PREPARED FOR

DARIEN BOARD OF REALTORS

BAYWATER PROPERTIES

PG PROPERTIES

Baywater Properties and PG Properties
Downtown Darien Project Overview

October 15, 2015

BAYWATER PROPERTIES

Eagle Rock

BAYWATER PROPERTIES

Searles Road

BAYWATER PROPERTIES

Grove Street Plaza, Before

Grove Street Plaza

BAYWATER PROPERTIES

Grove Street Plaza

BAYWATER PROPERTIES

Grove Street Plaza

BAYWATER PROPERTIES

Grove Street Plaza

BAYWATER PROPERTIES

Grove Street Plaza

BAYWATER PROPERTIES

Grove Street Plaza

BAYWATER PROPERTIES

Grove Street Plaza

1292 Boston
Post Road, Before

BAYWATER PROPERTIES

1292 Boston Post Road, Now

1020 Boston Post Road, 1970s

1020 Boston Post Road, 2003

BAYWATER PROPERTIES

1020 Boston Post Road, Now

17 Old King's Highway South, Original Building

BAYWATER PROPERTIES

17 Old King's Highway South, Now

BAYWATER PROPERTIES

745 Boston Post Road, Original Building

BAYWATER PROPERTIES

745 Boston Post Road, Back of Building

