



ELEMENTS

BROAD RIPPLE RESIDENCES ON THE WATER

Indianapolis, Indiana
August 1, 2023

STUDIO M
ARCHITECTURE & PLANNING

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Elements
Broadripple Apartments
on the Water
Indianapolis, Indiana

Aug 1, 2023





Apartments: 238
Townhomes: 18
Total Units: 256

No. Stories: 4 Apartment
Levels over 1 Level of Parking

Original Project (Dec. 2021)

SCALE: N.T.S.



Apartments: 209
Townhomes: 16
Total Units: 225

No. Stories: 3 Apartment
Levels over 1 Level of Parking

Revised (June 2022)

SCALE: N.T.S.



Apartments: 192
Townhomes: 16
Total Units: 208

No. Stories: 4 Apartment
Levels over 1 Level of Parking

Current Project

SCALE: N.T.S.



Current Design (April 2023)



Revised (June 2022)



Original Design (December 2021)

Westfield Redevelopment Project Comparison & Alignment With Pattern Book Guidelines

Marion Co. Pattern Book Guidelines	Original Project December 2021	Original Project June 2022 <small>(as revised)</small>	Current Project April 2023
Use - Multifamily Permitted	✓	✓	✓
Density - 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within 1/4 mile of a frequent transit stop, greenway, or park.	238 apartments + 18 townhomes <hr style="width: 50%; margin: 0 auto;"/> 256 Units	209 apartments + 16 townhomes <hr style="width: 50%; margin: 0 auto;"/> 225 Units	192 apartments + 16 townhomes <hr style="width: 50%; margin: 0 auto;"/> 208 Units
Monon Trail - within 1/4 mile of site.	✓	✓	✓
Height - No more than 1.5 times the height of the existing adjacent buildings - '50 - 0' (1.5x = 75'- 0')	1 Apt. Building: 65' - 9" (typical roof Gable height) 75' - 2" (max gable height) 2" over ± ✓ 9 TH Bldgs - Max 48'4" ✓	3 Apt. Buildings: 55' - 10" (typical roof Gable height) 64' - 2" (max gable height) ✓ 9 TH Bldgs - Max 48'4" ✓	4 Apt. Buildings: 56' - 4" (typical roof Parapet height) 59' - 0" (max Parapet height) ✓ 9 TH Bldgs - Max 48'4" ✓
Footprint - No more than twice the average footprint of the existing adjacent buildings - 7,540 sf. (2x = 15,080 sf. , Source: Bing Maps, Hi-Res Image Trace)	1 Apt. Building - 99,500 sf. 9 TH Bldgs - 2,625 sf. ✓	Apt. Bldg #1 - 45,155 sf. Apt. Bldg #2 - 20,500 sf. Apt. Bldg #3 - 20,500 sf. 8 TH Bldgs - 2,625 sf. ✓	Apt. Bldg #1 - 13,850 sf. ✓ Apt. Bldg #2 - 14,570 sf. ✓ Apt. Bldg #3 - 14,570 sf. ✓ Apt. Bldg #4 - 12,075 sf. ✓ 8 TH Bldgs - 2,625 sf. ✓

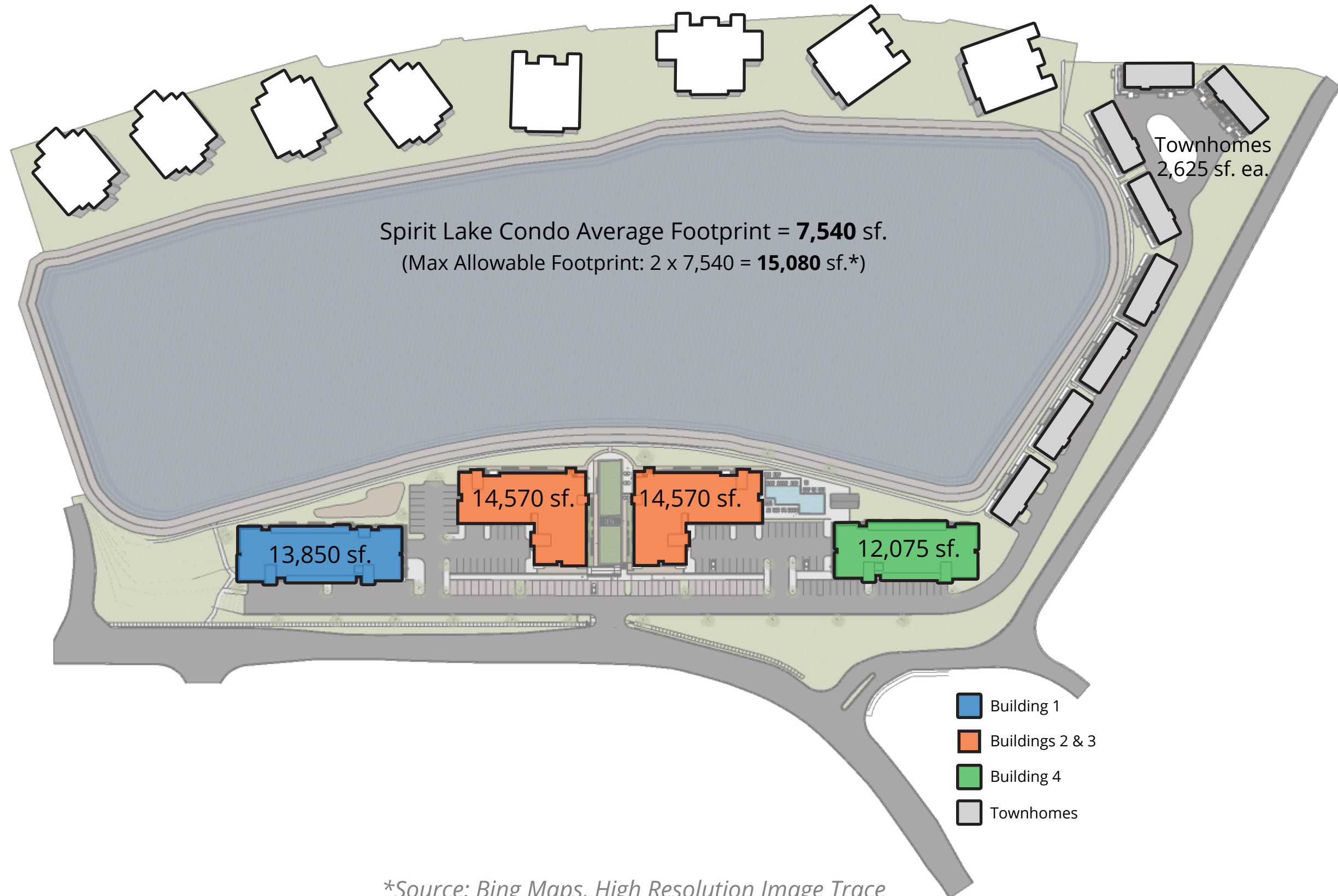
Marion County Pattern Book Guidelines - **Height Analysis**

