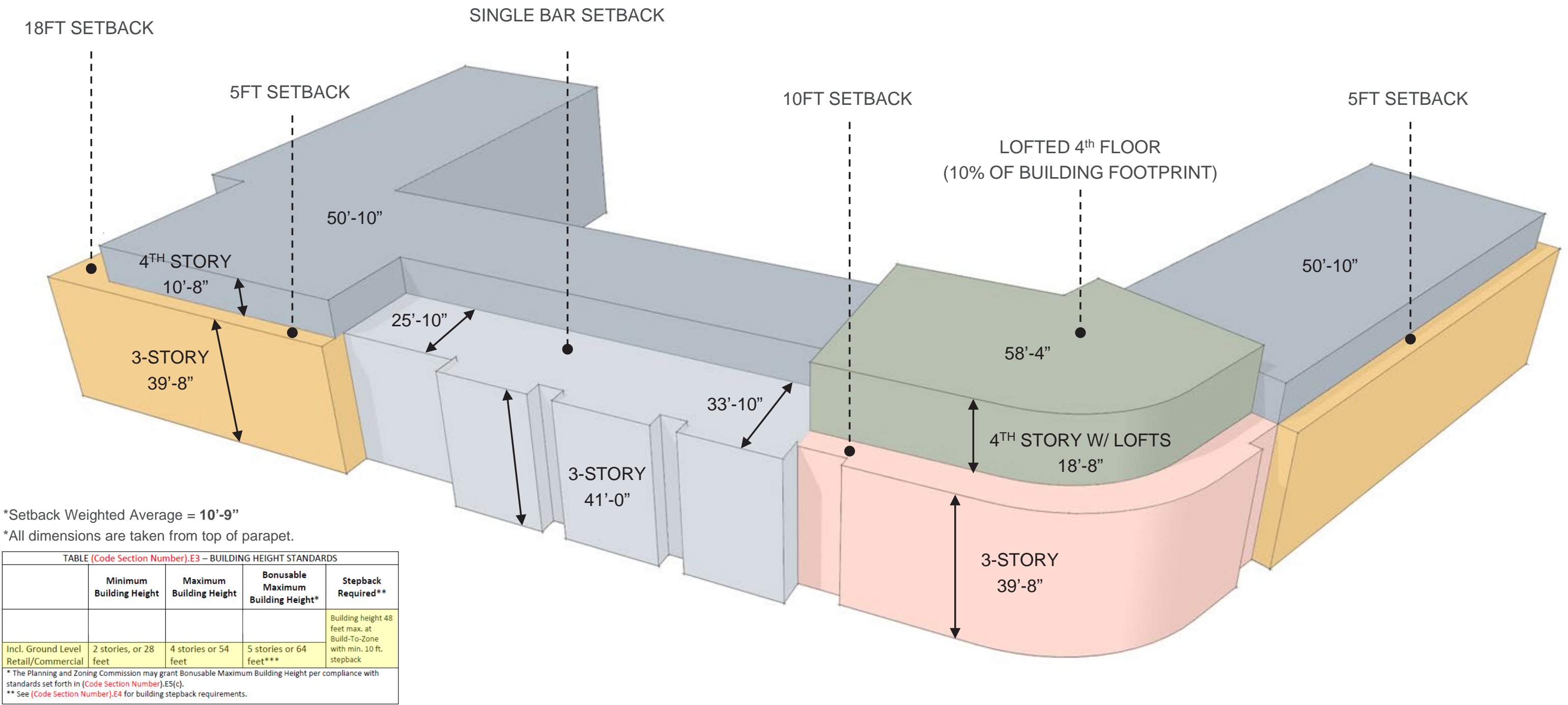
Relationship Diagram





# BUILDING A

Massing Diagram





# BUILDING A

## The Transition



- Common space with benches, bike racks, plantings and stone seat walls are provided for public uses.
- Seating area creates a focal point opportunity.
- Scale is similar to the existing context of surrounding area.
- Balcony placement along River Road creates a datum line which ties back to the surrounding residential scale.





# BUILDING A

## The Social Zone



- Inviting building entry design allows for communal gathering and convenient resident drop off and pickup.
- Stone seating elements with planting and movable chairs creates a dynamic atmosphere, fostering social connections and a sense of community.
- Street trees are 30' apart. Benches are arranged under the street trees to create social space.
- Common space with benches, bike racks, plantings and stone seat walls are provided for public uses.
- 3-story vertical brick towers with protruding parapets and over-framing spark visual interest while maintaining a residential sense of scale by having a deep setback at the top floor.
- Patterns of vertical and horizontal articulation provide a breakdown of materials and scale.





# BUILDING A

## The Epicenter



- Public plaza at epicenter with wood platforms and seating provides opportunities for community events and activities.
- Outdoor dining space wrapping River Road and Village Drive activates the streetscape.
- Curved corner design reinvents the existing familiar form and creates a prominent and distinctive gateway into the site.
- Landscape material selections match adjacent installations.
- Common space with benches, bike racks, plantings and stone seat walls are provided for public uses.
- Lofted top floor and curvature at corner conveying a sense of hierarchy – signifies a destination to the surrounding areas.





