



Architectural Review Board

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
Telephone (203) 341-1184

Submission Date: 7/13/2026

Accela Record Number: ARB-26-00002

Address of proposed work: 1460 Post Road East

Property PID#: H09019000

Zoning District:

Owner: Urstadt Bibble Properties Inc

Phone:

Address: PO Box 2539, San Antonio, TX 78299

E-mail:

Agent/Contractor (*if different*): Rick Hoag

Phone: 203-557-0803

Address:

E-mail: rick@fwharch.com

July 9th 2026

Planning & Zoning Commission
Town of Westport
515 Post Road East
Westport, CT 06880

Re: ARB Application for 1460 Post Road East, Westport, CT 06880

Dear Members of the Commission:

Frederick William Hoag Architect LLC is collaborating with Langan Engineering, and LDG (Architect of Record) to perform proposed site improvements and renovation of the existing commercial building located at 1460 Post Road East owned by Urstadt Biddle Properties Inc., C/O Regency Centers. The approximate 40,668 SF multi-tenant 2-story commercial building currently exists with several vacancies presenting an opportunity for much overdue building and site improvements to occur. Revitalization of the property and building will facilitate a vibrant and fully occupied building with a new grocer tenant "Sprouts Farmers Market" to serve as the center's new anchor. Our application seeks favorable approval for the proposed building improvements.

The existing (9) tenant building will be reconfigured into a (4) tenant building comprised of the new anchor tenant "Sprouts Farmers Market, existing tenants "Julian's Pizza " and "Bev max" relocated within the building, and one available retail tenant area. The Sprout's exterior will predominately occupy the 1st floor and Post Road frontage. The proposed tenant exterior will include new parapets, finishes & a monumental gable entrance façade feature, with standing seam roofs and canopy, a large glazed dark bronze entrance system and a striking façade color in accordance with their brand image and architectural prototype. The monumental gable entrance and elevated entrance plaza fronts the West parking field, however an effective visual presence on the Post Road is maintained through the continuation of the Sprouts façade treatment & proposed signage placement. As the existing finished floor within the Sprouts tenant area is significantly elevated relative to the prevailing grades of the site & the Post Road, entry is accessed via a stair fronting the Post Road or the sweeping, gently pitched, and landscape lined promenade which brings patrons up to the elevated entrance plaza. Additionally, as part of the Sprouts program, new ADA ramps clad in stone to match the adjacent facade are proposed along the Post Road façade for egress & service access, as well, a new loading dock is proposed along the East façade of the building.

The areas beyond the Sprouts tenant area will also be refreshed to include new dark bronze aluminum storefronts to match those within the Sprouts area, subtle contrasting EFIS façade finishes, parapets & aluminum hanger supported canopies to signal entry for each individual tenant.

Our proposed project will result in comprehensive improvements throughout the site which will directly accommodate the new grocer tenant and the retention of existing tenants, but will also prove beneficial for the public, the property's patrons, and all prospective future tenants. Thank you for reviewing this project and we look forward to discussing the merits of this proposal with you as soon as possible.

Sincerely,

RICK HOAG

Frederick William Hoag Architect





431 Post Road East
Suite 1
Westport, CT 06880

203 635 5560
RegencyCenters.com

February 17, 2026

Town of Westport Building Dept.
515 Post Road East
Westport, CT 06880

Re: Letter of Authorization – ARB Application

Property Address: Westport Collection
1460 Post Road East
Westport, CT 06880

To Whom It May Concern,

On behalf of the Landlord, this letter serves as formal authorization that Fredrick William Hoag Architects or their designated representative, is hereby permitted to submit application(s) for the Architectural Review Board for the purpose of obtaining approvals related to the property and the address above.

Should you require any additional documentation, please feel free to contact us directly.

Sincerely,

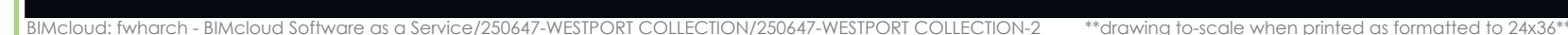
A handwritten signature in blue ink, appearing to read "Andy Albrecht".

Andy Albrecht
Senior Project Manager
Regency Centers

WESTPORT COLLECTION RENOVATION



This architectural rendering illustrates the proposed renovation of the Westport Collection. The main building is a two-story structure with a modern design, featuring a combination of light-colored stone masonry at the base, dark wood paneling on the upper levels, and large glass windows. A prominent sign reading "TENANT" is mounted on the upper facade. The entrance is accessible via a set of stairs and a ramp, both with metal railings. Landscaping includes various shrubs and trees, and a parking lot with several cars is visible in the foreground. The sky is depicted with soft, colorful clouds, suggesting a sunset or sunrise setting.

COVER
A001



WEST ELEVATION

EXISTING PHOTOS



1 SITE AERIAL

SCALE: 1" = 100'