No more than 1.5 times the height of the existing adjacent buildings



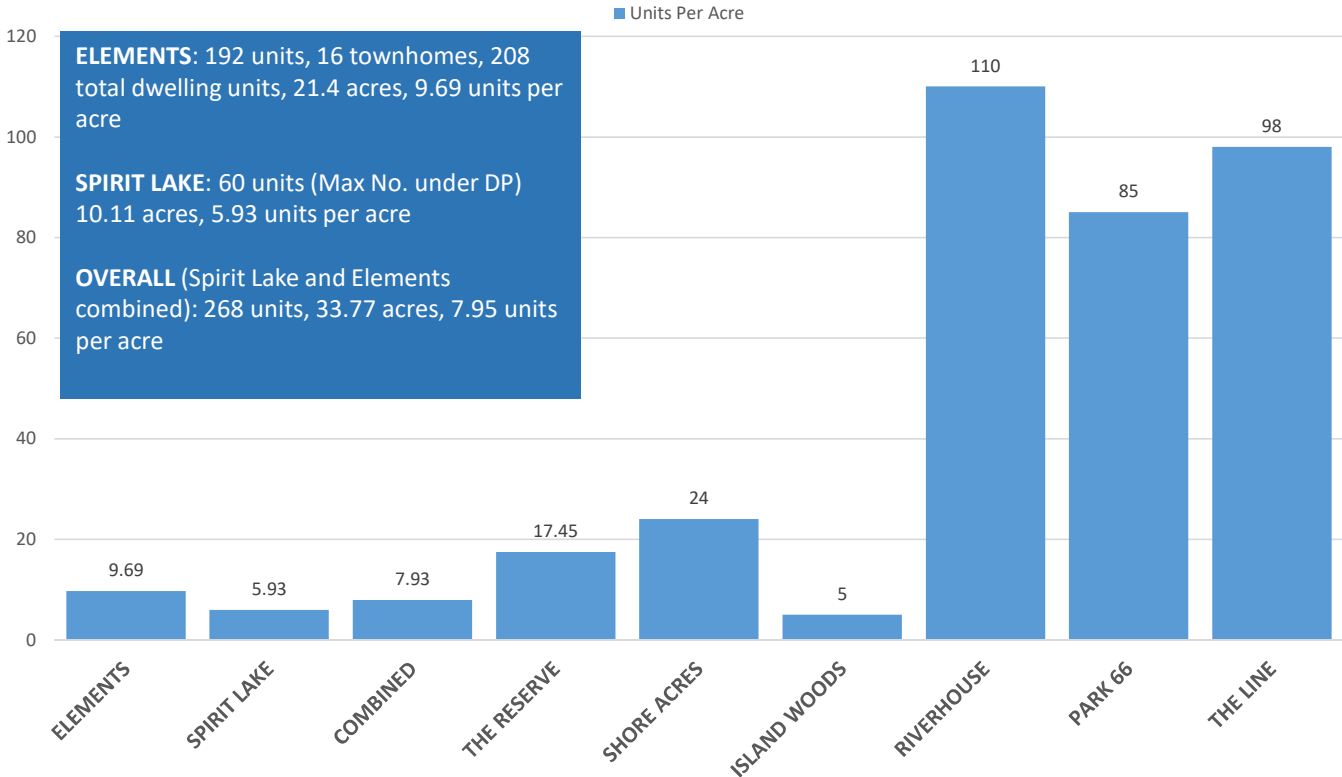
Marion County Pattern Book Guidelines - **Footprint Analysis**

No more than twice the average footprint of the existing adjacent buildings



**Source: Bing Maps, High Resolution Image Trace*

DENSITY ANALYSIS



ELEMENTS: 192 units, 16 townhomes, 208 total dwelling units, 21.4 acres, 9.69 units per acre

SPIRIT LAKE: 60 units (Max No. under DP) 10.11 acres, 5.93 units per acre

OVERALL (Spirit Lake and Elements combined): 268 units, 33.77 acres, 7.95 units per acre

AREA COMPARABLES:

WESTFIELD BLVD. MULTIFAMILY

- The Reserve – 17.45 units per acre
- Island Woods – 5 units per acre
- Shore Acres – 24 units per acre

BROAD RIPPLE

- Park 66 – 85 units per acre
- The Line – 98 units per acre
- Riverhouse – 110 units per acre

Apartments: 192
 Townhomes: 16
 Total Units: 208

 No. Stories: 4 Apartment
 Levels over 1 Level of Parking



Architectural Site Plan

SCALE: N.T.S.









Top: Aerial Looking South West
 Bot Right: Elevation Detail Bldg 1
 Bot Left: Fiber Cement Detail from American
 Fiber Cement Co.





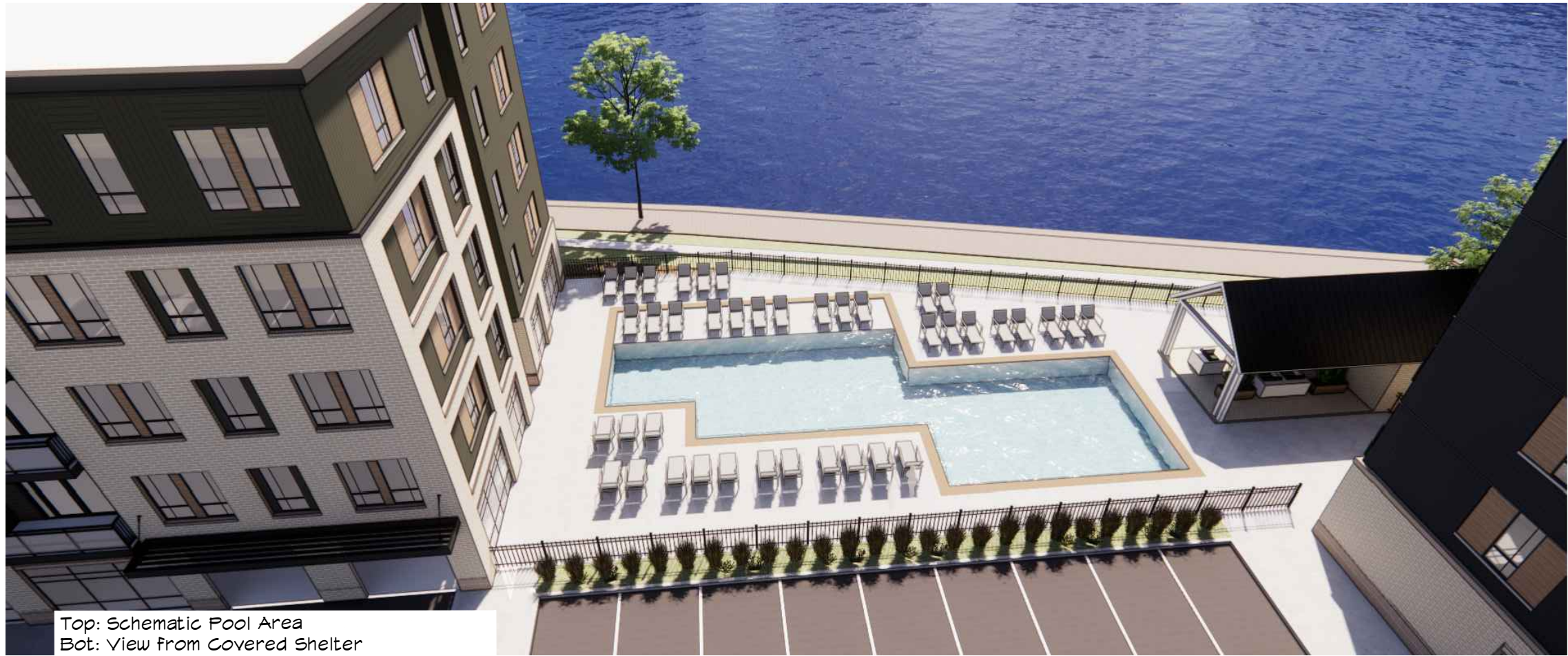
Above: Looking South-East at Bldg 1
Right: Materials Detail Bldg 1



