

THE CORBIN DISTRICT

ARB Presentation
6.19.18



BEINFELD ARCHITECTURE

Introduction



The re-development of the Corbin Block represents an important opportunity to reinforce Darien's downtown as the vital pedestrian oriented center of town. Street level retail and restaurant uses will add critical mass to the shopping district. Residents will live in a truly walkable community in which they can commute into the city, go to the grocery store, clothes shopping or out to dinner and the movies, without needing their cars. Office uses will activate the local lunch spots and provide a first class business environment.

The architectural concept is to endow this district with the spirit of an early coastal New England town.



One of the most enduring charms of New England is its collection of small coastal towns that were constructed hundreds of years ago and continue to resonate as they reflect thought patterns and sensibilities that have become largely forgotten. Places like Stonington, Mystic, Essex, New Bedford, Nantucket, Newburyport, Chatham, Salem, Marblehead, Portsmouth, and Edgartown, are living museums in which you can feel the rich early history of colonial America, and in which the spirit of small town America still resides.

Our concept is to endow this district with the spirit of a coastal New England town, employing simple patterned forms and materials.

Master Plan



Main street and town square

The masterplan features two major elements of traditional New England towns. A town square and a Main Street.

Corbin Drive is ideally suited to take on the role of, "Main Street." It's location at the center of the shopping district, and perpendicular orientation to the Post Road, along with its length, give it the proper characteristics. Expanded on street parking, and over 700 spaces on site, will provide the required parking. Both sides of Corbin Drive, and the South side of the Post Road are to be lined with two and three-story buildings with shops and restaurants on the first floor, and residences above, creating an active streetscape.

The primary outdoor space designed to provide a new heart to the downtown district is the town square, which is five times the size of the Grove Street Plaza. These spaces are designed to be programmed for a variety of activities, that our Landscape Architect will describe later in the presentation. An internal shared road can be closed off to vehicular traffic, to increase the outdoor space for major events.

Walkability



The planning within the Corbin block takes cues from old European villages with the creation of a variety of public spaces that ask to be discovered and explored. The pedestrian oriented public plazas within the block are ten times bigger than Grove Street Plaza.

Restaurant uses in this plan are clustered around the central square to bring active uses to the center of the district. On grade parking is provided as a buffer along the Interstate, and along the internal streets that are created. 300 parking spaces are provided in a parking structure that is totally hidden from view by retail and residential uses that wrap around it. An office building is positioned to acoustically buffer the outdoor spaces from the noise of I-95. That building has an Uber drop off area associated with its main entrance, which will also serve shoppers and diners, as ridesharing usage increases.

Main Street
Parking and
Public Space



Corbin Drive



East Side



West Side

Simple New England Charm

The architectural vocabulary is derived from the simple charm and character of New England towns. The building form does not read as one large structure, but as an assemblage of buildings that were constructed incrementally over time. The design offers both diversity and continuity of architectural form, with the buildings as a backdrop for a vital pedestrian streetscape. The pattern of windows in the building facades have been composed with the scale and proportions typical in buildings built prior to the 20th Century.

Post Road Elevation



The buildings and the placemaking strategies are designed to fit into the existing fabric of the downtown. The bank building next to 1020 Post Road, is designed as a companion to that structure, that shares a similar style, to complete the block facing the Post Road, east of Corbin Drive. A brick mill building type has been introduced to house the retail anchor closest to exit 11. Townhomes line the southern most section of Corbin Drive to transition from the retail core to the surrounding community.

Architectural Vocabulary



The architectural design is influenced by place, culture, and history, implementing the traditional simple, patterned forms of early New England architecture. The architecture bridges between the distant past and the present by exploring varying degrees of abstraction of traditional form. The architectural vocabulary, and architectural design principles of scale, proportion, balance, and rhythm, found in 18th century New England towns informs the work. The architecture takes cues from existing buildings on the corner of Mansfield and Post Road.

The exterior building materials are brick, like the 1020 Post Building, painted clapboard, wood shingle that is either stained or painted, vertical cedar siding, and horizontal cedar siding. The mix of materials and façade treatments is designed to yield a balance of harmony and diversity.



Post Road and Corbin Corner View



View Into Plaza From Post Road



Village Square



There a hierarchy of different building typologies that respond to the traditional building types in downtown districts. Most of the buildings are simple background structures that contribute by fitting in, with more prominent foreground buildings placed as architectural focal points, where dictated by axial relationships.

Village Square



View of Post Office



Retail Anchor Store



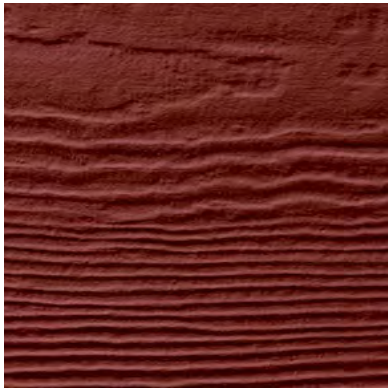
Retail anchor store at current location of Bank of America parking lot.

Material Palette

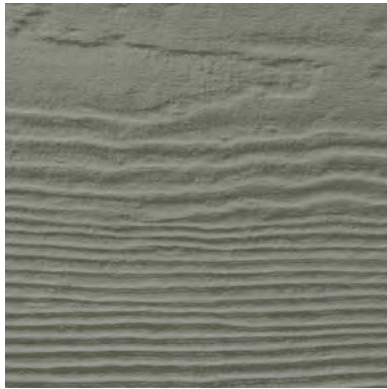
Color Palette



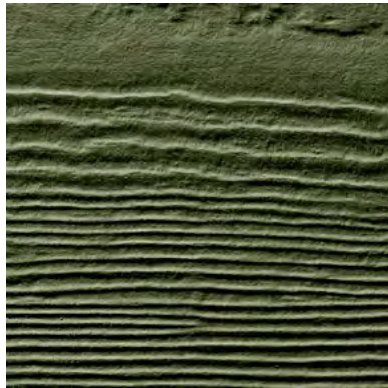
Cobble Stone



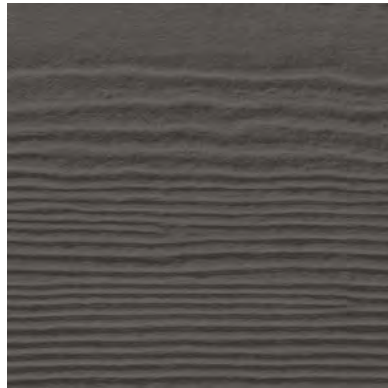
Countrylane Red



Gray Slate



Mountain Sage

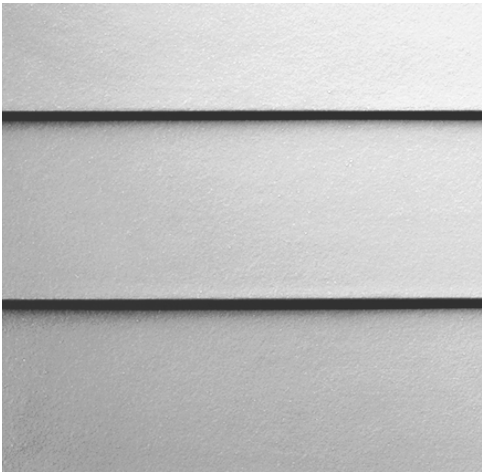


Rich Espresso

Hardie Plank
Styles –



6” Clapboard - Textured



6” Clapboard - Smooth



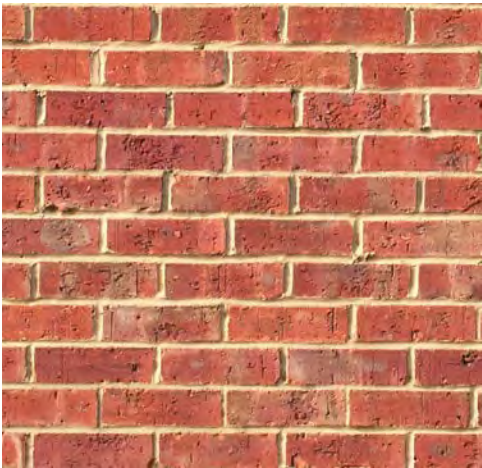
4” Artisan Lap



Artisan V- Groove

Material Palette

Brick
Running Bond



Asphalt
Shingles



Standing Seam
Metal Roof



Cedar Shingles
Styles –



Natural



Weathered



Painted

Vertical
Cedar



Building A
Elevations

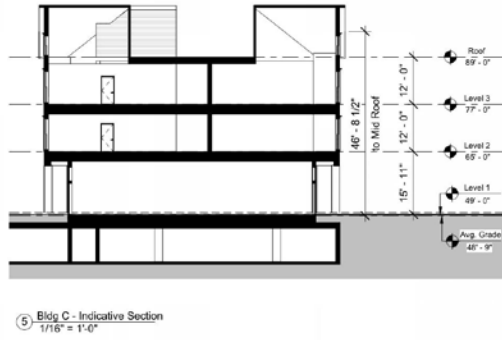
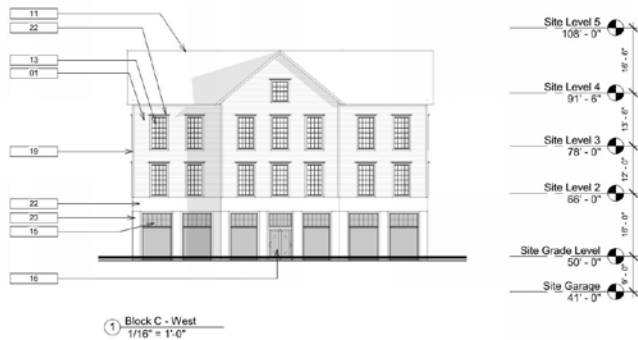


