RAMSA

# Project Goals

Create a vibrant and dynamic walkable downtown with an appropriate mix of housing, office, retail and parking

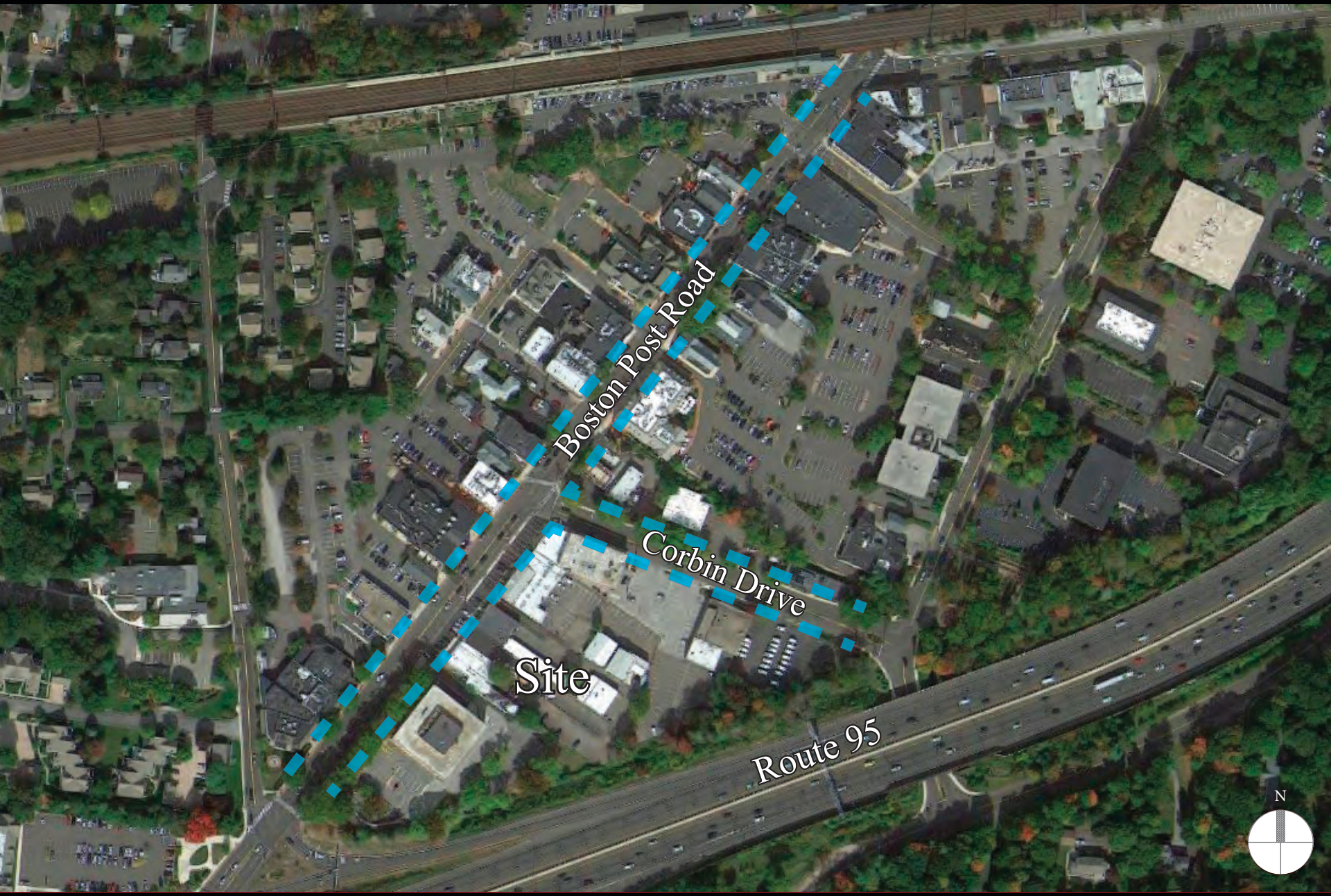
Establish a new height, scale and mass that is sensitive to its historical context

