



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 13, 2021

PROPERTY OWNER: Edgewater House Condominium Association, Inc.

APPLICANT/AGENT: Courtney Crush, Crush Law, P.A.

PROJECT NAME: Aviva on the River

CASE NUMBER: UDP-S21005

REQUEST: Site Plan Level IV Review: 96 Residential Units, 7,969 Square Feet of Commercial Use in Downtown Regional Activity Center

LOCATION: 501 SE 6th Avenue

ZONING: Regional Activity Center - City Center District (RAC-CC)

LAND USE: Downtown Regional Activity Center (DRAC)

CASE PLANNER: Lorraine Tappen

Case Number: UDP-S21005

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC 2020.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6.
3. Specify height and area compliance per Chapter 5 of the FBC 2020.
4. Provide building construction type designation per Chapter 6 of the FBC 2020.
5. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC 2020.
7. Indicate code compliant sprinkler system per FBC 2020.
8. Designate Fair Housing Provisions FBC Accessibility.
9. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
10. Adjoining public and private property shall be protected from damage during construction and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs FBC Section 3307. Have geotechnical and structural engineers verify that the deep foundations for the new tower and construction crane will not impact the existing tunnel on S. Federal HWY.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at:

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2021 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S21005

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

1. Proposed 4 Inch or larger water meter must be located within the proposed development adjacent to public right-of-way. A 10' x 15' (min.) permanent water Easement will be required around the meter for City maintenance and access). No other utility nor structure will be permitted withing the easement boundaries. Please show / label delineation on water and sewer plans as appropriate.

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
3. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/Home/Components/Form/Form/bbf65141dfd54b86a9e0f6a8134aa052/25?page=4>.
4. Provide copy of Pre-application meeting memorandum with FDOT.
5. Discuss status of existing encumbrances such as easements (including whether public or private) shown on ALTA / NSPS Land Title Survey: Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
6. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
7. Show and label all existing and proposed utilities (utility type, material, and size) on civil and landscaping plans for potential conflict.
 - a. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development).



- b. Any new trees located within Right-of-Way should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction.
 - c. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
 - d. Additionally, any proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
8. Water and sewer plan shall denote all conflicts between existing and proposed water, sewer, stormwater or any other existing to remain underground infrastructure. Each conflict point shall include pipe/structure bottom separation and top as applicable.
9. Please email PLANS@FORTLAUDERDALE.GOV to obtain copies of the City utility maps and as-builts in the project area and show existing City utilities in the engineering plans.
10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines).
11. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, a raised concrete slab, and a drain connecting to sanitary sewer. The elevation of either the raised concrete slab or the drain shall be set at or above the 100-year Broward County elevation to minimize inflow and infiltration into the City's sanitary sewer system.
12. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
13. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries clearance and loading zone design shall be in accordance with ULDR Section 47-20.6.
14. Provide pavement marking and signage plan for the proposed vehicular access point and for the designated loading area in accordance with ULDR Section 47-20.6.
15. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on



sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.

- c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
16. Engineering plans illustrate multiple points where the gradient is in the direction of the public right-of-way. Consequently, the plans shall be modified to provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate).
17. Provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
18. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how the 25-year, 3-day and the 100-year, 3-day storm events are maintained on site with zero discharge to Right-of-Way and adjacent properties.
19. Provide documentation from the Florida Department of Transportation (FDOT) showing acceptance of the proposed construction staging and construction withing FDOT right-of-way. Loaded Jib Crane radius shall not extend beyond private property boundaries.
 - a. Show location of parking for inspectors and construction personnel. Include all offsite parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site, give shuttle schedule, and show route of shuttle.
20. Be advise, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
21. For Engineering General Advisory DRC Information, please visit our City website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
22. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21005

CASE COMMENTS:

Please provide a response to the following:

1. Section 47-21.15.A.3. Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department. In addition, if a permit is sought to remove an existing, large, desirable tree because its root system is causing damage to the associated sidewalks, paved areas, or septic systems, or if falling tree debris is staining nearby surface area, then the tree removal permit may be denied by the department if alternatives such as sidewalk bridging, canopy reduction, or trimming have not been considered or attempted, and such action would address the problem while preserving the tree. An alternative or redesigned site plan shall then be submitted.
 - a. There are existing trees that are adjacent of the proposed project's structure and it appears that the impact to the trees would place them onto a violation of city ordinance of tree abuse. Section 47-21.15.D.1.
 - b. Tree preservation requirements apply, please investigate tree relocation and or a redesign of the site to preserve the trees.
2. Trees proposed to be removed from the neighboring property to the south and to the west is under the ownership of Broward County.
 - a. Trees and palms proposed to be removed that are entirely originating on neighboring property will require a tree removal License from Broward County.
 - b. Those trees and palms proposed for removal that originate from this site and the neighboring property require a tree removal permit from the city with written permission from the neighbor for work to take place (tree removal License may also be required from the County, please verify).
 - c. Broward County tree removal license and mitigation requirements to be submitted at time of building permit review submittal.
3. Please provide coordination of a meeting with the appropriate Broward County Department, City of Fort Lauderdale Urban Forester, and site's Arborist as to any work to be done of trees adjacent and or along the property line. Please provide details of the meeting's outcome along with their contact information.
4. Sheet A-900 shows proposed dumpster and crane to be located within area of existing trees. With the required tree protection barricades it appears that there will not be room for the proposed equipment and or would put the trees in a state of violation of tree abuse.



5. Section 47-13.20.H. RAC Streetscape Design. This section talks about providing the streetscape as to the Chapter 4 Design Guidelines.
 - a. Shade tree street trees the length of the street frontage on 30 feet centers between the sidewalk and travel lane.
 - b. Structural soil for root development under paved areas (or other product designed for root development under paved areas may be supported by the Department).
 - c. A minimum 7 feet sidewalk width.
 - d. Shifting of the building up to 7 feet from the build to line to allow the required streetscape as to the Chapter 4 Design Guidelines. It is also indicated if the structure needs to be setback over 7 feet from the build to line due to the utility conflict, that smaller maturing canopy trees may be proposed in place of shade trees. Shade trees require a minimum of 12 feet horizontal clearance to the structure, smaller maturing canopy trees require a minimum of 6 feet. The Department has a history of supporting Highrise or Cathedral Oaks at less than the required 12 feet horizontal clearance from a structure.
 - e. Please illustrate the measured distance between the street trees and the horizontal clearance from the structure on Landscape plan.

6. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
 - a. The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
 - b. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - c. Provide Structural Soil Detail and composition.
 - d. Detail currently provided indicates the use of root-barriers, please correct.

7. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.
 - a. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

8. Please provide the overlay sheet demonstrating the measured areas of the at grade open space landscape area that is open to the sky that the requirement is being fulfilled as to Section 47-13.20.E.2. Covered landscape planting is not calculated whereas on sheet L200 it appears it may be.



9. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. please show on Landscape plan.
11. Show any underground utilities on Landscape plan.
12. In regard to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW STW OPS standard review note states as follows:
 - a. "The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations. "
 - b. The 5' min, 7' preferred hor. requirement should be measured from the outer edge of the storm pipe or exfiltration trench to the radius of the tree root system—not from the center of a tree to the center of a pipe or other.
13. Additional comments may be forthcoming prior to DRC sign off.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: UDP-S21005

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool area(s) should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S21005

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Containers: must comply with 47-19.4
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
8. Draw equipment on plan to show it will fit in trash room.
9. Provide the garbage truck turning radii.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S21005

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Proposed driveways and work on State-maintained roadways and intersection influence area must be approved by the Florida Department of Transportation (FDOT). Please provide the FDOT pre application access management letter.
3. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
4. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
5. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
6. Illustrate clear sight triangle for the intersections and driveways.
7. There appeared to be two different rectangle cells that represent columns proposed in the speed ramps, ramp corners, drive aisles, and in the way of accessing loading zones, please clarify which rectangular cells are columns and which aren't.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
9. Provide a minimum of 7 feet wide on **SE 6th Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
10. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
11. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to



provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.

