OWNER/DEVELOPER	ARCHITECT	LANDSCAPE DESIGNER	CIVIL ENGINEER
BLUE STREAM 3 LLC.	HENNEMAN & ASSOCIATES, LLC.	DESIGN COLLECTIVE, INC.	VOGEL ENGINEERING & TIMMONS GROUP

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DESIGN ADVISORY PANEL (DAP) SUBMITTAL

BLUE STREAM PHASE III

5/23/2019

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Blue Stream Phase 3 is a proposed mixed-use project and the final parcel with Route 1 frontage within the existing Blue Stream Community. There are a total of seven buildings, two of which are 4 story apartment structures and five of which are 3 story rental townhomes with 2 car rear garages. The project consists of 186 total rental units (158 apartments and 28 townhomes) and 21,000 SF of commercial office space located on the ground floor of one of the multi-family buildings.
The site is an irregularly shaped parcel approximately 8.3 acres in size with roughly 700 linear feet of frontage directly onto Route 1. The structures wrap around the edge of 3 sides of the property, providing an attractive backdrop to the public circulation spaces while at the same time effectively screening the 319 surface parking spaces from outside view. This restriction of views to parking from outside the development is one of the central themes of the Route 1 design manual.

The multi-family apartment buildings will consist of 1 & 2 bedroom luxury rental units, placing residents right in the heart of the bustling Route 1 Corridor. The townhomes are all 3 bedroom, 2 ½ bath residential units and feature a 2 car garage accessed from the rear of the unit. This results in front entry facades gracing the public streets and creates adjacent townhomes free of distracting garages.

The layout of the parcel is both insular and inviting, fostering a strong sense of community within the development while also reaching out to the surrounding neighborhoods via an elaborately landscaped network of pathways and pocket parks. The proposed commercial office space offers employment opportunities and community services to not only residents of the development, but also the surrounding neighborhoods and shoppers all along the Route 1 Corridor. The architecture retains the residential character of the existing community through the integration of human-scaled 3 & 4 story structures combined with attractive and varied exterior materials. These materials include generous portions of building stone, masonry, and maintenance-free vinyl siding.

Blue Stream Phase 3 successfully achieves the development team's goals of fostering a sense of community, enhancing public spaces, engaging the individual at street level, and creating a dynamic and viable living environment. A sense of community is fostered by the product diversity of the development. The buildings collectively provide the necessary backdrop for defining and enhancing the public spaces and engaging the individual at street level via its network of beautifully landscaped public spaces with inviting views and textures. Most importantly, Blue Stream Phase 3 creates a robust, dynamic, and viable living environment for its residents and the greater Route 1 Corridor community as a whole by seamlessly blending all of the above.

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PROJECT OVERVIEW

BLUE STREAM PHASE III DAP SUBMITTAL

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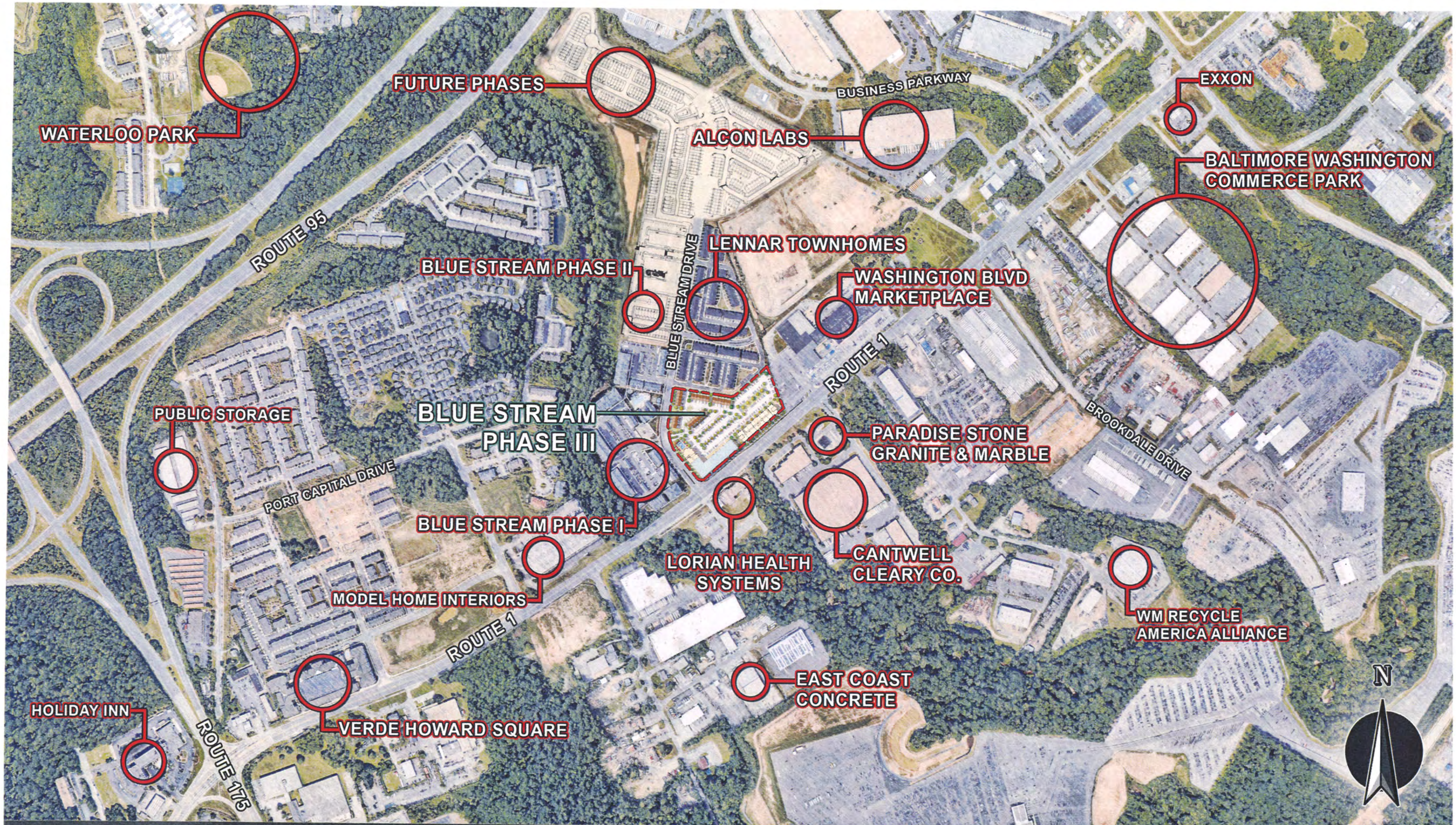