NORTH WEST CORNER



APPROACHING ELEVATED PLAZA FROM SOUTH



SOUTH ELEVATION



NORTH ELEVATION- VIEW FROM POST ROAD

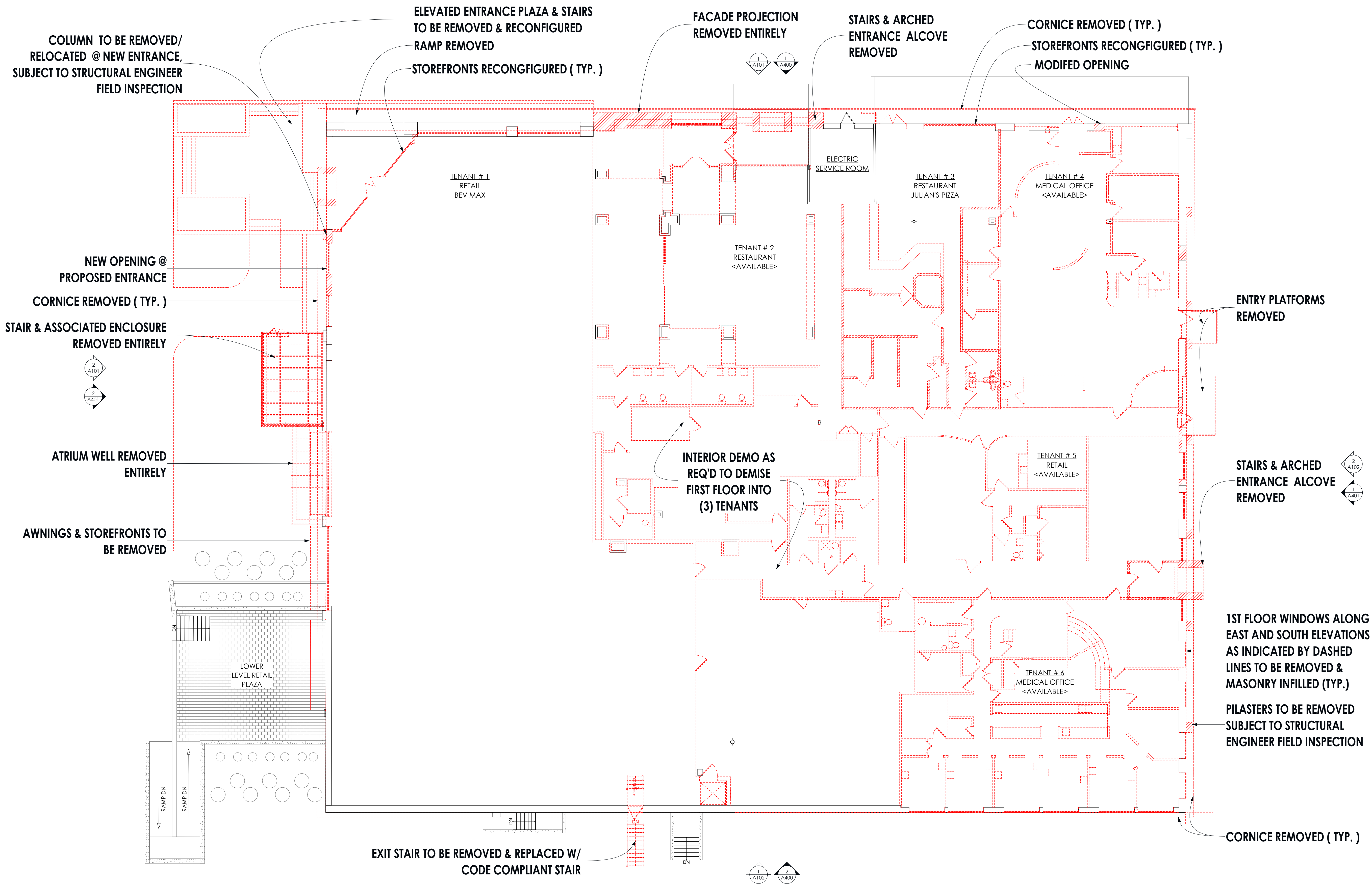


WEST ELEVATION



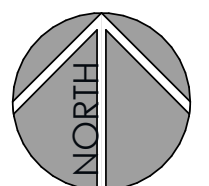
EAST ELEVATION

PROFESSIONAL OF RECORD		LEGEND	
LDG Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-4803 Regency Centers. SPROUTS FARMERS MARKET Project # 250647 WESTPORT COLLECTION RENOVATION 1460 PRE WESTPORT, CT 06880			
REVISIONS	DATE	REVISIONS	DATE
1	04/20/2026	1	04/20/2026
2		2	
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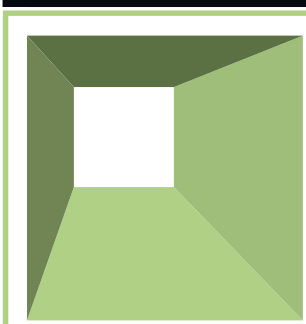
1 DEMOLITION | FIRST FLOOR
SCALE: 3/32" = 1'-0"

LEGEND

PROFESSIONAL OF RECORD		LEGEND	
 Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-4803			
INTERIOR FINISHES REMOVAL PERMIT	04/20/2026	REVISIONS	DATE
ISSUE DESCRIPTION	DATE	DATE OF CURRENT ISSUE	7/10/2026

Project # 250647

Regency Centers. WESTPORT COLLECTION RENOVATION
SPROUTS FARMERS MARKET 1460 PRE WESTPORT, CT 06880



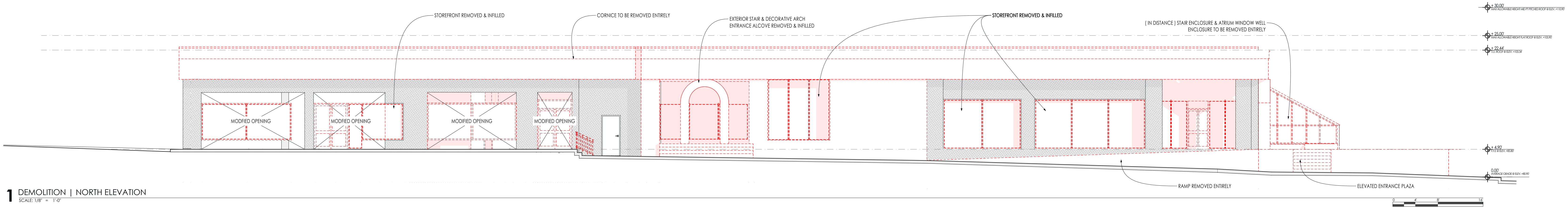
FREDERICKWILLIAMHOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

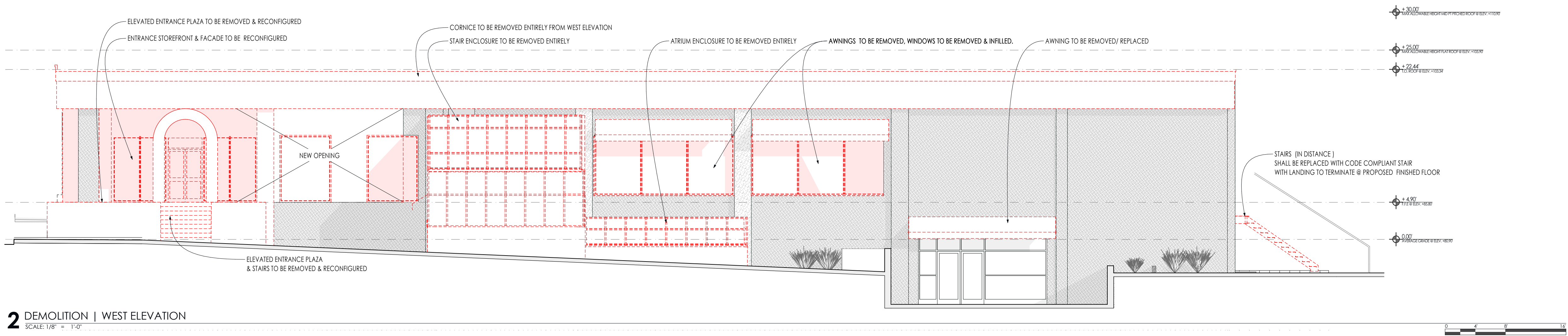
BIMcloud: Iwharch - BIMcloud Software as a Service/250647-WESTPORT COLLECTION/250647-WESTPORT COLLECTION#2 **drawing to-scale when printed as formatted to 24x36**

FIRST FLOOR DEMOLITION PLAN

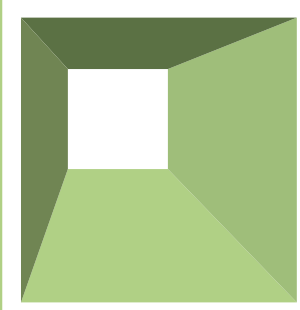
A100



1 DEMOLITION | NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 DEMOLITION | WEST ELEVATION
SCALE: 1/8" = 1'-0"



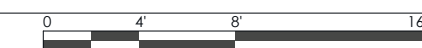
FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

