Legislation Text

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TO: **CRA Board of Commissioners**
FROM: **Renée A. Jadusingh, Esq., CRA Assistant Director**
THROUGH: **Jeff Costello, CRA Executive Director**
DATE: **November 13, 2018**

DISCUSSION - CARVER SQUARE WORKFORCE HOUSING DESIGN - ELEVATIONS/FLOOR PLANS CARVER SQUARE (20 SINGLE FAMILY LOTS)

Background:

On January 11, 2018, the CRA entered into an agreement with Brooks + Scarpa Architects, Inc. ("Brooks + Scarpa") to provide professional services pre-design through construction administration services for the 2-acre CRA-owned Carver Square development bounded by SW 2nd Court to the North, SW 3rd Street to the South, SW 7th Avenue to the East, and SW 8th Avenue to the West. The CRA intends to develop 20 single family homes on the site. The architect is contracted to develop the following:

- 4 prototypes with 2 options on material façade elements-elevations:
  - 2 story models
    - 4 bedroom/3 or 2.5 bathrooms
    - 3 bedroom/2.5 bathrooms
  - 1 story models
    - 4 bedroom/2 bathrooms
    - 3 bedroom/2 bathrooms
- Each home will include a carport or garage
- Approximately 1,300 square feet total floor area

At the September 11, 2018 CRA Board Meeting, Brooks + Scarpa presented the conceptual designs for the Carver Square Development. The Board directed CRA Staff to work with the architects to re-design all four (4) models. The Board felt that the homes should include one-car garages instead of carports, that the elevations should fit more with the surrounding neighborhood and that the design of the master bedrooms should be more spacious and include walk-in closets.

Since the Board Meeting, Brooks + Scarpa has submitted new sketches of the four (4) Models based on the comments made by the Board. The architectural design is more of a vernacular architectural style rather than modern style previously presented. The inclusion of the on-car garages freed-up interior space to make the master bedrooms more spacious.

If approved, Brooks + Scarpa will continue to develop the revised conceptual designs.

Attachment(s): Exhibit A - Location Map; Exhibit B - Brooks + Scarpa Architects, Inc. presentation