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AERIAL CONTEXT MAP

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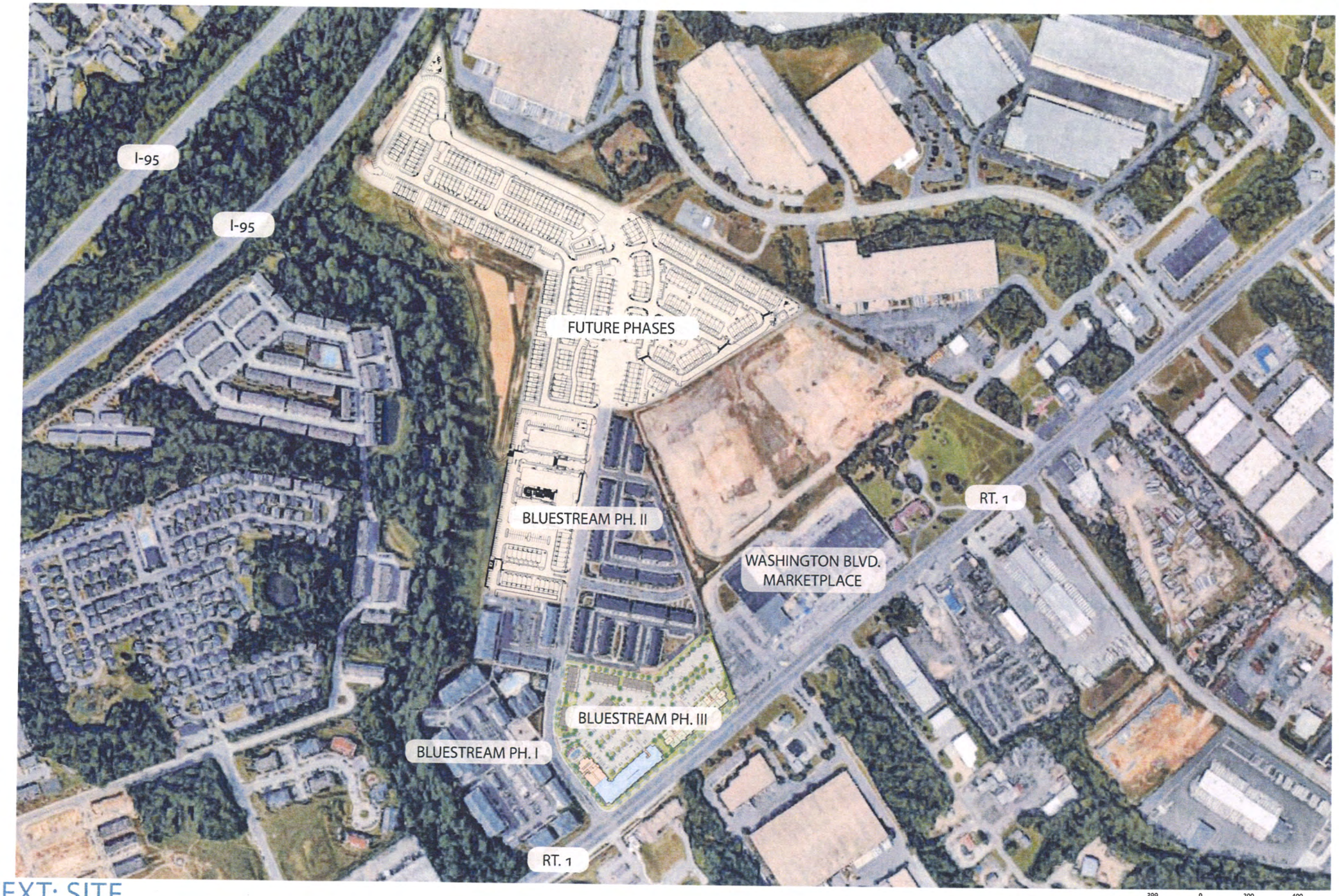

CONTEXT: SITE

200 0 200 400 800 feet N

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AERIAL CONTEXT MAP (CLOSE UP)