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02	WALL BRICK SLURRING SIDING
03	WALL CEDAR WOOD SHINGLES
04	WALL VERTICAL CEDAR T&G SIDING 6" EXPOSURE
05	WALL HORIZONTAL SHIP LAP SIDING
06	WALL WOOD SHUTTERS
07	WALL ROLLING DOOR
08	WALL FABRIC AWNING
09	WALL EXTERIOR LIGHT FIXTURE
10	ROOF ASPHALT ROOF SHINGLES
11	ROOF STANDING SEAM METAL ROOF
12	ROOF CEDAR SHAKE ROOF SHINGLES
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14	WINDOW: FIBERGLASS FRAME
15	WINDOW: WOOD FRAME: INSULATED ARGON LOW E
16	DOOR: ALUMINUM STOREFRONT DOOR
17	DOOR: SOLID WOOD ENTRY DOOR: PAINTED
18	DOOR: STAMPED METAL ENTRY DOOR: POWDER COATED
19	TRIM: FIBER CEMENT TRIMBOARDS
20	TRIM: POWDER COATED BENT METAL REVEAL
21	TRIM: PAINTED COMPOSITE TRIM
22	TRIM: PAINTED COMPOSITE COLUMN WRAP
23	COLUMN: EXPOSED TIMBER FRAME
24	MISC: METAL BALCONY RAILING

Building B
Elevations

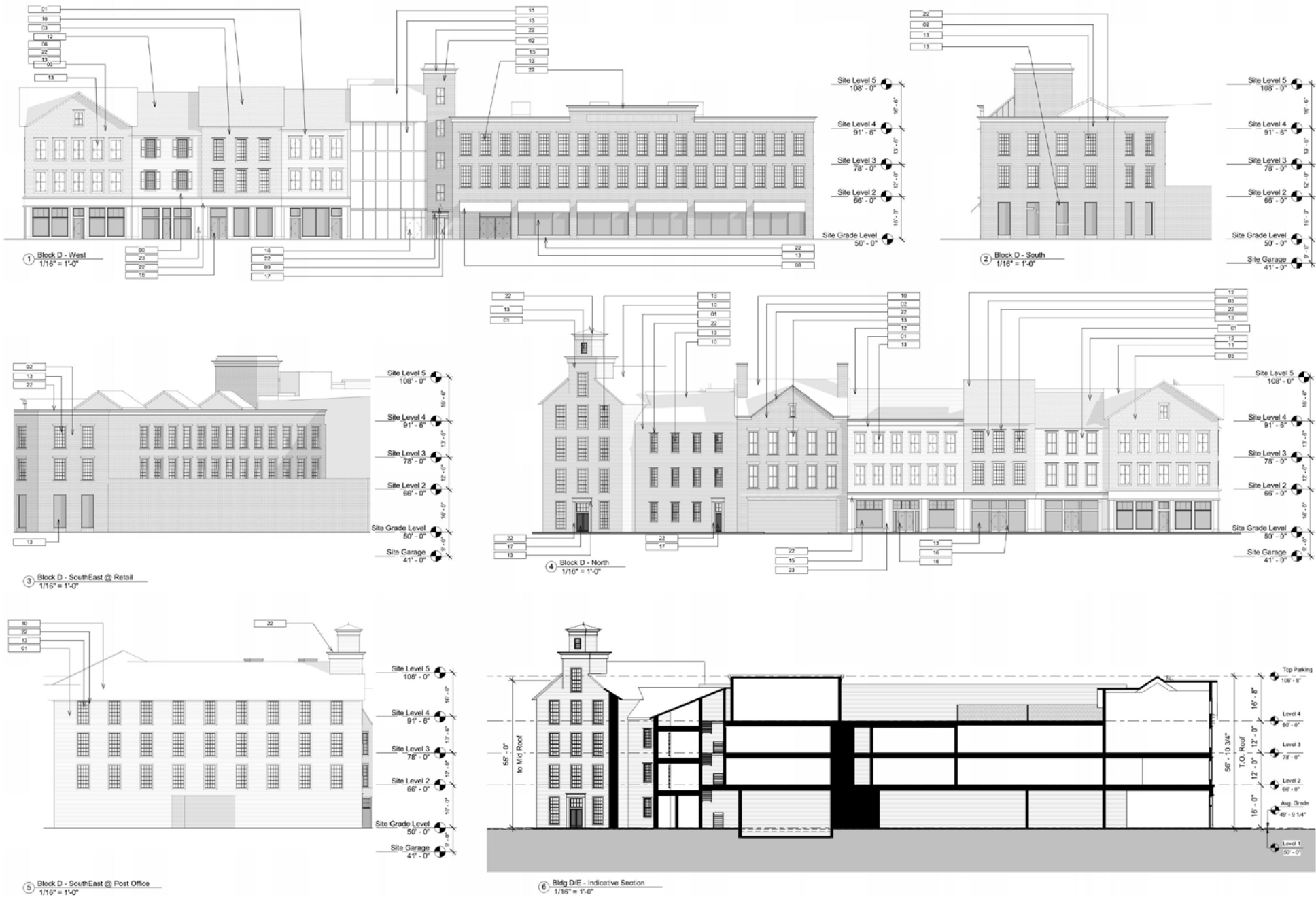


Building C
Elevations



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04	WALL VERTICAL CEDAR TAG SIDING 6" EXPOSURE
05	WALL HORIZONTAL SHIP LAP SIDING
06	WALL WOOD SHUTTERS
07	WALL ROLLING DOOR
08	WALL FIBERGLASS AWNING
09	WALL EXTERIOR LIGHT FIXTURE
10	ROOF ASPHALT ROOF SHINGLES
11	ROOF STANDING SEAM METAL ROOF
12	ROOF CEDAR SHAKE ROOF SHINGLES
13	WINDOW ALUMINUM FRAME
14	WINDOW FIBERGLASS FRAME
15	WINDOW WOOD FRAME - INSULATED ARGON LOW E
16	DOOR ALUMINUM STOREFRONT DOOR
17	DOOR SOLID WOOD ENTRY DOOR - PAINTED
18	DOOR STAMPED METAL ENTRY DOOR - POWDER COATED
19	TRIM FIBER CEMENT TRIMBOARD
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23	TRIM PAINTED COMPOSITE COLUMN WRAP
24	COLUMN EXPOSED TIMBER FRAME
27	MISC METAL BALCONY RAILING

Building D Elevations



Building F Elevations



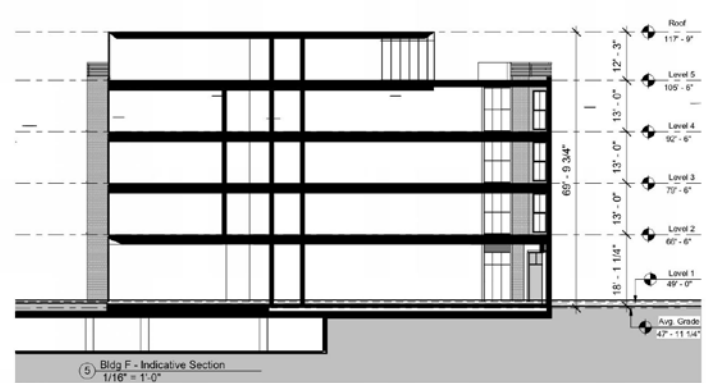
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2 Block F - South
1/16" = 1'-0"