Introduce community public spaces

Encourage people to live, shop and work downtown

# Architectural Goals

# Buildings to Hold Street Edge




*Site Locator*

# Buildings to Hold Street Edge

*Darien, CT*

*Darien, CT*

*Darien, CT*

*Darien, CT*

# Buildings Define Street as Outdoor Room

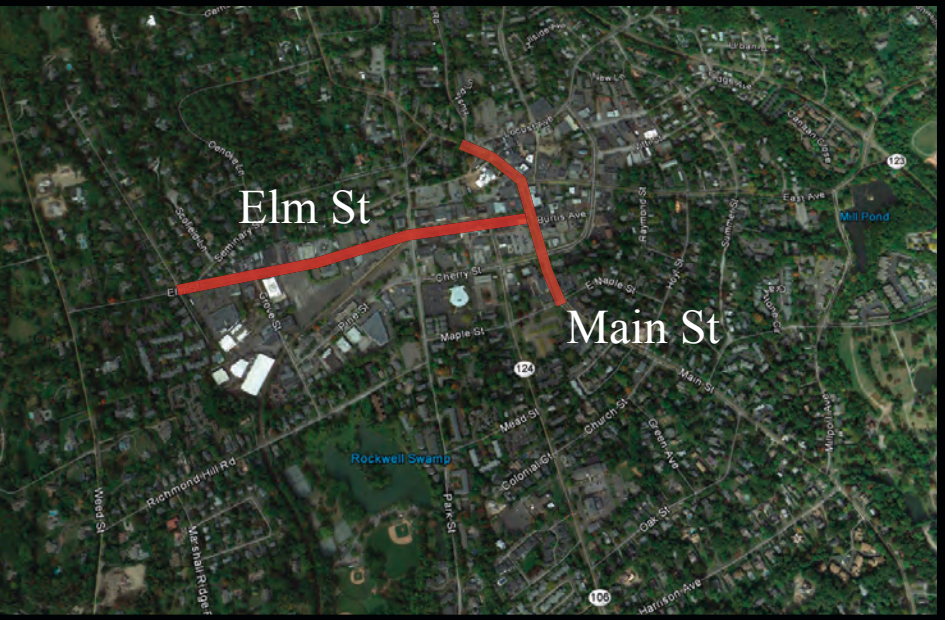
*Princeton, NJ*

*Princeton, NJ*

*Concord, MA*

*Hingham, MA*

# Buildings to Hold Street Edge



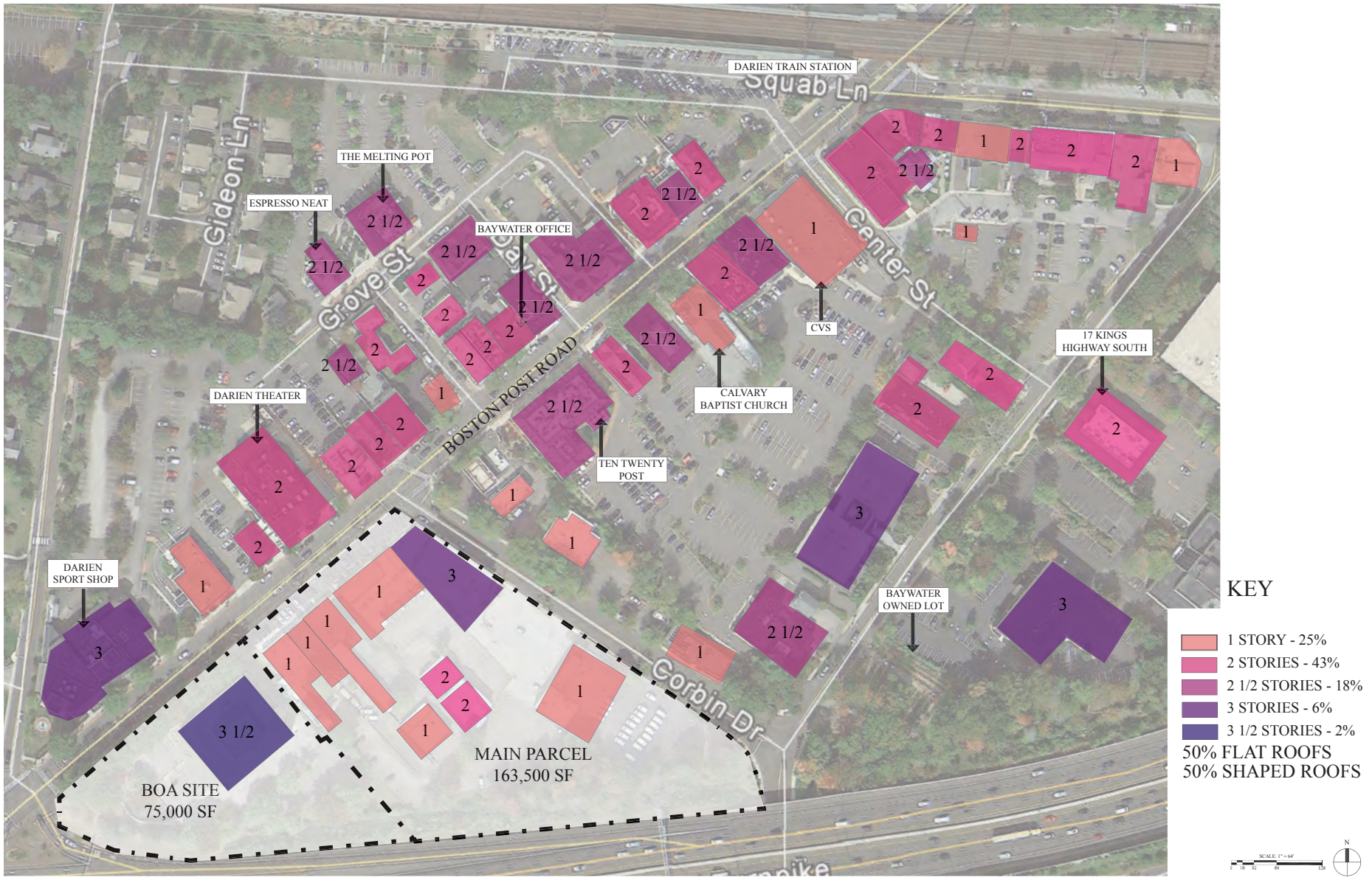

*New Canaan, CT*

*New Canaan, CT*

*New Canaan, CT*

*New Canaan, CT*

# Fill Empty Lots With New Buildings



# New Literate Traditional Buildings That Draw on Darien's History

*Darien, CT*

