



Waverly Ridge Townhouse Development

ONLINE ENGAGEMENT

BCN

CHERRY HILL RIDGE INVESTMENT

KGD
PERSPECTIVES. INSIGHTS. RESULTS.

WALTER L.
PHILLIPS



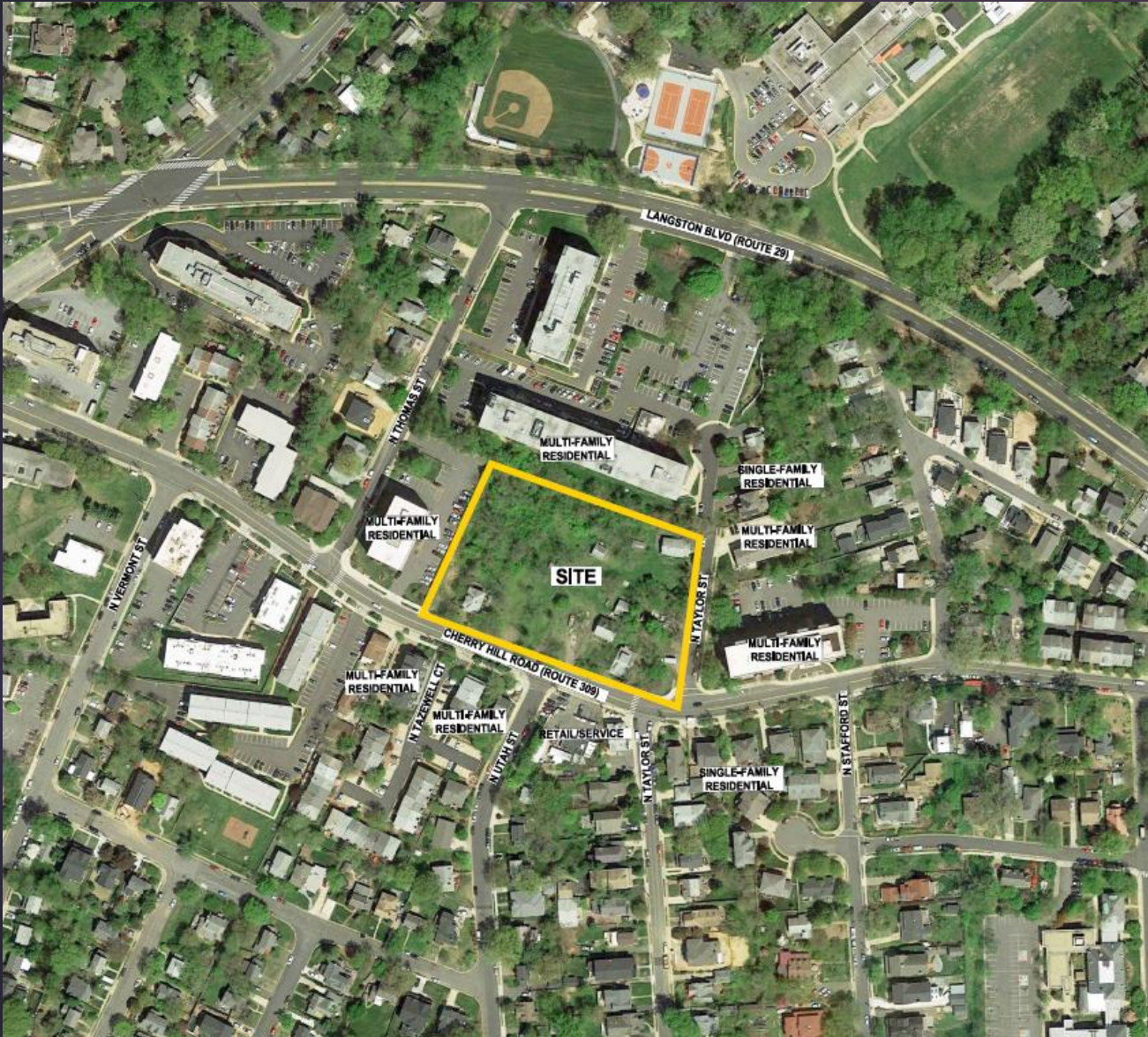
WALSH COLUCCI
LUBELEY & WALSH

GOROVE SLADE
Transportation Planners and Engineers

The shown layouts, renderings, and designs are not final and are subject to change.