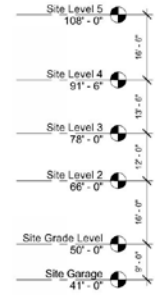
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5 Bldg F - Indicative Section
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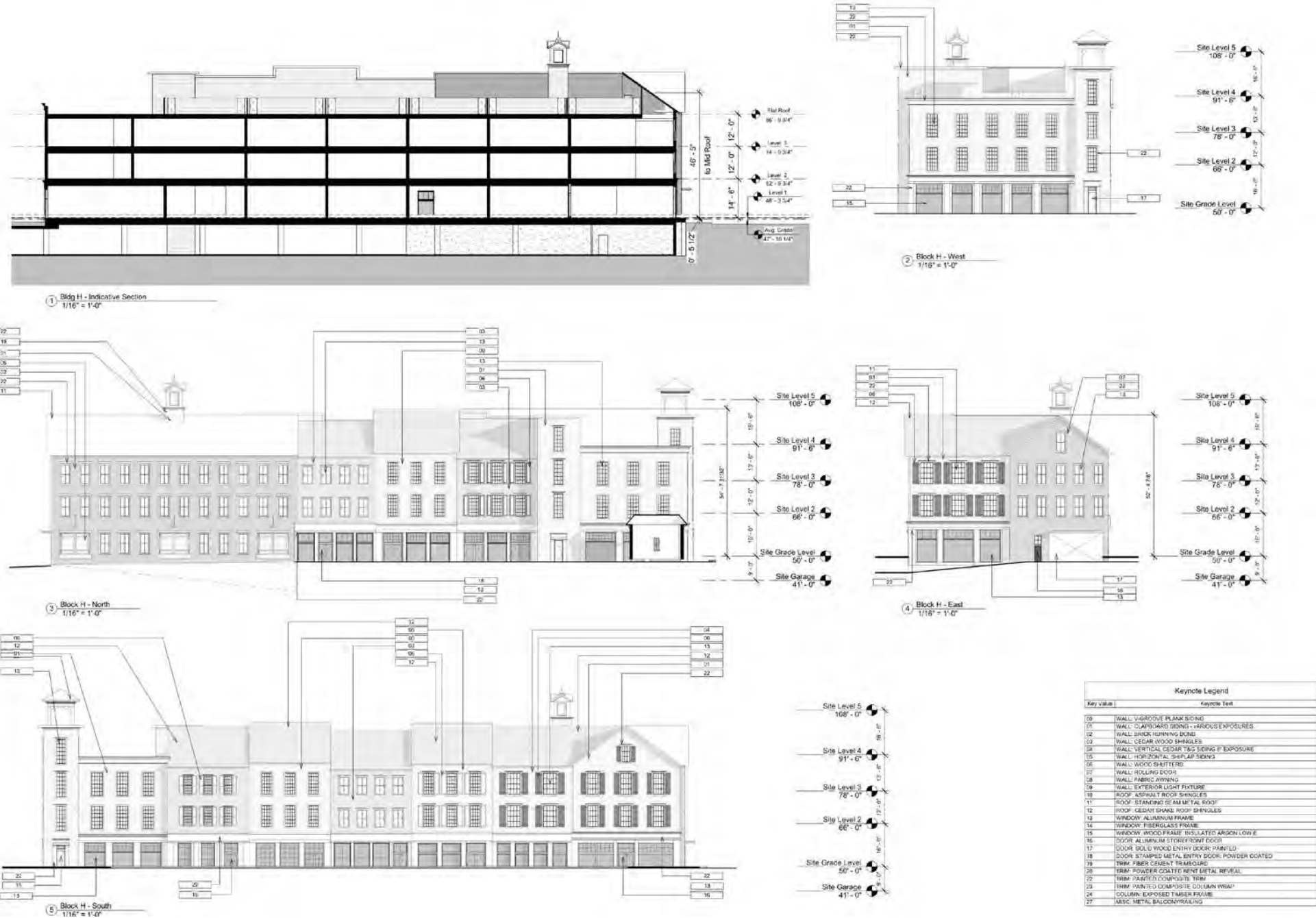


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06	WALL: WOOD SHUTTERS
07	WALL: ROLLING DOOR
08	WALL: FABRIC AWNING
09	WALL: EXTERIOR LIGHT FIXTURE
10	ROOF: ASPHALT ROOF SHINGLES
11	ROOF: STANDING SEAM METAL ROOF
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Building H
Elevations



Building I
Elevations



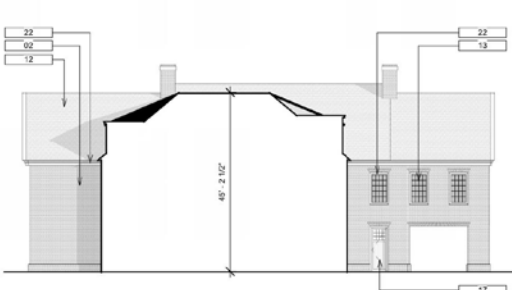
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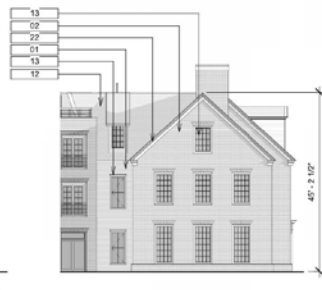
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3 Block I - North 01
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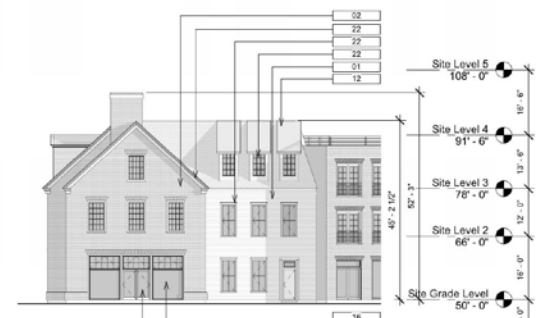
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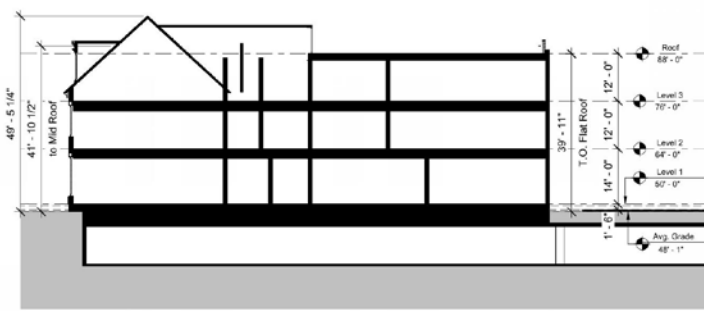
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6 Block I - West
1/16" = 1'-0"



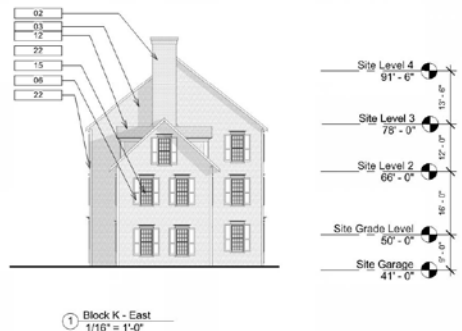
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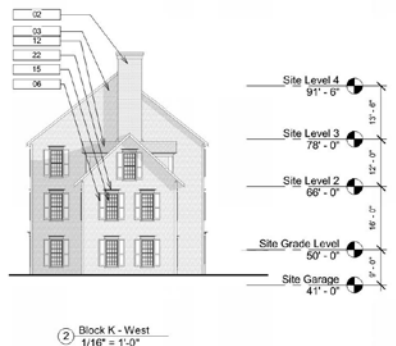
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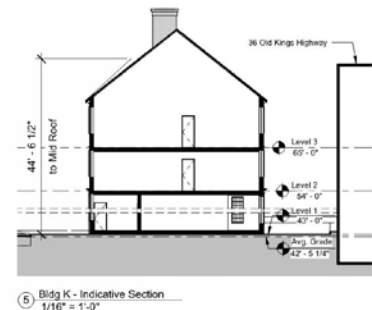
Building k
Elevations



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2 Block K - West
1/16" = 1'-0"



