

BLACK LAKE APARTMENTS NARRATIVE

December 10, 2025

The Black Lake Apartment project is located on the corner of Black Lake Blvd and 21st Ave SW. There are 72 residential units proposed in two, 3-story buildings. Although the application states 74 units, I believe a leasing office, fitness center and lounge are appropriate for this size project, which will take two units away from the total count. There will be a small, structured parking element in the west building.

There are 89 parking stalls proposed for the project. Also, a large tree tract is proposed for the corner of the site.

The storm water design will consist of impervious asphalt driveways and pervious asphalt for the parking stalls.

The screened dumpster is centrally located to serve both buildings and is easily accessed from 21st Ave, exiting onto Black Lake Blvd.

We are anticipating a contemporary craftsmen design, utilizing natural looking materials and earth tones.