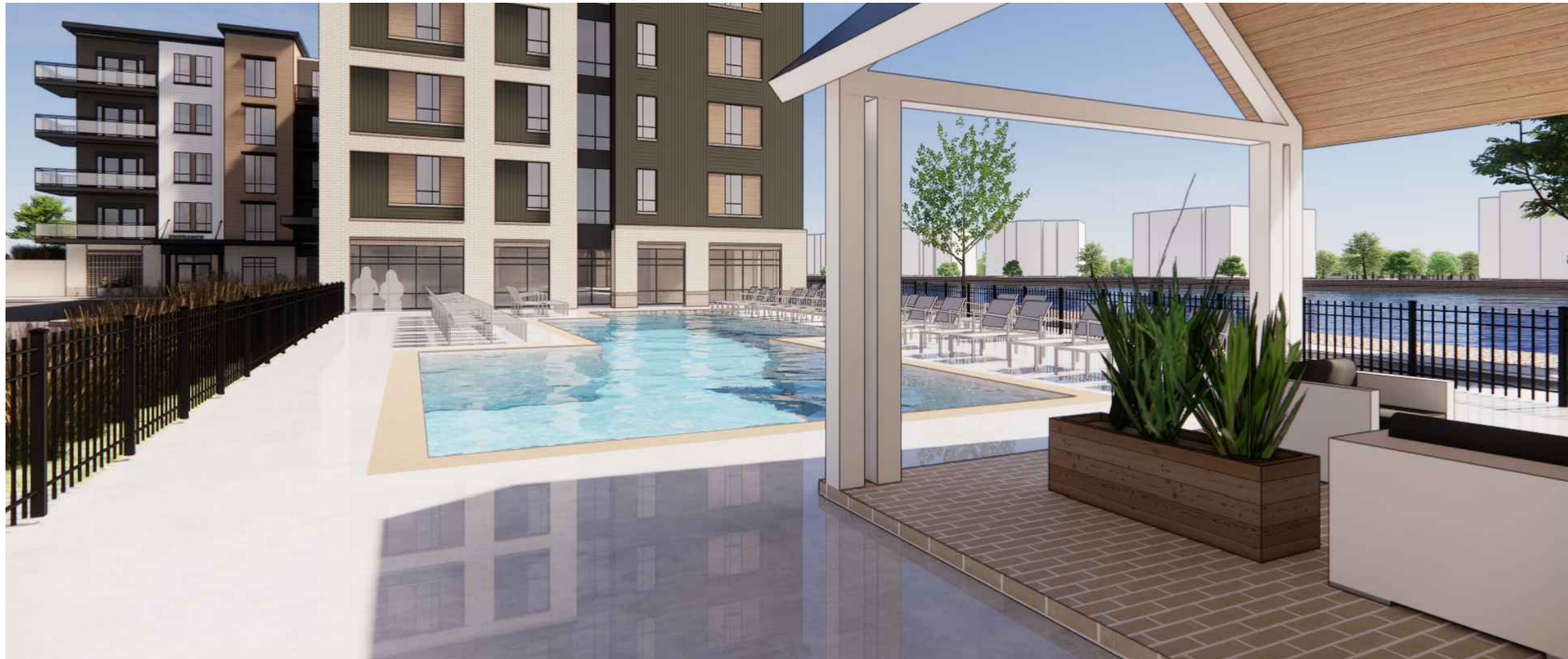


Top: Looking North-East along Westfield Blvd
 Bot Left: Looking East at Leasing Office
 Bot Right: Planted Screen Wall in Parking Lot





Top: Schematic Pool Area
 Bot: View from Covered Shelter





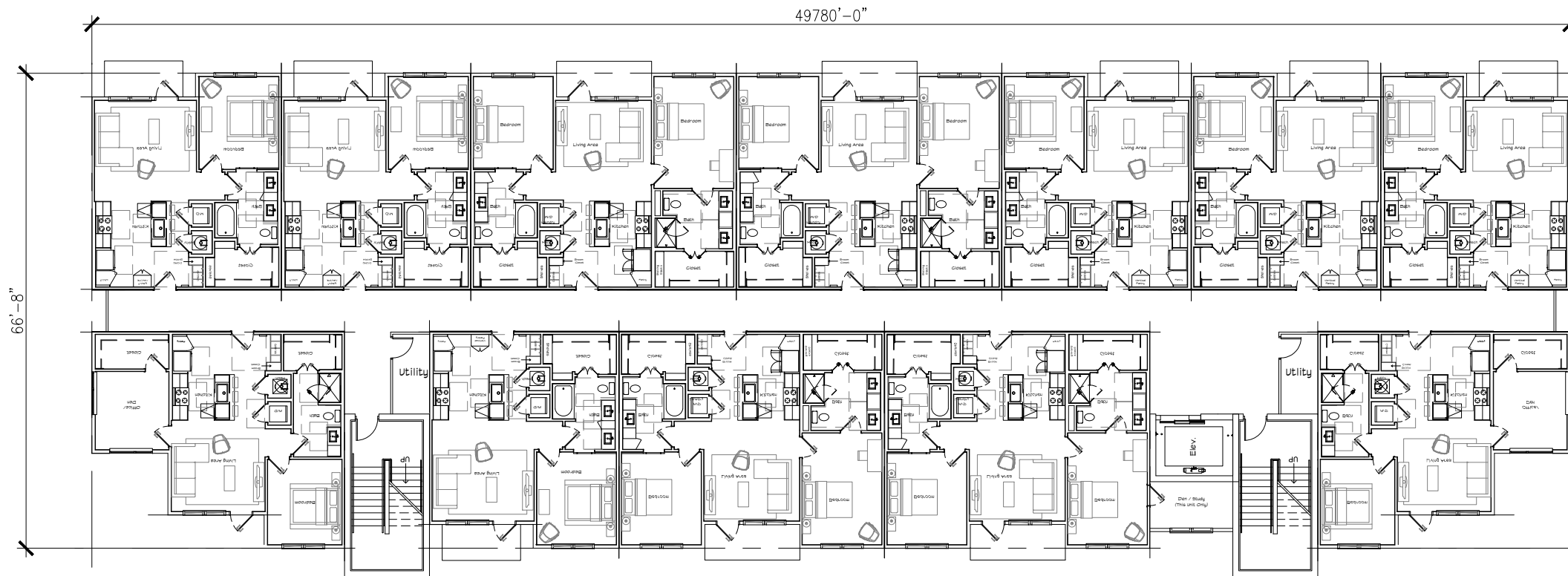
Top: Looking West over the Lake
Bottom: View of the Clubhouse from the Lake





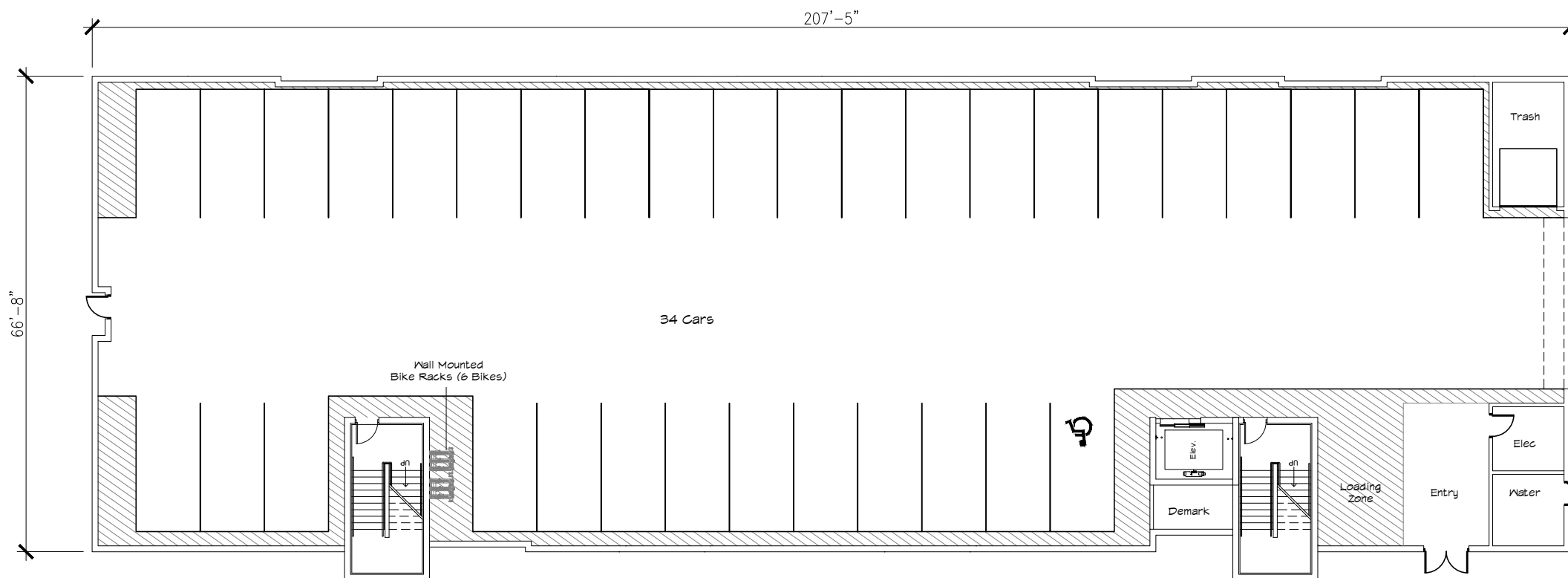
Top: Looking South at 3 and 4 Story Townhomes from the Lake
 Bot Left: 4 Story Townhome, Garage Side
 Bot Right: 3 Story Townhome, Garage Side





