



Development Review Committee Regular Meeting

Agenda

March 19, 2025 @ 10:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of October 2, 2024. 1 minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. Request of Benjamin Partners, LTD for: Development Plan Approval to modify the previously approved plan for 14 three-story townhomes at 1150 Bennett Avenue to a mixed-use, three-story project consisting of eight (8) townhomes, 13 apartments, and 5,500-square feet of commercial space, within the Ravaudage Planned Development. 30 minutes
 - 5. Staff Updates**
 - 6. Board Comments**
 - 7. Adjournment**



Development Review Committee

agenda item 2.a

item type

Consent Agenda

meeting date

March 19, 2025

prepared by

Corinna Lundgren, Planner I

approved by**subject**

Approve the minutes of October 2, 2024.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Development Review Committee Regular Meeting Minutes



Development Review Committee Regular Meeting Minutes

October 2, 2024 at 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Senior Planner/Zoning Official John Harbilas, Director of Building, Permitting Services and Code Compliance Gary Hiatt, Director of Parks and Recreation Jason Seeley, Assistant City Manager Michelle del Valle, Director of Public Works Charles Ramdatt, Assistant Director of Public Works Don Marcotte

Absent

None

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Harbilas called the meeting to order at 2:00 p.m.

2. Consent Agenda

- a. Approve the minutes of May 22, 2024.

Motion made by Don Marcotte, seconded by Gary Hiatt, to approve the May 22, 2024 meeting minutes.

The motion carried by a 4-0 vote. (Michelle del Valle was not present for the approval of the minutes.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. **Request of Benjamin Partners, LTD for:** A Resolution of The City Commission of The City of Winter Park, Florida, adopting the Fourth Amendment to the Amended and Restated Development Order for the Ravaudage Development as originally adopted on November 10, 2014, providing for, conflicts, severability and

effective date.

Mrs. McGillis provided a summary of the item. She reviewed the applicant's proposed Affordable Housing request and then staff's recommendation on the Affordable Housing request. She then reviewed the Ravaudage Planned Development order amendments and entitlements with conditions that would need to be made.

Applicant's request:

1. 40/10/50 split
 - 45 units at or below 120% AMI
 - 11 units into 12%-140% AMI
 - 57 market rate units
2. Administrative approval by DRC for hotel Fromm conversion into 57 market rate units

Mrs. McGillis provided an overview of the Development Order Amendments. She went over the amended Entitlements Table and the addition of the following condition:

- That a submission of an Affidavit of Commitment and Restrictive Covenants stating no less than 30 years from the issuance of a certificate of occupancy also provides for monitoring and compliance requirements to ensure that those units remain affordable after their construction.

Staff's recommendation:

1. 50/50 split
 - 56 units at or below 120% AMI
 - 57 market rate units
 - Reduce office entitlements by 54,828 square feet, following the Equivalency Matrix (1,000 square feet of office for every 2.061 du)
2. Administrative approval by DRC for hotel room conversion into a 50/50 split of affordable and market rate units

A brief discussion about the justification of the staff's recommendation of the 50/50 split, the 120%-140% AMI, the hotel conversion to residential units at a market and affordable rate, and parking.

The applicant, Dan Bellows addressed the committee. Dan Bellows agrees with the staff's recommendation of the 50/50 split but requests that the committee approve the hotel conversions only at market rate.

The Board heard public comment from the following resident who did not confirm their favor or opposition of the request.

Clare Gentry of 1211 Park Green Place, Winter Park, FL 32789.

No one else from the public wanted to speak. The public hearing was closed.

The Board shared their thoughts on the request.

Motion made by Michelle Del Valle, seconded by Don Marcotte, for approval of a Resolution of the City Commission of the City of Winter Park, Florida, adopting the Fourth Amendment to the Amended and Restated Development Order for the Ravaudage Development as originally adopted on November 10, 2014, providing for, conflicts, severability and effective date, with the following conditions:

- **50/50 split of added residential units**
 - **56 units at or below 120% AMI**
 - **57 market rate units**
 - **Reduce office entitlements by 54,828 square feet, following the Equivalency Matrix (1,000 square feet of office for every 2.061 du)**
- **Hotel rooms to residential unit conversions may be granted administratively by DRC using the Equivalency Matrix and, at DRC's discretion, they can be split 50/50 into the "Residential" and "Affordable Housing Units" categories of the Project Building Program table.**

The motion carried unanimously by a 5-0 vote.

- b. **Request of Benjamin Partners, LTD for:** An amendment to the Ravaudage Planned Development boundary, to include 1251 Lewis Drive, and additional associated entitlements of 9,937 square feet of commercial and three (3) residential units.

Mrs. McGillis provided a summary of the item. She provided an aerial of the property and in relation to the Ravaudage Planned Development boundary. She noted that adding the property would add three additional residential units and 9,937 square feet of added commercial entitlements, at a floor area ratio of 100%, to Ravaudage.

Staff recommendation was for approval.

No one from the public wished to speak. The public hearing was closed.

Motion made by Jason Seeley, seconded by Gary Hiatt, for approval of an amendment to the Ravaudage Planned Development boundary, to include 1251 Lewis Drive, and additional associated entitlements of 9,937 square feet of commercial and three (3) residential units.

The motion carried unanimously by a 5-0 vote.

- c. **Request of Benjamin Partners, LTD for:** Development Plan Approval to construct a four (4) story 38,350-square foot mixed-use building consisting of retail, extended stay hotel units and residential along with a Development Plan modification of the previously approved McCallister parking garage/commercial liner building to a free-standing parking garage of 441 parking spaces, at the southwest corner of Benjamin Avenue and Morgan Stanley Avenue, within the Ravaudage Planned Development.