745 Boston Post Road, Now

Darien, CT

Darien, CT

Darien, CT

Darien, CT

Buildings to Hold Street Edge

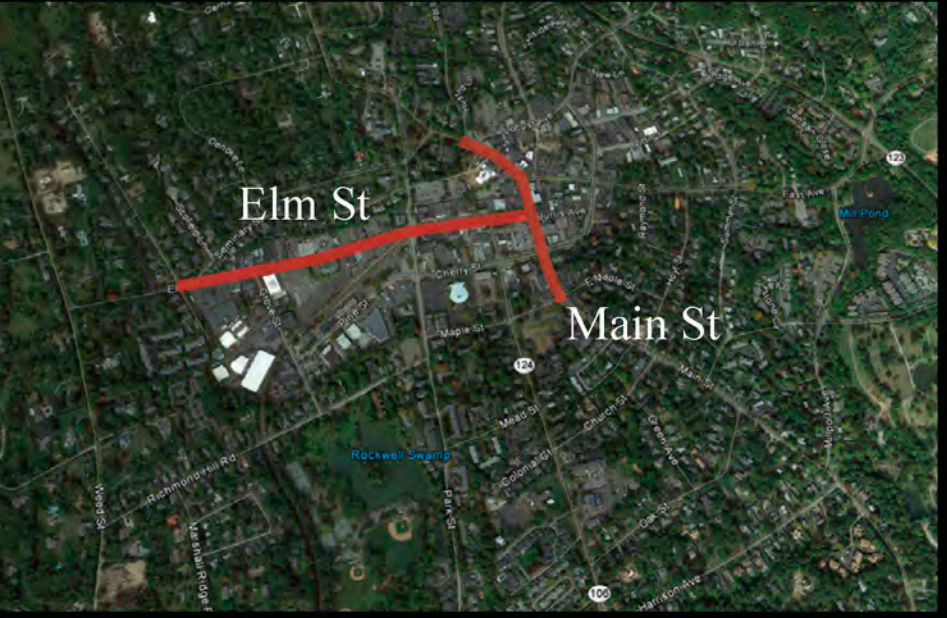
Princeton, NJ

Princeton, NJ

Concord, MA

Hingham, MA

Buildings to Define Street as Outdoor Room



New Canaan, CT

New Canaan, CT

New Canaan, CT

New Canaan, CT

Buildings to Hold Street Edge

Darien, CT

Darien, CT

Darien, CT

Darien, CT

BAYWATER PROPERTIES

New Literate Traditional Buildings That Draw on Darien's History

