

November 18, 2020

Fox Den Apartments

Project Narrative:

The Fox Den Apartments are proposed for Lot 5 of the Fox Run Development site located at St. Paul Avenue and Sunset Boulevard. The new property address is 2330 Fox Run Boulevard. Lot 5 is a total of 4.5018 acres.

The proposed Fox Den Apartment development consists of (3) individual 2-story buildings with underground parking. There is a (16) unit building, a (24) unit building, and a (32) unit building, for a total of 72 units. The unit breakdown consists of (12) 1-bedroom apartments, (36) 1-bedroom + den apartments, (18) 2-bedroom apartments, and (6) 3-bedroom apartments. Unit entries will be accessed through a shared corridor/stairway that serves two to four units. ADA Type-A units will be provided at the first floor level along an accessible route per applicable codes. In addition to underground parking in each building, there is surface parking on-site as well.

The buildings are positioned to address the boulevard as well as create a buffer between the businesses to the West. The buildings have been raised a few feet to help with site lines as well as create a separation between the public boulevard and the building entries. Parallel parking is available on the boulevard and surface parking is located on the North portion of the site behind the apartment buildings. Site grading and landscaping were taken into consideration while addressing views to the neighboring parcels/lots.

The buildings will be constructed with ICF (insulated concrete form) exterior and load bearing walls. Exterior materials will consist of brick, LP Smartside lap siding, fiber cement lap siding, and Nichiha cement board panels. First floor units will have a concrete patio off of the living space, and second floor units will have a balcony also accessed from the living space.

Respectfully submitted,



Brian Griehl, Project Architect  
VJS Construction Services