12. Additional comments may be provided upon further review.

1. FDOT tunnel top project will be under construction applicant should expect there will be road closure and restrictions through the tunnel to start January 2022.
2. Additional comments may be provided upon further review.
3. Sign off is required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: UDP-S21005

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
- 3) Be advised that development applications requesting residential dwelling units in the Downtown Regional Activity Center (RAC) are subject to unified flex unit availability at the time of DRC approval, and remaining available unified flex units will be allocated at the time of site plan approval on a first come, first served basis. In the event a previously approved development expires, which was allocated dwelling units from the Downtown RAC unit pool, such units shall be allocated first before the allocation of unified flex units. Staff will advise the applicant on the status of these units during the DRC approval process.
- 4) Pursuant to ULDR, Section 47-13.20.J, projects in the DRAC are subject to a 30-day request for review period by the City Commission or subject to City Commission approval for projects which deviate from the DRAC requirements. A separate application is required for City Commission and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5018).
- 5) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
- 6) The project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. A written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 7) The proposed development is located on a site adjacent to a designated Historic Site, Smoker Park. Pursuant to Objective 1.11, Policy 1.11.3 of the Historic Preservation Element of the Comprehensive Plan, all proposed impacts to historic resources shall be reported to the Historic Preservation Board (HPB) for



review and comment. The applicant shall provide a narrative response identifying and addressing any impacts of the proposed development on the historic resource and offer recommendations to mitigate these impacts. A presentation shall be made to the HPB prior to the scheduling of further board/commission meetings. Contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov to review the requirements for HPB submittal.

- 8) This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.
- 9) Following the review of the archaeological report authored by Archaeological and Historical Conservancy, Inc., dated October 25, 2017, archaeological monitoring is required during all ground disturbing activities of the parcel and the historic trash pit feature must be further documented prior to demolition or development. A letter of agreement with a professional archaeologist must be provided prior to final DRC or submittal of a permit application for demolition, and the following conditions apply:
 - a. If archaeological features are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert Trisha Logan, Historic Preservation Planner, at 954.828.7101 or tlogan@fortlauderdale.gov to coordinate the discovery and take measure to evaluate the discovery.
 - b. If unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the Trisha Logan, Historic Preservation Planner, at 954.828.7101 or tlogan@fortlauderdale.gov to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
- 10) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-25.3, Neighborhood Compatibility
 - b. Section 47-13.20.I.1.b.iii regarding architectural features in the New River Waterfront Corridor.
- 11) This project is located within the Downtown New River Master Plan study area. Provide a general response, indicating if/how the proposal accommodates any of the intents and guidelines established in the plan.
- 12) The project does not meet certain Downtown RAC dimensional requirements and Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. If the applicant is proposing to deviate from such, the applicant must identify alternative design solutions which demonstrate and maintain the overall design intent. Applications proposing alternate design solutions are subject to City Commission approval. Staff has commented below under the applicable category and has provided images to assist the applicant.

Streetscape Design

- a. Provide a minimum 7-foot clear sidewalk along SE 6th Street.
- b. Place row of shade street trees between sidewalk and street a minimum of every 30 feet.
- c. Shade trees shall have a minimum horizontal clearance of 12 feet from building face.



Building Design

d. The building does not meet the maximum streetwall length of 300 feet.

Quality of Architecture

- e. The building design should contain more expressive and significant architectural elements given that the site is in an extremely visible location. Due to the significant location of the site, which is in a transition zone, adjacent to Smoker Park, the Riverwalk, and visible from both the north and south side of the New River, exceptional architecture should be incorporated into the project. Per ULDR Section 47-13.20.F., Transition Zones, where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition and architectural articulation. The design needs to be re-evaluated to meet this requirement. See images below for examples.
- f. Increase detailing with reference to use of durable materials with special emphasis on the first two floors.
- g. Where structured parking is exposed to the street, exceptionally creative solutions should be explored.
- h. The building lacks a rich layering of architectural elements throughout the building.
- i. Strive for the highest quality expression of its chosen architectural vocabulary resulting in an original, self-confident design.
- j. Create variety and visual interest at the street level through a combination of storefront styles.





TOD Guidelines

k. Include parking for mopeds, scooters, motorcycles, and other similar vehicles.