Aerial of Downtown Darien

BAYWATER PROPERTIES

Aerial View of Site

BAYWATER PROPERTIES

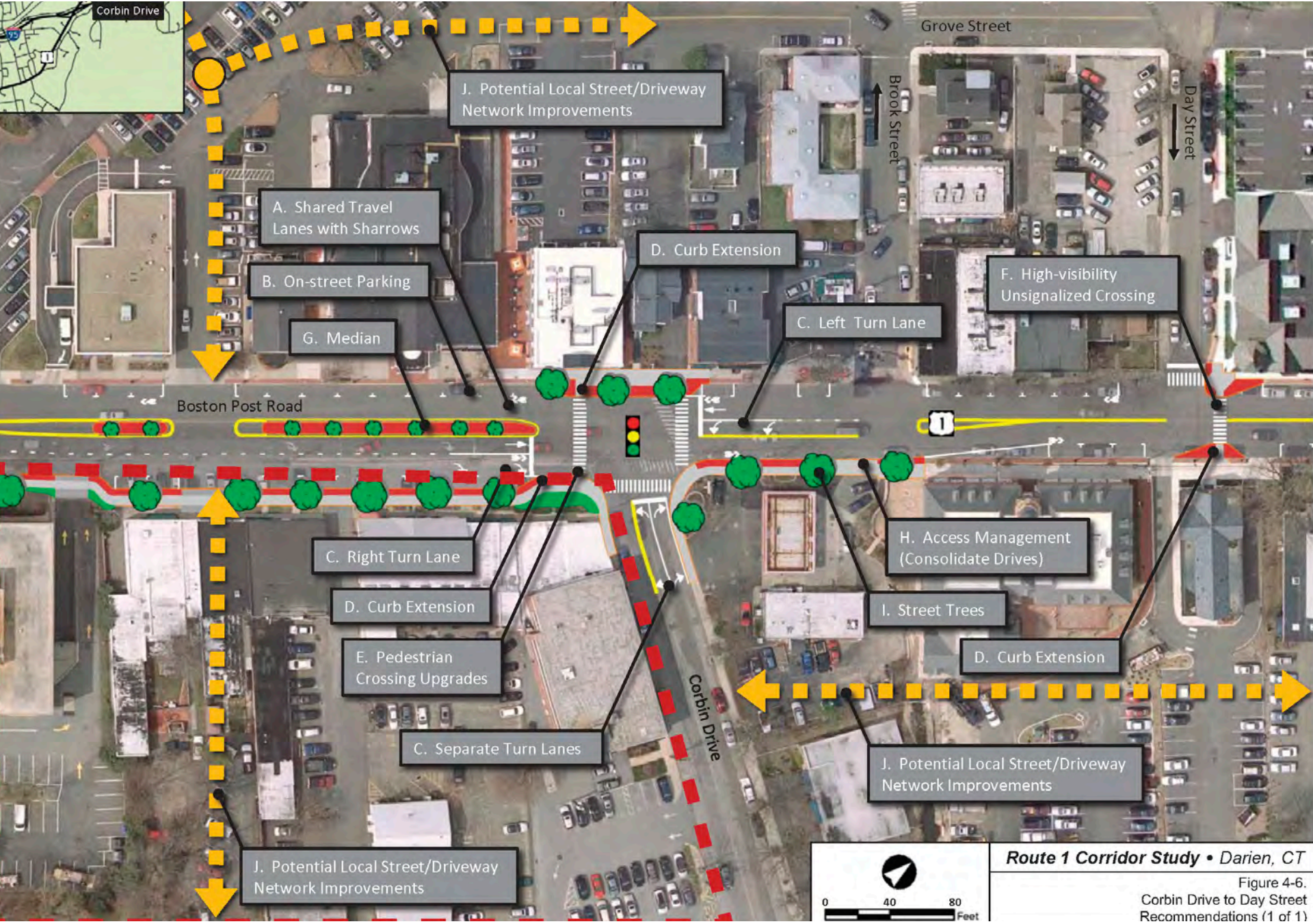
Aerial View of Proposed Site

Boston Post Road

New Road – Market Lane

New Roads – Market Lane and Mill Road

Off-site Future Phase Parking

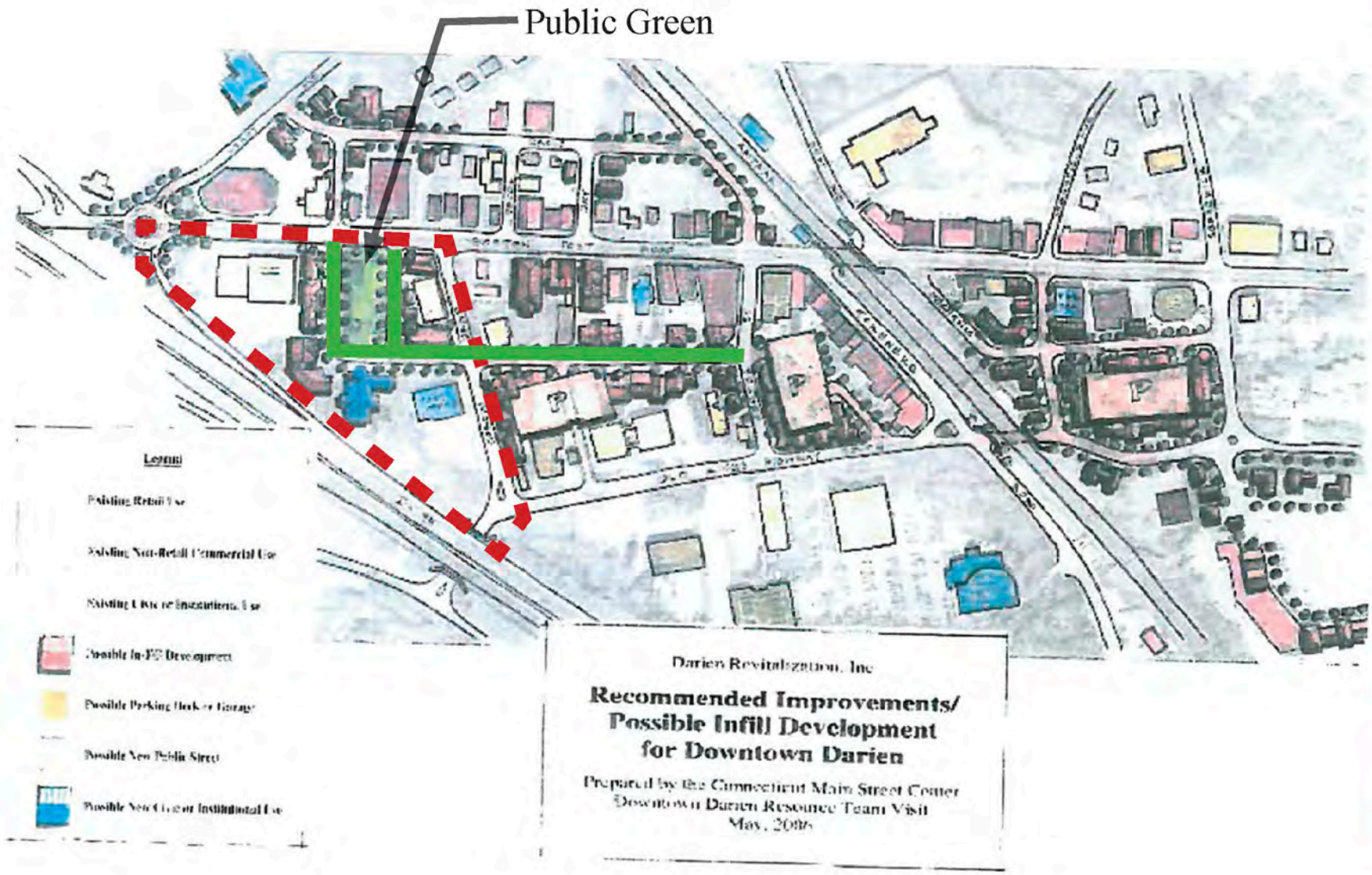


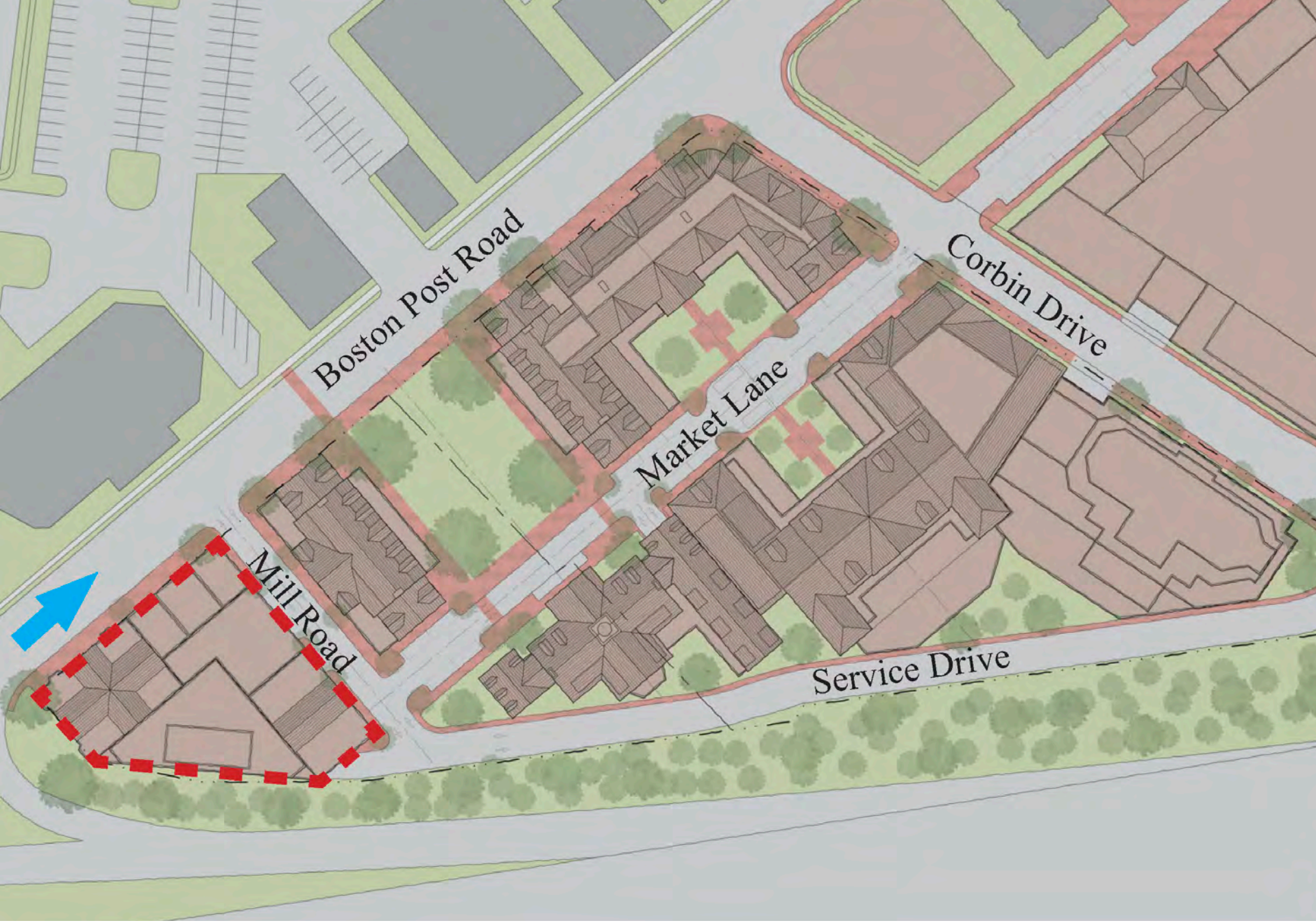
Route 1 Corridor Study • *Darien, CT*

Figure 4-6.
Corbin Drive to Day Street
Recommendations (1 of 1)