BIMcloud: Iwharch - BIMcloud Software as a Service/250647-WESTPORT COLLECTION/250647-WESTPORT COLLECTION#2 **drawing to scale when printed as formatted to 24x36**

PROFESSIONAL OF RECORD		LEGEND	
 Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-8603			
INTERIOR FINISHES REMOVAL PERMIT		REVISIONS	04/20/2026
REV#	ISSUE DESCRIPTION	DATE	
DATE OF CURRENT ISSUE		7/10/2026	
Project # 250647			
Regency Centers. SPROUTS FARMERS MARKET		WESTPORT COLLECTION RENOVATION 1460 PRE WESTPORT, CT 06880	

DEMOLITION ELEVATIONS
A101



PROFISIONAL OF RECORD		LEGEND	
			
Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-6603			
	INTERIOR FINISHES REMOVAL PERMIT	R	04/20/2026
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REV#	ISSUE DESCRIPTION	DATE	
DATE OF CURRENT ISSUE		7/10/2026	
Project # 250647			
		WESTPORT COLLECTION RENOVATION 1460 PRE WESTPORT, CT 06880	
			

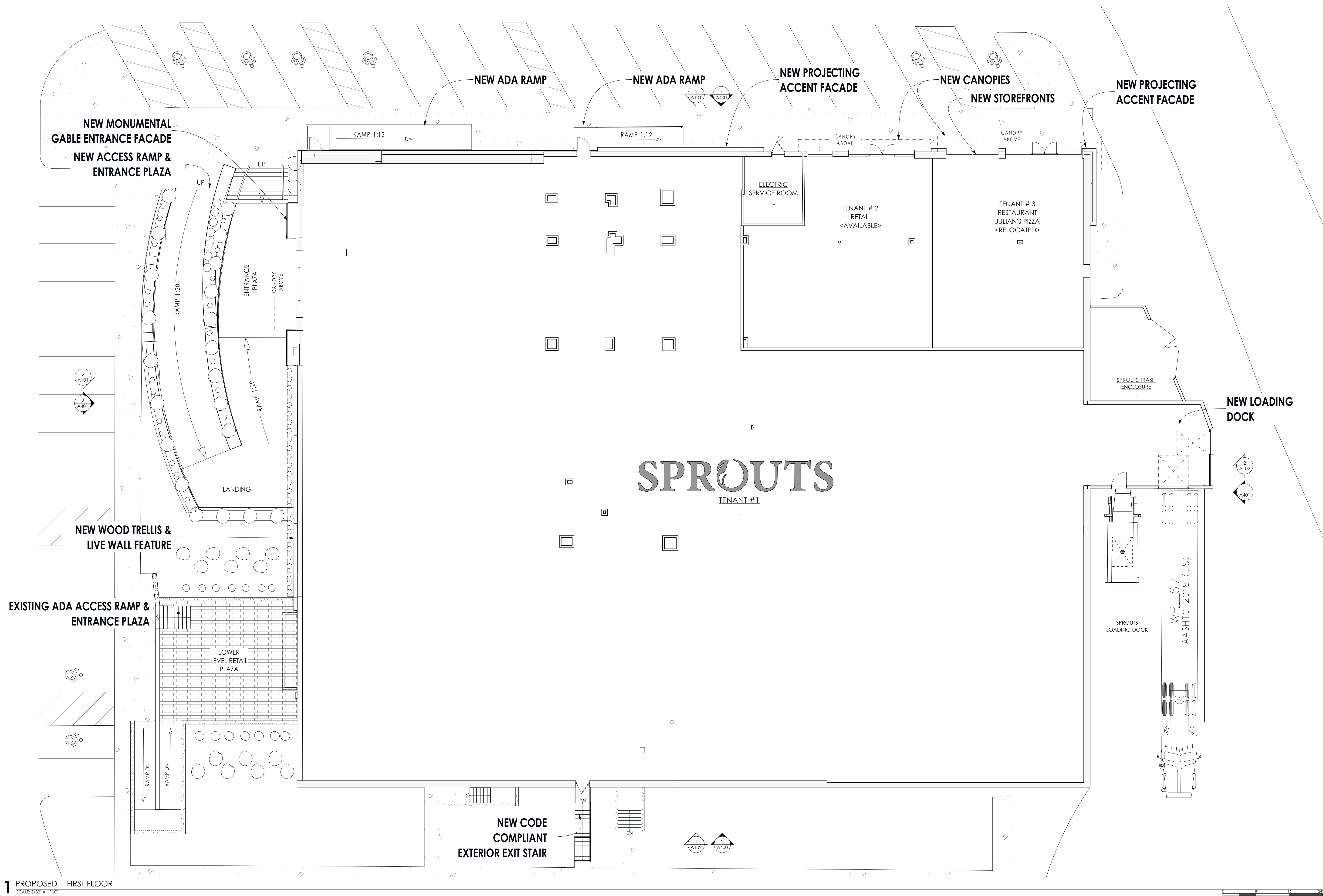


57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

BIMcloud: fwharch - BIMcloud Software as a Service/250647-WESTPORT COLLECTION/250647-WESTPORT COLLECTION-2 **drawing to-scale when printed as formatted to 24x36**

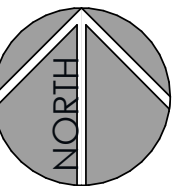
DEMOLITION ELEVATIONS

A102



1 PROPOSED | FIRST FLOOR
SCALE: 3/32" = 1'-0"

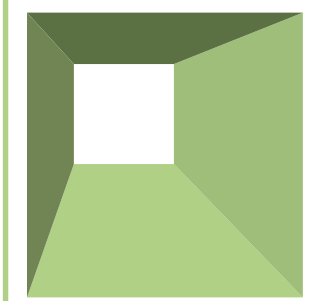
LEGEND

PROFESSIONAL OF RECORD		LEGEND	
 Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-4803		 NORTH	
REV	ISSUE DESCRIPTION	DATE	
	DATE OF CURRENT ISSUE	7/10/2026	

