

Transit Oriented Development (TOD) Town of Darien, CT

Jeremy Ginsberg, AICP

Fred Doneit, AICP

Darien Planning & Zoning Department

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Three New Developments

Three new redevelopment projects:

- Noroton Heights Shopping Center
- The Commons at Noroton Heights
- Baywater Properties / Corbin
Redevelopment

1. Noroton Heights Shopping Center



- 3.9+/- acre subject property located on Heights Road in the Town's Designed Commercial Zone and Noroton Heights Redevelopment Overlay Zone.
- Directly north of, and across the street from, the Noroton Heights commuter rail station.

Noroton Heights Shopping Center



Noroton Heights Shopping Center



Existing conditions



- Existing uses include a small post office, retail, restaurant, and fitness uses.
- Following the redevelopment of the property, the site will include a net increase of:
 - 1,541 SF of retail space
 - 2,576 SF of restaurant space
 - 59 new residential apartment units

Noroton Heights Shopping Center

- Demolition of two existing buildings on the property.
- Construction of two new mixed-use buildings.
- Creation of new internal public plaza spaces.
- Spaces will better relate to the Train Station and bus line.



- Mix of uses to include:
 - 24,000 SF Retail Space
 - 8,000 SF Restaurant Space
 - 59 one & two bedroom rental apartments, including 8 on-site deed-restricted affordable units

Noroton Heights Shopping Center

- Approved by Planning & Zoning Commission in May 2017
- 6 month approval process
- 2019 Groundbreaking anticipated
- 2-3 years of construction to project completion



Proposed finished product

2. The Commons at Noroton Heights



The Commons at Noroton Heights



- 8.9+/- acre subject property on Heights Road.
- Directly north of, and across the street from, the Noroton Heights commuter rail station.
- One block east of the Noroton Heights Shopping Center redevelopment.
- Assemblage of 6 parcels in the Town's Designated Commercial and Service Business zones & Noroton Heights Redevelopment Overlay Zone.

The Commons at Noroton Heights

- Existing Uses
 - 30,000 SF Stop & Shop Supermarket
 - 30,000 SF Equinox gym (to remain)
 - 16,000 SF Office and Bank (to remain)
- Demo multiple buildings on site.
- Construct two new mixed-use buildings and a third new retail building.
- New internal public plaza space.



Existing conditions

The Commons at Noroton Heights



- Mix of uses to include:
 - 55,000 SF Retail Space
 - 17,000 SF Restaurant Space
 - 34,000 SF Fitness Space
 - 16,000 SF Office/Bank
 - 122 one & two bedroom rental apartments, including 16 on-site deed-restricted affordable apartments.

- Planning & Zoning Commission Approval October 2017
- 8 month approval process
- 2019 groundbreaking expected

3. Baywater Properties / Corbin Redevelopment



Baywater Properties / Corbin Redevelopment



- 2017 rezoning of Corbin block allowing for the redevelopment of the property as proposed.

- ¼ mile south of the Darien train station in the Town's Central Business District (CBD) / Downtown.



Baywater Properties / Corbin Redevelopment



■ Existing Uses

- Retail & personal service uses
- Office and bank space
- Fitness uses
- U.S. Post Office

Existing conditions

- Application submitted to the Planning & Zoning Commission in May 2018.

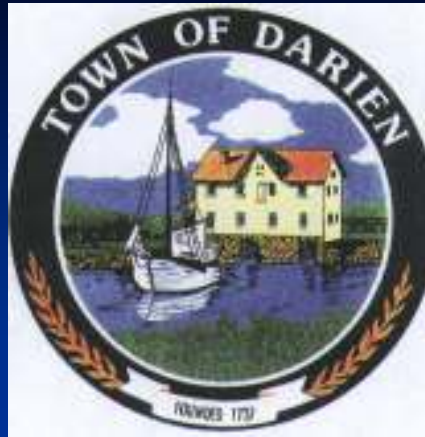


Baywater Properties / Corbin Redevelopment



- Mix of uses to include:
 - Retail and restaurant space
 - One & two bedroom rental and for sale apartments, including some on-site affordable units (maybe condominiums for ownership)
 - Public plazas and gathering areas





Thank You

Jeremy Ginsberg, AICP
Fred Doneit, AICP
Darien Planning & Zoning Department
Contact: 203.656.7351