Site Context

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ADDRESS: 2134 N. Taylor Street
Cherry Hill Road & North Taylor Street

LOT AREA: 121,537 sq ft; 2.79 acres

ZONING: RA8-18, townhomes are an allowed use

Existing Conditions

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Existing 4.1 Approval – Senior Living

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Artis Senior Living's development plan was approved in 2020 but the owner was unable to move forward with the project.

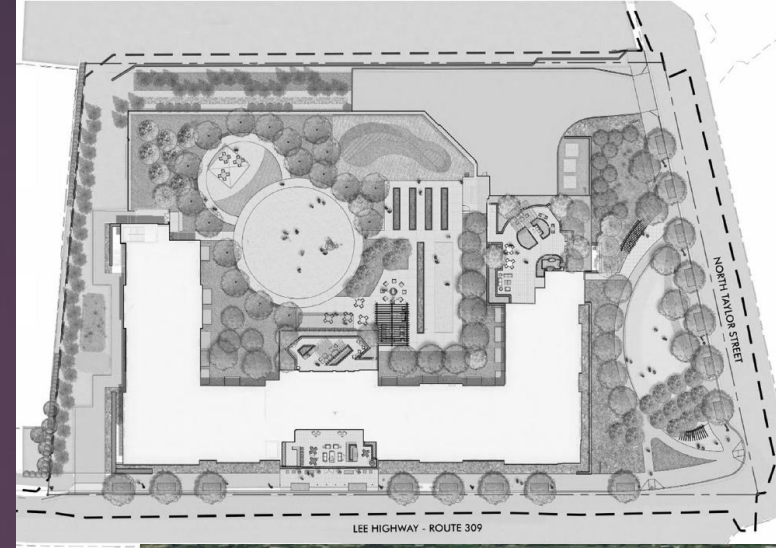
KEY HIGHLIGHTS:

6 stories with one below grade parking garage

Usage: Senior Living

166,544 sq. ft. GFA (1.35 FAR)

50,921 GSF garage with 112 parking spaces



Site Plan

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Cherry Hill Ridge Investment, a BCN Enterprises company, purchased the land in 2025 and plans to develop a townhome community.

KEY HIGHLIGHTS:

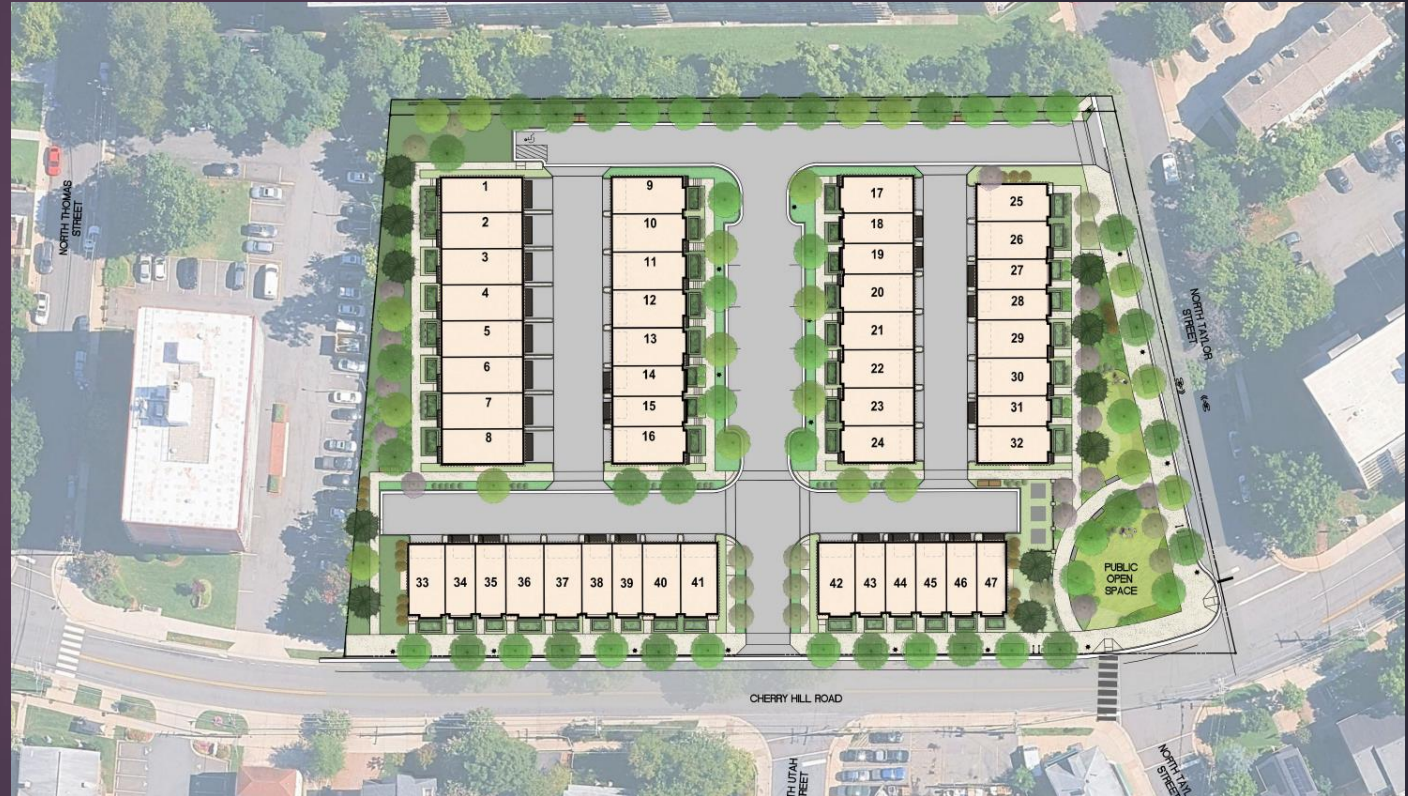
47 townhomes with two-car parking

3 ½ and 4 story units with roof decks

110,640 GFA (0.91 FAR) – lower density than previously approved site plan

94 unit parking spaces, 11 visitor spaces, 8 public street spaces

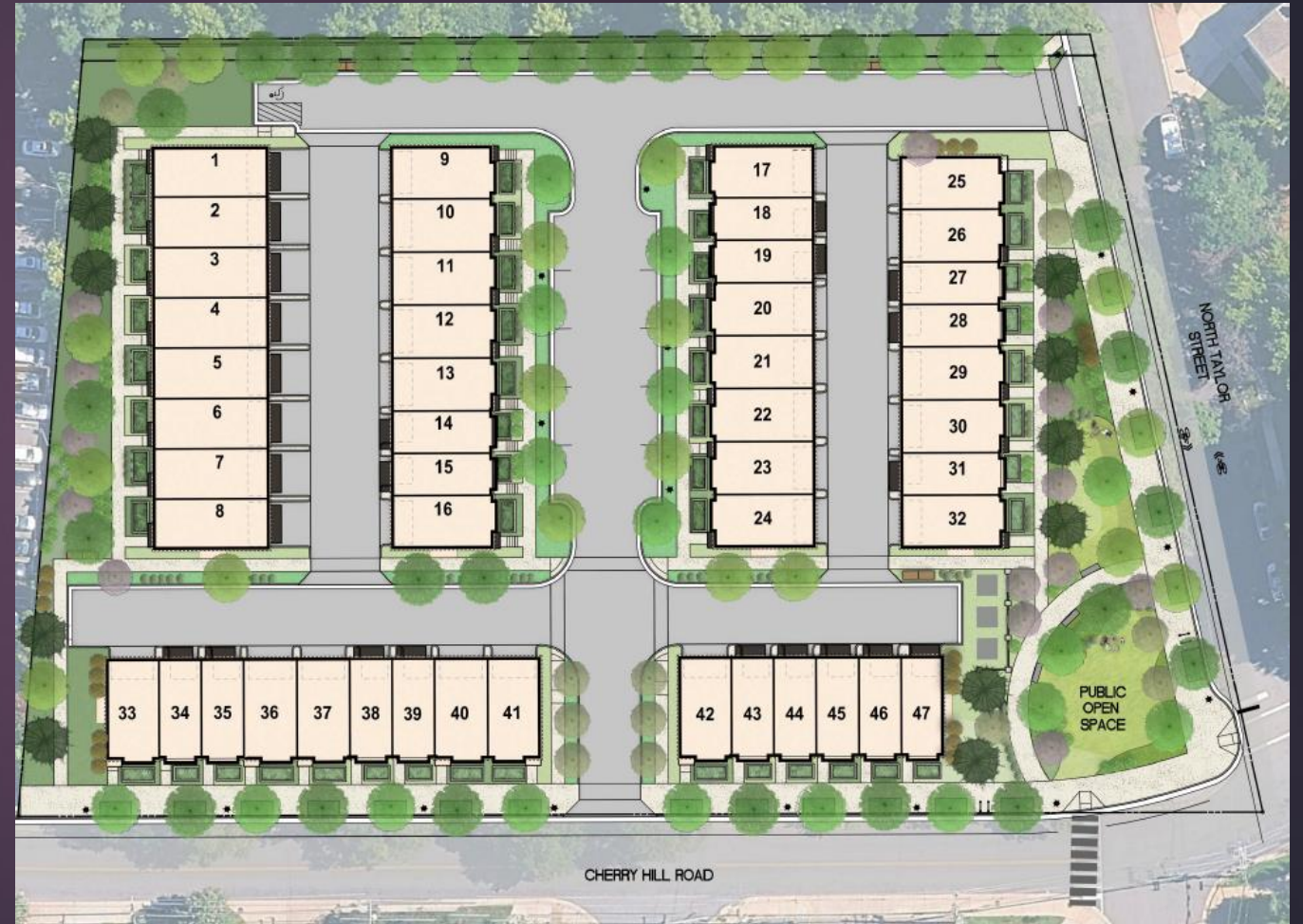
New streetscapes, landscaping, stormwater management, and open space



Site Improvements

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- u 26% tree canopy provided throughout the community
- u Landscaping surrounding the site edges to provide a buffer
- u Cherry Hill Road Improvements
 - u New bike lane + bike racks
 - u New street trees
 - u New landscape strip
 - u Widened sidewalk
 - u New street lights
- u North Taylor Street Improvements
 - u New parking lane
 - u New sharrow
 - u New street trees
 - u New landscape strip
 - u New sidewalk
 - u New street lights
- u Stormwater Management
- u Public Open Space