Project # 250647




WESTPORT COLLECTION RENOVATION
1460 PRE
WESTPORT, CT 06880

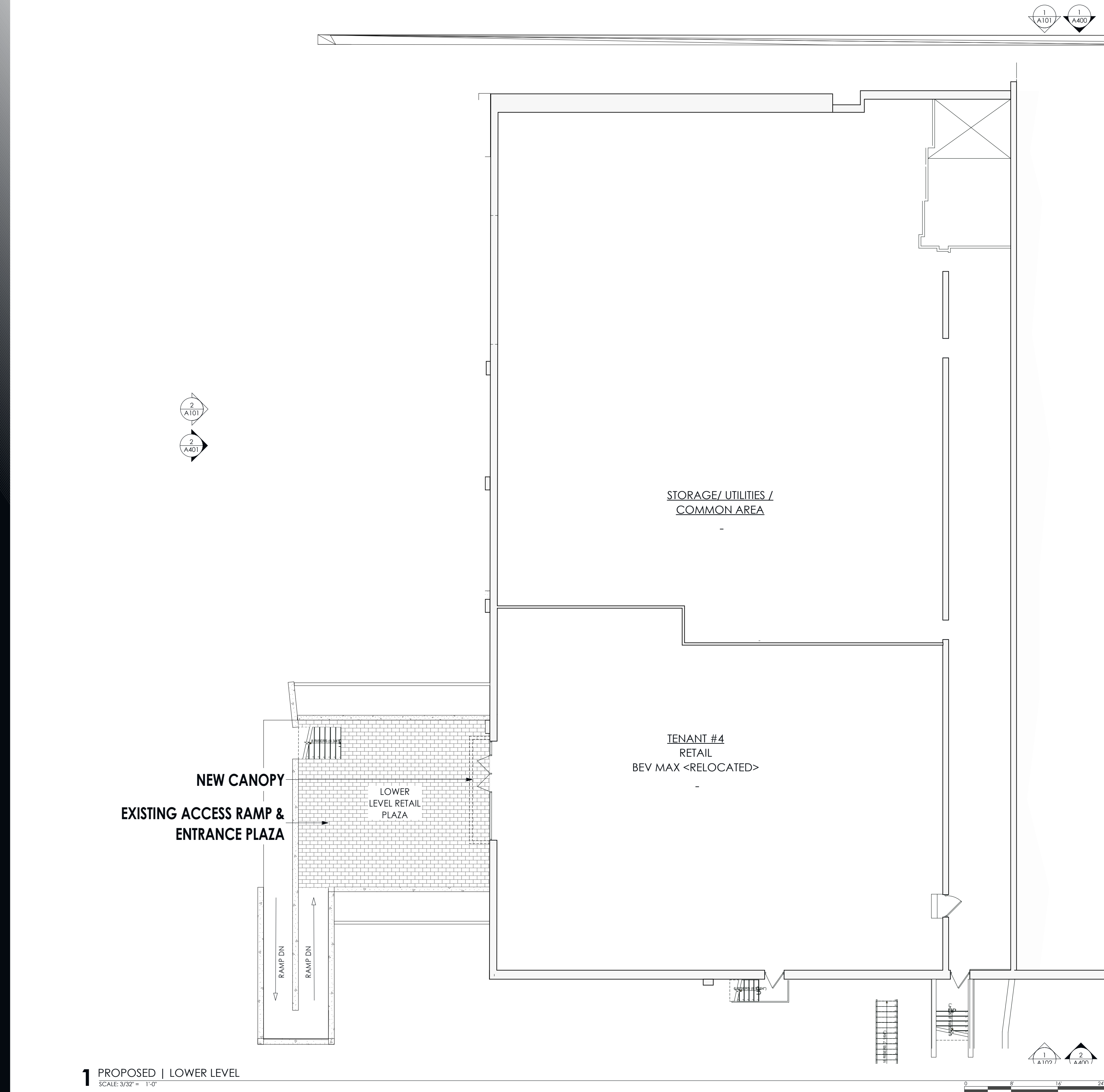


FREDERICKWILLIAMHOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

BIMcloud: Iwharch - BIMcloud Software as a Service/250647-WESTPORT COLLECTION/250647-WESTPORT COLLECTION#2 **drawing to-scale when printed as formatted to 24x36**

FIRST FLOOR PLAN
A200



KEYNOTES
DESCRIPTION

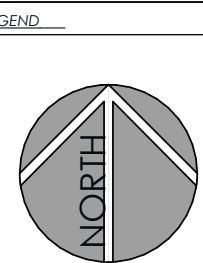
LEGEND

	EXISTING
	NEW CONSTRUCTION
	HEIGHT RATING
	WALL TYPE

PROFESSIONAL OF RECORD



Larson Design Group
3000 WESTINGHOUSE DRIVE
SUITE 400
CRANBERRY TWP, PA 16066
(877) 323-4883



