

BARTON PARTNERS

urban design + architecture + interiors

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Re: Pinnacle @ Waypointe: Narrative Response to 3rd party Architectural review comments from 10-22-2020.

Craig and Team,

This narrative is to accompany and reflect our revised submission dated 11-13-2020. Our drawings will be enhanced for the anticipated City meeting on 11-18-2020, though we do not anticipate any substantial changes to the design.

1. Project Mixed Use: inclusive of sub-points a thru d, all pertaining to the inclusion of more retail / commercial space.

Through numerous discussions between members of the Design Team and Officials from various City agencies – the following changes have been incorporated into the project design.

- a. Removal of 5 residential units on the corner of Butler Street and the Pedestrian walkway, replaced with approximately 5,300 square feet of commercial / retail space.
- b. An increase of roughly 5,800 square feet of commercial / retail space in the primary commercial zone along West Ave. and Orchard Street.
- c. Defining approximately 2,100 square feet of leasing office space on Orchard Street.
- d. A total increase of over 13,200 square feet, nearly doubling the total commercial / retail space from the previous submission.
- e. Related we have added an entry point from Orchard to the Leasing Center, carrying the retail from West Ave. to the junction with the Pedestrian walkway.

2. Connectivity: request for a broader site plan with neighborhood context.

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- a. A drawing is / had been prepared with the assistance of the Landscape Architect, Eric Rains Landscape Architecture.
3. Roof Lines on Loft Units: it was requested that we look at lowering some areas of the eve line.
 - a. We were able to lower segments of the eve line between 3 and 4 feet on the east building, and elevations facing Quincy Street and Butler Street. per the suggested modification, we increased the pitch of the roof area at these lowered segments. The effect is to create a more broken up or differentiated façade element and a perceived lowering of the height of the building.
4. Garage Entries: it was requested that we review the building massing above the entry points of the parking garage to “center” the entry point.
 - a. Orchard Street Entry: we reoriented much of the massing of the East building along Orchard Street to create accommodate the desired look. we also maintained an articulated faced along Orchard.
 - b. Butler Street Entry: we added additional massing above the garage entry for 3 floors and centered the entry on the enhanced element.
5. Activate sidewalk: look at the possibility of adding stoops to the units on Quincy Street.
 - a. After some discussion of this request, in particular, the importance of a landscaped edge along the building and the streetscape; a compromise was ultimately discussed. along with the aforementioned alterations to the eve line, we redesigned the base of the building, introducing more brick with a brick detail separating the base from the upper floors. We have introduced a new color of brick that is reminiscent of the brick on the small existing building on Quincy. We are also keeping our glass line low to the adjacent grade. We feel that combined with thoughtful landscaping, this will dynamic, pedestrian friendly, unique façade on Quincy.
6. Commercial Store Front: in short there was a request to review the store front (on West Ave.) and potentially add more character.
 - a. This is still a work in progress and the one comment we have not been able to dig deeply into at this time. However we certainly intend to develop an alternate scheme for review and discussion.
7. Corner Towers: the comment was made to make the cornice line on the 3 “tower” elements of the West building bolder.
 - a. To address this, we did four things:
 - i. First, we raised the “tower” elements 3 feet, above the previous height.
 - ii. We increased the cornice detail from 18 inches to 4 feet.
 - iii. We increased the depth of the cornice from 10 inches to 20 inches.
 - iv. We added brackets to the cornice to further enhance the appearance.

This concludes the narrative response the specific review points presented to us from the 10-22-2020 meeting.

However, related changes to the project include the inclusion of Townhome units lining the edge of the East building, fronting on the Pedestrian walkway. These units can be accessed from the Pedestrian walkway as well as from inside of the building. An area well will be required to accommodate a “front door” as well as a providing light and air into the units. This is a very urban solution reminiscent homes of Boston and New York.

Thank you,
Bill Warwick
BartonPartners.