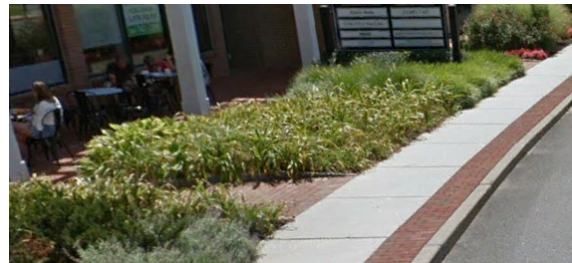
# OPEN SPACE DESIGN

Context / Inspiration / Program / Seasonal Activities

## CONTEXT - MATERIALS



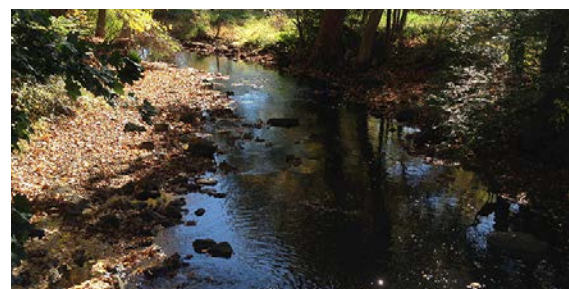
Stone Walls



Brick Paving



## INSPIRATION



Norwalk River



Wilton Spaces



## PROGRAM



Lawn/Common Space

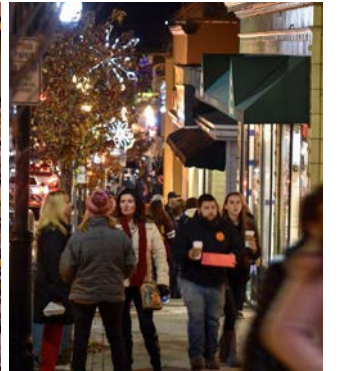


Sidewalk Cafes



Social Spaces

## SEASONAL ACTIVITIES



Holiday Market



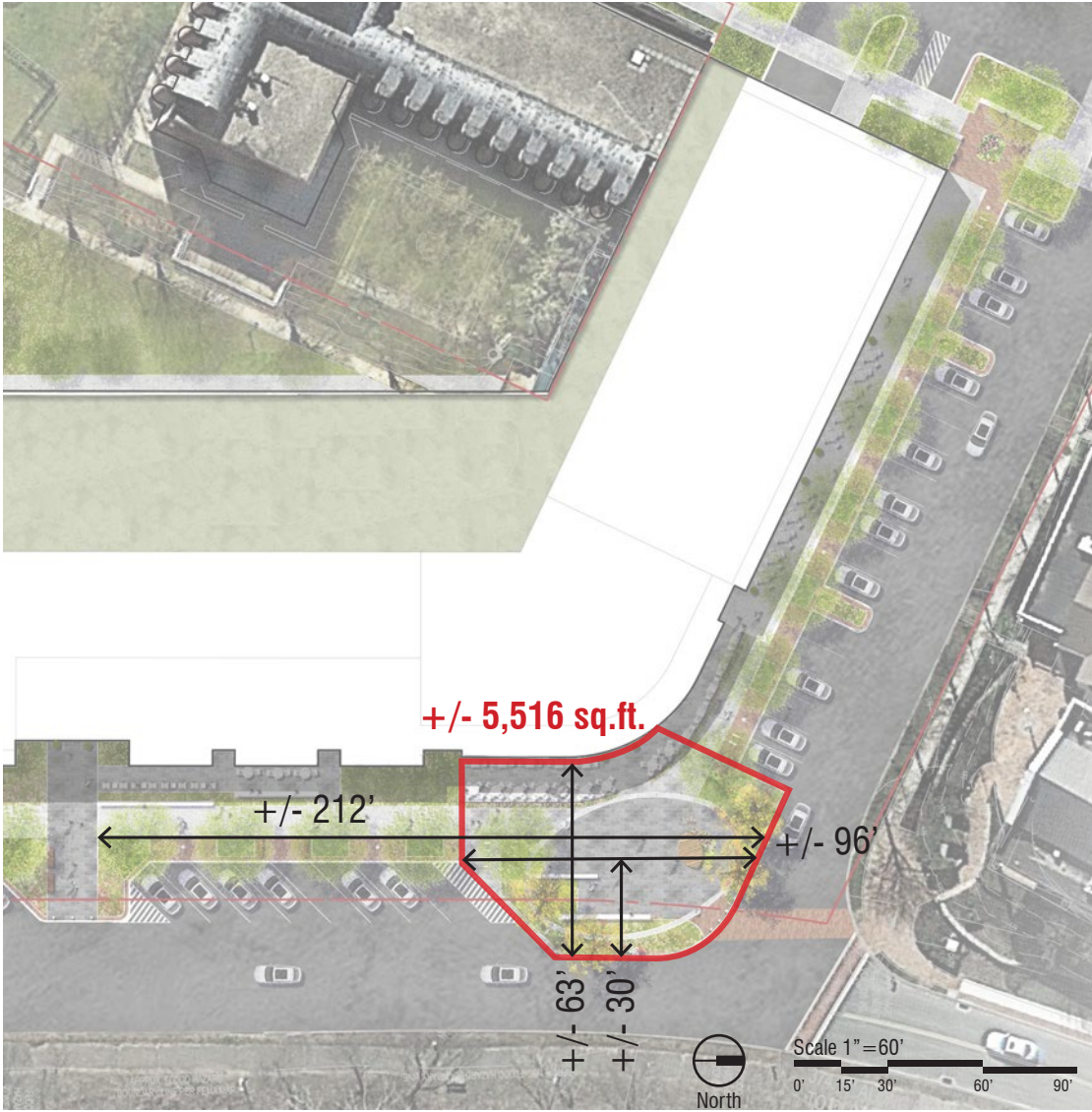
Summer Concert



Farmers Market



SCALE COMPARABLES



SITE



WILTON TOWN CENTER - Wilton, CT



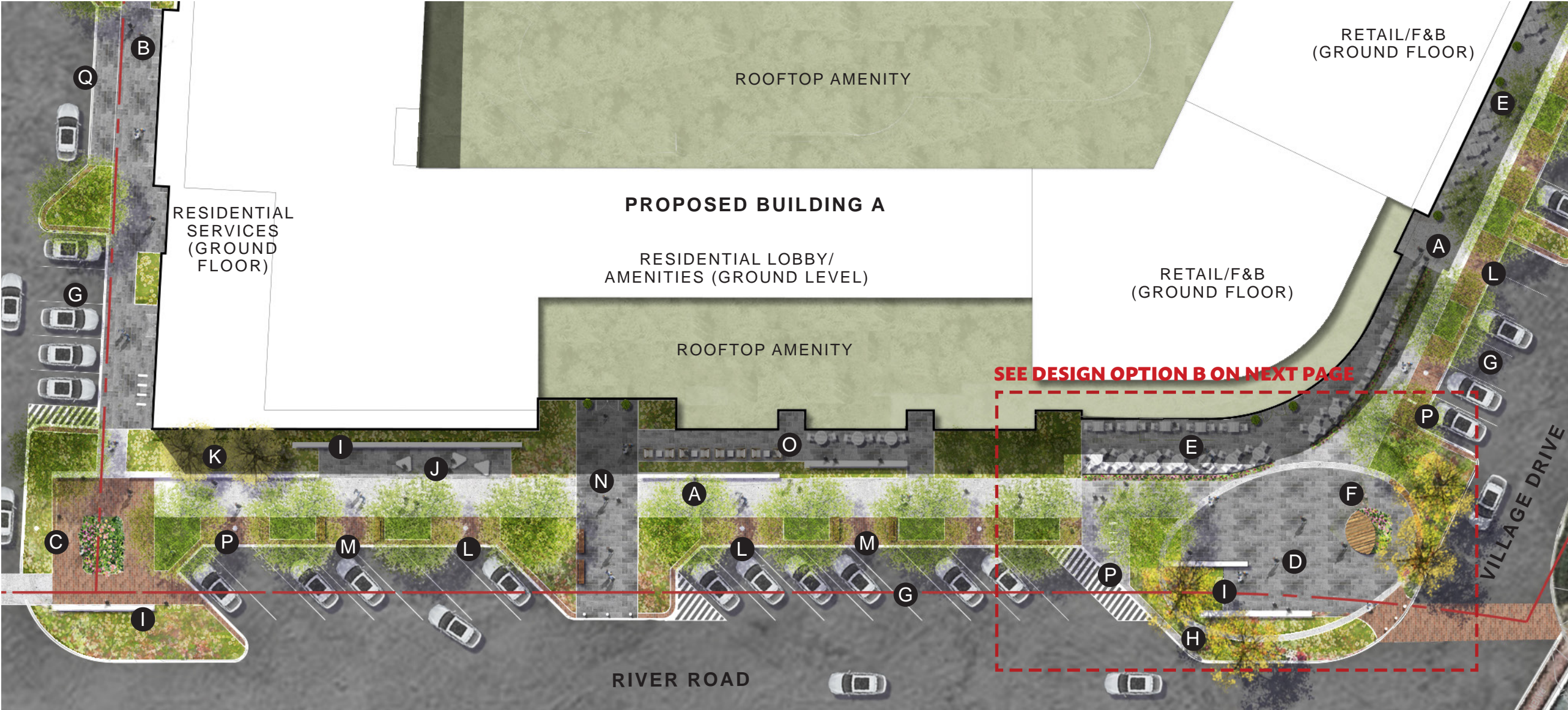
GROVE ST. PLAZA - Darien, CT





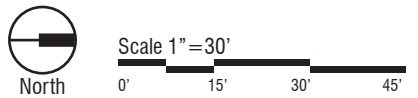
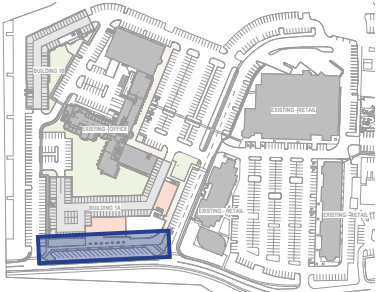
# RIVER ROAD CIVIC SPACE

## Enlargement Plan



### KEY

- A** Expanded Streetscape with Trees, Seating and Amenities
- B** Open Space Walk/Connection to Building B
- C** Gateway Community Space with Focal Feature & Seat Walls
- D** Plaza/Event Space
- E** Potential Outdoor Dining Areas
- F** Bench/Stage Feature
- G** Public Parking
- H** Landscape Accent Area
- I** Linear Seat Walls/Features
- J** Focal Point Seating Elements
- K** River Road Streetscape Planting
- L** Street Lights
- M** Benches/Conversation Areas
- N** Residential Lobby Arrival
- O** Residential Amenity Spaces
- P** Bike Racks
- Q** Service/Drop-Off Area