Mrs. McGillis provided a summary of the item. She provided images of the location of the request, noting that the revised portion of the retail would face Morgan Stanley Avenue as a four story 38,350 square foot structure. The first floor of 7,145 square feet will be commercial space, the second floor are 13 extended stay hotel units, the third floor are eight apartment units, and the fourth floor will be an additional eight apartment units. She noted that there is about 20 to 25 feet between the garage and the proposed building with artificial turf, seating, and other outdoor amenities. She also noted that the previous request for the pedestrian bridge connecting the parking garage to the bank is no longer proposed. The new mixed-use project proposal would require 61 parking spaces that would be provided in the 441-space parking garage. Due to the residential component of the project, a requirement of 3,659 square feet of recreation space will be split 50/50 into active and passive recreational spaces.

Staff recommendation was for approval with the following conditions:

- Prior to a Certificate of Occupancy for the parking garage, the proposed oak trees to screen the southern portion of the garage are planted, and must be at least 8 inches in diameter at the time of planting.
- If the permit has not been issued for the 1320 Morgan Stanley Avenue building prior to the Certificate of Occupancy for the parking garage, then parking garage's northern elevation shall be revised/enhanced to include added architectural details, EFIS/precast moldings and trim, aluminum railings and a landscaping detail similar to the southern elevation.
- Both buildings must incorporate the required bicycle parking spaces per Orange County codes.
- The applicant shall provide either at least 10% of the multi-family residential units built to be certified affordable housing or pay a fee in lieu of the requirement into the city's affordable housing trust fund at \$0.50/square foot for the multi-family square footage or to a non-profit affordable housing entity to provide for use within the city, subject to approval by city staff.
- A pickleball court and/or shuffleboard court be added to the recreation plan to satisfy the active recreation requirement. If placed on the top of the parking garage, there shall be a shade structure provided for the court(s) that is

architecturally compatible, and contains similar colors and materials to the parking garage.

- All back of house items like the electric meter connections, transformer/switch gear, metering, etc. be effectively screened from the rights-of-way surrounding both buildings.

The Board inquired about the recreational element of the project that is proposed to be on the roof of the garage. How it would be better allocated to give the applicant flexibility if it was offsite in the master stormwater pond. The Board recommends that staff work with the applicant to calculate the master stormwater pond and figure out where best to put the recreational spaces to meet the code. Staff recommended the project go back to the board upon disagreements.

The applicant, Dan Bellows addressed the Board. He notes he will meet all code requirements of the recreational space whether it be onsite or offsite.

The Board inquired about the extended stay hotel portion of the project.

Mr. Bellows noted that the extended stays come from a demand from the Marriott and the Hilton for corporate extended stays for employees, not for families. He states it will be licensed as a hotel with business licenses and ran by his private company not flagged by the franchise agreements.

The Board inquired about the elevations and the trees of the project.

Mr. Bellows stated that there is a patch through on the first floor. The second, third, and fourth floors connect all the way across showing why the elevation looks like one building instead of two as shown on the site plan. Also, the plan shows the existing trees and that there are no large trees as shown on the elevation.

The Board heard public comments from the following resident who did not confirm their favor or opposition of the request:

Clare Gentry of 1211 Park Green Place, Winter Park, FL 32789.

No one else from the public wanted to speak. The public hearing was closed.

Motion made by Jason Seeley, seconded by Gary Hiatt, for Development Plan Approval to construct a four (4) story 38,350-square-foot mixed-use building consisting of retail, extended stay hotel units and residential along with a Development Plan modification of the previously approved McCallister

parking garage/commercial liner building to a free-standing parking garage of 441 parking spaces, at the southwest corner of Benjamin Avenue and Morgan Stanley Avenue, within the Ravaudage Planned Development, with the following conditions:

- **Prior to a Certificate of Occupancy for the parking garage, the proposed oak trees to screen the southern portion of the garage are planted, and must be at least 8 inches in diameter at the time of planting.**
- **If the permit has not been issued for the 1320 Morgan Stanley Avenue building prior to the Certificate of Occupancy for the parking garage, then parking garage's northern elevation shall be revised/enhanced to include added architectural details, EFIS/precast moldings and trim, aluminum railings and a landscaping detail similar to the southern elevation.**
- **Both buildings must incorporate the required bicycle parking spaces per Orange County codes.**
- **The applicant shall provide either at least 10% of the multi-family residential units built to be certified affordable housing or pay a fee in lieu of the requirement into the city's affordable housing trust fund at \$0.50/square foot for the multi-family square footage or to a non-profit affordable housing entity to provide for use within the city, subject to approval by city staff.**
- **The project meets the recreation space requirements, whether it is onsite or offsite. If there is a disagreement, it will go back to DRC for subsequent approval.**
- **All back of house items like the electric meter connections, transformer/switch gear, metering, etc. be effectively screened from the rights-of-way surrounding both buildings.**
- **The extended-stay units are permitted the same as a regular hotel and receive a hotel business certificate.**

The motion carried unanimously by a 5-0 vote.

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting adjourned at 3:24 p.m.

ATTEST:

/s/ Corinna Lundgren, Committee Secretary



Development Review Committee

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

March 19, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Benjamin Partners, LTD for: Development Plan Approval to modify the previously approved plan for 14 three-story townhomes at 1150 Bennett Avenue to a mixed-use, three-story project consisting of eight (8) townhomes, 13 apartments, and 5,500-square feet of commercial space, within the Ravaudage Planned Development.

motion | recommendation

Staff recommendation is for approval with the following conditions:

1. Prior to a Certificate of Occupancy for the project, the proposed Bennett Avenue streetscape improvements be completed.
2. That additional color variation, material changes, or pattern differentiation be introduced across the façade. This could include alternating color schemes between townhome units, introducing textured or accent materials at intervals (e.g., stone, brick, or wood-look panels), or varying the stucco tones and trim details to clearly define individual units, on both sides of the project (east/west).
3. The project must incorporate the required bicycle parking spaces per Orange County codes.
4. The applicant shall provide either at least 10% of the multi-family residential units built to be certified affordable housing (equates to 1 unit) and comply with the DO requirements for execution and reporting, or pay a fee in lieu of the requirement into the city's affordable housing trust fund at \$0.50/square foot for the multi-family square footage or to a non-profit affordable housing entity to provide for use within the city, subject to approval by the city.
5. All back of house items like the electric meter connections, transformer/switch gear, metering, etc. be effectively screened from the rights-of-way and the park/pond area to the east.

background

In May 2016, this project site at 1150 Bennett Avenue, west of the Ravaudage master

stormwater pond between Morgan Stanley Avenue and Glendon Parkway, received approval for 14, three-story townhomes. The applicant is requesting to modify this plan to a mixed-use, three-story project consisting of eight (8) townhomes, 13 apartments, and 5,500-square feet of commercial. The commercial/apartment component of the project will be located at the southern end of the site, at the corner of Morgan Stanley Avenue and Bennett Avenue, with the townhomes positioned to the north.

