
THE LUXE

Client: F.D. Rich & Company

Location: Stamford, CT

Type: Mixed Use

Size: 196,00 SF



Grad, as an associate architect, with **Studio ABK** as the design architect, are involved in the development of The Luxe, which is an exciting new mixed use building designed for the corner lot at the intersection of Greyrock Place and East Main Street in the CC-N district of Stamford. The proposed design calls for 56 condominium units of various types and configurations. Valet parking is provided on 3 levels. Two floors of 10,000 sf each provides for office space. The amenities floor on the seventh level will include a fitness center, a resident lounge, function rooms and a 70' lap pool as well as a landscaped terrace and children's play area. *The building is designed with sustainable building systems.*

The unique corner site is bordered on two sides by the 1921 Southern New England Telephone Company building (now AT&T). The new building will fill the small corner parcel and provide an internal vehicular drop-off complete with valet parking. A small residential lobby faces the Main Street while the larger scaled office lobby faces the more busy Greyrock Place. The corner space between the two lobbies will be retail, with clear glass storefront creating a transparent expression that will enliven the street during the day and make for a warm and inviting glow at night. A continuous wrap-around canopy made of glass and metal will join the two lobbies and provide an inviting pedestrian scale at the sidewalk level and unite the two sides of the site.

The design has carefully considered the scale and character of the existing neighborhood and urban fabric. The building's massing is organized in 3 distinct forms, setting back twice on the smaller scaled East Main Street side of the project. The lower mass sensitively relates to the strong cornice line of the SNET building. Drawing upon the texture and coloration of the adjacent building, the exterior wall of the Luxe will be a combination of masonry, glass and metal. A decorative, woven metal screen will be used at the 3 parking levels. The wider terra cotta bands at the lower portions will reduce and give way to more glass as the building becomes lighter and more ethereal at the upper elevations.