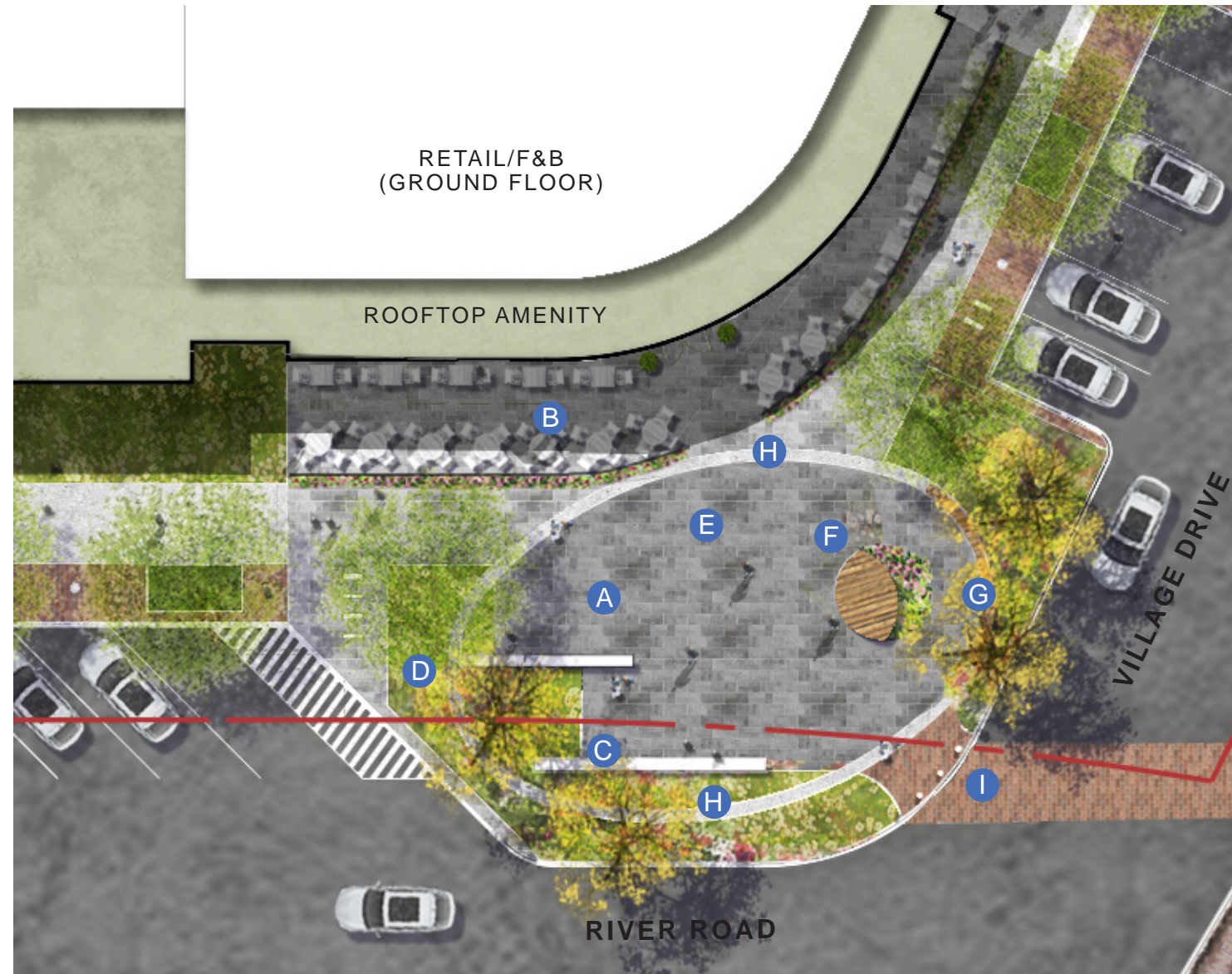




# CORNER PARK OPTIONS

Scale / Program / Use

## OPTION A: PLAZA



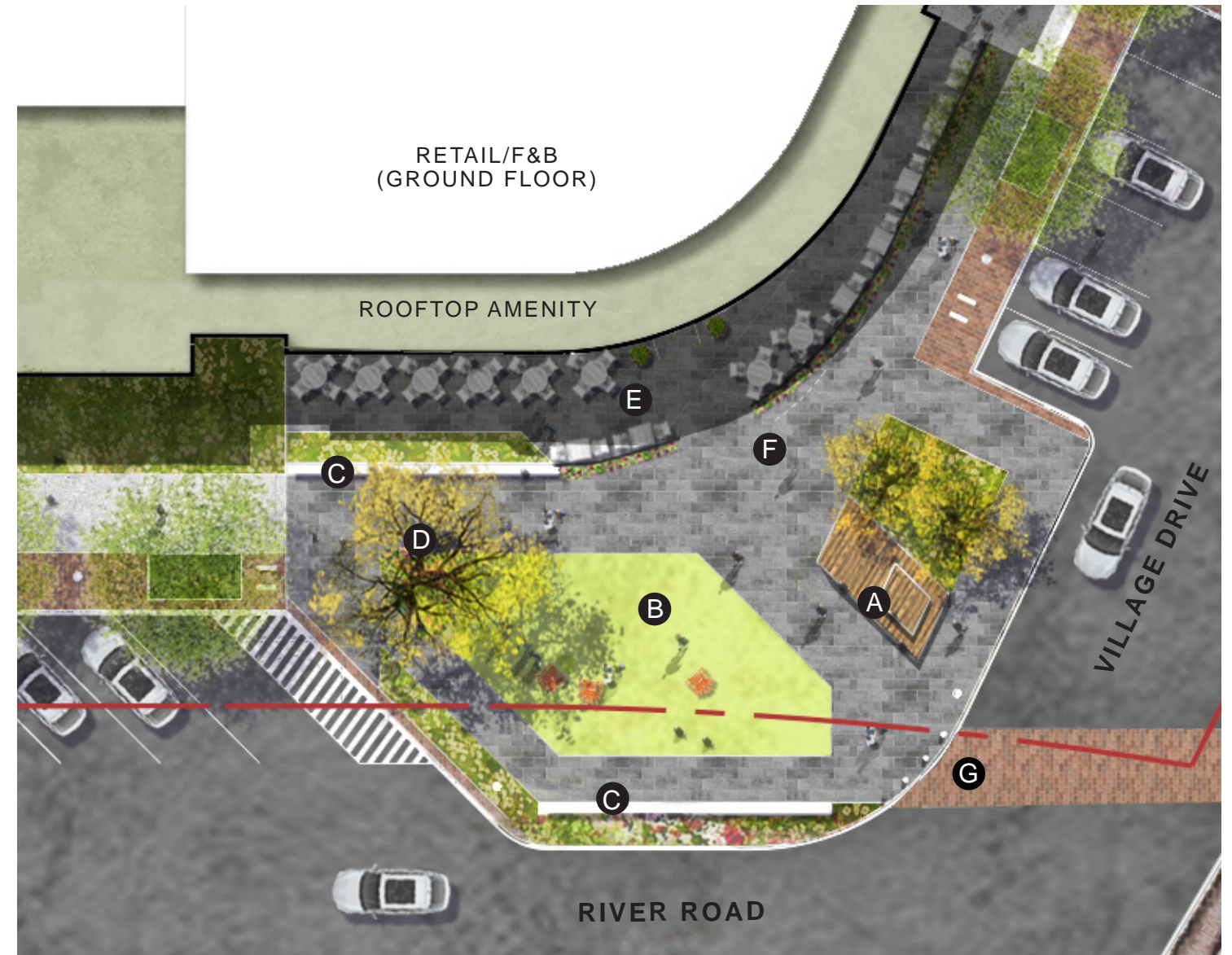
### KEY

- 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



Scale 1"=20'  
0' 10' 20' 30'