INTERIOR FINISHES RENOVATION PERMIT

04/20/2026

REVISIONS

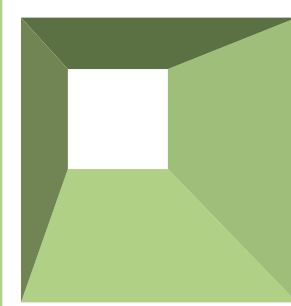
DATE

DATE OF CURRENT ISSUE 7/10/2026

Project # 250647

Regency
Centers.
SPROUTS
FARMERS MARKET

WESTPORT
COLLECTION
RENOVATION
1460 PRE
WESTPORT, CT 06880

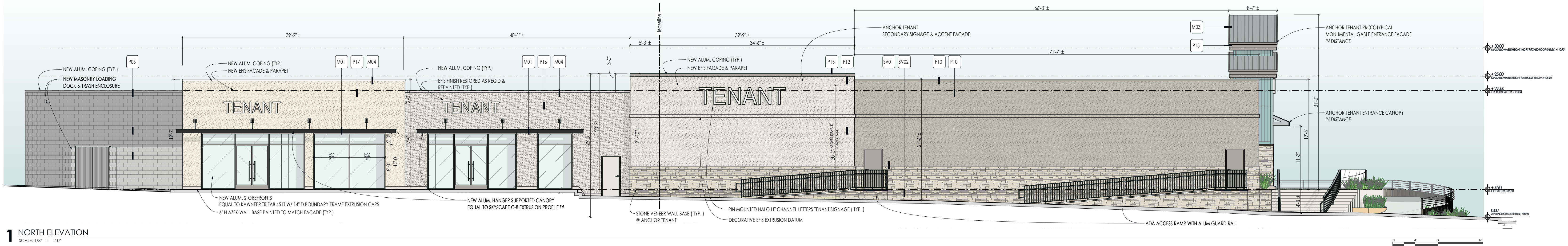


FREDERICKWILLIAMHOAG
ARCHITECT

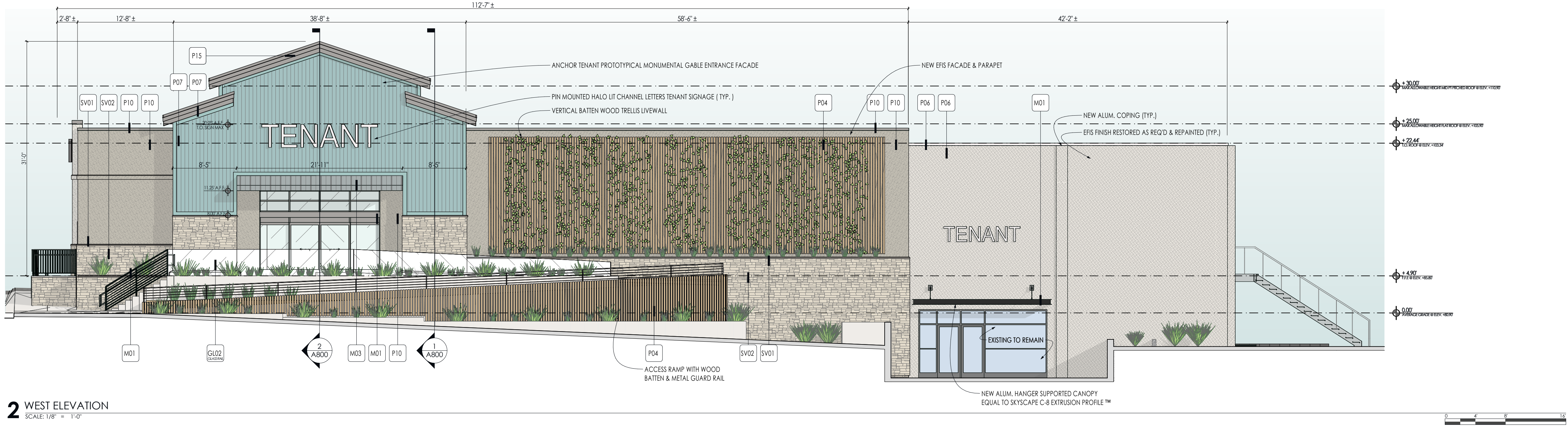
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

BIMcloud: Iwharch - BIMcloud Software as a Service/250647-WESTPORT COLLECTION/250647-WESTPORT COLLECTION#2 **drawing to-scale when printed as formatted to 24x36**

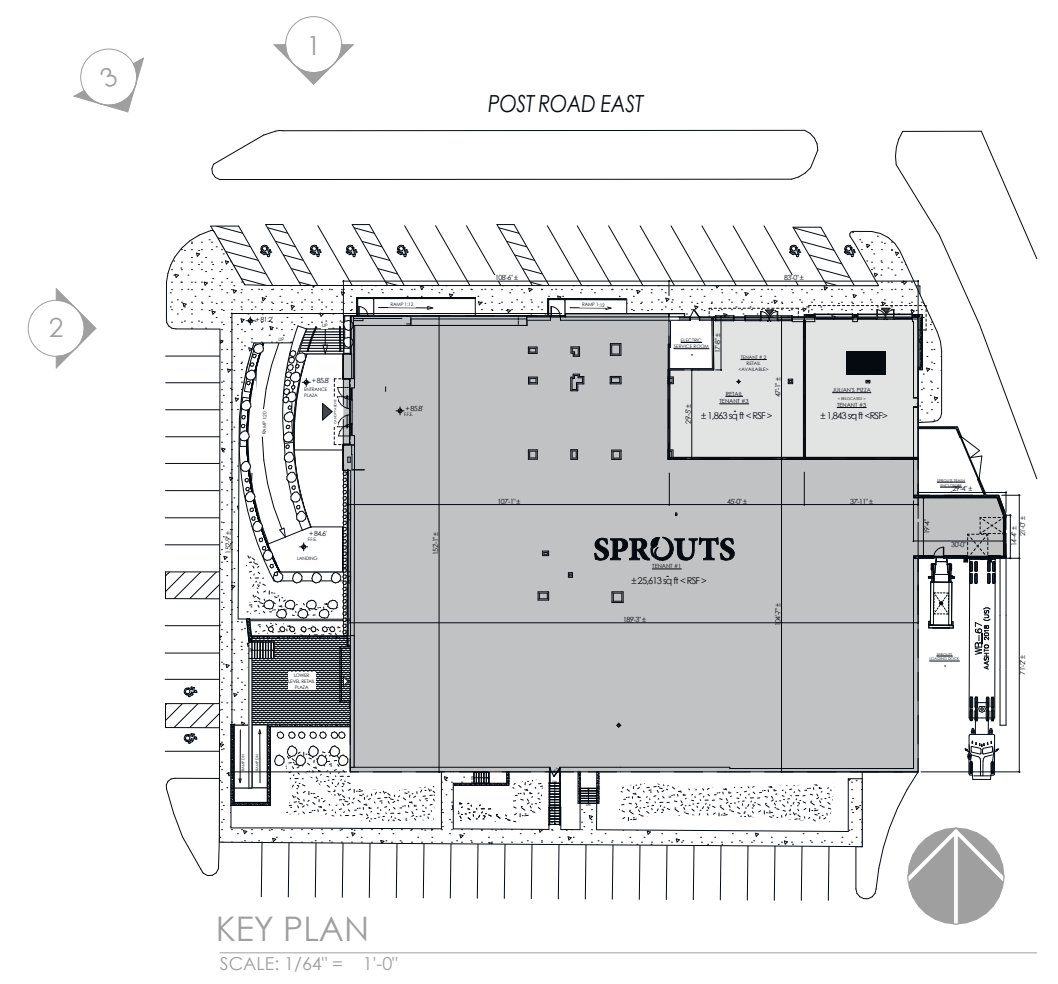
LOWER LEVEL FLOOR PLAN
A201



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

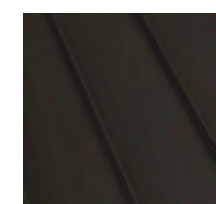
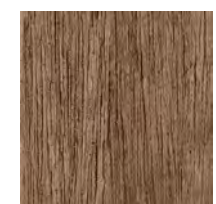
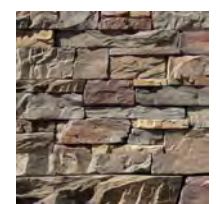
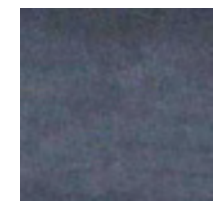
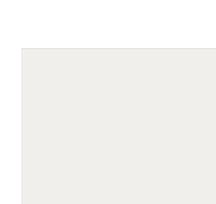


KEY PLAN
SCALE: 1/64" = 1'-0"

