

Central Street Residences - Architectural Narrative

The proposed redevelopment is organized into two separate areas on the east and west of a stream which runs down the center of the site. To the east sit three proposed structures ranging from three to four stories which include apartment homes, plus a standalone one-story clubhouse. The west side is planned for two, four story buildings housing the balance of the apartments. The redevelopment is centered upon the stream as a natural amenity which is intended to be incorporated into the overall design via walking paths and trails connecting the eastern and western banks of the stream with other pedestrian connections across the site. The project will utilize an existing stream crossing to bridge the east and west sides of the community.

A deliberate approach has been taken into the site planning to take advantage of the property's depth and limit the building massing viewable from the street front. The depth of the site allows for the bulk of the project's density to be set back from the street and building height to step down sequentially as the site approaches East Central Street. The four-story structures are located furthest away from the street, followed by three-stories, and then the one-story clubhouse is the closest.

The Clubhouse is centrally located in the overall project and is designed to provide an identity at the front of the site near the entry drive. This +/- 10,000 SF building will serve as the social center of the project, with amenities such as a fitness center, in-ground swimming pool, social/media lounge areas, gaming functions, leasing offices and mail/package delivery for the project. There are 12 parking spaces directly outside the Club building that will serve both visitors and residents. The overall design will encourage the residents to gather at this location, and reinforce pedestrian connections across the site.

There are a total of 265 units in the five apartment buildings which are parked via 358 surface spaces including +/- 30 freestanding garage spaces. Parking is distributed proportionally across the site directly proximate to the residential buildings.

The building architecture features articulated walls with balconies on every unit and changes in plane on both the four-story and three-story buildings to break down the scale and massing. Traditional building elements such as projecting bays, walk-out decks, porches, and gable roofs are used to break down and articulate the building elevations. The sloped roofs of the residential buildings will be covered in shingles and exterior walls will be clad in a mix of plank lap and panel style siding with reveals to provide opportunities for both changes in color and texture. The Clubhouse given its prominent location is intended to stand-out as a gateway design feature including complex roof forms, ample glass and vaulted ceilings at the main public spaces within.

Within each building, the typical floor plan provides access to units off a central double-loaded corridor that is framed on each end by egress stairs. Typical one, two and three bedroom units are designed with open kitchen/living areas and roomy bedrooms with large walk-in closets and spacious bathrooms. Large windows provide abundant natural light at each unit. In addition to high-quality, modern finishes and individual environmental control, each unit will contain modern stainless steel appliances, in-unit laundry, and LED lighting fixtures to add to an overall sense of luxury and quality at Central Street Residences.