

Tab 4.1.a. Present Narrative and Visual Form of Development Objective

This 3.38-acre urban infill development is bound by South Martin Luther King Jr. Blvd, Gould Street and South Washington Avenue in Downtown Clearwater's Prospect Lake Character District. With a density of 50 units per acre, it will consist of 171 residential units, 78 surface parking spaces for residents and a 197-space parking garage for public use. Included in the surface parking lot is a ride share waiting area.

The goal of the development is to create an attractive community that provides a modern, attractive amenity-filled living environment for its residents. The project was challenged by a significant grade change across the site, so stepping the project with the contours added complexity, but also created a visually interesting series of building segments. The 50-foot tall, 4-story residential structures placed on the southern end of the project site to provide a strong street presence. The 3-story parking garage was placed partially over the surface parking to make efficient use of the land. Locating the parking on the northern end of the site provides a buffer to the adjacent commercial property. The garage is wrapped by units and amenities, hiding it from street view.

The project is provided with two separate outdoor open spaces. The active pool zone was placed to take advantage of the western sun exposure. The more passive interior courtyard is surrounded by units to create a more private, quieter amenity. Each of these open spaces help to maximize views from the living spaces to the outdoors.

The exterior of the building is designed in a contemporary style using red brick and cementitious siding ("Hardie Siding") painted in warm earth tones. A flat roof is utilized to locate the air conditioning compressors, clearing the ground from visual clutter and unwanted noise. The building face has been pushed back from the sidewalks allowing for more green space, more privacy for residents and a more pleasant pedestrian experience.

The overall development objective is presented in visual form by the "bird's eye view" shown as shown in the next document.