- 13) The project does not meet certain New River Master Plan (NRMP) design intents as outlined in ULDR, Section 47-13.20.I. If the applicant is proposing to deviate from such, the applicant must identify alternative design solutions which demonstrate and maintain the overall design intent. Applications proposing alternate design solutions are subject to City Commission approval. Staff has commented below under the applicable category and has provided images to assist the applicant.

Building Design

- a. Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels.
- b. Provide shadow study. All principal structures located on the south side of the New River shall provide a minimum setback as required so as to not produce a shadow pattern that shadows a point on the river's edge for more than four (4) hours between the hour of 9:00 AM and 4:00 pm on March 21 (spring equinox).

Active Building Program Along the River

- c. Ten percent of the total building square footage or a minimum of 15,000 square feet, whichever is greater, should be devoted to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.

Character Area 4-B, River Park Promenade

- d. Buildings in this character area should have a maximum height of seven stories and minimum setback of 30 feet.
- e. To avoid excess paving/hardscape along the Riverwalk Promenade, the combined width of all paved paths at any given point is limited to 15 feet.

- 14) Provide the following changes on site plan:

- a. Dimensions for north setback from New River and from property line.
- b. Show centerlines of adjacent right-of-ways and dimension width.
- c. Dimensions for loading zone.
- d. Uses as shown on the ground floor plan including drop off area.
- e. Location of light poles.

- 15) Provide the changes on the elevations:

- a. Setback dimensions.
- b. Reduce uniformity of architectural features; incorporate a rich layering of architectural elements and variety of high quality, durable building materials throughout the building.
- c. Use a combination of storefront styles to create variety and interest at the street level.
- d. See images on last pages of the DRC comments for examples.

- 16) Provide the location of the light poles on the landscape plans.

- 17) As proposed, there are conflicts with the building location and tree canopy from trees located on Smoker Park. As previously stated, the park is designated Historic Site and pruning, removing, or other techniques that impact the livability of the trees will be an issue. Provide information on coordination with Broward County regarding the information shown on Page TD110.



- 18) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions.
- 19) Provide detail with dimensions of light poles. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14)
- 20) Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines;
 - c. Provide screening product material including images or pictures of actual application of such.
- 21) Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
- 22) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.
- 23) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
- 24) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered; and
 - b. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Benjamin Restrepo at brestrepo@fortlauderdale.gov.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee:

- 25) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and



the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.

- 26) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and/or to obtain a signature routing stamp.
- 27) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 28) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
- 29) Provide a written response to all Development Review Committee comments.
- 30) Additional comments may be forthcoming at the Development Review Committee meeting.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: New River Master Plan | Rev. 2/25/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT21003	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Aviva on the River	
PROJECT ADDRESS:	501 SE 6 th Street	
REVIEW DATE:	3/22/2021	
CASE PLANNER:	Lorraine Tappen	
CONTACT INFORMATION:	Ltappen@fortlauderdale.gov	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Public streets and alleys, including air rights, leading to the river are discouraged from being closed/ vacated; alleys may be re-oriented on a case-by-case basis to facilitate a better design solution, provided the alley functions (service/parking access) are maintained in its new orientation.			X	
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk.			X	
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide.			X	
S4	Discourage right turn lanes.			X	
S5	Reduce lane widths and maximize sidewalk dimensions on streets leading to the river; sidewalks should accommodate a consistent, unique street-tree and landscape concept on these streets.			X	
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development.			X	
STREET DESIGN (APPLICABLE STREETS)		YES	NO	N/A	MORE INFORMATION NEEDED
-	Andrews Avenue			X	
-	SE 3 rd Avenue			X	
-	SW 5 th Avenue			X	
-	Local Streets Leading to River			X	
-	SW 6 th Street between SW 4 th Avenue and Andrews Avenue			X	
-	SW 7 th / 4 th Avenue			X	
-	FEC Railway South of the River			X	
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Encourage expressive tops for tall buildings above 25 stories (riverfront towers only).			X	
B2	For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river.			X	
B3	Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge.			X	
B4	Along SW 6 th Street (between SW 4 th Ave. and Andrews Ave.) apply 7-story building "shoulder" height, and "stepback" of 30' for properties within the "Near Downtown" Character Area, and 15' for properties within the "Downtown Core" Character Area.			X	
B5	Where maritime uses occur, encourage the integration of active public uses along public rights-of-way; pedestrian access shall not be interrupted; avoid fences, gates and other barriers.			X	
B6	Avoid internalized maritime facilities; increase visibility of maritime uses.			X	
B7	Encourage active uses facing all public parks and public spaces.	X			