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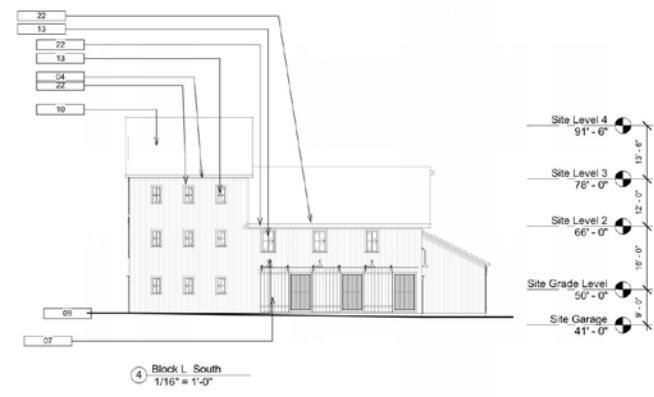
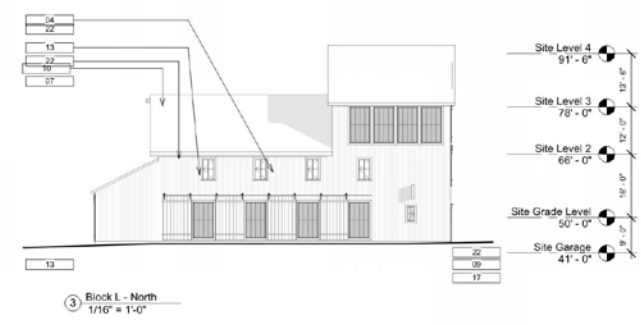
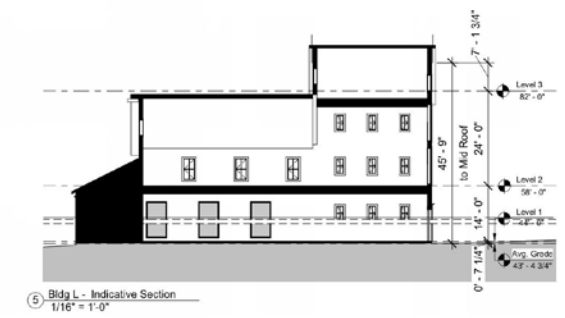
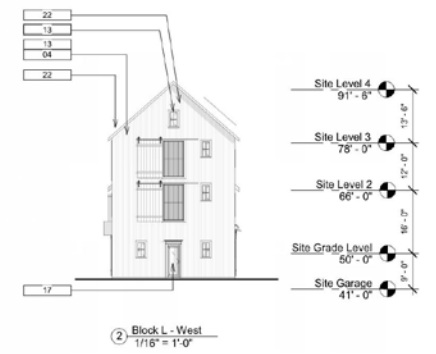
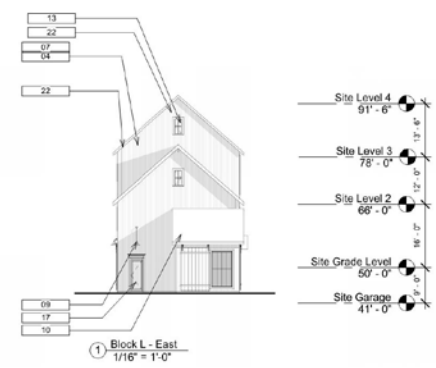
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4 Block K - South
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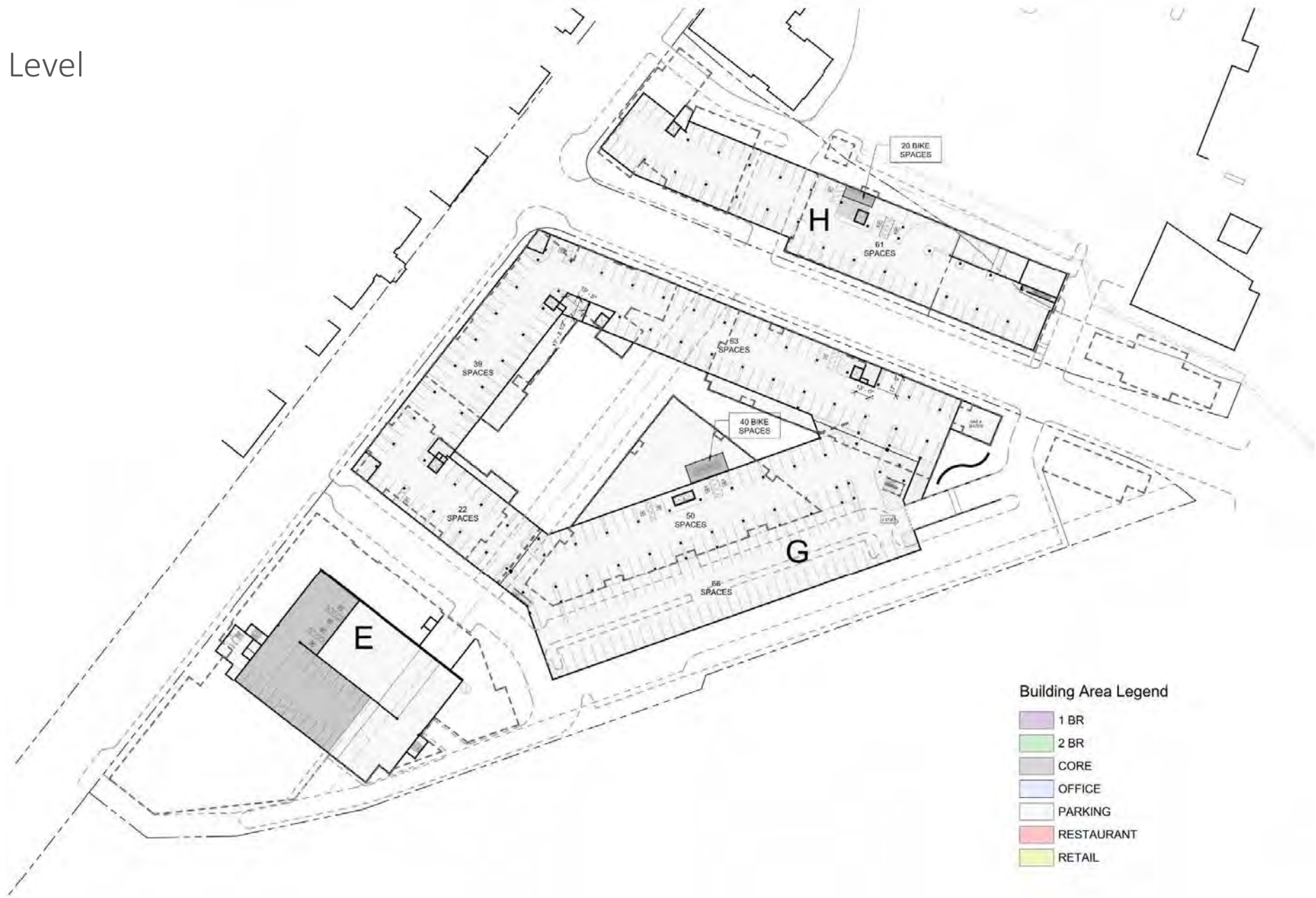
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27	MISC: METAL BALCONY RAILING

Building L Elevations

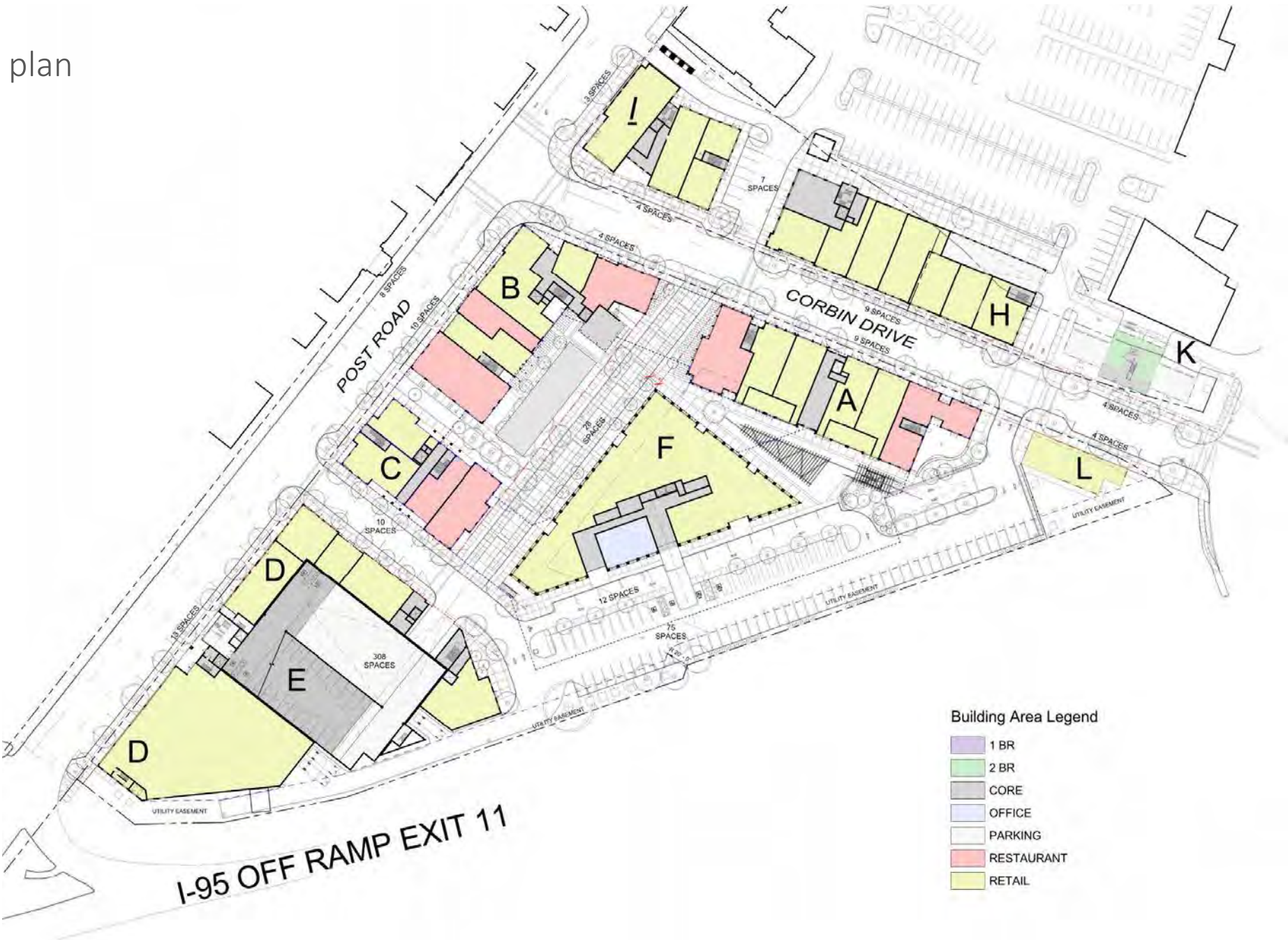


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06	WALL: WOOD SHUTTERS
07	WALL: ROLLING DOOR
08	WALL: FABRIC AWNING
09	WALL: EXTERIOR LIGHT FIXTURE
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11	ROOF: STANDING SLAM METAL ROOF
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Basement Level