APPENDIX D: CMSC SKETCH PLAN

RECOMMENDED IMPROVEMENTS/POSSIBLE INFILL DEVELOPMENT FOR DOWNTOWN DARIEN





BAYWATER PROPERTIES

Retail/Office Building Location

BAYWATER PROPERTIES

Existing View of Boston Post Road

BAYWATER PROPERTIES

View Looking North on Boston Post Road - Proposed

Retail/Office Building
Boston Post Road

BAYWATER PROPERTIES

Retail/Office Building Elevation

Market Green Location

BAYWATER PROPERTIES

Existing View of Boston Post Road

Market Green Location

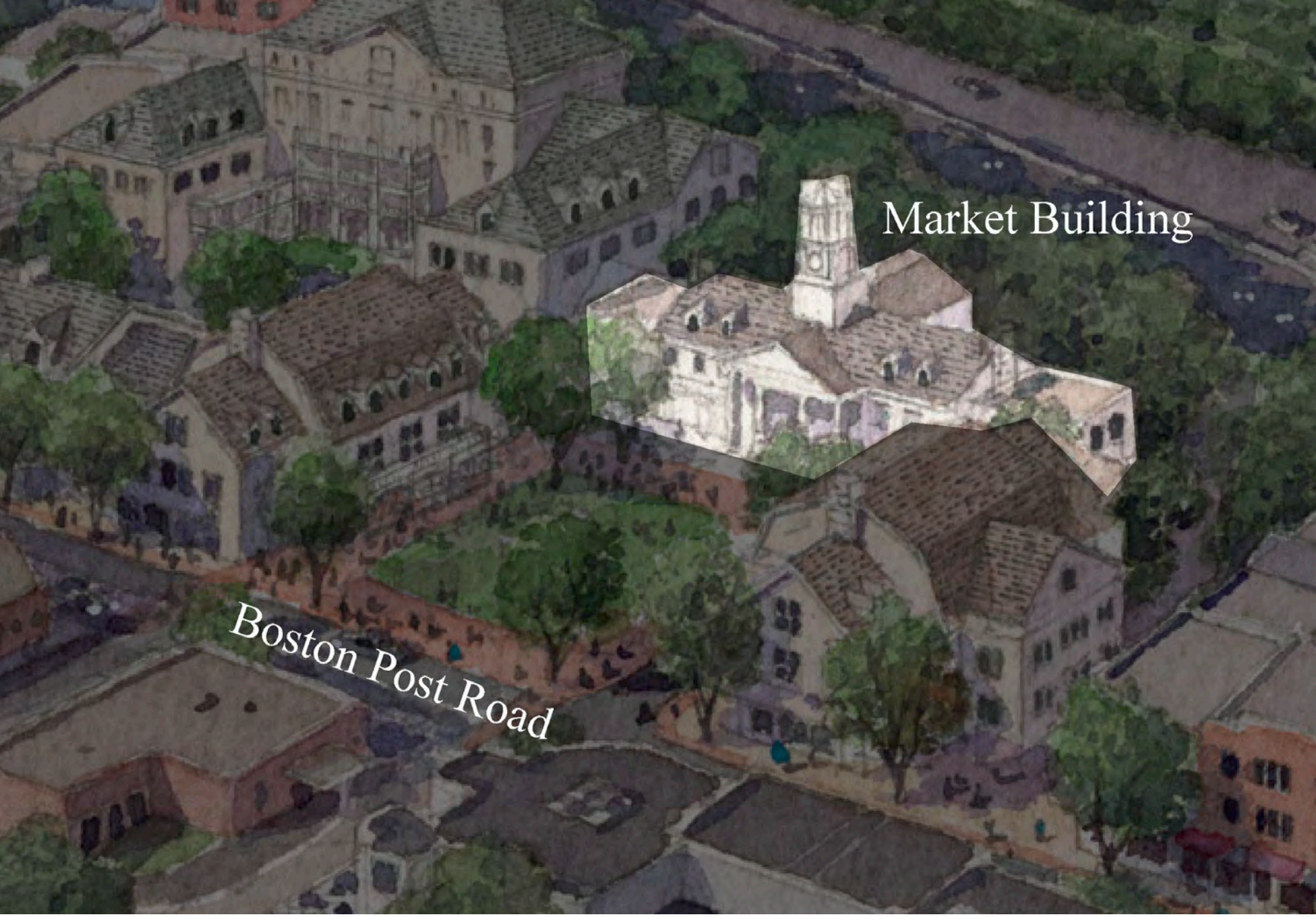
