

October 16, 2023

VIA E-MAIL & HAND DELIVERY

Michael Wrinn
Director
Planning and Zoning Department
Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897
Michael.Wrinn@wiltonct.org

Re: Pre-Application Review
Address: 15 Old Danbury Road, Wilton, Connecticut
Requesting Parties: Toll Brothers, Inc. (Contract Purchaser) & CD Station LLC
(Owner)

Dear Director Wrinn:

As you know, our firm represents the above-captioned Requesting Parties in connection with the potential redevelopment of the property located at 15 Old Danbury Road, Wilton, Connecticut (the "Property"). The Property is approximately 4.28± acres and is located on the westerly side of Danbury Road. It is designated as Tax Lot 22 on Map 74 in a DE-5 Design Enterprise District. The Property is currently improved with a vacant commercial office building, surface parking lot, and a decorative water feature. The proposed redevelopment would remove the existing improvements and replace them with a new five-story multi-family residential building, accompanying amenities (i.e. pool, courtyard), landscaping, and other site improvements. As currently contemplated, the redevelopment would include approximately 207 apartments with a mixture of one-bedroom, two-bedroom and three-bedroom units.

The proposal has been designed to be generally consistent with the Draft OL-3 Danbury Road TOD Overlay District regulations, as revised to September 25, 2023 (the "Draft OL-3 Regulations"). Given the site's proximity to the Wilton Train Station and status as a transit-oriented development, Toll Brothers believes the standards contained in the Draft OL-3 Regulations are appropriate for this location. We understand that the Planning and Zoning Commission (the "Commission") may be considering a text change for this area and look forward to working with the Commission in this regard.

In furtherance of the proposed applications, please find enclosed the following revised materials:

- Letters of Authority from the Owner and Contract Purchaser;

- Project Narrative;
- ALTA/NSPS Land Title Survey, prepared by F.A. Hesketh & Associates, Inc., dated June 1, 2023, entitled “ALTA-1”;
- Plans from Beinfield Architecture, PC, dated October 13, 2023, including:
 - Cover Page;
 - “Zoning & Building Metrics, A0.01”;
 - “Aerial, A0.20”;
 - “Proposed Conditions”;
 - “Site Plan, A0.90”;
 - “Basement Floor Plan, A1.00”;
 - “First Floor Plan, A1.01”;
 - “Typical Floor Plan (Lvl 2-4), A1.02”;
 - “Fifth Floor Plan, A1.03”;
 - “Roof Plan, A1.04”;
 - “Building Section, A3.01”;
 - “Graphic Map, A4.00”;
 - “Topography, A4.01”;
- Architectural Illustration and Building Materials, prepared by Beinfield Architecture, dated October 16, 2023; and
- Plans prepared by Eric Rains Landscape Architecture, Inc., dated October 13, 2023, including:
 - “Overall Site Plan Rendering”; and
 - “Concept Images”

Please let me know if you have any questions or require additional materials. We look forward to presenting this proposal to the Commission at the October 23rd meeting.

Sincerely,



Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org
Development Team

September 14, 2023

Mr. Michael Wrinn Town Planner
Planning and Zoning Department Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897

**RE: 15 Old Danbury Road, Wilton, CT
Letter of Authority – CD Station LLC**

Dear Director Wrinn:

CD Station LLC (the "Owner"), is the owner of the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications in connection with the Property on the Owner's behalf. Thank you for your acknowledgement of said authority.

Sincerely,

CD Station LLC

By:  _____

Dana J. Moreau
Duly Authorized

September 15, 2023

Mr. Michael Wrinn Town Planner
Planning and Zoning Department Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897

**RE: 15 Old Danbury Road, Wilton, CT
Letter of Authority – Toll Bros., Inc.**

Dear Director Wrinn:

Toll Bros., Inc., is the contract purchaser for the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to act as agent for Toll Bros., Inc. in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

Toll Bros., Inc.

By:  Russell R. Rochestie
Senior Vice President

Project Narrative

I. Introduction

As stated in the 2019 Plan of Conservation and Development (the “POCD”), the “relatively high price of housing coupled with an available housing stock of detached single-family homes has more recently contributed to lower in-migration of younger working-age people and has increased the out-migration of empty-nesters and retirees.”¹ The trends of increased housing prices and decreased housing supply have only been exacerbated during and after the COVID-19 Pandemic. At the same time, “the community has increasingly expressed interest in increasing housing type variety and price points in design and location appropriate ways” to increase the Town’s overall housing stock and to attract and meet “the needs of occupants at different life and employment stages.”²

The Town of Wilton (the “Town”) has taken several steps to meet this demand. In 2021, the Wilton Planning and Zoning Commission (the “Commission”) amended the Wilton Zoning Regulations (the “Zoning Regulations”) to enact the DE-5R Overlay Zone (the “DE-5R”). In approving the DE-5R, the Commission recognized this new tool “will allow more diversified housing types and housing options and allow underperforming properties in the current zone to potentially convert to a more productive use.”³

The Town has continued to pursue a path of building needed housing in appropriate locations. The Commission is currently pursuing amendments to the Zoning Regulations that will facilitate the Town’s ability to provide current and future residents with a variety of housing options, and “to build a more vibrant, engaging downtown area.”⁴

Toll Brothers Inc. (“Toll Brothers”) looks to build on these efforts by repurposing the property located at 15 Old Danbury Road (the “Property”) from office to multifamily residential use. The Property is generally located on the westerly boundary of Route 7 and is adjacent to the Wilton Train Station (the “Station”). The Property is currently improved with a three-story office building and associated parking areas. According to the Property Field Card, the building was constructed in 1968. The Property is depicted in the aerial image below.

¹ POCD pg. 8.

² Id.

³ Resolution of Approval, #1121-5REG.

⁴ *Wilton official: Proposed zoning rules would help town find its ‘soul.’* [The Norwalk Hour](#), October 5, 2023.



II. Proposed Redevelopment

While the demand for housing has increased, the demand for office space has decreased. In light of this inverse relationship, and given its proximity to the Station and Wilton Center, the Property is well suited to be converted to multifamily residential use. Toll Brothers intends to replace the existing office building with a new, multifamily community comprised of 207 apartments. As currently contemplated, the proposed building will be primarily comprised of one- and two-bedroom apartments. A scattering of three-bedroom apartments is also under consideration at this time. Ten percent (10%) of the proposed apartments will be designated as Affordable Housing Units in accordance with the Wilton Zoning Regulations. A large outdoor courtyard, featuring a pool and associated recreational space, is also contemplated. A robust amenity program is anticipated, and 9,185± sf of amenity space is currently under consideration to

accommodate these facilities. Approximately 312 parking spaces are currently proposed onsite to accommodate future residents of the Property.

The proposed building will be five stories tall, and feature a blend of high-quality façade materials, including brick, horizontal fiber cement planks, and fiber cement panels. Comprehensive site landscaping and drainage improvements are also anticipated.

Conceptual plans for the proposed redevelopment have been designed to comply with the current Draft OL-3 Danbury Road TOD Overlay District regulations, as revised to September 25, 2023 (the “Draft OL-3 Regulations”). Toll Brothers understands that the Draft OL-3 Regulations have not been finalized and looks forward to working with the Commission to ensure appropriate regulatory tools are in place to guide the redevelopment of the Property. It should be noted that the proposed redevelopment is also consistent with the goals and policies outlined in the Draft OL-3 Regulations. Specifically, the proposal will:

- “Protect and strengthen the existing multi-family residentially oriented character of the area;”⁵
- “Promoted well-designed, high-density infill multi-family residential development, including affordable housing, at allocation with sufficient infrastructure and public transit;”⁶ and
- “Encourage sustainable development.”⁷

III. Conclusion

The contemplated redevelopment will provide needed housing in a location identified by the Commission as well suited for this use and support economic growth within Wilton Center specifically and the Town at large. Toll Brothers is excited to present this preliminary plan and looks forward to a productive dialogue with the Commission.

⁵ Draft OL-3 Regulations, Sec. Z.1.A.1.