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Public Open Space

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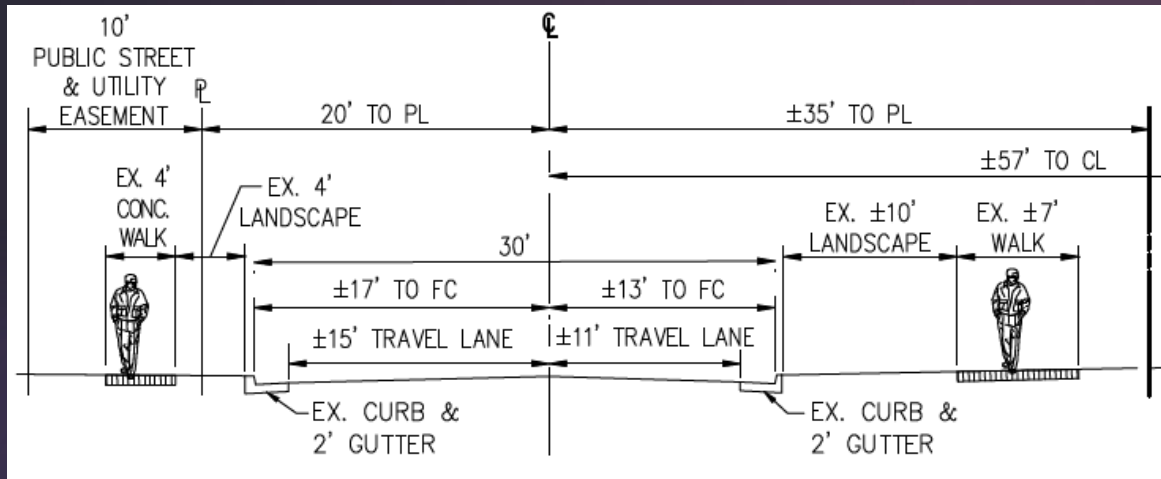
- u 9,805 sq. ft. of public open space to include –
 - u Open areas
 - u Lawn areas
 - u Seating areas
 - u 65 % tree canopy
 - u Extensive landscaping including canopy, flowering understory, and evergreen trees; shrubbery; and perennial plantings
 - u Internal walkways



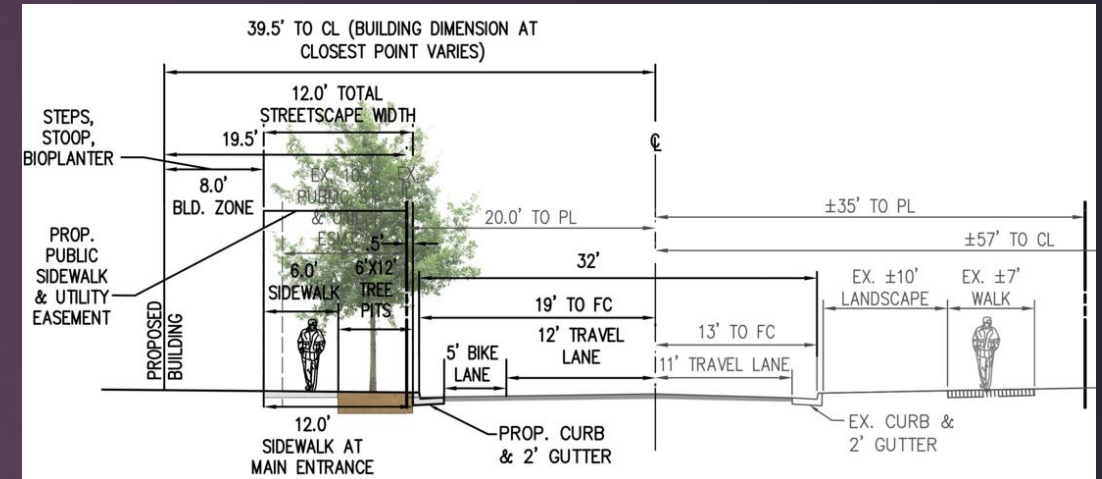
Cherry Hill Road Streetscape

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Existing Condition



Proposed Condition



Streetscape improvements include:

- u New widened sidewalk
- u New street trees
- u New landscaping strip
- u New street lights
- u New bike lane + bike racks

