

# WILTON CENTER AREA MASTER PLAN 2022

## ARB/VDDAC GOALS

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MARCH 10, 2022

# MISSION

- To re-envision Wilton's Village Center as a walkable downtown that includes a mix of commercial, residential, and community uses. Storefronts built close to the sidewalk, along streets properly scaled to pedestrians. Town squares, pocket parks, and other amenities to enliven the public spaces. Enhanced connection to the Norwalk River for recreation and environmental restoration. Bridging the development along the Route 7 corridor with the Center to create an integrated Village District.

# ESTABLISH DESIGN CRITERIA:

Define building scale: Promote a reasonably consistent building scale and establish a variety of maximum volume criteria for specific areas.

- (1) Control maximum height in the Old Ridgefield Road area, where existing buildings like Barringer, 142, 151, and Kimco define the current skyline, with major elements like Town Green, the VM and WLA under that height.
- (2) Danbury Road area may include taller structures and can take advantage of topographic variations, while maintaining consistent volumetric connectivity between adjacent parcels.
- (3) Where possible create environments where the streetscape isn't a series of 'buildings in islands', but where there's a progression of separate but equal 'variations on a theme'.

# DESIGN CRITERIA, CONT.

Create a handbook of forms, styles, materials, and features preferred for specific areas:

- (1) Village Center North and South
- (2) Rt 7 Rt 33 Rt 106 intersection gateways
- (3) Danbury Road between the gateways

# DESIGN CRITERIA, CONT.

Create 'Cross-sectional' standards for circulation/building conditions in specific locations:

- (1) Old Ridgefield Road along Norwalk River
- (2) Center Street, Godfrey Place, and Hubbard Road
- (3) Danbury Road at Rt 33, Rt 106, and Town Hall

## EMBRACE THE RIVER:

Create “Wilton Riverwalk” along the Norwalk River as a major placemaking feature defining the spine of the Village Center. Link the Riverwalk by a variety of paths/walkways/promenades starting from Merwins Meadow, along Center and Old Ridgefield Roads, River Road, Horseshoe Road to connect to Wolfpit Rd and the Norwalk River Valley Trail.

# EMBRACE THE RIVER:

- i) Create a zone of mixed-use podium buildings along the river frontage that include residential uses overlooking the river and trail,
- ii) Require periodic cross-access Social alleys to encourage interconnection with Old Ridgefield Road,
- iii) Promote an enhanced wetland/flood plain river corridor environment and landscaped pollinator pathway.

# IMPROVE AND COMPLETE CIRCULATION SYSTEMS:

Make the Village Center more of a “Pedestrian Village” providing for equal but separate networks for pedestrian/cyclists and cars. Encourage public transportation use.

## IMPROVE AND COMPLETE CIRCULATION SYSTEMS:

- i) Create Gateways: Rt 7/33, Rt 7/Wolfpit, and Old Ridgefield Road/North and South ends should all have unique but recognizable nodes which identify the Village Center.
- ii) Implement the 1980 plan proposed one-way north and south circulation in the core of WC, with connection around Kimco at Hubbard Rd and Godfrey Place. Single lane traffic is safer for pedestrians, and would allow street parking in front of ground floor Old Ridgefield Road properties.

## IMPROVE AND COMPLETE CIRCULATION SYSTEMS:

- iii) Employ “Shared Street” techniques such as wider sidewalks; pedestrian crossing zones; management of vehicular traffic; municipal parking; traffic calming techniques; etc.
- iv) Infill the many disjointed sidewalks in WC. Too many crossings are required because of missing segments.
- v) Implement the footbridge plan with railroad crossing at Wilton Station,
- vi) Provide public transportation shelters on Rt 7 and in Wilton Center

# DESIGNATE LANDMARK ZONES:

Preserve and enhance the architectural and historic character of Danbury Road and Wilton's Village Center.

- i) Preserve and improve the Town Green as a central gathering place,
- ii) Explore creation of a Historic District on Rt 7 East from the Baptist Church Building, by St Matthews Cemetery, Town Hall, Wilton Historical Society, and to Deerfield Road,
- iii) Explore the possibility of creating an 'eastern Town Green' defined by WHS, OLF, and the 221 Danbury Road parcel, with the grass area in front of OLF School as it's core.