## 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



Scale 1"=20'  
0' 10' 20' 30'



# CORNER PARK INSPIRATION

Scale / Program / Use



## OPTION A: PLAZA

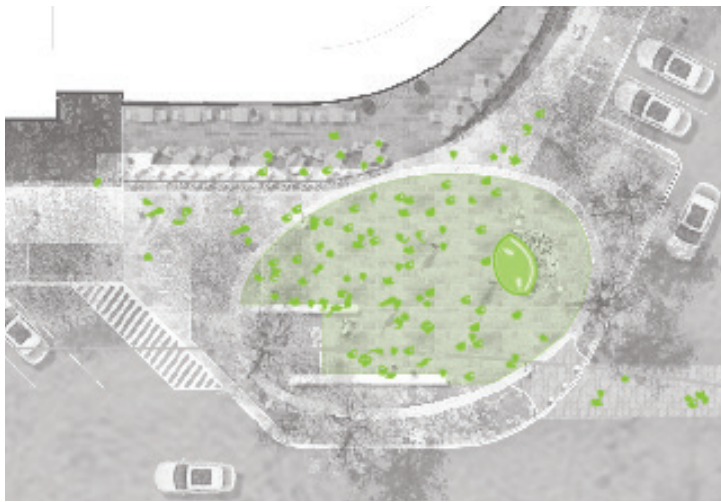
View of Plaza & Activity Lawn Looking South Down River Road

## OPTION B: LAWN

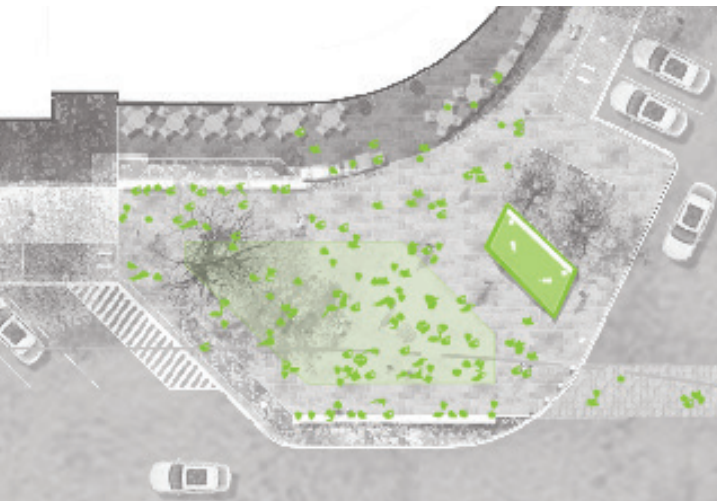


# RIVER ROAD AMENITY SPACE

Seasonal Activity Opportunities - Summer Concert



**OPTION A:  
PLAZA**  
View of Plaza



**OPTION B:  
LAWN**  
View of Activity Lawn



# BUILDING A

## The Retail Edge



- Outdoor dining opportunities serve to activate the streetscape.
- Public realm improvements including seating areas create an inviting and engaging transition to the interior of the site.
- Patterns of vertical and horizontal articulation provide a breakdown of materials and scale.
- Awnings above retail and restaurants further reduce the scale at the pedestrian level.





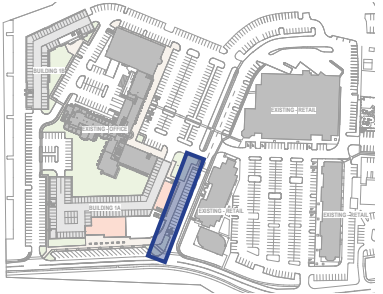
# BUILDING A - THE RETAIL EDGE

## Enlargement Plan



### KEY

- A** Expanded Streetscape with Trees, Seating and Amenities
- B** Open Space Walk/Connection to Existing Office Building
- C** Gateway Community Space with Focal Feature
- D** Potential Outdoor Dining Areas
- E** Public Parking
- F** Linear Seat Walls
- G** Village Drive Streetscape Planting
- H** Street Lights
- I** Benches/Conversation Areas
- J** Crosswalks
- K** Parking Entry



Scale 1"=30'

0' 15' 30' 45'