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EXISTING CONDITIONS PLAN

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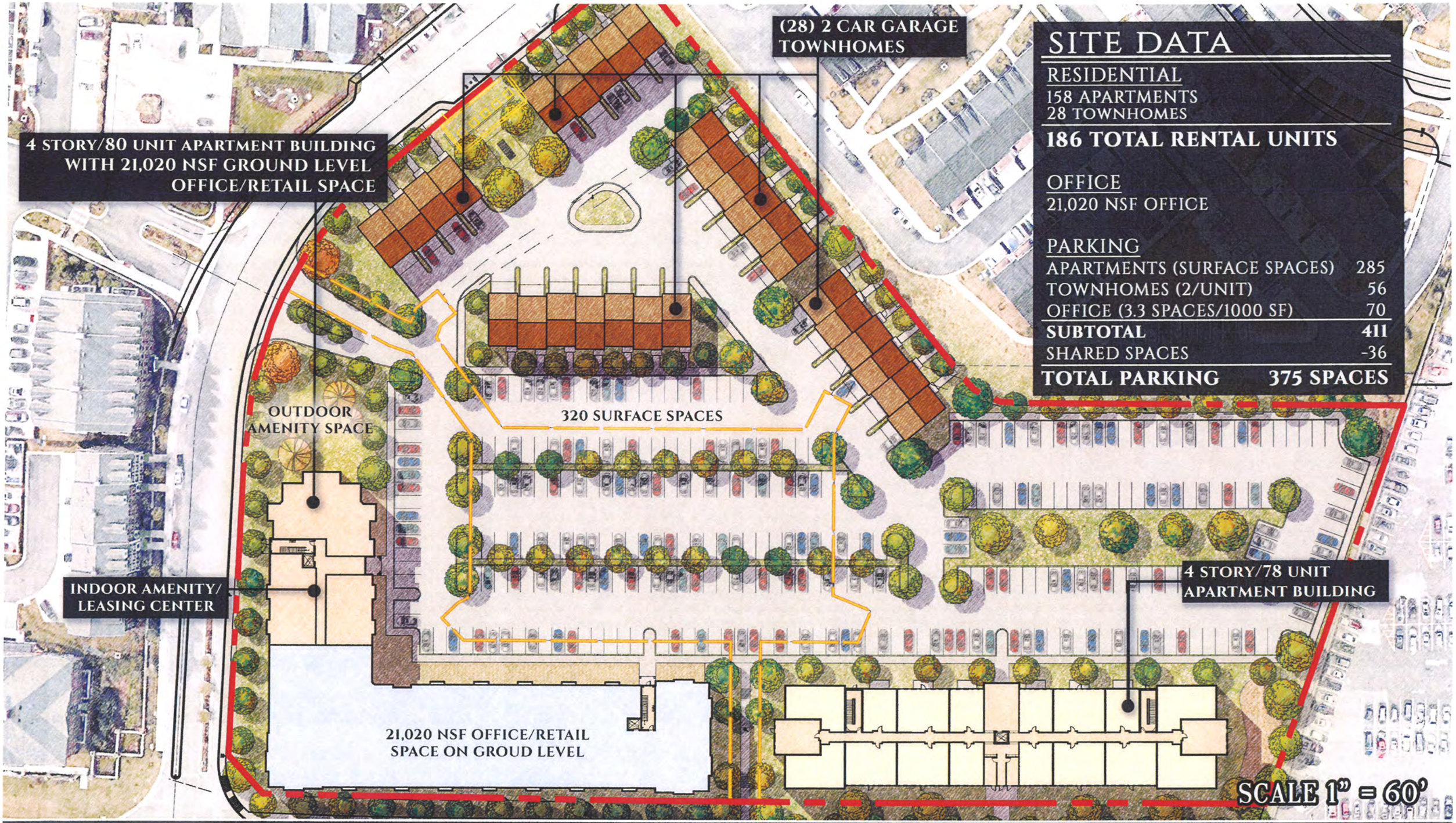

SITE DATA

RESIDENTIAL
158 APARTMENTS
28 TOWNHOMES

186 TOTAL RENTAL UNITS

OFFICE
21,020 NSF OFFICE

PARKING

APARTMENTS (SURFACE SPACES)	285
TOWNHOMES (2/UNIT)	56
OFFICE (3.3 SPACES/1000 SF)	70
SUBTOTAL	**411**
SHARED SPACES	-36
TOTAL PARKING	**375 SPACES**

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SITE PLAN

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BUILDING 1 - ROUTE 1 ELEVATION

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BUILDING 2 - ROUTE 1 ELEVATION

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BUILDING 2 - BLUE STREAM DRIVE ELEVATION

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ROUTE 1 OVERALL ELEVATION

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REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION

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TOWNHOME ELEVATIONS

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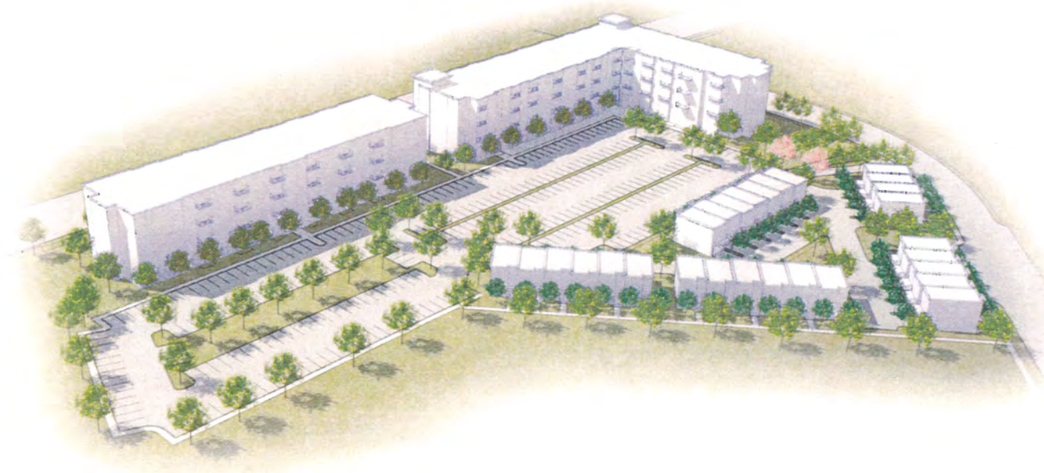
LOOKING NORTH