*Darien, CT*

*Darien, CT*

*Darien, CT*

# Proposed Design

# Aerial View of Downtown Darien

*Site Locator*

# Aerial View of Site

# Aerial View of Proposed Site

*Proposed*

# Streets, Sidewalks and Parking

# Boston Post Road

*Proposed Site Plan*

# Corbin Drive

*Site Plan*

# New Road - Market Lane

*Site Locator*

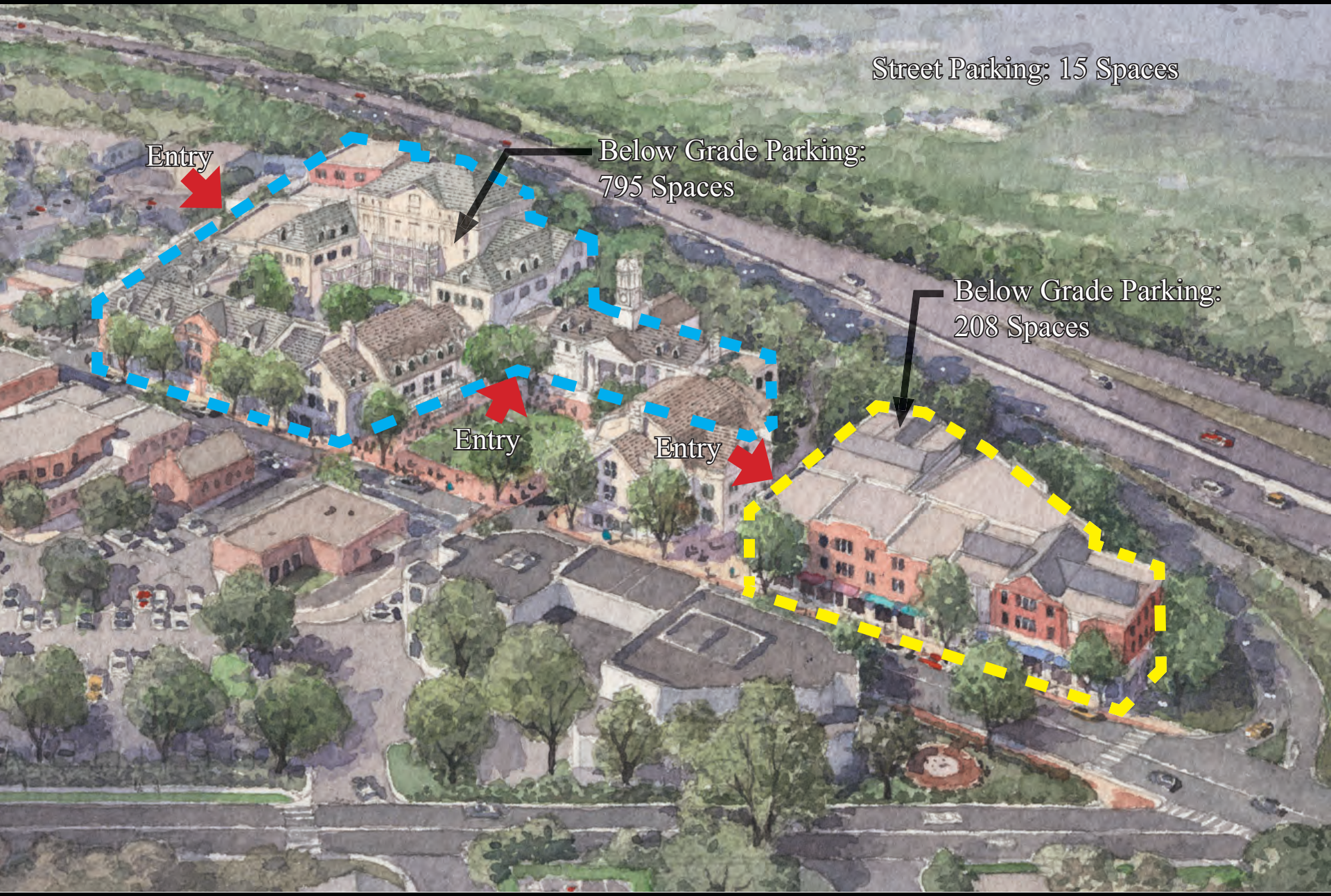
# New Roads - Market Lane and Mill Road

# New Road - Service Drive

*Site Locator*

# New Road - Service Drive

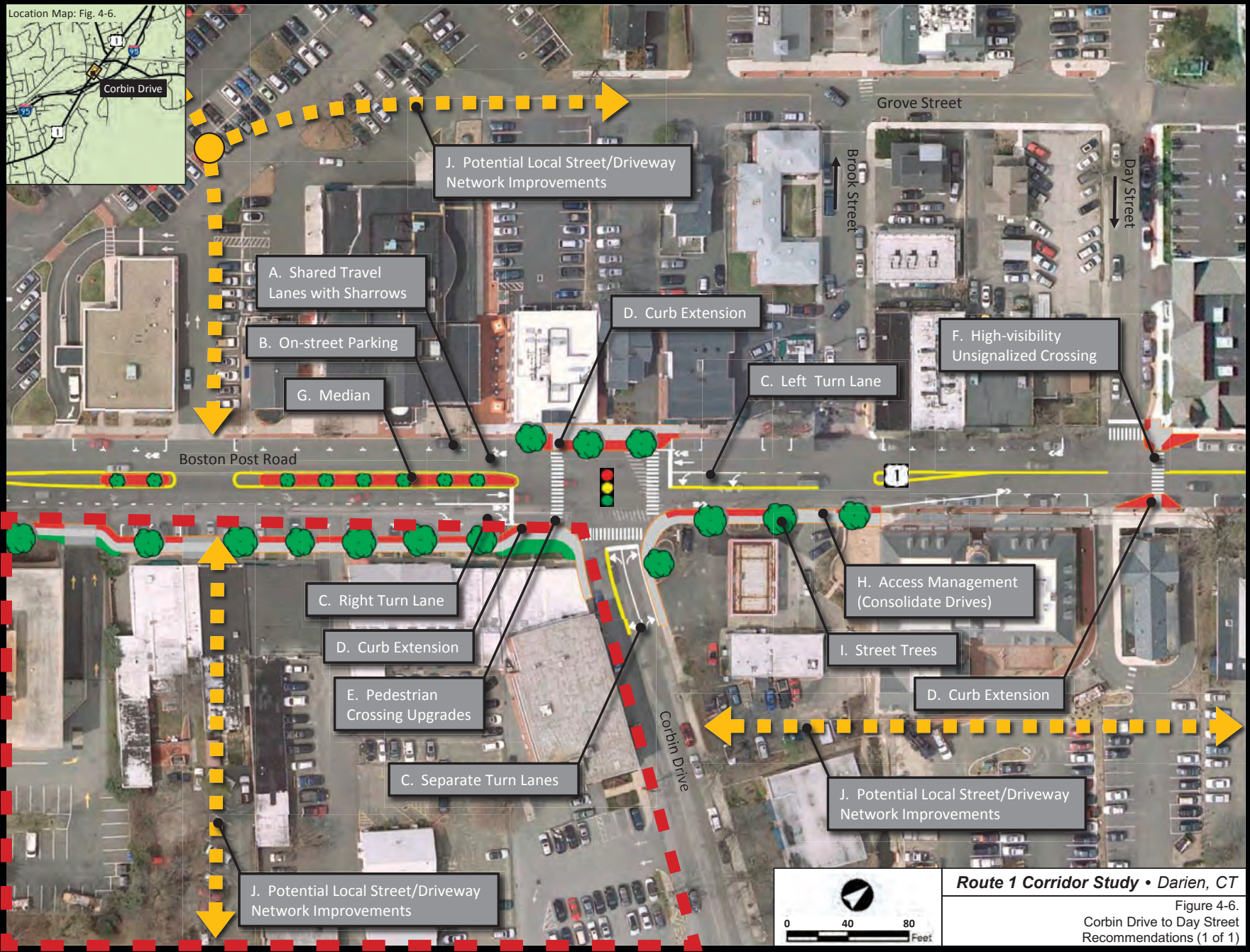
# On-site Below and Above Grade Parking



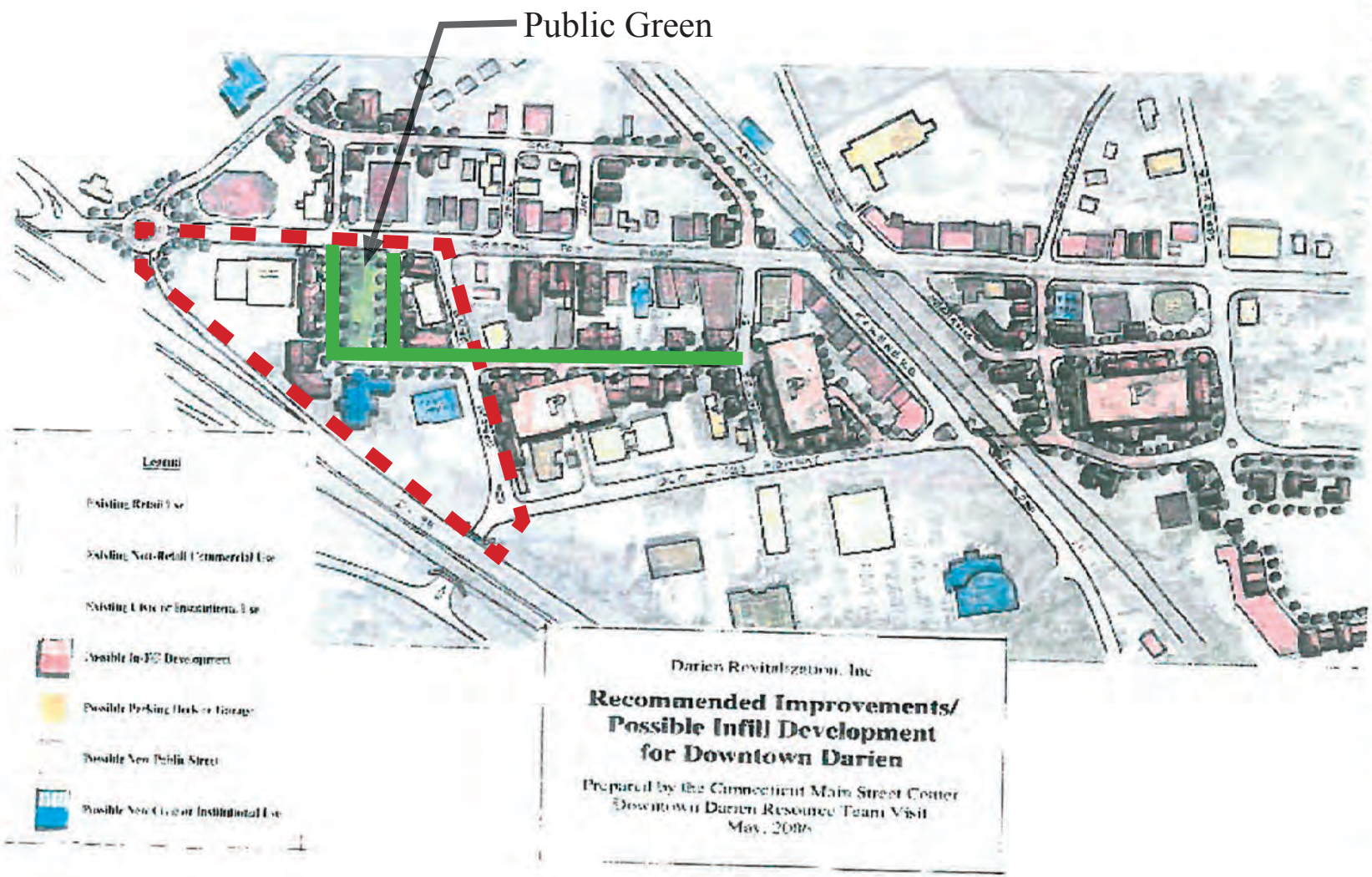
