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ct Project of the Month

DESIGNED BY BARRY SVIGALS OF SVIGALS + PARTNERS

Atlantic Holdings' 25,000 s/f mixed-use Station Square in Madison nears completion

MADISON, CT Station Square, a 25,000 s/f mixed-use project developed by Atlantic Holdings LLC, is nearing completion. The three-building development combines office, retail and residential use in the heart of Madison's business center. The first tenant, Webster Bank, is open for business in a 4,000 s/f free-standing branch building with drive-thru and ATM lanes and the six rental apartments and retail spaces are scheduled for September 2007 occupancy.

The mixed-use concept was encouraged by the Town of Madison after a collaborative Vision Plan was created by the town with the help of Yale Urban Design Workshop headed by Alan Plattus of the Yale School of Architecture. The Station Square site was identified in the Vision Plan as the key gateway to Madison for traffic entering the town from I-95, exit 61, two blocks north of the site. In addition, the site location of Rte. 79 (Durham Rd.) and Bradley Rd. is directly across the street from the new Shoreline East train station which is under construction by the state of Connecticut DOT and Metro North and is scheduled for completion in the spring of 2008. The site also encompasses the Tuxis Pond Walkway, a raised wooden walkway which overlooks Tuxis Pond and connects the Boston Post Rd. to Bradley Rd. and the entrance to the new Shoreline East station. The walkway also connects Station Square with its neighbors CVS, Starbucks and Subway.

The buildings are constructed of brick with large expanses of glass. The architect for the project, Barry Svigals of Svigals + Partners in New

Haven designed the buildings to complement the traditional New England architecture of the town, while using innovative window wall systems and metal roofs to create a strikingly modern look. The results create high ceilings in the retail spaces with great interior visibility from the street, and apartments with the feeling of large spaces with plenty of light and air.

For the retailer, Station Square offers two high quality choices located facing Durham Rd., the gateway to Madison. The first building is 5,000 s/f with a full basement of 5,000 s/f. The interior of the building resembles a classic mill structure with exposed steel trusses and transom windows for indirect lighting. The trusses allow for the elimination of any interior columns and therefore give the retailer the most flexibility in laying out their space. Mechanical rooms, lavatories and storage are located in the basement level which can be accessed by an elevator. The open trusses, exposed metal ceiling decks, and exposed round metal duct work all combine to create a truly unique interior which many have commented looks like the interior of a building that might be found in SoHo in New York.

The second retail building offers 4,000 s/f of more traditional interior space while the floor to ceiling window walls create visual interest in the space as you view it from Durham Rd. The building abuts the Tuxis Pond Walkway and allows the tenant a view of the Tuxis Pond. On the second and third floors of this building are six luxury apartments of approximately 1,000 s/f each with



one bedroom and 1 1/2 baths.

Each apartment has GE stainless appliances and washer-dryer units. Four apartments have exterior balconies overlooking Tuxis Pond. With the walkway access to the new Shoreline



East train station and downtown Madison the apartments offer ease of living a busy life while leaving the car behind.

The town of Madison has long been known as an exclusive community on the Connecticut shoreline. Beachside estate houses and fine custom homes have attracted high income residents

to the town for many years. Retailing on the Boston Post Rd. has been led by RJ Julia Booksellers, one of the country's best-known independent bookstores.

Station Square Project Team

Atlantic Holdings LLC	Owner/Developer
Svigals + Partners	Architect
Anderson Associates	Civil/Site Engineer
Michael Horton & Associates	Structural Engineer
Newfield Construction Co.	General Construction
General Drafting & Design, Inc.	MEP
Leland Torrence Enterprises, LLC	Consultant
Citizens Bank	Lending

Owner / Developer

Station Square, an exciting, new mixed-use development overlooking Tuxis Pond in downtown Madison, Connecticut

APARTMENTS

- Six sophisticated, luxury apartments, approximately 1,000 square feet each. 1 bedroom, 1 1/2 baths. Loft, flat or balcony style. Washer/dryer. Gas appliances. Central air. Boardwalk to town and new train station across the street.
- Available September 1, 2007
- Contact Phil Carloni at RE MAX Alliance, 9203) 488-1641, pcarloni@remax.net

RETAIL SPACE

- Anchored by Webster Bank
- 5,000 square foot retail space, finish to suit, with elevator & full basement. Interior resembles classic mill structure, no interior columns
- 4,000 square foot retail space, finish to suit.
- Adjacent to new Shoreline East train station.
- Space available, September 1, 2007
- Contact Kevin Coady, Atlantic Holdings, (203) 671-4710, kcoady@rjulia.com.

**STATION
SQUARE
MADISON**



View of Station Square from the Madison train station entrance.

Consultant

Pre-Construction Services - Owner's Representative



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Architect

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Detail of sculptural frieze at Beecher School, New Haven

Architecture + Art

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