BAYWATER PROPERTIES

View Towards Market Green Location, Existing

BAYWATER PROPERTIES

View Towards Market Green Location, Proposed

Market Building Location



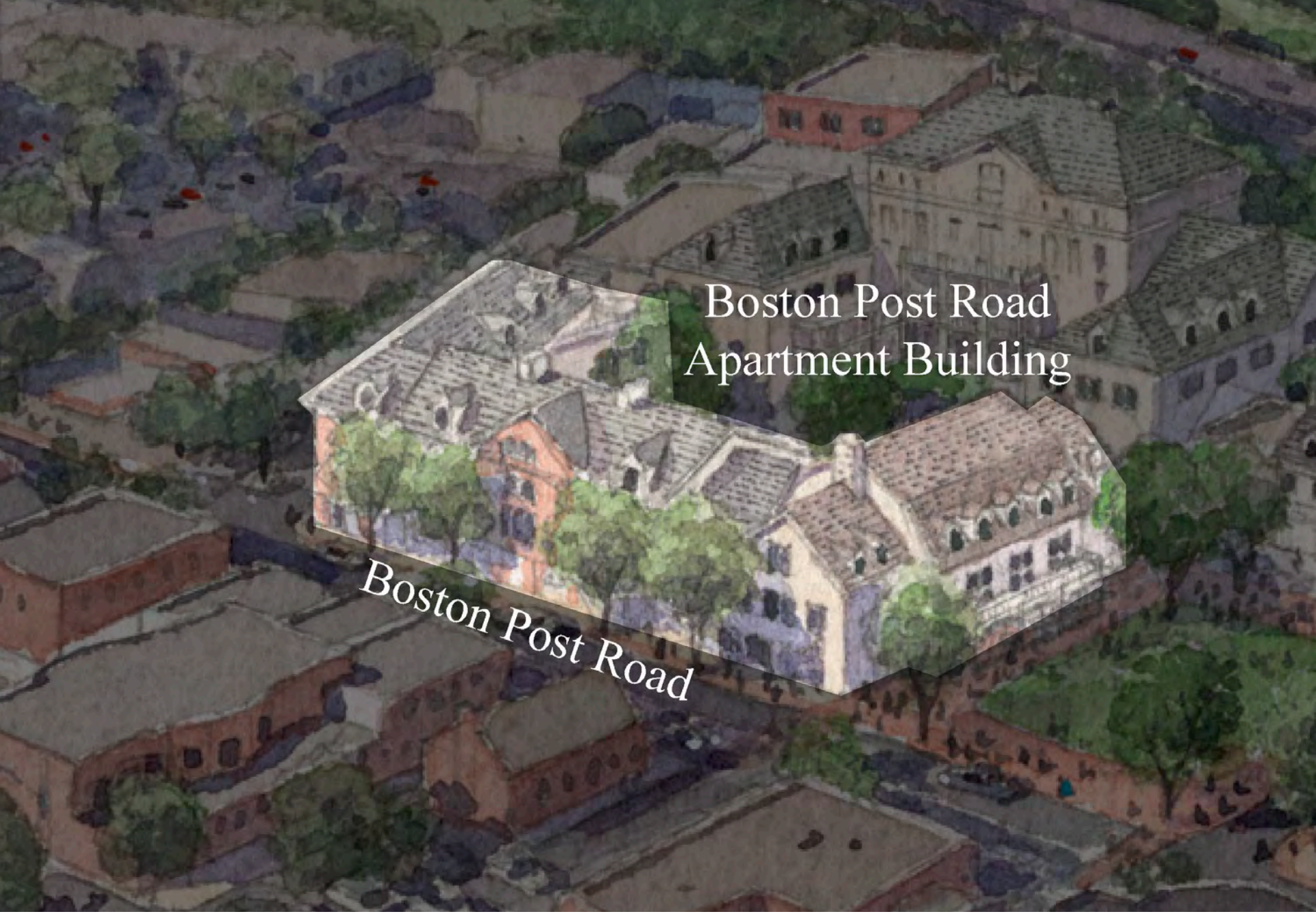
BAYWATER PROPERTIES

Market Building Location

BAYWATER PROPERTIES

Market Building Elevations

Boston Post Road Apartment Building Location



BAYWATER PROPERTIES

Boston Post Road Apartment Building Location

BAYWATER PROPERTIES

Boston Post Road Apartment Building Elevations