LOOKING EAST

LOOKING WEST

LOOKING SOUTH



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AERIAL MASSING STUDIES

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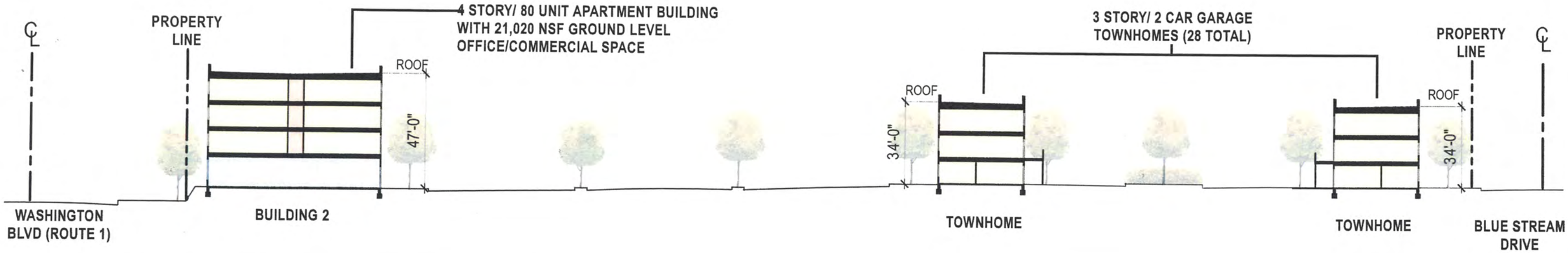
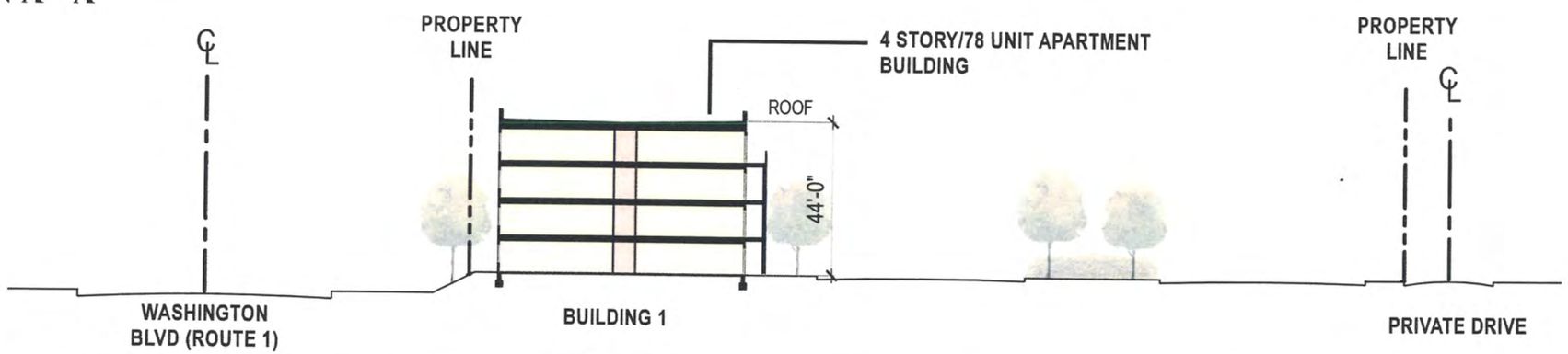
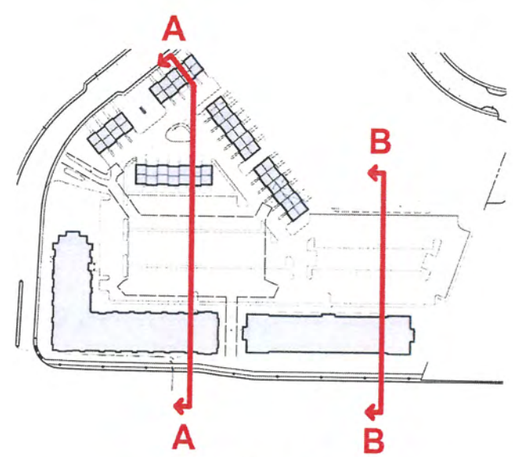


SITE SECTION A - A



SITE SECTION B - B



KEY PLAN

1" = 40'

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SITE SECTIONS

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BLUESTREAM PHASE III - ILLUSTRATIVE PLAN

40 0 40 80 160 feet N

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LANDSCAPE ILLUSTRATIVE SITE PLAN

