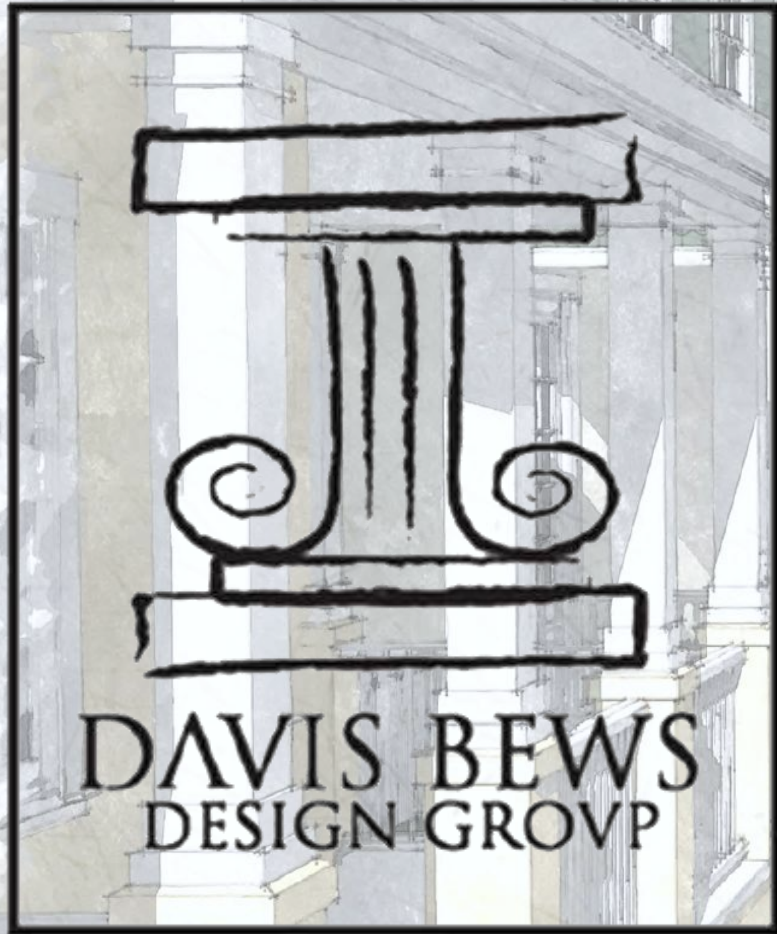




HAYES PARK VILLAGE

Village

Where the Missing Middle Can Find a Future in Oldsmar, Florida



We design and build
limited-edition homes
of exceptional beauty,
strength, and function.

We **Love** Drawing Houses.

From Concept Envisioned to Community Created

The Hayes
Park
Concept is
Born
2008

DBDG and
City of
Oldsmar
Finalize
Proposal
2012

Break
Ground at
Hayes Park
Village!
2014

Design
Concepts
and
Renderings
Began
2010

Hayes Park
Village Gets
a Proper
Name
2013

First Hayes
Park Village
Resident
Moves In
2015

Today's Missing Middle Oldsmar Options

The Mass-Production
Builder Design and
Product



Limited-Edition Homes
Product of Davis Bews Design
Group



A New Community Is GREAT for a Growing Economy

The National Association of Home Builders estimates that each new single-family home yields **\$90,000** in government revenue – approximately **\$27,000** to state and local entities.

Each new single-family home generates about **3 new jobs** – and nearly all transactions occur within the United States.

52 units = **156 jobs** and **\$1.4M** in local tax revenue.



Hayes Park Cottages
March 3, 2011



Collaborative Partnership

Davis Bews Design Group, Inc. as Local Developer Is Responsible for:

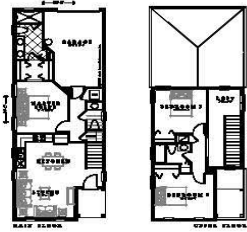
- (Both options A and B, unless otherwise noted)
- Securing construction financing for homes
- Developing a common area maintenance (CAM) plan
- Establishing a homeowners' association
- Architectural design and engineering
- Obtaining all building permits for homes
- Meeting or exceeding all applicable City, County, and State building code standards
- Incorporating sustainable development and green building practices
- Site infrastructure construction
- Marketing and sale of all homes
- Soft costs infrastructure funding with cash
- Payment to City at each home closing for impact fees
- Payment to City at each home closing for infrastructure hardcosts reimbursement (Option A only)

City of Oldsmar is Responsible for:

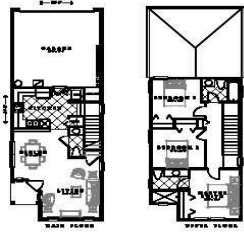
- Funding for hard costs
- Civil engineering and site plan completion
- Obtaining all development permits
- Site plan variances per civil engineering
- Provide offsite retention