Bldg 1 - Levels 2-5

SCALE: 1"=20'



Bldg 1 - Garage Level

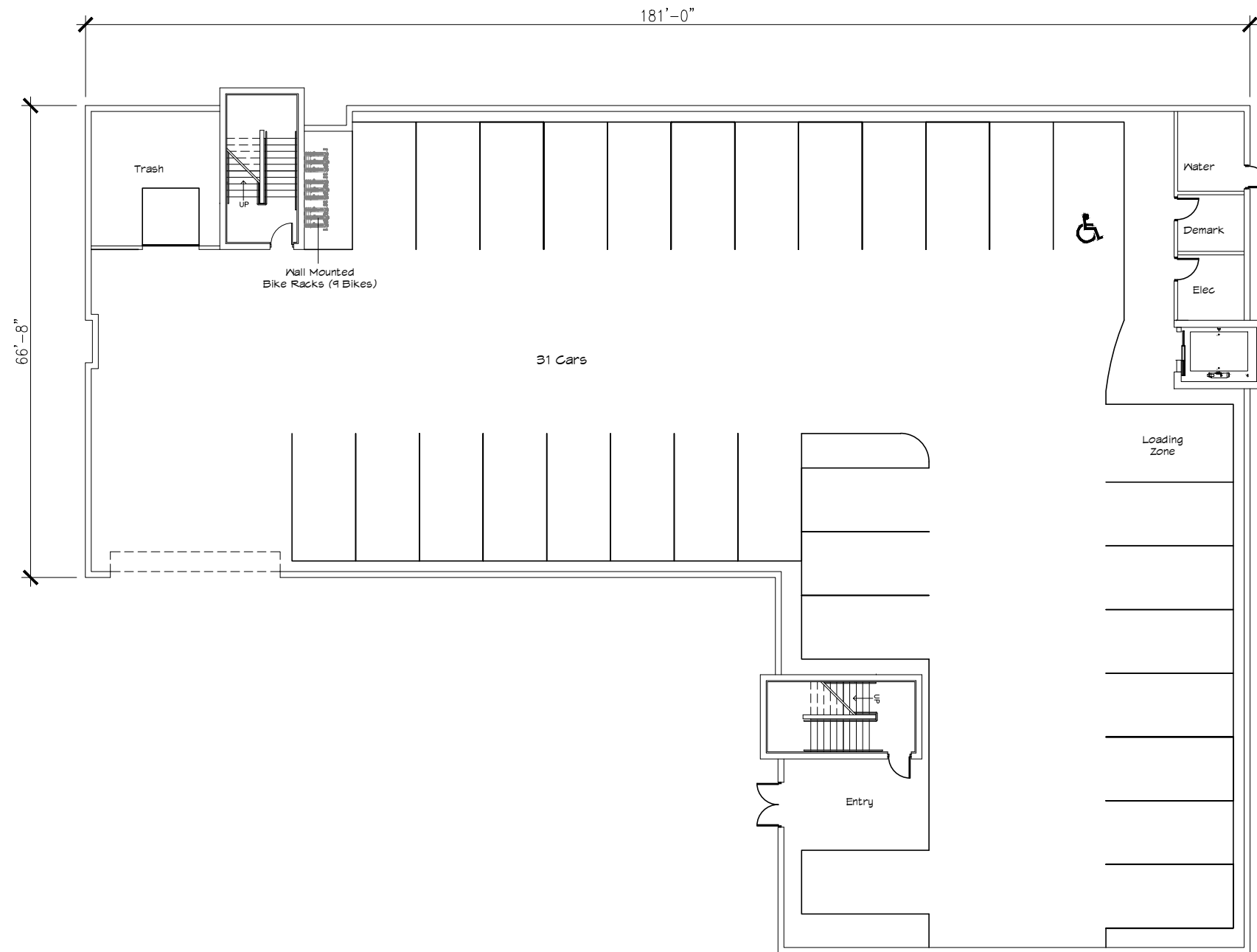
SCALE: 1"=20'

Building 1:

Parking:
 Garage Spaces 34
 Bicycle 6

Apartments:
 1 Bedroom 32
 2 Bedroom 16
 Total Units 48
 Total Beds 64

Max Bldg Ht: 59'
Building Footprint: 13,850 sf



Buildings 2 & 3:

Parking:
 Garage Spaces 31
 Bicycle 9

Apartments:
 1 Bedroom 32
 2 Bedroom 20
 Total Units 52
 Total Beds 72

Max Bldg Ht: 59'
 Building Footprint: 14,570 sf

Bldgs 2 & 3 - Garage Level

SCALE: 1"=20'



Bldgs 2 & 3 - Levels 2-5

SCALE: 1"=20'

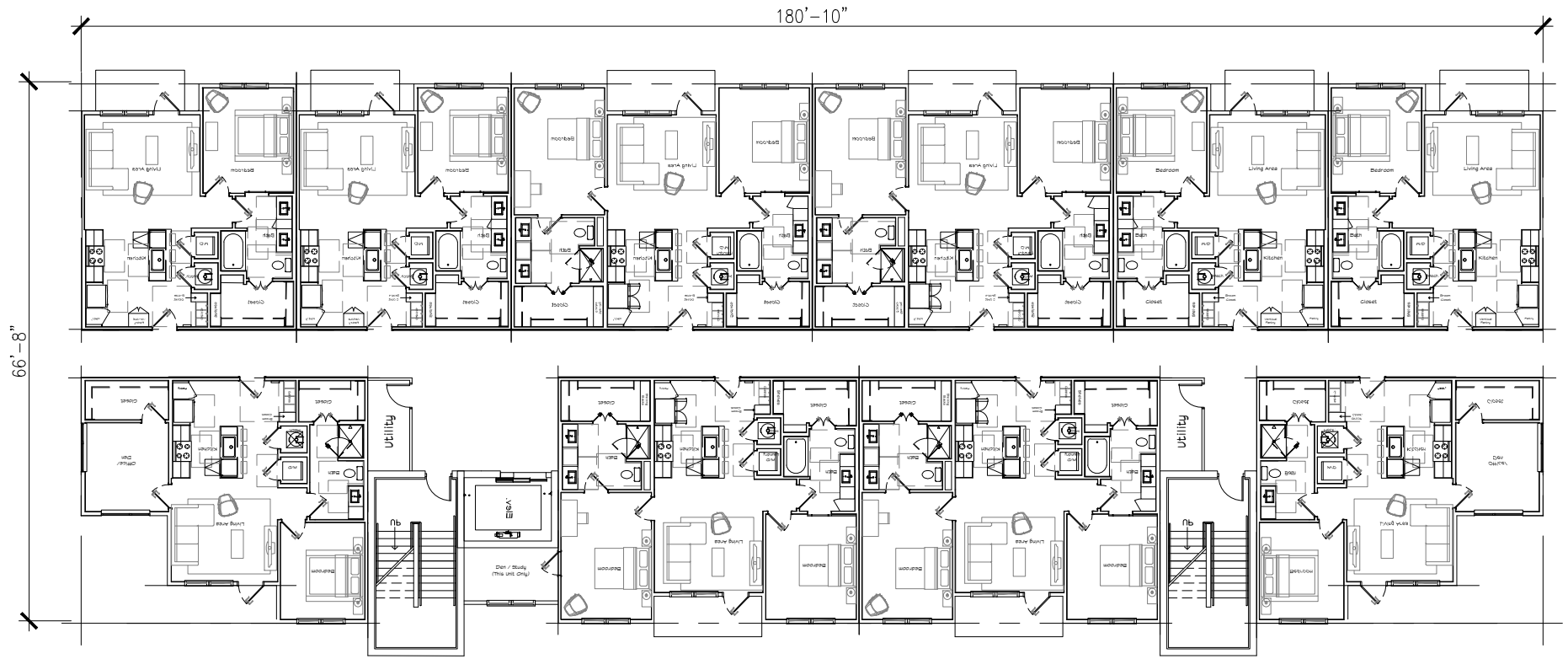
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**Bldgs
2 & 3**

