

## **First Peek at Redevelopment Proposed for Noroton Hgts Stop & Shop Area**

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The landlord that owns the buildings where Stop & Shop, Walgreens, Equinox and other nearby stores are now located wants to add about 90 apartments, more retail space, over a hundred more parking spaces and a lot of landscaping to the 8.6-acre tract.

According to some documents filed with the Planning & Zoning Department, Federal Realty will present its ideas for redeveloping the site, which takes up much of downtown Noroton Heights.

*See also:* [Federal Realty Presents Ideas to Redevelop Its Noroton Heights Property](#)

The ideas will be presented at 8 p.m. to a joint meeting (open to the public and broadcast by Darien TV79) of the Planning & Zoning Commission and Architectural Review Board in Room 206 at Town Hall. The presentation is scheduled to last until 9:15 p.m.

Here's a first look at the proposal, presented in a few large, illustrated pages currently in a file at the Planning & Zoning Department. Pictures of other places, presumably meant to suggest the way parts of the redevelopment would look, are included along with maps of the site. Some highlights:

- A total of 31,749 square feet of retail space would be added to the existing 96,582 square feet on the property.
- Equinox fitness club and the building now housing Citibank on Heights Road would remain in place

- About 90 apartments would occupy one or more upper floors of a retail building located where Stop & Shop and Walgreens now sit. (A total of two apartments occupy the land today.)
- A single retail building would be located where Noroton Barber Shop and the Subway restaurant are now located, across Heights Road from The Depot youth center.
- Another retail building would be built in an "L" shape where the current Heights Road entrance to the Stop & Shop parking lot now sits, with one wing of the building, farthest from Heights Road, turning in the direction of Edgerton Street.
- Pedestrian walkways and stairs would lead from West Avenue to the new development, and
- Parking on a "retail level," "lower level" and "upper level" would have a total of 680 spaces, compared with 547 at present.

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*See also:*

- [Proposed Noroton Shopping Center Replacement Project: Maps & Renderings](#)
- [VIDEO: Watch the Full Presentations of the Downtown, Noroton Heights Redevelopment Proposals](#)
- [Proposers of Corbin Dr/Post Rd Project Describe It on New Website](#)
- [Statement by David Genovese on His Post Rd/Corbin Dr Redevelopment Project](#)
- [Two BIG Proposed Projects Would Change the Face of Downtown, Noroton Heights](#)

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Captions for these images, taken from the three-page presentation document, have more information:

Correction: There aren't "hundreds" more parking spaces in the proposal, as an earlier version of this article stated, there are 133 more.