The development consists of two main components: townhomes and a mixed-use building consisting of commercial and apartment uses. The eight three-story townhomes have a total building area of 26,105-square feet and a maximum height of 40 feet. The mixed-use building includes approximately 5,500 square feet of commercial space on the ground floor, with an additional 1,583 square feet for one ground-floor unit. The second and third floors each contain 7,033-square feet of residential units (13 total), bringing the total mixed-use building area to 21,099-square feet and a height of 46 feet. The maximum permitted building height for the site is 52 feet. The project's building setbacks are minimal, but meet the DO requirements, with 0 feet to the north, 1.18 feet to the south, 21.48 feet to the east, and 7.01 feet to the west.

Parking for the development meets the required standards. The townhomes will each have two garage spaces, totaling 16 spaces. The mixed-use component requires 37 spaces—16 for commercial use and 21 for residential units. The total number of parking spaces provided for the project is 53, with 16 spaces in the alley in the rear of the building, eight (8) on-street along Bennett Avenue, three (3) on Glendon Parkway, and two (2) on Morgan Stanley Avenue. Since the spaces on Bennett Avenue are not yet existing, staff is recommending a condition that these be constructed prior to a CO for the project. The DO allows for one-half or two for one of the newly created spaces within Ravadauge to be able to be counted towards the off-street parking requirements.

The proposed architectural elevations for the project, while generally well-articulated with balconies, canopies, and some variation in fenestration, presents a continuous and uniform massing along the streetscape. The linear nature of the façades—particularly with consistent materials, repetitive window spacing, and similar rooflines—risks creating the appearance of one long, monolithic building without sufficient visual breaks.

To enhance the architectural interest and prevent visual monotony, it is recommended that additional color variation, material changes, or pattern differentiation be introduced across the façade. This could include alternating color schemes between townhome units, introducing textured or accent materials at intervals (e.g., stone, brick, or wood-look panels), or varying the stucco tones and trim details to clearly define individual units, on both sides of the project (east/west). Incorporating this type of visual rhythm will help establish a more human-scaled streetscape, improve the overall curb appeal, and create a more dynamic and context-sensitive presence along Bennett Avenue.

The mixed-use building will contain 21 residential units, which, according to the DO, requires 4,803 square feet of recreation space (based on a requirement of 2.5 acres per 1,000 residents). This must be equally divided into active and passive recreation areas, each requiring 2,401 square feet. The applicant proposes all this requirement to be provided within the master stormwater pond/park area to the east of the project.

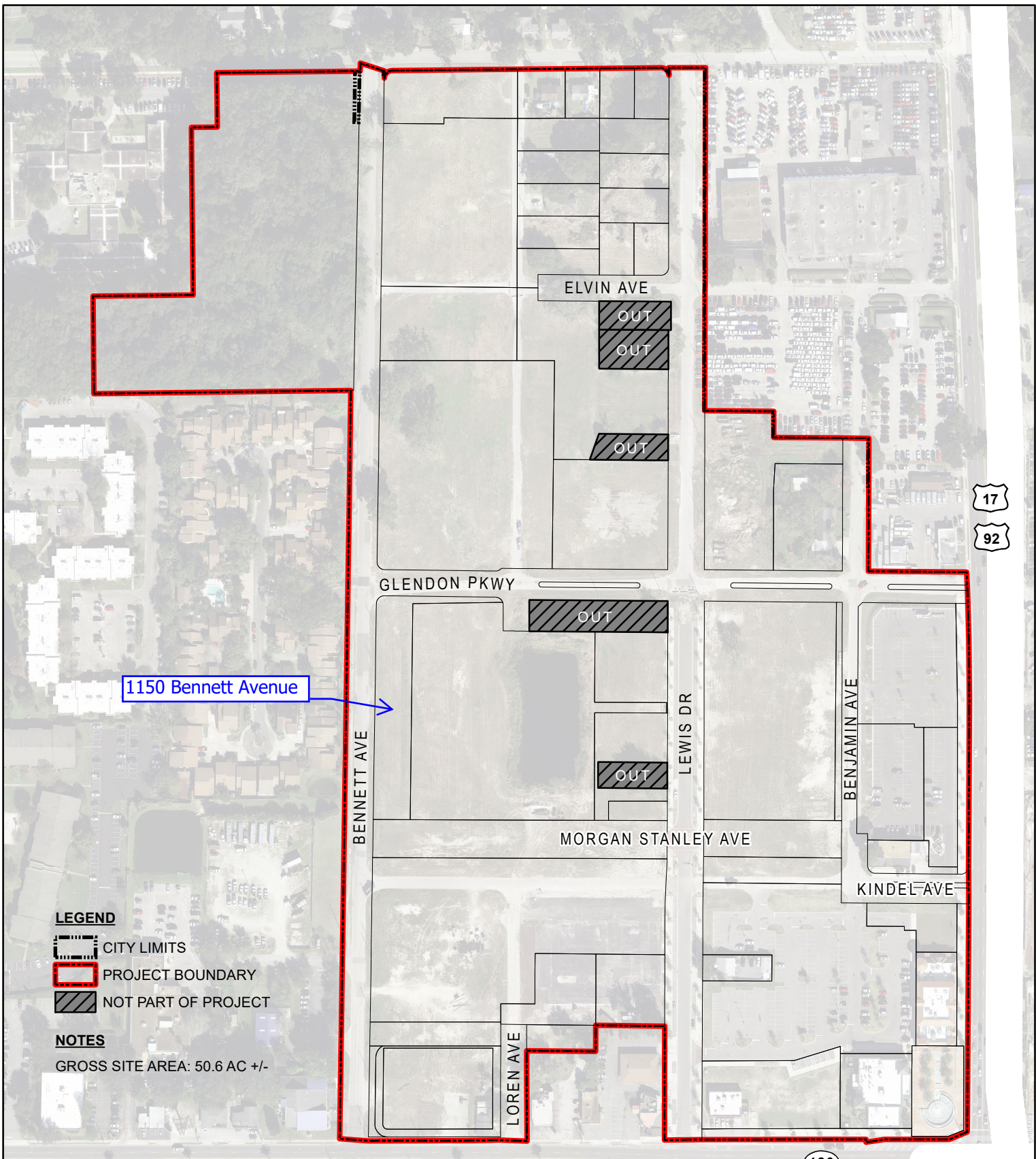
In terms of affordable housing, the applicant is proposing to make one (1) of the residential units affordable to satisfy the requirements of the DO, and pull that one (1) residential unit from the "affordable housing units" bucket of entitlements. The remaining units will be market rate.