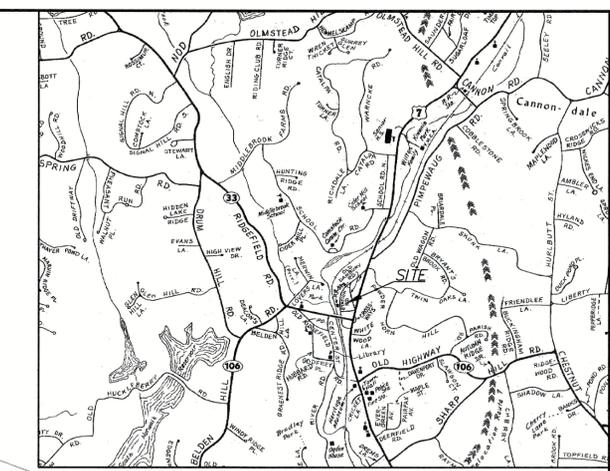
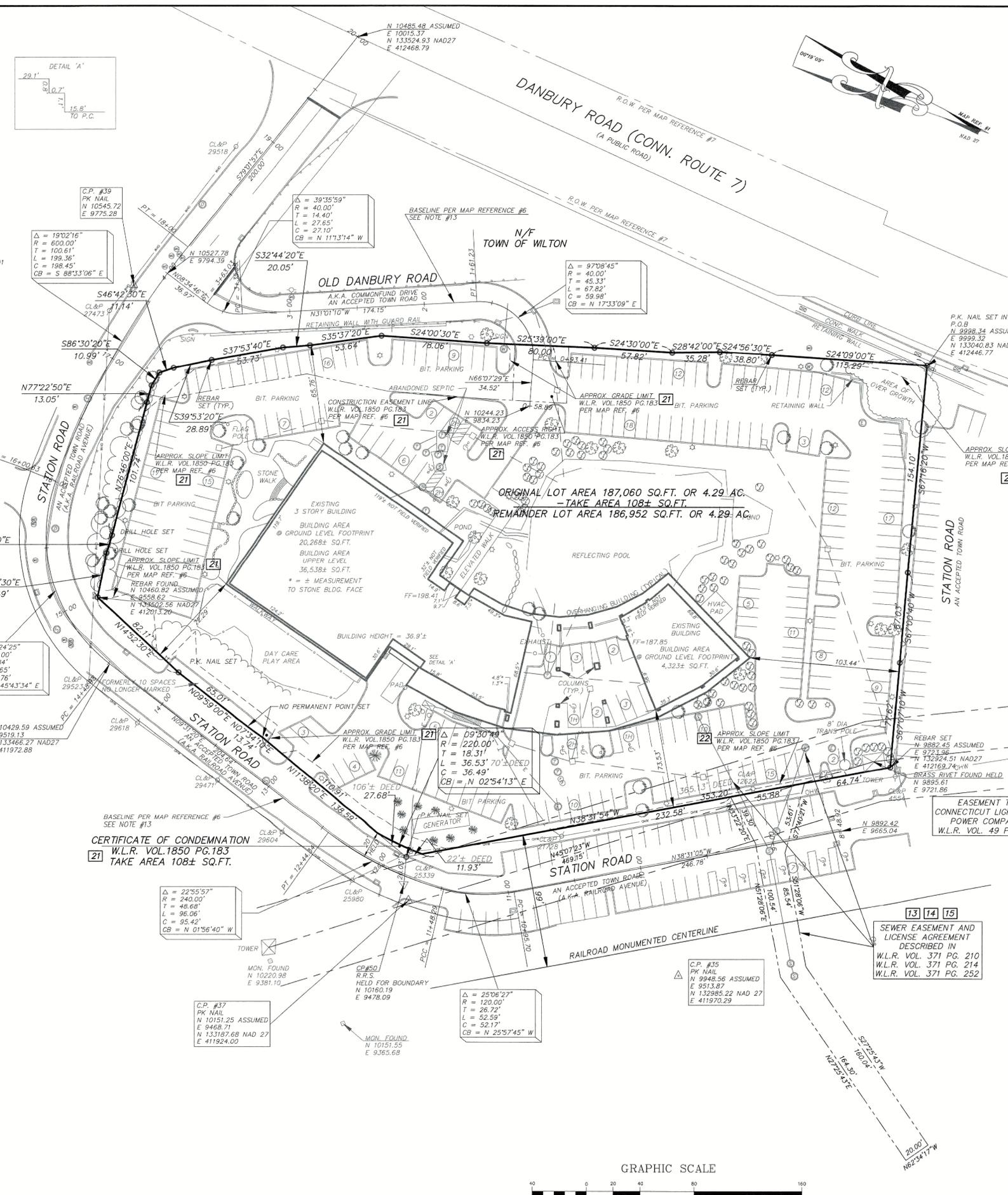
⁶ Draft OL-3 Regulations, Sec. Z.1.A.2.

⁷ Draft OL-3 Regulations, Sec. Z.1.A.4.

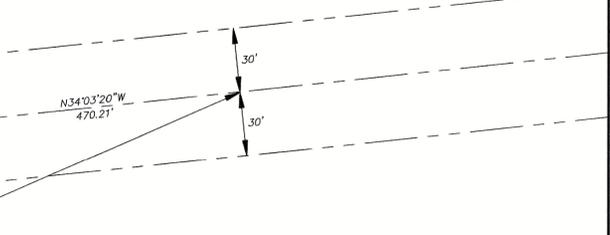
- LEGEND**
- = UTILITY POLE
 - ⊕ = CATCH BASIN
 - ⊙ = MONITOR WELL
 - W.L.R. = WILTON LAND RECORDS
 - VOL. = VOLUME
 - MON. = MONUMENT
 - ⊙ = SURVEY CONTROL POINT
 - ⊙ = FIRE HYDRANT
 - ⊙ = LIGHT STANDARD
 - ⊙ = EXIST. TREE
 - = TREE LINE
 - CL&P = CONNECTICUT LIGHT & POWER CO.
 - ③ = NUMBER OF PARKING SPACES
 - SNET = SOUTHERN NEW ENGLAND TELEPHONE
 - R.R.S. = RAILROAD SPIKE
 - ⊙ = SANITARY MANHOLE
 - ⊙ = UNKNOWN MANHOLE
 - ⊙ = FILL CAP
 - = UNDERGROUND ELECTRIC LINE
 - = UNDERGROUND TELEPHONE LINE
 - P.O.B. = POINT OF BEGINNING
- COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: CT-420791
EFFECTIVE DATE: APRIL 31, 2023 AT 5:00PM, SCHEDULE B, PART II EXCEPTION #
- NSM = NOT SURVEY MATTER
- NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
2. IT IS A PROPERTY SURVEY INTENDED TO BE USED FOR FINANCING PURPOSES.
3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
5. THE SUBJECT PARCEL IS CURRENTLY OWNED BY CD STATION, LLC. WILTON LAND RECORDS VOLUME 1158 PAGE 193 EXCEPTING THEREFROM LAND TAKEN BY THE STATE OF CONNECTICUT IN VOLUME 1850 PAGE 183, AND IS DEPICTED AS LOT 22 ON THE TOWN OF WILTON ASSESSORS MAP NUMBER 74. THE SUBJECT PARCEL IS ALSO REFERRED TO AS PID 3983 BY THE TOWN OF WILTON ASSESSORS OFFICE.
6. THE SUBJECT PARCEL IS LOCATED IN THE DE-5 DESIGN ENTERPRISE DISTRICT. ZONING INFORMATION DEPICTED HEREON IS BASED UPON ZONING AND SITE REQUIREMENTS SUMMARY PZR REPORT FOR: CD STATION 15 OLD DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR: BANKWELL DATE: DRAFT - 10/18/2019 PZR SITE NUMBER 133948-1 BY THE PLANNING & ZONING RESOURCE COMPANY. THIS SURVEYOR WAS NOT PROVIDED A ZONING REPORT FOR 2023 UPDATE.
7. BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE NUMBER 1. COORDINATES ARE ASSUMED.
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITIES DEPICTED HEREON HAVE BEEN COMPILED FROM RECORD PLANS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4545.
9. THE PARCEL DEPICTED HEREON IS LOCATED IN FLOOD ZONE X OTHER AREA (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "FLOODPLAIN, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONN. JURISDICTIONS" (ALL JURISDICTIONS) PANEL 0383 OF MAP NUMBER 090100383 EFFECTIVE DATE JUNE 18, 2010" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. THIS SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: CT-6420791 EFFECTIVE DATE APRIL 19, 2023 AT 5:00PM AND ALL SCHEDULE B, PART II EXCEPTIONS OF A SURVEY NATURE ARE NOTED OR DEPICTED HEREON.
11. ROUTE 7, STATION ROAD A.K.A. RAILROAD AVENUE AND OLD DANBURY ROAD A.K.A. COMMONFUND DRIVE DEPICTED HEREON WERE RECONSTRUCTED AS PART OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF ROUTE U.S. ROUTE 7. PROJECT NO. 161-118 (2002). UPDATED RIGHT OF WAY PLANS FOR ROUTE 7 ARE NOT YET AVAILABLE. NO ADDITIONAL CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS SUBSEQUENT TO PROJECT NO. 161-118 WERE OBSERVED.
12. THE SITE CONTAINS 260 REGULAR AND 8 HANDICAPPED PARKING SPACES AND DOES NOT INCLUDE THE 10 REGULAR PARKING SPACES WITHIN THE AREA RESERVED FOR TEMPORARY PARKING TO THE TOWN OF WILTON W.L.R. VOL. 377 PG. 278.
13. NO CONTROL POINTS REFERENCED ON THE RECONSTRUCTION OF ROUTE 7 PLANS (STATE PROJECT NO. 161-118) WERE FOUND. BASELINES DEPICTED HEREON WERE RECREATED BY USING OPUS RAPID STATIC OBSERVATIONS AND CORP-CON VERSIONS. CONTROL POINTS C.P. #37 PK NAIL N 10151.25 ASSUMED E 9466.71 N 133187.68 NAD 27 E 411924.00 NAD27 AND CONTROL POINT #35 PK NAIL N 9948.56 E 9513.87 ASSUMED = N 132985.22 E 411970.29 NAD 27 WERE USED FOR ORIENTATION.
14. THIS SURVEY DID NOT OBSERVE ANY MARKERS IDENTIFYING FIELD DELINEATION OF WETLANDS WHILE CONDUCTING THIS SURVEY.