Typical Floor Plan

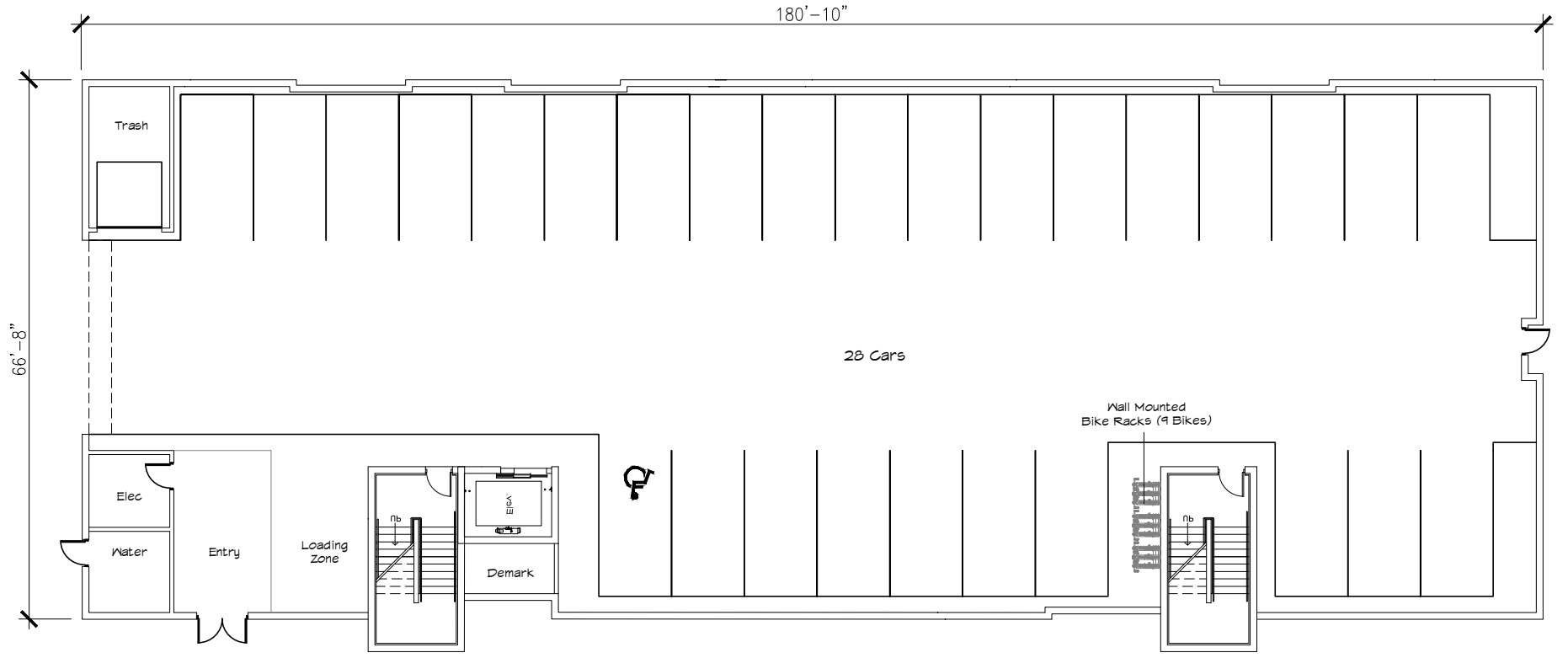
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Bldg 4 - Levels 2-5

SCALE: 1"=20'

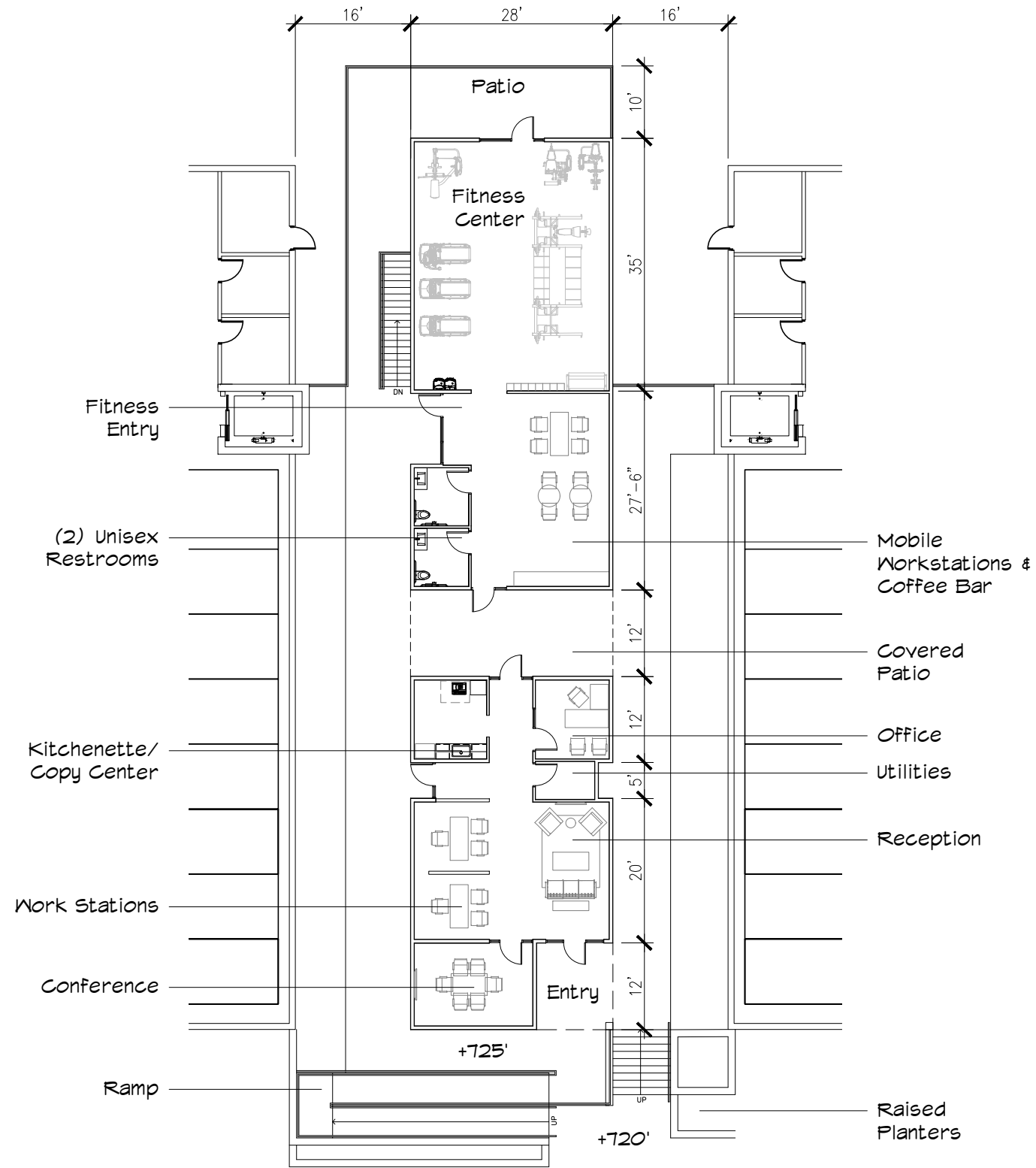


Bldg 4 - Garage Level

SCALE: 1"=20'