Street level plan



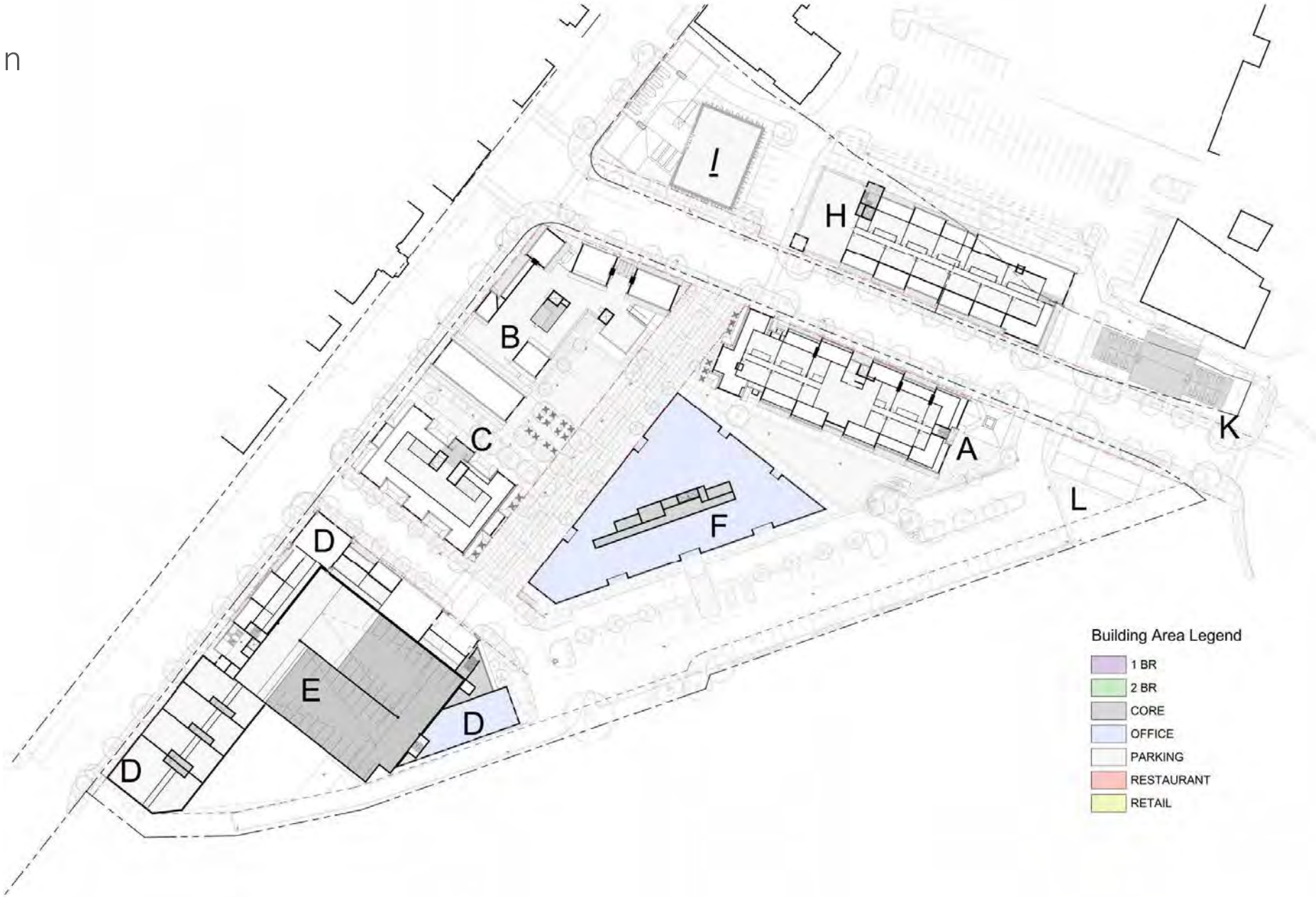
Level 2 plan



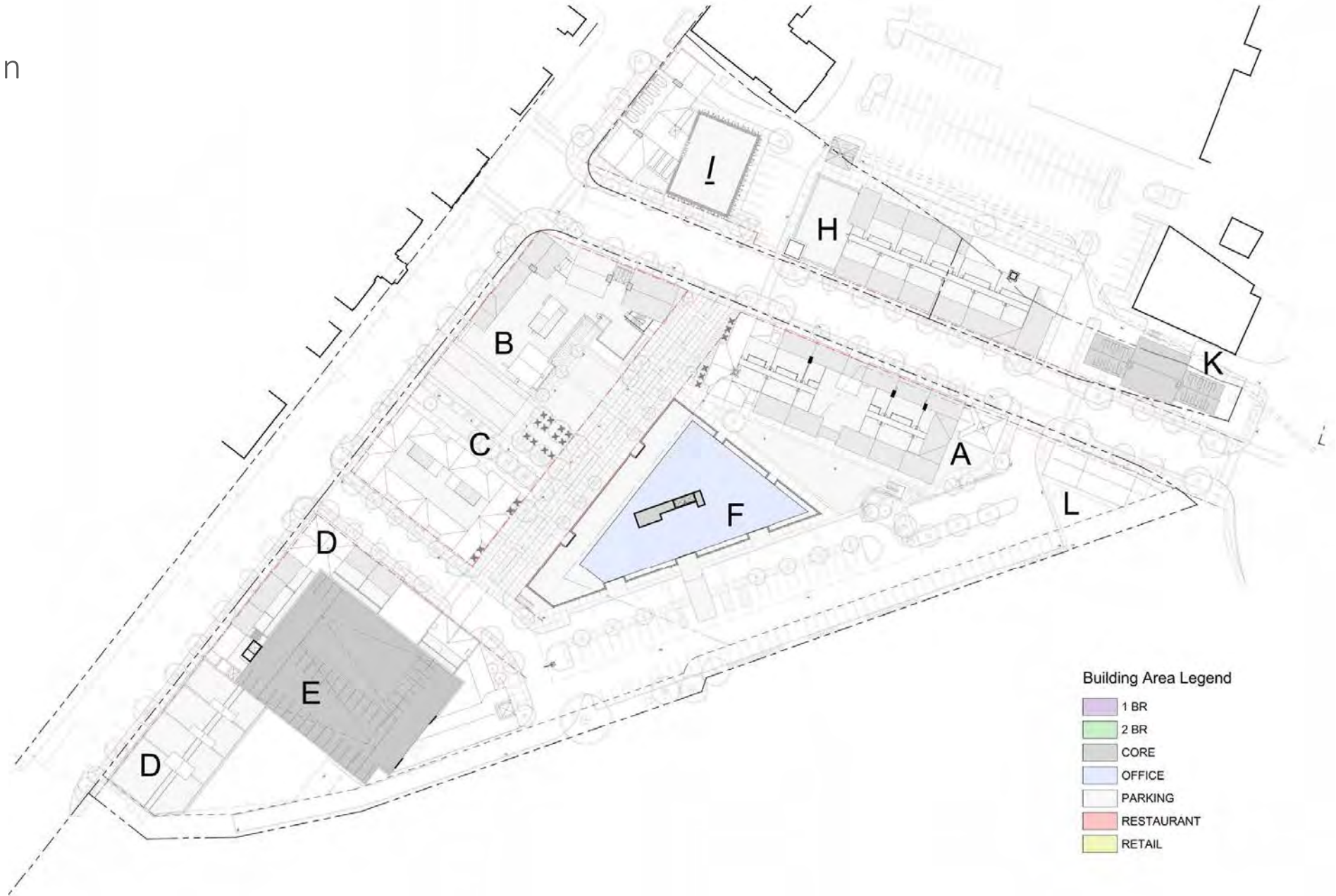
Level 3 plan



Level 4 plan



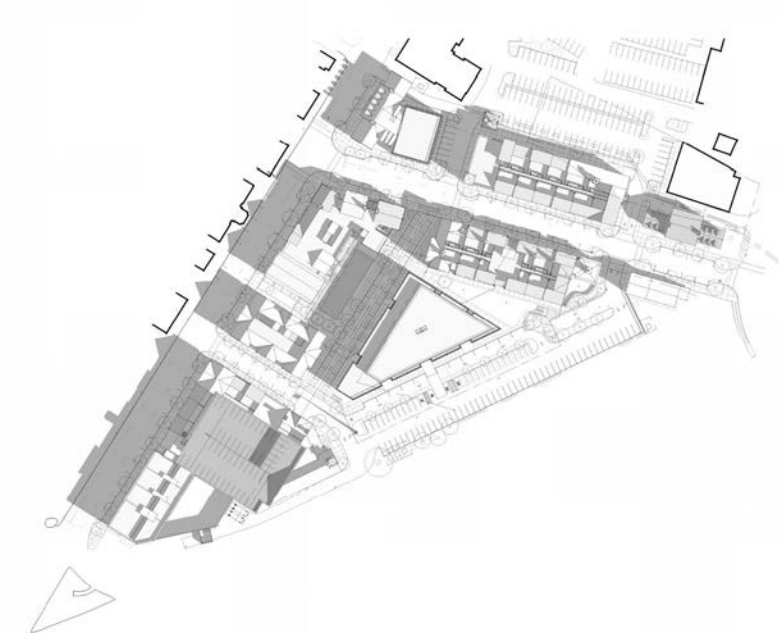
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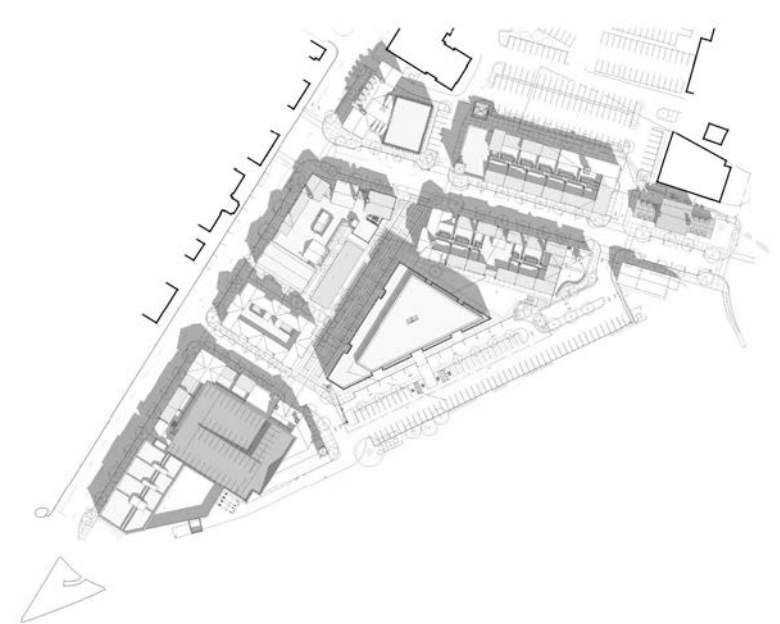
Level 6 plan