alternatives | other considerations




fiscal impact

attachments

1. Project Location Map
2. 2025 02 27 DRC Package 1150 Bennett ave
3. 1150 Bennett ave plan and cross section X EXT SECT Model (2)



LEGEND

-  CITY LIMITS
-  PROJECT BOUNDARY
-  NOT PART OF PROJECT

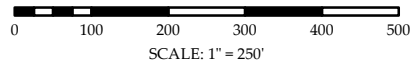
NOTES

GROSS SITE AREA: 50.6 AC +/-



**RAVAUDAGE
LAND USE PLAN
WINTER PARK, FLORIDA**

**SHEET A-1
PROJECT LOCATION**





RAVAUDAGE MIXED-USE / TOWNHOMES

DRC SUBMITTAL PACKAGE 02.27.2025

1150 BENNETT AVE
WINTER PARK, FL 32789



1150 BENNETT AVE
WINTER PARK, FL 32789
RAVAUDAGE

al fitness

Winter Park Veterinary
- Extended Hours

Red Light Camera

SITE METRICS

Address: 1150 Bennett Ave Ravaudage
 Winter Park, FL 32789
 Parcel ID: Block E, 01-22-29-3712-05-010
 Project Area: 0.807 AC
 Flood Area: Zone "x"
 ZONING/LAND USE: PD
 PROSED USE: MIXED USE – RESIDENTIAL

IMPERVIOUS AREA = 28,121.17 SF = 95%
 PERVIOUS AREA = 1,503 SF = 5%

PASSIVE AND ACTIVE SPACE REQUIRED =
 4,800 SF

BALANCE PROVIDED BY IN MASTER
 DEVELOPMENT SEE UPDATED PHASE 1 MAP
 REC SPACE

BUILDING INFORMATION:

TOWNHOMES
 (8) 3 STORY, "FEE SIMPLE" TOWNHOMES
 BUILDING AREA:
 GROUND FLOOR = 8,437 GSF
 SECOND FLOOR = 8,893 GSF Includes balconies
 THIRD FLOOR= 8,775 GSF Includes balconies
 TOTAL= 26,105 GSF Includes balconies

MIXED – USE
 PROGRAM:
 GROUND FLOOR COMMERCIAL
 (13) MULTI-FAMILY APARTMENTS
 BUILDING AREA:
 GROUND FLOOR
 COMMERCIAL = 5,450 GSF
 MULTI-FAMILY = 1,583 GSF
 SECOND FLOOR= 7,033 GSF
 THIRD FLOOR= 7,033 GSF
 TOTAL= 21,099 GSF

BUILDING HEIGHT:
 TOWNHOMES= 40'-0"
 MIXED-USE= 46'-0"

MAX PERMITTED
 BUILDING HEIGHT:= 52'-0"

NUMBER OF FLOORS:
 TOWNHOMES = 3
 MIXED USE= 3

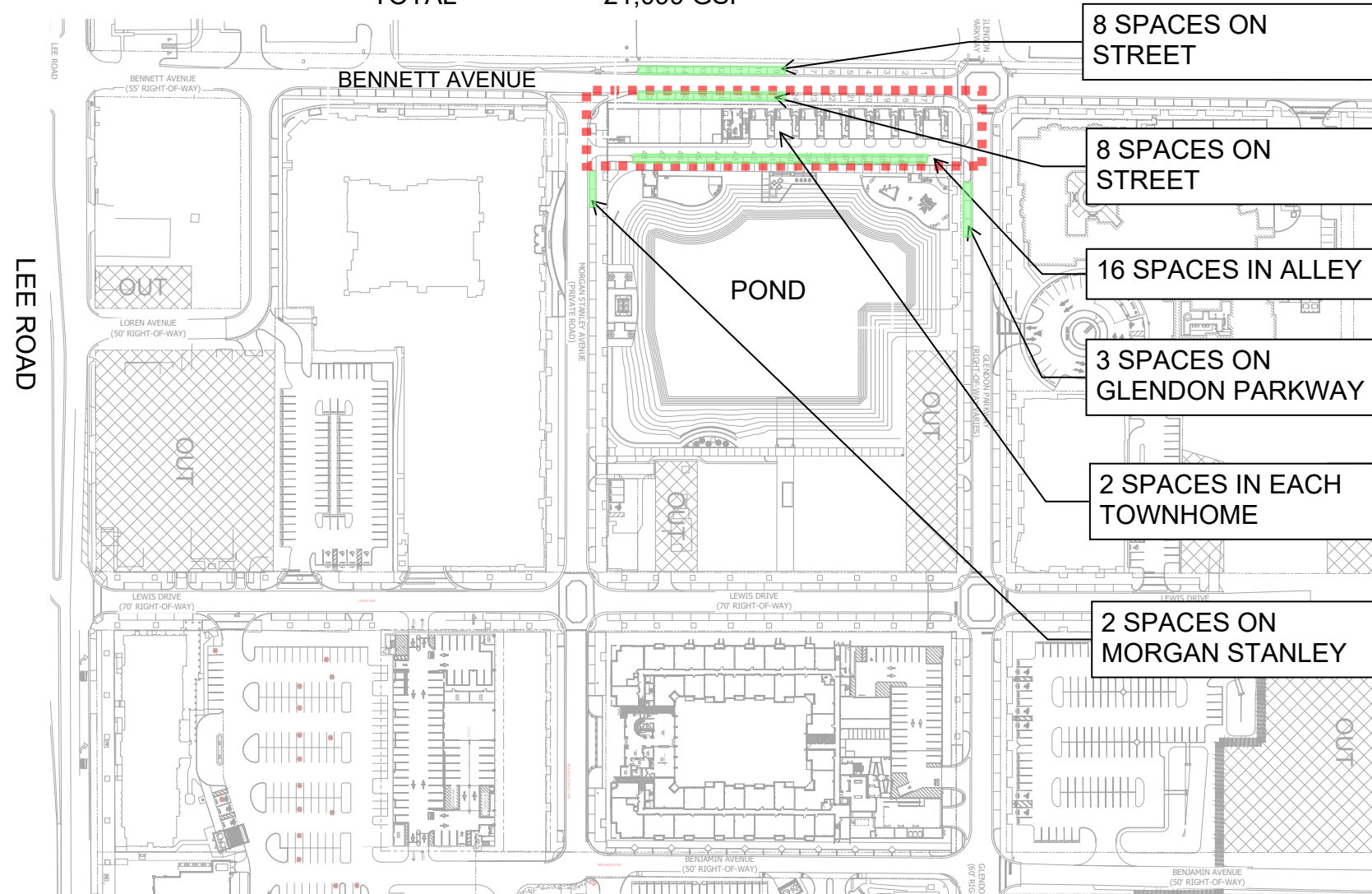
BUILDING SETBACKS:
 NORTH= 0'
 SOUTH= 1.18'
 EAST= 21.48'
 WEST= 7.01'