# Off-site Future Phase Parking

*Caption text*

# South Western Regional Planning Agency (SWRPA) Post Road Corridor Study



# Connecticut Main Street Center 2006 Study For Downtown Darien




APPENDIX D: CMSC SKETCH PLAN

RECOMMENDED IMPROVEMENTS/POSSIBLE INFILL DEVELOPMENT FOR DOWNTOWN DARIEN

# New Sidewalks

# Power Lines Buried

# Retail at Street

# Ground Floor Retail

# Retail Precedents

*Hudson, MA*

*Hudson, MA*

*New Canaan, CT*

*Winsted, CT*

# New Buildings on Boston Post Road

# Retail/Office Building

# Retail/Office Building Location

*Site Plan*

# Existing View of Boston Post Road

# Existing View of Boston Post Road

# Retail/Office Building Precedents

*Auburn, ME*

*Jonesborough, TN*

*Freeport, ME*

*Portsmouth, NH*

# View Looking North on Boston Post Road - Proposed

*Boston Post Road Perspective*

# Retail/Office Building

# Retail/Office Building Elevation

*Boston Post Road Elevation*

Market Green

# Market Green Location

*Site Plan*

# Existing View of Boston Post Road

# Market Green Location

# Market Green Precedents

*Courthouse Square - Salem, MA*

*Public Square1798-1885 - New Haven, CT*

*1839 Public Square - Cleveland, OH*

*Public Square 1798-1885 - New Haven, CT*

