PROJECT OVERVIEW

The proposed Route 1 Apartments project will consist of 233 luxury apartments and 24 townhomes, for a total of 257 units, located on a 9.9564 acre site at the intersection of Route 1 and Kit Kat Lane. The parcel is zoned CAC (Corridor Activity Center) with a continuing Industrial Light Overlay and is subject to the Route 1 Manual design requirements and recommendations.

Currently on the site is a one story building with various retail establishments, with surface parking and three entrances directly off Route 1, an arterial road with 4 travel lanes with a continuous center turning lane. One entrance is across from the signalized intersection of Route 1 and Kit Kat Road and the other two are located at the south and north ends of the property, with a right-in and right-out onto Route 1 from the south entry point and a right-in only entry at the north end. Adjacent to the site at the southeast boundary is a proposed residential community across Quidditch Lane, and next door to the north is a property owned by Trinity Episcopal Church. The land across from the site is zoned CE (Corridor Employment).

In accordance with the Route 1 Manual for the Corridor Activity Center districts, the proposed four story apartment building will be located 10' back from the right-of-way of Route 1, separated by a masonry retaining wall at the south end of the property. The building frontage will extend approximately 620' from north to south along Route 1 and will present a uniform edge to the street, with a recessed landscaped motor court. The motor court will provide parking for deliveries to the building, short-term parking for prospective tenants, and an adjacent access to the structured parking garage. Off the motor court will be a well-defined entry demarcated with a change in building materials, and further accentuated with a unique paver design. The main entry to the site will be located across from the signalized intersection at Kit Kat Lane and there will be a proposed right-in only emergency access point at the north side of the property to allow for fire truck access around the building and behind the townhomes. The sidewalk will be continuous along the property at Route 1 with a change of paving materials at the driveway, as described above where it crosses the sidewalk and at the main entrance. The front facade and entries of the townhomes will face Quidditch Lane with rear load garages accessed off the internal service lane of the property.

In summary, this new community will make a significant contribution to improving and supporting the neighborhood. Consistent with the policy goals of the Route 1 Manual this development will provide the Route 1 Corridor with an aesthetically pleasing multi-family building that engages the public and provides connections to the neighborhood via attractively landscaped pathways with pockets of visual interest through well designed exterior spaces, as well as new townhomes that will reinforce the streetscape along Quidditch Lane. Most importantly, Route 1 Apartments will replace an existing building and parking lots that do not meet the principles and recommendations in the Route 1 Manual. The proposed improvements will increase the “livability” of the area, so that individuals, who live, work and shop there will have a much more enjoyable experience, while promoting more efficient use of the land and providing more pedestrian-oriented experiences. Finally, the hope and intent for this project is to be a catalyst for more improvements to come and to continue the ongoing enhancement of the Route 1 Corridor.
SITE PLAN - TYPICAL LEVEL
WASHINGTON BLVD/RT. 1 APARTMENTS DAP SUBMITTAL
5/05/2022

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Enlarged Partial East Elevation

(East) Rt 1 Elevation

Enlarged Partial East Elevation
North Elevation

South Elevation
Front (Quidditch Lane) Elevation

Side Elevation

Rear Elevation
BARK PARK/SOCIAL
PLAYGROUND (LOG TANGLE)

NATURE BASED PLAY
ENVIRONMENTAL EDUCATION + ART