PARKING STATISTICS

TOWNHOMES: (8) UNITS, 2 SPACES PER
 DWELLING UNIT = 16 GARAGE SPACES
 TOTAL REQUIRED = 16
 TOTAL PROVIDED = 16

MIXED USE:
 COMMERCIAL = 1 space for each 333 sq ft gross
 area = 16 SPACES
 APARTMENTS = 1 BDRM = 7 @ 1.25 SP = 9
 SPACES
 2 BDRM = 6 @ 2 SP = 12 SPACES
 TOTAL REQUIRED = 37
 TOTAL PROVIDED = 37 (1) HC SPACE

PARKING TOTAL PROVIDED
 TOWNHOMES = 16 SP
 MIX-USE/MULTI FAMILY = 37
 TOTAL PROVIDED = 53



SITE METRICS

Address: 1150 Bennett Ave Ravaudage
Winter Park, FL 32789
Parcel ID: Block E, 01-22-29-3712-05-010
Project Area: 0.807 AC
Flood Area: Zone "x"
ZONING/LAND USE: PD
PROSED USE: MIXED USE – RESIDENTIAL

IMPERVIOUS AREA = 28,121.17 SF = 95%
PERVIOUS AREA = 1,503 SF = 5%

PASSIVE AND ACTIVE SPACE REQUIRED = 4,800 SF

BALANCE PROVIDED BY IN MASTER DEVELOPMENT SEE
UPDATED PHASE 1 MAP REC SPACE

Green space

BUILDING INFORMATION:

TOWNHOMES
(8) 3 STORY, "FEE SIMPLE" TOWNHOMES
BUILDING AREA:
GROUND FLOOR = 8,437 GSF
SECOND FLOOR = 8,893 GSF Includes balconies
THIRD FLOOR= 8,775 GSF Includes balconies
TOTAL= 26,105 GSF Includes balconies

MIXED – USE
PROGRAM:
GROUND FLOOR COMMERCIAL
(13) MULTI-FAMILY APARTMENTS
BUILDING AREA:
GROUND FLOOR
COMMERCIAL = 5,450 GSF
MULTI-FAMILY = 1,583 GSF
SECOND FLOOR= 7,033 GSF
THIRD FLOOR= 7,033 GSF
TOTAL= 21,099 GSF

BUILDING HEIGHT:
TOWNHOMES= 40'-0"
MIXED-USE= 46'-0"

MAX PERMITTED
BUILDING HEIGHT:= 52'-0"

NUMBER OF FLOORS:
TOWNHOMES = 3
MIXED USE= 3

BUILDING SETBACKS:
NORTH= 0'
SOUTH= 1.18'
EAST= 21.48'
WEST= 7.01'