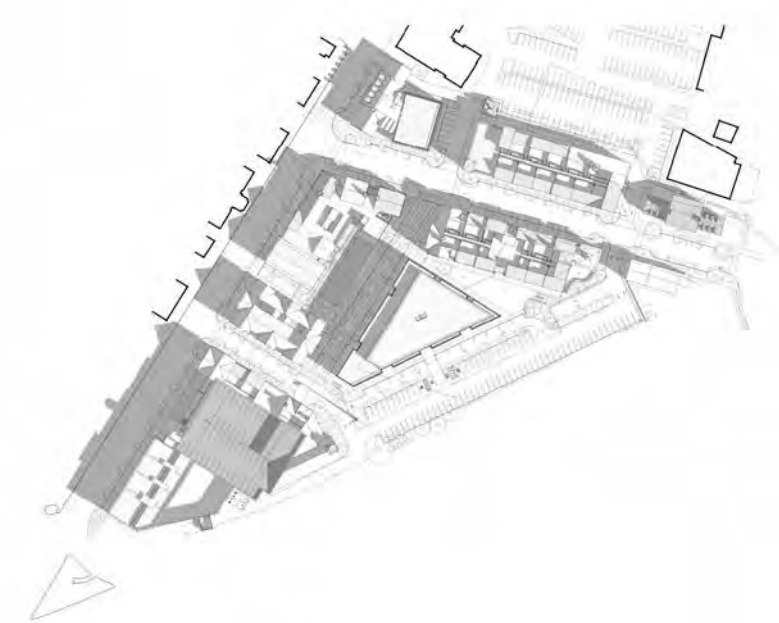
Solar Study –
Spring Equinox



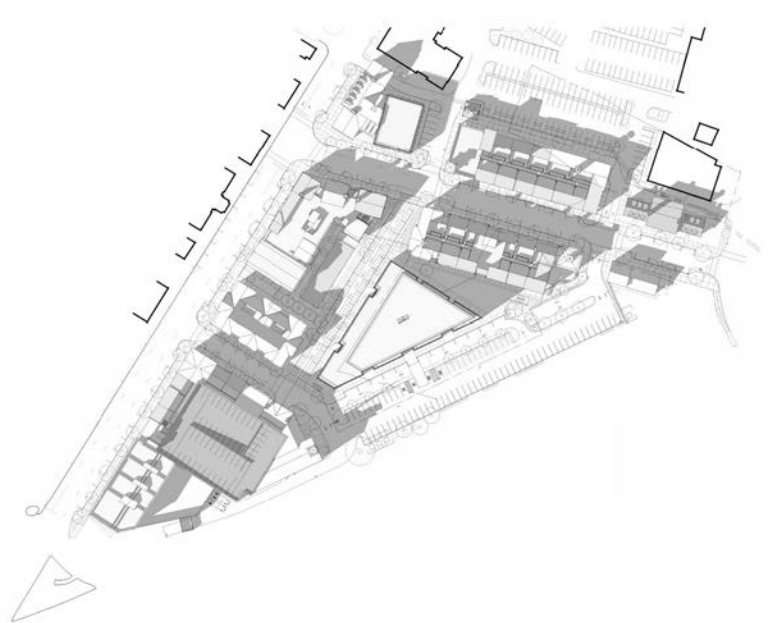
MARCH 21 – 10AM



MARCH 21 – 12PM

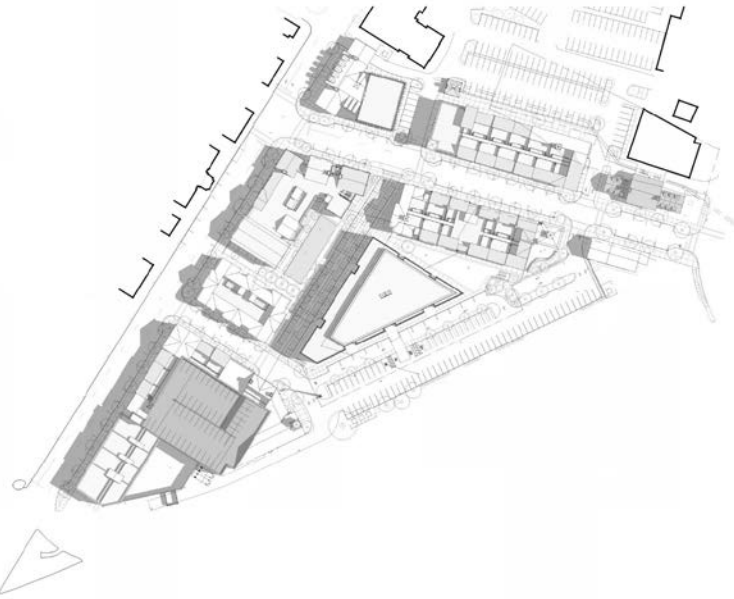


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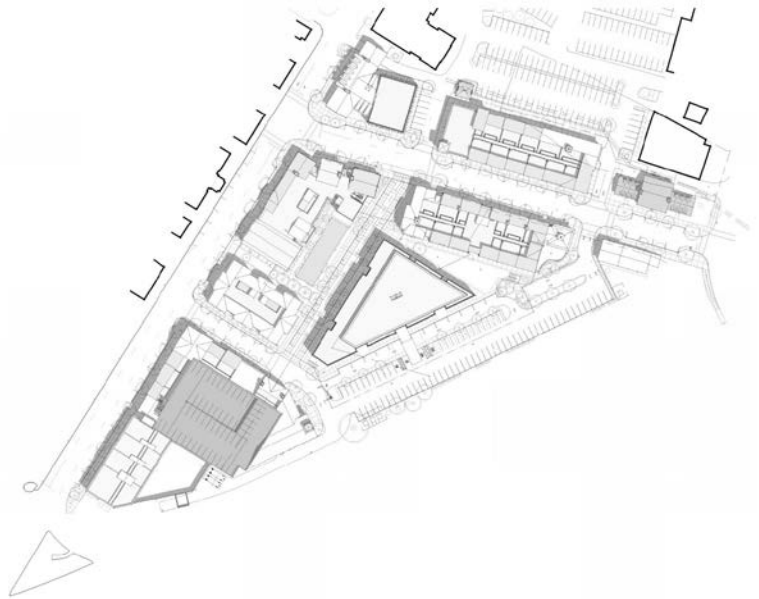


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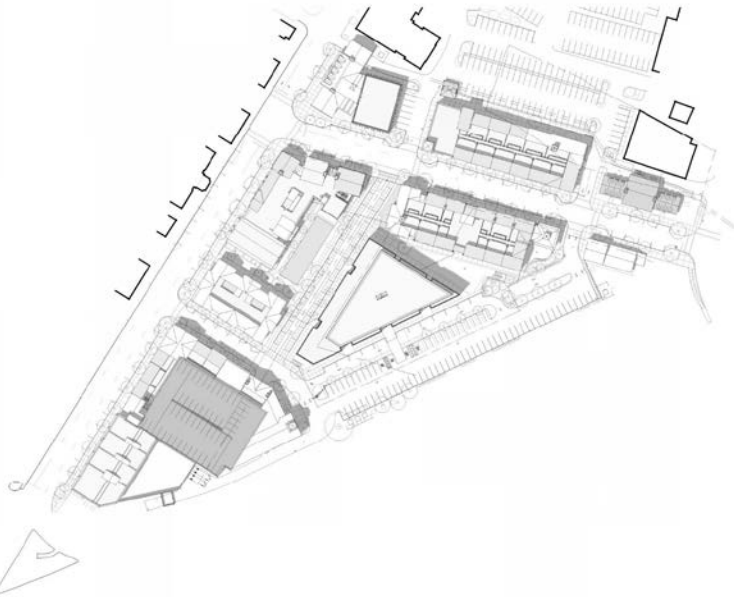
Solar Study – Summer Solstice