B8	Encourage courtyards surrounded by active uses for buildings facing SW 6th Street.			X	
B9	Encourage loading, building service, and parking access via alleys, wherever possible.		X		
B10	Exposed parking garages at any level shall not be allowed along river-facing and public park frontages; active liner uses are required (residential, retail, office) at all levels.		X		
B11	Parking garage and service access entrances are encouraged to occur in the following locations, from most to least desirable: 1) alleys or service roads; 2) streets without a strong pedestrian-oriented focus.		X		
B12	Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less.	X			
B13	Parking garage and service access entrances are discouraged along public parks.	X			
B14	Replace or re-design any existing parking garages along the river to satisfy Master Plan and Update, and New River Master Plan Design Guidelines, if site redevelopment occurs.			X	
B15	Discourage surface parking lots with more than 10 spaces within 200' of the river's edge.			X	
ACTIVE BUILDING PROGRAM ALONG THE RIVER		YES	NO	N/A	MORE INFORMATION NEEDED
-	New riverfront developments within Character Areas 1, 2, 4 & 5 should devote 10 percent of their total building square footage, or a minimum of 15,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.		X		
-	New riverfront developments within Character Area 3 should devote 20 percent of their total building square footage, or a minimum of 150,000 square feet (whichever is greater) to retail, restaurants, and entertainment uses at the ground level along the Riverwalk.			X	
-	Existing buildings on both sides of the Riverwalk are encouraged to add retail, restaurants, and entertainment space at the ground level along the Riverwalk, if site redevelopment occurs.	X			
-	New riverfront developments are encouraged to include at least two restaurants included in the required amount of commercial space. One restaurant should be between 4,500 to 5,500 square feet and the other between 6,000 to 8,500 square feet. The depth of the restaurant space should be at least 100 to 125 feet while the other retail space can have a depth of between 60 to 70 feet. The New River commercial frontage space should occupy the entire width of the building frontage along the Riverwalk.				X
CHARACTER AREA (APPLICABLE AREA: 4-B RIVER PARK PROMENADE)		YES	NO	N/A	MORE INFORMATION NEEDED
-ULDR	Setback from river edge: 60 feet minimum	X			
-ULDR	Structures may provide less than the minimum setback from the river edge if the following criteria are met: <ul style="list-style-type: none"> i. One or more setbacks totaling a minimum of 20 feet, between a height of 12 and 55 feet. ii. No portion of a structure in excess of 35 feet in height shall encroach upon a 1:1 height to-setback plane, as measured from a line 20 feet from the seawall or high watermark, if no seawall exists, up to a height of 95 feet. Portions of the structure above 95 feet in height may proceed vertically without additional setback, subject to UDLR section 47-13.20J.2.c. iii. Principal structures shall also provide a minimum of 5 of the following features: variation in rooflines, terracing, cantilevering, angling, balconies, arcades, cornices, architectural ornamentation, color and material banding, or courtyards, plazas, or landscaped areas which encourage pedestrian 			X	



	interaction between the development site and the New River.				
-	Varying shoulder height and stepback Max shoulder height (7 stories) Minimum stepback 30 feet		X		
-	Public waterfront access	X			
-	Minimum 2 rows of continuous shade trees required along the Riverwalk.				X
-	To avoid excess paving/hardscape along the Riverwalk Promenade, the combines width of all paved paths at any given point is limited to 15 feet.		X		
-	Heavy emphasis on shade trees and lush, dense vegetation.				X
-	More informal landscape design.				X
-	Minimum 75% frontage for active uses.	X			
-	Intermittent retail in strategic locations.				X
-	High level of transparency.	X			
-	Lobbies discouraged; locate on side streets.			X	



