

OWNER/DEVELOPER

BLUESTREAM 3 LLC.

ARCHITECT

HENNEMAN & ASSOCIATES, LLC.

LANDSCAPE DESIGNER

DESIGN COLLECTIVE, INC.

CIVIL ENGINEER

VOGEL ENGINEERING + TIMMONS GROUP



Blue Stream Phase 3 is a proposed mixed-use development comprised of four separate buildings served by a combination of surface and structured parking spaces all integrated by an elaborately landscaped system of pathways and public amenity spaces.

The site is an irregular parcel approx. 8.3 acres in size with roughly 700 linear feet of frontage directly onto Route 1. The largest building is a 112,000 gsf 4 story/ 104-unit apartment “wrapper” with a 190 space - 4 story precast parking garage wrapped on 3 side by the apartment structure. The second residential building is a 56,000 gsf 4 story/ 56-unit apartment structure with surface parking. The third building is a 2 story/ 24,000 sf commercial office/retail structure with surface parking. The fourth building is a free standing 1,600 sf Starbucks w/ a drive thru window.

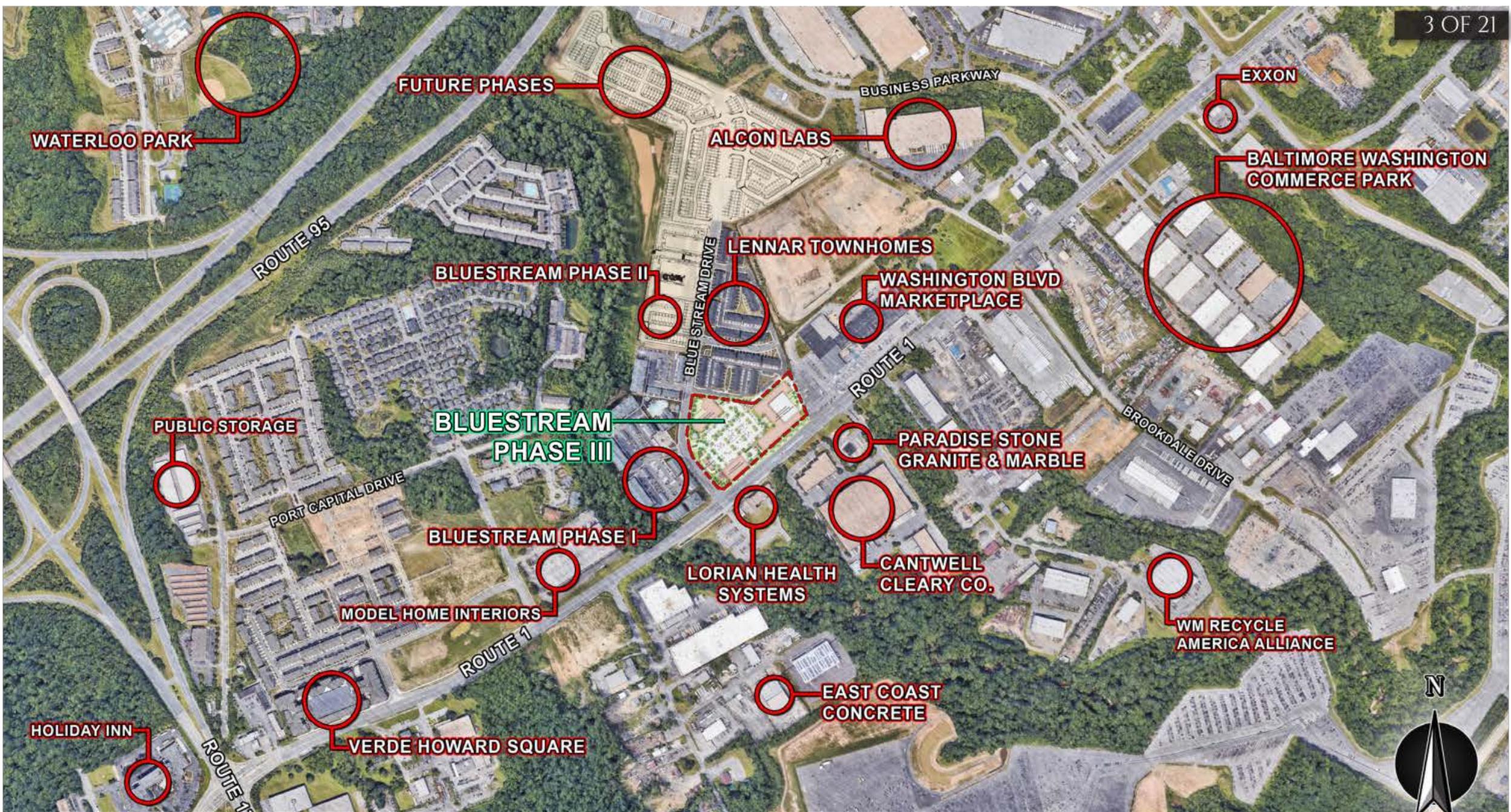
These four structures are arranged around a central paved parking area, which will be mostly obscured from view by landscape plantings and the buildings themselves, thus preserving the urban design intent as set out in the Route 1 Guidelines. The multi-family apartment buildings will consist of 1, 2 & 3-bedroom luxury rental units, placing residents right in the heart of the bustling Route 1 Corridor.