- MAP REFERENCES:
1. MAP OF PROPERTY PREPARED FOR MARCELINO E. & JUDITH P. LAVIN WILTON, CONN. SCALE 1"=40' AUG. 7, 1989 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 2. MAP OF PROPERTY PREPARED FOR ANN DANA KUSCH WILTON, CONN. SCALE 1"=40' MARCH 25, 1983 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONNECTICUT
 3. MAP OF PROPERTY PREPARED FOR EMERY AIR FREIGHT CORP. WILTON, CONN. SCALE 1"=40' SEPT. 22, 1983 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 4. MAP OF PROPERTY PREPARED FOR MARCELINO E. & JUDITH P. LAVIN WILTON, CONN. SCALE 1"=40' SEPT. 17, 1981 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 5. EASEMENT MAP PREPARED FOR STATION PARK CO. SCALE 1"=40' WILTON, CONN. APR. 6, 1981 ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.
 6. TOWN OF WILTON MAP SHOWING LAND ACQUIRED FROM CD STATION, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF ROUTE U.S. 7, SCALE 1"=40', OCTOBER 2004 REVISED TO 04-01-2005, BUREAU OF ENGINEERING AND HIGHWAY OPERATION.
 7. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WILTON, NORWALK-DANBURY ROAD FROM SHARP HILL ROAD NORTHERLY ABOUT 5,475 FEET ROUTE U.S. 7, SCALE 1"=40', NUMBER 535-A SHEET 2 OF 2, MARCH 31, 1943.
 8. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WILTON, NORWALK-DANBURY ROAD FROM THE WHITE PROPERTY NORTHERLY ABOUT 5,700 FEET, ROUTE U.S. 7, SCALE 1"=40', NUMBER 535-A SHEET 2 OF 2, MARCH 31, 1943.



	REQUIRED	EXISTING
1. BUILDING SET-BACK LINES		
a. FRONT:	50 FEET	65.78 FEET - OLD DANBURY ROAD 72.29 FEET - STATION ROAD (PER SURVEY)
b. SIDE/REAR:	100 FEET, ABUTTING RESIDENTIAL 50 FEET, OTHERWISE	103.44 FEET - SOUTH (PER SURVEY)
c. PARKING - SIDE/REAR:	75 FEET, ABUTTING RESIDENTIAL 25 FEET, OTHERWISE	6 FEET - SOUTH (PER SCALE OF SURVEY)
2. BUILDING SIZE		
a. MAXIMUM BUILDING HEIGHT OR STORIES:		39 FEET/3 STORIES
b. EXISTING BUILDING HEIGHT OR STORIES:		36.9 FEET/3 STORIES (PER SURVEY)
c. BUILDING SITE AREA REQUIREMENTS:		MINIMUM LOT SIZE 5 ACRES EXISTING LOT SIZE 4.29 ACRES (PER SURVEY) MINIMUM LOT FRONTAGE 150 FEET EXISTING LOT FRONTAGE EXCEEDS 150 FEET (PER SURVEY)
3. DENSITY		
a. BUILDING DENSITY FORMULA:		MAXIMUM BUILDING COVERAGE 25% 24,591 / 186,952 = 13% MAXIMUM IMPERVIOUS COVERAGE 50% EXISTING IMPERVIOUS COVERAGE 85% (PER SCALE OF SURVEY)
b. APPROXIMATE BUILDING FOOTPRINT:		24,591 SQUARE FEET (PER SURVEY)
4. PARKING		
a. PARKING SPACE FORMULA:		1 SPACE PER 300 SQUARE FEET 94,463 / 300 = 315 SPACES
b. PARKING SPACES REQUIRED:		315 TOTAL PARKING SPACES
c. EXISTING PARKING SPACES:		268 TOTAL PARKING SPACES (PER SURVEY)



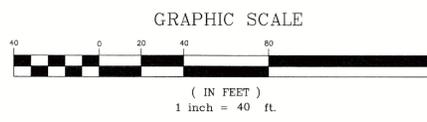
TO: TOLL BROS., INC., ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(b), 7(c), 8, 9, 11 VISIBLE AND FROM INFORMATION FROM UTILITY COMPANIES, & 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS CONDUCTED IN JANUARY 1999 AND, AND LAST UPDATED IN MAY 2023.

THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TODD S. HESKETH, L.S. 17945 DATE: 6-1-23



ALTA/NSPS LAND TITLE SURVEY

PROPERTY OF
CD STATION, LLC
15 OLD DANBURY ROAD
WILTON, CONNECTICUT

drawn by: CAD job no: 89100
date: 01-28-1999
scale: 1"=40' checked by: TSH sheet no: 1 OF 2

REVISIONS:

NO.	DATE	DESCRIPTION
1	02-11-99	FINAL BOUNDARY
2	02-23-99	ATTORNEY'S COMMENTS
3	03-04-99	CHANGE CL&P EASEMENT TO 30'
4	03-09-99	ATTORNEY'S COMMENTS
5	03-25-99	ADDITIONAL TOPO
6	02-28-02	UPDATE PLAN
7	04-12-02	ATTORNEY'S COMMENTS
8	10-11-2018	ALTA UPDATE/TITLE COMMITMENT