Building 4:

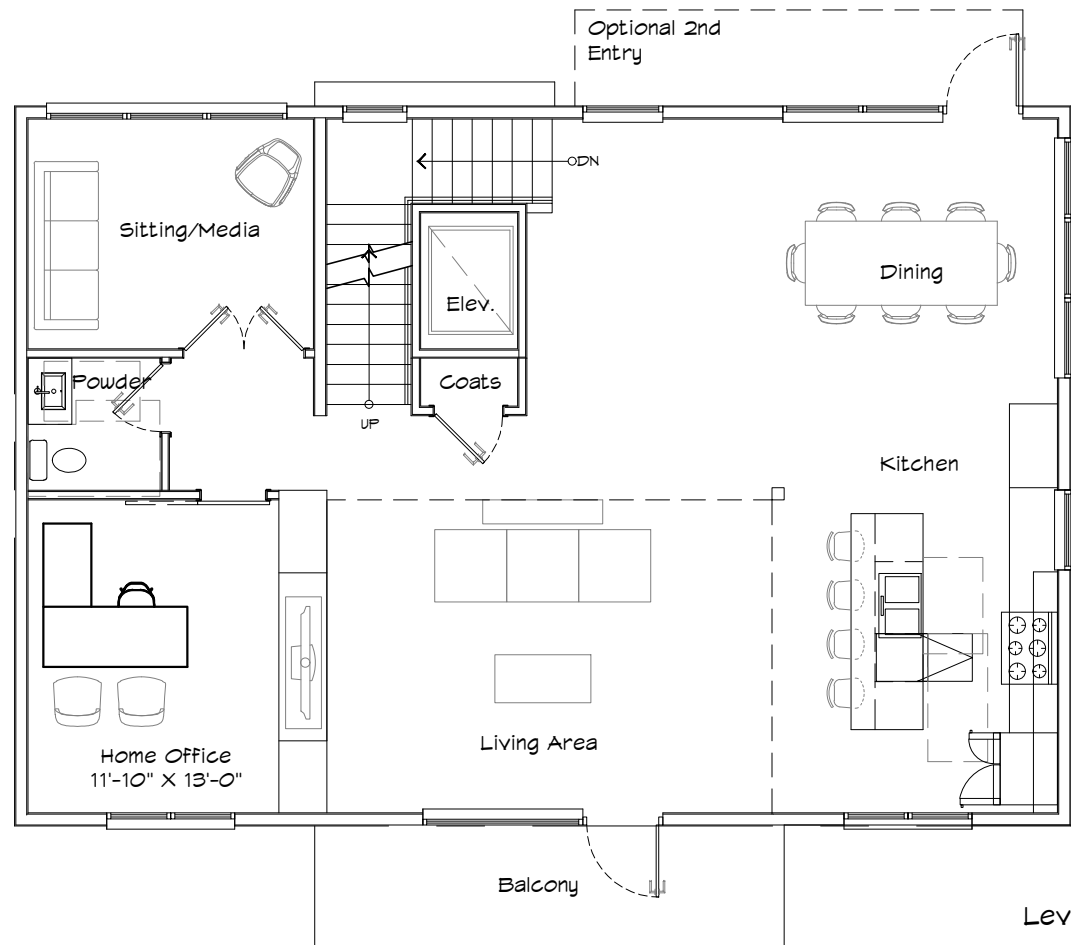
Parking:	
Garage Spaces	28
Bicycle	9
Apartments:	
1 Bedroom	24
2 Bedroom	16
Total Units	40
Total Beds	56
Max Bldg Ht: 59'	
Building Footprint:	12,075 sf



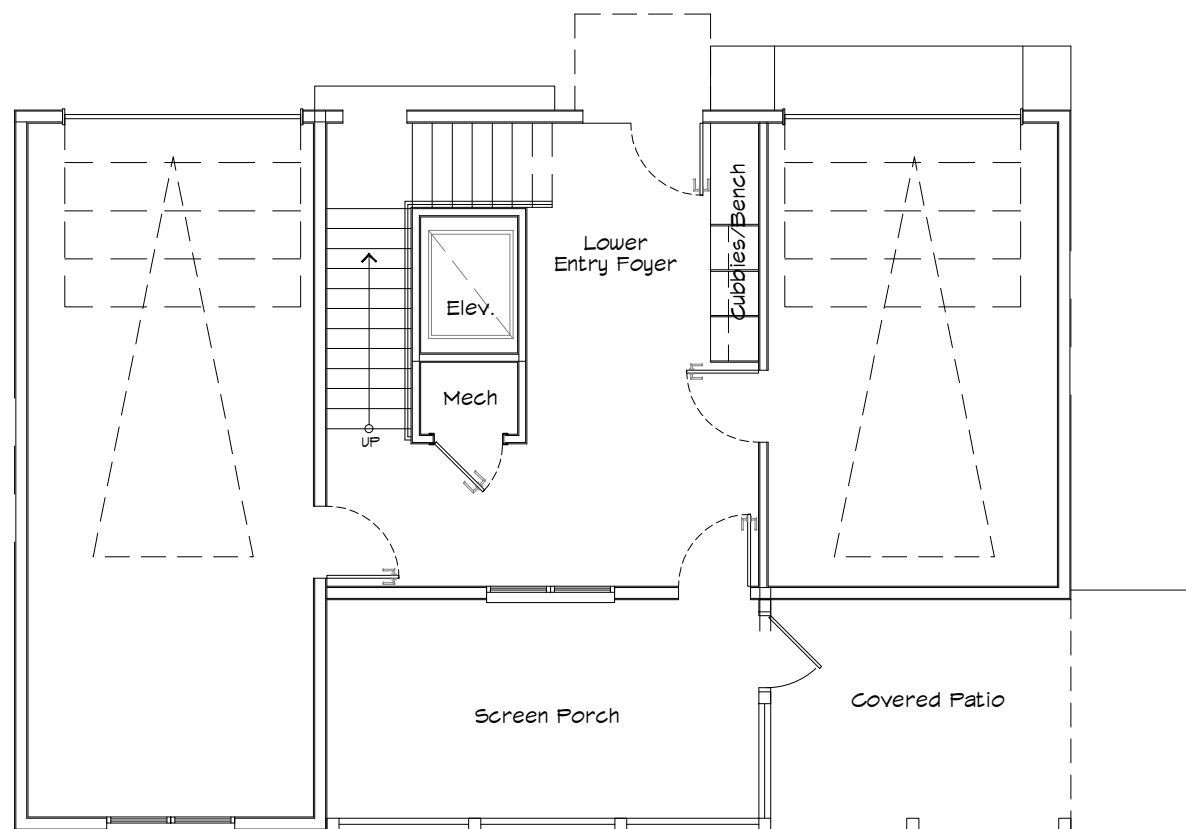
Conditioned Space:
2,930 sf

Leasing Office & Fitness Center

SCALE: 1"=20'

