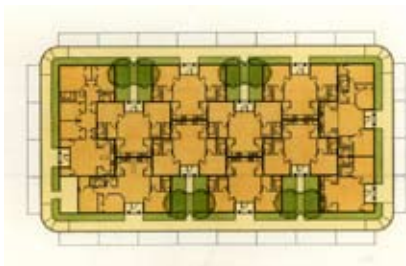


W i m a u m a

Florida



Location: Hillsborough County, Florida
Type: Multi-family Housing
Year Design: 2002
Status: Inactive
Size: 180 units



The Groves is a 108-unit multi-family development located in Hillsborough County, just outside Tampa, Florida, in the town of Wimauma. This project uses the patented Carpet Housing prototype as the building block of community.

The plan of the building provides frontage on all four sides, and by utilizing parallel parking around the perimeter of the buildings, meets or exceeds general parking requirements. The result is an intimate project, based on a system of streets and squares, that feels like a single-family residential neighborhood. Amenities include a pool, gym, computer room, resident services, and a daycare facility in the clubhouse, which is centrally located within the plan. Green space is preserved throughout and is organized into communal parks and recreation areas.



The buildings in the project achieve an incredible level of efficiency, maintaining a high density of dwelling units per acre without going to a second level. The Carpet Housing prototype can approach densities of 18 dwelling units per acre and can be adapted to accommodate a multitude of unit allocations. Because of this flexibility, the project is able to respond to a variety of market conditions. Building construction can be wood frame, CMU block, pre-cast concrete panels, or cast-in-place concrete. Window sizes and bathrooms are uniform for all buildings, excluding ADA units, allowing construction costs to remain at or below industry averages for the affordable housing market.

