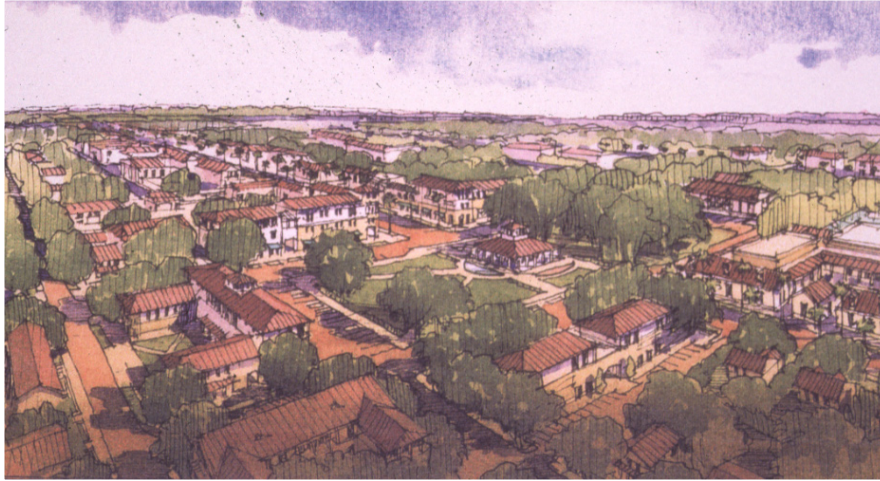


Hannibal Square Neighborhood

Florida



Location: Winter Park, Florida
Type: Urban Infill/
Redevelopment
Year Design: 1997
Status: Under Construction
Contact: Dan Bellows
Sydgan Corporation
New England Ave.
Winter Park, Florida



The plan for the revitalization of the Hannibal Square neighborhood in Winter Park, Florida, was commissioned by Traditional Neighborhoods Inc., a not-for-profit organization of developers. DPZ was retained to orchestrate a plan to allow this low-income neighborhood north of Orlando to cultivate a slowly emerging commercial renaissance.

At the charrette, three proposals were raised to help the West Side channel the new redevelopment activity: the creation of a new civic park to be named Hannibal Square, a clarification of the zoning laws, and a streetscape improvement plan.



The vicinity historically known as Hannibal Square was originally a platted, square piece of land with no real definition as an urban space. The charrette design suggested the expansion of the existing Shady Park to form a large civic square marking the neighborhood center. The square would also span New England Avenue, a major thoroughfare connecting East and West Winter Park.



The code revisions sought to simplify the often confusing and sometimes contradictory city codes by plainly stating the zoning rules governing each lot. Clarification of codes brings economic stability by providing a predictable estimation of a property's inherent worth. The urban code graphically illustrates each zoning category on a separate sheet with a lot plan, statistical chart, descriptive paragraph, and three-dimensional vignette. It expands residential zoning to allow townhouses, tandem housing, and housing courts in an effort to provide affordable housing alternatives. In response to homeowners' concerns, no additional commercial use was zoned.

Winter Park is well known for its shady, oak-lined streets. The streetscape improvements recommend replacing missing trees, widening sidewalks, and allowing on-street parking to slow traffic. The interruption of New England Avenue with Hannibal Square at Pennsylvania Avenue was also introduced to reduce cut-through traffic.