Noteable:

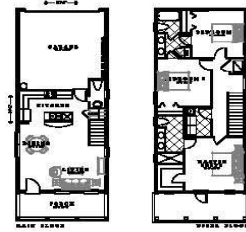
- Density at 15 UPA (existing)
- Zoning at RM-15 (existing)
- Variances for PUD
 - Lot size
 - Side setbacks



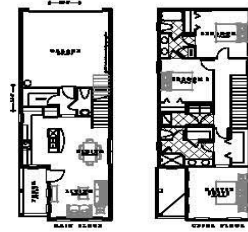
PLAN 1336 A-1



PLAN 1248 A-2



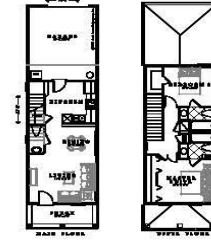
PLAN 1435 A-3



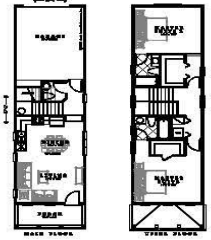
PLAN 1547 A-4



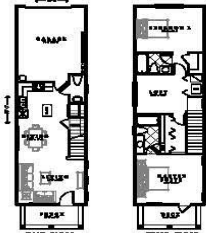
PLAN 1617 A-5



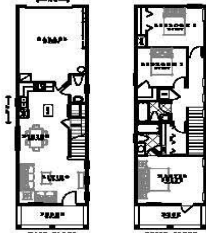
PLAN 1001 B-1



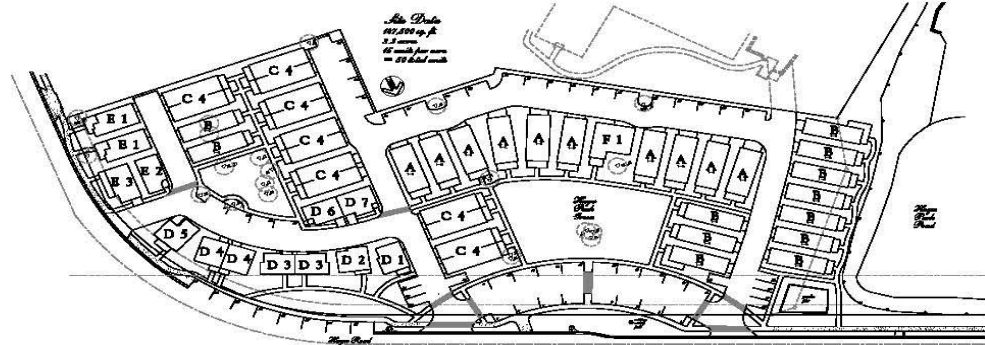
PLAN 1210 B-2



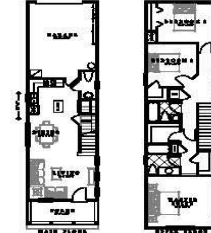
PLAN 1233 B-3



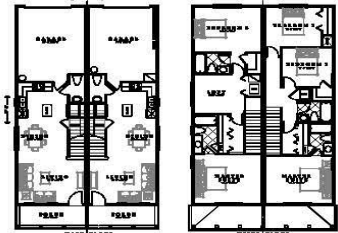
PLAN 1241 B-4



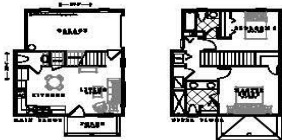
City of Oldsmar
Hayes Park Cottages
March 8, 2011



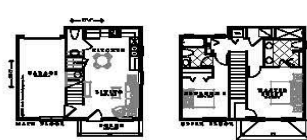
PLAN 1349 B-5



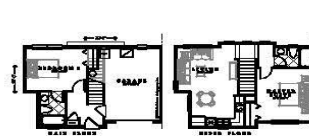
PLAN 1233&1241 C-4



PLAN 994 D-1



PLAN 995 D-2



PLAN 870 D-3



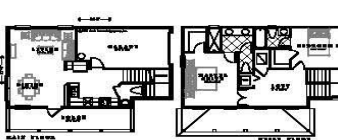
PLAN 1156 D-5



PLAN 1111 E-1



PLAN 1058 E-2



PLAN 1190 E-3



Proposed Hayes Park Cottages Rendering



Proposed Hayes Park Cottages Rendering









DAVIS BEWS
DESIGN GROVP

We *Love* Drawing Houses.

Thank you to the City of Oldsmar and all parties involved for this experience.