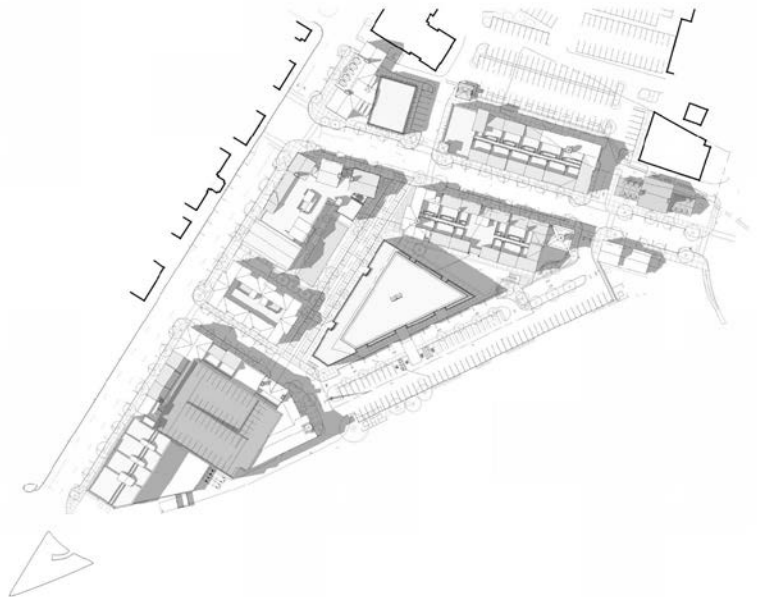
JUNE 21 – 10AM



JUNE 21 – 12PM

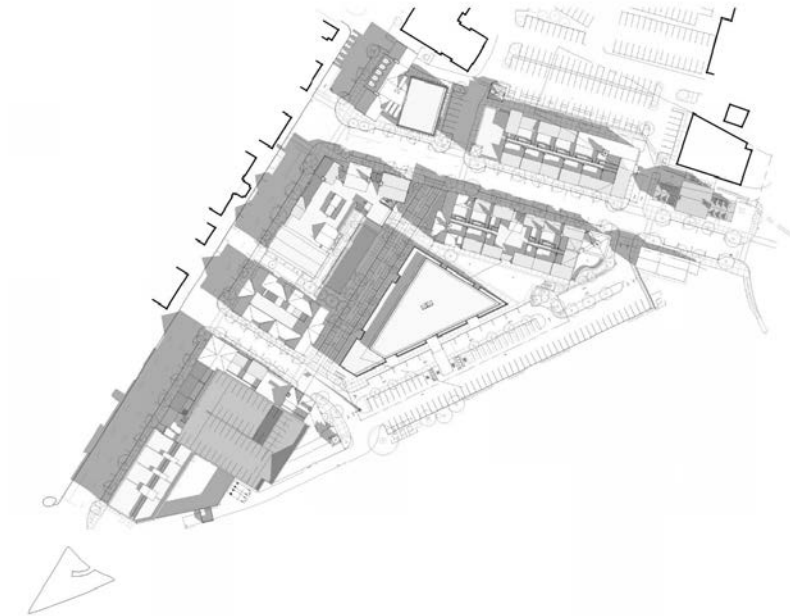


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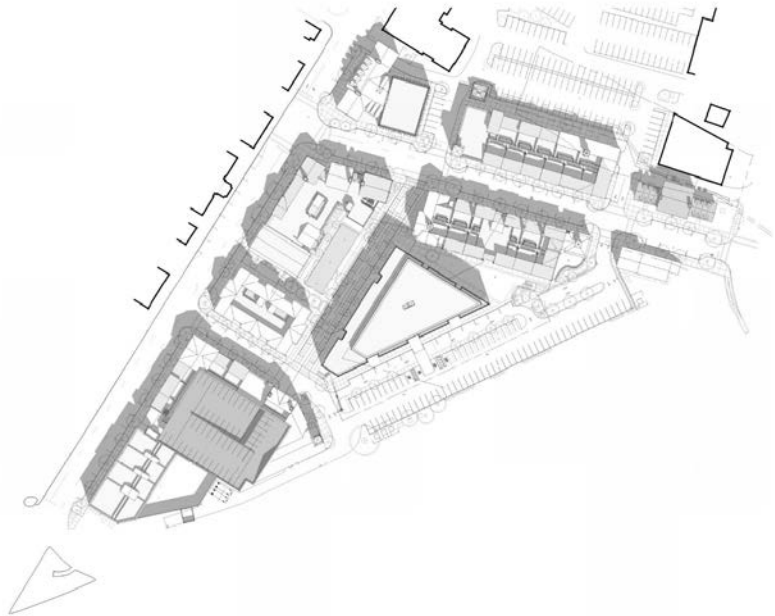


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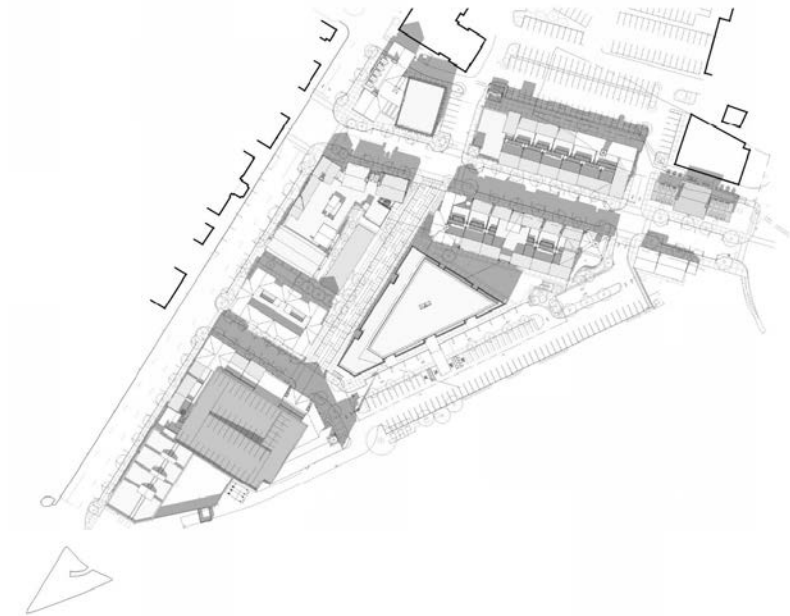
Solar Study –
Autumnal Equinox



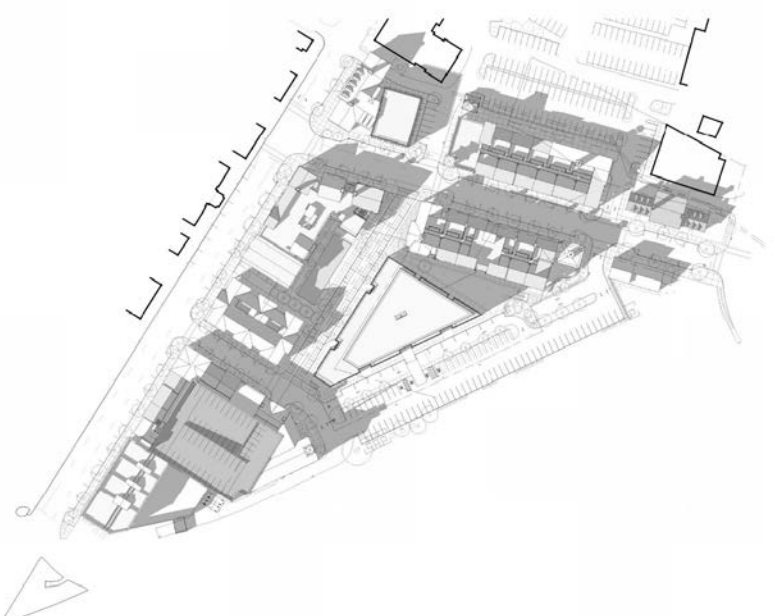
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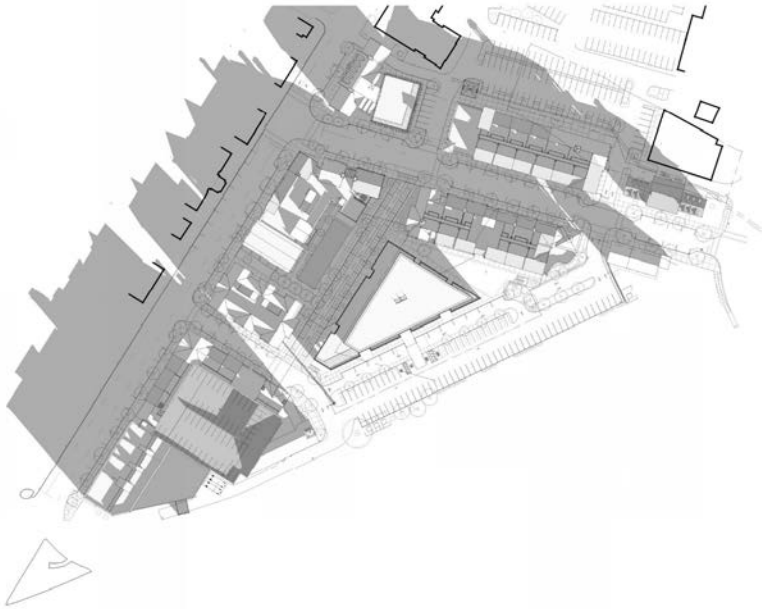