# View Looking Towards Market Green - Existing

# View Looking Towards Market Green - Proposed

# Market Building

# Market Building Location

*Site Plan*

# Market Building Location

# Market Green Precedents

*Cheshire, CT*

*Wrentham, MA*

*Chelsea, VT*

# Market Building Precedents

*Avon, CT*

*Hanover, MA*

*Wilton, CT*

*Woodstock, VA*

# Market Building Elevations

*Market Lane Elevation*

# Boston Post Road Apartment Building

# Boston Post Road Apartment Building Location

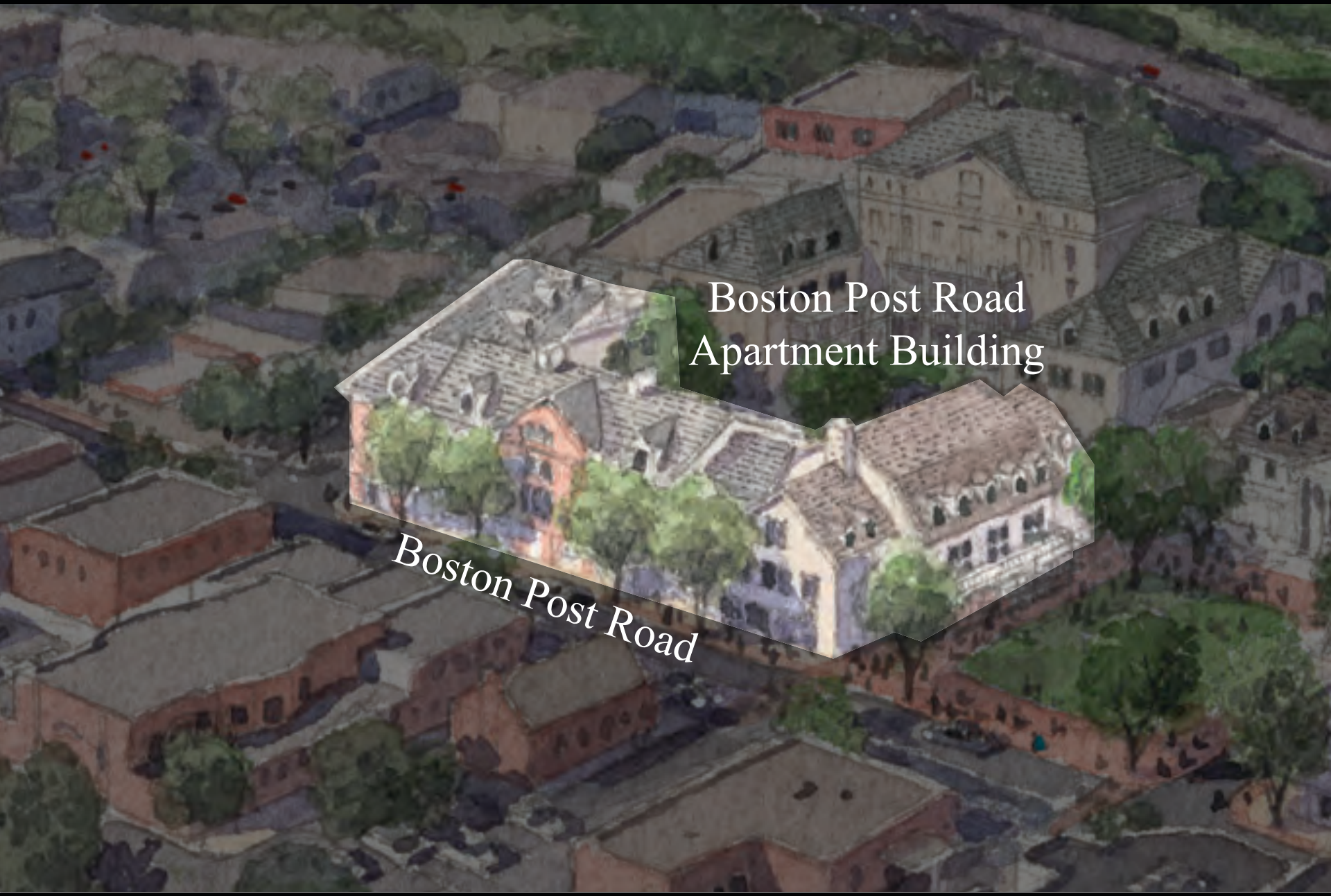
*Site Plan*

# Existing View of Post Road

# View Looking North on Post Road - Proposed

*Post Road Perspective*