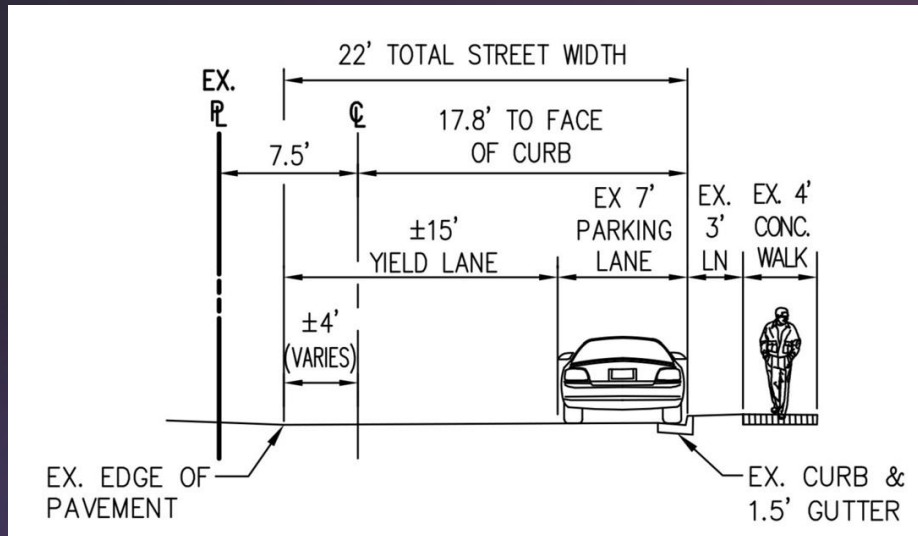


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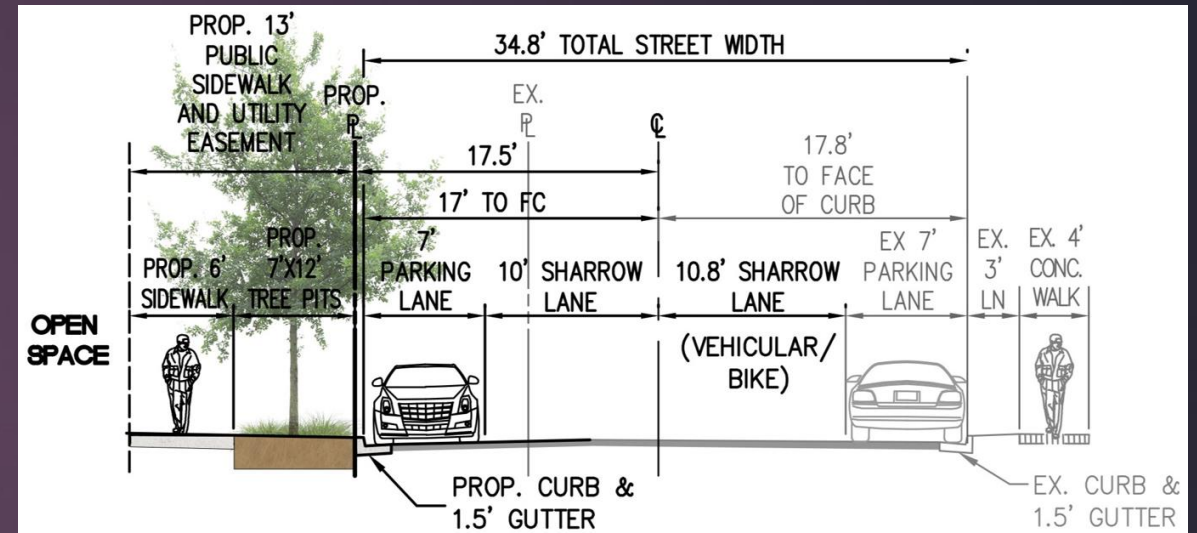
North Taylor Street Streetscape

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Existing Condition



Proposed Condition



Streetscape improvements include:

- u New sidewalk
- u New street trees
- u New landscape strip
- u New street lights
- u New parking lane
- u New sharrow

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Typical Building Elevations

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Front view - units facing Cherry Hill Road



Rear view - units facing Cherry Hill Road



Perspective – view from corner of Cherry Hill and N. Taylor

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Perspective – view of units 1-8 from southwest corner

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Perspective – view from N. Taylor Street looking at units 25-32

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Perspective - view of main entrance on Cherry Hill Road

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Thank You!

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