

Strawberry Hill represents the first of a series of successful retail and residential complexes in the shoreline area. Two other facilities, Village Walk and Butternut Hill, were designed in Guilford and one facility, Brushy Hills, designed in Branford. The first phase was constructed in 1978 with later phases II & III constructed in the early 1980's.

A special zoning designation allowing mixed uses was enacted at the request of the planning team. The requirements accepted by the community limited the retail area and the number of residential units per "project". Thus, the final development contains three separate buildings on adjacent but independent parcels to accommodate the limitations placed by the original zone designation.

The building configuration is three stories facing the busy Boston Post Road. Retail use occupies the grade level of the three-story façade. As the grade in the site rises to the rear, an opportunity was presented to gain another grade level entry. This level became the entry to the residential units. The residential side thus becomes a two story façade insulated from the main road and the retail uses.

Retail uses consist of 22 shops that consist of dry cleaning and other convenience stores, boutiques, restaurant and gourmet meat and seafood markets. A total of 52 one-bedroom dwellings form the residential portion of the complex and are occupied primarily by seniors and young singles. Construction is steel frame and concrete floor for the first level with a two-story wood frame structural system above. Exterior finish is stained wood clapboard and wood trim.



Phase I, Boston Post Road view



Phase I, residential view

Strawberry Hill Retail and Residential Complex
Boston Post Road, Guilford, CT

Developer: Strawberry Hill Associates, Inc.