Boston Post Road Proposed Streetscape

BAYWATER PROPERTIES

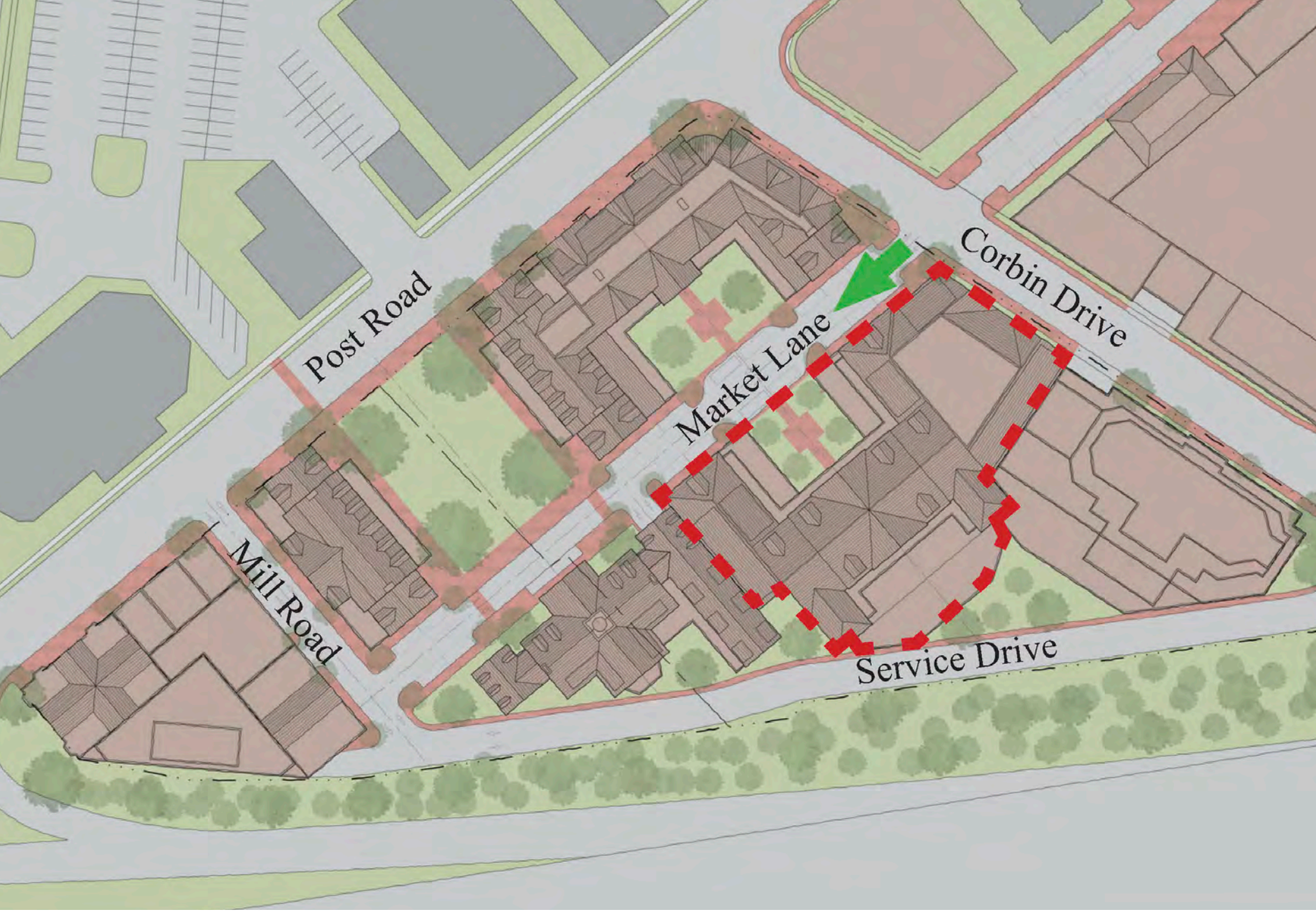
Corbin Drive Office Building Location

Existing View of Corbin Drive

BAYWATER PROPERTIES

Corbin Drive Office Building Elevation

Corbin Drive Proposed Streetscape



Market Lane Apartment Building Location

BAYWATER PROPERTIES

Market Lane Apartment Building Location

Before - Market Lane Location

After - Market Lane Location

Market Lane Streetscape

BAYWATER PROPERTIES

Aerial View of Site, Existing

BAYWATER PROPERTIES

