

BlueStem

A Mixed-Use walkable Environment





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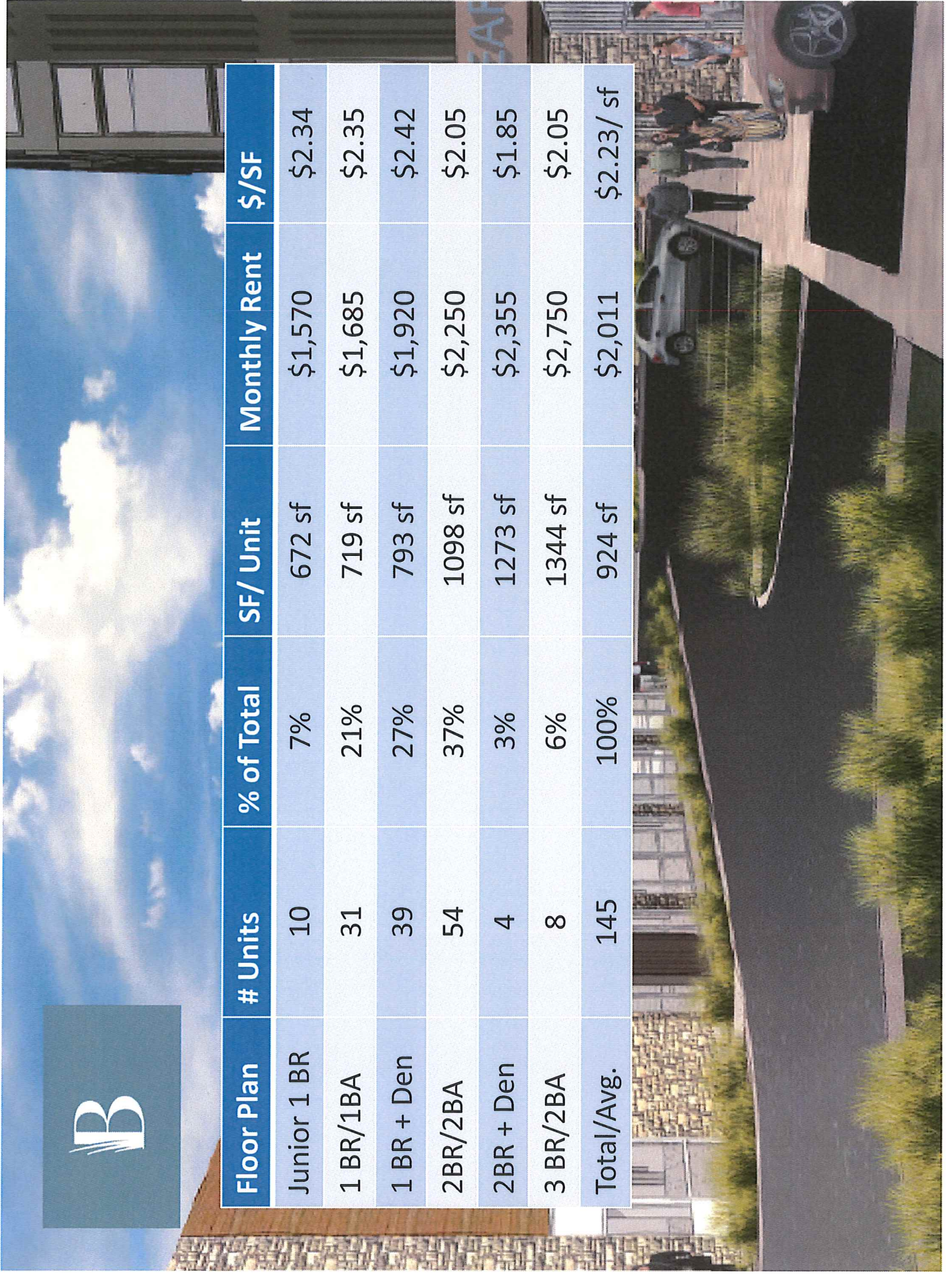
Overview