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: Downtown Master Plan | Rev. 2/25/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT21002	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	Aviva	
PROJECT ADDRESS:	501 SE 6 th Avenue	
REVIEW DATE:	03/22/2021	
CASE PLANNER:	Lorraine Tappen	
CONTACT INFORMATION:	954-828-5018	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

PRINCIPLES OF STREET DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
S1	Maintain fine-grained street grid: discourage vacations. Comment:	X			
S2	Utilize Traffic Calming rather than blocking streets.			X	
S3	Maximize on-street parking except on major arterials.			X	
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet).			X	
S5	Maximize street trees on all Downtown Streets.		X		
S6	Encourage location of primary row of street trees between sidewalk and street.		X		
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.		X		
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6 feet; Shade trees - 12 feet		X		
S9	Encourage shade trees along streets, palm trees to mark intersections.			X	
S10	Eliminate County "corner chord" requirement not compatible with urban areas.			X	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.				X
S12	Discourage curb cuts on "primary" streets.			X	
S13	Encourage reduced lane widths on all streets.			X	
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).			X	
S15 *ULDR*	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific right-of-way conditions.				X
S16	Bury all power lines in the Downtown Area.				X
PRINCIPLES OF BUILDING DESIGN		YES	NO	N/A	MORE INFORMATION NEEDED
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).				X
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	X			
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	X			
B4 *ULDR*	Framing the street: Maintain maximum building 'streetwall' length of 300 feet		X		
B5 *ULDR*	Maintain maximum Floorplate Area for towers based on character area				X



B6 *ULDR*	Where towers are located on Primary (>60 feet wide) and Secondary (< or = 60 feet wide) Streets, the towers are encouraged to orient towards the Primary Street.			X	
B7 *ULDR*	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged at 30 feet to reduce the impact on the street.			X	
B8	Surface parking: discourage frontage and access along 'primary' street.			X	
B9	Parking garages: encourage access from secondary streets and alleys.			X	
B10	Encourage main pedestrian entrance to face street.	X			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.	X			
B12	Encourage pedestrian shading devices of various types.	X			
B13	Encourage balconies and bay windows to animate residential building facades.	X			
B14	In residential buildings encourage individual entrances to ground floor units, particularly in the Urban Neighborhood Character Area			X	
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor			X	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			X	
B17	Discourage development above right-of-way (air rights).			X	
B18	Mitigate light pollution.				X
B19	Mitigate noise pollution.				X
B20 *ULDR*	Vertical open space between towers on adjacent lots: Maintain 60-foot vertical open space between towers (30 Feet minimum on subject property if adjacent to abutting lot under separate ownership). In certain circumstances abutting property owners can coordinate tower placement as long as maintain 60-foot clearance.			X	
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			X	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			X	
B23	Avoid drive-thrus in the wrong places.			X	
B14	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).	X			
QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.			X	
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			X	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors		X		
Q4	Respect for Historic Buildings			X	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored		X		
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings.	X			



Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.		X		
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.		X		
STOREFRONTS		YES	NO	N/A	MORE INFORMATION NEEDED
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.	X			
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest at the street level.		X		
SF3	Encourage durable materials for ground floor retail and cultural uses.	X			
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.				X
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	X			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).	X			
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls			X	
SF8	Encourage well-designed night lighting solutions				X