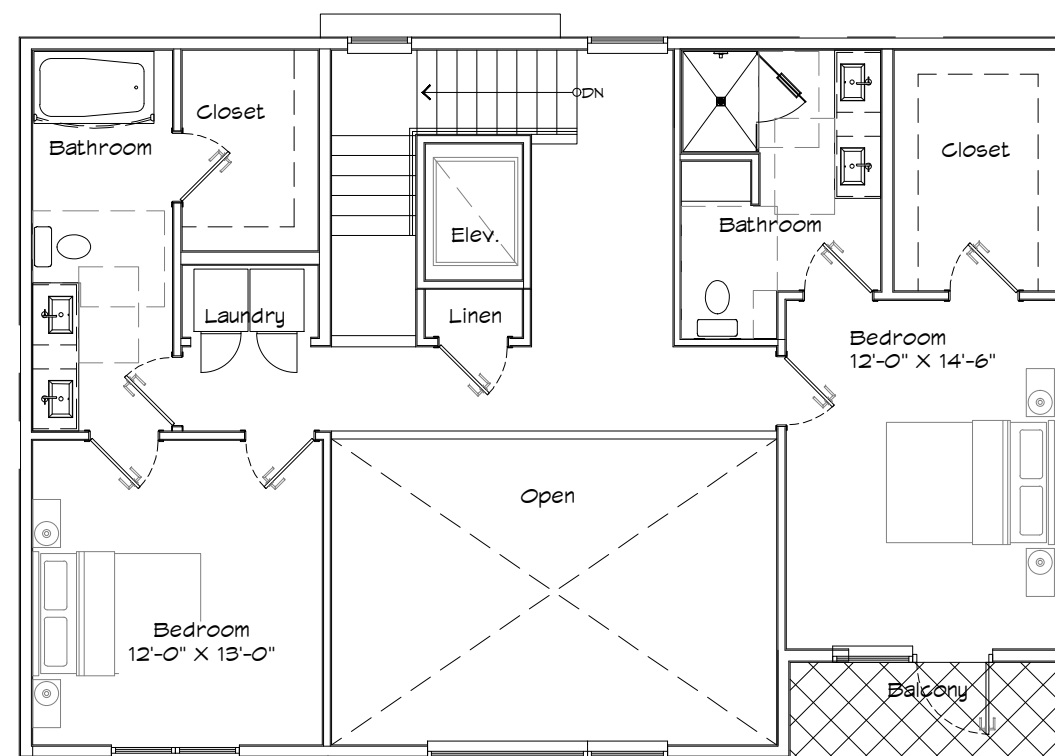


Level 2

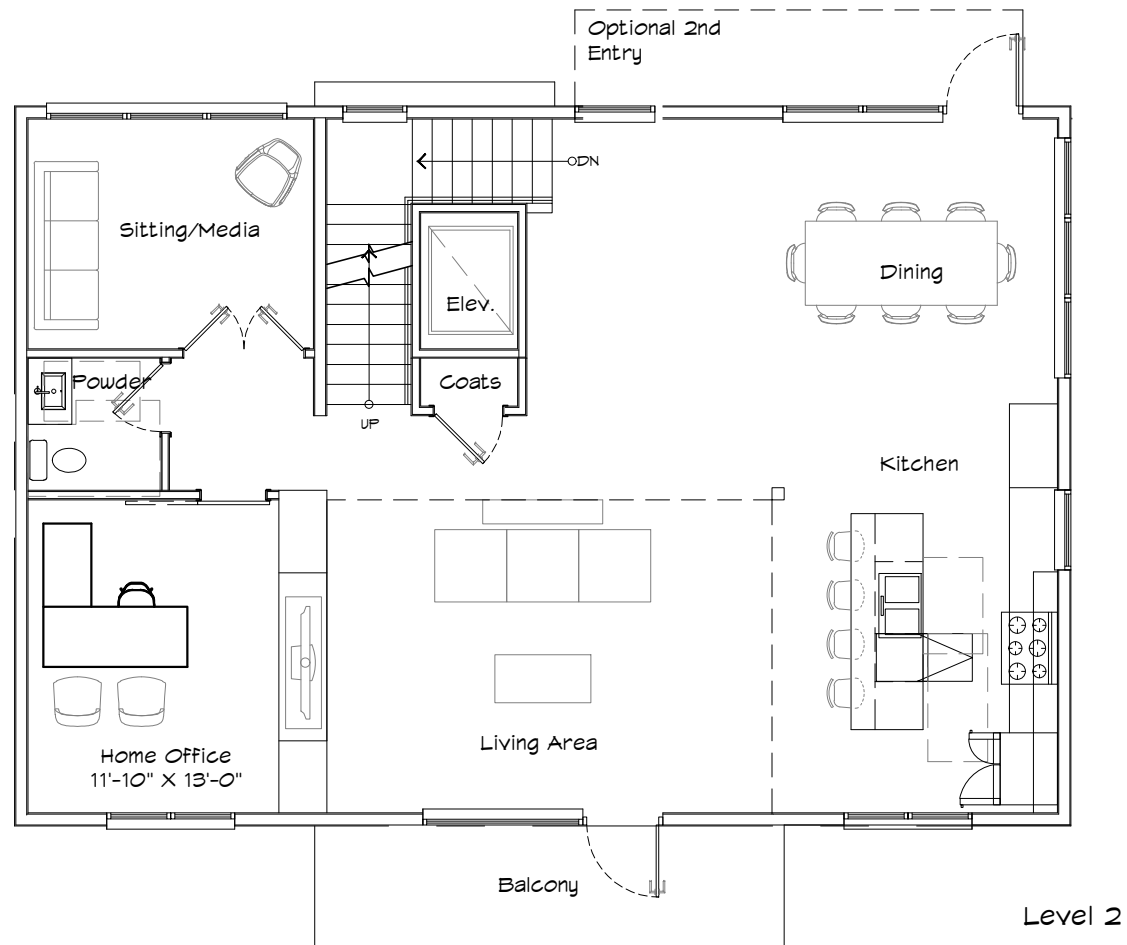


Level 1

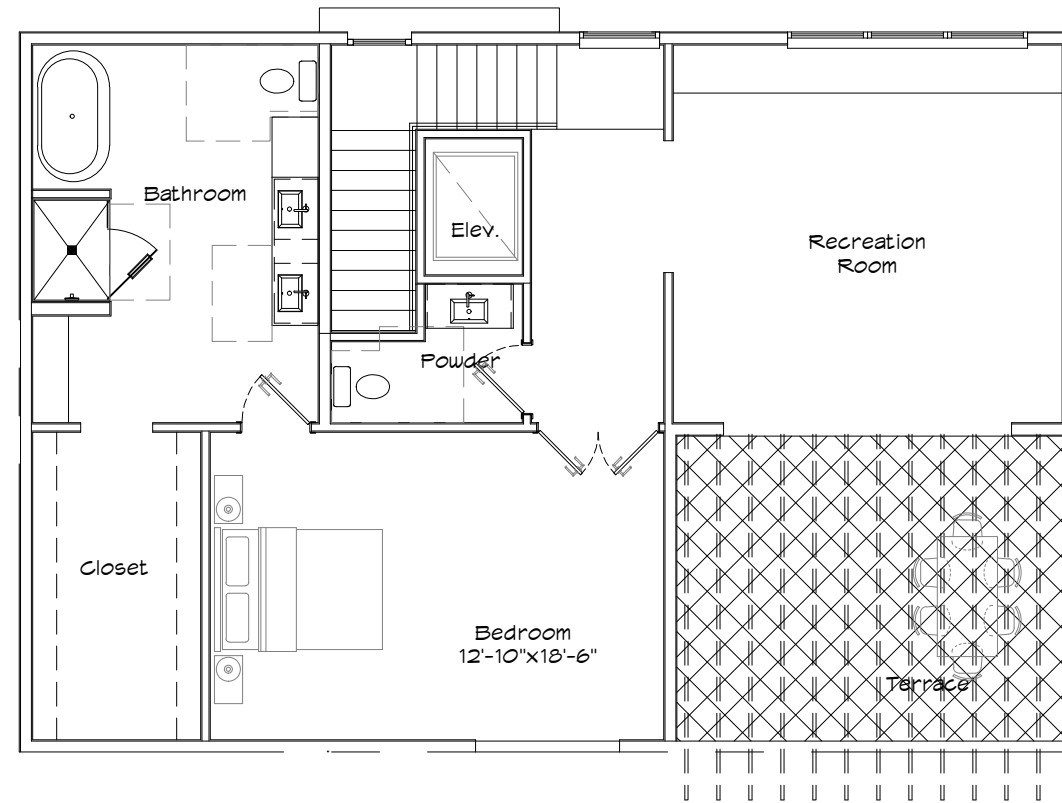
Conditioned Space = 2,511 sf (Area calculation does not include garages, screened porch, covered patio, balconies or stair/elevator above level 1).