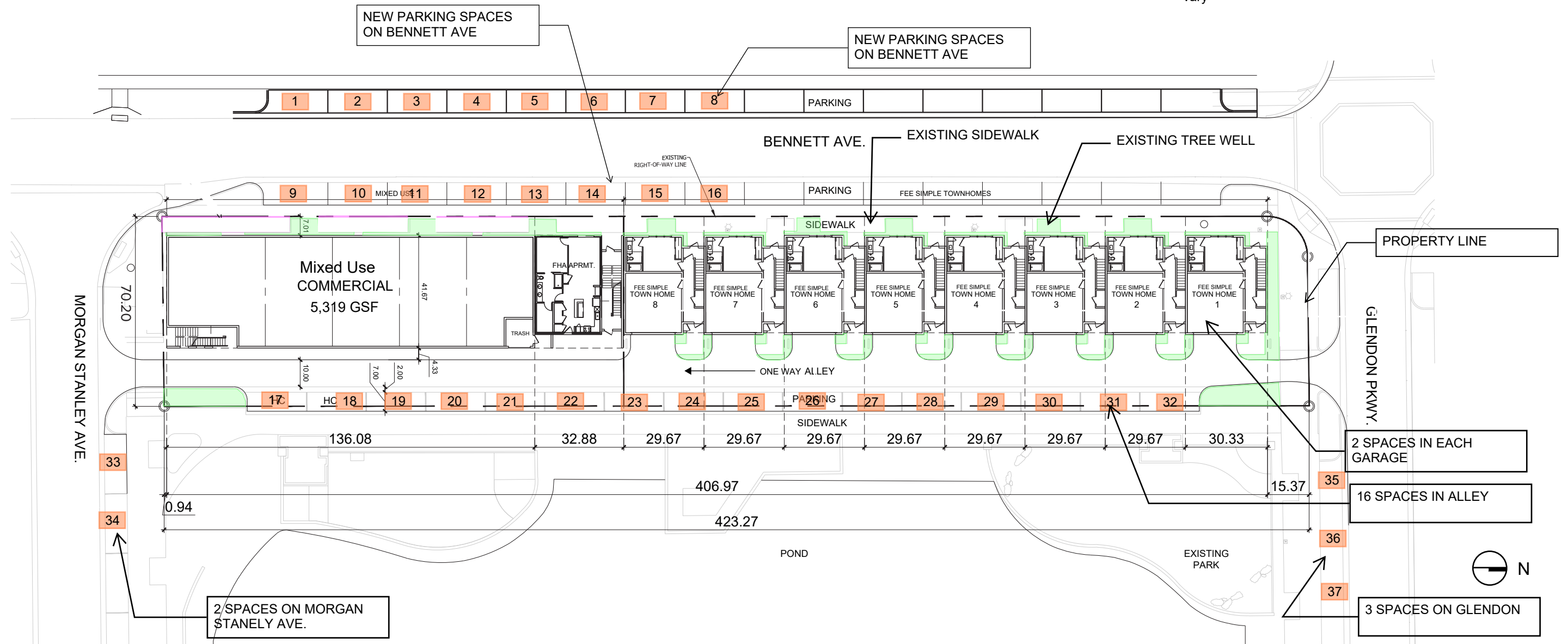
PARKING STATISTICS

TOWNHOMES: (8) UNITS, 2 SPACES PER DWELLING UNIT = 16
GARAGE SPACES
TOTAL REQUIRED = 16
TOTAL PROVIDED = 16

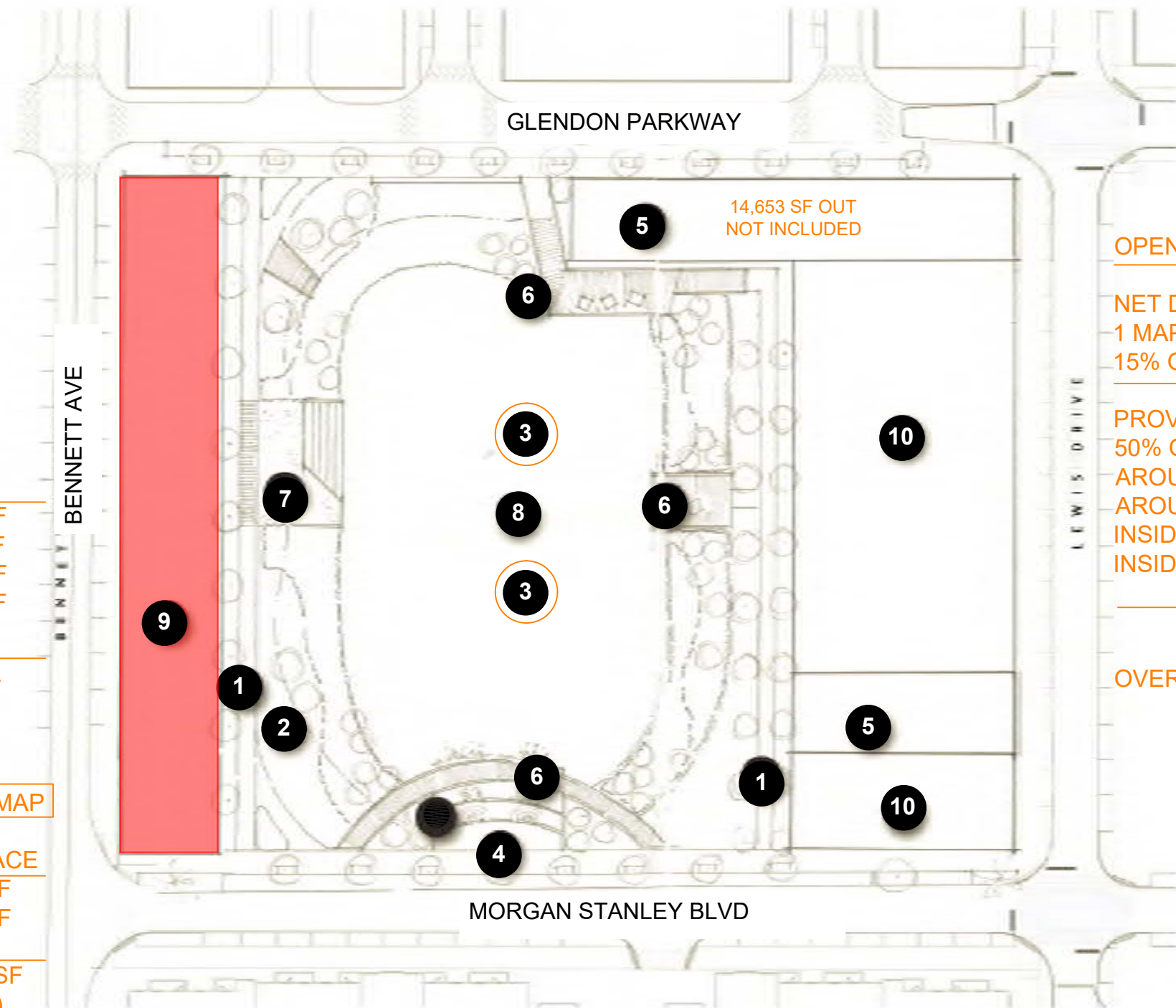
MIXED USE:
COMMERCIAL = 1 space for each 333 sq ft gross area = 16
SPACES
APARTMENTS = 1 BDRM = 7 @ 1.25 SP = 9 SPACES
2 BDRM = 6 @ 2 SP = 12 SPACES
TOTAL REQUIRED = 37
TOTAL PROVIDED = 37 (1) HC SPACE