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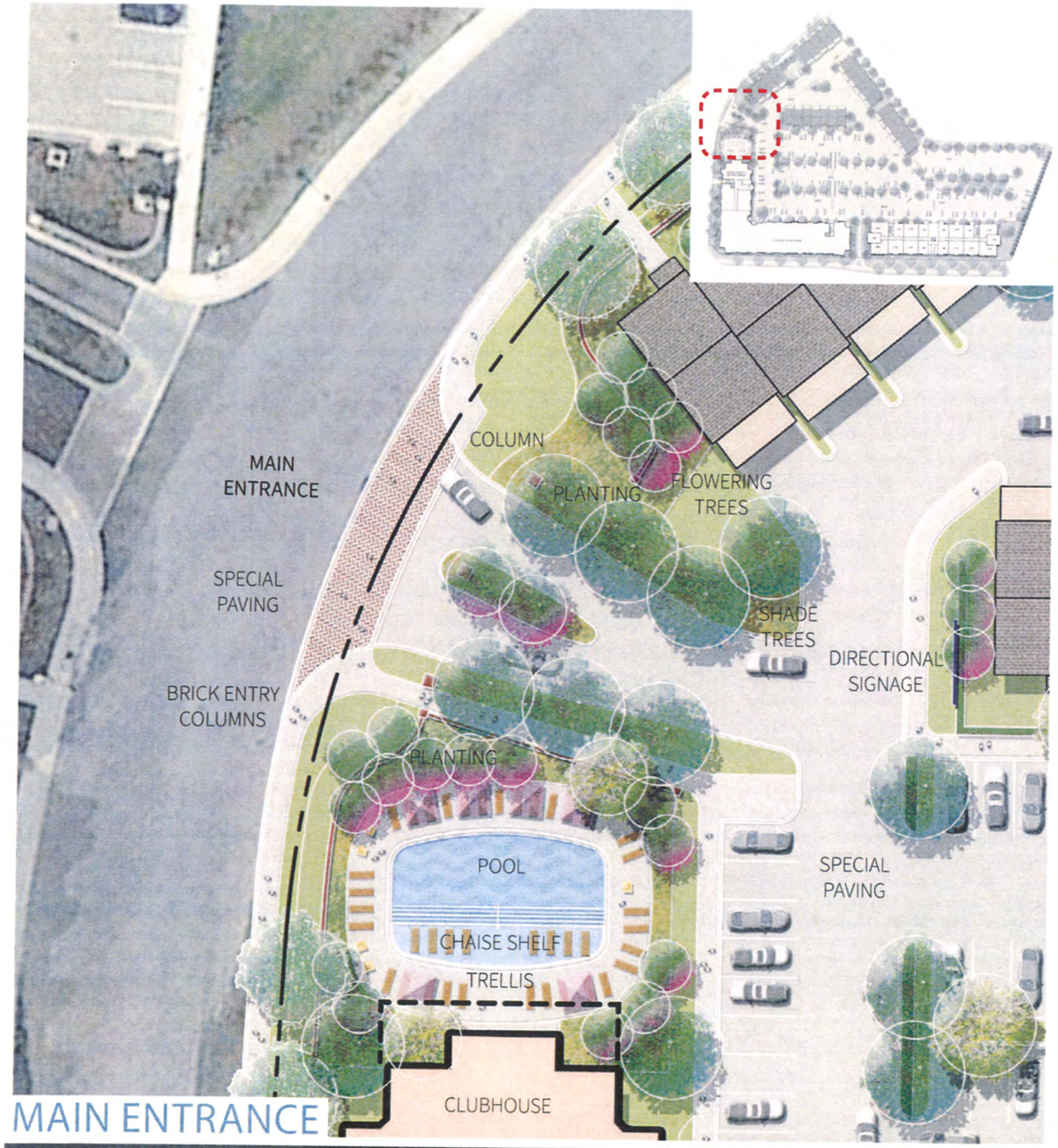