# Boston Post Road Apartment Building Location



# Boston Post Road Apartment Building Precedents

*Jackson, NH*

*Crawford Notch, NH*

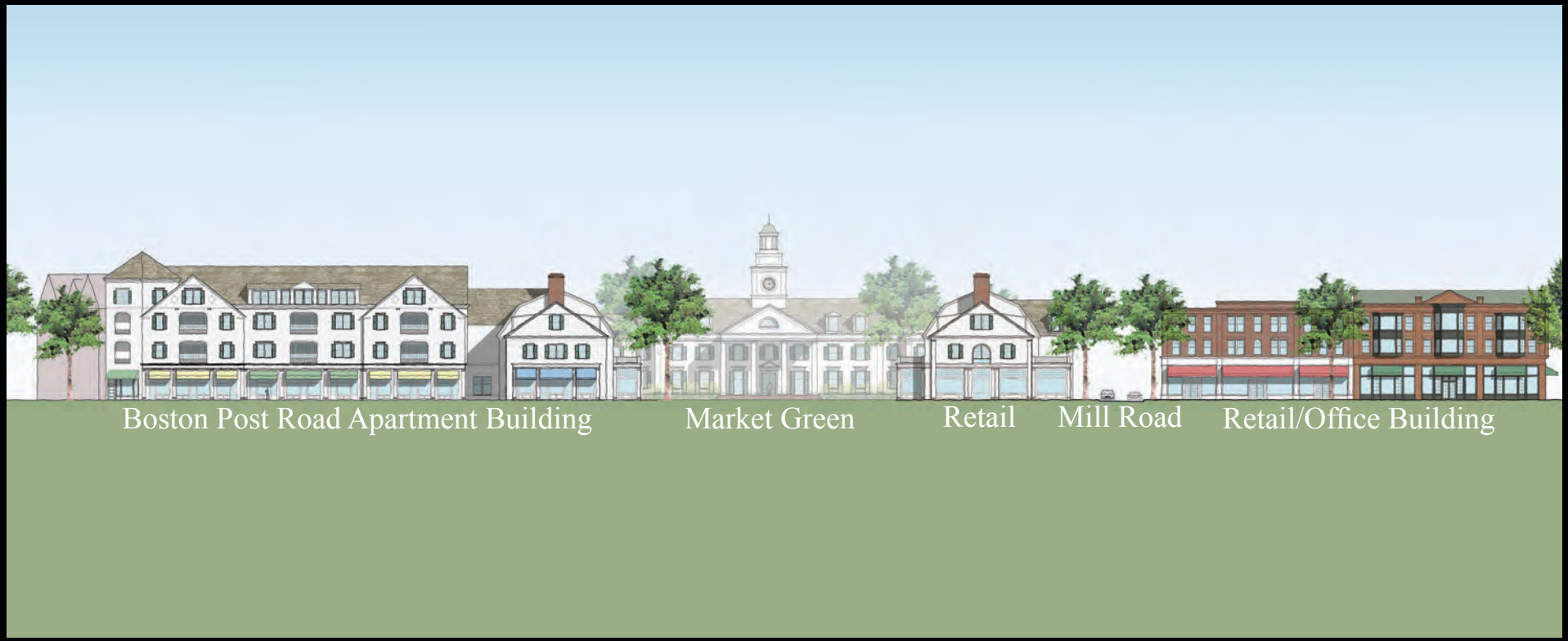
*Santa Monica, CA*

*Bronxville, NY*

# Boston Post Road Apartment Building Elevations

*Post Road Elevation*

# Boston Post Road Proposed Streetscape



# New Buildings on Corbin Drive

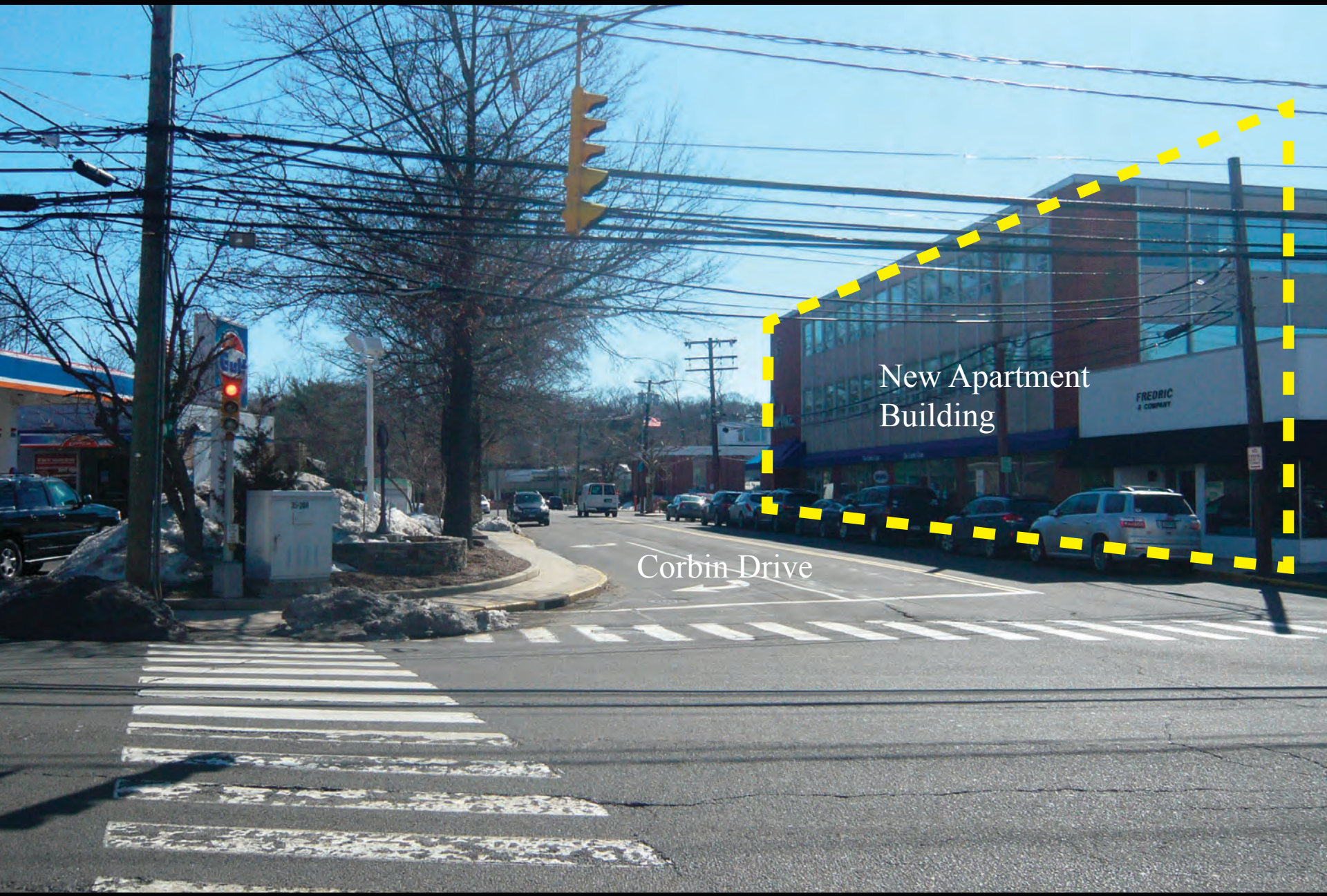
# Boston Post Road Apartment Building

# Boston Post Road Apartment Building Location

*Site Plan*

# Existing View of Corbin Drive

# Existing View of Corbin Drive



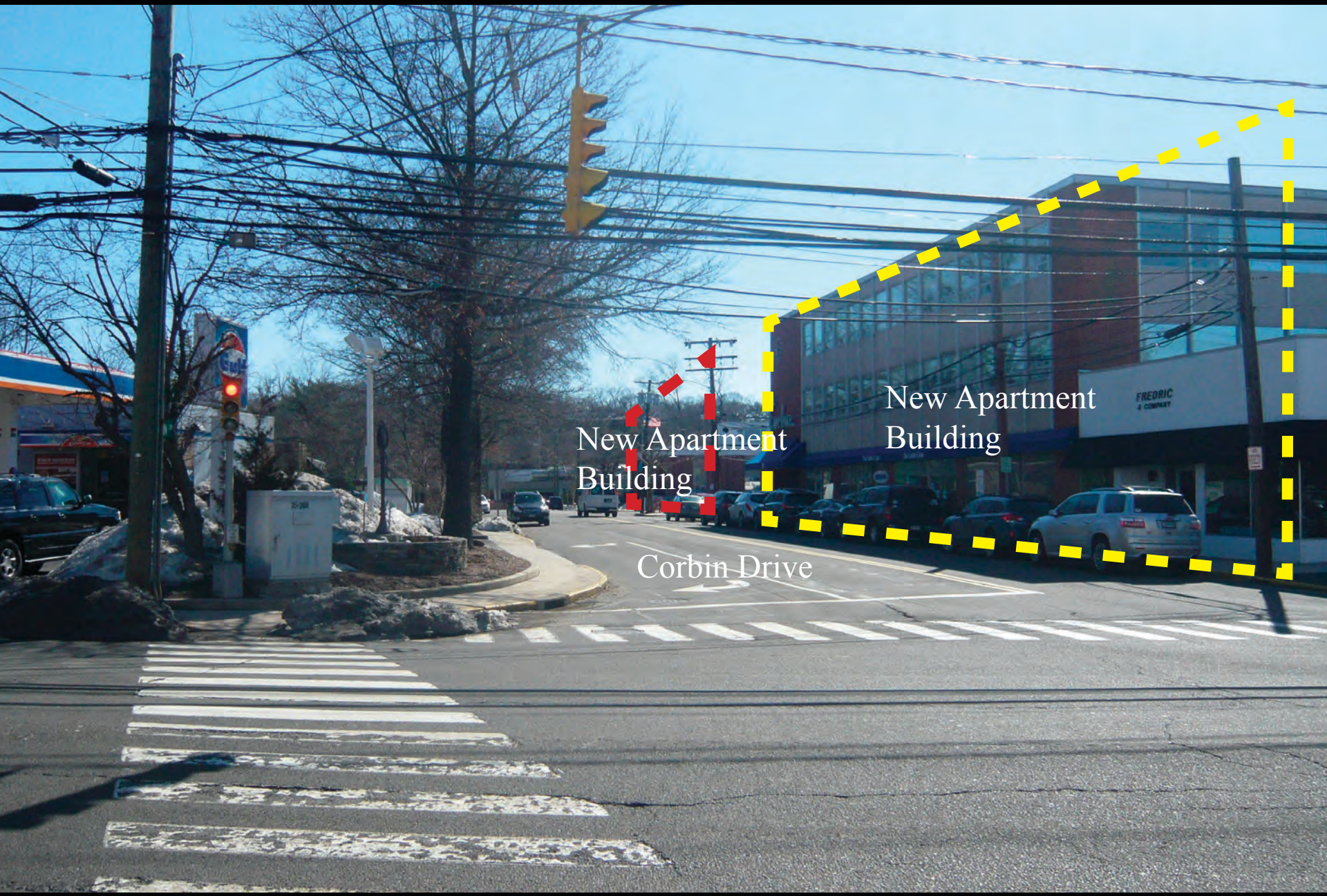
# Boston Post Road Apartment Building Elevations