ALTA-1

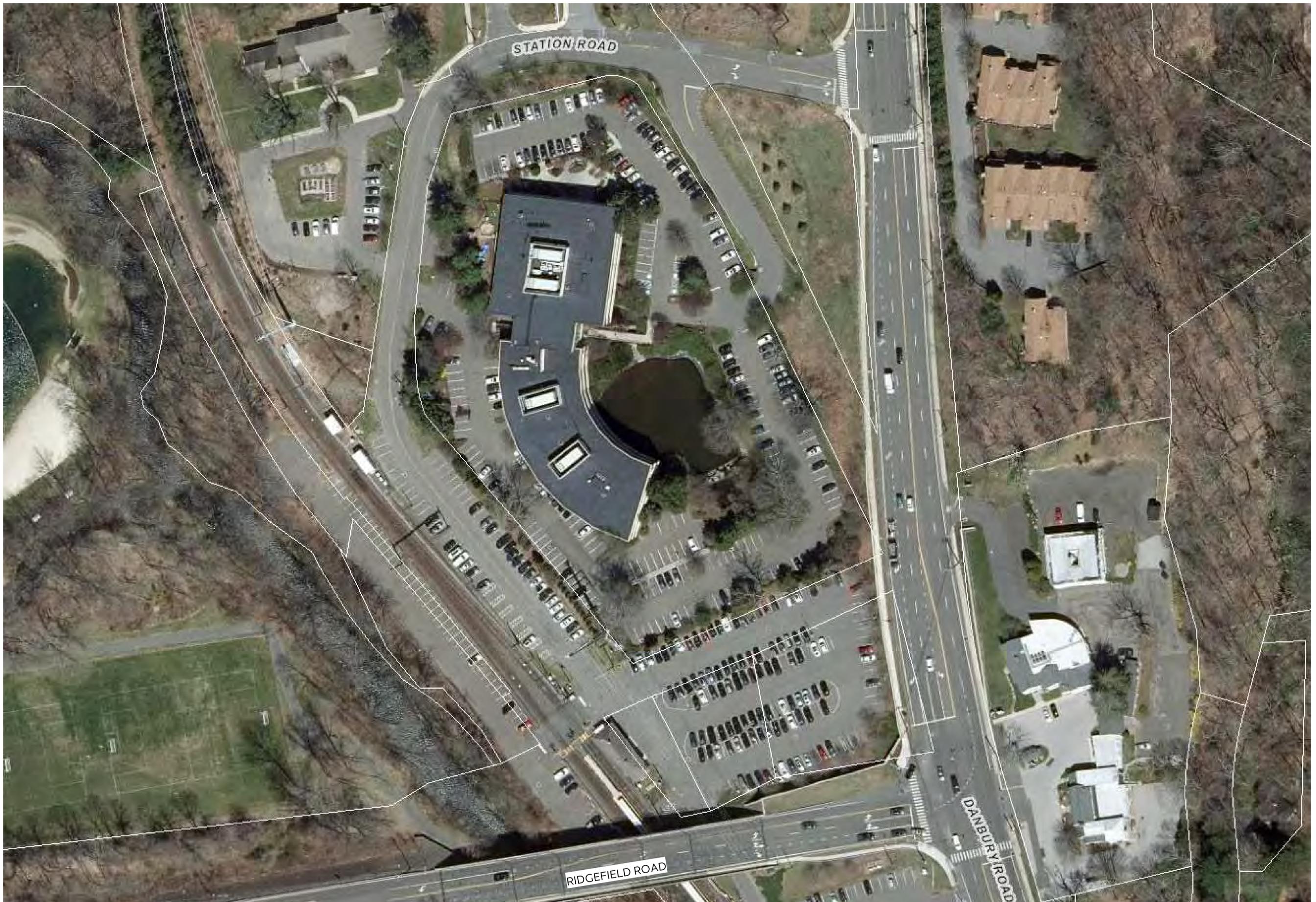
F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Cell & Traffic Engineers • Surveyors • Planners • Landscape Architects