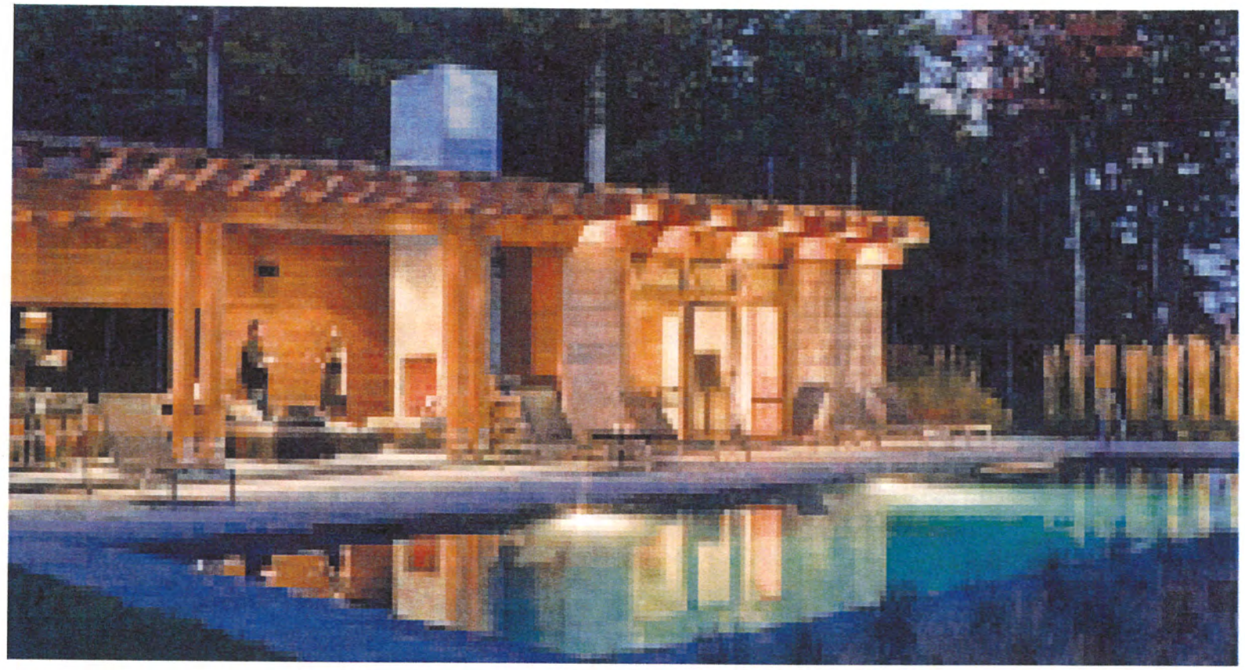

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MAIN ENTRANCE

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ROUTE 1 FRONTAGE

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MULTI-FAMILY AMENITY

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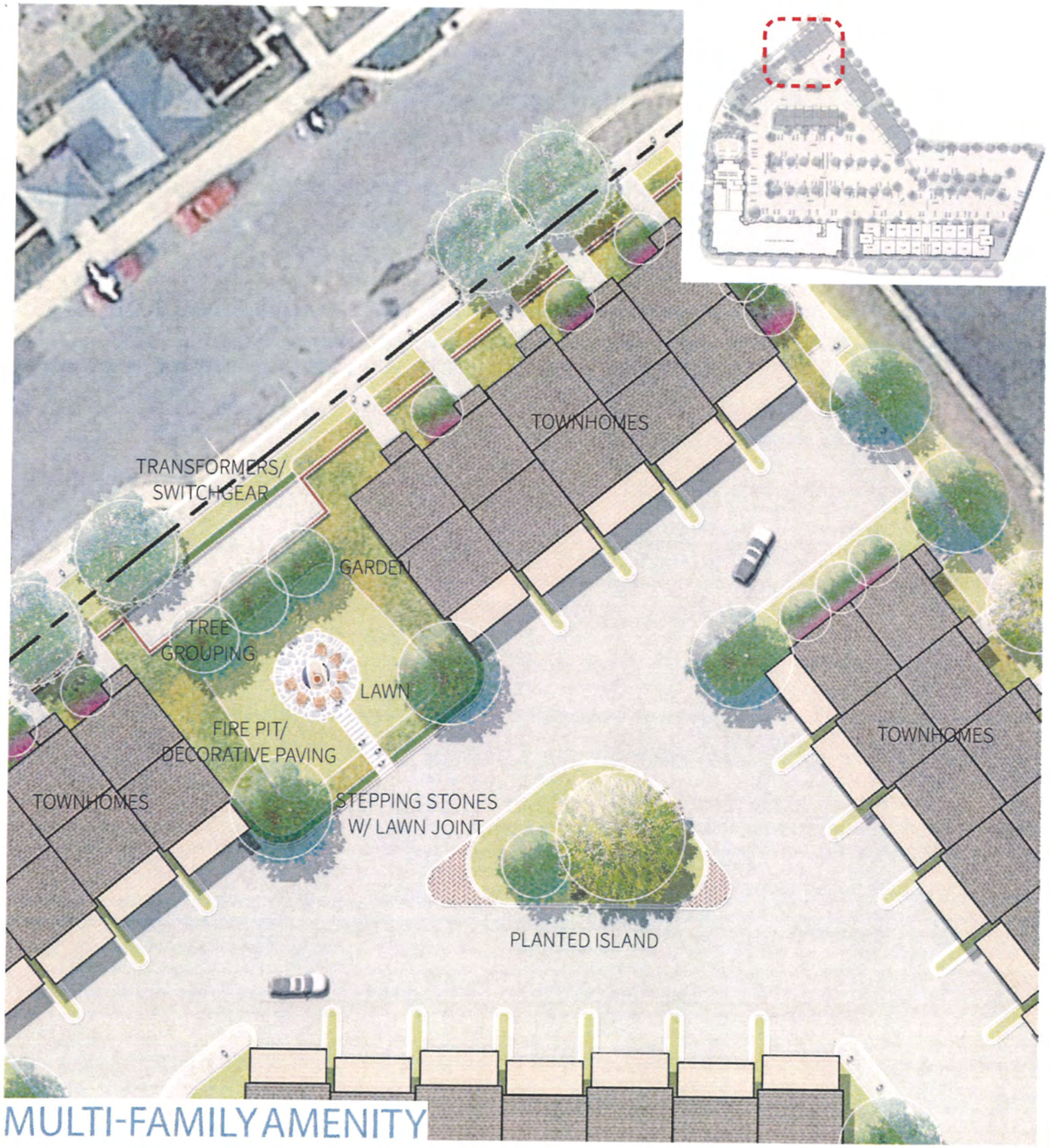
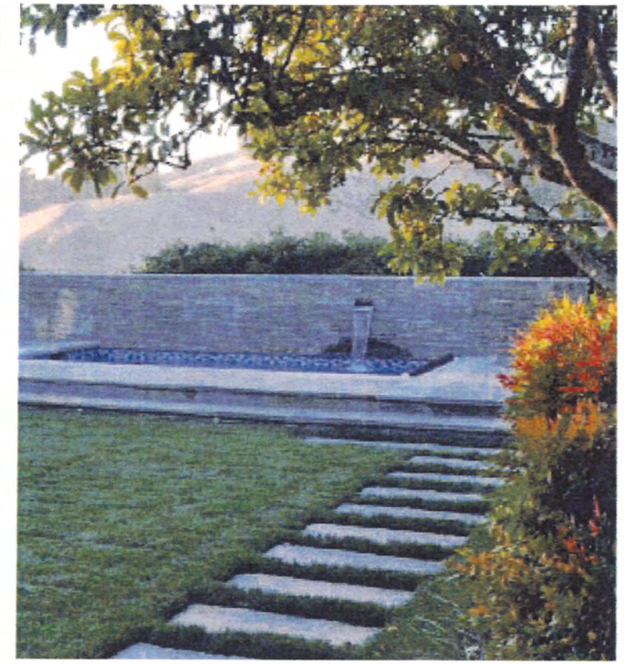