*Corbin Drive Elevation*

# Boston Post Road Apartment Building Location

*Site Plan*

# Existing View of Corbin Drive



# Market Lane Apartment Building Elevations

*Corbin Drive Elevation*

# Corbin Drive Office Building

# Corbin Drive Office Building Location

*Site Plan*

# Existing View of Corbin Drive

# Corbin Drive Office Building Precedents

*Middletown, CT*

*Regent Street*

*Suffolk, UK*

*Saint Paul, MN*

# Corbin Drive Office Building Elevation

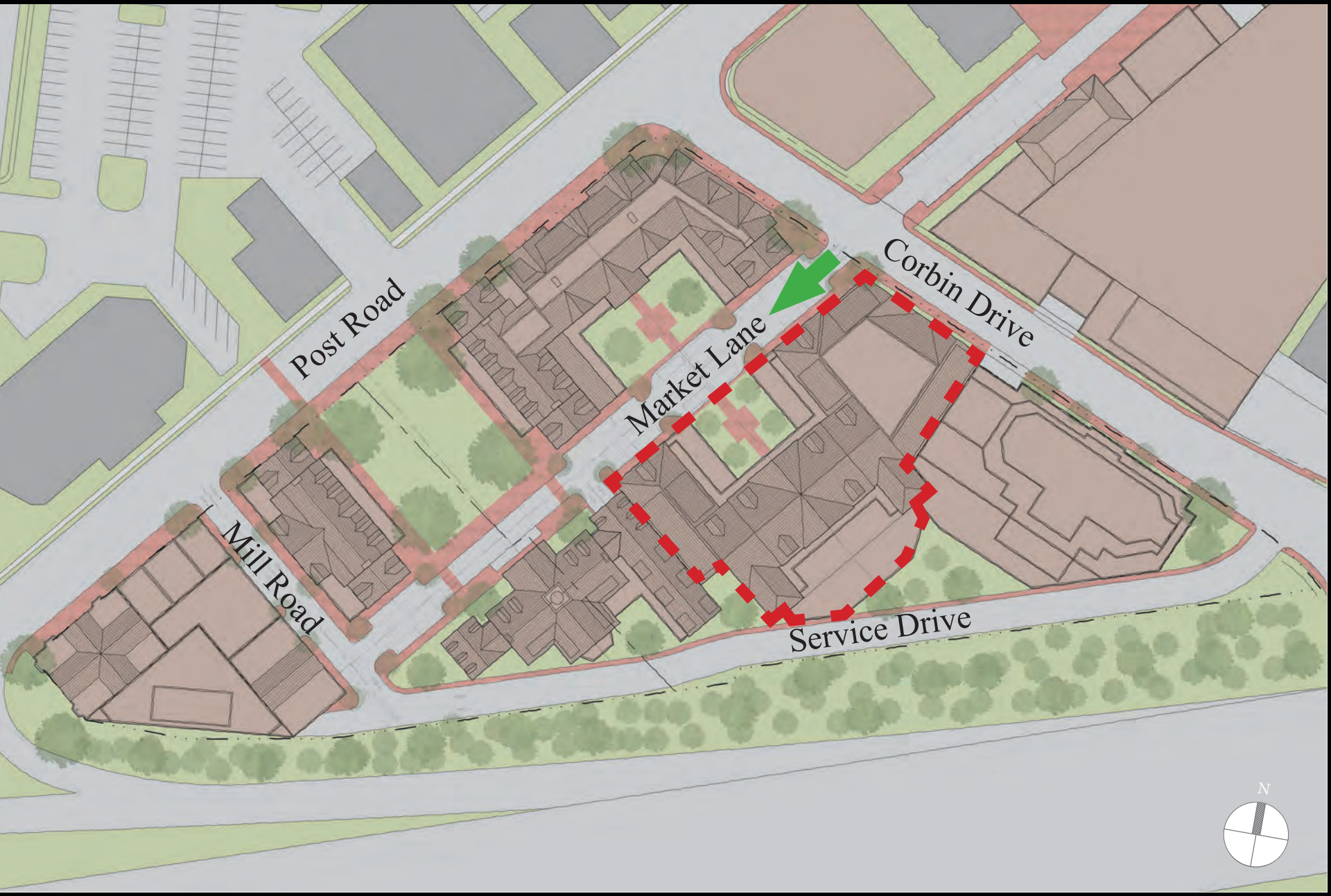
*Corbin Drive Elevation*

# Corbin Drive Proposed Streetscape

# Buildings Along Market Lane

# Market Lane Apartment Building

# Market Lane Apartment Building Location




*Site Plan*

# Market Lane Apartment Building Location

# Market Lane Apartment Building Precedents

*Whitefield, NH*

*Crawford House, NH*

*Ocean House, CT*

*Colony Hotel, ME*

# Market Lane Apartment Building Elevation

*Market Lane Elevation*

# Market Lane Streetscape

*Before - Market Lane Location*

*After - Market Lane Location*

# Market Lane Streetscape

*After - Market Lane South Elevation*

# Views

# Views Beyond Interstate 95

# Possible Future Growth

# Possible Future Growth

# Aerial View of Site - Existing

# Aerial View of Site - Proposed

# View Looking North on Post Road - Existing

# View Looking North on Post Road - Proposed

# View Looking Towards Civic Green - Existing

*Existing*

# View Looking North on Post Road - Proposed

*Post Road Perspective*

TEAS

RAMSA