Phone (860) 658-8000
Fax (860) 844-8600
e-mail fah@fah.net

15 OLD DANBURY RD

BEINFELD ARCHITECTURE

10/13/23



1 WILTON TRAIN STATION

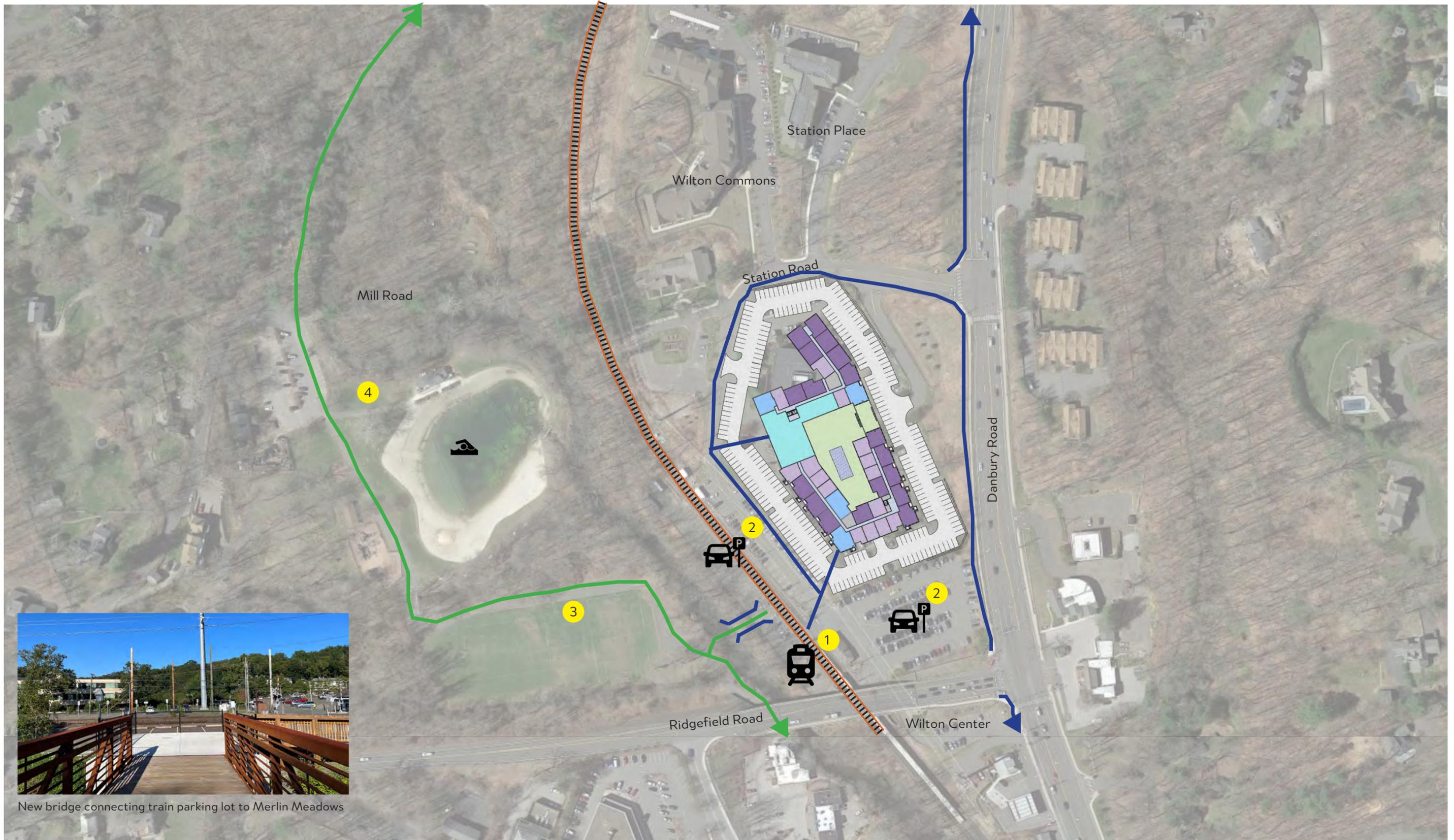
3 RECREATION FIELDS

— NORWALK RIVER VALLEY TRAIL

2 PUBLIC PARKING

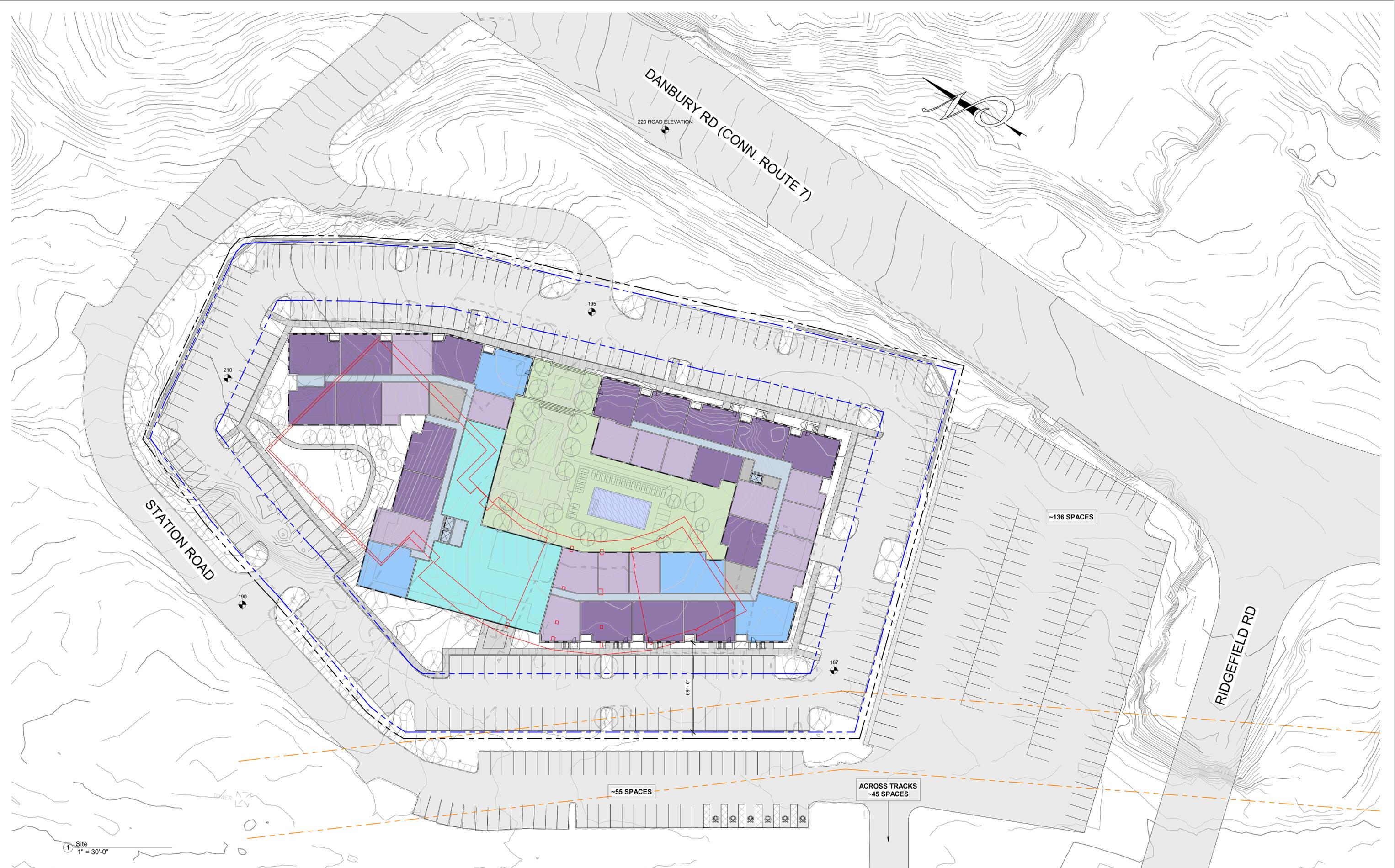
4 MERWIN MEADOWS

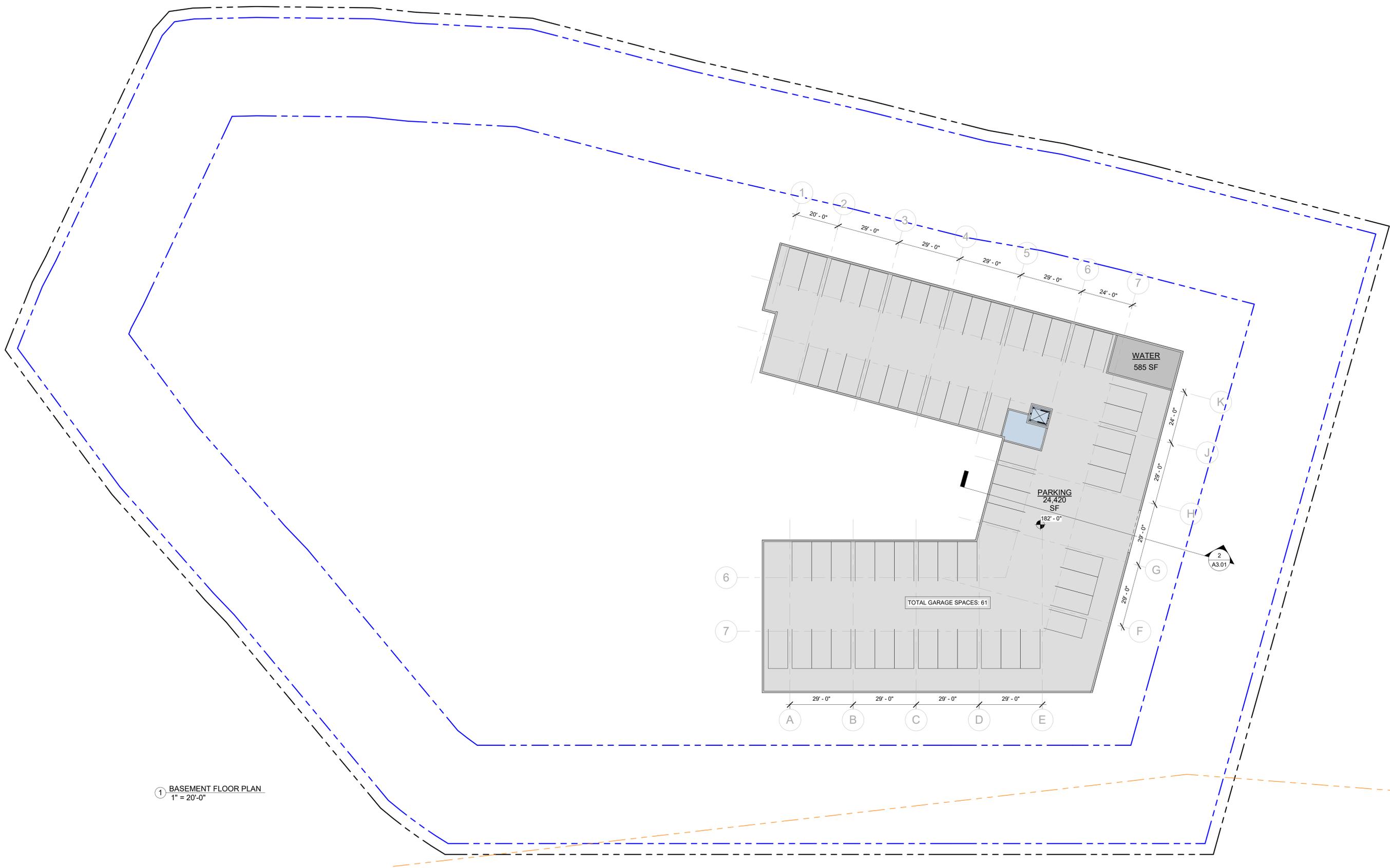
— PEDESTRIAN PATH



New bridge connecting train parking lot to Merlin Meadows