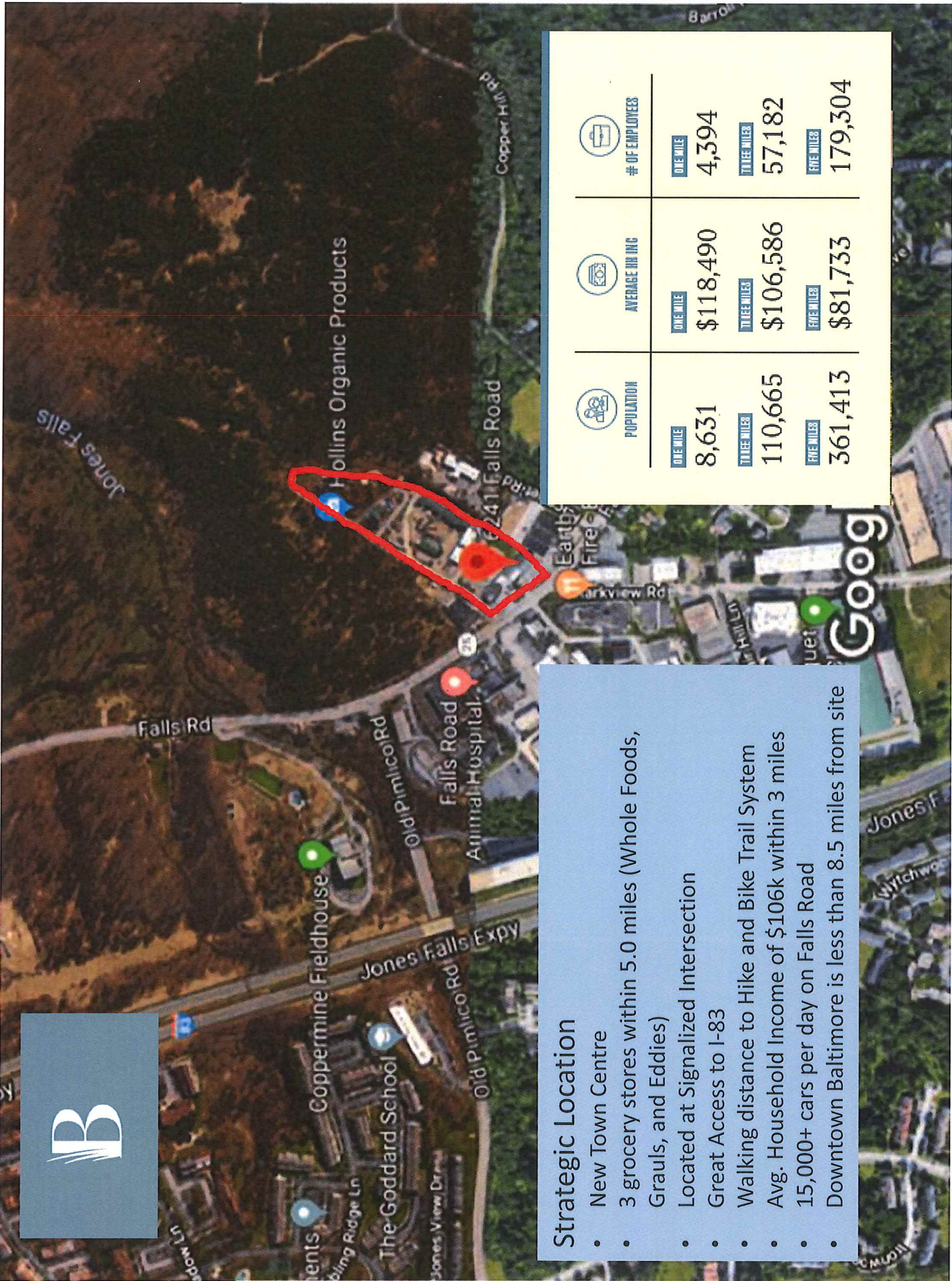
Development	Bluestem
Location	Baltimore County, MD
Address	6241 – 6247 Falls Road
Program	145 Residential Units, 50,000 sf Retail/office
Land Size	6+ acres
Residential Unit Mix	1, 2, & 3 bedroom Units from 673 – 1,344 sf (Average 973 sf)
Commercial Mix	10,000 sf of office & 40,000 sf of retail
Community Features	Parking for Lake Roland Park, New trail access, park overlook,
Amenities	Walkable urban environment, Pool, Green Roof
Parking	207 Surface, 400 structured parking
Status	Submitted Concept Development Plan in February 2018. Held Community Input Meeting in April 2018. DRP meeting in July 2018. ALJ Hearing December 2018 – April 2019.





Floor Plan	# Units	% of Total	SF/ Unit	Monthly Rent	\$/SF
Junior 1 BR	10	7%	672 sf	\$1,570	\$2.34
1 BR/1BA	31	21%	719 sf	\$1,685	\$2.35
1 BR + Den	39	27%	793 sf	\$1,920	\$2.42
2BR/2BA	54	37%	1098 sf	\$2,250	\$2.05
2BR + Den	4	3%	1273 sf	\$2,355	\$1.85
3 BR/2BA	8	6%	1344 sf	\$2,750	\$2.05
Total/Avg.	145	100%	924 sf	\$2,011	\$2.23/ sf





