



Existing Site



Proposed Site Plan: Revised per Culpepper & Turpening, INC Site Plan

PROJECT NARRATIVE

The Sunrise Heights site is a 11.113 acre site located just over a half mile from Downtown Fort Pierce. The existing site includes the old Ft.Pierce Municipal Hospital that was converted to senior living facility managed by the Ft.Pierce Housing Authority in the 1970s. Norstar Development USA, LP. (Norstar) and Fort Pierce Housing Authority (FPHA) plan to redevelop this site with new senior housing and a mixed-income program that will revitalize the site and complement the surrounding residential neighborhoods. The overall development program for the site includes two senior apartment buildings (ranging from 70 to 80 units each, depending on final building designs) and 22 attached, two-family housing units (total of 44 units). The apartment buildings will be 3 stories tall with a corner tower that is 44'6" from grade to mid point of roof. To the west of each of these multi-story buildings will be the attached two-family housing units (bungalows) that will provide for a tapering in scale as the project transitions to the west along North 8th Street. The total number of units in this community will be 193.

The master plan vision for the site extends Avenue F and G through the project, from the site's eastern boundary (North 7th Street) to the site's western boundary (North 8th Street). These extensions will serve to improve east-west connectivity across the center of the site and continue the existing street grid in this part of the City. These streets will be privately maintained, but open for general public use. At the corner of North 7th Street and Avenue G, a new community park will be located. The overall site plan for the property takes advantage of the significant grade change found across the site and building placement has been done in order to maximize views of the Intercoastal Waterway while also avoiding extensive grading. The extension of the existing street grid through this project site allows the community to be strategically phased. Phase 1 will be the northern portion of the site (those lands lying north of Avenue G) and will consist of 89 units, based upon the current phasing schedules). The remaining 104 units will be part of the second phase of the project. Final phase totals may change as a result of the level of project funding available, but the overall unit total for the project will remain at 193 units.

In addition to the housing opportunities in this community, there is also a large proposed community services component in this project including a Fitness Center, Community room, management office, food co-op, library, clinic, laundry rooms, theater rooms, sitting lounges, picnic tables, grill, and community garden. In addition to the off- street parking, the plan incorporates on- street parking as a method for traffic calming. Finally, there are several existing trees on site that have been incorporated into the plan as part of a tree protection/ preservation effort.

The architectural style at the Sunrise Heights Senior Housing community will emulate Mediterranean Revival and Coastal style, echoing the proportions and architectural elements of the region, while utilizing modern construction techniques and materials. This style was seen "as fitting and refreshing" in Fort Pierce by the local City Officials during the initial concept discussions. The buildings in the plan will meet the Florida Building Codes, as the site is located within the 160 MPH wind zone. Sustainable building techniques and practices will also play a role in the design.

October 09, 2012
 Revised October 30, 2012
 November 27, 2012

SITE PLAN & PROJECT NARRATIVE

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