15 Old Danbury Road | Proposed Conditions | 10.13.2023

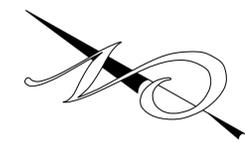




1 BASEMENT FLOOR PLAN
1" = 20'-0"



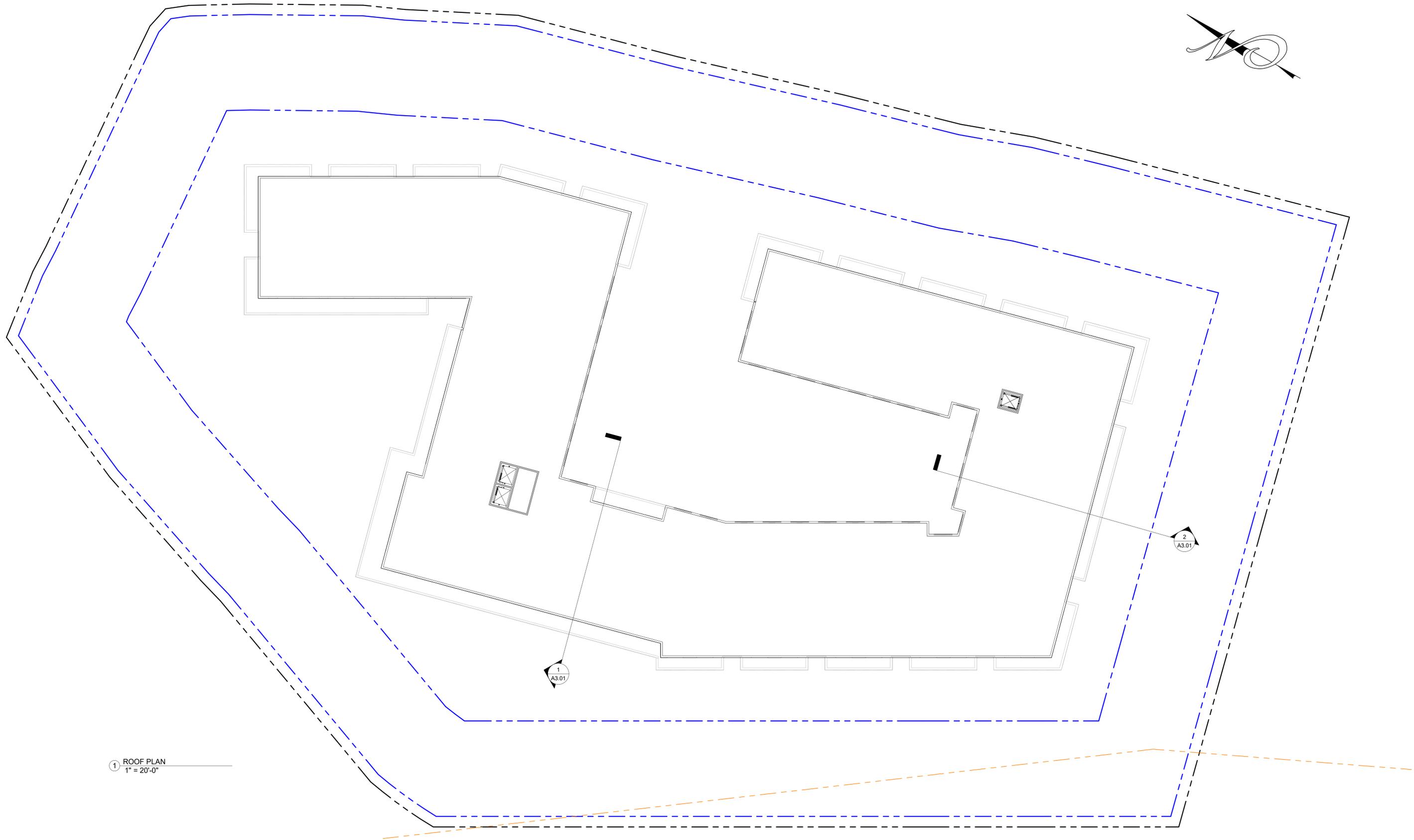
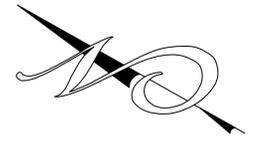
1 FIRST FLOOR PLAN
1" = 20'-0"



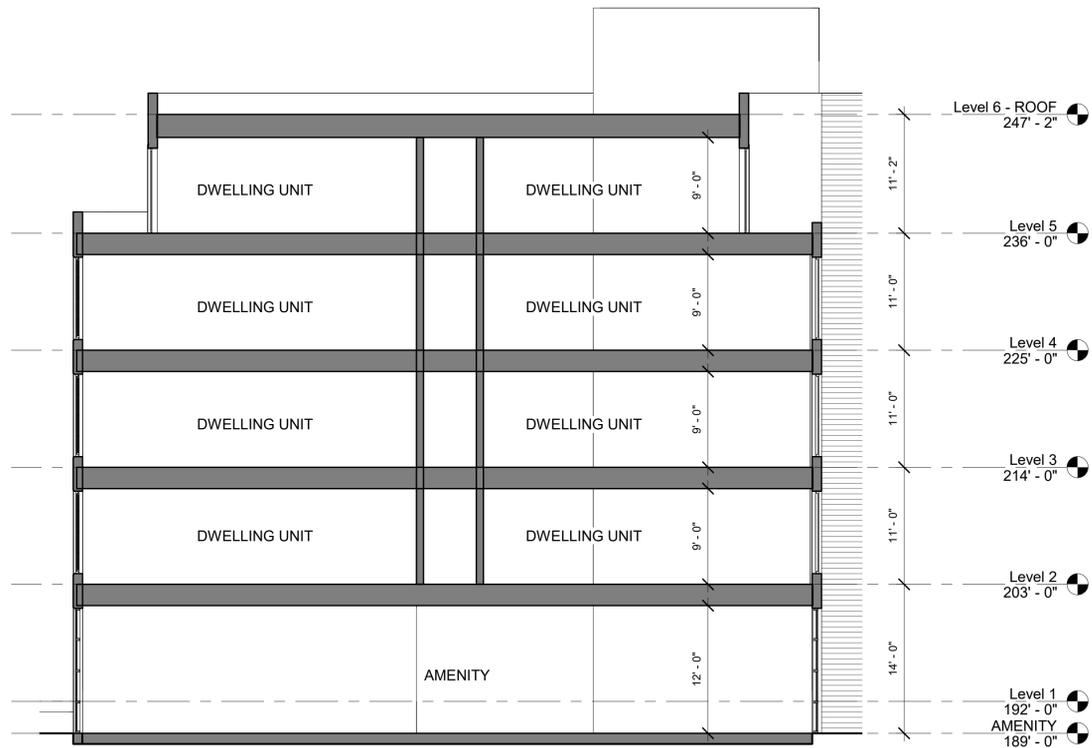
1 TYPICAL FLOOR PLAN
1" = 20'-0"



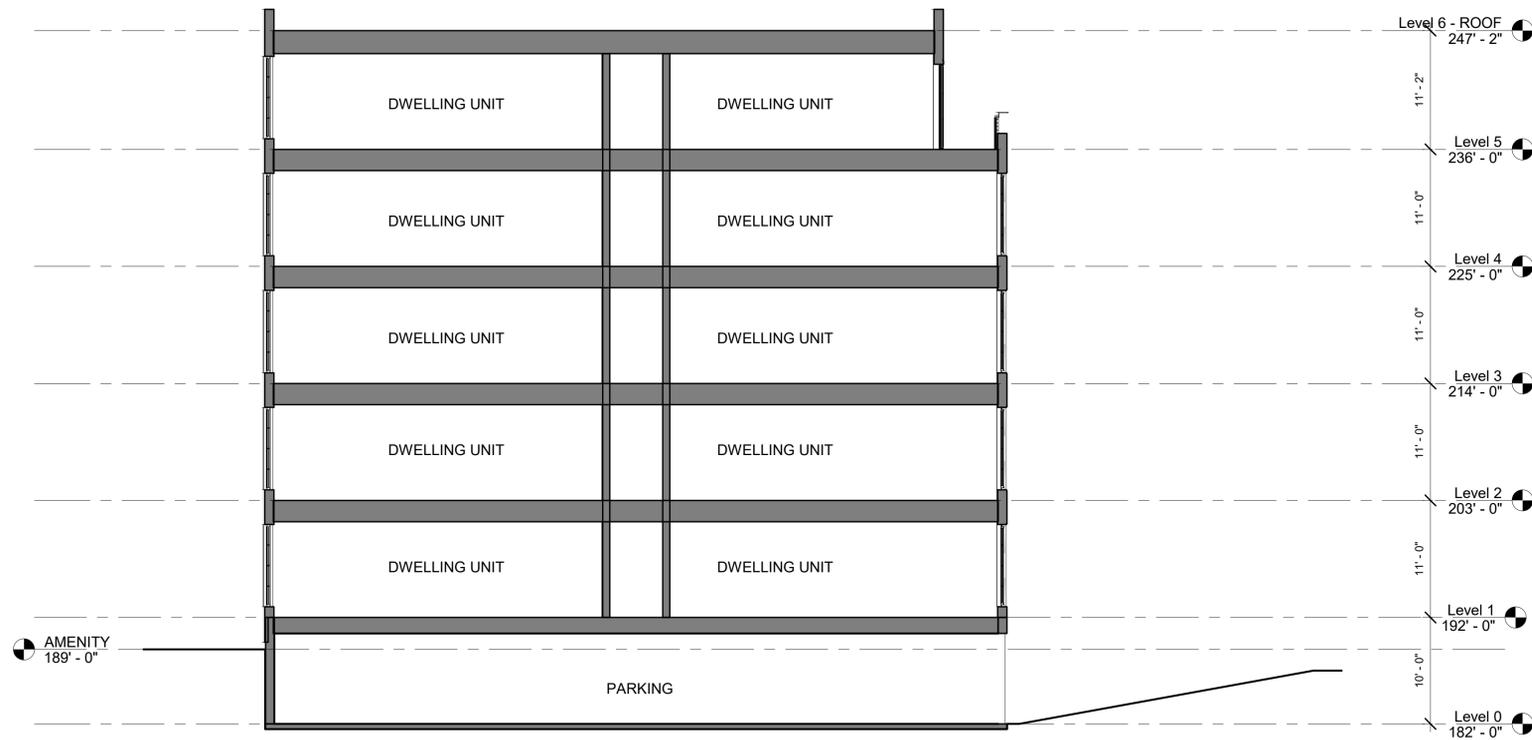
① FIFTH FLOOR PLAN
1" = 20'-0"