MULTI-FAMILY AMENITY



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MULTI-FAMILY AMENITY

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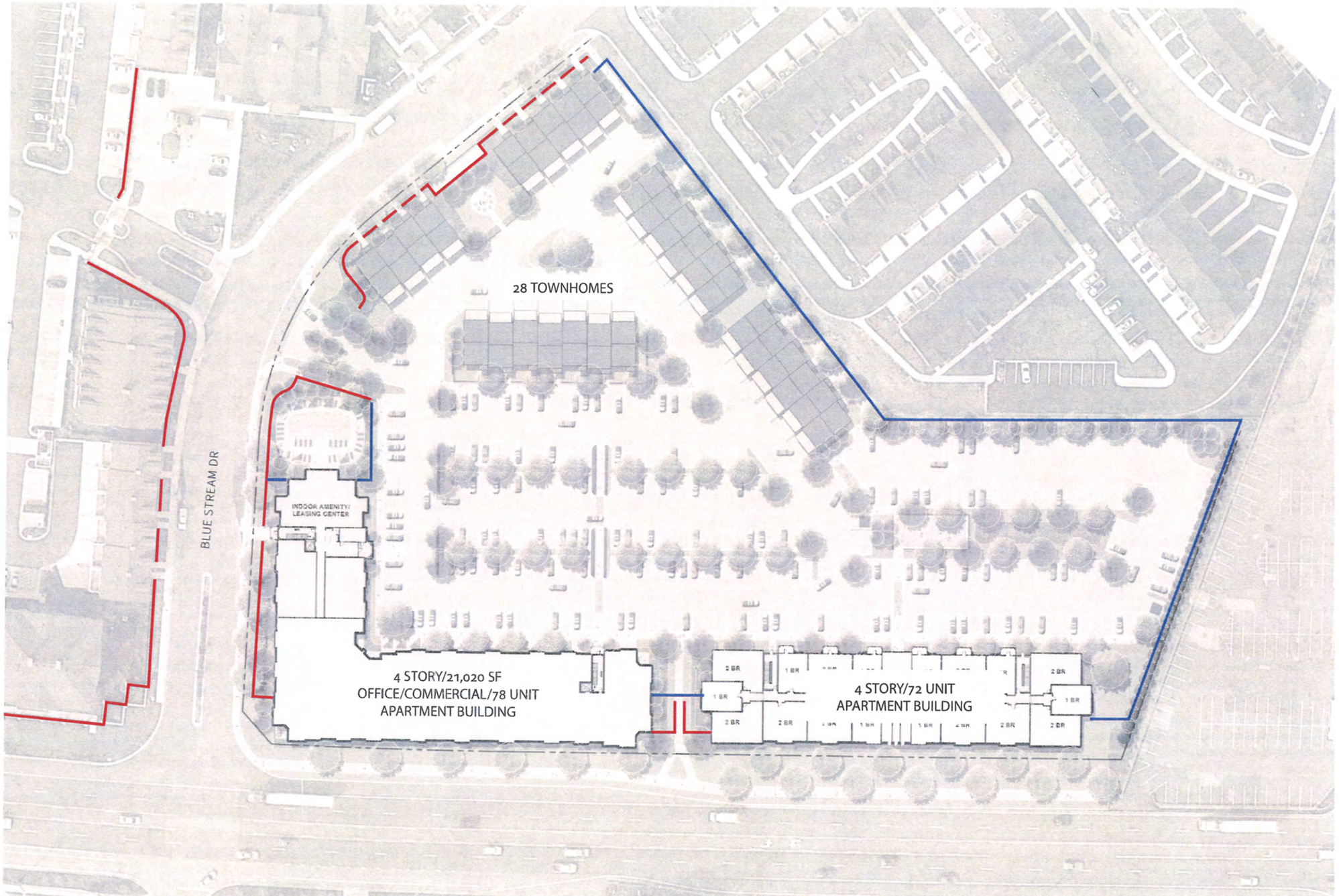

SITE WALLS

MURN

SITE WALLS

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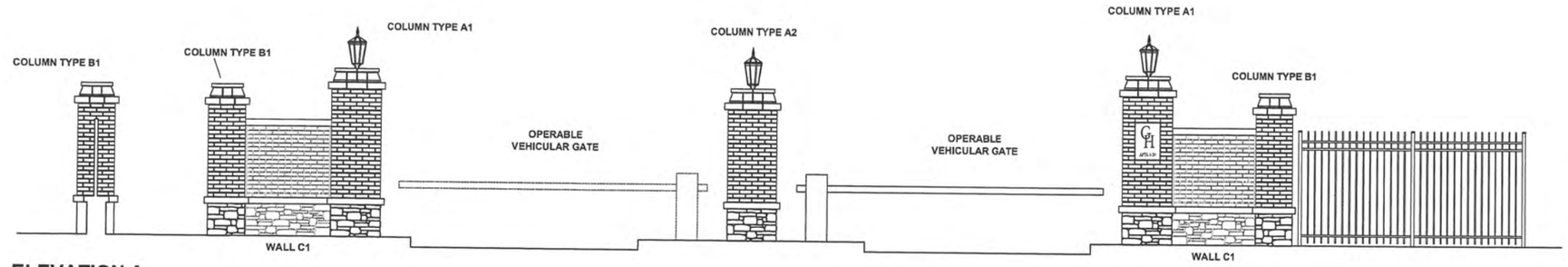
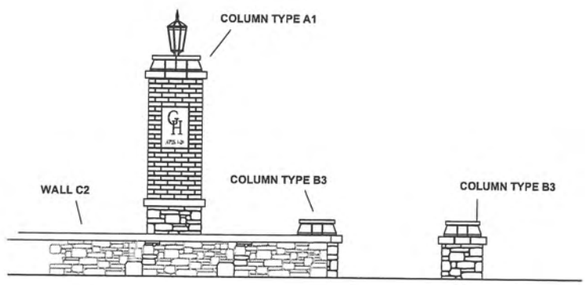
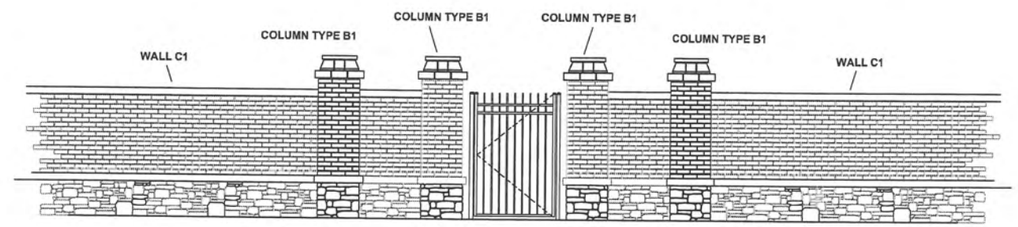