The layout of the development is both insular and inviting, fostering a strong sense of community within while also reaching out to the surrounding neighborhoods. The proposed retail/office building offers shopping opportunities not only to residents of the development, but also to the greater neighborhood and to the shoppers of the entire Route 1 Corridor.

As the goals set out by the Route 1 Guidelines are achieved, this retail can become a vital link in the walkable chain of developments along the corridor. Lastly, the inclusion of a Starbucks drive-thru coffee shop is the epitome of convenience for any commuters in this development. The location of this store within the development also makes it very convenient to travelers along Route 1, while not creating a traffic nuisance for residents.

Blue Stream Phase 3 exemplifies the continued development goals sought by the development team. It provides essential product diversity, thereby reinforcing and enhancing the sense of community at Blue Stream. The buildings collectively provide the necessary backdrop for defining the public realm and engaging the individual at street level. Most importantly Blue Stream Phase 3 creates a robust, dynamic, and viable living alternative to its inhabitants and the surrounding community as a whole.





BLUESTREAM PHASE III – AERIAL CONTEXT MAP



BLUESTREAM PHASE III – EXISTING CONDITIONS PLAN

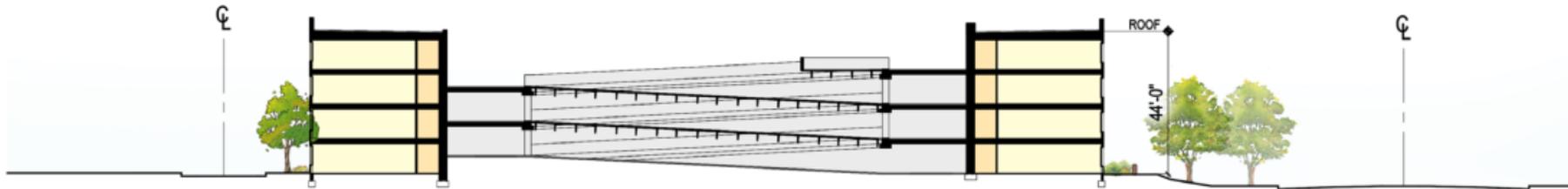


BLUESTREAM PHASE III – SITE PLAN



BLUESTREAM PHASE III - SPACES AND CONNECTIONS





PRIVET DR.