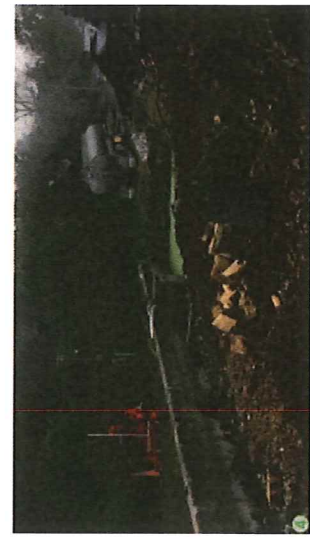
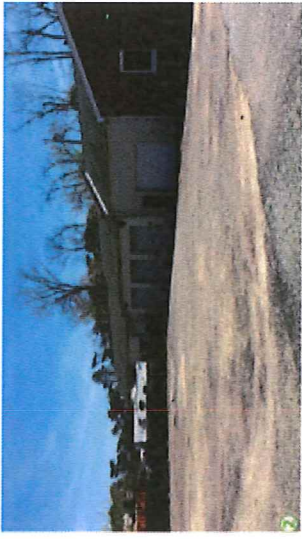
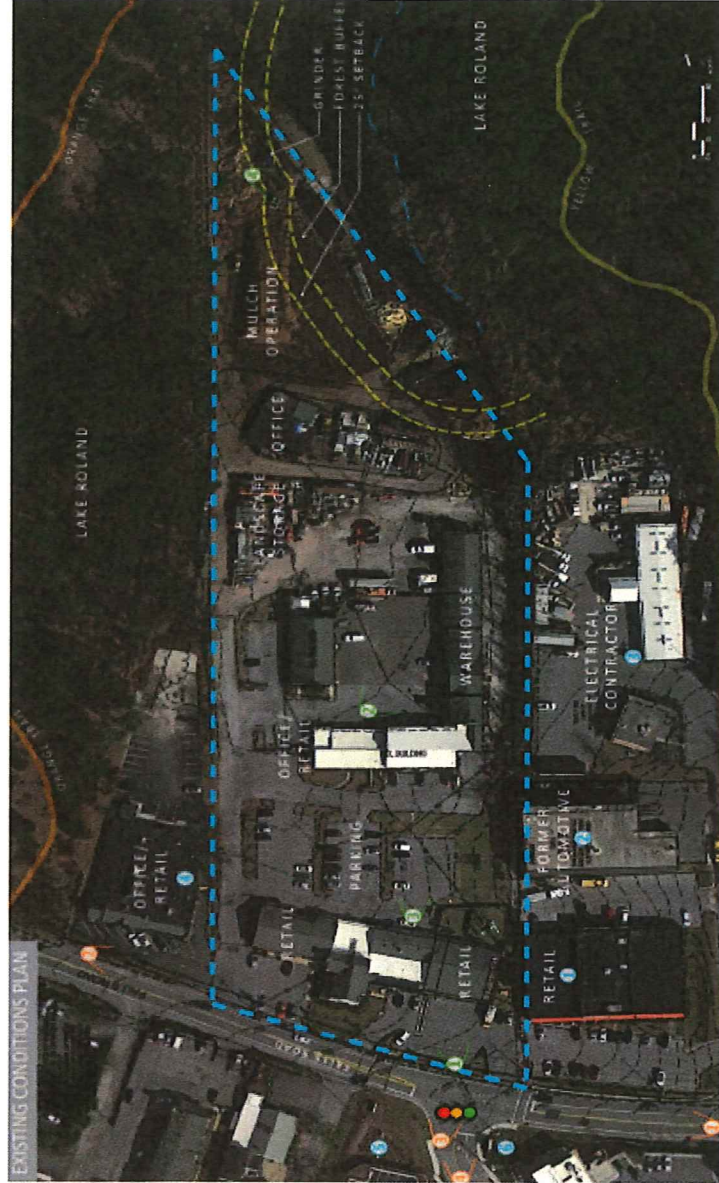
Strategic Location

- New Town Centre
- 3 grocery stores within 5.0 miles (Whole Foods, Grauls, and Eddies)
- Located at Signalized Intersection
- Great Access to I-83
- Walking distance to Hike and Bike Trail System
- Avg. Household Income of \$106k within 3 miles
- 15,000+ cars per day on Falls Road
- Downtown Baltimore is less than 8.5 miles from site

POPULATION	AVERAGE HH INC	# OF EMPLOYEES
ONE MILE 8,631	ONE MILE \$118,490	ONE MILE 4,394
THREE MILES 110,665	THREE MILES \$106,586	THREE MILES 57,182
FIVE MILES 361,413	FIVE MILES \$81,733	FIVE MILES 179,304



Existing Conditions



Industrial Mulch Operation



Proposed Site Overview



- Responsible Development of 20% of Allowed FAR
- Restoration of Forest Buffer
- Installation of Stormwater Management to Baltimore County Code
- Green Roof and other Environmental elements featured prominently throughout site
- Provision for Lake Roland park parking and new connecting trailhead



Contemporary Architecture



Main Street Design





Comparable Area Rents

Name of Property	Year Built	Avg. Rent	Avg. PSF Rent	# Units	Avg. SF	
Icon at the Rotunda	2015	\$2,326.00	\$	2.12	379	1095
Assembly at Clipper Mill	2007	\$2,021.00	\$	2.08	36	972
Palisades at Towson	2010	\$1,892.00	\$	1.93	355	980
The Southerly	2017	\$1,846.00	\$	1.82	175	1013
The Winthrop	2014	\$1,701.00	\$	1.81	295	941
Average		\$1,957.20	\$	1.95		
Bluestem Residential	2020	\$2,024.00	\$	2.23	145	924