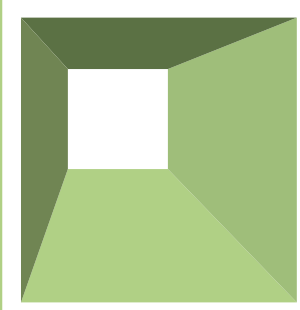


3 CONCEPTUAL RENDERING | NORTHWEST CORNER ENTRY

SCHEMATIC FINISH LEGEND

 STANDING SEAM METAL ROOFING BERNICE "AGED BRONZE" (M3)	 PAINT EFS & ALUMINUM COPING PPG 1028-1 "TUNING FORK" (P6)	 PAINT FIBERCEMENT SIDING & TRIM PPG 1142-8 "JERICO JUNE" (P7)	 PAINT EFS & ALUMINUM COPING PPG 1000-5 "TEAR CLUT" (P10)	 PAINT EFS & ALUMINUM COPING PPG 1024-4 "NOTES GRAY" (P12)
 PAINT DECO METAL & ALUMINUM COPING PPG 1006-7 "METROPOLIS" (P15)	 DECORATIVE WOOD STAINED FLOOR SILM TRANSPARENT "707 TABACCO" (P6)	 PAINT EFS & ALUMINUM COPING PPG 1025-8 "SLEEPING GRANT" (P13)	 STONE VENEER CORONADO STONE OLD WORLD LEDGE "MACARONI" (SV2)	 SILL CORONADO STONE R90 SERIES "GREY" (SV1)
 BOLLARD COVER CUSTOM PANTONE 3238C X20 "URBAN BRONZE" (P1)	 STOREFRONT STOREFRONT MANUFACTURER DAVID BRONZE (M1)	 PAINT EFS & ALUMINUM COPING (P14)	 PAINT EFS & ALUMINUM COPING (P17)	

PROFESSIONAL OF RECORD	LEGEND
	
Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-4803	
INTERIOR FINISHES REMOVAL PERMIT	04/20/2026
REVISIONS	DATE
7/10/2026	
Project # 250647	
Regency Centers.	WESTPORT COLLECTION RENOVATION
SPROUTS FARMERS MARKET	1460 PRE WESTPORT, CT 06880

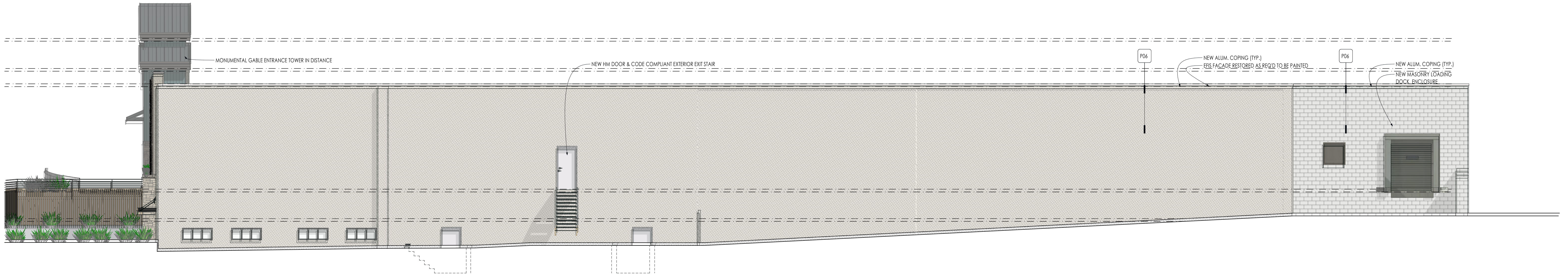


FREDERICKWILLIAMHOAG
ARCHITECT

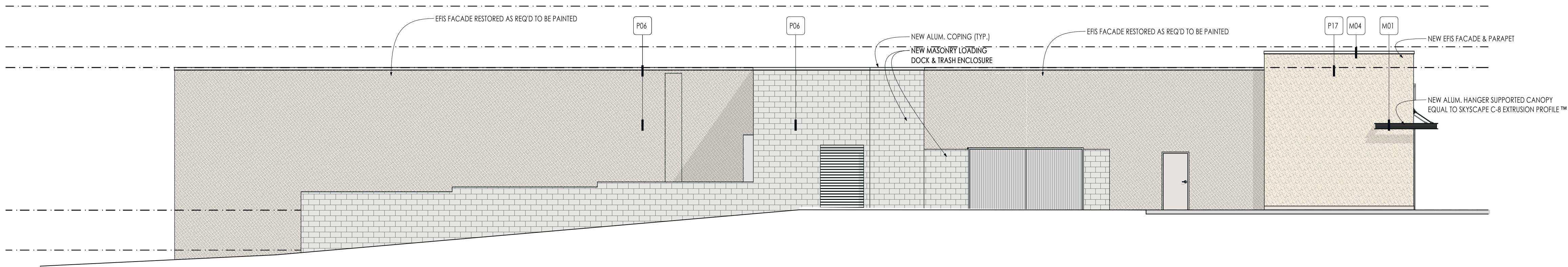
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

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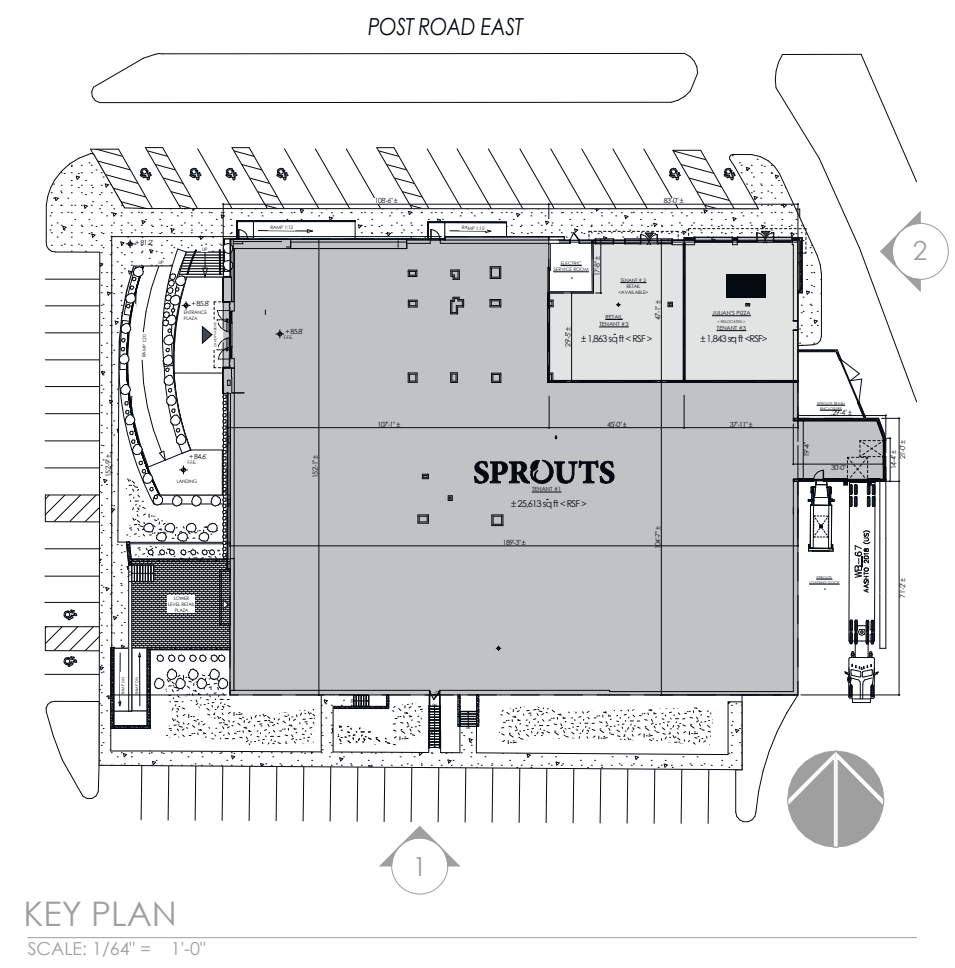
ELEVATIONS
A400



