

Wilton Campus 1691, LLC (“WC1691”)
Application to Village District Design Advisory Committee
Project Narrative

To change the zone of the property located at 15-21 River Road (the “Property”) to the Wilton Center Overlay District and to facilitate the redevelopment of a portion of the Property pursuant to the Wilton Center Overlay and Form-Based Code regulations adopted by the Planning and Zoning Commission on October 23, 2023 set forth in Section 29-6.G.I of the Zoning Regulations. The project proposes to amend the special permit for the Property and an Application for Special Permit has been filed with and is pending with the Planning and Zoning Commission.

The proposal includes the partial redevelopment of the Property. In connection therewith, the existing retail and office building located at the River Road front of the Property will be demolished and it will be replaced by a 4-story building (“Building A”) that will contain approximately 10,000 square feet of retail and food service establishments space on the street level of Building A with covered parking behind. The 2nd thru 4th stories of Building A will house 97 apartments.

The existing office building located behind the existing retail/office building and proposed Building A on the Property (adjacent to Stop & Shop) will be retained. In addition, a new 5-story apartment building (“Building B”) is proposed to be constructed in the existing parking area located along the southerly border of the Property adjacent to the Avalon Springs apartment complex. The ground level of Building B will contain the entry and residential lobby to Building B and covered parking. The 2nd thru 5th floors of Building B will house 72 apartments.

WC1691 is working to design the buildings to attain LEEDs certification.