104 UNIT APARTMENT W/ PARKING GARAGE
SITE SECTION 1

Route 1

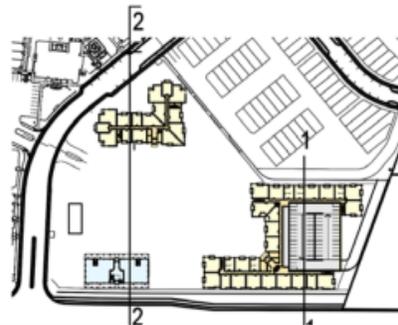


BLUE STREAM DR.

56 UNIT APARTMENT
SITE SECTION 2

OFFICE & RETAIL BLDG

ROUTE 1





BLUESTREAM PHASE III – WRAPPER APARTMENT ROUTE 1 ELEVATION



BLUESTREAM PHASE III – WRAPPER APARTMENT NORTH ELEVATION



BLUESTREAM PHASE III – WRAPPER APARTMENT WEST ELEVATION



BLUESTREAM PHASE III – 56 UNIT APARTMENT ENTRY ELEVATION



BLUESTREAM PHASE III – OFFICE/RETAIL ENTRY ELEVATION



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PROPERTY LINE





LOOKING NORTH



LOOKING EAST

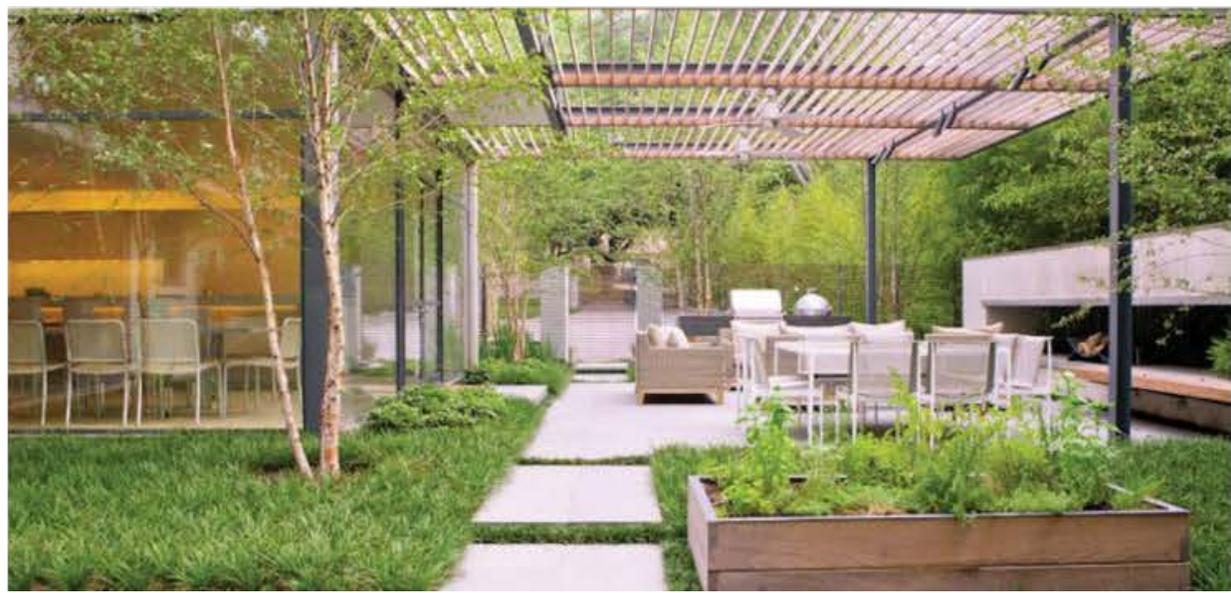
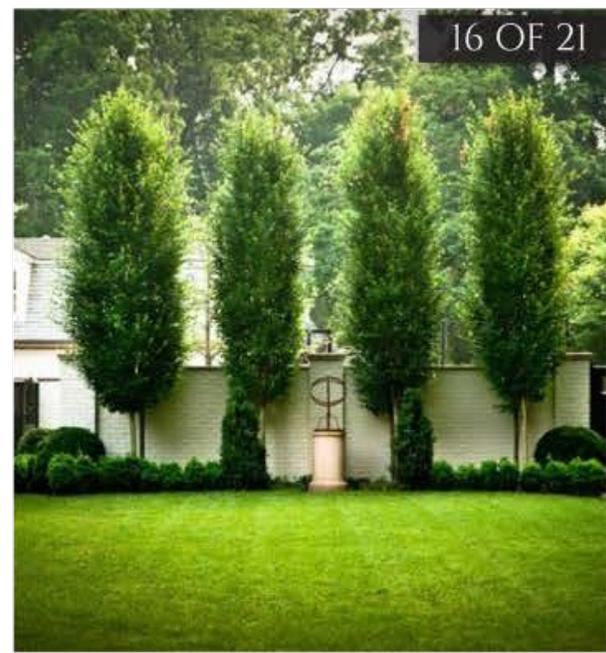
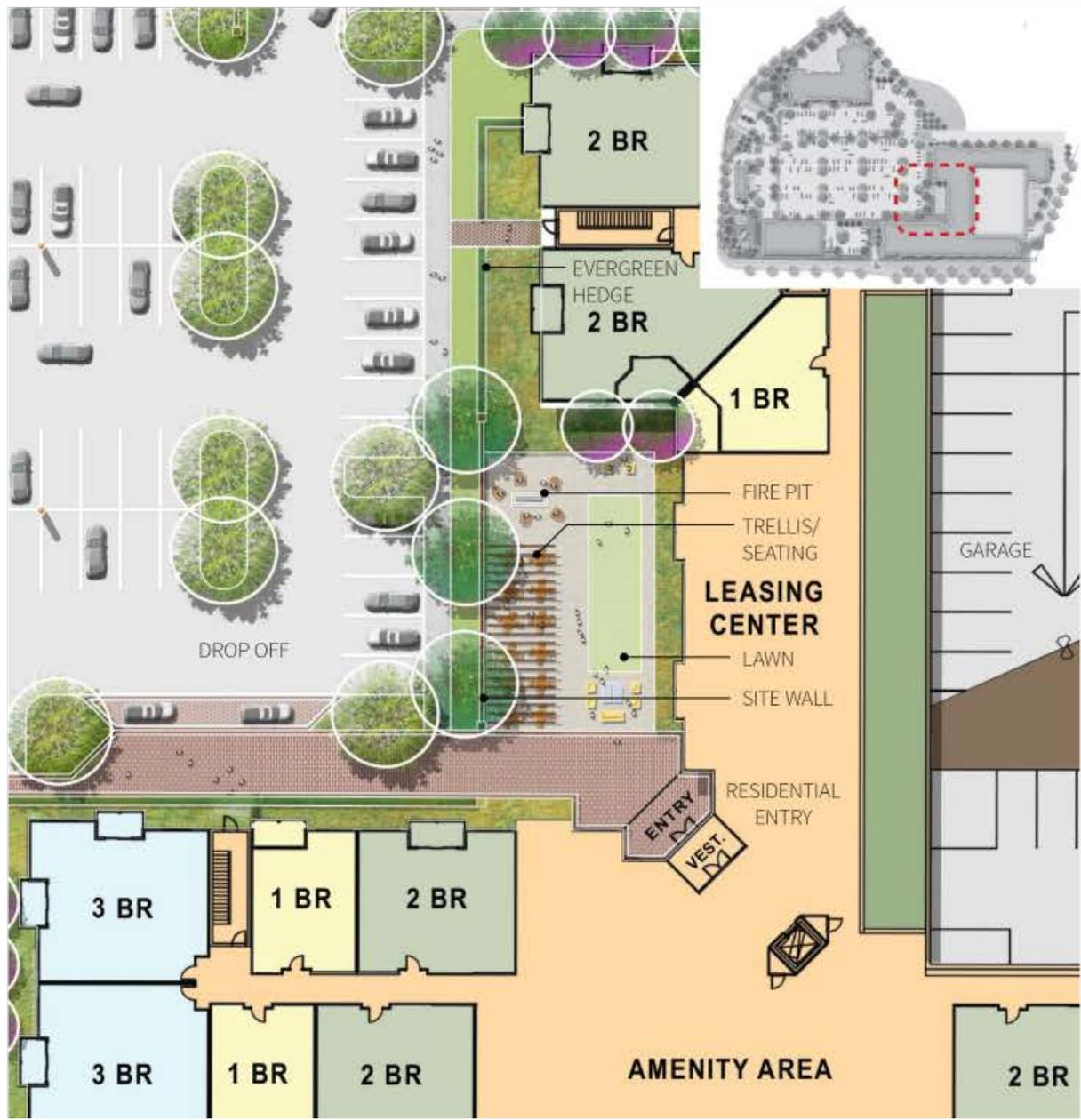