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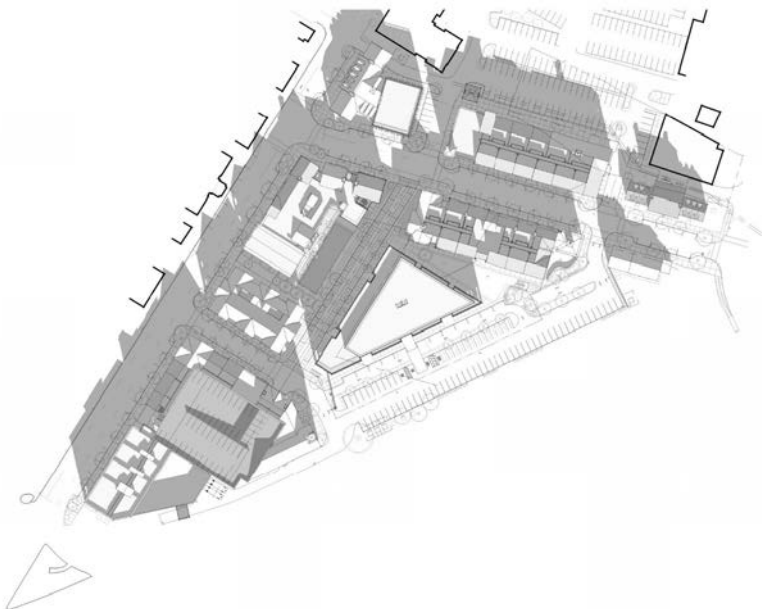


SEPTEMBER 21 – 4PM

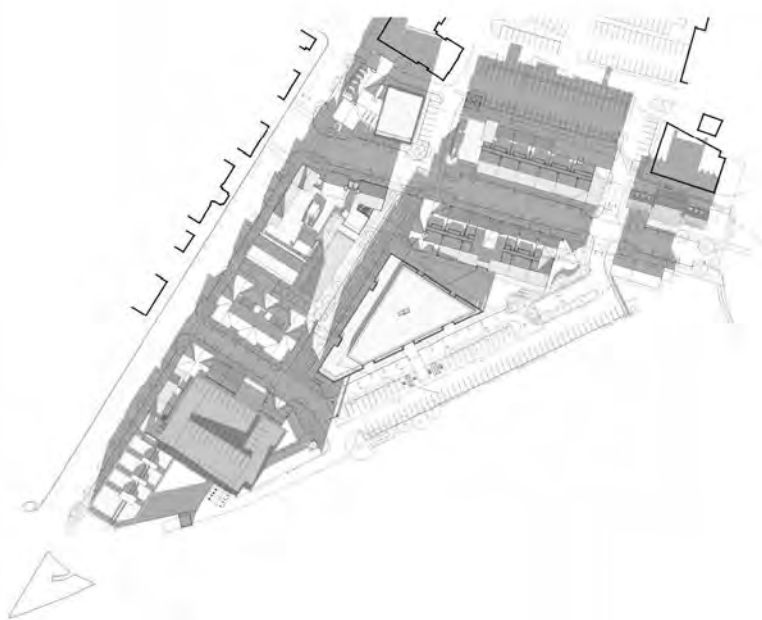
Solar Study -
Winter Solstice



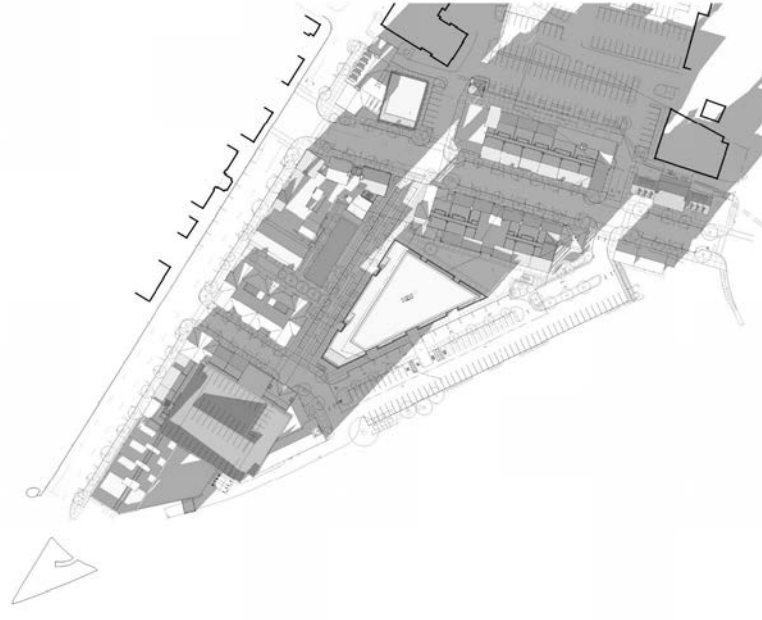
DECEMBER 21 - 10AM



DECEMBER 21 - 12PM



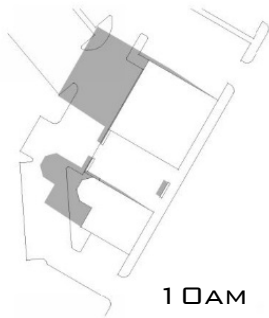
DECEMBER 21 - 2PM



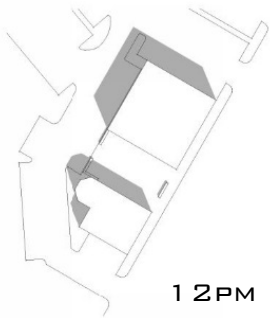
DECEMBER 21 - 4PM

Solar Study -
Grove Street Plaza

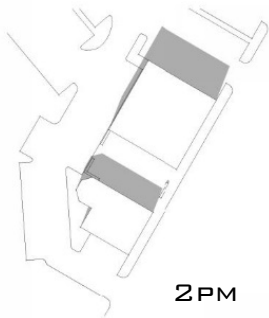
SRPING EQUINOX



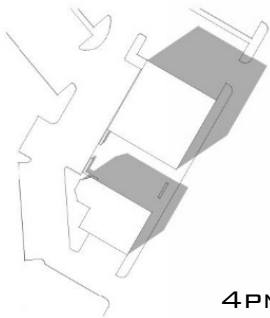
1 0AM



1 2PM

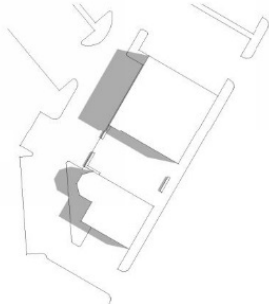


2 PM

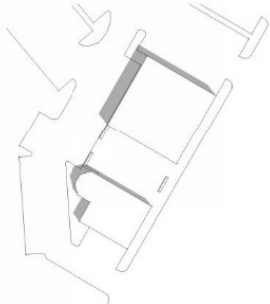


4 PM

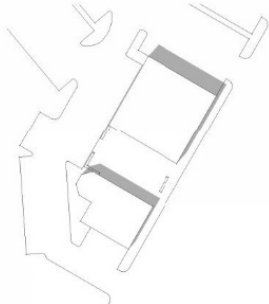
SUMMER SOLSTICE



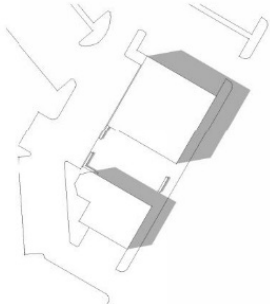
1 0AM



1 2PM

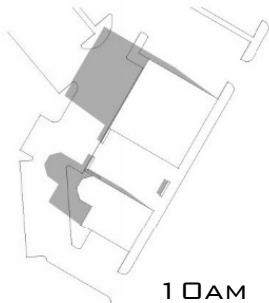


2 PM

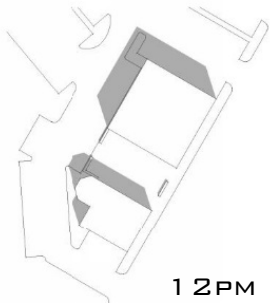


4 PM

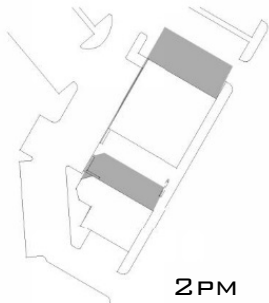
AUTUMNAL EQUINOX



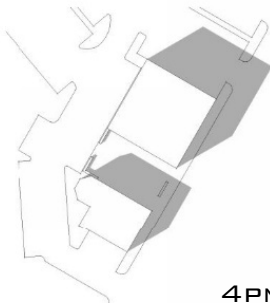
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1 2PM

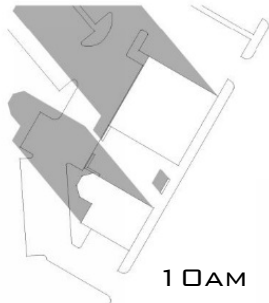


2 PM

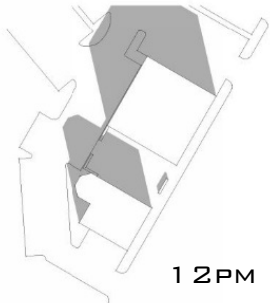


4 PM

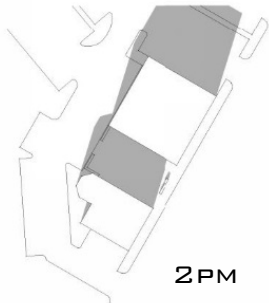
WINTER SOLSTICE



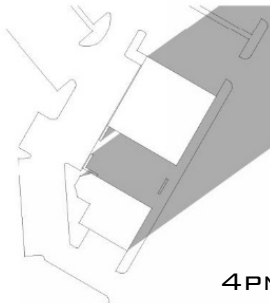
1 0AM



1 2PM



2 PM



4 PM