# **BUILDING B ARCHITECTURE | & OPEN SPACE**

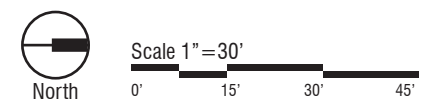
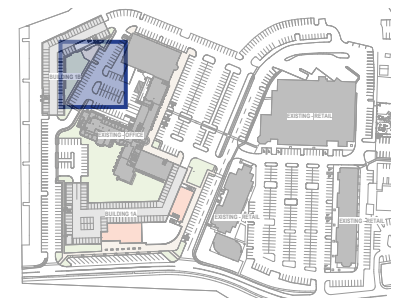
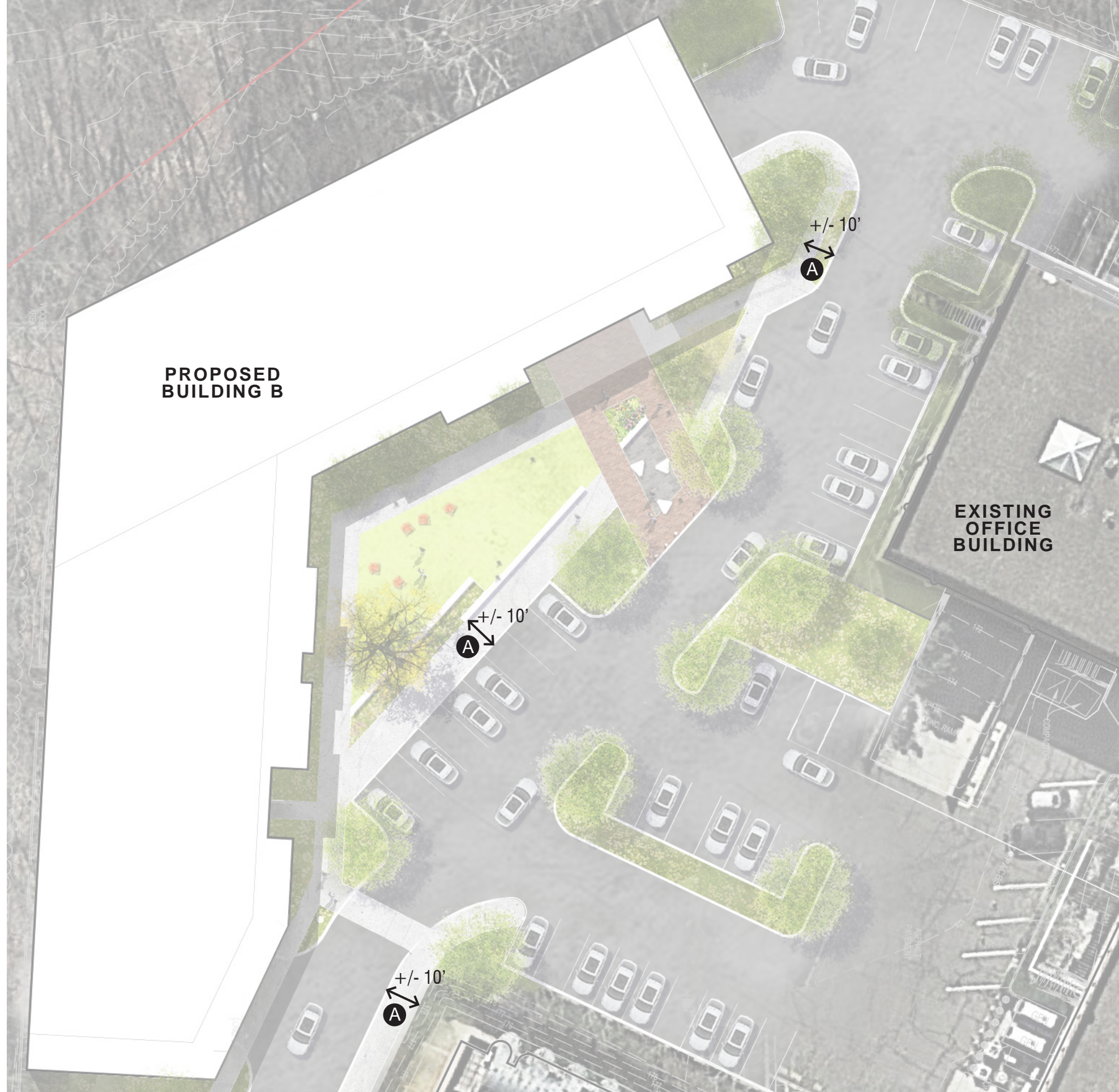