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

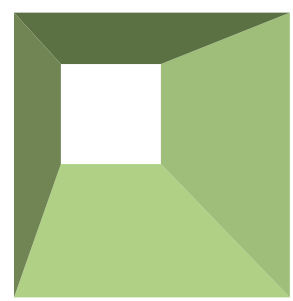


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1/64" = 1'-0"

PROFESSIONAL OF RECORD		LEGEND	
 Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-8603			
INTERIOR FINISHES RENOVATION PERMIT		R E V I S I O N S	04/20/2026
REV#	ISSUE DESCRIPTION	DATE	
DATE OF CURRENT ISSUE		7/10/2026	
Project # 250647			
Regency Centers. 		WESTPORT COLLECTION RENOVATION 1460 PRE WESTPORT, CT 06880	

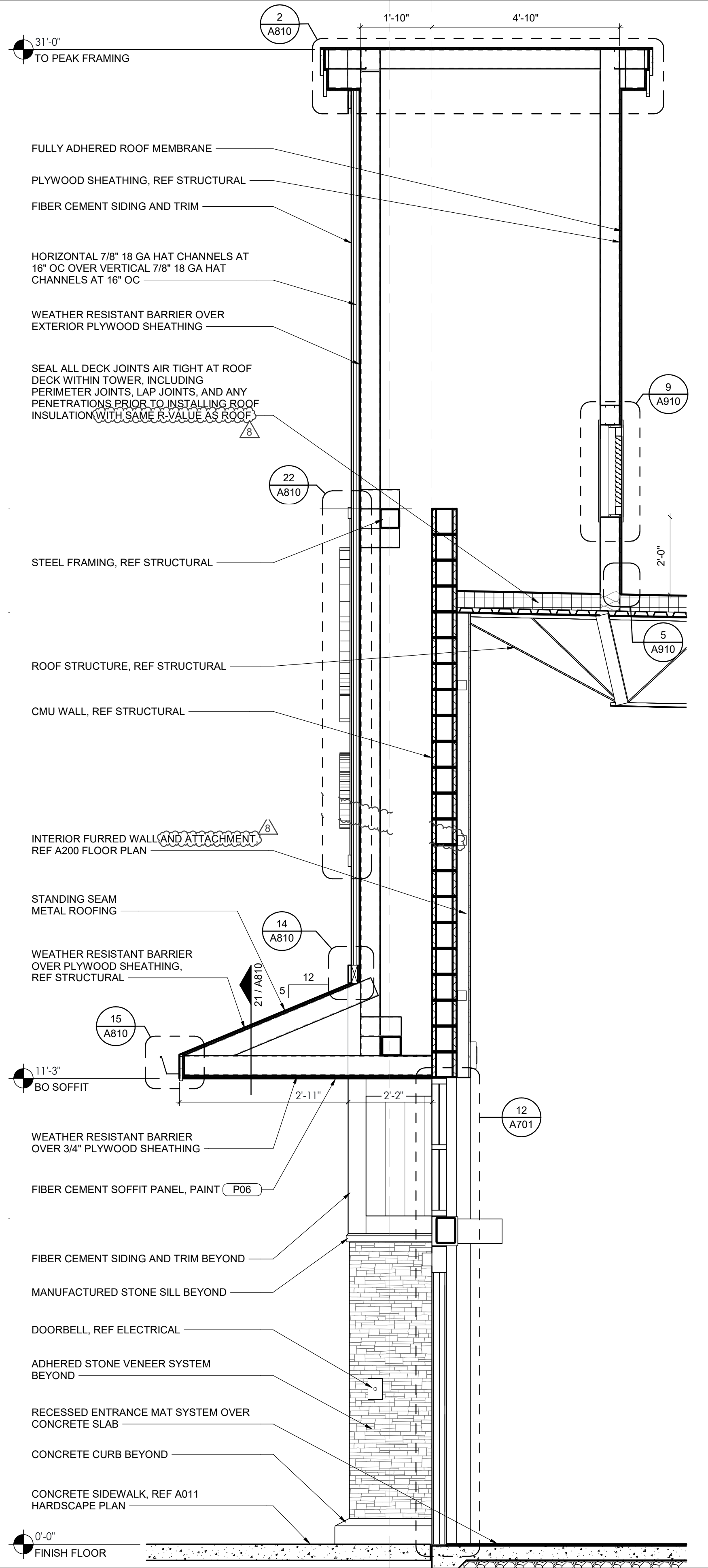


FREDERICK WILLIAM HOAG
ARCHITECT

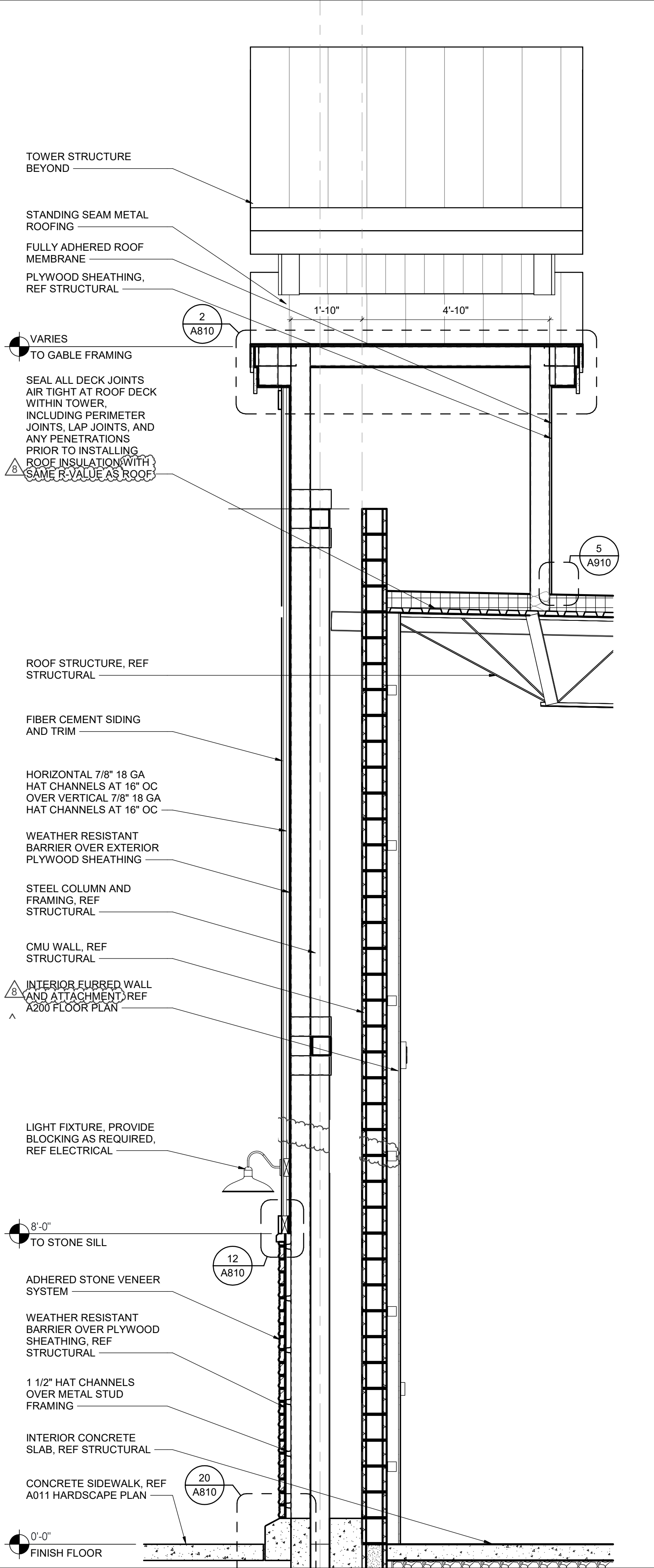
57 WILTON ROAD
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ELEVATIONS
A401