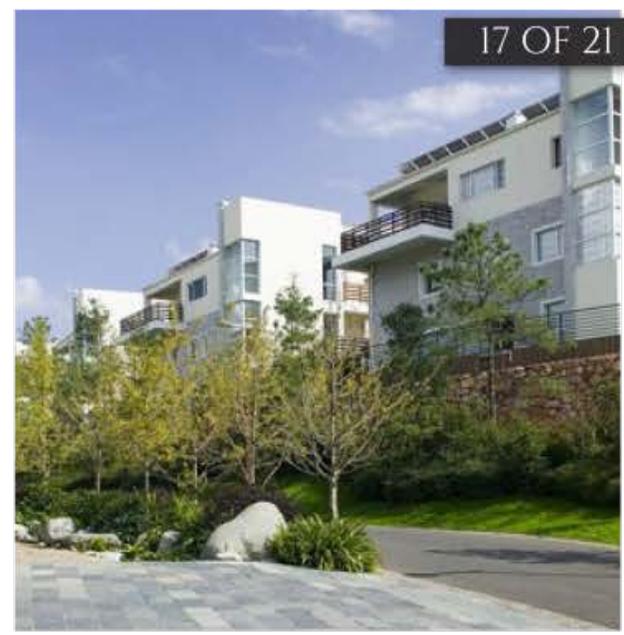
LOOKING WEST

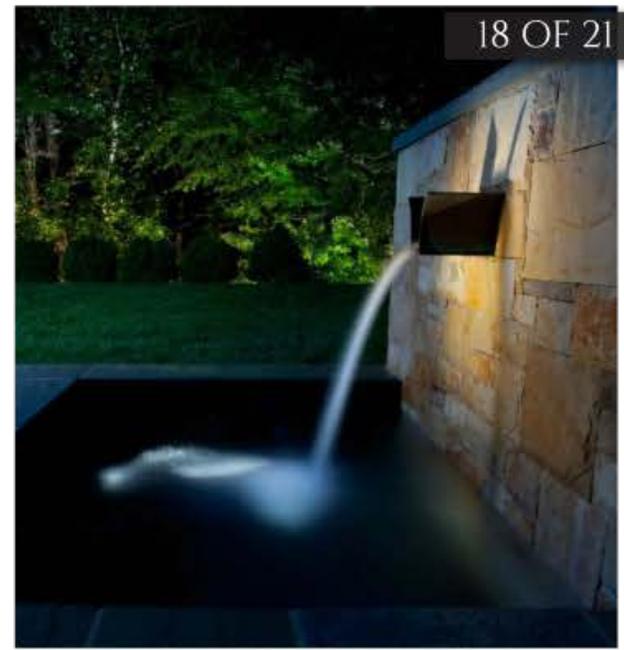


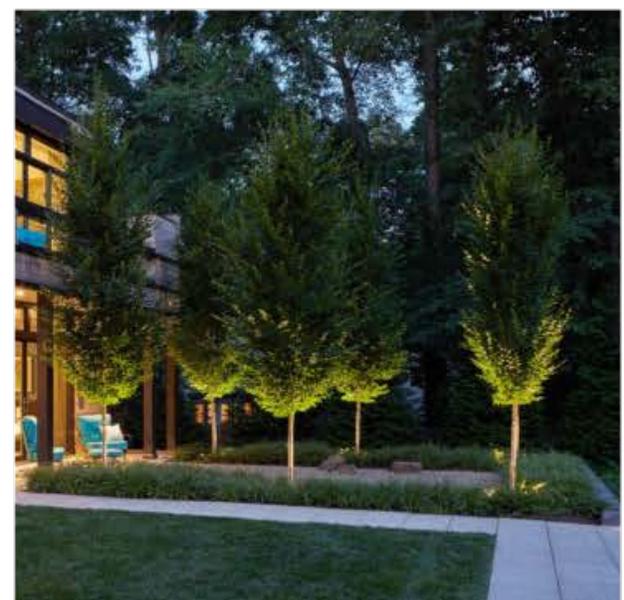
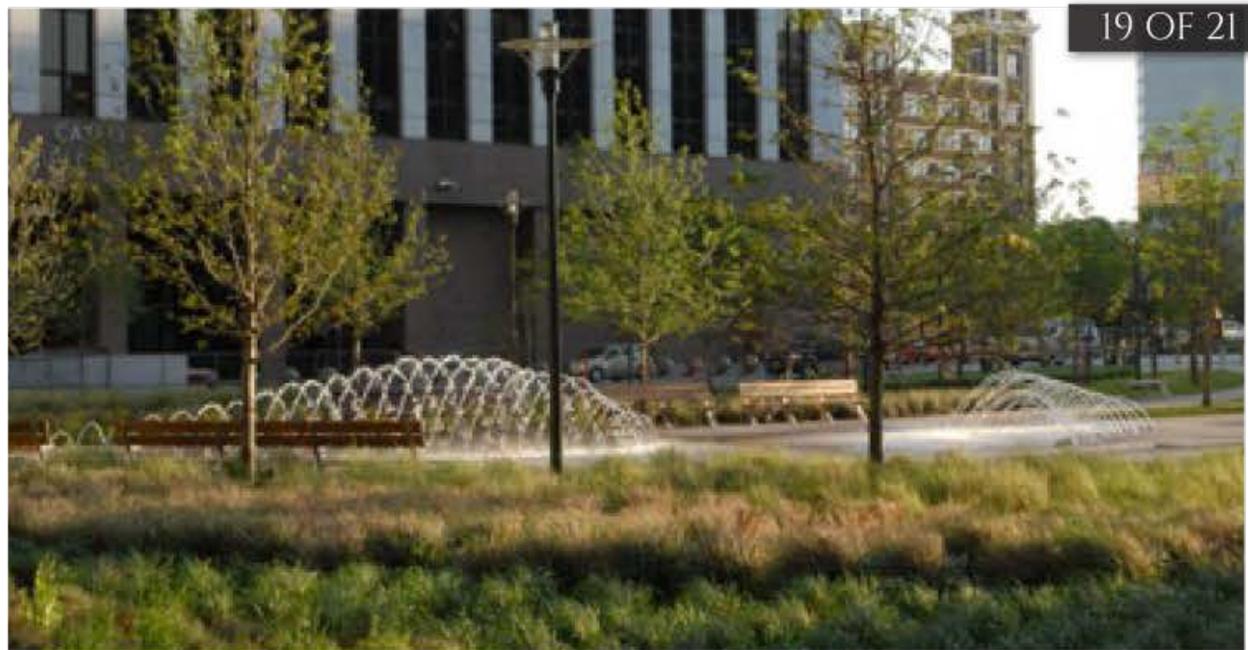
LOOKING SOUTH













BLUESTREAM PHASE III – DOG PARK AND SECONDARY ENTRY



LANDSCAPE FORMS: NEOLIVIANO BENCH



FORMS + SURFACES: DISPATCH RECEPTACLE



FORMS + SURFACES: TRIO BIKE RACK



STREET LIGHT: ACORN