① ROOF PLAN
1" = 20'-0"

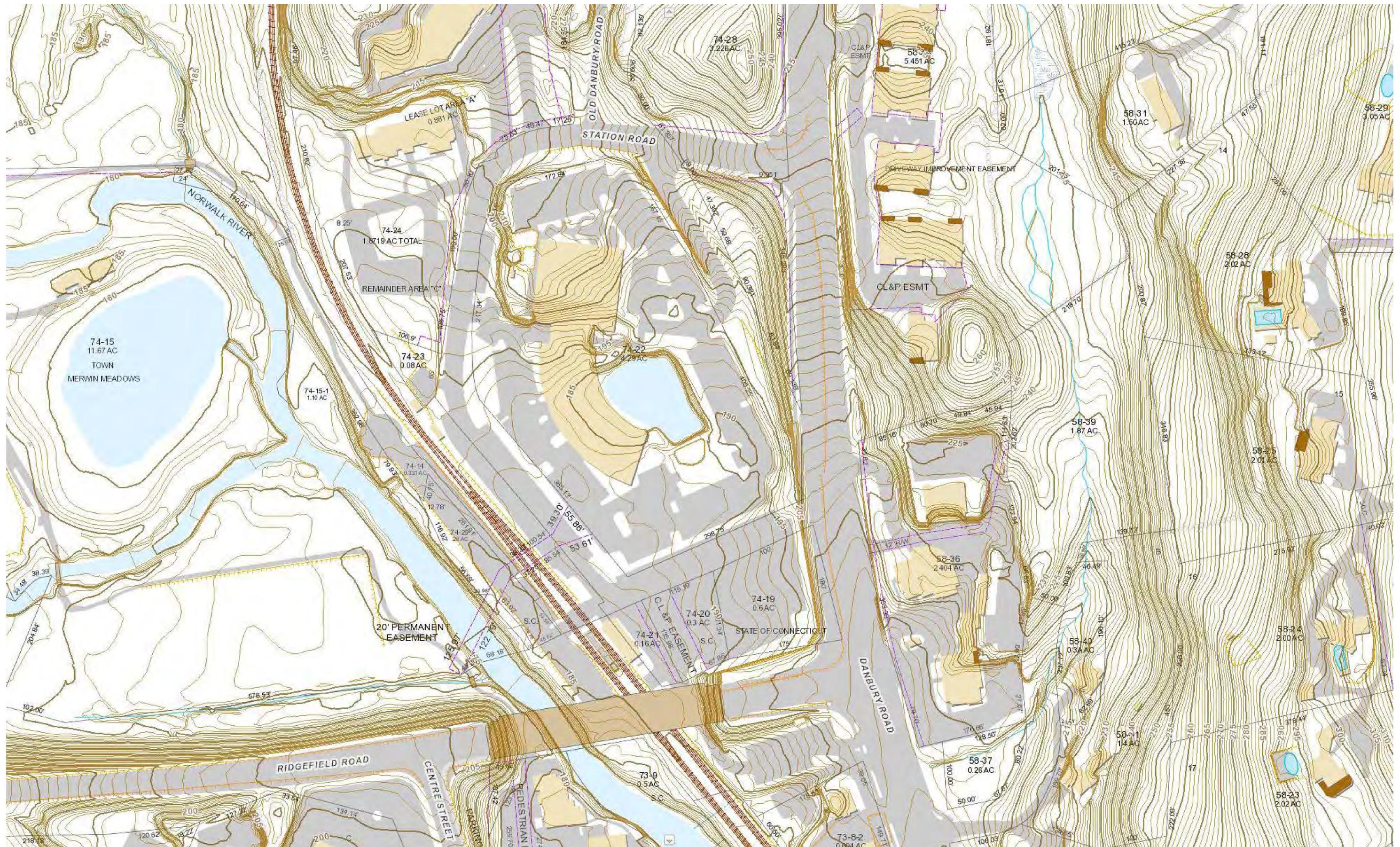


① BUILDING SECTION @ AMENITY
1/8" = 1'-0"

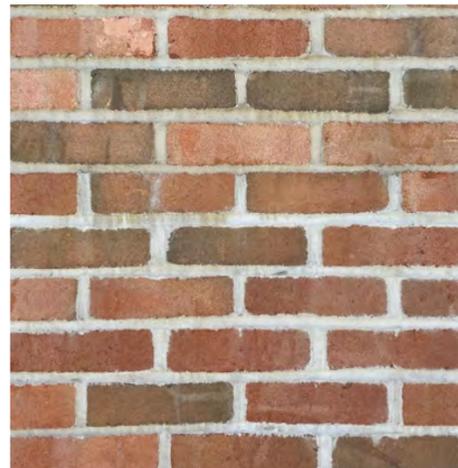


② BUILDING SECTION @ PARKING
1/8" = 1'-0"