PARKING TOTAL PROVIDED
TOWNHOMES = 16 SP
MIX-USE/MULTI FAMILY = 37
TOTAL PROVIDED = 53

1 Parking spaces, locations along street may vary



- 1 8' WALK
- 2 TOP OF BANK
- 3 FOUNTAIN
- 4 PLAZA
- 5 OUT PARCEL IN PD / NOT OWNED BY BP
- 6 OVERLOOK
- 7 OPEN SPACE DOG WALK
- 8 POND 93,468 SF / 2.14 AC
- 9 MIX-USE MULTI-FAMILY & TOWNHOMES PASSIVE AND ACTIVE SPACE NEEDED = 4,800 SF
- 10 BUILDING PAD



RECREATIONAL AREA PROVIDED

AROUND POND:	68,232 SF
AROUND CORNER FOUNTAIN:	16,879 SF
INSIDE ALLIANCE BLK G:	28,843 SF
INSIDE BAINBRIDGE BLK C&D:	35,866 SF

TOTAL PROVIDED IN THE REVISED PHASE 1 MAP	149,820 SF (3.44 AC)
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RECREATIONAL AREA REQUIRED PHASE 1 MAP

BLOCK	UNITS	PERSONS	REC SPACE
G	268 =	563 =	61,420 SF
C&D	278 =	584 =	63,554 SF
	557		124,974 SF (2.86 AC)

OVERAGE REC SPACE: 24,846 sf (0.57 AC) SUBTRACT 4,800 SF = 20,046 SF REMAINING

14,653 SF OUT NOT INCLUDED

OPEN SPACE REQUIRED

NET DEVELOPABLE ACRES REVISED PHASE 1 MAP AREA: 27.7 AC
 15% OPEN SPACE REQUIRED: 4.15 AC

PROVIDED OPEN SPACE:

50% OF POND:	46,734 SF / 1.07 AC
AROUND POND:	68,232 SF / 1.56 AC
AROUND CORNER FOUNTAIN:	16,879 SF / 0.38 AC
INSIDE ALLIANCE BLK G:	28,843 SF / 0.66 AC
INSIDE BAINBRIDGE BLK C&D:	35,856 SF / 0.82 AC

TOTAL OPEN SPACE: 196,554 SF / 4.51 AC

OVERAGE: 15,681 SF / 0.36 AC

UPDATED PHASE 1 MAP REC SPACE

03.05.2025

NEW PARALLEL PARKING SPACES ON WEST SIDE OF BENNETT AVE.

PARKING

BENNETT AVE.

EXIST. TREE WELL
EXIST. LIGHT POLE

EXISTING
RIGHT-OF-WAY LINE

MIXED USE

PARKING

FEE SIMPLE TOWNHOMES

SIDEWALK

COMMERCIAL
5,450 GSF

FHA APRMT.

TOWN HOME 1

TOWN HOME 2

TOWN HOME 3

TOWN HOME 4

TOWN HOME 5

TOWN HOME 6

TOWN HOME 7

TOWN HOME 8

TRASH

ALLEY

PARKING

SIDEWALK

136.08

32.88

29.67

29.67

29.67

29.67

29.67

29.67

29.67

30.33

TYPICAL PROPERTY LINE
BETWEEN TOWNHOMES

0.94

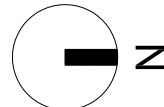
406.97

423.27

15.37

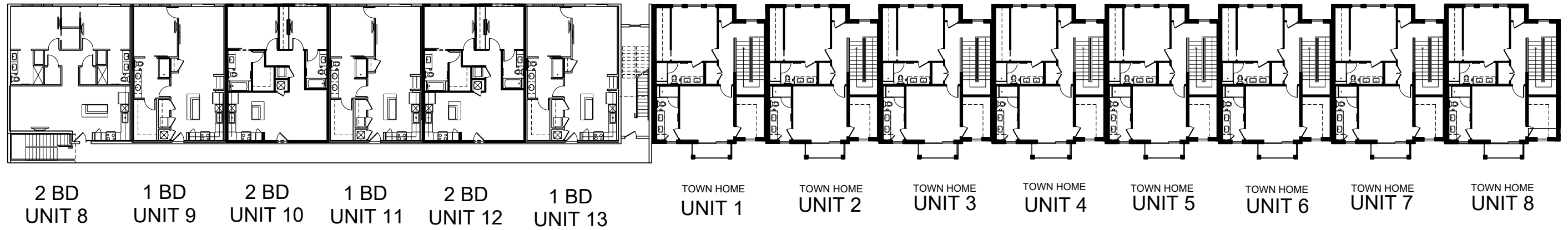
POND

EXISTING
PARK

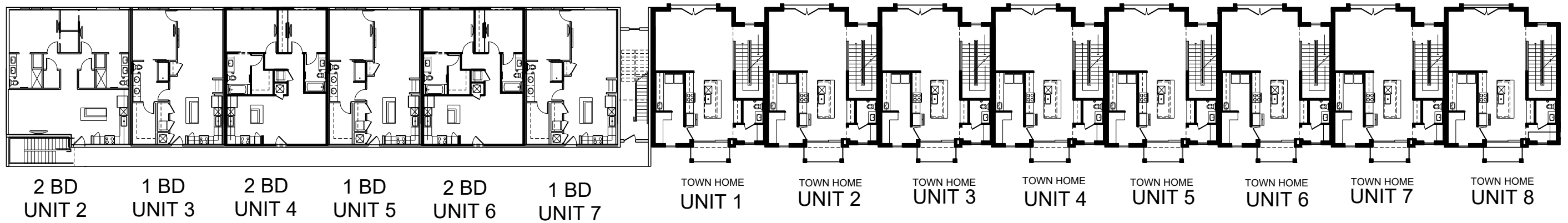


MORGAN STANLEY AVE.