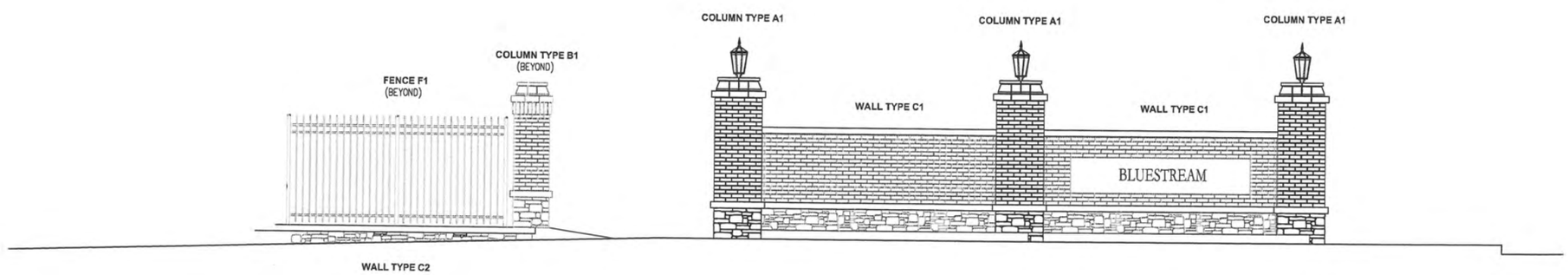
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

SITE WALL - KIT OF PARTS

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SITE WALL - KIT OF PARTS

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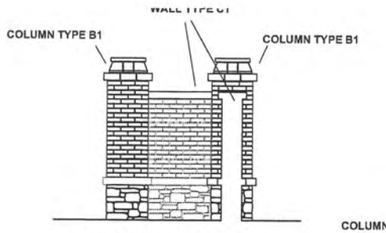
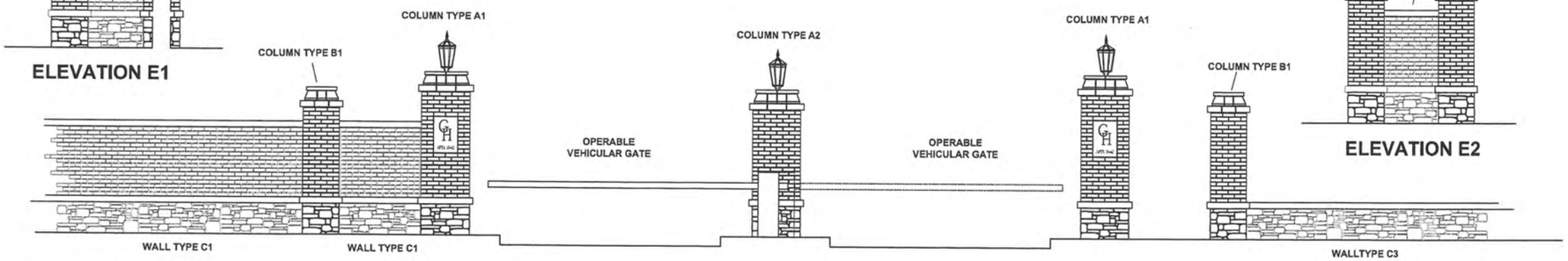
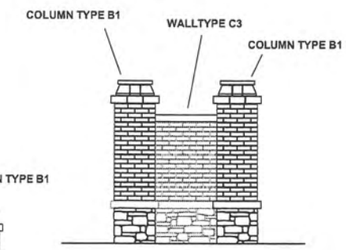


ELEVATION E1

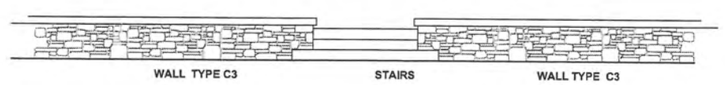
NOTE:
REFERENCE PLAN ENLARGEMENT SHEET L207
FOR CAMERA LOCATIONS.

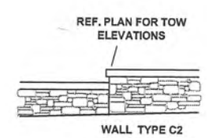


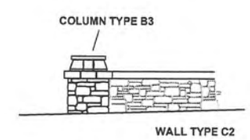


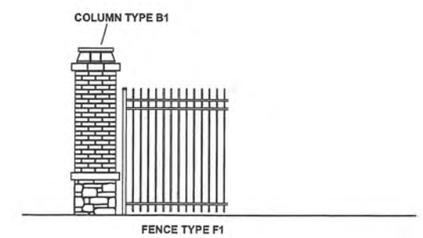
ELEVATION E2

ELEVATION E







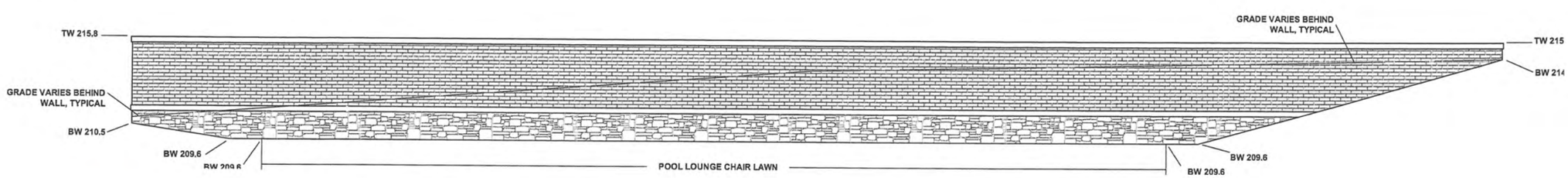


ELEVATION F

ELEVATION G

ELEVATION H

ELEVATION I



SITE WALL - KIT OF PARTS

MURN

SITE WALL - KIT OF PARTS

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LANDSCAPE FORMS: NEOLIVIANO BENCH

FORMS + SURFACES: DISPATCH RECEPTACLE

FORMS + SURFACES: TRIO BIKE RACK

STREET LIGHT: ACORN

SITE FURNISHINGS

MURN

SITE FURNISHINGS

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