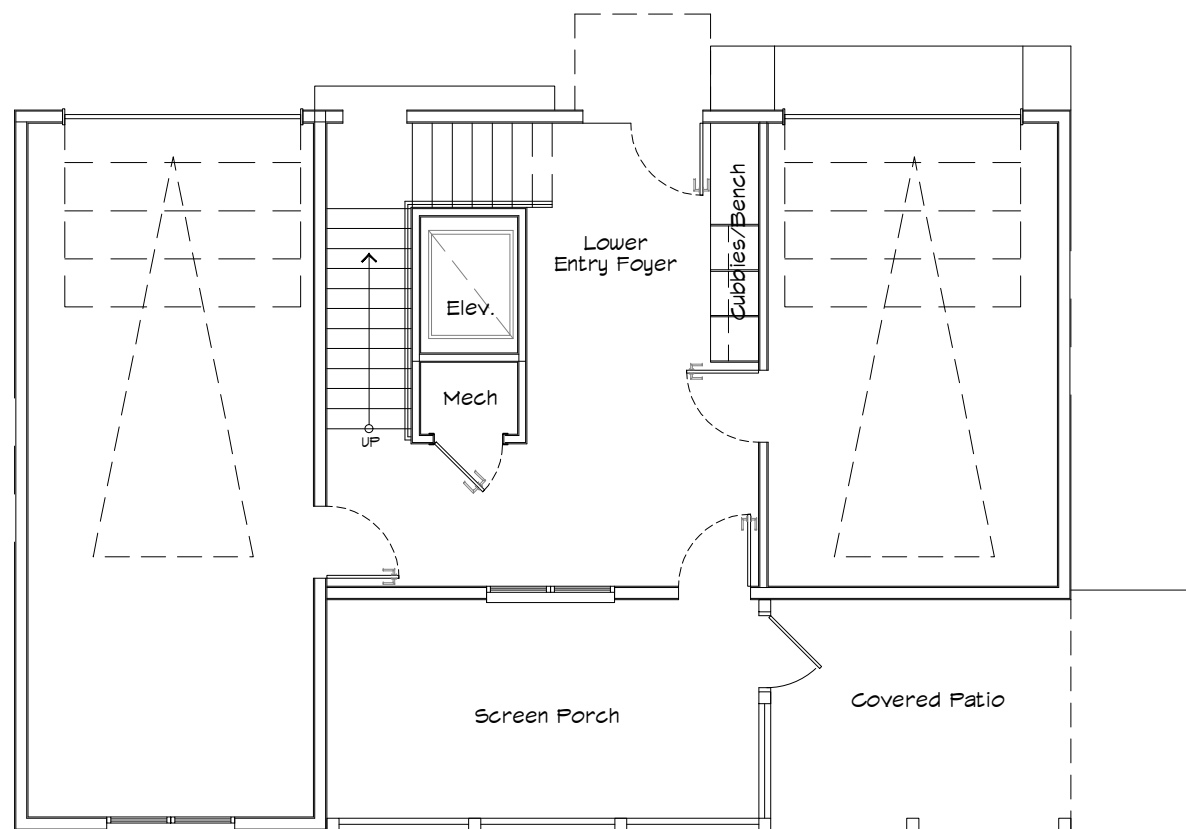
Level 3



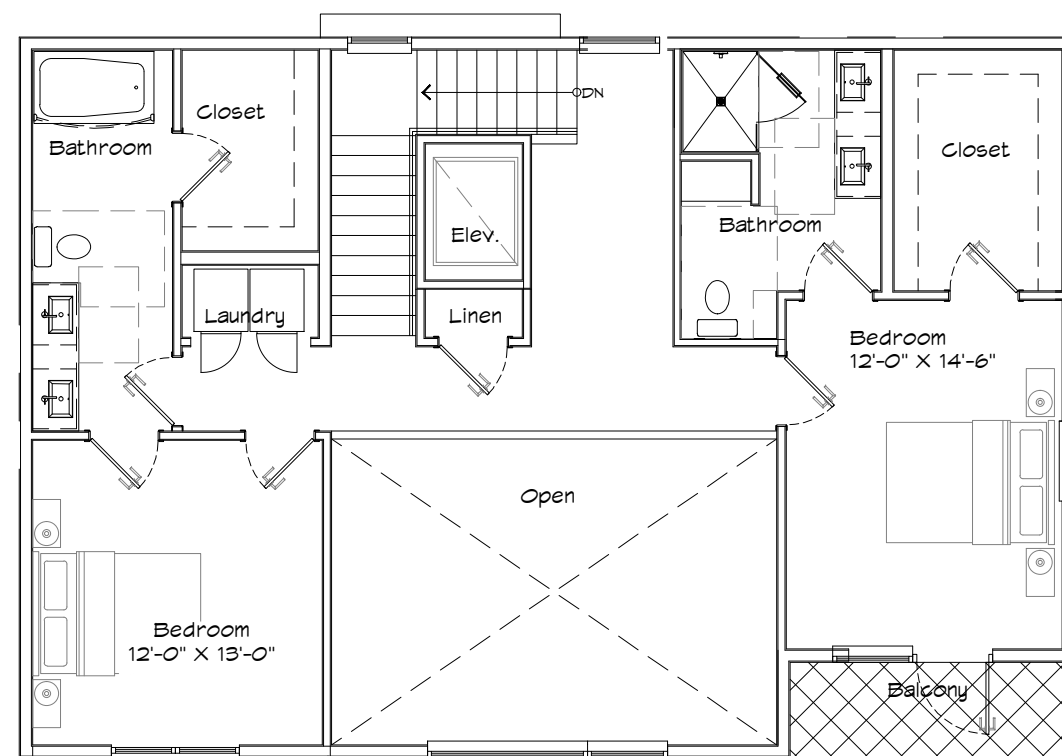
Level 2



Level 4



Level 1



Level 3

Conditioned Space = 3,543 sf (Area calculation does not include garages, screened porch, covered patio, balconies or stair/elevator above level 1).

Unit Matrix: Apartment Building

Unit Type	NSF**	Total	Beds	NSF**	%	% By Type	1:1 Parking
Unit S1	576	16	16	9,216	8%		16
Unit A1	748	88	88	65,824	46%		88
Unit A2	875	16	16	14,000	8%	63%	16
Unit B1	1,090	64	128	69,760	33%		128
Unit B2 (inside corner)	1,210	8	16	9,680	4%	38%	16
does not include balconies**		192	264	168,480	100%	100%	264

Apartments Summary			
Unit Type	NSF	Total Beds	Total Apartments
All Units	168,480	264	192

Townhomes Summary			
Unit Type	NSF 3 story	NSF 4 story	Total Townhomes
Townhome	3776	4872	16

Parking			
Required			
Provided			
Garage	124		
Site	140		
Townhome Garages	32		
Townhome Surface (Guest)	32		
Apartment Subtotal	264		
Townhome Subtotal	64		
Total	328		