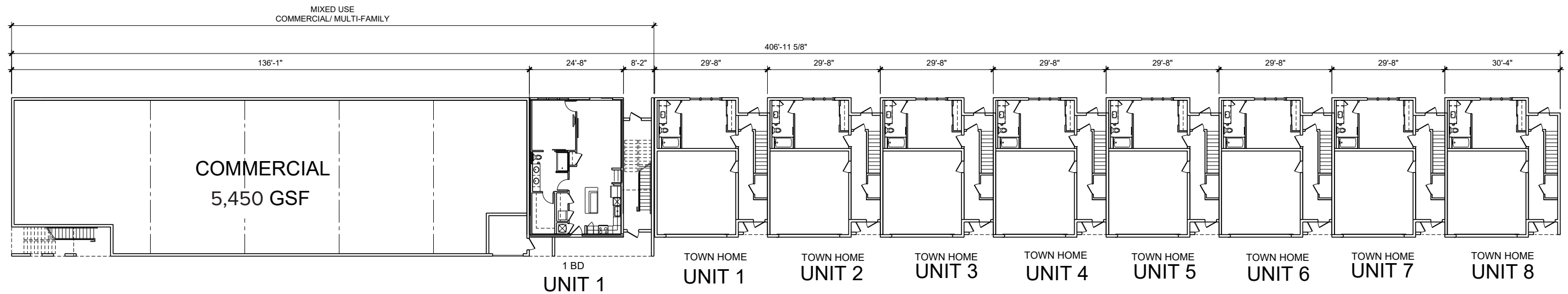
GLENDON PKWY.



THIRD FLOOR



SECOND FLOOR



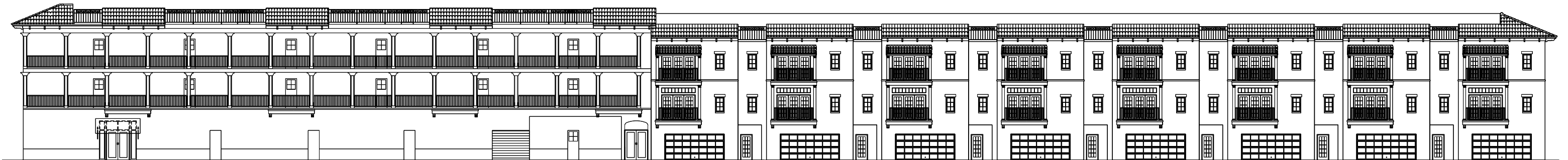
GROUND FLOOR



EAST ELEVATION

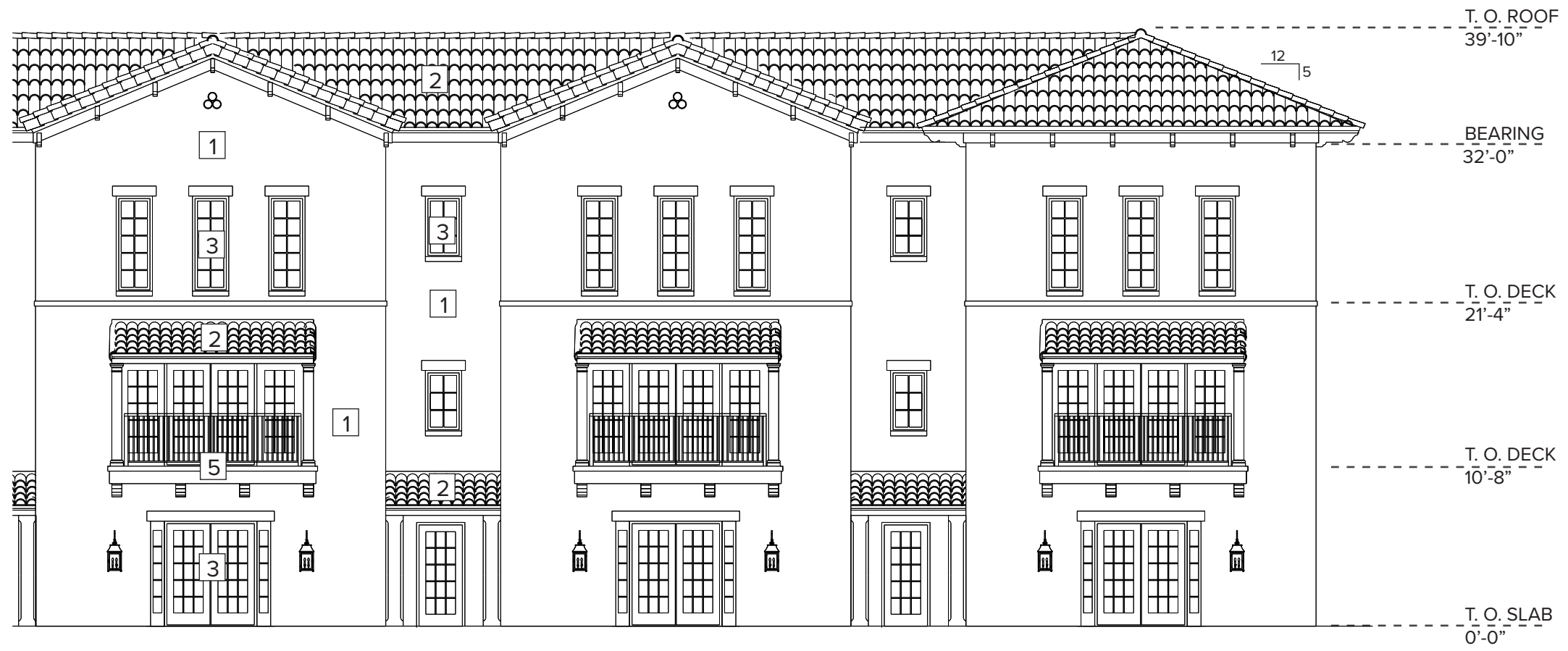


SOUTH ELEVATION



WEST ELEVATION

- 1. Stucco
- 2. Barrel Tile Roof
- 3. Window
- 4. Storefront
- 5. Juliet Balcony
- 6. Fabric Canopy
- 7. Stucco or Applied Stone



PARTIAL ELEVATION



PARTIAL ELEVATION



