

DETURK WINERY VILLAGE  
PROJECT DESCRIPTION – 185 UNITS

April 2019

1. SITE
  - A. Project includes 122 off-street parking spaces, all of them inside Building C
  - B. 42 on-street public parking spaces
  - C. New crosswalk from project site to Harvest Park and DeTurk Round Barn
  - D. New parking garage and EVA access between buildings C & A
  
2. BUILDING A
  - A. New four-story building with 84 residential units wrapping between buildings B & C and fronting Donahue Street
  - B. Lobby and amenity space on the ground floor at the north west corner
  - C. Buildings A & B connected with a "bridge" element between the 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors
  - D. 4th floor exterior walls step back up to 7' from the 3<sup>rd</sup> floor walls and change materials in a effort to visually emphasize three-story massing of the building
  
3. BUILDING B
  - A. Retain existing exterior brick walls and build a new four-story structure inside with 32 residential units
  - B. Main entrance at west side of building with open-air central courtyard space
  - C. 3<sup>rd</sup> & 4<sup>th</sup> floor walls steps back 10' from the north and south brick walls
    - This creates 3<sup>rd</sup> floor patios on the north and south sides of the building
    - 4<sup>th</sup> floor has balconies on the north and south sides
  - D. Buildings A & B connected with a "bridge" element between the 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors
  
4. BUILDING C
  - A. No residential units in this building
  - B. Existing buildings and roofs to remain
  - C. Commercial space to be reduced but remain on Donahue side of the building, parking added inside rear of building
  - D. Exterior changes to building from existing conditions:
    - Removed two roll-up doors along the south wall
    - Added two roll-up doors along the south wall
    - Added three pair of arched doors at the recessed entry on Donahue Street
    - New storefront doors in existing roll-up door locations along Donahue Street
    - Repaired and restored parapet at the south west and south portions of the building facade

5. BUILDING D

- A. Demolition of existing structure and construction of a new four-story building with a second level concrete podium
- B. 69 residential units that includes 11 street level townhomes that front Donahue St.
  - Units have an open-air courtyard between them that allows natural light on both sides of the units
- C. Parking on the ground floor behind residential units, entrance and exits on Donahue St. & West 9<sup>th</sup> St.
- D. Broke massing of the building apart on Donahue Street to create pedestrian entrance to the podium level
- E. Landscape plan developed for gathering space at podium level
- F. 4th floor exterior walls step back up to 9' from the 3<sup>rd</sup> floor walls and change materials in a effort to visually emphasize three-story massing of the building