

VILLAS AT WINTER PARK

PROJECT DESCRIPTION

Winter Park is a 3.2 acre site that sits along the hillside of the South Side Slopes. This wooded land is southerly bounded by St. Paul's Monastery, sitting directly above the Pius Street Lofts, and Veronica's Veil buildings. Through extensive stakeholder feedback and several master plan iterations over the last 24-months, Synergy Capital and its team propose a total of 14 new single family homes, spread out across three new street extensions.

THE EXTENSION OF THREE CITY STREETS

Per recommendations from the South Side Slopes Neighborhood Association, the Councilman's office, and immediate surrounding residents, Synergy Capital chose to preserve the secluded nature of the site by simply extending the existing dead-end streets: Hackstown, Magdalena, and Gregory Streets.

The street extensions were thoughtfully designed to suit the slope of the land, taking advantage of natural benches along the hillside. The 14-homes were then dispersed accordingly, tactfully placed in areas under 30% existing slope to meet zoning criteria:

HACKSTOWN: 8 HOMES	MAGDALENA: 4 HOMES	GREGORY: 2 HOMES
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BUILDING DESIGN

Architectural work remains under the care of Cipriani Studios. Each 3-story single family home will employ variations on architecture, material, and color to allow the homes to read as individual units. Typical building footprint will be approximately 31x35' with a minimum 3' building separation. Two-car, side-by-side integral garages are proposed in each home, along with a variety of off-street parking opportunities available throughout the site.

VEGETATION

The goal of the Winter Park development is to protect as much of its natural landscape as possible. Natural vegetation is not to be disrupted outside the designated 50% disturbance areas, and non-invasive tree canopies are to be preserved to the maximum extent possible.

HILLSIDE COMPLIANCE

911.04.A.69 SINGLE-UNIT DETACHED DWELLINGS (ADMIN EXCEPTION)

The Villas at Winter Park master plan complies with applicable code criteria of this section:

1. Building sites have been fixed at locations less than 30% in grade;
2. A soils investigation has been completed (see engineer’s report);
3. Vegetation will be preserved to the maximum extent possible, not to exceed the 50% max disturbance;
4. Access: a new design of street is proposed, maintains city standards, and is currently under review by DPW;
5. Public water and sewer available at each end of the development site

Site Development Standards	H District	Proposed
Minimum Lot Size	3,200 sqft	3,200+ sqft
Minimum Front Setback	none	Varies, 0’ min
Minimum Rear Setback	none	50’ +
Minimum Exterior Sideyard Setback	none	n/a
Minimum Interior Sideyard Setback	none	3’ and 0’
Maximum Height	40 ft. (not to exceed 3 stories)	40’ / 3 stories
Maximum Area of Disturbance:	50% of total lot area	<50%

915.02 ENVIRONMENTAL STANDARDS

The grading plan for the Villas at Winter Park strives to preserve the natural landforms of the site. The development team has placed the streets and building sites strategically to minimize the need for terracing and retaining wall heights (wall heights to be 10 feet or less). The design of the retaining walls follow the existing hillside contours in an effort to blend in with the land’s natural forms.

Any exposed slope, post construction, will be landscaped and revegetated to be aesthetically pleasing, bind the soils, and to increase the roughness of the ground for runoff purposes.

Please refer to the enclosed tree survey and landscaping plan for revegetation details.