

Ephesus/Fordham Form District Application

Supplemental Documents

Fordham Boulevard Apartments

General Description of Developer's Program

The proposed development is a new 273-unit apartment community located on an approximate 3.9 acre site at the corner of Fordham Boulevard and South Elliott Road. The site combines a portion of vacant land at the Village Plaza South shopping center with the current Days Inn property. The new apartment community will be a single building with a 6-story southern section with resident amenities and a leasing office and a 5-story north section wrapping a structured parking garage. The north and south building sections converge at a recessed motor court fronting the service road along Fordham Boulevard.

The project will include a mix of studios, one and two bedroom apartments along with several resident amenities including two courtyards overlooking Booker Creek, a club room, and a fitness center. A public walkway beside the motor court passes through the building and leads to a pocket park overlooking Booker Creek. The project has been designed to accommodate the proposed widening of South Elliott Street as well as future greenway along Booker Creek.

Statement of compliance with intent of Form District regulations and regulating plan (LUMO 3.11)

The project is designed to be in compliance with the intent of Form District regulations and includes two proposed Design Alternatives. The Design Alternatives will be presented to the Community Design Commission (CDC) as part of a Certificate of Appropriateness application. These Design Alternatives are as follows:

1. Block Length – in excess of the 450' maximum block length
2. Canopy Trees – utility conflicts prevent canopy trees along Fordham Boulevard frontage