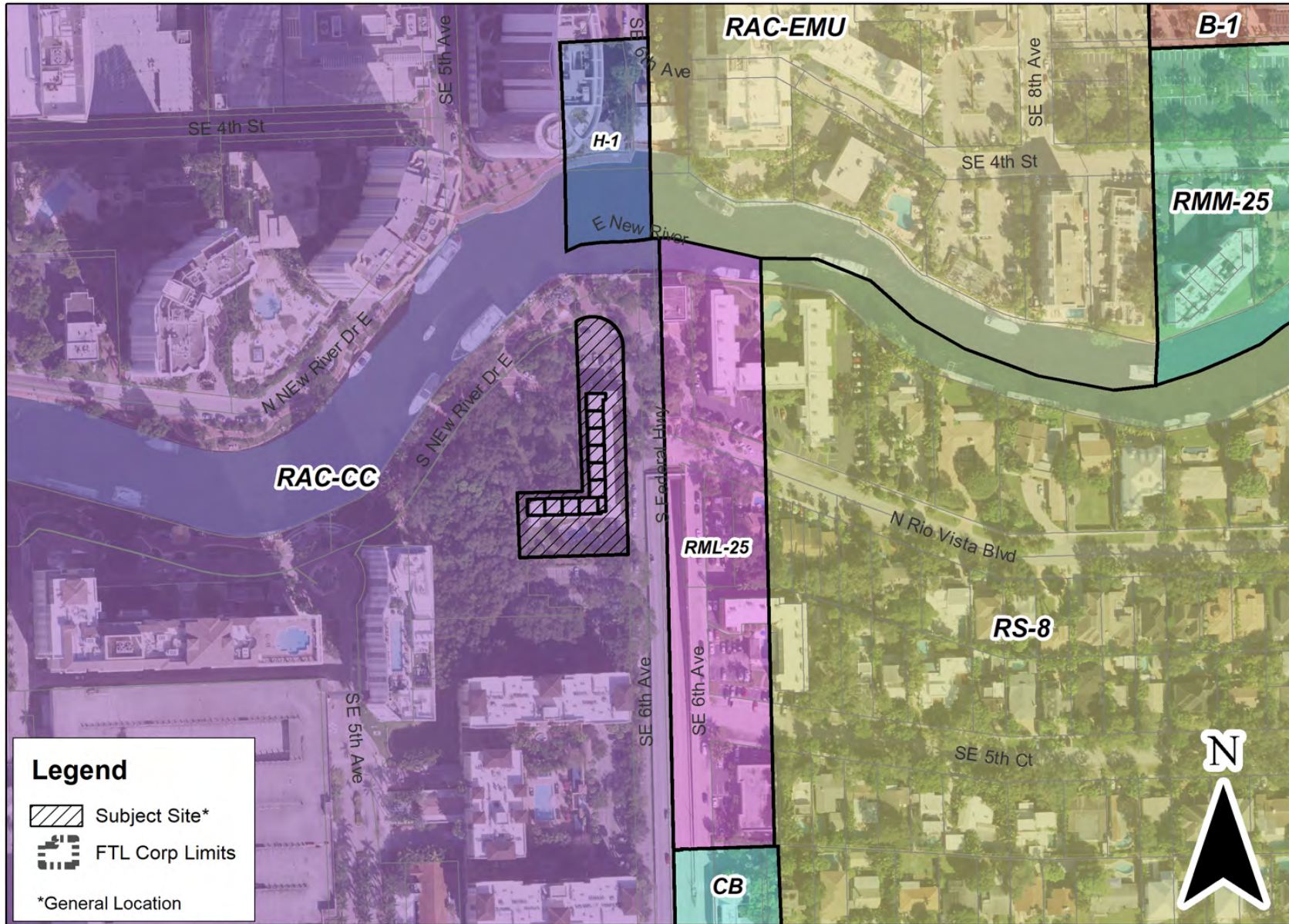
INSTRUCTIONS: Choose applicable character area:

CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE INFORMATION NEEDED
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max	X			
1B *ULDR*	Signature Tower: Special architectural design encouraged for buildings over 37 floors.			X	
1C *ULDR*	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below based on maximum floorplate size. -Non-residential: 32,000 GSF floorplate max. -Residential: Buildings up to 15 floors: 18,000 GSF floorplate max. -Residential: Buildings over 15 floors: 12,500 GSF floorplate max.			X	

TOD GUIDELINES (GENERAL APPLICABILITY)		YES	NO	N/A	MORE INFORMATION NEEDED
T2	Discourage land uses that are incompatible with transit and walkability.	X			
T3	Encourage pedestrian connections to transit stops and bike parking.	X			
T4	Encourage bike connections to transit stops and bike parking.				X
T5	Parking consistent with TOD Principles: Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles	X		X X X	
T6	Incorporate Transportation Demand Management (TDM) including but not limited to Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.				X
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area.				X



T8	Encourage green buildings, green site design and green infrastructure.				X
T9	Create attractive, active and safe multimodal systems.				X



UDP-S21005

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