# BUILDING B BUILDING PLACEMENT AND FORM STANDARDS

Preliminary Dimensions

## FR-5: PEDESTRIAN PATHWAY STREET FRONTAGE

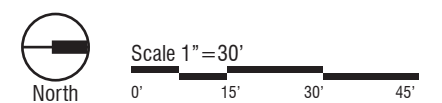
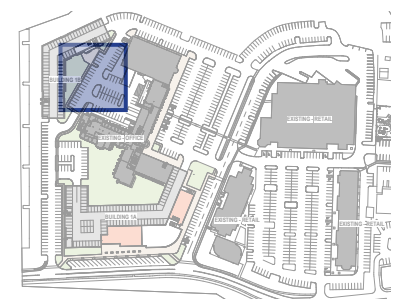
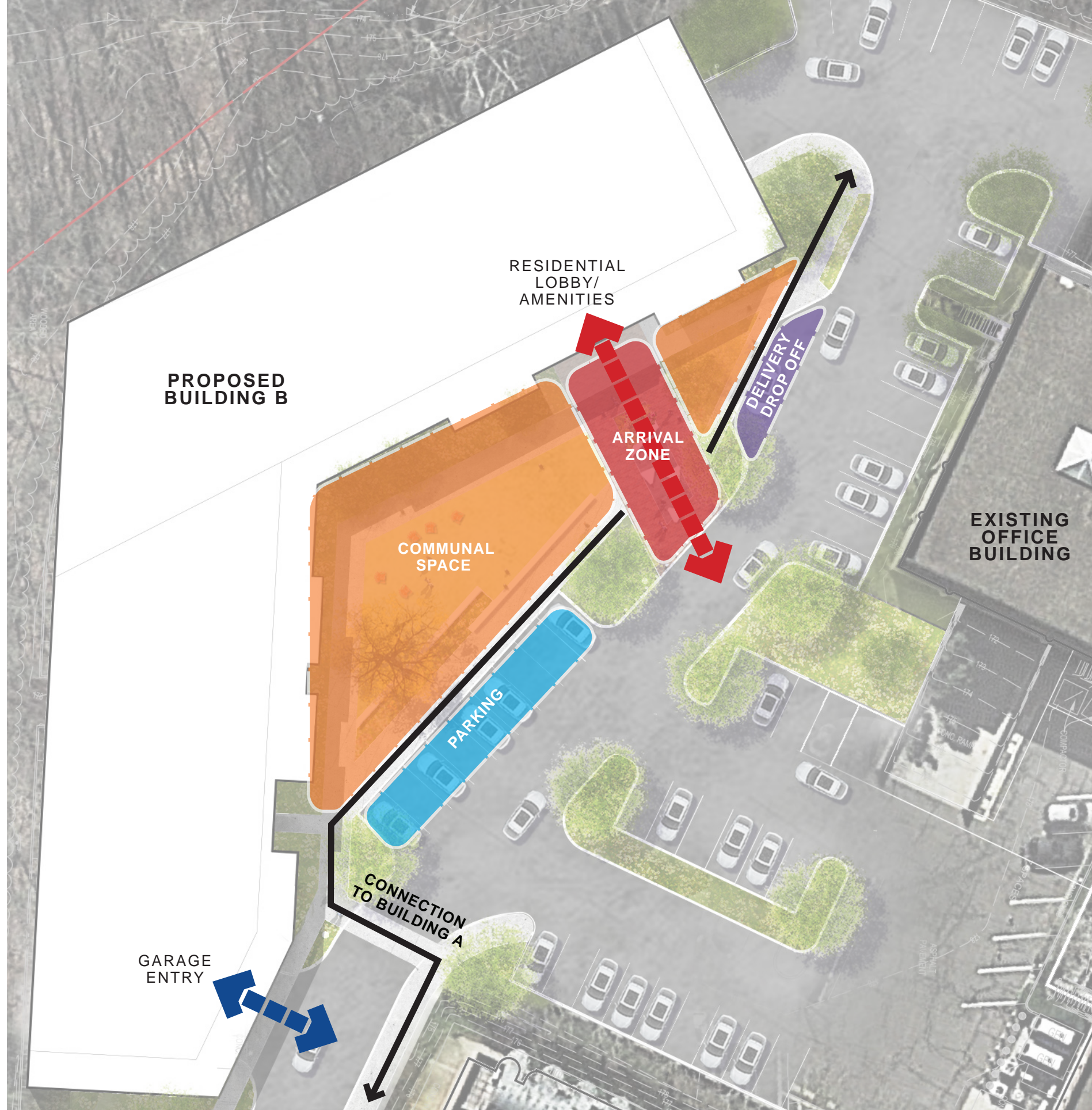
- Ⓐ SIDEWALK: 10' (10' MIN.)  
(PEDESTRIAN THROUGHWAY + LANDSCAPING AND FURNISHING)