Aerial View of Site, Proposed

BAYWATER PROPERTIES

View Looking North on Post Road, Existing

BAYWATER PROPERTIES

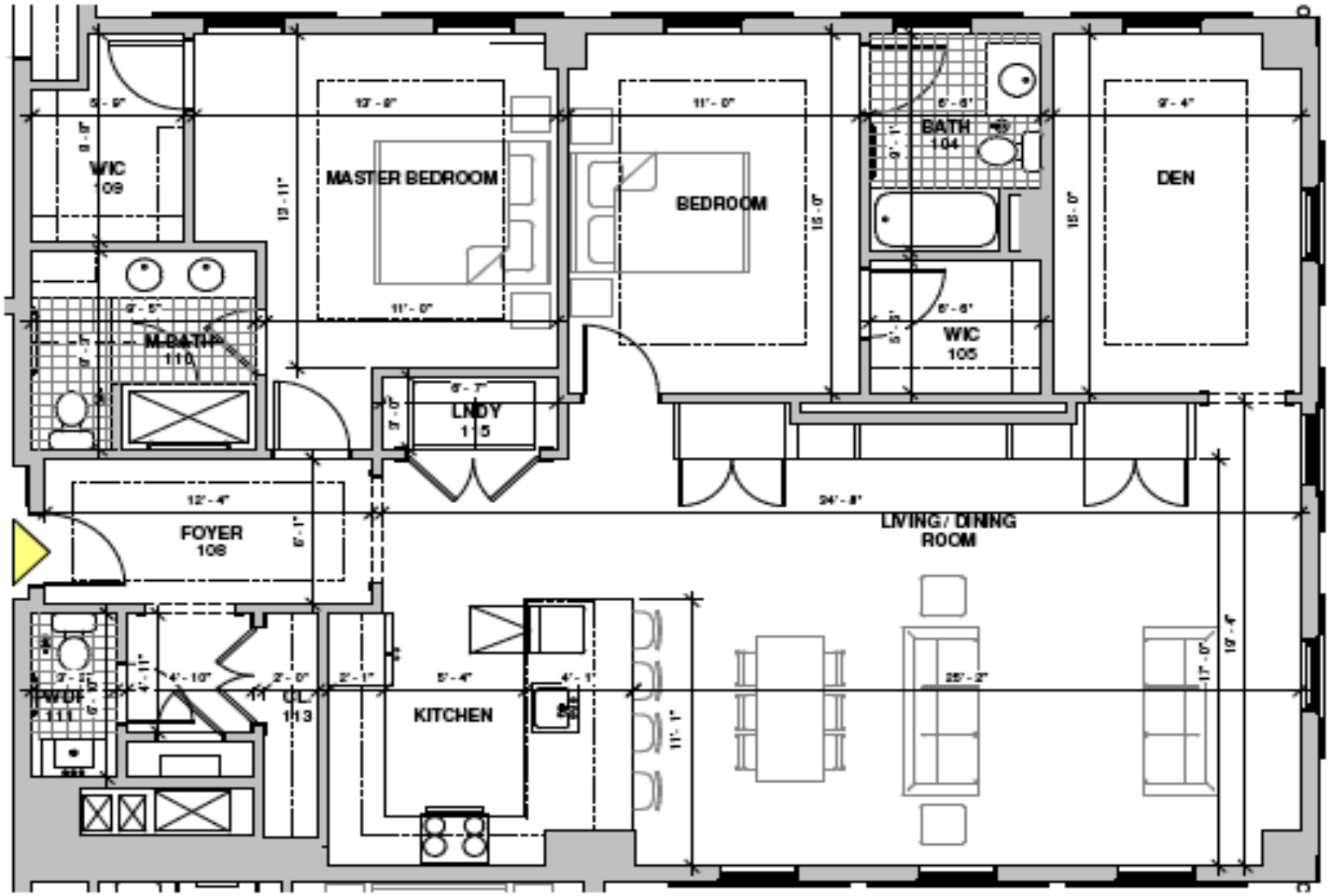
View Looking North on Post Road, Proposed

BAYWATER PROPERTIES

View Looking Towards Civic Green, Existing

BAYWATER PROPERTIES

View Looking North on Post Road, Proposed



UNIT 1

SCALE 1/8":1'-0"

UNIT 2

BAYWATER PROPERTIES

DOG
HORSES

AVEL VERVOORDT
HORSES

Thank you for your time

BAYWATER
PROPERTIES

Baywater.net YourDowntownDarien.com 203.656.0500