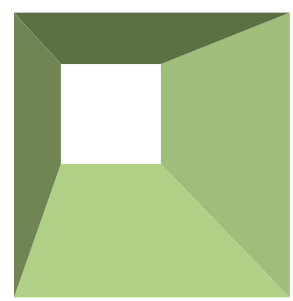


2 SPROUTS | PROTOTYPE - MARKET TOWER SECTION
SCALE: 1/2" = 1'-0"



1 SPROUTS | PROTOTYPE - MARKET TOWER SECTION
SCALE: 1/2" = 1'-0"

PROFESSIONAL OF RECORD		LEGEND	
			
Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 323-8603			
INTERIOR FINISHES RENOVATION PERMIT		REVISIONS	04/20/2026
REV#	ISSUE DESCRIPTION	DATE	
DATE OF CURRENT ISSUE		7/10/2026	
Project # 250647			
 		WESTPORT COLLECTION RENOVATION 1460 PRE WESTPORT, CT 06880	

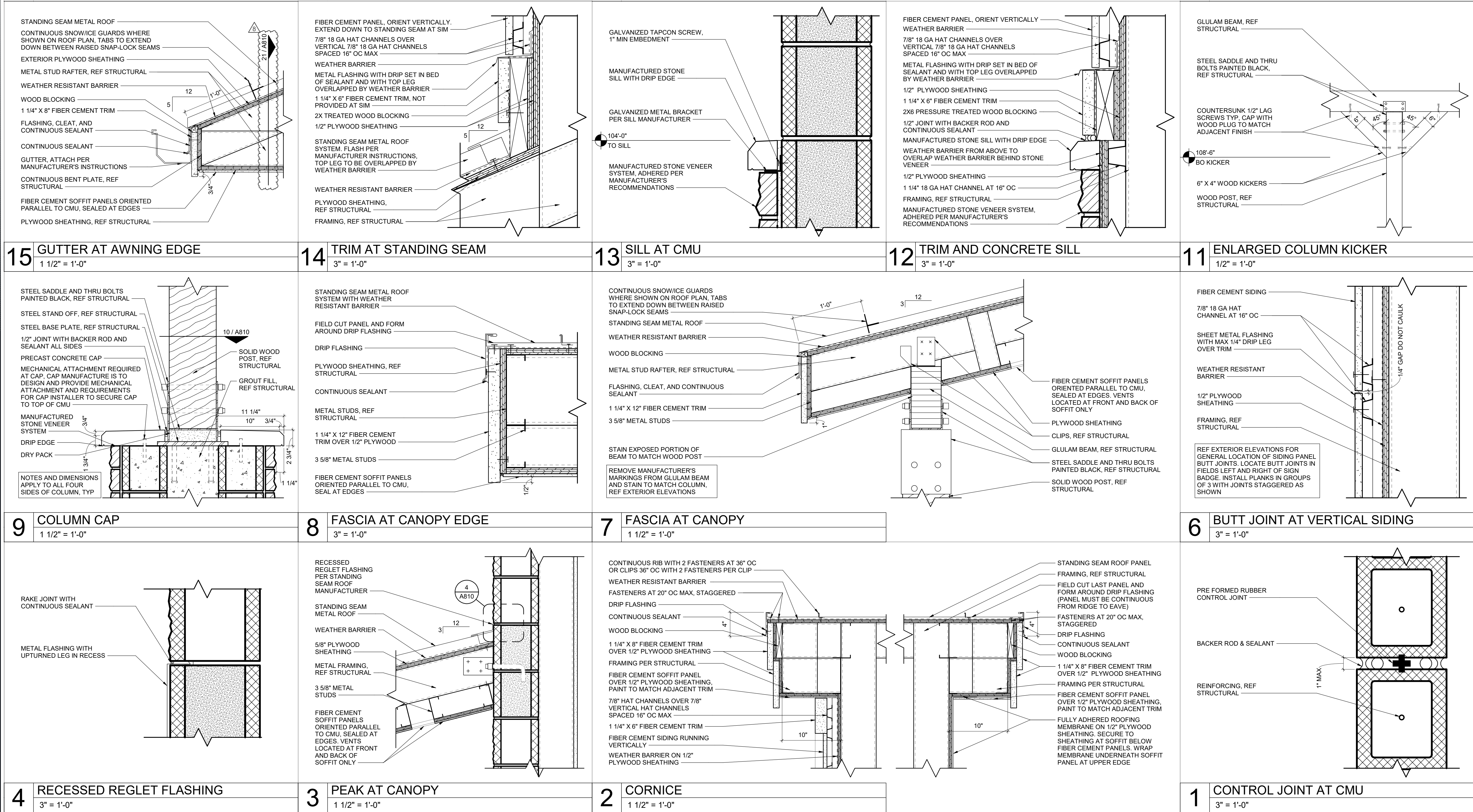


FREDERICKWILLIAMHOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

EXTERIOR DETAILS
A800

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PROFESSIONAL OF RECORD		LEGEND	
			
Larson Design Group 3000 WESTINGHOUSE DRIVE SUITE 400 CRANBERRY TWP, PA 16066 (877) 353-4803			
INTERIOR FINISHES REMOVAL PERMIT		REVISIONS	DATE
		04/20/2026	
PROJECT # 250647			
Regency Centers.		WESTPORT COLLECTION RENOVATION	
SPROUTS FARMERS MARKET		1460 PRE WESTPORT, CT 06880	