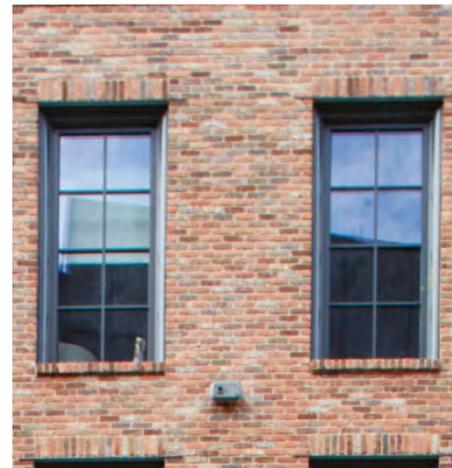




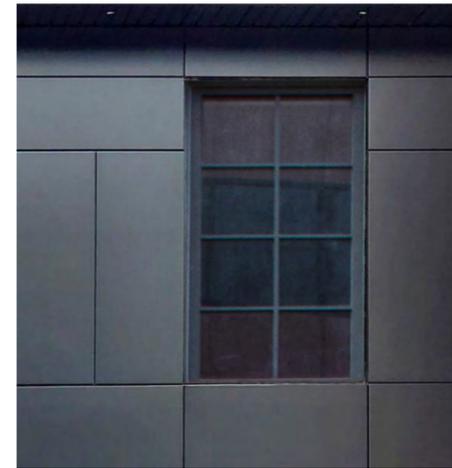
1. Brick



2. Fiber Cement



3. Divided Light Windows/Brick



4. Divided Light Windows/Fiber Cement

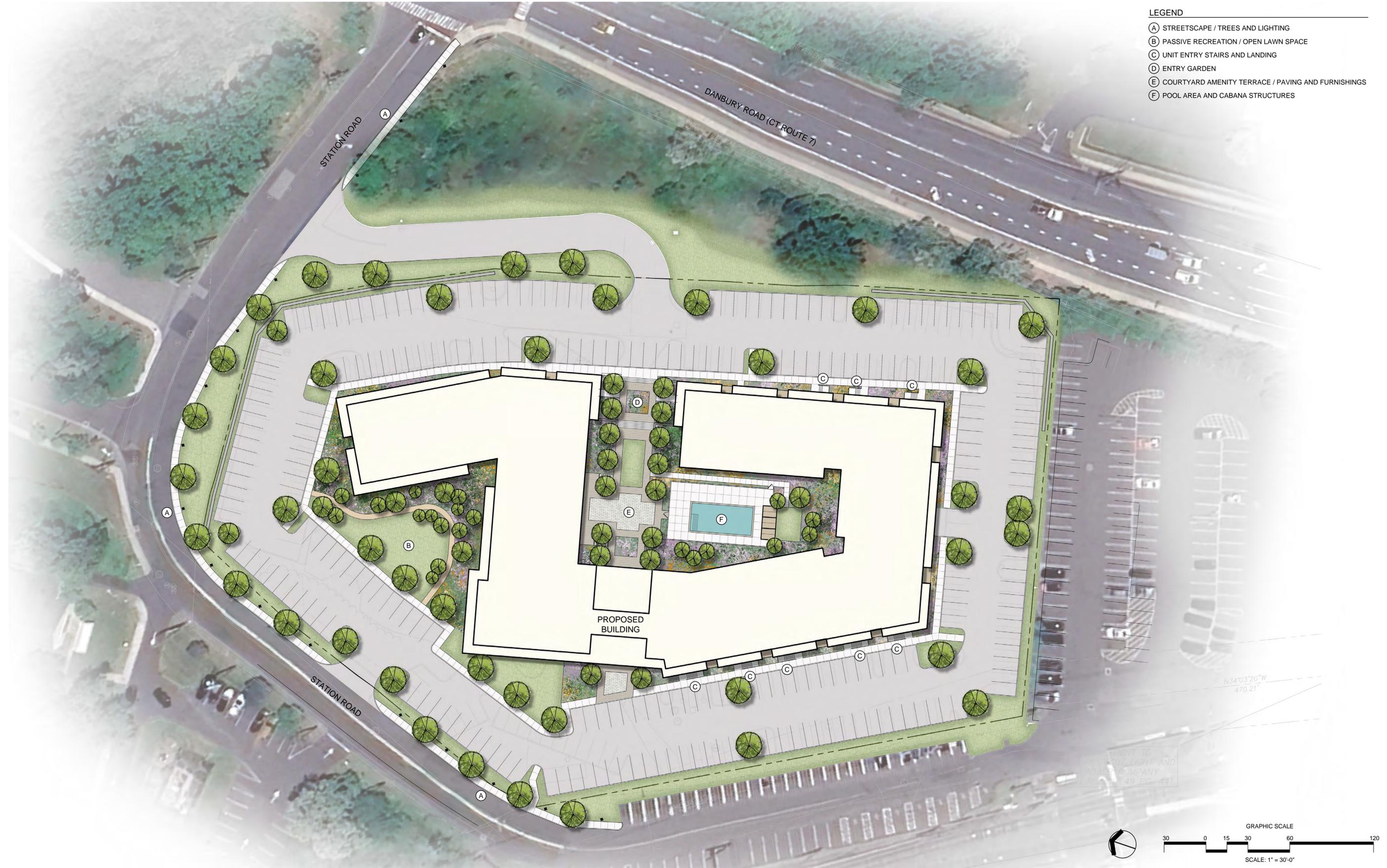


5. Cable Rail



5. Front Stoop

- LEGEND**
- (A) STREETSCAPE / TREES AND LIGHTING
 - (B) PASSIVE RECREATION / OPEN LAWN SPACE
 - (C) UNIT ENTRY STAIRS AND LANDING
 - (D) ENTRY GARDEN
 - (E) COURTYARD AMENITY TERRACE / PAVING AND FURNISHINGS
 - (F) POOL AREA AND CABANA STRUCTURES





A STREETScape



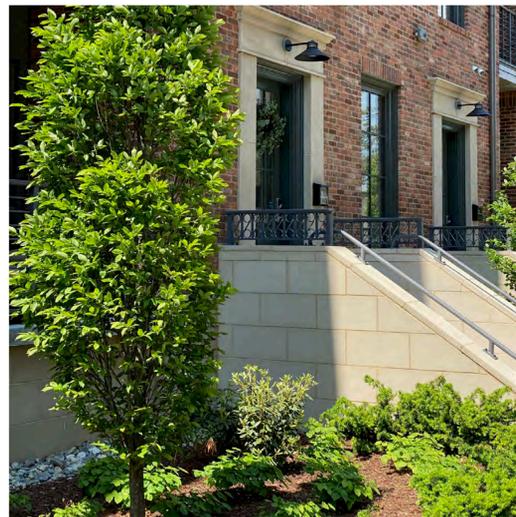
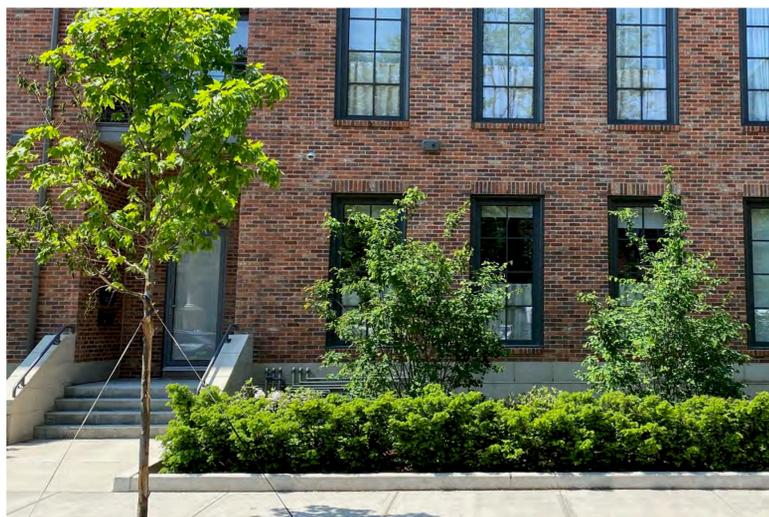
D ENTRY GARDEN



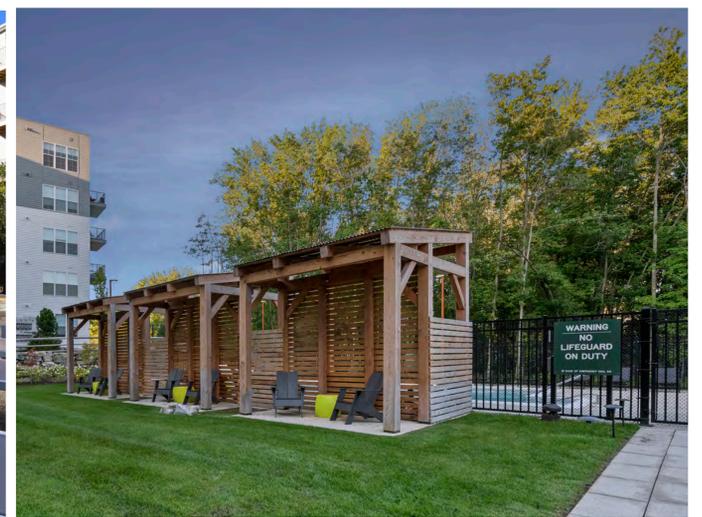
B PASSIVE RECREATION / OPEN LAWN SPACE



E COURTYARD AMENITY TERRACE



C UNIT ENTRY STAIRS AND LANDING



F POOL AREA