



51st + MAYBERRY

PLANNING BOARD MEETING | FEBRUARY 3, 2016



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ELMWOOD TOWER
21 STORIES

RETAIL

LEAVENWORTH STREET

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MULTI-FAMILY HOUSING

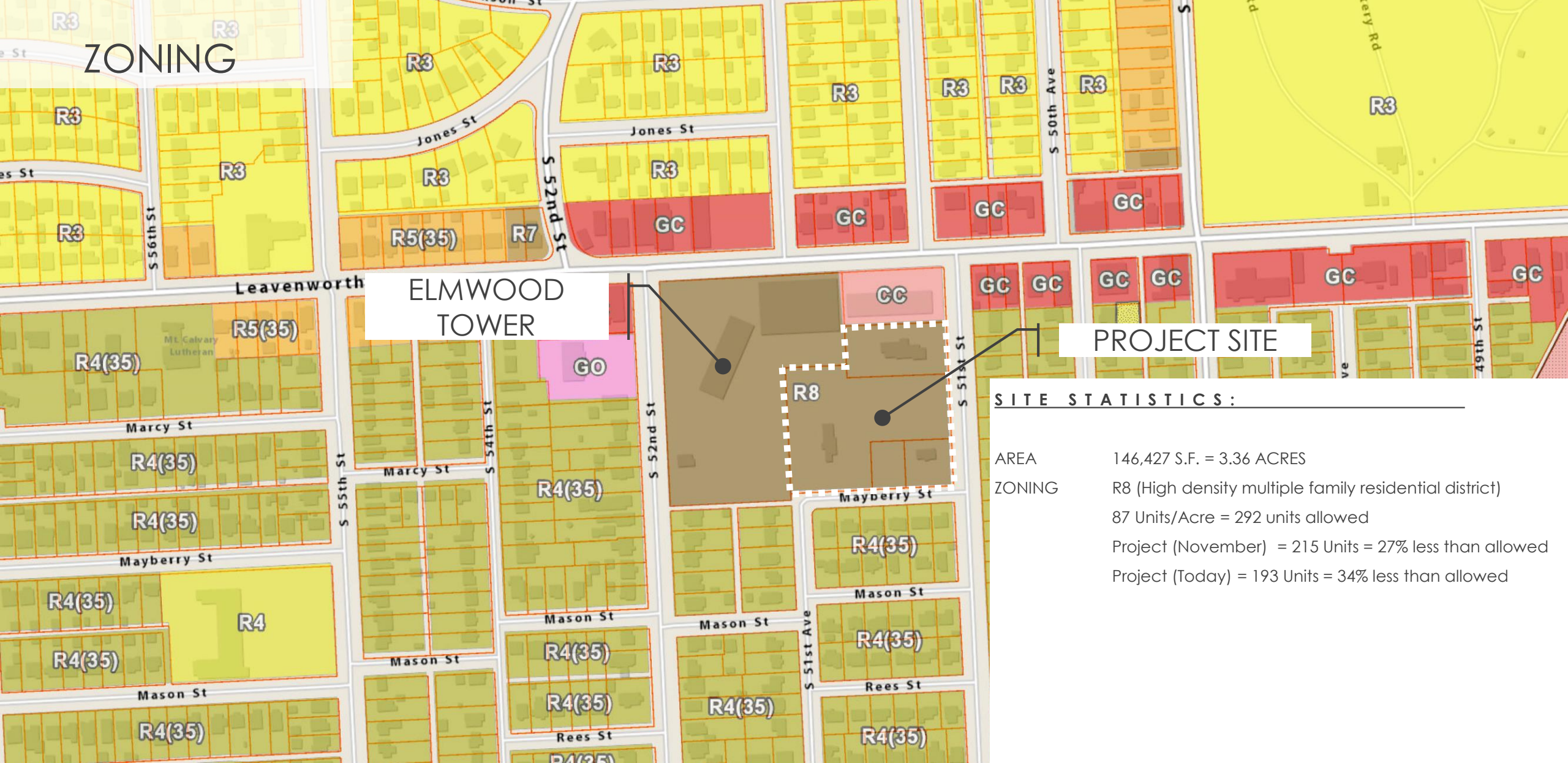
MAYBERRY STREET

51st STREET

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ZONING



ELMWOOD
TOWER

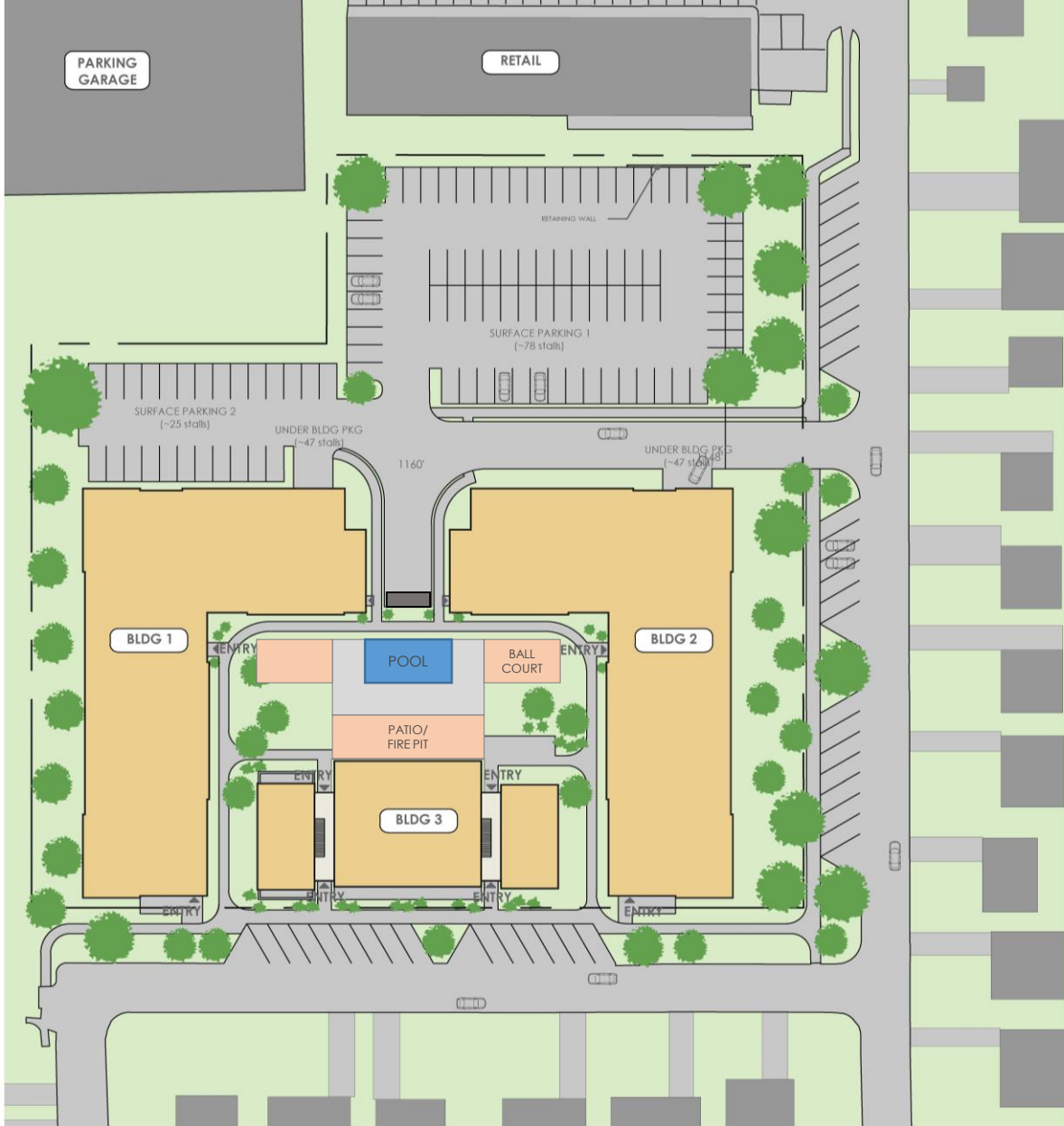
PROJECT SITE

SITE STATISTICS:

AREA	146,427 S.F. = 3.36 ACRES
ZONING	R8 (High density multiple family residential district)
	87 Units/Acre = 292 units allowed
	Project (November) = 215 Units = 27% less than allowed
	Project (Today) = 193 Units = 34% less than allowed

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SITE DEVELOPMENT PLAN:MACRO

Development Unit Mix

Unit Type	# of type	Mix %
Convertible Bedroom	122	63.21%
One Bedroom	47	24.35%
Two Bedroom	24	12.44%
Total	193	

Parking

Provided (Est.)

Surface -Lot 1	78
Surface -Lot 2	25
Under Building 1	47
Under Building 2	47
On-street Pkg	35
Total	232

Amenities

Outdoor

- Pool
- Ball court
- Patio
- Fire Pit
- Outdoor seating

Indoor

- Community room
- Fitness Room
- Coffee Bar
- Game Room
- Bluestone Development Office

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SITE SECTIONS:EXISTING



SITE SECTIONS:NEW APARTMENTS



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LANDSCAPING



SECTION ALONG 51ST ST



SECTION ALONG MAYBERRY



LAMP RYNEARSON

RSP - TUESDAY, JANUARY 26, 2015



1 STREET TREES



2 PARKING LOT SCREENING



3 ORNAMENTAL TREE GROVE



4 RESIDENTIAL SIDEWALK



5 BRICK-VENEERED PLANTER WALLS

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