# BUILDING B & SITE RELATIONSHIP

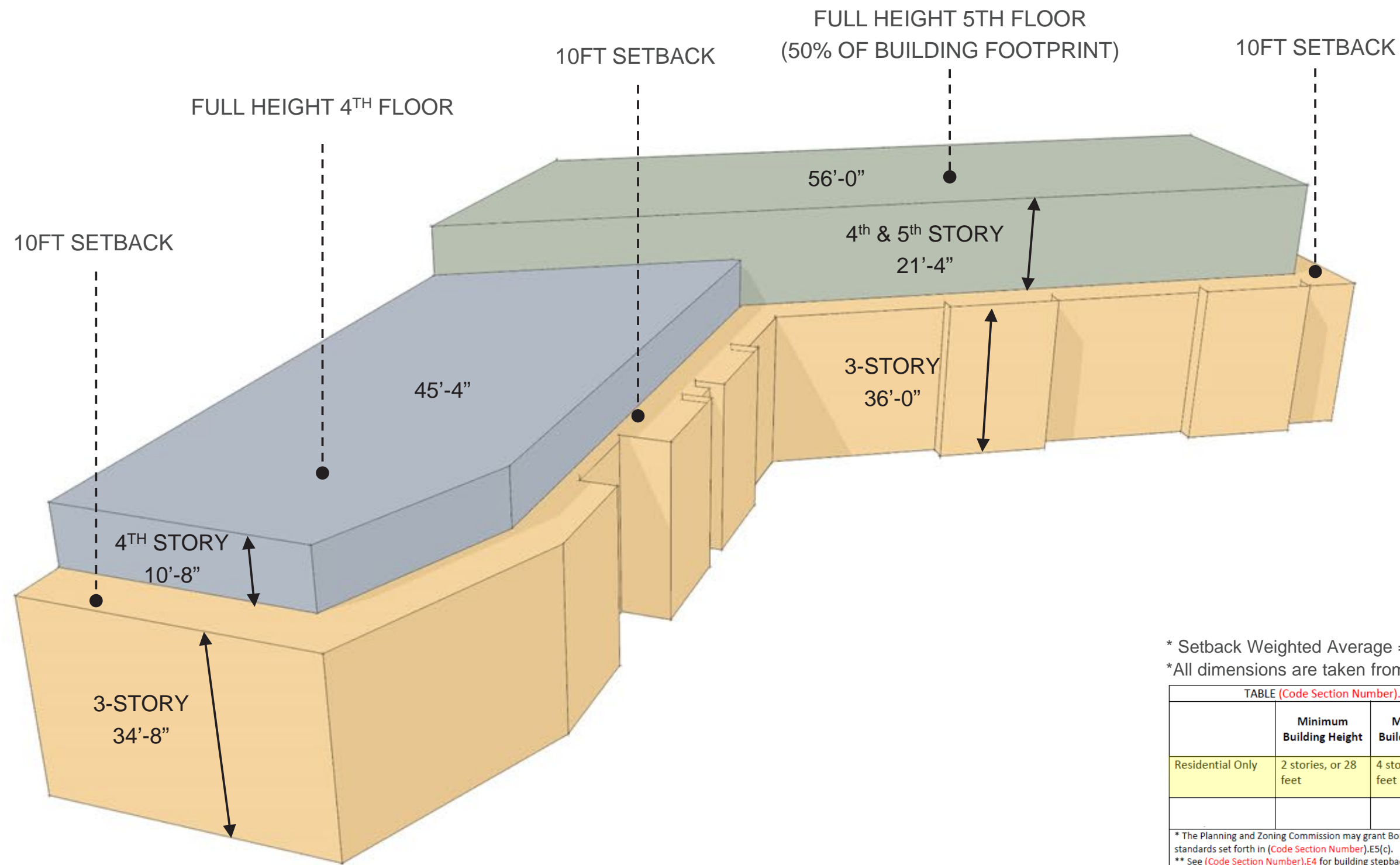
Relationship Diagram





# 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



- Open lawn with flexible seating, signature tree, planting and stone seat walls provide an active outdoor space.
- Cohesive design language between buildings is achieved through materiality and massing.
- Balconies are strategically placed to create a datum line that ties back to the surrounding residential scale.
- Darker tones at setbacks help further bring down the building scale.

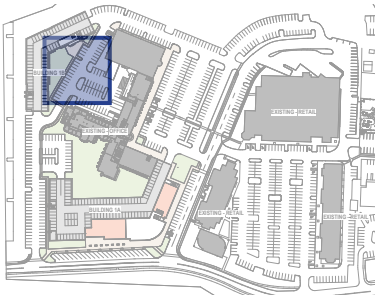


# BUILDING B COMMUNAL SPACE

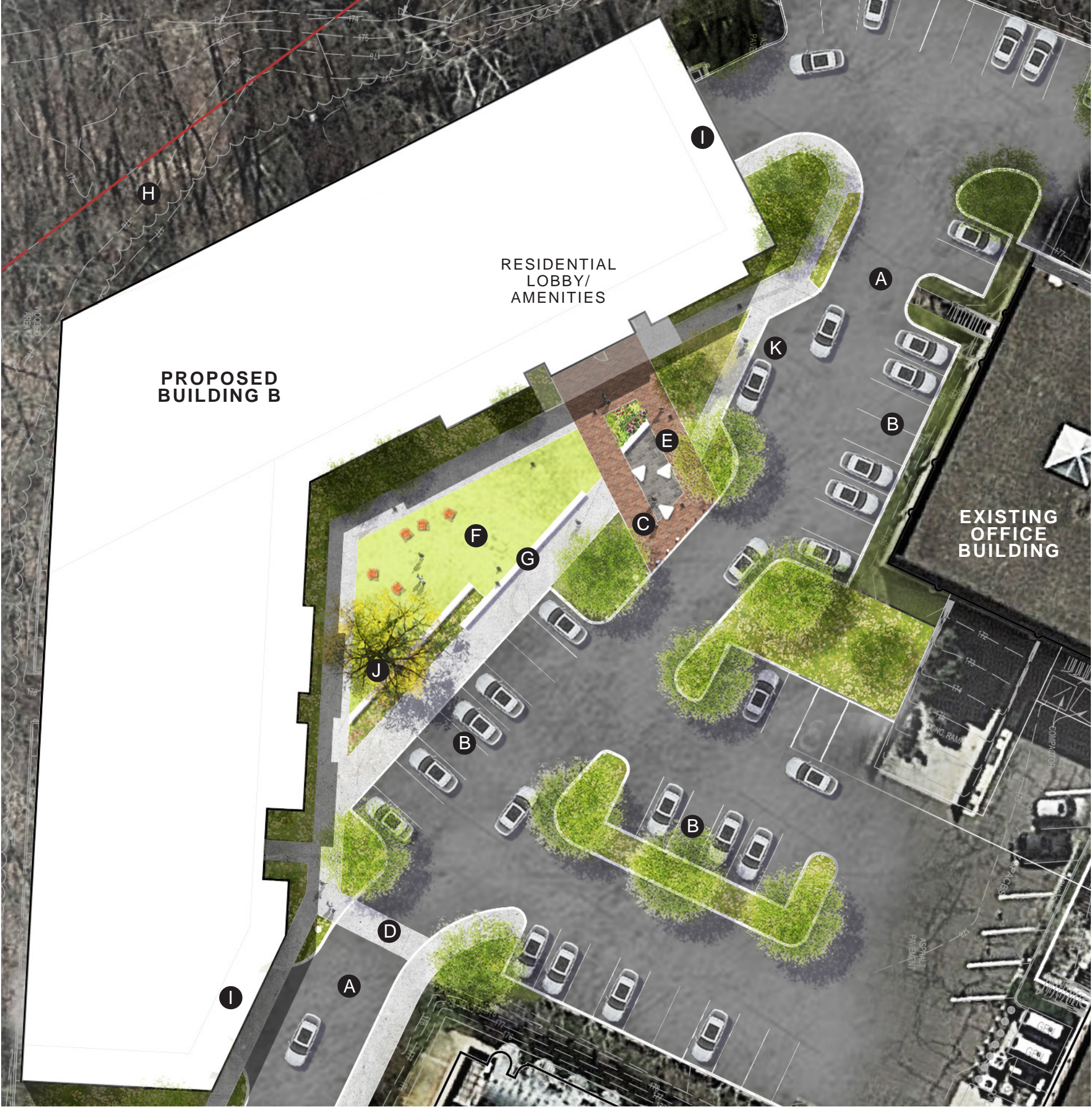
Enlargement Plan

## 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

View of Building B Arrival





**Q & A |**  
**NEXT STEPS |**





**THANK YOU!!!**